

## Appendices

Note: Appendix documents are available in hardcopy form during regular business hours at the Humboldt County Planning and Building Department at 3015 H Street, Eureka; or online at <http://humboldt.gov.org/273/General-Plan-Update>

- A. Summary of GPU Changes made by the Board of Supervisors June, 2012 - March, 2016
- B. Critical Choices Report, 2001- Identified issues to be addressed in the General Plan Update.
- C. Building Communities Report, February 2002 - Background report on population, housing, employment, land use and services.
- D. Natural Resources and Hazards Report, September 2002 - Preliminary resource assessments for water resources, biological resources, forest resources, agricultural lands, parks and open space, cultural resources, mineral and energy resources, scenic resources, air quality, geologic, seismic and soil hazards, flooding, fire and noise: Volume I. Discussion Paper; Volume II: Detailed Watershed Characteristics and Regulatory Framework
- E. Agricultural Resources Report, October 2003 - Detailed assessment and policy report.
- F. Forest Resources Report, October 2003 - Detailed assessment and policy report.
- G. Moving Goods and People Report, October 2002- Existing conditions, planned improvements and policy options for transportation planning.
- H. Transportation Analysis Supporting Documents
- I. Humboldt County Community Wildfire Protection Plan, 2013
- J. Sketch Plan Alternatives Report, June, 2004 - A discussion paper for community workshops for selecting the preferred plan alternative
- K. SB18 Consultation with Native American Tribes
- L. Local Coastal Plan Issues Report, September 2003.
- P. Water Resources Technical Background Report, November 2007 - Detailed water resources assessment.
- Q. Community Infrastructure & Services Technical Report, July 2008 - Detailed infrastructure and public facility assessment report.
- R. Energy Element Technical Background Report, October 2005 - Provides a framework and background information for the Energy Element.
- S. Notice of Preparation and Responses
- T. Assumptions used in development projections
- U. Forecasts of Unincorporated Area Energy Consumption
- V. Comparison of Alternatives

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## **Appendix A - Summary of GPU Changes made by the Board of Supervisors June, 2012 - March, 2016**

The tables in this Appendix present the changes to the March 19, 2012 Planning Commission Approved Draft General Plan GPU made by the Board of Supervisors to during public hearings held between June, 2012 and March, 2016.

Discussion of Changes	GPU Text
	<p style="text-align: center;"><b>Chapter 1. Introduction</b></p> <p style="text-align: center;"><b>1.2 Purposes of a General Plan</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>3. <del>Provide citizens with</del> <u>Promote equal opportunities for citizens</u> to participate in the planning and decision-making processes of their communities. [BOS tentative revision 7-16-2012]</p>
	<p style="text-align: center;"><b>1.4 Guiding Principles</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>1. Ensure that public policy is reflective of the needs of the citizenry <u>of a democratic society</u> as expressed by the citizens themselves. [Straw Vote 9-23-13: Unanimous]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>2. Preserve and enhance the <u>diverse</u> character of Humboldt County and the quality of life it offers. [Straw Vote 9-23-13: Unanimous]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>3. <del>Provide sufficient developable land, encourage development of affordable</del> <u>Promote and facilitate the creation of affordable housing opportunities to meet current and future demands for all income levels, and prevent housing scarcity under a range of population growth scenarios.</u> [Straw Vote 9-23-13: 4 Yes 1 No (Lovelace)]</p>

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<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>4. <del>Ensure efficient use of water and sewer</del> <u>Cooperate with services providers and promote efficient use of roads, water, and sewer services by encouraging development that is consistent with Land Use maps contained in the General Plan. Support home construction methods and alternative wastewater systems that are proven to minimize threats to human health and safety with a goal of reducing energy and water usage, and focus development in those areas and discourage low density residential conversion of resource lands and open space.</u> [Straw Vote 10-7-13: 4 Yes 1 No (Lovelace)]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>5. Support the County's economic development strategy and <u>other efforts work</u> to retain and create living-wage job opportunities. [Straw Vote 9-23-13: Unanimous]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>6. <del>Protect</del> <u>Encourage, incentivize and support agriculture and, timberland over the long term, using measures such as increased restrictions ecosystem services and compatible uses on resource lands subdivisions and patent parcel development.</u> [Straw Vote 10-7-13: 4 Yes 1 No (Lovelace)]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>7. <u>Support individual rights to live in urban, suburban, rural or remote areas of the county while using a balanced approach to</u> <del>Protect</del> natural resources, especially open space, water resources, <u>fisheries habitat and water quality in cooperation with state and federal agencies, scenic beauty, and salmonid habitat.</u> [Straw Vote 10-7-13: 4 Yes 1 No (Lovelace)]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>8. <del>Include actionable plans for infrastructure financing and construction.</del> [Straw Vote: 10-7-13: 4 Yes 1 No (Lovelace)]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from</p>	<p>98. <u>Adhere to practical strategies that can be implemented utilizing constructive cooperation and common sense.</u> [Straw Vote: 10-7-13: Unanimous]</p>

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discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	409. 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. [Straw Vote: 10-7-13: Unanimous]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	410. 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. [Straw Vote: 10-7-13: Unanimous]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	421. Support a broad public participation program at all levels of the decision making process; including study, workshops, hearings, <u>a citizens handbook</u> and plan revisions. [Straw Vote: 10-7-13: Unanimous]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p style="text-align: center;"><b>Chapter 2. Public Guide</b></p> <p><b>2.1 Relationship to Other Documents</b></p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>To maximize the public participation in land use decision-making and to educate the public about the broad public participation opportunities, this chapter describes the history of public participation from the beginning of the 1984 Framework Plan, and outlines ways in which the public may continue to be involved. This chapter emphasizes the public participation policies and programs in the Governance Policy presented later in Chapter 3. Additionally, this Public Guide provides guidance on the maintenance of the Citizens Handbook, a resource for those who want to participate in local land use decision-making.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not	<b>2.5 Key Terms</b>

Discussion of Changes	GPU Text
change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	The policies contained in the Plan are expressed in terms of "shall" or "should". There is an important distinction between these two terms. As used in the Plan, "shall" indicates an unequivocal commitment, while "should" <del>indicates a slightly less rigorous commitment to be followed in the absence of compelling, countervailing factors specified in the General Plan.</del> <u>is advisory, in that it, like "may" is not mandatory, but "should" indicates a policy preference of the County.</u> (Straw vote: 5-0, 11/16/15)
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>2.7 Relationship to Other Documents</b>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del>This Plan supersedes the</del> <u>The Humboldt County General Plan – Volume I - Framework Plan that was adopted in on December 10, 1984. The adoption of the Framework Plan did not specifically supersede the following previously adopted Humboldt County General Plan Elements or components:</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Open Space and Conservation Elements to the Humboldt County General Plan, adopted Dec. 27, 1973 (Resolution 73-164)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Humboldt County General Plan Recreation Element, adopted July 13, 1976 (Resolution 76-92)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or	<ul style="list-style-type: none"> <li>o <u>Noise Element of the Humboldt County General Plan, adopted August 23, 1977 (Resolution 77-134)</u></li> </ul>

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density of uses, and do not change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Trails Element of the Humboldt County General Plan, adopted June 26, 1979 (Resolution 79-80)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Seismic Safety and Public Safety Element of the Humboldt County General Plan, adopted July 31, 1979 (Resolution 79-96)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Scenic Highway Element of the Humboldt County General Plan, adopted September 16, 1980 (Resolution 80-102)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p><u>Prior to the adoption of the Framework Plan, land use planning outside the Coastal Zone was governed by the following land use plans that were adopted in the mid 1960's and together comprised the County General Plan:</u></p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad-Westhaven (inland), Fieldbrook-Glendale, and Blue Lake unincorporated area)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not	<ul style="list-style-type: none"> <li>o <u>Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)</u></li> </ul>

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directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p><u>These Plans also were not superseded with the adoption of the Framework Plan, and the County has continued to use the land use maps and land use designations associated with these plans within Community Plan Areas that do not have adopted Plans. As a result, these Plans and Elements remained a part of the Framework Plan.</u></p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p><u>Significant amendments were made to the Framework Plan several times following its adoption in 1984. Two amendments involved the addition of new Elements relating to solid waste:</u></p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Hazardous Waste Management Plan, adopted as an amendment to the Humboldt County General Plan, November 28, 1989 (Resolution 89-157)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>o <u>Countywide Siting Element of the Humboldt County Integrated Waste Management Plan, adopted March 87, 1994 (Resolution 94-22)</u></li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use	<p><u>The resolution adopting this Plan would clearly supersede indicate that the Humboldt County Framework Plan that was adopted in 1984 and all of the other Plans and Elements listed above are superseded. Adoption of this Plan would also incorporate all Community Plan policies, except those contained</u></p>

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<p>permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>in the Avenue of the Giants, Eureka, and McKinleyville Community Plans, into a single document, Appendix C, Community Area Plans Extract. It also As a result, the following Community Plans are amended and consolidateds into this Plan, and this Plan is considered to be the Community Plan for those communities until such time that the Community Plans are updated and supercedes the following documents:</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <del>Avenue of the Giants Community Plan (2000)</del></li> </ul>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <del>Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad Westhaven (inland), Fieldbrook Glendale, and Blue Lake unincorporated area)</del></li> </ul>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <del>Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)</del></li> </ul>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <del>Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)</del></li> </ul>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>The following types of modifications to Community Plans were made in the process of consolidating these Community Plans into the General Plan:</u></p>
<p>Changes may be considered as "not substantial". The</p>	<ul style="list-style-type: none"> <li>o <u>Each Community Plan policy was given a new unique policy number consistent with this Plan and policies were grouped according to</u></li> </ul>

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<p>changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>Community Planning Area and further grouped by topic area consistent with the organization of the proposed Plan (e.g., Circulation, Biological Resources, Hazards, etc.)</u></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <u>Policies with obsolete references to the 1984 Framework Plan, such as to land use designations, would be revised to reflect the appropriate land use designations and incorporated into Appendix C in the manner described above.</u></li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <u>Policies that are no longer relevant are proposed to be deleted, such as Orick Community Plan Policy 2230.3(B) “supporting the construction of the Redwood Park Bypass,” which has since been completed.</u></li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>o <u>Policies that are identical to a 1984 Framework Plan policy, such as a land use designation or a development timing policy are not unique to the Community Plan Area, are proposed to be deleted in an effort to reduce redundant language and because the old land use designation would be superseded by the proposed Plan.</u></li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>Local Coastal Plans.</b> Within the Coastal Zone, <del>this Plan will supersede</del> the following Local Coastal Program land use plans <u>will be modified to incorporate the new policies and land use maps of the General Plan once the coastal related portions of this document are effectively certified through the California Coastal Commission:</u></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>Companion Documents</b> These are documents that are bound separately but are part of the General Plan. They include the following:</p>
<p>Changes may be considered</p>	<p><b><u>Avenue of the Giants, McKinleyville and Eureka Community Plans.</u></b> The</p>

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<p>as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>Avenue of the Giants (2000), McKinleyville (2002) and Eureka (1995) community plans, because they were the most recent Community Plans to be adopted and due to <del>of</del> their complexity, will remain standalone separately bound documents, and in concert with this Plan will serve as the applicable general plans for those areas. Their land use designations, which are in most cases identical to the Framework Plan, and policies are subject to amendment as part of this General Plan. Policies that would be in conflict with this Plan are proposed to be amended or specific findings will be developed. [BOS tentative action 3-9-2015: Straw Vote Board Consensus]</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>2.8 History &amp; Overview of Public Participation in Land Use</b>  <u>"Broadened public participation at all levels of the decision making process: including education, study, workshops, hearings, and plan revisions" (1984 Framework Plan §1231.4) was a Major Plan Policy of the earlier General Plan for the County, the 1984 Framework Plan. The goal was to maximize the opportunity for individuals and groups to have meaningful participation in the planning process (1984 Framework Plan §1343).</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>This goal was developed from the understanding that the public would be more able to support policies guiding the development of the County when given an opportunity to participate in the development and review of the general plan. Through this exposure, and the contributions it made to the process and the product, the public gained greater understanding of the plan. Participation not only in the review of that document, but also in subsequent revisions improved what was adopted and ensured the Plan remained a current statement of public policy (1984 Framework Plan §1343).</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>As part of the Work Program authorized in October 1980 the Citizens Participation Advisory Committee (CPAC) was formed and charged with the responsibility of developing goals, policies and standards for public participation.</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>The material developed by the CPAC was reviewed by the Planning Commission and the Board of Supervisors. The Board approved these policies as direction for developing the Hearing Draft, as well as reviewing it. These goals, policies, and standards were again reviewed by the Planning Commission in their preparation of the Commission Rules of Procedure. Revisions made for those Rules of Procedure were also recommended for inclusion in the Hearing Draft General Plan on September 30, 1982.</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from</p>	<p><u>The Board of Supervisors, following the 26 month review and public hearing process of the Hearing Draft, adopted the Rules of Procedure as the Planning and Coordination for Public Participation §1500 policies for inclusion as an integral part of the Humboldt County General Plan adopted on December 10, 1984.</u></p>

Discussion of Changes	GPU Text
discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>The County recognizes the need for public involvement in the land use planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>The most successful land use planning process will provide for the education of the public. Knowledge of the process allows citizens to have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations on hearing draft land use proposals.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>In the most successful local determination of the future character of Humboldt County, the residents will understand the land use planning process, and the alternatives and reasons for decisions made that affect our County and our neighborhoods.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>Besides the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities may also participate. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business interests and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>It is an essential function of a democratic society that public policy reflects the needs of the citizenry as expressed by the citizens themselves. Citizens will participate when they feel their participation will have an effect. But the large size of the County can make it difficult for citizen involvement. Plus, there are conflicting land uses and interests within the County which points to the need for creative solutions and a forum for resolution. The following goals and policies seek to provide the opportunities needed to overcome these challenges. [BOS tentative action 3-24-2014: Straw Vote 5-0]</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not	<b><u>2.9 Goals and Policies</u></b>

Discussion of Changes	GPU Text
change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G1. Comprehensive Planning Documents.</b> <u>A set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G2. Community Plans.</b> <u>Coordinated regional plans that include more than one incorporated city, community, special district, and/or unincorporated area.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G3. Accessible General Plan.</b> <u>A comprehensive General Plan written in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G4. Meaningful Participation.</b> <u>Maximum opportunity for individuals and groups to have meaningful participation in the planning process.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G5. Process Education.</b> <u>Maximum opportunities to educate the public about the planning process and the citizen's role in it.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or	<b>PG-G6. Direct Access to Decision Making Process.</b> <u>Maximum public access to the decision making process.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]

Discussion of Changes	GPU Text
density of uses, and do not change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G7. Outreach Program.</b> <u>Aggressive solicitation of input of the public through an "outreach" program of public participation.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G8. Direct Access to Decision Makers.</b> <u>The Planning Commission and Board of Supervisors provide the most direct relationship between the public and the decision makers.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-G9. Budgetary Constraints.</b> <u>Funding to provide opportunities for public participation in the land use planning process is maximized consistent with the budgetary constraints of the County.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-P1. Planning Process Education.</b> <u>The County shall provide education and information to the public to encourage participation in the planning process prior to public hearings on the plan proposals in adequate time to insure informed participation.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>PG-P2. Method of Education.</b> <u>The education of the public shall be provided through, but not limited to a Citizens Handbook, print and electronic media, and public meetings.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not	<b>PG-P3 Procedures for Clarity and Fairness.</b> <u>The Planning Commission shall develop and maintain clear and fair procedures for the operation and relationships with the public, the Board of Supervisors, ad hoc committees, and, Local, State, and Federal agencies.</u> [BOS tentative action 3-24-2014:

Discussion of Changes	GPU Text
directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>PG-P4. Access to Procedures.</u></b> <u>Planning Commission procedures shall be prepared in a format and language that is clear and readily available to the public.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>PG-P5. Citizen Committees.</u></b> <u>The County shall encourage the formation of working groups, citizen organizations and citizen committees to provide input on specific matters in a format consistent with the adopted policies and procedures.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>PG-P6. Community Plans.</u></b> <u>The County shall encourage the development of Community Plans consistent with overall County policies in the General Plan.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>PG-P7. Community Input.</u></b> <u>The County shall encourage a variety of views, within an area, are taken into consideration in the development of Community Plans.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>PG-P8 Community Plans.</u></b> <u>The county shall seek out and give consideration to input from affected communities ensuring that their views are heard and respected.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use	<b><u>PG-P9. Public Notification of Planning Commission Meetings.</u></b> <u>The Planning Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.</u> [BOS tentative action

Discussion of Changes	GPU Text
<p>permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>3-24-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>PG-P10. Planning Commission Meeting Accessibility.</u></b> <u>The meetings of the Planning Commission whenever practical, shall be held in the geographic areas under consideration or, where the meetings of the Commission concern county-wide issues, as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>PG-P11. Public Hearings.</u></b> <u>Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>PG-P12. Cost.</u></b> <u>The costs of review shall be minimized consistent with the requirements of this section by the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Review on an exception or "consent calendar" approach</u></li> <li>• <u>Focusing testimony and comments on specific issues being addressed.</u></li> </ul> <p>[BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>PG-P13. Rules of Procedure for Planning Commission.</u></b> <u>The Planning Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>PG-P14. Planning Commission Committees.</u></b> <u>The Planning Commission should be authorized to create subcommittees or recommend the creation of ad hoc committees from their membership, and to create joint committees for the conduct of planning matters.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
	<p><b><u>2.10 Standards</u></b></p>
<p>Changes may be considered</p>	<p><b><u>PG-S1. Planning Advisory Committees.</u></b> <u>Planning Advisory Committees</u></p>

Discussion of Changes	GPU Text
<p>as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>(PAC) may be created to help educate and facilitate public participation, review and prepare recommendations concerning special or technical planning matters that may have county-wide significance. Such PAC's should:</u></p> <ul style="list-style-type: none"> <li>A. <u>Be established and appointed, subject to Board concurrence, by the Planning Commission;</u></li> <li>B. <u>Report directly to the Commission;</u></li> <li>C. <u>Be charged with a specific list of tasks and a schedule for completion;</u></li> <li>D. <u>Not be created as a standing committee;</u></li> <li>E. <u>Be composed of lay citizens and technical advisors.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</li> </ul>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>PG-S2. Community Advisory Committees.</u></b> <u>Community Advisory Committees (CAC) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:</u></p> <ul style="list-style-type: none"> <li>A. <u>Be formed in the Community</u></li> <li>B. <u>Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;</u></li> <li>C. <u>Contain not less than five (5) nor more than eleven (11) members;</u></li> <li>D. <u>Adhere to common CAC organizational guidelines adopted by the Board;</u></li> <li>E. <u>In cooperation with County staff, direct all comments and questions on planning matters to the Planning Commission; CAC's will be provided County staff for answering questions, and making recommendations to the Planning Commission and Board of Supervisors;</u></li> <li>F. <u>Establish a work program, regular meeting schedule and completion date;</u></li> <li>G. <u>Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;</u></li> <li>H. <u>Designate a contact person who will communicate with the Commission and inform the public;</u></li> <li>I. <u>Hold local workshops and public meetings to receive public comments.</u></li> <li>J. <u>Educate the public about its community plan and other planning programs that affect the community;</u></li> <li>K. <u>Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;</u></li> <li>L. <u>Advise the Planning Commission on planning matters that affect the community;</u></li> </ul>

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	<p>M. <u>Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;</u></p> <p>N. <u>Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;</u></p> <p>O. <u>Community Advisory Committees should be included in all planning notification procedures that affect their area.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>PG-S3. Public Education.</b> <u>The education of the public shall be provided through any or all of the following, but not limited to:</u></p> <ul style="list-style-type: none"> <li>• <u>Citizens Handbook</u></li> <li>• <u>Print and electronic media</u></li> <li>• <u>Public meetings</u></li> <li>• <u>Community Advisory Committees</u></li> <li>• <u>Public workshops, charettes, and facilitated discussions</u></li> <li>• <u>Direct mailings and email notices</u></li> <li>• <u>Internet Web pages</u></li> <li>• <u>Technical reports</u></li> <li>• <u>Interactive live remotes</u></li> </ul> <p>[BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
	<p><b><u>2.11 Implementation Measures</u></b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>PG-IM1. Documents in Library.</b> <u>The County shall provide a complete set of General Plan documents to each branch of the Humboldt County Library and provide the Library with internet addresses for web pages relating to Humboldt County land use planning. In addition, one loaner copy will be available at the Planning Department for the general public.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>PG-IM2. Orientation for Planning Commissioners.</b> <u>The County should continue to familiarize new Planning Commissioners with their job, and to explain new programs and regulations to existing Commissioners by providing them all the following:</u></p> <ul style="list-style-type: none"> <li>• <u>Providing a Handbook which includes Planning Commissions Operational Procedures, League of Cities Procedures,</u></li> <li>• <u>Providing copies of the General Plan and Development Codes,</u></li> <li>• <u>Periodic training by County Counsel or other entities.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>PG-IM3. Citizens Handbook.</b> <u>The County shall develop and maintain a Citizens participation handbook to explain the planning process to Community Advisory Committee members and the general public. To maximize the education of the public, and as a guide and reference for informed citizen and community involvement in the planning process, the Handbook, at minimum, should contain the following topics: planning law, the history of land use planning in Humboldt County, General Plan revisions, and public participation options.</u> [BOS tentative action 3-24-2014: Straw Vote: 5-0]</p>

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	<p align="center"><b>Chapter 3. Governance Policy</b></p> <p><b>Public Participation</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p>... In order to provide for the maximum participation by the public the following process and educational tools should be considered for use by County staff and decision makers in planning processes: ...</p> <ul style="list-style-type: none"> <li>• <u>Electronic</u> noticing (including but not limited to maintaining an email distribution list for projects and updates) [7-16-12: 4-0 straw vote] ...</li> </ul>
	<p><b>3.4 Goals and Policies...</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>GP-P4. <del>Community Development Services Planning and Building Department’s Role.</del></b> Under the direction of the Board of Supervisors, the <del>Community Development Services Planning and Building Department shall have primary responsibility for implementation of the Plan including coordination between County departments is responsible for planning and facilitating land use development based on the policies of the General Plan, and its implementing ordinances as well as State and Federal regulations.</del> <u>Planning works with many facets of the community to gather comments regarding proposed developments and provide input into the formation of policies and plans to guide the development of the County. The Planning Division also provides planning services to the Board, the Commission, and the public. These services include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. Planning staff makes recommendations on discretionary projects and/or legislative items (such as general plan amendments) to the decision making body (either the Planning Commission or the Board of Supervisors).</u> [BOS tentative action 7-16-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>GP-P8. Required Findings and Criteria for Amendments.</b> <del>A petition for amendment of this Plan shall</del> <u>may be considered accepted for processing</u> upon the Board of Supervisors making one or more of the following findings:</p> <ol style="list-style-type: none"> <li>A. Base information or physical conditions have changed; or</li> <li>B. Community values and assumptions have changed; or</li> <li>C. There is an error in the plan; or</li> <li>D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or</li> <li>E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.</li> </ol> <p>The Board must also determine the revision is not appropriate for the next scheduled update.</p> <p><u>For approval of Plan Amendments, the Board must make the findings the proposed revision is in the public interest, and is consistent with the Guiding Principles in Section 1.4 and applicable goals of the Plan.</u></p> <p>[BOS tentative action 7-16-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as “not substantial”. The</p>	<p><b>GP-P10. Public Participation.</b> Encourage and facilitate the public’s right to fully participate in all land use planning decisions by dissemination of</p>

Discussion of Changes	GPU Text
<p>changes do not substantially affect the scope of this item.</p>	<p>information with adequate time for review through a variety of media sources, noticing of projects and Plan changes, and through direct communication with the public by the use of explanatory guides and handouts. Planning and implementation programs shall include actions designed to engage affected interests and ensure general public involvement. Straw vote: CC: B and I as recommended by staff, D PPWG version. VB concur; ML concur; RS, concur</p> <p><b>A. Outreach Program.</b> The County shall aggressively solicit the input of the public through an "outreach" program of public participation and encourage public participation through workshops and other methods of direct public education and engagement for County-initiated zone and plan amendments in the geographical area under discussion. To ensure general public involvement, planning and implementation programs shall include actions designed to motivate and engage the public and affected interests.</p> <p><b>B. Citizen Committees.</b> The County shall encourage the formation of working groups, <del>and</del> citizen organizations, <u>and citizen committees</u> to provide input on specific matters in a format consistent with the adopted policies and procedures. The Planning Commission should be authorized to create subcommittees or recommend the creation of adhoc committees from their membership, and to create joint committees for the conduct of planning matters. [BOS tentative revision 7-16-2012]</p> <p><b>C. Public Meeting Accessibility.</b> Public meetings pertaining to the General Plan, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</p> <p><b>D. Public Notification of Planning Commission Meetings.</b> The Commission shall provide notification of meetings adequate to insure <u>time for the public to access and review relevant documentation in order to maximize informed</u> public participation consistent with the goals of this Plan. [BOS tentative revision 7-16-2012]</p> <p><b>E. Timing.</b> The time period from public input to adoption of the plans shall be minimized.</p> <p><b>F. Direct Access to Decision Makers.</b> The policy making organizational structure shall provide the most direct relationship between the public and the decision makers and the planning process shall maximize public access to the decision making process.</p> <p><b>G. Process Education.</b> The County shall maximize the opportunities to educate the public about the planning process, the citizen's role in it and be provided this information prior to public hearings on the plan proposals in adequate time to insure informed participation.</p> <p><b>H. Evaluation of Alternatives.</b> Written materials and public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.</p> <p><b>I. Educate the Public.</b> Educate the public about land use issues by <u>supporting public access to video and audio broadcasts of Planning Commission and Board of Supervisors meetings on cable, satellite, internet, and radio.</u> [BOS tentative revision 7-16-2012]</p>

Discussion of Changes	GPU Text
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>GP-PX Evaluations.</u></b> Public participation in any general planning legislative amendment and revisions process shall be continually evaluated.</p>
<p>Changes may be considered as “not substantial”. The changes affirm existing statutory requirements.</p>	<p><b><u>GP-P25X Military Training Routes.</u></b> The County shall coordinate with the US Navy during discretionary review of projects that could encroach into military training routes or operating areas shown in Figure 14-1.</p>
	<p><b>3.5 Standards</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>GP-SX. Citizens Handbook.</u></b> The Citizens Handbook is intended to serve as a self help tutorial and syllabus to facilitate individuals, communities and special interest groups in the understanding of the Humboldt County planning process. The handbook <del>must</del> shall provide a user friendly format with figures and flowcharts and a reference index to locate specific topics and a glossary of definitions for commonly used general planning and zoning nomenclature. The Handbook, at minimum, <del>must</del> shall contain the following specific chapters:</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>CHAPTER ONE: PLANNING LAW</u></b></p> <ol style="list-style-type: none"> <li><u>1. California Legislative History - Milestones in Planning Laws</u></li> <li><u>2. Present State Statutes</u></li> <li><u>3. Office of Planning and Research Guidelines (OPR) Summary of What is Required of the County</u></li> </ol> <p><b><u>CHAPTER TWO: COUNTY HISTORY OF PLANNING</u></b></p> <ol style="list-style-type: none"> <li><u>1. 1965 Adoption of Original Plans</u></li> <li><u>2. Subsequent Planning Activity</u></li> <li><u>3. Humboldt County General Plan Documents</u> <ol style="list-style-type: none"> <li><u>a. Regional Plans</u></li> <li><u>b. City/Community Plans</u></li> <li><u>c. Plan Elements</u></li> </ol> </li> </ol> <p><b><u>CHAPTER THREE: GENERAL PLAN REVISION PROGRAM</u></b></p> <ol style="list-style-type: none"> <li><u>1. 1980 - 1984: County General Plan Revision Program</u></li> <li><u>2. 1980: Twelve Policy Background Studies</u></li> <li><u>3. 1980 -1982: Citizen Participation Program Development</u></li> <li><u>4. 1981-1982: Public Participation Policy Adopted (\$1500)</u></li> <li><u>5. 1982: Citizens Handbook Adopted</u></li> <li><u>6. 1984: Framework Plan Adopted</u></li> <li><u>7. 1982 - 2002: County Community Plans Adopted</u></li> <li><u>8. 1999 - Forward: General Plan Update Process</u></li> </ol> <p><b><u>CHAPTER FOUR: PUBLIC PARTICIPATION</u></b></p> <ol style="list-style-type: none"> <li><u>1. Citizens Handbook, Maintenance and Updating</u></li> <li><u>2. Opportunities for participation</u></li> <li><u>3. Citizen Participation: Individuals; Planning Advisory Committees; Community Advisory Committees; Ad-hoc Workgroups; Special</u></li> </ol>

Discussion of Changes	GPU Text
	<p style="text-align: center;"><u>Interest &amp; Stake Holder Workgroups:</u></p> <ol style="list-style-type: none"> <li><u>4. Hearing Drafts and Environmental Assessments</u></li> <li><u>5. Draft Plan Review and Adoption</u></li> <li><u>6. Mapping &amp; Zoning</u></li> <li><u>7. General Plan Amendments</u></li> </ol> <p><b><u>APPENDIX:</u></b></p> <ol style="list-style-type: none"> <li><u>1. Glossary</u></li> <li><u>2. Bibliography</u></li> </ol>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b><u>GP-SX1. Evaluation of Planning Process.</u></b> <u>Provide evaluation forms in paper and/or electronic format for input on special meetings and workshops. The evaluation forms submitted from each meeting shall be collected and made available to the public.</u> BOS tentative action 10-19-2015: Straw Vote: 5-0]</p>
<b>3.6 Implementation Measures</b>	
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b><u>GP-IM1. Progress Reports.</u></b> A General Plan Annual Progress Report shall be prepared by the <del>Community Development Services Department</del> <u>Planning and Building Department</u> on or before April 1 of each year pursuant to Government Code Section 65400(a)(2). The Progress Report shall be copied to the Planning Commission and presented to the Board of Supervisors in a public hearing. [BOS tentative action 7-16-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b><u>GP-IM5. Meaningful Participation.</u></b> Comprehensively review and update the participation processes <del>required by County Code</del> to provide adequate time, information, and means of input to ensure early and meaningful community involvement in planning projects as required by state law. Whenever possible, public input sessions for county-initiated legislative changes should be formatted in such a way as to encourage meaningful participation and be held in the geographic areas under consideration. Provide interactive live remote, whenever possible. [BOS tentative action 7-16-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b><u>GP-IM13. Customer Service Training and Satisfaction.</u></b> Permitting staff shall receive periodic customer service training and customer service satisfaction should be <del>collected and</del> evaluated on an <del>annual</del> <u>regular</u> basis. [BOS tentative action 7-16-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b><u>GP-IM16. Citizen Handbook.</u></b> A Citizen Handbook will be updated and made available to the public, <u>in all County library branches, at public planning meetings,</u> at the <del>Community Development Services</del> <u>Planning Division</u> front counter and to members of the Board of Supervisors, Planning Commission, Planning Advisory Committees and Community Advisory Committees, especially when beginning their services on these committees. [BOS tentative action 7-16-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not</p>	<p><b><u>GP-IM17. Improve Public Participation With New Technology.</u></b> Staff shall <u>annually review technology improvements as they relate to public participation and notification, and incorporate them into public participation processes whenever possible.</u> [BOS tentative action 7-16-2012: Straw vote: 4-0]</p>

Discussion of Changes	GPU Text
change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>GP-IMX. Evaluation of Public Participation Process.</b> <u>Establish a process to evaluate the effectiveness of ongoing citizen participation at community meeting and public workshops.</u> [BOS tentative action 3-24-2014: Straw vote: 5-0]
	<b>Chapter 4. Land Use Element</b>
	<b>Growth Planning 4.2.3 Goals and Policies</b>
Changes are within the range of alternatives considered by the Planning Commission.	<b>GP-P6. Use of On-Site Sewage Systems within Urban Development Areas.</b> The utilization of on-site sewage disposal systems shall not be acceptable for new development, including subdivisions in the Urban Development Area, unless the Planning Commission makes specific factual findings that: 1) the extension of services are physically infeasible; or, 2) the area is not planned for service in the service provider's Municipal Service Review and other written long-term plans; or, 3) the services are not reasonably available in a timely manner. <u>[BOS tentative revision 7-16-2012: Straw Vote: CC – PC version; ML: PC version modified to delete bracketed text (apply to subdivisions only); RS ok as modified; VB: preliminarily – ok.]</u>
Changes are within the range of alternatives considered by the Planning Commission.	<b>GP-P7. Connection to Public Water Systems.</b> <u>All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water systems. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by public water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to State and Humboldt County sewage disposal standards shall not be granted.</u> [BOS tentative revision 7-16-2012: Straw vote: 4-0]
	<b>Growth Planning 4.2.4 Standards</b>
Changes are within the range of alternatives considered by the Planning Commission.	<b>GP-S9. Urban Reserve.</b> <u>Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall may be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities. In the event the applicable service provider has acted to deny an annexation request, the property may be developed consistent with available services and the base land use designation.</u> [BOS tentative revision 7-16-2012: Straw vote: 4-0]

Discussion of Changes	GPU Text
	<b>Urban Lands 4.3.3 Goals and Policies</b>
Changes may be considered as "not substantial". The changes simplify the permit process, but do not change a use from discretionary to ministerial.	<b>UL-P2. Streamlined Subdivision Approval.</b> The County shall streamline the approval process for subdivisions, <u>including those</u> located in designated Housing Opportunity Zones within Urban Development Areas. [BOS tentative action 10-19-2015: Straw Vote: 4-1 (Lovelace)]
Changes may be considered as "not substantial". The changes simplify the permit process, but do not change a use from discretionary to ministerial.	<b>UL-P3. Streamlined Approval of Business Expansion.</b> The County shall streamline the approval process for business development <del>in designated Neighborhood Centers, Town Centers and Business Opportunity Zones.</del> [BOS tentative action 10-19-2015: Straw Vote: 4-1 (Lovelace)]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".	<b>UL-P9. Historic Structures Resources.</b> Encourage <u>the retention and restoration of designated</u> historic resources <del>to be retained and restored</del> to serve as focal points of neighborhoods and communities. [BOS tentative action 10-19-2015: Straw Vote: 5-0]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".	<b>UL-P11. Natural Amenities.</b> Encourage <del>new development projects to incorporate</del> <u>the incorporation</u> of natural amenities (i.e. landmark trees and rock outcroppings) into <del>their design</del> <u>new project designs</u> . [BOS tentative revision 7-16-2012]
Changes are within the range of alternatives considered by the Planning Commission.	<b>UL-P15. <del>Pedestrian-Friendly Streetscape.</del></b> Encourage streetscape and pedestrian oriented residential design by using techniques such as: 1. <del>_____</del> Windows and front porches overlooking front yards and sidewalks. 2. <del>_____</del> Using alley systems or courtyards to minimize driveways facing the street. 3. <del>_____</del> Make the placement and design of garages subordinate to the house from a streetscape view. [BOS tentative action 10-19-2015: Straw Vote: 4-1 (Lovelace)]
	<b>Urban Lands 4.3.4 Standards</b>
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered	<b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas should offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses. <u>New development should strive to achieve a balance between employment and housing.</u> [BOS tentative revision 7-16-2012: Straw vote: 4-0]

Discussion of Changes	GPU Text
<p>"not substantial".</p> <p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>UL-S6. Landscaping Standards.</b> Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan. <del>which shall include the information described below.</del></p> <p><del>A. The landscape plan shall be drawn to scale and show all existing trees on the property, and indicate the size and location of those being removed. The plan shall indicate the exact location, number, scientific name, common name, and container size of all proposed planting.</del></p> <p><del>B. All landscaped areas for commercial, industrial and multi family projects shall include an automatic irrigation system.</del></p> <p><del>C. Plantings shall be replaced as needed to ensure compliance with initially approved landscape requirements. Required plantings may be augmented with additional plantings as desired.</del></p> <p><del>D. The use of native and fire resistant species is encouraged where appropriate.</del></p> <p><del>E. Landscape design should minimize the area of impervious surfaces to reduce runoff.</del></p> <p><del>F. The area of crushed rock, redwood chips, pebbles and similar materials should not dominate the required landscaped area.</del></p> <p>[BOS tentative action 10-19-2015: Straw Vote: 5-0]</p>
	<p><b>Agricultural Resources 4.5.4 Standards</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>AG-S2. Agricultural Grazing (AG) Land.</b> <u>Lands</u> <del>Parcels</del> designated AG <u>shall be zoned 160 acres but</u> may be re-zoned as small as 40 acres in size, where the protection of agricultural operations will be ensured, maintained or enhanced based upon the ability to make all of the following findings:</p> <p>A. The parcel size shall not inhibit the use of the property for commercial agricultural operations; and</p> <p>B. The parcel size shall not inhibit economically viable agricultural and timber production on adjoining lands; and</p> <p>C. Uses and parcel sizes in the adjoining area are compatible; and</p> <p>D. The parcel size is consistent with a comprehensive view of all relevant plan policies; and</p> <p>E. Each parcel has frontage on an existing publicly maintained road; and</p> <p>F. All such zoning is within 1/4 mile of an existing maintained public road.</p> <p>[BOS tentative action 7-23-2012: Straw vote: 4-0]</p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>AG-S3. Subdivision of Planned Agricultural Grazing Lands.</b> Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:</p> <p>A. The subdivision will result in <u>significant production improvements to the productive capacity of the land</u> through intensive management for the growing of crops and animals; and</p> <p>B. The subdivision shall not inhibit the use of the property for agricultural operations; and</p> <p>C. The subdivision shall not inhibit economically viable agricultural and</p>

Discussion of Changes	GPU Text
	<p>timber production on adjoining lands; and</p> <p>D. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and</p> <p>E. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and</p> <p>F. Access to the remainder is consistent with the uses of the remaining property.</p> <p>G. All applicable subdivision policies of the Rural Lands can be met. [BOS tentative action 10-19-2015: Straw Vote: 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>AG-S4. Planned Rural Development Program Clustering Incentive Options:</b> Tier 1 clustering program:</p> <p><i>Density credit:</i> 4-4 <u>1.5</u> times existing entitlements when 95% of subject lands are protected</p> <p><i>Protection instrument:</i> Conservation easement or equivalent protection on remainder</p> <p><i>Rezone homesite parcels:</i> County to conduct re-zone. [BOS tentative action 7-23-2012: Straw Vote 5-0]</p>
<p><b>Forest Resources 4.6.3 Goals and Policies</b></p>	
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>FR-G1. Forest Resources.</b> Public and private forests producing a wealth of multiple economic and natural resource values and <del>healthy ecosystem services values</del>. Constructive dialog and cooperation between state, federal and local agencies and private property owners and a regulatory framework that maximizes private and public interests <u>and, including a healthy timber industry and a healthy ecosystem services</u>. [BOS tentative action 6-3-2013 and 7-8-2013: Straw Vote 4-1 (Lovelace)]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>FR-G3. Supply of Productive Forestlands.</b> An adequate and stable supply of forestlands whose economic and eco-system <del>values services</del> are sustained by policies and standards governing minimum parcel sizes, public acquisition, incompatible uses, public infrastructure investments, environmental protection and incentives for sustainable uses. [BOS tentative action 6-3-2013 and 7-8-2013: Straw Vote 4-1 Lovelace – voted to retain “ecosystem values”]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>FR-G4. Incompatible and Conflicting Uses.</b> Forest <u>timberlands</u> protected from <u>the encroachment of incompatible land uses that are incompatible or conflict with their primary use and managed for the inclusion of compatible uses</u>. [BOS tentative action 6-3-2013: Straw Vote 4-1 (Lovelace)]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>FR-P1. Timberland Regulatory Review.</b> Support <u>efforts by the California Department of Forestry and Fire Protection’s (CAL FIRE) and other agencies strategic planning efforts in order to create to improve a regulatory system that encourages the continued commercial use and productivity and resource protection</u> of timberlands. [BOS tentative action 6-3-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct</p>	<p><b>FR-P2. Timber Harvest Plan Review.</b> Defer to CAL FIRE on timber harvest reviews; comment only where county land-use patterns have significantly contributed to use conflicts <del>at issue and where the County can assist in</del></p>

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relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del>dispute resolution</del> as directed by the Board. [BOS tentative action 7-23-2012 and 6-3-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>FR-P3. Timber Management Regulations.</b> Support fewer, more effective and lower-cost timber management regulations as a strategy to maintain timber production as the primary economic use of forestlands. <u>Coordinate</u> County policies <del>shall be so they are</del> compatible with the State Forest Practice Act and State Forest Practice Rules. [BOS tentative action 7-23-2012 and 6-3-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>FR-P4. Broader Use of <u>Long-Term Non-industrial Timber Management Plan(s) (NTMP)</u>.</b> Support broader use of NTMPs, <u>PTEIRs, and other long-term management plans that would include</u> <del>including</del> increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans. [BOS tentative action 6-3-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>FR-P5. <u>Forest and Rangeland Improvement Programs</u>.</b> Support continuance and funding of forest <u>and rangeland improvement and management</u> programs for eligible landowners. [BOS tentative action 6-3-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>FR-P6. Tax Incentive Programs.</b> Support tax incentive programs, such as the Timber Production Zone (TPZ), that <u>maintain or</u> increase the economic viability of timber production. Support tax policies that provide tax benefits to land owners for conservation easements. [BOS tentative action 6-3-2013: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>FR-P8. Protection of High Quality Timberlands.</b> <del>Parcels of Timber Site Quality III or higher outside Community Planning Areas shall be conserved to maintain timber production as a primary use.</del> <u>Timberlands planned and zoned for timber production should be retained for timber production, harvesting and compatible uses, and reclassification of the Timberland Production Zones (TPZ) shall be done in accordance with the statutory requirements.</u> [BOS tentative action 6-3-2013: Straw Vote 4-1 (Lovelace)]

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<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>FR-P9 Residential Construction on TPZ Zoned Parcels.</b> Recognize the right to construct a residence and accessory buildings under a ministerial permitting process <u>subject to physical County standard consistent with other Elements of the General Plan when the use does not detract from the growing and harvesting of timber and associated compatible uses, s-set by the County.</u> <del>Second units: may be allowed on TPZ parcels greater than 160 acres; And, may be allowed on TPZ parcel less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Second units may be allowed on TPZ parcels less than 40 acres within Community Planning Areas.</del> [BOS tentative action 6-3-2013: Straw Vote 5-0]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>FR-PX Secondary Residential Construction on TPZ Zoned Parcels.</b> <u>Second residential units may be allowed on TPZ parcels greater than 160 acres; and, on parcels less than 160 acres only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Second units may be allowed on TPZ parcels less than 40 acres within Community Planning Areas.</u> [BOS tentative action 10-19-2015: Straw Vote: 4-1 (Lovelace)]</p>
<p>Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".</p>	<p><b>FR-P10. Substandard Lots and TPZ Rezoning.</b> The County supports <u>County-initiated zoning correction of land from the Timberland Production Zone only</u> when it can be found that:</p> <ul style="list-style-type: none"> <li>A. The original inclusion was in error or inappropriate; or</li> <li>B. The conversion is necessary to provide for the logical expansion of an existing community; or</li> <li>C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or</li> <li>D. The parcel is three acres or less; <u>or</u></li> <li>E. <u>When the parcel does not meet the definition of timberland, or timber production cannot be sustained as the primary use as determined by the Forestry Review Committee.</u> [BOS tentative action 6-3-2013: Straw Vote 5-0]</li> </ul>
<p>Changes may be considered as "not substantial". The changes affirm existing requirements.</p>	<p><b>FR-PX2. Landowner-initiated Rezoning of TPZ Parcels.</b> <u>Landowner-initiated rezoning of TPZ parcels shall be done according to state law (Section 51120 of the Government Code).</u> [BOS tentative action 6-3-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item. The intent of this policy is to identify approval criteria for lot line adjustments involving parcels zoned TPZ, which are 1) to consolidate logical timberland management units or facilitate clustered residential development, which will maximize the area available for timber production. These criteria</p>	<p><b>FR-P11. Lot Line Adjustments.</b> Lot line adjustments of TPZ parcels may be approved in order to consolidate logical timberland management units or facilitate clustered residential development. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management <u>unless a finding is made by the Board of Supervisors that it is in the public interest.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]</p>

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are not affected by the changes.	
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>FR-P12. Timberland Ownership.</b> The County shall provide incentives to maintain large-scale land ownerships for commercial timber production and to protect forest ecosystem <del>values</del> <u>services</u> . [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".	<b>FR-P13. Planned Rural Development.</b> The County shall consider and if <u>appropriate, develop a Planned Rural Development (PRD) program that allows voluntary clustering of home sites when lands most suitable for timber production are retained for permanent continued production. Consider incentives such as density bonuses.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>FR-P14. Public Utilities on TPZ Lands.</b> Where feasible avoid locating federal, state, or local public improvements and utilities in TPZ where the project or land acquisition will have a significant adverse effect on the production of timber or ecosystem <del>values</del> <u>services</u> . [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".	<b>FR-PX3. Transfer of Development Rights (TDR) Program.</b> <u>Research and develop, if feasible, a voluntary Transfer of Development Rights program as a method of protecting larger tracts of resource lands based on community input.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]
Changes may be considered as "not substantial".	<b>FR-P17. <del>Forestland-Residential Interface.</del></b> <del>Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.</del> [BOS tentative action 6-17-2013: Straw Vote 5-0]
<p>Discussion of Findings for Policy FR-P17, Standard FR-S2 and Implementation Measure FR-IM7:</p> <p>These three items are intended to be used together to identify areas where areas planned for residential uses adjacent to areas planned for continued timber production increase the risk of fire hazards to the residential uses, and increase the possibility of land use conflicts between these two uses. The above items also seek to reduce the risk of fire hazards and the potential for land use conflicts in these identified areas. The proposed changes achieve the same purpose by identifying the appropriate areas in Standard FR-S2: <u>"new residential subdivisions adjacent to TPZ and public forestlands"</u>. The new requirements for forested buffer areas <u>"to minimize use conflicts and safety hazards and, if necessary, require fire breaks around all or a portion of the development"</u> in new residential subdivisions in FR-S2 arguably maintain the overall intent of the Planning Commission's recommendations to reduce the risk of fire hazards and land use conflicts in areas planned for residential uses adjacent to areas planned for continued timber production.</p>	
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>FR-P18. Fire Safety Hazards.</b> The County shall <u>continue to implement the State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and support voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The	<b>FR-PX4. Right to Harvest.</b> The County shall utilize the <u>"Right-to-Harvest" Ordinance to provide recorded notice about the nature of timber</u>

Discussion of Changes	GPU Text								
<p>changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>management activities to residents living adjacent to timberlands.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]</p>								
	<p><b>4.6.4 Standards</b></p>								
<p>Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".</p>	<p><b><u>FR-S1. Planned Rural Development Program Clustering Incentive</u></b>  <b><u>Options:</u></b> <u>The Planned Rural Development Program shall be a voluntary incentive based program. To qualify, identified homesite parcels must be clustered to minimize conflicts with timber harvesting and impacts to water resources, biological resources, wildland fire potential. Right-to-harvest agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued timber production shall be retained for permanent commercial timber production.</u></p> <p><u>Tier 1 clustering program:</u></p> <table border="0"> <tr> <td><u>Density credit:</u></td> <td><u>1.5 the existing entitlements when 95% of timberlands are protected</u></td> </tr> <tr> <td><u>Protection instrument:</u></td> <td><u>conservation easement or equivalent protection on remainder</u></td> </tr> <tr> <td><u>Rezone homesite parcels:</u></td> <td><u>County to conduct re-zone</u></td> </tr> <tr> <td><u>JTMP:</u></td> <td><u>Required for all parcels</u></td> </tr> </table> <p>[BOS tentative action 7-8-2013: Straw Vote 5-0]</p>	<u>Density credit:</u>	<u>1.5 the existing entitlements when 95% of timberlands are protected</u>	<u>Protection instrument:</u>	<u>conservation easement or equivalent protection on remainder</u>	<u>Rezone homesite parcels:</u>	<u>County to conduct re-zone</u>	<u>JTMP:</u>	<u>Required for all parcels</u>
<u>Density credit:</u>	<u>1.5 the existing entitlements when 95% of timberlands are protected</u>								
<u>Protection instrument:</u>	<u>conservation easement or equivalent protection on remainder</u>								
<u>Rezone homesite parcels:</u>	<u>County to conduct re-zone</u>								
<u>JTMP:</u>	<u>Required for all parcels</u>								

Discussion of Changes	GPU Text
<p>Changes may be considered as "not substantial". See above discussion under FR-P17.</p>	<p><b>FR-S2. Forestland-Residential Interface (FRI).</b> For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> <li>A. Require <u>new residential subdivisions in these areas adjacent to TPZ and public forestlands</u> to include forested buffers and building setbacks between residential uses and adjacent timberlands <u>to minimize use conflicts and safety hazards</u> and, if necessary, <u>require</u> fire breaks around all or a portion of the development in consultation with CALFIRE.</li> <li>B. <del>Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users.</del></li> <li>C. <del>Require recordation of "Right to Harvest" acknowledgements as a condition of subdivision approvals.</del></li> <li>D. <del>Support protection of residential drinking water supplies when planning and implementing timber harvesting activities.</del></li> <li>E. For residential development, require <del>demonstration of structural fire response capabilities</del>, compliance with fire safe standards, and ongoing fire protection management programs.</li> <li>F. <del>Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities related to forest land management.</del></li> <li>G. For residential development in high and very high fire severity zones, require a fire break and open space adjacent to forestlands, consistent with CALFIRE recommendations to ensure defensible space. [BOS tentative action 7-8-2013: Straw Vote 5-0]</li> </ul>
<p>Changes may be considered as "not substantial". The changes clarify the scope of the standard to make it more understandable and consistently applied.</p>	<p><b>FR-S4. Timberland Subdivisions.</b> Subdivisions of lands designated as Timberland (T) <u>below 160 acres down</u> to the minimum parcel size may be permitted if the project meets the following criteria:</p> <ul style="list-style-type: none"> <li>A. The subdivision will <u>improve the ability to manage the parcel for improved forest health and productivity result in significant improvements (as defined in the Glossary) in site productivity, timber growth, and harvest through intensive management, or the subdivision is necessary for the public interest as determined by the Board of Supervisors with the recommendation from the Forest Resources Committee;</u></li> <li>B. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural lands; and</li> <li>C. On each parcel, the residential site is located, to the <u>fullest extent practical extent and considering proximity to existing infrastructure</u>, in areas of the lowest productivity; <u>and</u> <del>Access to the remainder is consistent with the uses of the remaining property.</del></li> <li>D. A joint timber management plan (JTMP) is prepared for divisions below 160 acres. [BOS tentative action 8-23-2013: Straw Vote 5-0]</li> </ul>
<p>Changes may be considered as "not substantial". The changes have no direct</p>	<p><b>FR-SXX. Harvest Road Access Protection.</b> <u>Identify and protect preferred and necessary log haul route access to be acknowledged by residential users.</u> [BOS tentative action 7-8-2013: Straw Vote 5-0]</p>

Discussion of Changes	GPU Text
relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	
	<b>4.6.5 Implementation Measures</b>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>FR-IM1. Advocate for Regulatory Reform.</b> The County shall advocate for improved design and implementation of state forest practice rules and resource <u>management and protection</u> regulations that reduce overlapping regulations, <del>maintain property values, support longer term THPs and larger acreage NTMPs</del> [BOS tentative action 6-17-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>FR-IM2. Develop Incentive Program to Encourage Timber Production and Ecosystem Values.</b> Develop incentives for property owners and forestland managers to encourage continued timber production and ecosystem <del>values services</del> on forestlands. Support programs that provide technical assistance to small timber producers working to maintain timber production on lands also used as their primary residence. [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>FR-IM5. Develop Ordinance to Regulate Land Uses in TPZ lands.</b> Prepare an ordinance to implement the policies of this Plan for the designation and residential use of lands zoned TPZ. <u>Prior to consideration by the Board of Supervisors, the Ordinance shall be referred to the Forestry Review Committee for review and recommendation to the Board.</u> [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. See above discussion under FR-P17.	<del><b>FR-IM7. Implementation of FRI Overlay.</b> Map FRI around Rural Community Center (RCC) and Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around RCCs and CPAs. Implement development standards for overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.</del> [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>FR-IM8. Streamline County Forest Management Regulatory Requirements.</b> <del>Review and Develop</del> <u>streamlined</u> processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction. [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>FR-IM9. Coordination of County and State Policies.</b> <del>Periodically Maintain review</del> policies and regulations <u>to ensure that they are compatible</u> consistent with the State Forest Practice Act and State Forest Practice Rules. [BOS tentative action 7-8-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>FR-IM10. Review Standards and Process of Joint Timber Management Plans (JTMP).</b> <u>With assistance from the Forestry Review Committee (FRC),</u> <del>r</del> Review and provide recommendations to the Board of Supervisors on: <ol style="list-style-type: none"> <li>1. the standards for JTMPs; and</li> <li>2. guides for subdivisions <u>or conveyances</u> of TPZ lands <u>into units or</u></li> </ol>

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	<p><u>ownerships below 160 contiguous acres of TPZ lands below 160 acres; and</u></p> <ol style="list-style-type: none"> <li>3. <u>Eestablishing a process for review of all previously approved JTMPs, to include, reviews for compatibility with the plan’s management recommendations when new development is proposed, and on a periodic basis to evaluate changed conditions or circumstances (e.g., fire or infestation), with the frequency of such scheduled reviews to be determined by the FRC every 5 years for compliance; and</u></li> <li>4. <u>establishing a program to familiarize landowners with the concepts of TPZ and increase understanding of approved JTMPs; and</u></li> <li>5. <u>work to reduce redundancy between NTMP and JTMP requirements in cases where NTMPs have been prepared.</u> [BOS tentative action 8-23-2013: Straw Vote 5-0]</li> </ol>
<p>Changes may be considered as “not substantial”. This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered “not substantial”.</p>	<p><b>FR-IMX. Transfer of Development Rights (TDR) Program.</b> <u>Research and develop, if feasible, a Transfer of Development Rights Program. The density credit would not count second units in the calculation.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>FR-IM11. Road Maintenance.</b> <u>The County shall maintain county roads used for the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers.</u> [BOS tentative action 7-8-2012: Straw Vote 5-0]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>FR-IMxx. Substandard Lots.</b> <u>The County shall support rezoning of substandard lots (under 40 acres in size) from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.</u> [BOS tentative action 7-8-2012: Straw Vote 5-0]</p>
	<p><b>Public Lands 4.7.3 Goals and Policies</b></p>
<p>Changes may be considered as “not substantial”. This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered “not substantial”.</p>	<p><b>PL-P7. Public Access.</b> Encourage the provision of the maximum amount of access to public lands and waterways, consistent with:</p> <ol style="list-style-type: none"> <li>A. Public safety;</li> <li>B. Consideration of nearby access alternatives;</li> <li>C. Rights of private property owners;</li> <li>D. Natural resource protection;</li> <li>E. <u>For access to navigable waterways Subdivision Map Act requirements for access to navigable waterways; and,</u></li> <li>F. Special needs of handicap and elderly persons.</li> </ol> <p>[BOS tentative action 7-23-2012: Straw Vote 3-1 (Clendenen)]</p>

Discussion of Changes	GPU Text
	<b>Section 4.8 Land Use Classifications</b>
	<b>Residential Designations</b>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p><b>Rural Residential Agriculture (RR RA)</b></p> <p>This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR RA5-20 and RR RA20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR RA40, RR RA60, and RR RA160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.</p>

Discussion of Changes	GPU Text
Changes in the below table may be considered as not substantial as the scope of the land use designations is not changed substantially.	<b>Table 4-B Residential Land Use Classifications</b>

Allowable Use Types	RM	RL	RE	RR RA
<b>Residential</b>				
Single Family Residential	X	X	X	X
Second Residential Unit		X	X	X
Multi Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses <sup>1</sup>	X	X	X	X
<b>Other</b>				
Cottage Industry	X	X	X	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood Commercial	X	X	X	X
Non-Commercial Recreation	X	X	X	X
Office and Professional	X			
Private Institution	X	X	X	
General Agriculture			X	X
Intensive Agriculture			X	X
Stables & Kennels			X	X
Timber Production			X	X
Fish & Wildlife Management	X	X	X	X
Essential Services	X	X	X	X
Similar Compatible Uses	X	X	X	X
<b>Development Standards</b>				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Residential Accessory Uses include Community Care Facilities, Family Day Care Center, and Family Day Care Home.

2. Coastal:

- The coastal RE & RL designations allow neighborhood commercial, private institution, private recreation
- The coastal RM designation allows duplexes, guest houses, hotels & motels, private institution

**Commercial Designations**

Discussion of Changes	GPU Text
Changes in the below table may be considered as not substantial as the scope of the land use designations is not changed substantially.	<b>Table 4-C Commercial Land Use Classifications</b>

Allowable Use Types	CG	CS	CR
<b>Commercial</b>			
Automotive Sales, Service, & Repair	X	X	
Bed & Breakfast Inn	X	X	X
Commercial Recreation	X	X	X
Heavy Commercial		X	
Neighborhood Commercial	X	X	X
Office & Professional	X	X	
Private Recreation	X	X	X
Retail Sales	X	X	
Retail Services	X	X	
Transient Habitation	X	X	X
Visitor Serving Facilities			X
Warehousing, Storage, & Distribution		X	
<b>Industrial</b>			
Research/Light Industrial		X	
<b>Civic</b>			
Administrative	X	X	
Community Assembly	X	X	X
Essential Services	X	X	X
Health Care Services	X	X	
<b>Other</b>			
Residential Uses Subordinate to Principal Use	X	X	X
Timber Production			X
Similar Compatible Uses	X	X	X
<b>Development Standards</b>			
Maximum Structure Height	45 ft.		
Max. Floor Area Ratio	3	3	3
Additional Provisions <u>Maximum Structure Height and other development standards</u>	per zoning	per zoning	per zoning

1. Family day care centers are considered an accessory commercial use.

*Mixed-Use & Urban Reserve Designations*

Discussion of Changes	GPU Text
Changes in the below table may be considered as not substantial as the scope of the land use designations is not changed substantially.	<b>Table 4-D Mixed Use Land Use Classifications</b>

Allowable Use Types	MU	VC	RCC	UR/ <sup>1</sup>
<b>Residential</b>				
Single Family Residential	X	X	X	X
Second Residential Unit	X	X	X	
Multi Family Residential	X	X	X	
Manufactured Home Parks		X	X	
Group Residential	X	X	X	
Planned Developments	X	X	X	
Emergency Shelter	X	X	X	
Transitional Housing	X	X	X	
Residential Accessory Uses <sup>1</sup>	X	X	X	
<b>Commercial</b>				
Bed & Breakfast Inn	X	X	X	
Commercial Recreation	X	X	X	
Heavy Commercial		X	X	
Neighborhood Commercial	X	X	X	
Office & Professional	X	X	X	
Private Recreation	X	X	X	
Retail Sales	X	X	X	
Retail Services	X	X	X	
Transient Habitation	X	X	X	
<b>Other</b>				
Cottage Industry	X	X	X	X
Community Assembly	X	X	X	
Non-Commercial Recreation	X	X	X	
General Agriculture		X	X	X
Stables & Kennels		X	X	
Timber Production		X	X	X
Fish & Wildlife Management	X	X	X	X
Essential Services	X	X	X	
Similar Compatible Uses	X	X	X	X
<b>Development Standards</b>				
Max. Floor Area Ratio	3	2	2	
<b>Additional Provisions</b> <i>Maximum Structure Height and other development standards</i>	per zoning	per zoning	per zoning	per zoning

1. Uses listed are allowed interim uses prior to services being available to the parcel; no subdivision is allowed. Once services are available, allowed uses and densities are defined by the land use designation following the “/”, such as UR/RL indicates when services are available, area may be developed according to the RL classification.

2. Family day care centers are considered an accessory commercial use.

**Industrial Designations**

Discussion of Changes	GPU Text
Changes in the below table may be considered substantial.	<b>Table 4-E Industrial Land Use Classifications</b>

Allowable Use Types	IG or MG	IR	MC	MB
<b>Industrial</b>				
Aquaculture	X	X	X	
Coastal-Dependent Industrial	X		X	
Coastal-Related Industrial	X		X	
Hazardous Industrial	X	X		
Heavy Industrial	X	X	X	
Research/Light Industrial	X	X		X
Surface Mining	X	X	X	
Metallic Mining	X	X		
Timber Products Processing	X	X		
<b>Agricultural</b>				
Agricultural Products Processing	X	X		
Feed Lot/Slaughter House	X	X		
Hog Farming	X	X		
Intensive Agriculture	X	X		
<b>Timber</b>				
Timber Production	X	X	X <sup>1</sup>	
<b>Commercial</b>				
Heavy Commercial	X	X		
Neighborhood Commercial				X
Office & Professional	X		X	X
Warehousing, Storage, & Distribution	X	X	X	X
Retail Services				X
Transient Habitation				X
<b>Civic</b>				
Administrative	X			X
Essential Services	X		X	X
Extensive Impact Civic Uses	X		X	
Solid Waste Disposal	X			
Utilities and Energy Facilities	X	X	X	
<b>Other</b>				
Public Access Facilities	X	X	X	X
Public Recreation	X	X	X	X
Residential Subordinate to Principal Use	X	X	X	X
Similar Compatible Uses	X	X	X	X
<b>Development Standards</b>				
Maximum Structure Height				50 ft.
Max. Floor Area Ratio	3	3	3	3
Additional Provisions: Maximum Structure Height and other development standards	per zoning	per zoning	per zoning	per zoning

1. Conditionally permitted.

**Open Space, and Public Lands, and Tribal Land Designations**

Discussion of Changes	GPU Text
Changes in the below table may be considered as not substantial as the	<b>Conservation Floodway Plain (CF)</b>

Discussion of Changes	GPU Text
scope of the land use designations is not changed substantially.	
Changes were considered by the Planning Commission.	<p><b><i>Conservation Flood Plain Recreation (CFR)</i></b></p> <p>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.</p>
Changes in the below table may be considered substantial.	<p><b><i>Tribal Lands (TL)</i></b></p> <p>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<sup>1</sup>. At this time, the County does not have jurisdiction over land within the Reservations or Rancherias owned in fee by tribal members. The County may have jurisdiction over land owned in fee by non-tribal members within the boundaries of the Rancheria or Reservation. In the event the County has such jurisdiction, it shall use defer to the Tribal government’s adopted land use plan as policy guidance for any land use and permit approvals relating to land owned in fee by non-tribal members that is planned Tribal Lands. Proposed subdivisions of land planned Tribal Lands within the County’s jurisdiction 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 the County has jurisdiction and there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land designated Tribal Lands shall be determined in consultation with the Tribe as one (1) of the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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. [BOS tentative revision 3-10-2014; Straw Vote 5/0]</li> </ol>

Discussion of Changes	GPU Text
Changes in the below table may be considered substantial.	<sup>1</sup> If a property planned TL is found to be outside of a Reservation or Rancheria of Federally-recognized Native American Tribes, the predominant adjacent (non-TL) land use designation, allowed uses and development standards shall be applied. (Straw vote 4-0 (Lovelace absent) 6-22-2015).
Changes in the below table may be considered substantial.	<b>Tribal Trust Lands (TTL)</b>  The purpose of the Tribal Trust Lands designation is to identify all lands outside Reservations and Rancherias that is 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. [BOS tentative revision 3-10-2014; Straw Vote 5/0]
Changes in the below table may be considered as not substantial as the scope of the land use designations is not changed substantially.	<b>Railroad</b>  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 consistent with North Coast Railroad Authority policy.
Deleting the CFR designation as shown in the table below was considered by the Planning Commission. The changes in the allowed uses in the other designations may be considered substantial..	<b>Table 4-F Open Space and Public Lands Land Use Classifications</b>

Allowable Use Types	CF	CFR	NR	OS	PF	PR	P	MR/
<b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration	X X X X X X							
<b>Resource Production</b> General Agriculture Timber Production	X X							
<b>Industrial</b> Aquaculture Coastal Dependent Industrial	X X							
<b>Civic</b> Administrative Community Assembly Essential Services Extensive Impact Civic Uses Public Recreation & OS Solid Waste Disposal	X X X X X							
<b>Other</b> Caretaker's Residence Subordinate Residential Surface Mining Temporary RV Park Similar Compatible Uses	X X X X X	1. X X X X X						

Allowable Use Types	CF	CFR	NR	OS	PF	PR	P	MR/
Development Standards								
Additional Provisions	per zoning							

1. Other uses are defined by the land use designation following the “/”, such as “MR/CG”, and are limited to upland areas and conditioned upon maintenance of the adjacent habitat.

Discussion of Changes	GPU Text
Changes in the below table may be considered as not substantial as the scope of the land use designations is not changed substantially.	<b>Timberland (T)</b> <del>The Timber Production</del> This designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.
Changes were considered by the Planning Commission.	<b>Ranchland (AGR)</b> <del>Similar to the AG designation above, this designation applies to dry land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.</del>  The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.
Changes in the below table may be considered substantial.	<b>Table 4-G Resource Production Land Use Classifications</b>

Allowable Use Types	T	AE	AG	AGR
<b>Agricultural</b>				
Agriculture-Related Recreation		X	X	✗
Feed Lot/Slaughter House		X	X	✗
General Agriculture	X	X	X	✗
Hog Farming		X	X	✗
Intensive Agriculture		X	X	✗
Stables & Kennels		X	X	✗
<b>Timber</b>				
Timber Production	X	X	X	✗
Timber-Related Recreation	X		X	✗
<b>Commercial</b>				
Agriculture-Related Visitor-Serving <sup>1</sup>		X	X	✗
Timber-Related Visitor-Serving <sup>2</sup>	X		X	✗
<b>Industrial/Extractive</b>				
Agriculture & Timber Products Processing	X	X	X	✗
Aquaculture		X	X	✗
Oil & Gas Drilling & Processing	X	X	X	✗
Metallic Mining	X		X	✗
Surface Mining	X	X	X	✗
<b>Natural Resource</b>				
Fish & Wildlife Habitat Mgt	X	X	X	✗
Public Access Facilities	X	X	X	✗
Resource-Related Recreational	X	X	X	✗
Watershed Management	X	X	X	✗
Wetland Restoration	X	X	X	✗

Allowable Use Types	T	AE	AG	AGR
<b>Other</b>				
Cottage Industry		X	X	✗
Farm Employee Housing		X	X	✗
Labor Camps	X	X	X	✗
Public Recreation	X	X	X	✗
Residence Incidental to Principal Use	✗	✗	✗	✗
Second Agriculture Residence		X	X	✗
Utilities & Energy Facilities <sup>3</sup>	X	X	X	✗
<b>Other Allowed Uses</b> (continued)				
Single Family Residence	X	X	X	
Second Residential Unit	X	X <sup>4</sup>	X <sup>4</sup>	
Similar Compatible Uses	X	X	X	✗
<b>Development Standards</b>				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	<del>160 acres</del>
Ground Coverage		2 acres max.	2 acres max.	<del>10 acres max.</del>
Additional Provisions	per zoning	per zoning	per zoning	<del>per zoning</del>

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
4. Principally permitted Second Residential Units shall be within the same contiguous two (2) acre building envelope containing the primary residence.

NOTE FOR ALL LAND USE TABLES: Where Development Standards are not specified, see applicable zoning regulations.

Discussion of Changes	GPU Text
	<p><b>Chapter 5. Community Infrastructure and Services Element</b></p> <p><b>5.4 Goals and Policies</b></p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>IS-G1. Adequate Infrastructure and Services.</b> Well maintained public infrastructure and services supporting existing development <del>with an ability to expand to satisfy the needs of new development.</del> [BOS tentative revision 3-11-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>IS-P1. Coordination with Service Providers.</b> The County shall work cooperatively with <u>cities and service providers</u> to identify needs <u>and service limitations, secure funding,</u> and implement infrastructure and public service projects consistent with this Plan <u>and capital improvement plans.</u> [BOS tentative revision 3-11-2013: 5-0 straw vote to adopt modified IS-P1 (also later voted to combine with IS-P10)]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-P2. Prioritization.</b> The County shall give highest priority to infrastructure <del>and services necessary to protect public health and safety.</del> Infrastructure projects that support regional housing goals, provide for economic growth, and further conservation and open space goals shall also receive high priority. <del>Transparent and open public processes shall be used to prioritize projects based on funding guidelines and objective ranking criteria.</del> [BOS tentative revision 3-11-2013: Straw Vote 4:1 (Lovelace)]
Changes are within the range of alternatives considered by the Planning	<b>IS-P3. Public infrastructure and Services Standards.</b> Use objective public infrastructure and service standards to: A. Assess service conditions;

Discussion of Changes	GPU Text
Commission.	<p><del>Establish minimum levels of service benchmarks; Specify infrastructure and service needs for new development;</del></p> <p>B. Identify deficiencies and</p> <p>C. rank priorities; <del>and</del></p> <p><del>Set goals for levels of service for funding purposes. [BOS tentative revision 3-11-2013: Straw Vote 4:1 (Lovelace)]</del></p>
Changes are within the range of alternatives considered by the Planning Commission.	<p><b>IS-P4. Requirements for Discretionary Development.</b> The adequacy of public infrastructure and services for discretionary development <u>greater than a single family residence and/or second unit</u> shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. <u>Such</u> discretionary development may be approved if it can be found that:</p> <p>A. Existing services are adequate; or</p> <p>B. Adequacy will be attained concurrent with project implementation through project conditions; or</p> <p>C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or</p> <p>D. Evidence in the record supports a finding that <del>the discretionary development cannot be feasibly provided with adequate infrastructure and services and</del> project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community. [BOS tentative revision 3-11-2013: Straw Vote 4:1 (Lovelace)]</p>
Changes are within the range of alternatives considered by the Planning Commission.	<p><b>IS-P5. Fiscal Impact Assessment.</b> The <del>economic</del> <u>fiscal</u> impacts of discretionary development (i.e. projects that require the preparation of an <u>Environmental Impact Report that may have significant impacts</u> on existing and planned public infrastructure and services) shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible <del>through changes in project design, timing, or financial exactions in proportion to project impacts.</del> [BOS tentative revision 3-11-2013: Straw Vote 5:0]</p>
Changes are within the range of alternatives considered by the Planning Commission.	<p><del><b>IS-P6. Fair Share Cost Allocation.</b> New development shall pay the proportional cost of providing infrastructure and services needed to serve the development.</del> [BOS tentative revision 3-11-2013: Straw Vote 4:1 (Lovelace)]</p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p><del><b>IS-P7. Mitigation of Cross-jurisdictional Impacts.</b> The County shall work with the cities to ensure fiscal impacts associated with new development are mutually mitigated for each affected jurisdiction, across jurisdictional boundaries.</del>[BOS tentative revision 3-11-2013: Straw Vote 5:0]</p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item. The deleted sentence is redundant with the previous sentence.	<p><del><b>IS-P9. Capacity of Facilities and Land Use Decisions.</b> The County shall evaluate the capacity and sizing of road and drainage facilities and in coordination with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development. The density, timing, and design of new development shall be consistent with service capacity.</del> [BOS tentative revision 3-11-2013: Straw Vote 5:0]</p>

Discussion of Changes	GPU Text
Changes are within the range of alternatives considered by the Planning Commission.	<del>IS-P10. Infrastructure and Service Inadequacies.</del> The County shall coordinate with service providers to proactively identify areas of the County where existing infrastructure and service inadequacies limit development rights otherwise permitted in this Plan. [BOS tentative revision 3-11-2013: Delete and add "and service limitations" to IS-P1 5:0]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".	<del>IS-P11. Consolidation and Cost Sharing.</del> Support consolidations or cost sharing to reduce service delivery costs, including costs related to administration, staff training, insurance, purchasing, and vehicle maintenance. [BOS tentative revision 3-11-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>IS-P15. Road and Drainage System Funding Sources.</b> The County shall <del>d</del> Develop funding mechanisms and sources to support the construction and maintenance of road and drainage facilities consistent with the policies and standards of the Circulation and Water Resources elements. [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>IS-P16. Drainage and Flood Control.</b> The County shall <del>d</del> Develop and maintain a countywide drainage and flood control plan to guide capital improvements and maintenance and serve as a basis for long-term sustainable funding mechanisms. [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-P17. Law Enforcement.</b> The County shall continue to monitor law enforcement needs and coverage. <del>New development shall pay its proportionate share of law enforcement costs.</del> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial".	<b>IS-P18. Expanded Fire Protection Services.</b> Encourage <u>and support</u> the expansion of existing special district boundaries, or the formation of a County Service Areas with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries. [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>IS-P20. On-Site Sewage Disposal Requirements.</b> Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies. <u>Recognize and allow the use of alternative onsite sewage disposal systems that meet state standards.</u> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes are within the	<del>IS-P22. Park Dedications Held in Perpetuity.</del> Parklands shall be dedicated

Discussion of Changes	GPU Text
range of alternatives considered by the Planning Commission.	<del>and held in perpetuity and protected against diversion to both non-recreational purposes and conflicts with adjacent land uses.</del> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>IS-P23. Private Recreation Facilities.</b> The development of private <u>or joint public-private</u> sector recreation facilities shall be encouraged <del>but shall not be a substitute for public park requirements.</del> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". This item is not mandatory, and may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be considered "not substantial". Also, deletion of this policy was considered by the Planning Commission.	<b>IS-P24. Joint Use Facilities.</b> Encourage the utilization of schools, especially in rural areas, as community centers for activities such as public meetings, continuing education, recreation, and cultural events. <del>Joint public-private development of recreation facilities shall be encouraged.</del> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-P25. Street Lighting.</b> Street lighting shall be required <u>when necessary</u> to improve public safety <u>in urban and suburban areas and village centers,</u> and facilitate nighttime travel. <del>Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.</del> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>IS-P26. County Facilities.</b> Proposed County capital projects and facilities <del>with land use implications valued in excess of \$500,000</del> shall be analyzed for consistency with this Plan and applicable city general plans. [BOS tentative revision 3-25-2013: Straw Vote 5:0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-P27. County Library Facilities and Services.</b> Continue to assess needs of the County's residents and expand library facilities and services as necessary. <del>New development shall pay its proportionate share of library facility costs.</del> [BOS tentative revision 3-25-2013: Straw Vote 5:0]
The existing Framework Plan did not include mandatory requirements which are the same as or similar to IS-P28. Instead the Framework Plan included an optional policy suggestion: "The County should work closely with local educational institutions to study alternatives to new facility construction of facility siting." (Section 4820.1). The policy in the existing Framework Plan may have no effect on the intensity or density of uses or permit requirements. Changes to an optional program may be	<b>IS-P28. Location of School Facilities.</b> Plan new school facilities in proximity <del>to neighborhoods with adequate road, pedestrian, and bicycle circulation and access to public water and sewer services. Locate schools outside of land use hazard areas as defined in the Safety Element of this Plan.</del> [BOS tentative revision 3-25-2013: Straw Vote 4:1 (Lovelace)]

Discussion of Changes	GPU Text
considered "not substantial".	
	<b>5.5 Standards</b>
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-S1. Adequate Public Infrastructure and Services Ordinance.</b> Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for <del>new discretionary</del> development <u>greater than a single family residence and/or second unit or minor subdivision</u> . Standards shall be specified by ordinance for County provided services, including roads, bicycle and pedestrian facilities, drainage, law enforcement, on-site wastewater disposal and recreation. Standards for non-County services, including public transportation, water, public wastewater, emergency services and fire, shall be referenced and based on applicable service provider criteria. County standards shall be consistent with Plan policies and, to the extent practical, generally <del>accepted levels of service</del> . Standards for non-County services <del>shall</del> <u>should</u> be consistent with levels of service adopted by local service providers <del>and/or, if standards have not been adopted to the extent practical, the County shall work in coordination with the local service providers to identify</del> generally accepted standards. [BOS tentative revision 4-22-2013 Straw Vote 5:0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item because the referenced state law includes the same requirements that were deleted.	<b>IS-S4. Subdivisions Outside of Fire District Boundaries.</b> Subdivisions outside of fire district boundaries shall be conditioned to <u>ensure the findings required by Government Code Section 66474.02 can be made.</u> ÷  1. <del>Annex to or form a fire related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or</del> 2. <del>if condition 1 is not feasible, establish an adequate ongoing funding source and execute a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or</del> 3. <del>if condition 1 or condition 2 are not feasible record acknowledgment of no available emergency response and fire suppression services and implement required mitigations (Straw vote: 5-0, 11/16/15)</del>
Changes may be considered as "not substantial". The changes affirm existing requirements.	<b>IS-S7. <del>IS-S7. Parkland Requirements</del></b> New residential subdivisions shall <u>dedicate land or pay in-lieu fees for parkland pursuant to the Quimby Act, which requires up to five (5) acres of parkland per thousand persons, and consistent with parkland dedication standards.</u> [BOS tentative revision 4-22-2013: Straw Vote 5:0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-S8. <del>Parkland Dedication.</del></b> <del>As new development is approved, ensure that the combined amount of Humboldt County and local park land provided by a special district authorized to provide parks and recreation services meets minimum recreation standards.</del> [BOS tentative revision 4-22-2013: Straw Vote 5-0 (Combined with IS-S7)]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-S9. <del>Services and Location of Parks.</del></b> <del>Park sites within Urban Development Areas, that are not dedicated to the protection of open space and wildlife/habitat values, should be provided with adequate water, sewer, law enforcement, and fire protection services and located in predominantly residential areas accessible by foot, bicycle, and automobile.</del> [BOS tentative revision 4-22-2013: Straw Vote 5-0]

Discussion of Changes	GPU Text
	<b>5.6 Implementation Measures</b>
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-IM1. Coordination with Service Providers.</b> Coordinate <u>as appropriate</u> with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects. [BOS tentative revision 4-22-2013: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM3. Comprehensive Fiscal Impact Study.</b> Prepare and regularly update a comprehensive fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM4. Impact Fees for New Development.</b> Establish and periodically update a development impact fee program based on a comprehensive development fiscal impact study and other similar studies.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM6. Mello Roos Community Facilities Districts/Special Assessment District Formation Procedures.</b> Prepare local goals and policies concerning the use of the Mello Roos Community Facilities Act of 1982 (pursuant to California Government Code Sections 55312.7 and 53345.8) and include special assessment district financing program policies, as appropriate.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del><b>IS-IM7. Community Facilities Districts/Assessment Districts.</b> Facilitate the development of Mello Roos Community Facilities Districts or special assessments districts, as appropriate, in new development areas where current funding will not support adequate infrastructure or service standards.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM8. Infrastructure and Services Funding Sources.</b> Establish funding sources for public facilities and services including impact fees, tax increment financing, special taxes, special assessments, user fees, and grant funding.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del><b>IS-IM12. Other Roadway Funding Mechanisms.</b> The County shall pursue other funding mechanisms to augment development impact fees to meet roadway and drainage improvement needs, such as reimbursement agreements, debt financing, voter approved taxes, assessment districts, and state and federal grants.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>IS-IM13. Drainage and Flood Control Plan.</b> Prepare a countywide Drainage and Flood Control Plan that inventories existing facilities, <u>and</u> prioritizes needs, <del>and provides a basis for funding mechanisms for capital</del>

Discussion of Changes	GPU Text
Commission.	<del>improvements and maintenance.</del> [BOS tentative revision 4-22-2013]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM14. Storm Drainage Impact Fees.</b> Establish impact fees for off-site costs clearly and rationally connected to, and resulting from, new development. Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM15. Other Storm Drainage Funding Mechanisms.</b> Establish other funding mechanisms, as appropriate, to augment developer and/or mitigation fees to construct and maintain storm drainage improvements, which may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts. Actively support and seek state and federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX!. Public Facilities and Services Funding Sources: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM16. Sheriff's Office Funding Sources.</b> Periodically assess the adequacy of existing Sheriff's Office funding sources and seek to identify, develop, and maintain sustainable funding sources to maintain Sheriff's Office levels of service, including increased operational fees, development fees, new taxes, or special assessments.</del> [BOS tentative revision 4-22-2013: Straw Vote 3-2 (Bass, Lovelace)]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>IS-IM17. Fire Protection Special Assessments.</b> Provide technical support for the development of fire district special assessments and special taxes to fund fire protection services.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX2. Fire Protection Services Funding Sources: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del><b>IS-IM18. Fire Impact Fees.</b> Support and promote the development of capital improvement plans by fire protection service providers that can be used to establish development impact fees. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts and standard agreements between fire-related districts and the County.</del> [BOS tentative revision 5-6-2013 combing this IM into IS-IMX2. Fire Protection Services Funding Sources: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del><b>IS-IM19. Pooled Costs/Shared Resources for Fire Districts.</b> In consultation with the Humboldt County Fire Chief's Association, develop programs for special districts to reduce operating costs.</del> [BOS tentative revision 4-22-2013: Straw Vote 4-1 (Lovelace)]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<del><b>IS-IM24. Monitor Infrastructure and Services Capacity.</b> Utilize wastewater treatment plant annual reports (prepared pursuant to federal NPDES permits), water system annual inspection reports (as prepared by California Department of Public Health, Drinking Water Program), and close <u>Ceordinateion</u> with water and wastewater providers to monitor the capacities of infrastructure and services to ensure that growth does not exceed acceptable levels of service.</del> [BOS tentative revision 4-22-2013: Straw

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	Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>IS-IM26. Sizing of Water and Wastewater Systems.</b> Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency. <u>Coordinate with the services providers to update the County land inventory.</u> [BOS tentative revision 4-22-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del><b>IS-IM27. Coordination with Water and Wastewater Service Providers.</b> Utilize the review of capital improvement plans, referrals, “will serve” letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure planning and funding mechanisms are in place to support existing, planned, and proposed development.</del> [BOS tentative revision 4-22-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>IS-IM29. Parks and Recreation.</b> Prepare parks and recreation standards for new development that <u>considers community preference and differentiate between urban, suburban, and rural settings; specify acreage of park land per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to make park and recreation improvements.</u> <del>and criteria for establishing Mello-Roes Community Facilities Districts or special assessment to ensure adequate funding for operation and maintenance.</del> [BOS tentative revision 4-22-2013: Straw Vote: 4-1 (Bohn)]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>IS-IM30. Street Lighting.</b> Prepare street lighting standards <del>for new development that differentiate between urban and rural settings that allow for community-specific priorities and standards</del> and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines. [BOS tentative revision 4-22-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>IS-IMX1. Public Facilities and Services Funding Sources.</b> Investigate and <u>implement funding sources for public facilities and services, such as, state or federal appropriations, grant and loan programs, special taxes, special assessments, tax increment financing, and fees, as directed by the Board of Supervisors.</u> [New IM combining IS-IM-3, -4, -6, -7, -8, -12, -14, and -15, BOS action 5-6-13: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>IS-IMX2. Fire Protection Services Funding Sources.</b> Support the <u>development of funding sources, such as, state or federal appropriations, grant and loan programs, special taxes, special assessments, and fees to support fire protection services, as directed by the Board of Supervisors.</u> [New IM combining IS-IM-17 and -18, BOS action 5-6-13: Straw Vote 5-0]

Discussion of Changes	GPU Text
	<p align="center"><b>Chapter 6 Telecommunications</b></p> <p><b>6.6 Implementation Measures</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>T-IMX3. Live Remote of Public Meetings.</b> Seek funding and deploy live remote and <u>interactive</u> coverage of public meetings to communities without access to public, education, and government channels. [BOS tentative action 10-1-2012]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>T-IMX4. Research Possible Monitoring Policy.</b> <del>Host</del> <u>Support</u> community workshops to discuss the issue of monitoring radiation outputs from wireless equipment. [BOS tentative action 10-1-2012]</p>
	<p align="center"><b>Chapter 7 Circulation Element</b></p> <p><b>7.4 Goals and Policies</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-G1 Circulation System Safety and Functionality.</b> A safe, efficient, <u>accessible</u> and convenient circulation system <del>for people of all ages, economic means and abilities to all in and between</del> cities, communities, neighborhoods, <del>recreational facilities, hamlets,</del> and adjoining regions <u>taking into consideration the context-specific needs of all users*</u> consistent with <u>urban, suburban, rural or remote community character.</u>  <i>*All users is defined in the Complete Streets Law to include: motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan.</i> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-G2. <del>Balanced</del> Diverse Transportation Opportunities.</b> A transportation system that <del>ensures</del> provides the availability of options among modes of travel by <del>integrating and balancing the context specific</del> <u>considering</u> the needs of <del>motorized vehicles, public transit, bicycles, disabled people and pedestrians</del> <u>all users*</u> in a context sensitive manner that is <u>appropriate to urban, suburban, rural or remote community character.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-G3. Interagency Cooperation.</b> Coordinated planning between <u>the County,</u> transportation system service providers and HCAOG for improved system design, development, operations, and maintenance. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>

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<p>Changes may be considered as "not substantial". The changes combine together C-G4, C-GX and C-GXX and do not substantially affect the scope of these items.</p>	<p><del><b>C-G4. Active Transportation.</b> Increased participation in bicycling, horseback riding, and hiking activities providing physical, social, environmental, and economic benefits for County residents and tourists. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</del></p>
<p>Changes may be considered as "not substantial". The changes combine together C-G4, C-GX and C-GXX and do not substantially affect the scope of these items.</p>	<p><del><b>C-GX. Healthy Access to Active Transportation.</b> Improved ability of residents to shift short trips from motorized to non-motorized modes; increases participation in <u>access to non-motorized modes of transportation; including walking, bicycling, horseback riding, public transit and hiking activities; and provides social, environmental, economic, and health benefits for County residents and tourists and hiking.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</del></p>
<p>Changes may be considered as "not substantial". The changes combine together C-G4, C-GX and C-GXX and do not substantially affect the scope of these items.</p>	<p><del><b>C-GXX. Transportation Security.</b> Safe access to basic goods, services, health care, schools, employment and recreation. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</del></p>
<p>Changes may be considered as "not substantial". The changes essentially restate the deleted parts of C-G4, C-GX and C-GXX and do not substantially affect the scope of those items.</p>	<p><del><b>C-GXXX. Movement of Goods.</b> A circulation system with improved <u>opportunities, reliability connectivity and cost-effectiveness for businesses and producers to move goods within, into and out of Humboldt County.</u> [BOS tentative revision 1-14-2013]</del></p>
	<p><b>Policies</b></p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><del><b>C-P1. Orderly Development Circulation System.</b> Encourage development of a circulation system that supports an orderly pattern of land use by:</del></p> <ul style="list-style-type: none"> <li><del>A. Using minor collector roads to provide a</del> Access to higher density residential areas, local commercial facilities, neighborhood parks, and schools while maintaining maximum bicycle and pedestrian connectivity and access.</li> <li><del>B. Designing access to residential areas to minimize disruptions to the flow of traffic while ensuring providing for user safety and connectivity on arterial or collector roads. Avoid direct residential driveway access off of arterials and collectors.</del></li> <li><del>C. Improving connectivity between interrelated areas such as neighborhoods and common destinations.</del></li> <li><del>D. Locating Planning</del> retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near that consider the location of collectors or arterial roads consistent with the Land Use Element.</li> <li><del>E. Improving transportation infrastructure to accommodate existing land uses served by a sub-standard road classification.</del></li> <li><del>F. Using multi-use transportation hubs to serve town centers, neighborhoods and other common destinations.</del></li> <li><del>G. Enhancing pedestrian and bicycle access to employment, services and recreation.</del></li> <li><del>H. Locating multi-family residential, commercial and public use facilities</del></li> </ul>

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	<p>in areas serviced by public transit.</p> <p><del>I. Encouraging building, fence, façade, and setback design that promotes comfortable pedestrian environments. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</del></p>
<p>Changes may be considered as “not substantial”. The changes clarify the scope of the item to make it more understandable and consistently applied.</p>	<p><b>C-P2. Consideration of Land Uses in Transportation Decision Making.</b> Transportation decisions shall be based on a comprehensive planning approach that considers existing land uses, <u>principally permitted land uses</u> and future land development as proposed in adopted County plans and plans of other governmental agencies. [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. This item is now addressed in the reworded version of C-P1 paragraph (D), and that when viewed together with C-P1, these changes may be considered “not substantial”.</p>	<p><del><b>C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</b> Decisions to change or expand the land use of a particular area should include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational or economic consequences. (Split vote)</del></p>
<p>Changes may be considered as “not substantial”. This item is now addressed in the reworded version of C-P1 paragraph (D), and that when viewed together with C-P1, these changes may be considered “not substantial”.</p>	<p><del><b>C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</b> Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, or economic, and health related consequences. (Split vote)</del></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>C-P4. Mitigation Measures.</b> <u>New Development with potentially significant circulation impacts as determined by CEQA review shall be conditioned to proportionally mitigate significant traffic impacts such impacts through payment of impact fees, construction of on- and off-site improvements and dedication of rights-of-way or a combination of impact fees, improvements and dedications.</u> [BOS tentative revision 1-28-2013]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>C-P5. Level of Service Criteria.</b> The County shall strive to maintain Level of Service C operation on all roadway segments <u>and intersections</u>, except for <del>of</del> U.S. 101, where Level of Service D shall be acceptable. <del>Cumulative impacts to target levels of service shall also be considered in project review and addressed through the use of development impact fees.</del> Level of Service improvements for automobiles <del>shall</del><u>should</u> not adversely affect Level of Service and/or Quality of Service for other modes of transportation, <u>if possible.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-P6. Jurisdictional Coordination and Integration.</b> Use HCAOG, formal Memorandums of Understanding, and informal project level cooperation to integrate countywide <del>land use and</del> transportation planning and implementation efforts. <del>Adopt consistent transportation standards and roadway functional classifications between jurisdictions and Caltrans.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The</p>	<p><b>C-P7. Joint Use of Traffic Models.</b> <u>The County-Wide Transportation Plan (CWTP) and projects with potentially significant transportation impacts</u></p>

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<p>changes do not substantially affect the scope of this item. Integration of transportation planning into land use decision-making will effectively be the same under both versions of this policy.</p>	<p><del>should</del> <del>integrate</del> transportation planning and analysis through joint use of area-wide traffic models such as <del>including but not limited to</del> the Greater Eureka Area Travel Model (GEATM) <del>or the Humboldt County Traffic Demand Model (HCTDM)</del>. Develop travel demand models with methods and inputs that incorporate walking, biking and transit. Support coordination with agencies to maintain the accuracy and utility of such models. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-P8. Coordination Between County Agencies.</b> County Public Works, Health and Human Services, and <del>shall coordinate with</del> <u>Community Development Services</u> the Planning Division and consider suggestions from <u>other county departments</u> to <del>ensure</del> encourage the uniform implementation of <del>circulation policies</del> the Circulation Element and County-Wide Transportation Plan. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-Px. Circulation Planning for Bicycles, Pedestrians and Transit.</b> Circulation planning and <del>discretionary</del> project review shall include an assessment of <del>quality of service</del> for bicycle, pedestrian and public transit access. [BOS tentative revision 1-28-2013]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-P9. Acceptance of Roads into the County Maintained Road System.</b> Circulation Element roads, <u>as specified by the County-Wide Transportation plan</u> <del>constructed to County standards</del>, shall be recommended to the Board of Supervisors for inclusion into the County Maintained Road System. Other roads shall not be recommended for acceptance into the County Maintained Road System unless an exception for public interest is supported by Public Works and adequate funding for the future maintenance of the road and its associated facilities is provided. [BOS tentative revision 1-28-2013]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>C-P10. Rail Rights-of-Ways as Public Facilities.</b> <del>Road and</del> <u>All 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</u> <del>s are hereby shall be</del> planned Railroad as Public Facilities (PF), <del>as per in</del> the Land Use Element, <del>whether or not specifically mapped</del>. [BOS tentative revision 5-06-2013]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-P11. Roadway Functional Classifications.</b> Adopt and consistently apply roadway design and right-of-way standards <u>as part of a County-Wide Transportation Plan</u> according to functional classifications that consider all modes of travel in the context of road location and applied usage, <u>e.g. urban, suburban, rural or remote</u>. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><del><b>C-P12. Multi-modal Level of Service/Quality of Service Criteria.</b></del> The County shall specify and endeavor to maintain minimum multi-modal Levels of Service (LOS) and Quality of Service (QOS) standards on County roads and use LOS/QOS criteria as a basis for analyzing impact fees and assessments, prioritizing congestion relief projects, and evaluating cumulative traffic impacts of discretionary development. [BOS tentative revision 1-28-2013]</p>
<p>Changes may be considered as “not substantial”. The</p>	<p><b>C-P13. Prioritization of Investments.</b> Use objective criteria consistent with this Plan that can be applied uniformly and countywide to prioritize</p>

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changes do not substantially affect the scope of this item. The changes also affirm existing requirements.	transportation capital and maintenance expenditures. <u>Work to reduce overall deferred maintenance liability. Subject to state law, maintenance of existing roads shall be a priority.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>C-P14. Efficiency and Capacity.</b> <del>Manage roadway systems and congestion relief projects for increased transportation efficiency through multi-modal demand management and transportation before increasing capacity through roadway widening or new road construction.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>C-P15. Roadway and Multi-modal Facility Maintenance.</b> <del>Use objective roadway condition measures and thresholds to prioritize maintenance projects. Work to reduce overall deferred maintenance liability.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-P17. Highway Improvements.</b> <del>Encourage state and federal highway improvements that promote safety and connectivity for all users, especially for communities with highway arterials. The County supports a strategy for improvements to the U.S. Highway 101 Safety Corridor that minimizes impacts to coastal resources, improves safety and connectivity for non-motorized transportation modes, and minimizes adverse impacts to parallel routes (State Route 255, and Old Arcata Road/Myrtle Avenue.) Corridor improvements that could create adverse impacts to bicycle and pedestrian use, such as a resumption of state highway speeds or intersection modifications, shall be designed with offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD 64 R1 or successor policies. The improvements shall include a separated Class I Facility for non-motorized users parallel to the US 101 Safety Corridor.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-P18. Coordination with <u>County Feedback to School Districts Regarding Transportation Planning.</u></b> <del>The County shall coordinate with provide feedback to school districts or with new school site locations, opening or re-using closed school sites, and significant changes in attendance levels or hours of operation to minimize traffic impacts to give advice on mitigating traffic impacts and promote promoting multimodal school site access. The County shall actively consider non-motorized improvements around schools and seek funding through Safe Routes to Schools Programs and other funding sources.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>C-P19. Best Management Practices for Road Grading.</b> <del>New development subject to t</del> The County shall periodically update its grading ordinance shall use to assure it is using best management practices prevent soil erosion and minimize impacts to watersheds from grading activities. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<b>C-P20. Best Practices for County Road Maintenance.</b> <del>Continue use of the Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance or a functional equivalent, as amended and approved by state and federal resource agencies, for County road maintenance and maintenance yards to minimize impacts to watersheds from roads and maintenance yard facilities.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially	<b>C-P21. State and Federal Consistency.</b> Road construction and maintenance activities performed by the County or under the County’s land use jurisdiction shall be consistent with and support approved state and

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affect the scope of this item.	federal salmon or steelhead recovery plans, Clean Water Act Total Maximum Daily Loads (TMDLs) and the National Pollution Discharge Elimination System Stormwater Program. [BOS tentative revision 1-28-2013]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P22. Public Transit.</b> The County shall support the <u>implementation of</u> guiding goals, policies, and objectives of the Public Transit and Paratransit Service Element of the Regional Transportation Plan as amended <u>to the extent they are consistent with the General Plan.</u> [BOS tentative revision 1-14-2013; Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P23. Public Transit Service.</b> <del>Public transportation systems in the County shall be coordinated and integrated with transportation providers so that a full range of travel patterns and connectivity with other modes of transportation are provided can be supported.</del> A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. <del>Fares should be integrated so that a person pays only once for the full trip.</del> Convenience facilities should be made available so that transfer areas are attractive, well-lit, protected from the weather and have bus information posted. B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on intercity and regional buses. C. <del>Multi family housing, public uses such as libraries, schools and community centers, and commercial uses should be encouraged or located in areas serviced by or planned for public transit.</del> D. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients. E. <del>Public transportation should provide access to recreation areas.</del> [BOS tentative revision 1-28-2013]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-Pxx. Long Term Transit Plan.</b> The County shall <u>support HCAOG's encourage the development of a long term transit planning</u> with the goal of increasing the percentage of public transit trips compared to automobile trips. <del>The Long Term Transit Plan should be coordinated with the Pedestrian and Bicycle System Plan.</del> [BOS tentative revision 1-14-2013; Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del><b>C-Pxxxx. Investment in Public Transportation.</b> The County shall utilize Transportation Development Act funds for public transit operations and improvements on active transportation facilities.</del> [BOS tentative revision 1-28-2013]

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<p>Changes may be considered as “not substantial”. The changes will result in a plan that combines together and enhances road improvement standards which are presently contained in Standard C-S1 (below), the subdivision, grading and drainage ordinances. The CWTP is intended to be more reflective of local conditions and preferences than the standards presently in effect.</p>	<p><b>C-PX5. County-Wide Transportation Plan.</b> The County shall maintain a clear <u>plan for development and improvement of multi-modal transportation infrastructure consistent with land use plans, intended community character and community priorities.</u> [BOS tentative revision 1-28-2013]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-P24. Investment in Improvements.</b> The County’s Capital Improvement Plan shall <u>be consistent with the County-Wide Transportation Plan. It will prioritize, include an assessment and address existing road conditions of the needs of bicycles and pedestrians, and allocate funds</u> consistent with the goal of increasing the safety, functional network and facility efficiency, and capacity <u>of pedestrian and bike routes for all modes.</u> The level of service and quality of service for <u>pedestrians and bicycles all users</u> shall not be diminished, and where practical, shall be increased when expanding roadway capacity for motorized circulation. Road resurfacing projects should provide improved access and safety for bicycles. [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-P25. Multimodal Level of Service (LOS) and Quality of Service Standards (QOS).</b> Use objective Multimodal Level of Service and Quality of Service Standards; for example, the Florida Department of Transportation’s <u>“Quality/Level of Service Handbook” (FDOT, 2002) or the Transportation Research Board’s “Highway Capacity Manual” (TRB, 2000) methods and criteria to formulate Level of Service (LOS) and Quality of Service (QOS) standards which consider “walkability audits” and “bikeability audits” suitable for the locality to assess and plan the multi-modal quality and capacity of county roads and intersections. Analyze neighborhood level conditions using objective methods and criteria such as “walkability audits” and “bikeability audits”.</u> [BOS tentative revision 1-28-2013]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-P26. Bicycles and Pedestrian Facilities in New Subdivisions.</b> Sidewalks: <del>In urban areas, sidewalks should be provided. When feasible sidewalks should be separated from the road with a landscape strip. When feasible, sidewalks or trails (Class 1)</del> <u>Bicycle and pedestrian facilities should be encouraged provided to connect neighborhoods. Standards for urban, suburban, rural and remote contexts shall be developed.</u> Bike lanes: <del>In urban areas, bike lanes (Class 2) should be provided on all collector and arterial roads. In rural areas, bike lanes (Class 2) or bike routes (Class 3) should be provided when demand warrants separated facilities.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>C-P27. Right-of-Way Design Standards.</b> <u>The County shall develop and include in the County-Wide Transportation Plan [Right-of-way design standards shall incorporate] specifications for bicycles, pedestrians, public transit facilities, and buffers the needs of all users consistent with urban, suburban, rural or remote community character. The County shall develop</u></p>

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	<u>incentives for development of multi-modal facilities to offset any potential loss of developable land.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P28. Landscape Buffer Strips.</b> <u>The County Wide Transportation Plan shall provide landscape buffer strip standards as part of the road cross-section standards and according to the context of urban, suburban, rural and remote.</u> Landscape buffer strips <del>shall</del> <u>should</u> be used, where feasible, to segregate pedestrian walkways from arterial and collector roadways. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P29. Removal of Obstacles in Pathways.</b> Where feasible <u>and consistent with the County-Wide Transportation Plan,</u> new pathways and sidewalks shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, <u>pedestrian facilities</u> they shall be widened or otherwise designed to provide the least amount of obstruction to users. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P30. On-Street Parking.</b> Design on-street parking to minimize conflicts with <del>bicycles and pedestrians</del> <u>all users consistent with the County-Wide Transportation Plan.</u> Where appropriate, creative on-street parking arrangements such as parking pockets or bays shall be considered to improve design flexibility. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P31. Design Standards for All Pathways.</b> <del>Published</del> <u>Design standards,</u> such as the Caltrans Highway Design Manual, the San Francisco Bicycle Plan Supplemental Design Guidelines (2005) VTA's Bicycle Technical Guidelines (1999) and VTA's Pedestrian Technical Guidelines (2003) or equivalent, <del>shall be used by</del> <u>appropriate to urban, suburban, rural and remote character</u> shall be used by the County Public Works Department for the design and construction of pedestrian and bicycle facilities. <del>All new hard surfaced walkways shall be wheelchair accessible. Existing hard surfaced walkways should be improved to be wheelchair accessible when funding is available or when development projects occur on adjacent parcels.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P32. Traffic Calming.</b> Use traffic calming measures, where <u>feasible and appropriate,</u> as a means of improving safety for <del>pedestrians and bicycles</del> <u>all users.</u> Traffic calming measures <u>may</u> include, but are not limited to, roundabouts, chicanes, curb extensions, and traffic circles. [BOS tentative revision 1-28-2013]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P33. Protection of Designated Pedestrian and Bicycle Routes.</b> <del>The County shall review land</del> <u>New</u> development along and adjacent to <u>planned and designated pedestrian and bicycle routes shall consider and incorporate those routes to ensure that adjacent new development is consistent with established right-of ways and compatible with the safety and capacity of the corridor.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-P34. Bicycle Facilities.</b> <del>Strongly</del> <u>Encourage</u> the <u>planned</u> placement of secure, <u>and/or</u> weather-protected bicycle storage facilities at <u>public buildings and bus stops, businesses, and public buildings, where appropriate.</u> <u>Incentivize placement</u> <del>Encourage the addition of bicycle</del> <u>parking and storage at businesses, new or modified bus stops and multi-family housing transport racks on public buses.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The	<b>C-P35. Development Preservation of Railroad Right-of-Ways for Bicycles and Pedestrians.</b> <del>Encourage development of the Annie and Mary Railroad</del>

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changes do not substantially affect the scope of this item.	<del>rights-of-way as Class 1 bikeway (bike and pedestrian path) provided those uses do not conflict with regional rail transportation system plans. The County shall work to preserve railroad rights-of-way as a contiguous public use transportation corridor for rail and other public transportation uses.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. These changes combine together C-P36 and C-P37, and do not substantially affect the scope of these items.	<b>C-P36. Develop a Regional Trails System.</b> Support efforts to establish and connect a regional trails, particularly in the greater Humboldt Bay and lower Mad River area, Eel River Valley, along the Avenue of the Giants and in the Klamath-Trinity area system extending from Orick to Garberville and east to connecting Willow Creek and the Hoopa Valley areas. The System should include the California Coastal Trail system and incorporate consist of multi-use trails where feasible. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes to C-P36 above combine together C-P36 and C-P37, and do not substantially affect the scope of these items.	<del><b>C-P37. Encourage Equestrian Horse Trails.</b> Encourage the development of equestrian recreation trails and a multi-use trail system that supports equestrian use where appropriate.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. These changes clarify policy C-P26 (Bicycle and Pedestrian Facilities in New Subdivisions”), and do not significantly change the scope of that policy.	<b>C-P?. Encourage Bicycle and Pedestrian-Friendly development:</b> Incentives should be given to developers who provide non-motorized facilities that connect neighborhoods in a design appropriate to the character of those neighborhoods. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>C-P41. Movement of Goods Marine Transportation.</b> Encourage marine transport options, such as coastal barge service and associated facilities. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>C-P42. Re-establishing Regional Rail Service.</b> Support and encourage rail service in and out of the county and connected to other parts of the state and the national rail system. Public investment to re-establish regional rail service should be contingent on a private or public demand for sustained rail service and an analysis of net benefits to the County’s economy, transportation systems, and environment. [BOS tentative revision 1-14-2013: Straw Vote 4-1 (Bohn)]
Changes may be considered as “not substantial”. This policy is mostly duplicative of the reworded version of C-P35 (“Preservation of Railroad Right of Ways”). When looked at together, the changes made to both policies will essentially achieve the same results as the original version of both policies.	<del><b>C-P43. Rail Right-of-Way.</b> Protect and reserve the rail right of way for public and private transportation uses.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The	<b>C-P45. Commercial Areas.</b> Where feasible, cCommercial projects should be encouraged to develop inter-connecting traffic features with other

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changes do not substantially affect the scope of this item.	commercial projects. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item. The CWTP combines together and enhances road improvement standards which are presently contained in the subdivision, grading and drainage ordinances. The CWTP is intended to be more reflective of local conditions and preferences than the standards presently in effect.	<b>C-P47. Frontage Improvements.</b> As properties are developed, all road frontages of the property shall be improved to the appropriate standard for the road <u>according to the County-Wide Transportation Plan.</u> <del>Improvements to both sides of the road shall be required when the property on the other side of the road does not have legal rights to use the road.</del> Exceptions may be granted by the Planning Commission. <u>Current standards will be used in evaluating frontage improvements until they are superseded by the approved Countywide Transportation Plan.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. These changes clarify the reworded version of policy C-P17 (“ <u>Highway Improvements</u> ”). When viewed together, the changes made to both policies will have essentially the same results as the original version of both policies.	<b>C-PX7. Highway Improvement:</b> <u>Encourage state and federal highway improvements that promote safety and connectivity for all users, especially for communities with highway arterials.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-PX8. Discretionary Road Funds:</b> <u>First priority for discretionary road funds shall be used to address deferred maintenance.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
	<b>7.5 Standards</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>C-S1. Functional Classifications.</b> Roadway functional classifications and standards are shown in Table 7-B (pages 7-203 and 7-244), and further specified in Title III—Land Use and Development Division 2 Subdivision Regulations. [BOS tentative revision 1-28-2013]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>C-S3. Traffic Thresholds of Significance.</b> Apply objective measures, such as roadway capacity and <del>multimodal quality/</del> level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, <del>such as Health Impact Assessments</del> to make determinations on the significance of traffic impacts for CEQA purposes. [BOS tentative revision 1-28-2013: Straw Vote 4-1 (Lovelace)]
Changes may be considered as “not substantial”. The changes have no direct	<b>C-S4. Pavement Management Criteria.</b> Strive to maintain the <del>overall condition of County maintained roadways above the 6850th percentile of the Overall Pavement Condition Index (POCI) of 6850th percentile or above</del>

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<p>relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>and Modified OCI developed in the 2008 Technical Report. [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-S5. Prioritizing Transportation Capital Expenditures.</b> Objective criteria shall be used to prioritize transportation capital expenditures. Criteria shall be developed to reflect consideration of:</p> <ul style="list-style-type: none"> <li>A. Accident data and multi-modal traffic engineering safety analysis for safety projects.</li> <li>B. <u>System preservation.</u></li> <li>C. Multi-modal LOS and Quality of Service (QOS) measures for congestion relief projects.</li> <li>D. Analysis of future development potential based on the Housing Element land inventory for growth accommodating projects.</li> <li>E. Reductions in roadway system maintenance costs.</li> <li>F. Community demand and public interest. [BOS tentative revision 1-28-2013: Straw Vote 5-0]</li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-S6. Prioritizing Road Maintenance Projects.</b> Use and refine the OPCI rating system to prioritize road maintenance projects for roads that have been assessed under this system. <del>Maintenance projects on other roads shall use the Modified OCI system.</del> [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-S8. Pedestrian and Bicycle System.</b> A Board adopted Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan shall identify trails and routes considered a part of County maintained circulation system. Development projects proposed on lands that include a County maintained trail or route may be required to dedicate easements or make improvements if an individualized determination is made that the dedication is related both in nature and extent and is roughly proportional to the impact of the proposed development consistent with standards specified in Title III - Land Use and Development Division 2 Subdivision Regulations. The Pedestrian and Bicycle System Plan should be coordinated with a Long-term Transit Plan, <u>and the as CWTP.</u> [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-S9. Prioritization of Pedestrian and Bicycle Facilities and Routes.</b> Objective criteria shall be used to prioritize construction of pedestrian and bicycle facilities and routes. Criteria shall be developed to reflect consideration of:</p> <ul style="list-style-type: none"> <li>A. Providing safe and continuous connections between:                             <ul style="list-style-type: none"> <li>1) Neighborhoods and public schools</li> <li>2) Residential areas and workplaces, shopping districts, daily retail and social services</li> <li>3) Transit stops and public facilities</li> <li>4) Adjacent open spaces or recreation areas</li> </ul> </li> </ul>

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	<p>B. Reductions in <u>motorized</u> vehicle miles traveled</p> <p>C. Community demand and public interest [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes clarify C-P4 (“Mitigation Measures”), and when viewed together, they do not substantially affect the scope of C-P4.</p>	<p><b>C-SX. Developer’s Preference.</b> <u>Developer’s preference shall be considered by the Planning Commission or the Board of Supervisors in determining whether developers mitigate impacts on the circulation system by installing the required improvements or paying a development fee that will result in construction of the required improvements</u> [BOS tentative position 1-28-2013: Straw Vote 5-0]</p>
	<p><b>7.6 Implementation Measures</b></p>
<p>Changes may be considered as “not substantial”. The changes will result in a plan that combines together and enhances road improvement standards which are presently contained in Standard C-S1 (“Mitigation Measures”), the subdivision, grading and drainage ordinances. The CWTP is intended to be more reflective of local conditions and preferences than the standards presently in effect.</p>	<p><b>C-IM1. <del>Circulation Standards</del> County-Wide Transportation Plan.</b> <u>The County shall adopt a clear plan for development and improvement of multi-modal transportation infrastructure consistent with land use plans, intended community character and community priorities in unincorporated Humboldt County. The plan will include a Review and update of roadway, pedestrian, and bicycling facility standards in the Humboldt County Roadway Design Standards Manual, Title III—Land Use and Development Division 2 Subdivision Regulations, and other appropriate ordinances. The plan shall be reviewed and updated as needed.</u> [BOS tentative revision 1-28-2013]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-IM4. Regional Coordination.</b> Support and participate in joint circulation system and land use planning with HCAOG, affected cities, Caltrans, and other transportation agencies and providers. <del>Maintain, update, and validate the Greater Eureka Area Transportation Model or its equivalent on a regular basis, and use the model to evaluate development related multi-modal transportation impacts on the existing and proposed circulation system.</del> [BOS tentative revision 1-14-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>C-IM5. Roadway System Construction.</b> Develop funding mechanisms to complete construction of critical segments of the roadway system designated in the Circulation Element and identified in the Capital Improvement Plan. Include bicycle and pedestrian infrastructure funding in all appropriate requests. <del>The highest priority for the use of limited funds should be placed on projects where multi-modal infrastructure improvements are needed most.</del> [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from</p>	<p><b>C-IM7. Transit Infrastructure.</b> Work with regional transit providers (<del>K-T Net, Blue Lake Rancheria Transit, Humboldt Transit Authority, Arcata &amp; Mad River Transit System and Redwood Coast Transit</del>) to situate transit stops and hubs at locations that are convenient for transit users, and promote increased transit usage through the provision of shelters, benches, and other amenities. [BOS tentative revision 1-28-2013: Straw Vote 5-0]</p>

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discretionary to ministerial.	
Changes are within the range of alternatives considered by the Planning Commission.	<b>C-IM10. U.S. Highway 101 Safety Corridor Improvements.</b> Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project shall support a multimodal strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads. The strategy should include an adaptive management element which will collect, analyze, and iteratively shape further safety improvements to the Corridor. Corridor improvements must not create adverse impacts to bicycle and pedestrian use without offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64 R1 or successor policies. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>C-IM12. Pedestrian and Bicycle System Plan.</b> Prepare a Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan and incorporate appropriate implementation standards in Title III – Land Use and Development Division 2 Subdivision Regulations. The Pedestrian and Bicycle System Plan should be coordinated with a Long-term Transit Plan and the CWTP. [BOS tentative position 1-28-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-IMX. Joint Use of Traffic Models.</b> The County-Wide Transportation Plan (CWTP) should integrate joint use of area-wide traffic models including but not limited to the Greater Eureka Area Travel Model (GEATM) or the Humboldt County Traffic Demand Model (HCTDM). Develop travel demand models with methods and inputs that consider all users. Support coordination with agencies to maintain the accuracy and utility of such models. Applicants may use studies and reports done by others, including the County, to develop mitigation for their proposed projects for reasons including, but not limited to, reducing costs and making projects affordable. [BOS tentative revision 1-28-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-IMX1. Greater Eureka Area Transportation Model.:</b> Maintain, update, and validate the Greater Eureka Area Transportation Model or its equivalent on a regular basis, and use the model to evaluate development-related multi-modal transportation impacts on the existing and proposed circulation system. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>C-IMX2. Safe Routes To School.</b> The County shall seek funding through Safe Routes to Schools Programs, grants and other non-fee based funds to make non-motorized improvements around schools. [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes have no direct	<b>C-IMX3. Municipal Advisory Committee Review.</b> The County shall utilize the municipal advisory committees in those areas where they exist when updating community plan circulation components. [BOS tentative revision 1-

Discussion of Changes	GPU Text
relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes elaborate on the improvement requirements of standard C-S1 (“Functional Classifications”), and do not substantially affect the scope of those requirements.	<b>C-IMX4. Direct Driveway Access:</b> <u>Avoid, where feasible, direct residential driveway access off of arterials and collectors.</u> [BOS tentative revision 1-14-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes elaborate on the mapping requirements of policy C-P10 (“ <u>Rail Rights-of-Ways</u> ”), and do not substantially affect the scope of those requirements.	<b>C-IMX5. Mapping of Rail Rights-of-Way as Railroad.</b> <u>All 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 shall be designated Railroad in the Land Use Element and shown as a line symbol on the land use maps. A combining zone shall be applied to these properties to protect the rail rights of way from development that may interfere with the use of the rights of way for transportation purposes.</u> [BOS tentative revision 5-06-2013: Straw Vote 5-0]
	<h2>Chapter 9. Economic Development Element</h2> <h3>Diverse Economy</h3>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	A diversified local economy is desirable because it is stable. A stable local economy sees slower, steadier economic growth and less volatility. In the early 1980s, Humboldt County’s unemployment rate was around 12%. <del>Today, our unemployment rate is similar to the state average, ranging from 4 to 7%.</del> <u>During the Great Recession in the US (2008-2012), Humboldt County’s unemployment rate tracked at or below California’s rate.</u> From 2000-2007, our lowest rate was 5.5% and the state’s was 4.9%. During the recession, after the economic peak in 2007, Humboldt’s unemployment rate reached a high of 11%, but just below the state average of 11.4%. The recession of 2008-2010 affected the sectors related to financial services, housing construction and retail, the same as the national economy. In the Framework General Plan of 1984, the economic development element reflected the realities of the downturn in the timber and fishing industries. The contraction of these sectors has leveled off in the last decade. The fishing industry has shrunk by two-thirds. Though hit hard by the recent national recession, the forest products industry provides approximately 11% of the direct payroll in the County today, about equal to the education, and research and health care industries.
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or	Though the traditional natural resource industries have declined, they still play a vital role in the local economy. Their contributions are substantial and can remain so for many decades to come. Therefore, it is vital that the County retain an essential quantity, or “critical mass,” of land and infrastructure to allow the forest products, agriculture, and fishing industries

Discussion of Changes	GPU Text
density of uses, and do not change a use from discretionary to ministerial.	to remain viable.
	<b>Comprehensive Economic Development Strategy</b>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p>In 1999, the County Board of Supervisors adopted a <i>Comprehensive Economic Development Strategy (CEDS)</i> to guide local economic development investments, including those from the U.S. Economic Development Administration. Entitled <i>Prosperity! The North Coast Strategy</i>, the CEDS laid out a strategy that prioritizes the needs of nine "base" industry clusters—those that export products and services to customers outside the region. This strategy applies the leading economic theory and research on how economies function and grow. Base industry clusters compete for customers globally and labor locally, thereby driving greater growth in wages, productivity, and jobs in the local economy. According to data from the CA Employment Development Department (CA EDD), from 2003 to 2006, average wages in the local county economy increased 13.4% (from \$25,220 to \$28,600). For the same period, average wages in the base industries increased 16.7% (from \$27,663 to \$32,277). Even when the data includes the beginning of the recession, the base industries still consistently increase wages over the whole economy. Thus, base industries are a natural target for strategic investment of limited economic development resources. The county's base industries include:</p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>● Forest products</li> <li>● Education and research</li> <li>● Tourism</li> <li>● Niche manufacturing</li> <li>● Dairy and dairy processing</li> <li>● Specialty agriculture</li> <li>● Fisheries, fish processing, and aquaculture</li> <li>● Information technology</li> <li>● Arts and culture</li> </ul>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p>These industries were identified based on their export value, their concentration in the region, their competitive advantage in national and international markets, and their potential for future growth (identification of industries and analysis of data is conducted through the CEDS update process.) The CEDS concluded that entrepreneurship, innovation, and quality of life are critical requirements of the new economy. In turn, individuals, businesses, local governments, and other organizations have been helping to build the County's reputation in these areas. They understand that the County's economic competitiveness depends a great deal on its beautiful natural setting, small town character, and vibrant creative culture.</p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from	<p>The local economy also includes industries that grow primarily from the demands of the local population or export businesses based here. They circulate capital within the local economy, and provide critical services, jobs, and resources for the economy, such as healthcare, childcare, retail, and construction. Support industries include:</p>

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discretionary to ministerial.													
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<table border="0"> <tr> <td>Retail</td> <td>Child Care</td> </tr> <tr> <td>Transportation</td> <td>Real Estate</td> </tr> <tr> <td>Business Services</td> <td>Finance</td> </tr> <tr> <td>Insurance</td> <td>Construction</td> </tr> <tr> <td>Government</td> <td>Wholesale</td> </tr> <tr> <td>Health Care</td> <td>Utilities</td> </tr> </table>	Retail	Child Care	Transportation	Real Estate	Business Services	Finance	Insurance	Construction	Government	Wholesale	Health Care	Utilities
Retail	Child Care												
Transportation	Real Estate												
Business Services	Finance												
Insurance	Construction												
Government	Wholesale												
Health Care	Utilities												
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p>In 2012, the County engaged the public and business community in an extensive economic development process, called <i>Prosperity 2012</i>, to update the County’s <i>Comprehensive Economic Development Strategy (CEDS)</i>. CEDS guide local economic development investments, including those from the U.S. Economic Development Administration, Community Development Block Grants and Rural Development. The CEDS lays out a strategy that prioritizes the needs of eight target industries—those that have demonstrated growth in jobs, firms, wages and/or substantial export of products and services to customers outside the region. This strategy applies the leading economic theory and research on how economies function and grow, as well as the knowledge and priorities of local industry, business and community leaders. The county’s target industries include:</p>												
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<ul style="list-style-type: none"> <li>• <u>Diversified Health Care</u></li> <li>• <u>Building &amp; Systems Construction</u></li> <li>• <u>Specialty Food, Flowers &amp; Beverages</u></li> <li>• <u>Investment Support Services</u></li> <li>• <u>Management &amp; Innovation Services</u></li> <li>• <u>Niche Manufacturing</u></li> <li>• <u>Forest products</u></li> <li>• <u>Tourism</u></li> </ul>												
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p>The first six industries were based on their fast growth in new jobs, firms, wages and concentration (an indicator of export). The <i>Redwood Coast Targets of Opportunity Report 2012</i> (Part V of the CEDS) provides the economic performance data for the CEDS and profiles each of the eight industries in detail. The Redwood Coast region includes Humboldt, Del Norte, Trinity, Siskiyou and Mendocino counties. From 1995-2009, the top six Target of Opportunity industries combined grew new jobs at 14%, versus the region which lost jobs at -6.1%. They also grew wages at an average of 36%. The region lost firms at -15.5%, while firms in the Target of Opportunities closed at half that rate (-8.8%). These industries now provide 42% of the region’s private sector jobs.</p>												
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p>Additionally, Forest Products and Tourism are identified as important target industries. Each utilizes Humboldt County’s natural resource assets, exporting lumber and attracting tourists. Six of the eight total target industries pay (29% to 47%) above the regional average annual wages. All the target industries demonstrate competitive advantage in national and international markets, and provide opportunity for living wage careers, entrepreneurship, and future growth.</p>												
Changes may be considered	Industry leaders throughout the CEDS planning process identified												

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<p>as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>entrepreneurship, innovation, and quality of life as critical requirements of the new economy. They emphasized that the County’s economic competitiveness depends a great deal on its beautiful natural setting, small-town character, and vibrant creative culture. On March 26, 2013, the Humboldt County Board of Supervisors adopted Prosperity 2012 Parts I-V as Humboldt County’s Comprehensive Economic Development Strategy, and it was accepted by the US Economic Development Administration.</u></p>
	<p><b>Regional Role</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>Humboldt County is part of a regional economy that includes the neighboring counties of Del Norte, Mendocino, western Trinity and Siskiyou counties, and the cities within those boundaries, <u>as indicated in the Redwood Coast Targets of Opportunity Report 2012</u>. The export industries of the County span the region with many companies operating both here and in neighboring counties. Many economic assets, such as productive timber and agricultural lands, microclimates that provide long growing seasons, recreational opportunities, a desirable quality of life, and high levels of innovation and entrepreneurship are shared across the region. Obstacles such as lack of interstate truck access, widespread and redundant broadband Internet service, a serviceable railroad, and deteriorating infrastructure and geographic isolation are also shared with our neighboring counties. These shared assets and obstacles provide good reason to coordinate economic development strategies and investments.</p>
	<p><b>Workforce and Targets of Opportunity</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>Prior to the recession of 2008-2010, the United States was anticipating a massive labor shortage, particularly at middle to upper management levels, from the retirement of the Baby Boom Generation. While <u>large-scale retirements have did not occurred</u> due to the dramatic drop in stock market values <u>during the recent Great Recession</u>, as retirement funds rebound, it is likely that people will retire and open up many positions. <u>Prior to the recession, local employers in many sectors currently struggled to fill entry-level and advanced positions, a situation only blunted for a few years by the recession.</u> Labor shortages at all levels <u>are starting to will</u> affect local industries and will likely be exacerbated by the national shortage over the next ten years or more.</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>A 2007 labor market study, produced by the Humboldt County Workforce Investment Board, identified six fast-growth industries in the Redwood Coast region (Humboldt, Del Norte, Mendocino, Trinity, and Siskiyou counties). These industries have been emerging from our base industries and capitalizing on new, global markets. Called “Targets of Opportunity,” these six emerging industries represent a sustained, structural shift in our economy. They are: (1) diversified health care; (2) building and systems construction and maintenance; (3) specialty food, flowers, and beverages; (4) investment support services; (5) management and innovation services; and (6) niche manufacturing. The study showed that these industries account for 53% of wages and almost 40% of the jobs in the private sector of the region. Their employment grew by 37%, firms by 23%, and wages by up to 26% in the last 15 years, compared to 4% job growth, 1.5% firm growth, and 6% wage growth for the overall regional economy. Just in Humboldt County, from 1995 to 2008, the six Targets of Opportunity industries grew wages from \$39,711 to \$46,524 up 17.2 percent, over 3% faster than the Humboldt</u></p>

Discussion of Changes	GPU Text
	<del>County economy as a whole, based on data from the CA-EDD.</del>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>In the Targets of Opportunity industry study of 2007, which first identified the Target of Opportunity industries, they demonstrated fast growth: employment grew by 37%, firms by 23%, and wages by up to 26% in the 15 years studied (1990-2004), compared to 4% job growth, 1.5% firm growth, and 6% wage growth for the overall regional economy. The 2012 report covers an overlapping period 1995-2009 ending with the recession, which clearly muted the Target industry growth. Still these industries far outperformed the region as a whole, as noted earlier.</u>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	While these growth industries offer real opportunities for prosperity, they are not an absolute guarantee of success. In focus groups for the study, employers universally identified the chronic need for workers as constraining their growth. Our region has workforce in transition from one shrinking industry, like forest products, and into <u>multiple</u> emerging industries, like management & innovation services. This workforce needs re-training to find meaningful careers and meet employer needs. Nationally, four groups in particular are expected to continue to suffer a shortage of employees: (1) health care, (2) manufacturing, (3) energy, and (4) public sector. In addition to future anticipated losses due to retirements, skilled workforce shortages already exist (and will continue) in decision sciences (e.g., finance, accounting, marketing, etc.), hard sciences, and engineering.
	<b>9.4 Goals and Policies</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G2. Natural Resource Assets.</b> Long term economically viable and environmentally sustainable, <del>agricultural, mineral resource, timber, and coastal dependent lands</del> <u>utilization and enjoyment of natural resources.</u> [BOS tentative revision 9-9-2013; Straw Vote 5/03]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G5. Economic Development Assistance Programs.</b> Financial and technical assistance programs that support <del>workers, businesses, service providers, micro-enterprise, and disadvantaged communities</del> <u>wage growth, full employment, and businesses inclusive of disadvantaged communities.</u> [BOS tentative revision 9-9-2013; Straw Vote 5/03]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G6. Competitive Quality of Life.</b> <u>Maintained and enhanced</u> natural resources, recreational opportunities, quality <del>schools</del> <u>education</u> , and vibrant town centers, <del>that incorporate a mix of</del> <u>access to</u> employment, housing, and retail, <del>uses as well as</del> <u>health care</u> , childcare, <u>safety</u> , multimodal transportation, <u>advanced telecommunications</u> , and cultural and natural amenities. [BOS tentative revision 9-9-2013; Straw Vote 5/03]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G7. Skilled and Ready Workforce.</b> Proactive development of the workforce through <u>access to</u> early and higher education, vocational training and retraining, <del>and lifelong learning, so that there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</del> [BOS tentative revision 9-23-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G8. Regulatory and Permit Streamlining.</b> <u>Stated and clear</u> permitting and licensing processes <del>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.</del> [BOS tentative revision 9-9-2013; Straw Vote 5/0]
Changes may be considered	<b>ED-G9. Telecommunications.</b> Reliable, <u>redundant</u> and modern

Discussion of Changes	GPU Text
as “not substantial”. The changes do not substantially affect the scope of this item.	telecommunications infrastructure and services that can attract and retain <del>internet and knowledge-based</del> businesses. [BOS tentative revision 9-9-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. This goal is largely redundant with ED-G9. Also, deletion of this goal was considered by the Planning Commission.	<b>ED-GX1. Telecommuting and Workforce Development.</b> <del>Promoting and seeking resources to ensure that the county has a broadband infrastructure that encourages economic and workforce development and promotes telecommuting.</del> [BOS tentative revision 9-9-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. This goal is largely redundant with ED-G9. Also, deletion of this goal was considered by the Planning Commission	<b>ED-GX2. Embraces new communication technology.</b> <del>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.</del> [BOS tentative revision 9-9-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G10. Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate the <del>business and residential</del> needs of the community. Utilize available industrial water resources to provide jobs, revenue, <del>and</del> economic resources, <u>and economic enhancement</u> to the county. [BOS tentative revision 9-23-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G12. Land Inventory.</b> A sufficient land inventory <u>ready</u> to meet the <u>current and future</u> demand for <u>high value uses such as</u> commercial and industrial expansion and <del>profitable</del> natural resource production. [BOS tentative revision 9-23-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-G13. Brownfields.</b> A successful recycling program converting underutilized brownfields into valuable land <u>uses</u> . <del>for housing and business expansion.</del> [BOS tentative revision 9-23-2013; Straw Vote 5/0]
	<b>Policies</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-P1X: Economic Stability and Diversity.</b> Promote economic stability, <u>growth</u> and diversity by emphasizing development of <del>base and emerging</del> industries <u>identified as priorities in the current County’s Comprehensive Economic Development Strategy (without excluding other industries)</u> and encouraging innovation, entrepreneurship, and global competition. [BOS tentative revision 9-23-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, <del>technological innovations,</del> and entrepreneurship in <del>base and emerging</del> industries identified as priorities in <u>the County’s Comprehensive Economic Development Strategy (without excluding other industries)</u> . Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce. [BOS tentative revision 9-23-2013; Straw Vote 5 Yes, 1 No (Bohn)]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>ED-P3. Affordable Housing.</b> <del>Ensure</del> Promote housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Allocation <del>Assessment</del> , and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances. [BOS tentative revision 9-23-2013; Straw Vote 5/0]
Changes may be considered	<b>ED-P5. Aging Population.</b> <del>Plan for and</del> Respond to the increasing

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as "not substantial". The changes do not substantially affect the scope of this item.	transportation, service, and housing needs of the county's aging population. [BOS tentative revision 9-23-2013; Straw Vote 5/0]
Changes are within the range of alternatives considered by the Planning Commission.	<del>ED-P6. Large Format Retail.</del> Require discretionary review, including analysis of the economic and workforce impacts, of large format "big box" commercial uses. [BOS tentative revision 9-23-2013; Straw Vote 3 Yes, 1 No (Lovelace), 1 Abstain (Fennell)]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>ED-P8. Public Infrastructure.</b> 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 <u>infrastructure, including water, and wastewater and recreational</u> facilities. [BOS tentative revision 10-7-2013; Straw Vote 5/0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>ED-P9. Freight Mobility.</b> <del>Support pursuit of</del> Pursue financial and technical solutions to <del>provide unrestricted</del> <u>improve</u> interstate truck <u>and rail</u> access <del>on both U.S. 101 and State Highway 299.</del> [BOS tentative revision 10-7-2013; Straw Vote 5/0]
Changes may be considered as "not substantial". The changes to the first sentence do not substantially affect the scope of this item. Deletion of the second sentence was considered by the Planning Commission.	<b>ED-P11. Port Development.</b> Support efforts to maintain and develop the port for <u>shipping, the fishing industry, aquaculture, renewable energy, marine coastal-dependent and associated</u> industries. <del>Zone and develop infrastructure to create an adequate supply of ready to build coastal dependent land suitable to compete for marine dependent industries.</del> [BOS tentative revision 10-7-2013; Straw Vote 5/0]
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>ED-P12A. Airport-Related Business Development.</b> Support efforts to maintain <u>and develop airports to accommodate air service-dependent and -associated industries, including air freight.</u> [BOS tentative revision 10-7-2013; Straw Vote 5/0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>ED-P14. Industrial and Business Parks.</b> Promote development of <u>well-planned and designed industrial and business parks 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 <u>and pre-permitting</u> for industrial and business parks in order to streamline the subsequent development process. [BOS tentative revision 10-7-2013; Straw Vote 5/0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>ED-P15. Revitalization.</b> Promote <del>the revitalization strategies such as</del> <u>infrastructure and/or economic development to revitalize</u> <del>assist of</del> <u>disadvantaged</u> communities <del>in transition due to the decline of resource-based industries.</del> [BOS tentative revision 10-7-2013; Straw Vote 5/0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>ED-P16. Brownfields.</b> Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield-s. Streamline <u>the County's regulatory review process</u> for proposed development in commercial and industrial zoned Brownfields. [BOS tentative revision 10-7-2013; Straw Vote 4/0]

Discussion of Changes	GPU Text
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>ED-P2X. Local Vendor Preference.</u></b> Support and assist with the Development and 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. [BOS tentative revision 10-21-2013; Straw Vote 4/0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>ED-P3X: Value Added Manufacturing.</u></b> Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing. [BOS tentative revision 10-21-2013; Straw Vote 4/0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>ED-P4X: Tribal Government Partnership.</u></b> Pursue and support economic and infrastructure partnerships with Tribal Governments. [BOS tentative revision 10-21-2013; Straw Vote 4/0]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b><u>ED-P5X. Telecommuting and Workforce Development.</u></b> Promote and seek resources to ensure that the county has a broadband infrastructure that encourages economic and workforce development and promotes telecommuting. [BOS tentative revision 9-23-2013; Straw Vote 5/0]
	<b>9.5 Standards</b>
Changes are within the range of alternatives considered by the Planning Commission.	<b><u>ED-S2. Large Format Retail.</u></b> 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. [BOS tentative revision 10-21-2013; Straw Vote delete 3/1 (Lovelace)]
	<b>9.6 Implementation Measures</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b><u>ED-IM4. Permit Streamlining for Business Growth.</u></b> Update ordinances and permit processes to increase efficiency and reduce permit-processing times addressing constraints to <u>business growth including</u> micro enterprises and home-based businesses.  [BOS tentative action 10-19-2015: Straw Vote: 4-0 (Sundberg absent)]
Changes may be considered as “not substantial”. The changes have no direct relationship to land use	<b><u>ED-IM1X: Support For Entrepreneurial Business Systems Efficiency</u></b> 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).

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<p>permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>[BOS tentative revision 10-21-2013; Straw Vote 4/0]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>ED-IM4X. Economic Data Sharing.</b> <u>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.</u> [BOS tentative revision 10-21-2013; Straw Vote 4/0]</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>ED-IM11X. Material Reuse.</b> <u>Identify under-utilized and discarded materials and the waste byproducts of local industry (especially manufacturing, forest products and agriculture/food production). Work with other entities to encourage "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.</u> [BOS tentative revision 10-21-2013; Straw Vote 4/0]</p>
	<p style="text-align: center;"><b>Chapter 10. Conservation and Open Space</b></p>
	<p style="text-align: center;"><b>10.2.3 Open Space Action Program</b></p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p>To maintain working landscapes, the County will refrain from measures that reduce the economic viability of continued timber, <u>mining</u>, and agricultural operations and lobby for more efficient application of state and federal regulatory standards. The County will also work to improve the infrastructure and workforce necessary for the forest products and agriculture industries and help promote innovative forest and agriculture products.</p>
	<p style="text-align: center;"><b>10.2.4 Goals and Policies</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>CO-G1. Conservation of Open Spaces.</b> Open spaces that distinguish and showcase the county's natural environment, including working resource lands while not impacting the ability to <del>that</del> provide livelihoods, <del>and</del> profitable economic returns, <del>and while maintaining open space and</del> ecological values. Straw vote: 5-0 [5-19-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>CO-G3. Conservation and Open Space Program.</b> 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 <u>while respecting private property rights.</u> Straw vote: 5-0 [5-19-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>CO-G4. Parks and Recreation.</b> Well maintained and accessible parks offering a range of popular recreation opportunities <u>and a countywide regional trail system that meets future recreational and non-motorized transportation demands.</u> Straw vote: 5-0 [5-19-2014]</p>
<p>Changes are within the range of alternatives</p>	<p><b>CO-G5. Open Space and Residential Development.</b> Orderly residential development of open space lands that protects natural resources, sustains</p>

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considered by the Planning Commission.	resource production, minimizes exposure to <del>public safety</del> <u>natural</u> hazards, and <del>minimizes</del> <u>seeks to minimize</u> the costs of providing public <u>infrastructure and services</u> . Straw vote: 5-0 [5-19-2014]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-G6 Community Separators-Separation.</b> <del>Visible and aesthetic</del> <u>Open</u> space areas between urban development areas that separate and preserve unique identities of the county's cities and communities. [BOS tentative action 2-23-2015: Straw Vote: 4-1 (Lovelace)] Straw vote: 5-0 [10-20-14]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-P1. Conservation and Open Space Program.</b> The County shall inventory and appropriately zone conservation, <u>resource</u> and open space lands and work to <del>protect</del> <u>maintain</u> these lands through <u>discretionary or ministerial development</u> 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]
Changes are within the range of alternatives considered by the Planning Commission. The changes do not substantially affect the scope of this item.	<b>CO-P1x. Transfer of Development Rights.</b> <del>The County shall</del> <u>Research and develop, if feasible, a voluntary</u> <del>manage a</del> transfer of development rights program <del>to transfer subdivision rights from high value open space and resource lands to urban development areas.</del> <u>as a method of protecting resource lands and open space based on community input.</u> Straw vote: 5-0 [5-19-2014]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-P1xx. Open Space Acquisition.</b> The County <del>shall seek</del> <u>may consider</u> opportunities to acquire high value open space lands, <u>including community forests</u> , and open space conservation easements <del>Full fee acquisitions shall only be</del> from willing sellers. Straw vote: 5-0 [5-19-2014]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-P2. Support for Working Lands.</b> 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 <u>through programs such as the Williamson Act and Timber Production Zone incentive programs.</u> Straw vote: 5-0 [5-19-2014]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-P3. Conservation Easements.</b> Support conservation easement programs that protect natural resource and open space assets. <del>Promote and</del> <u>Where private and/or non-profit options do not exist or are not needed, the County may consider</u> <del>Develop mechanisms to accepting</del> voluntary offers of conservation easements <u>associated with permissible development on open space lands that generate economic returns to the landowners and continued resource production, in exchange for permanent protection of natural resource and open space values.</u> Straw vote: 5-0 [5-19-2014]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-P4. Greenbelts. Community Separation.</b> Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities. [BOS tentative action 2-23-2015: Straw Vote reconfirming prior vote: 4-1 (Lovelace)] Straw vote: 5-0 [5-19-2014]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>CO-P4X Development within Community Separators-Separation Areas.</b> Retain a rural character and promote low intensities of development in community <del>separators</del> <u>separation areas</u> , consistent with the LAFCo process. <del>Prohibit</del> annexation or inclusion in spheres of influence for sewer and water services. <del>Provide opportunities for additional development in urban development areas</del> <u>transfer of development rights</u> in exchange for permanent open space preservation within community <del>separators</del> <u>separation areas.</u> [BOS tentative action 2-23-2015: Straw Vote: 4-1

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	(Lovelace)]
Changes are within the range of alternatives considered by the Planning Commission.	<b>CO-P7. Encourage Private Outdoor Recreation.</b> Encourage private acquisition, development, and management of <u>compatible</u> outdoor recreational services and facilities as a means to generate economic returns <u>for the landowner</u> from conservation and open space lands <u>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.</u> Straw vote: 5-0 [5-19-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>CO-Px5. Access on Private Open Space Lands.</b> Work with willing landowners to develop public access to appropriate open space lands. Support development and management of multi-use trails and other outdoor recreational facilities where such uses do not reduce the agricultural capability, timber productivity and ecological services on open space lands.</del>
	<b>10.2.5 Standards</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>CO-S2. Identification of the Open Space Action Program.</b> The specific programs which are intended to implement the open space plan:  A. The following land use designations: CF, <del>CFR</del> , NR, OS, PR, P, MR/, T, TC, AE, AG, <del>AGR</del> , and AEG.  B. The following zoning classifications:  1) Agriculture Exclusive (AE) 2) Timber Production Zone (TPZ) 3) Commercial Timber (TC) <u>[Coastal Zone]</u> 4) Natural Resources (NR) <u>[Coastal Zone]</u> 5) Public Recreation (PR)
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	C. The following combining zone <del>designations</del> -classifications:  1) Archaeological Resource Combining Zone (A) 2) Alquist-Priolo Combining Zone (G) 3) Streams and Riparian Corridors Protection Combining Zone (R)  4) Flood Hazard Combining Zone (F) 5) Alquist-Priolo Fault Hazard (G) 6) Mineral Resources Combining Zone (MR) <u>[Coastal Zone]</u> 7) "T" Combining Zone ( <del>Coastal</del> ) <u>[Coastal Zone]</u>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	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

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	<p>6) Areas mapped as Very High Fire Severity hazard</p> <p>7) Critical Water Supply</p> <p>8) Critical Watersheds</p> <p>The implementation measures of the chapters and sections listed in CO-S1. Straw vote: 5-0 [5-19-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>CO-S4. Open Space Consistency Determination on <u>Legal Non-Conforming Substandard</u> Parcels.</b> 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:</p> <p>A. For <del>substandard</del> <u>Legal Non-Conforming</u> residentially designated lots:</p> <ul style="list-style-type: none"> <li>• <del>Substandard</del> <u>Legal non-conforming</u> lots may be developed with a residential structure if the lot was lawfully created <del>and has not been previously merged,</del> 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).</li> </ul>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p>B. Resource production, open space, and public land designated lots may be developed with a residential structure if:</p> <ul style="list-style-type: none"> <li>• the lot was lawfully created for uses other than utility or right of way purposes; <del>and,</del></li> <li>• <del>has not been previously merged; and,</del></li> <li>• <del>plan density can be met; or,</del> <ul style="list-style-type: none"> <li>◦ <del>the lot is planned for agricultural production and found necessary for an agricultural operation. Or</del></li> <li>◦ <del>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.</del> Straw vote: 5-0 [5-19-2014]</li> </ul> </li> </ul>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>CO-S5. Lot Line Adjustments on Resource Lands.</b> <u>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.</u> Straw vote: 5-0 [5-19-2014]</p>

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<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b><u>CO-S6</u> <del>SR-S4</del>.Development in Mapped Community Separators Separation Areas.</b> <del>Unless there are existing design standards adopted for community separators, New structures development within mapped community separators separation areas 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 <u>maximum</u> extent feasible.</li> <li>G. Locate <u>building sites and roadways to preserve natural features, native vegetation and existing trees.</u> [BOS tentative action 2-23-2015: Straw Vote: 4-1 (Lovelace)]</li> </ul>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b><u>CO-S7</u> <del>SR-S5</del>.Subdivisions in Community Separators Separation Areas.</b> <del>Subdivisions in community separators separation areas shall:</del></p> <ul style="list-style-type: none"> <li>A. Ensure developments are subordinate to <u>or consistent with the</u> viewscape, from the point of view of public roadways <u>and public trails</u>.</li> <li>B. Reduce visual impact where consistent with the Land Use Element by clustering.</li> <li>C. <u>Locate building sites and roadways to p</u>Preserve natural features and native vegetation <del>by locating building sites and roadways..</del></li> <li>D. <u>Where appropriate, Require encourage the</u> dedication of permanent open space easement at the time of subdivision <del>to the extent possible allowable by law.</del></li> <li>E. <del>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.</del></li> <li>F. <del>Adequate additional public services and infrastructure are available to serve the development.</del></li> <li>G. <del>The development is compatible with surrounding properties especially those used for agricultural pursuits.</del></li> <li>H. <del>In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following:</del> <ul style="list-style-type: none"> <li>1) <del>Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.</del></li> <li>2) <del>Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.</del></li> <li>3) <del>Project design features that provide for pedestrian or bicycle links</del></li> </ul> </li> </ul>

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	<p><del>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. [BOS tentative action 2-23-2015: Straw Vote: 4-1 (Lovelace)]</del></p>
<p>Changes may be considered as “not substantial”. These changes elaborate on policy CO-P4 by identifying community separation areas. The changes do not substantially modify the scope of that policy.</p>	<p><b>CO-S7X. Location of Community Separation Areas.</b> Community Separation Areas consist of the following areas:</p> <ul style="list-style-type: none"> <li>A. <u>The Forested Hillside Area in Figure 3 of the McKinleyville Community Plan.</u></li> <li>B. <u>The McKay Community Forest Phase 1 and Conservation Easement Area shown</u> [BOS tentative action 2-23-2015: Straw Vote: 4-1 (Lovelace)]</li> </ul>
	<p><b>10.2.6 Implementation Measures</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>CO-IM1. Conservation and Recreation Easement Program.</b> Provide staffing and secure continued funding to support the Williamson Act Program and <del>expand</del> <u>continue</u> the County’s Conservation and Recreation Easement Program as a means to <u>maintain and</u> protect working landscapes, priority open space lands, and outdoor recreational opportunities. Straw vote: 5-0 [5-19-2014]</p>
<p>Changes may be considered as “not substantial”. These changes are now contained in CO-S7X, and taken together with that standard, the changes do not substantially modify the scope of this item.</p>	<p><del><b>CO-IM6 SR-IM2. Community Separators.</b> Identify, map, and designate an overlay zone for community separators with specific standards for open space protections and consistency with the design standards in CO-S6 and design review. [BOS tentative action 2-23-2015: Straw Vote: 4-1 (Lovelace)]</del></p>
	<p><b>Section 10.3 Biological Resources</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>Sensitive, <u>and Critical</u>, <del>and Essential</del> Habitats</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p>When habitat requirements for a specific species of plant or wildlife are in short supply because either the habitat is limited to a small geographical area or is threatened by rapidly changing conditions, then the habitat is designated in this Plan as <i>sensitive</i>. A <del>critical or essential</del> habitat is a type of sensitive habitat that is presently threatened, and reduction or loss would cause the extinction of a federal or state listed threatened, rare, or endangered species.</p> <div style="border: 2px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;"><b>Sensitive Habitats</b></p> <p>The protection of sensitive habitats is an important part of planning and environmental assessment for land use development. Impacts to sensitive habitats must be assessed under the California Environmental Quality Act (CEQA), and the Open Space and Conservation elements of the General Plan (Government Code, Sections 65302(d) and (e) and 65560-65567).</p> </div>
	<p><b>10.3.3 Goals and Policies</b></p>
<p>Changes are within the</p>	<p><b>BR-G2. Sensitive, <u>and Critical</u>, <del>and Essential</del> Habitat.</b> A mapped inventory</p>

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range of alternatives considered by the Planning Commission.	of sensitive, <del>and Critical, and Essential</del> habitat where biological resource protection policies apply. Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P1. Compatible Land Uses.</b> <del>Land Area</del> containing sensitive <del>and critical</del> habitats shall be planned and zoned for uses compatible with the long-term sustainability of the habitat. Discretionary land uses and building activity in proximity to sensitive <del>and critical</del> habitats shall be conditioned <del>or otherwise permitted</del> to prevent significant <del>habitat degradation of sensitive habitat, to the extent feasible consistent with Department of Fish and Game Wildlife guidelines or recovery strategies or harm to rare, threatened, or endangered species.</del> Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P2. Critical Habitat.</b> Discretionary projects <u>which use federal permits or federal funds on private lands</u> that have the potential to impact critical habitat shall be conditioned to avoid significant habitat modification or destruction consistent with federally adopted Habitat Recovery Plans or interim recovery strategies. Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>BR-P3. Essential Habitat.</b> Discretionary projects that have the potential to impact essential habitat shall be conditioned to avoid significant habitat modification or destruction consistent with Department of Fish and Game guidelines or recovery strategies.</del> Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P5. Streamside Management Areas.</b> To protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and interference with surface water flows, the County shall maintain Streamside Management Areas, <u>along streams</u> including intermittent streams that exhibit in-channel wetland characteristics and off-channel riparian vegetation. Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P7. Wetland Identification.</b> The presence of wetlands in the vicinity of a proposed project shall be determined during the review process for discretionary projects and for ministerial building and grading permit applications, when the proposed building development activity involves new construction or expansion of existing structures or grading activities. Wetland delineation by a qualified <del>biologist professional using criteria acceptable to the Department of Fish and Game may be necessary and</del> shall be required when wetland characterization and limits cannot be easily inventoried and identified by <del>informal</del> site inspection. Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-Pxxx. Wetlands Banking.</b> The County supports the development of a wetlands banking system <u>that minimizes potential conversion of prime agriculture lands to wetlands.</u> Straw vote: 5-0 [7-14-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P8. Oak Woodlands.</b> Oak woodlands shall be conserved through the review and conditioning of discretionary projects to minimize avoidable impacts to functional capacity and aesthetics, <u>consistent with state law.</u> Straw vote: 5-0 [6-2-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P9. Invasive Plant Species.</b> The County shall cooperate with public and private efforts to <u>manage and control</u> noxious and exotic invasive plant species. The County shall recommend measures to minimize the introduction of noxious and exotic invasive plant species in landscaping, grading and major vegetation clearing activities. Straw vote: 5-0 [7-14-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-P10. Biological Resource Maps.</b> Biological resource maps shall be consulted during the ministerial and discretionary permit review process in order to identify habitat concerns and <u>to guide mitigations for discretionary projects</u> that will reduce biological resource impacts to below levels of

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<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p>significance, consistent with CEQA. Straw vote: 5-0 [7-14-2014]</p> <p><b>BR-P11. Agency Review.</b> The County shall request the California Department of Fish and <del>Wildlife Game</del>, as well as other appropriate <u>trustee</u> agencies and organizations, to review plans for development within Sensitive Habitat, <del>and</del> including Streamside Management Areas. The County shall request NOAA Fisheries or <u>U.S. Fish and Wildlife Service</u> review, <del>as well as other appropriate agencies and organizations</del>, to review plans for development within critical habitat <del>areas if the project includes federal permits or federal funding</del>. Recommended mitigation measures to reduce impacts below levels of significance shall be <u>considered during</u> <del>incorporated into</del> project approval, consistent with CEQA. Straw vote: 5-0 [7-14-2014]</p>
	<p><b>10.3.4 Standards</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b><u>Sensitive, and Critical</u> <del>and Essential</del> Habitats</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S1. Development Excluded from Sensitive Habitat Policies.</b> Proposed development occurring within areas containing sensitive habitats shall be subject to the conditions and requirements of this chapter except for these exclusions (which do not preempt other County regulations or those of other agencies):</p> <ul style="list-style-type: none"> <li>A. Timber management and harvest activities <u>conducted</u> under the <u>California Forest Practice Act (Z' Berg-Nejedly)</u> <del>and Rules a timber harvesting plan or non industrial timber management plan</del>, or activities exempt from local regulation as per California Public Resources Code 4516.5(<u>f.d</u>). These standards shall not be used to reduce buffers specified under the State Forest Practice <u>Rules Act</u> <del>and mining activities pursuant to Surface Mining and Reclamation Act</del>.<u>unless such reduction is provided for therein.</u></li> <li>B. Any area proposed for development, which upon examination of the biological resource maps and field inspection is not actually within or does not contain the indicated habitat.</li> <li>C. <del>Forest management activities that are needed to improve timber productivity regulated by CAL FIRE, which are otherwise consistent with this chapter.</del></li> </ul> <p><u>Agricultural practices which are principally permitted within the zone shall not be considered development for the purposes of this standard.</u> Straw vote: 5-0 [7-14-2014] Revision to "A" 5-0 [9-8-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S2. Agency Consultation.</b> For discretionary projects with potential to impact critical, <u>or sensitive</u> <del>or essential</del> habitats, the County will seek specific recommendations <del>from the California Department of Fish and Game Wildlife, NOAA Fisheries and Fish and Wildlife Service</del> <u>from the appropriate agencies</u>, as applicable to the specific project location, class of development, or natural resource involved Straw vote: 5-0 [7-14-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S3. <del>Critical and Essential</del> Habitat Defined.</b> Critical habitats are habitats necessary for the protection of threatened or endangered species listed under the Federal Endangered Species Act. <u>Designation, mapping and enforcement of critical habitat is the responsibility of federal agencies.</u> <del>Essential habitats are habitats necessary for the protection of threatened or endangered species listed under the California Endangered Species Act.</del> Straw vote: 5-0 [7-14-2014]</p>

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<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S4. Sensitive Habitat Defined.</b> Sensitive habitats are defined as a <u>biologically</u> unique, limited, or an especially valuable habitat type for a species whose habitat requirements, if significantly changed, would cause a threatening change to the species population <u>across its range</u> and may include the following:</p> <ul style="list-style-type: none"> <li>A. <del>Critical and essential</del> <u>Habitat necessary for the protection of</u> rare, <del>unique,</del> threatened and endangered species <u>as listed under the FESA or CESA</u></li> <li>B. Migratory deer winter range</li> <li>C. Roosevelt elk range</li> <li>D. Sensitive avian species rookery and nest sites (e.g osprey, great blue heron and egret)</li> <li>E. Streams and streamside areas</li> <li>F. <del>Natural ponds, springs, vernal pools, marshes, and wet meadows exhibiting standing water all year long or riparian vegetation. Wetlands</del></li> <li>G. <del>Protected Rare and endangered</del> vascular plant communities <u>as listed by the US Fish &amp; Wildlife Service compiled by the California Native Plant Society or the California Department of Fish and Game Wildlife.</u></li> <li>H. Other sensitive habitats and communities as <u>may be currently, correctly and accurately</u> listed in the <u>California Department of Fish and Game Wildlife's</u> California Natural Diversity Data Base, as amended periodically. Straw vote: 5-0 [7-14-2014]</li> </ul>

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<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p>BR-S5. Streamside Management Areas Defined. Streamside Management Areas (SMA) are identified and modified as follows:</p> <p>A. Areas specifically mapped as SMA and Wetland (WR) Combining Zones, subject to verification and adjustment pursuant to site-specific biological reporting and review procedures.</p> <p>B. For areas along <del>fish-bearing</del> streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as:</p> <p><del>1) Consistent with the Forest Practice Rule stream buffer widths.</del></p> <p><del>2-1) 150 100 feet, measured as the horizontal distance from the stream transition line top of bank or edge of riparian drip-line whichever is greater on either side of perennial streams.</del></p> <p><del>3-2) 50 feet, measured as the horizontal distance from the stream transition line top of bank or edge of riparian drip-line whichever is greater on either side of intermittent streams.</del></p> <p><u>3. The width of Streamside Management Areas shall not exceed 200 feet measured as a horizontal distance from the top of bank.</u></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><del>C. For areas along non fish-bearing streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as:</del></p> <p><del>1) 75 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams.</del></p> <p><del>2) 25 feet, measured as the horizontal distance from the, stream transition line on either side of intermittent streams.</del></p> <p><del>D. The width of Streamside Management Areas shall be expanded to up to 200 feet measured as a horizontal distance from the top of bank as necessary to include slides, or areas with visible evidence of slope instability.</del></p> <p><del>:1) as necessary to include significant areas of riparian vegetation adjacent to the buffer area,</del></p> <p><del>2) as necessary to include slides, and areas with visible evidence of slope instability.</del></p> <p><del>E. Where Forest Practice Rules designate wider stream buffer areas, the width of the SMA shall be expanded to be consistent with those regulations when they are applicable.</del></p> <p><u>D.F. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that the mapping of the SMA is not accurate, and there are no in-channel wetland characteristics or off-channel riparian vegetation, the reduction will not significantly affect the biological resources of the SMA on the property. When the prescribed buffer would prohibit development of the site for the principal use for which it is designated, measures shall be applied that result in the least environmentally damaging feasible project.</u></p> <p><u>E. G- SMAs do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.</u></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S6. Development within Stream Channels.</b> Development within stream channels may be approved where consistent with Policy BR-P4, Development within Stream Channels, and is limited to the following</p>

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<p>Commission.</p>	<p>projects.</p> <ul style="list-style-type: none"> <li>A. Fishery, wildlife, and aquaculture enhancement and restoration projects.</li> <li>B. Road crossings consistent with Standard BR-S9, Erosion Control, of this section.</li> <li>C. Flood control and drainage channels, levees, dikes, and floodgates.</li> <li>D. Mineral extraction consistent with other County regulations.</li> <li>E. Small-scale hydroelectric power plants in compliance with applicable County regulations and those of other agencies.</li> <li>F. Wells and spring boxes, and agricultural diversions.</li> <li>G. New fencing, so long as it would not impede the natural drainage or wildlife movement and would not adversely <del>effect</del> <u>affect</u> the stream environment or wildlife movement.</li> <li>H. Bank protection, provided it is the least environmentally damaging alternative.</li> <li>I. Other essential projects, including municipal groundwater pumping stations, provided they are the least environmentally damaging alternative, or necessary for the protection of the public's health and safety. Straw vote: 5-0 [8-18-2014] Straw vote: 4-1 (Lovelace) [8-18-2014] Modification to "F" 4-1 (Lovelace [9-8-2014]</li> </ul>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>Streamside Management Areas</b></p> <p><b>BR-S7. Development within Streamside Management Areas.</b>                      Development within Streamside Management Areas may be approved where consistent with Policy BR-P6, Development within Streamside Management Areas, and shall be limited to the following uses:</p> <ul style="list-style-type: none"> <li>A. Development permitted within stream channels per BR-S6, Development within Stream Channels.</li> <li>B. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(e d)).</li> <li>C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.</li> <li>D. Removal of vegetation for disease control or public safety purposes.</li> <li><del>E. Setbacks may be reduced when the prescribed buffer would prohibit development of the site for the principle use for which it is designated, provided mitigations are applied that result in the least environmentally damaging feasible project</del></li> <li><u>E. Normal, usual and historical agricultural practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</u></li> </ul>

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	<p><u>F. Normal, usual and historical agricultural and surface mining practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</u> Straw vote: 4-1 (Lovelace) [8-18-2014] Modification to "F" 4-1 (Lovelace [9-8-2014])</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S8. Required Mitigation Measures.</b> Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <p>A. Retaining snags unless felling is required by CAL-OSHA, by CAL FIRE forest and fire protection regulations or for public health and safety reasons. The felling must be approved by the <del>appropriate CDS Department</del> <u>Planning Director</u>. Felled snags shall be left on the ground if consistent with fire protection regulations <u>and the required treatment of slash or fuels</u>.</p> <p>B. Retain live trees with visible evidence of <u>current or historical</u> use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.</p> <p><del>C. Replanting or reseeding of disturbed areas with riparian vegetation of native species shall be required prior to the completion of the development project.</del></p> <p><del>D-C.</del> Erosion control measures (as per Standard BR-S9- Erosion Control).</p> <p><del>E-D.</del> Maximum feasible retention of overstory canopy in riparian corridors. Straw vote: 5-0 [8-18-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S9. Erosion Control.</b> Erosion control measures for development within Streamside Management Areas shall include the following:</p> <p>A. During construction, land clearing and vegetation removal will be minimized, following the provisions of the Water Resources Element and the standards listed here.</p> <p>B. <u>Consistent with BR-S8, C</u> <del>construction sites with at least 100 square feet of exposed soil</del> will be planted or seeded as appropriate per <u>mitigations as recommended in writing by the lead agency with native or naturalized non-invasive</u> vegetation and mulched with natural or chemical stabilizers to aid in erosion control and ensure revegetation.</p> <p>C. Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction.</p> <p>D. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, non-erodible channels, diversion dikes, interceptor ditches, slope drains, or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels.</p> <p>E. Runoff shall be controlled to prevent erosion by on-site or off- site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no</p>

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	<p>benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over non-erodible vegetated surfaces where it would not contribute to downstream erosion or flooding.</p> <p>F. Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the Streamside Management Area to comply with <u>California</u> Department of Fish and <del>Game</del> <u>Wildlife</u> and the North Coast Regional Water Quality Control Board requirements.</p> <p><u>G.</u> Winter operations (generally October 15 thru April 15) shall employ the following special considerations:</p> <p><del>G</del>-1. Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds, such as barley or rye grass, and mulched with protective coverings such as natural or chemical stabilizations <del>and</del></p> <p><del>H</del>-2. Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction. Straw vote: 5-0 [8-18-2014]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S10. Development Standards for Wetlands and Other Wet Areas.</b> Development standards for wetlands <del>and other wet areas; including natural ponds, springs, vernal pools, marshes, wet meadows (exhibiting standing water all year long or riparian vegetation), and wetlands as defined in the California Fish and Game Code Section 2785(g),</del> shall be consistent with the standards for Streamside Management Areas, as applicable except that the widths of the SMA for wetlands <del>. Required buffer setbacks for these areas are as follows:</del></p> <p style="padding-left: 40px;">seasonal wetlands = <del>100</del> <u>50</u> ft.</p> <p style="padding-left: 40px;">perennial wetlands = <del>200</del> <u>150</u> ft.</p> <p><u>and the setback begins at the edge of the delineated wetland.</u> Buffers may be reduced based on site specific information and consultation with <del>DFG</del> <u>the California Department of Fish and Wildlife.</u> <u>No buffer shall be required for man-made wetlands except wetlands created for mitigation purposes.</u></p> <p>Straw vote: 5-0 [8-18-2014] Blue Highlight: 9-8-2014 Straw Vote: 4-1 (Lovelace)</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S11. Wetlands Defined.</b> The County <del>shall follow the identification and classification policies of the Department of Fish and Game which considers</del> wetlands as lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have <del>one all of or more of</del> the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year. Straw Vote: 4-1 (Lovelace) 9-8-14</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>BR-S12. Discretionary Review within Oak Woodlands.</b> <del>As necessary,</del> Discretionary projects which may <del>result in a significant effect on potentially impact</del> oak woodlands shall evaluate and mitigate any impacts, consistent with the provisions of CEQA, <u>specifically Public Resources Code Section 21083.4.</u> Straw vote: 5-0 [8-18-2014]</p>

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Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-S13. Principally Permitted Accessory Use.</b> Invasive plant species <u>management and control</u> measures shall be considered a principally permitted accessory use in all zones, <u>except in the Coastal Zone</u> . Straw vote: 5-0 [7-14-2014]
	<b>10.3.5 Implementation Measures</b>
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-IM1. Biological Resource Maps.</b> The County shall maintain <u>the best</u> available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, rookeries, and ranges of species identified in the California Natural Diversity Database. Straw vote: 5-0 [8-18-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-IM3. Biological Review and Referral.</b> Building and Planning Division staff shall receive periodic training, and <del>encourage</del> <u>be encouraged to receive</u> certification, related to the field identification of biological resources and mitigation of impacts. Straw Vote: 9-8-2014: 4-1 (Lovelace)
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-IMx2. Wetlands Bank.</b> The County shall assist in the development of a wetlands banking system <u>that minimizes potential conversion of prime agriculture lands to wetlands</u> . Straw vote: 5-0 [7-14-2014]
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-IMx3. Oak Woodlands Conservation Program.</b> The County shall <del>develop</del> <u>maintain</u> an Oak Woodland Management Plan and attain eligibility for Oak Woodland Preservation Program funding (Fish and Game Code, Section 1360, Division 2, Chapter 4) to conserve and protect high-value oak woodlands.
Changes are within the range of alternatives considered by the Planning Commission.	<b>BR-IMx4. Modifications to the Streamside Management Area Ordinance.</b> <u>The County shall modify the SMA Ordinance for consistency with BR-S5 and to allow reductions to SMA widths through ministerial review in consultation with California Department of Fish and Wildlife. The SMA Ordinance shall provide exemptions for minor additions of up to 500 square feet aggregate for buildings or structures existing on April 25, 1995.</u> Straw Vote 5-0: (9-8-14)
	<b>Section 10.4 Mineral Resources</b>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	To address state, federal, and County permitting requirements in a coordinated way and to implement mitigation required in program environmental impact reports for in-stream gravel mining, the County established the County of Humboldt Extraction Review Team (CHERT).  CHERT serves as a vehicle for interagency cooperation and annually reviews in-stream mining operations for compliance with CEQA mitigations and the California Surface Mining and Reclamation Act of 1975 (SMARA). The CHERT review process involves extensive interagency coordination and on-site annual inspections. Through this process, the following agencies have input and can annually establish extraction quantities and permit restrictions, <u>up to limits contained in pre-existing vested or permitted rights permits</u> , for in-stream gravel mining operations: Straw Vote: 5-0, 9-22-2014
	<b>10.4.3 Goals and Policies</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-G1. Long-Term Supply of Mineral Resources.</b> A geographically distributed inventory of mining sites protected from incompatible land uses, permitted and operated to <u>prevent or minimize to the extent feasible</u> significant environmental impacts and to satisfy long-term demand for mineral resources and construction materials. <u>Mining permits may be issued for any term consistent with the resource</u>

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	and subject to ongoing regulatory review. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-G2. In-stream Sand and Gravel Extraction.</b> Continued supplies of in-stream sand and gravel using extraction methods and rates that are consistent with state and federal endangered species regulations and will not adversely impact public infrastructure. Where possible, extraction should take place in a manner beneficial to endangered or threatened species. <del>support threatened or endangered species recovery, protect riparian corridors, and preserve existing river bed elevations</del> Straw Vote: 5-0 9-22-2014
Changes are within the range of alternatives considered by the Planning Commission. The changes clarify the scope of the item to make it more understandable and consistently applied.	<b>MR-P2. Right to Mine.</b> Discretionary projects within 1,000 feet of vested and permitted surface mining extraction sites or a minimum of 300 feet along existing haul routes shall be required to record a notice of the right to mine against the property for which a discretionary permit is sought. The notice shall advise owners and subsequent interests in ownership that the existing mining operation has a permitted right to continued mining operations. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-P3. Identify Mineral Deposits.</b> The County shall maintain an inventory of the county's mineral deposits and <u>permitted and/or vested</u> mining sites. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-P4. Sand and Gravel Extraction and Mean Annual Recruitment.</b> Annual in-stream gravel extraction prescriptions shall be based on maintaining long-term extraction at rates <u>below that do not exceed</u> the best available scientific estimate of Mean Annual Recruitment for the affected river segment, <u>while considering pre-existing vested or permitted rights.</u> Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item. The changes clarify the scope of the item to make it more understandable and consistently applied.	<b>MR-P5. New Permit Applications on <del>o</del>Over-subscribed River Segments and New Permit Applications.</b> New permit applications for in-stream mining shall not be approved on over-subscribed river segments where the total existing entitled permit extraction volumes, as stated in Conditional Use Permits or Reclamation Plans, exceeds the best available scientific estimate of Mean Annual Recruitment, unless it can be conclusively shown that the current estimate of Mean Annual Recruitment is inaccurate and the river segment is not over-subscribed. <u>This policy does not apply to permit renewals.</u> Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>MR-P6. <del>New Water Diversion Projects.</del></b> <del>Oppose significant new water diversion projects that reduce the replenishment rate of in-stream gravel, taking into account the impact the projects would have on local mineral supplies in Humboldt County.</del> Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-P7. Reclamation.</b> Mined lands subject to SMARA shall be <del>environmentally restored and</del> reclaimed <u>consistent with the proposed and/or potential uses identified in an approved Reclamation Plan pursuant to SMARA use identified in an approved Reclamation Plan, and fully mitigated in accordance with the associated CEQA evaluation.</u> End uses of reclaimed mining sites shall be <del>and consistent with to a usable condition for the uses allowed by the site's General Plan designation and zoning designation.</del> Straw Vote: 5-0 9-22-2014
Changes may be considered	<b>MR-P9. Location of Mineral Haul Routes.</b> <del>Require Design new</del> mineral haul routes

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as “not substantial”. The changes do not substantially affect the scope of this item.	to avoid incompatible areas such as landslides, highly erodible soils, residential areas, and schools, when feasible. Straw Vote: 5-0 9-22-2014
Changes are within the range of alternatives considered by the Planning Commission. The changes do not substantially affect the scope of this item.	<b>MR-P10. Maintenance of Mineral Haul Routes.</b> <del>Permits for mining operations shall be conditioned to ensure that County roads are maintained in a safe condition standards are met and/or pay for their proportional share of maintenance costs as determined by the Department of Public Works, if and when a funding mechanism is established, and the roads are maintained in a satisfactory condition.</del> Straw Vote: 4-1 9-22-2014
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-P11. Permit Conditions to Reduce Impacts.</b> Permit conditions for mineral extraction operations, <u>subject to SMARA</u> , shall address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks, and other performance standards necessary to <u>minimize</u> <del>reduce</del> significant environmental impacts <del>to less than significant and reduce</del> conflicts with adjacent land uses <u>to the extent feasible.</u> Straw Vote: 5-0 9-22-2014
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-P12. Off-Channel Terrace Mining.</b> <del>Off-channel commercial terrace mining of sand and gravel deposits on lands planned for agriculture (AG and AE) is prohibited where such mining would result in the loss or degradation of prime agricultural land.</del> Straw Vote: 4-1 9-22-2014
Changes may be considered as “not substantial”. The changes elaborate on a specific environmental impact more generally described in policy MR-P11 (“Permit Conditions to Reduce Impacts”). When viewed together, these changes do not substantially affect the scope of that policy.	<b>MR-P13. Protection of In-stream Water Collection and Transmission Facilities on the Mad River.</b> <u>Prescribed sand and gravel extraction rates shall not cause channel bed degradation to levels that adversely impact public infrastructure, or the source-water classification of the drinking water for the regional water system.</u> Straw Vote: 5-0 12-15-2014
	<b>10.4.4 Standards</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-S2. Timberland Conversion.</b> Timberland conversion as a consequence of surface mining activities shall meet the requirements of the <u>California Forest Practices Act, California Forest Practice Rules, and the Timberlands Productivity Act.</u> Straw Vote: 5-0 9-22-2014
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-S3. Permitted Land Use Designations.</b> <u>Mining operations subject to SMARA</u> <del>mining operations</del> shall be conditionally permitted in all land use and zoning designations. Straw Vote: 5-0 9-22-2014
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-S4. MR-S4. Reclamation Plan Requirements.</b> Reclamation of <del>conditionally permitted</del> mining operations may be ministerially approved if consistent with the <u>Conditional Use Permit, or Vested Rights Determination,</u> CEQA evaluation, and approved Reclamation Plan. Straw Vote: 4-0 9-22-2014
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>MR-S5. Forest and Agricultural Borrow Pits.</b> Borrow pits to support farming activities and timber road construction and maintenance operations shall be considered a principally permitted use when operated within SMARA exemption parameters, a grading permit is secured <u>(if required by Humboldt County code)</u> and the activity is otherwise consistent with this Chapter. Straw Vote: 4-0 9-22-2014

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Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-S7.Hearing Notification.</b> For discretionary decisions associated with SMARA mining operations shown on maps in Appendix F - Map Book, public notice shall be provided to landowners within 1,000 feet of the mining operation or 1,500 feet from any associated processing plant, and a minimum of 300 feet along proposed haul routes. Similarly, for discretionary projects within 1,000 feet of mining operations, notice shall be provided to the mine owners.
	<b>10.4.5 Implementation Measures</b>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-IM1. Scientific Review of In-stream Mining.</b> The County shall contract with the County of Humboldt Extraction Review Team (CHERT) to advise the County on in-stream mining methods, extraction volumes and environmental impacts. CHERT and other related in-stream mining regulatory program costs shall be subject to full cost recovery billing procedures according to the County of Humboldt's adopted fee schedules. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-IM2. Mapping of Mineral Deposits and Mine Sites.</b> The County shall maintain GIS maps of the county's known mineral deposits and SMARA mining sites. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-IM3. Development Consultant.</b> The County has the right, after consulting with the applicant, to hire a consulting firm of its the County's choosing qualified in mining and reclamation practices to advise the County when surface mineral deposits are proposed for development or when an environmental impact report (EIR) is required. This should include, but is not limited to, EIR preparation, mitigation measures, and reclamation plans. The consultant's fees should be paid via reimbursements from the mine developers. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-IM4. Combining Zone.</b> Establish a mineral resources (MR) combining zone to facilitate implementation of the County's regulations for surface mining, conservation, and reclamation. The purpose of the MR combining zone is to ensure compatibility of adjacent uses. The MR combining zone shall be applied to parcels with permitted surface mining operations, and to Notification shall be provided to parcels within 1,000 feet of permitted surface mining extraction sites and along existing haul routes on local and collector streets. Straw Vote: 5-0 9-22-2014
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>MR-IM5. Coordination with the Air Quality Management District.</b> The County shall defer to coordinate with the North Coast Unified Air Quality Management District during discretionary review of proposed mining operations in ultramafic rock areas with naturally occurring asbestos to develop asbestos control plans for the duration of quarrying activities. Straw Vote: 5-0 9-22-2014
	<b>Section 10.5. Waste Management</b>
	<b>10.5.1 Purpose</b>
Changes may be considered as "not substantial".	This section describes the County's approach to solid waste management and waste diversion. The policies are designed to help implement the County-wide Integrated Waste Management Plan (CIWMP) currently administered through individual city and County solid waste diversion programs and under certain circumstances, on a multi-jurisdictional basis by the Humboldt Waste Management Authority (HWMA).

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<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>10.5.2 Background</b></p> <p>The County-wide Integrated Waste Management Plan (CIWMP), which is jointly adopted by the County of Humboldt and the county's seven cities in 1995, provides for an integrated approach to materials waste management and includes the following elements:</p> <ul style="list-style-type: none"> <li>• <u>Source Reduction and Recycling</u>. Includes County and city program plans for source reduction, recycling, <del>organics composting diversion, anaerobic digestion</del>, special wastes management, education, funding, and organization, and is updated annually.</li> <li>• <u>Household Hazardous Waste</u>. Includes County and city program plans for the safe reduction, recycling, and disposal of household hazardous wastes, and is updated annually.</li> <li>• <u>Countywide Siting</u>. Quantifies landfill capacity needs, identifying general areas of the county potentially suited for landfill development or landfill expansion, and demonstrating a strategy for long-term disposal capacity. <u>With the adoption of the Countywide Siting Element in 1994, Section 4600 of the General Plan was amended to ensure consistency and solid waste facility siting exclusion area maps were added the Public Facilities map sheets. The Countywide Siting Element was last updated in 2006.</u></li> <li>• <u>Non-Disposal Facility</u>. Identifies the disposal and diversion capacities of long term recycling, composting, anaerobic digestion, transfer stations, and other facilities with solid waste facility permits needs for located within the County and cities, and was last updated in 2006.</li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>• <u>Integration Summary Plan</u>. Summarizes countywide goals and objectives for integrated waste management, administration of the plan, current waste management practices, future diversion and disposal strategies, education needs, and programs financing. <u>The Integration Summary Plan serves as the introduction to the CIWMP.</u></li> </ul>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>The County-wide IWMP includes a process and schedule for future review and revision of each element. This approval and revision process may trigger amendments to the General Plan to ensure consistency between the documents. Revisions to the CIWMP require approval from <u>the California Department of Resources, Recovery and Recycling (CalRecycle)</u>.</p>
	<p><b>Waste Diversion Goals</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not</p>	<p>In 20041012, the county as a whole disposed of 11091,000-84,145-tons of solid waste in landfills (<del>but and successfully diverted more than 170,000 tons</del>). <u>Of the solid waste tonnage disposed in Humboldt County in 200912, approximately 43% came from the unincorporated area. In 200912, sixeven</u> <del>Of</del> <u>of the eight reporting jurisdictions within Humboldt County, including the</u></p>

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<p>directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><del>unincorporated area Blue Lake, Arcata and the unincorporated area of the county have met or exceeded the waste diversion mandate of 50% set by the Integrated Waste Management Act of 1989 (AB 939). HWMA estimates that of the County's current 74% diversion rate, approximately half is due to wood ash diversion in the early 1990's. Future State legislation will likely require jurisdictions to increase diversion beyond the current 50% diversion target. In anticipation of state requirements and to reduce environmental impacts, the County is continuing to work toward achieving the objectives set in the IWMP including a near term goal of 58% landfill diversion rate for the higher diversion rates in municipal waste streams, including the establishment of curbside recycling collection in the unincorporated area. CalRecycle The California Integrated Waste Management Board has set an overall statewide diversion rate target of 75% by 2020.</del></p>
	<p><b>Solid Waste Facility Siting</b></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>California general plan law requires that the Land Use Element designate areas for solid and liquid waste disposal facilities. The location of these facilities must also be reflected in a Countywide Siting Element which is required to be consistent with the General Plan.</p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>The County conducted an extensive municipal landfill siting study in the mid 1990's to locate a replacement site for the Cummings Road landfill, which was reaching initial design capacity. While the County identified some potentially feasible sites for further study and potential expansion opportunities at the Cummings Road site, it determined that it was more cost effective to export to a proven site. The County, through HWMA, has been trucking its solid waste <u>approximately 175 miles to two out-of-county landfills. One third of this waste is shipped to Dry Creek landfill a site near Medford, Oregon under a long-term contract which expires in November, 2016. Beginning in June, 2014 the remaining two thirds of solid waste will be is hauled by Solid Waste of Willits to it has a subsequent contract to utilize the Anderson the Potrero Hills a landfill located in Solano County, in Anderson, California. Together, these two landfills contracts will allow the County to meet its landfill disposal needs over the next 20 years. Consequently, no additional local municipal landfill capacity is expected to be required during the 20-year planning horizon of this General Plan. Approximately 6,000 tons of solid waste that is not subject to curbside franchise agreements is also self-hauled to landfills outside of the county directly by local garbage haulers and self-haulers. Other materials designated as Class 2 "Special Waste"; such as contaminated soil and large amounts of non-friable asbestos, is sometimes hauled to specially permitted landfills.</u></p>
<p>Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from</p>	<p><del>Additional waste handling facilities that may be required over the life of this Plan include specialized waste handling facilities are needed for handling, transferring or recycling diverted materials,; such as construction and demolition debris, organic materials (e.g., food, fats/oils/grease, food soiled paper, biodegradable foodware) green waste and composting sites and household hazardous waste transfer and recycling. Such facilities can be accommodated in various general plan land use designations depending on the nature and scale, and duration of the facility. While not expected, it</del></p>

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discretionary to ministerial.	may also be necessary to consider siting non-municipal solid waste facilities such as construction demolition debris disposal sites. Land use clearance standards are included to address that potential need <u>to regulate these facilities.</u>
	<b>Hazardous Waste</b>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<p>The Humboldt County Division of Environmental Health Hazardous Materials Program has been designated by the state as the <u>Certified Unified Program Agency for Humboldt County.</u> The CUPA is responsible for <u>conducting compliance inspections of over 800 facilities in Humboldt County. These facilities handle hazardous materials, generate or treat a hazardous waste and/or operate underground storage tanks.</u> The CUPA uses education and enforcement programs to minimize the risk of chemical exposure to human health and the environment. The CUPA forwards important facility information to local fire prevention agencies that enables them to take <u>appropriate protective actions in the event of an emergency at regulated facilities.</u> The Humboldt County CUPA program elements include:</p> <ul style="list-style-type: none"> <li>• <u>Hazardous Materials Release Response Plans and Inventory (Business Plans)</u></li> <li>• <u>California Accidental Release Program (CalARP)</u></li> <li>• <u>Underground Storage Tanks (UST)</u></li> <li>• <u>Aboveground Petroleum Storage Spill Prevention Control and Countermeasures</u></li> <li>• <u>(SPCC)</u></li> <li>• <u>Hazardous Waste Generation and Onsite Treatment</u></li> </ul>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	Pursuant to AB 2948 (Tanner, 1986), Humboldt County prepared the <u>Hazardous Waste Management Plan that was adopted as part of the Framework General Plan in 1989.</u> The Hazardous Waste Management Plan <u>identifies the type and quantity of hazardous waste that is generated in the County; projects future quantities; includes goals, policies, and standards for the management of hazardous waste; and establishes procedures for the siting of new hazardous treatment, storage, and disposal facilities.</u> The Hazardous Waste Management Plan will remain a part of the General Plan <u>and will be reviewed for consistency as amendments to the General Plan are proposed.</u>
	<b>Litter and Illegal Waste Disposal</b>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	Litter and illegal waste disposal remains a countywide problem, particularly in remote areas. <u>The County’s Division of Environmental Health and Code Enforcement Unit handle complaints and share enforcement duties. In FY13/14 <del>09/10</del>, over \$6752,000 was spent in funding has be allocated to on illegal dumping management, including \$2035,0400 in disposal costs and \$32,000 in solid waste tip fee pass-throughs for code enforcement clean-up efforts.</u> State, federal and tribal resources are also utilized in <u>large-scale cleanup efforts</u> The illegal disposal of junk cars is a significant source of blight in remote rural areas. <u>Maintaining car dismantling and recycling centers in populated and rural areas provides a legal and accessible alternative to illegal disposal.</u> <u>Motorhomes and travel trailers are another major issues, as unlike passenger cars and pickups, they do not have salvage value and can have a higher disposal cost</u> To combat <u>illegal disposal of wastes,</u> the Plan promotes public education, maintaining easily accessed affordable disposal

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	and recycling opportunities and code enforcement.
	<b>10.5.3 Goals and Policies</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WM-G4. Management Strategy Hierarchy.</b> 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 <u>transformation materials recovery</u> , and, as a last resort, landfill disposal.
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WM-Gx1 Self-sufficient Disposal Practices.</b> Disposal capacity within the county or a contingency plan to develop local disposal capacity in order to achieve self-sufficiency and to hedge against increasing transportation, or waste export costs, <u>and deal with catastrophic events</u> . Straw Vote 5-0 (9-8-2014)
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WM-P1. Implementation of Waste Reduction Programs.</b> Waste reduction, re-use and recycling programs should be implemented countywide on a continuous basis to achieve <u>the maximum possible waste diversion rate</u> using the following criteria for program prioritization and selection: <ul style="list-style-type: none"> <li>A. Achieves the maximum feasible reduction in volume and/or weight of waste requiring landfill disposal;</li> <li>B. <u>Supports regional efforts that maximize the reduction and diversion of additional materials in a consistent fashion for affected parties; such as local a bans on the use of plastic bags or mandatory recycling of construction and demolition debris;</u></li> <li>C. <u>Ensures the feasibility of expanding diversion programs by requiring that, in addition to solid waste collection bins, new commercial and multi-family land use plans include on-site space for diversion collection bins, such as recycling and organics;</u></li> <li>D. Maximizes the economic value of materials heretofore discarded;</li> <li>E. Benefits the environment and health and safety of county citizens;</li> <li>F. Is able to be implemented on a timely, practical, and cooperative basis;</li> <li>G. Is supported by and is sustainable over the long-term by residents, businesses, and jurisdictions; and</li> <li>H. Allows cost-effective achievement of the above criteria.</li> </ul>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WM-P3. Joint Facility Planning.</b> Facilities that are intended to serve all county residents should be jointly planned and implemented by all affected stakeholders. Priority facilities recommended for joint planning are: <ul style="list-style-type: none"> <li>A. County disposal facility: local new landfill, expansion, or export;</li> <li>B. Centralized composting facility: materials to be processed, size, location, design, and cost; and,</li> <li>C. Household hazardous waste transfer facility: ownership, operation, funding, and liability issues.</li> <li>D. Centralized organic waste processing facility (<del>anaerobic digestion or composting method</del>): reliable feedstock sources, design, size and cost. Straw Vote 5-0 (9-8-2014)</li> </ul>
Changes may be considered as “not substantial”. The changes do not substantially	<b>WM-P4. Information Sharing.</b> The County shall support ongoing dialogue between HWMA, city <del>and or</del> County <del>integrated</del> waste management staff to reduce duplication of efforts and increase cooperative implementation of

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affect the scope of this item.	integrated waste management strategies. Straw Vote 5-0 (9-8-2014)
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WM-P7. Countywide Integrated Waste Management Plan (IWMP) Participate in Revisions.</b> The County shall <u>abide by and</u> participate in revisions to the <u>CIWMP</u> lead by the <u>Humboldt Waste Management Authority HWMA, per HMWA's current contract with the County,</u> and consider the need to amend this General Plan to maintain consistency. Straw Vote 5-0 (9-8-2014)
	<b>10.5.4 Standards</b>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WM-S1. Solid Waste Facility Permit.</b> When seeking approval for the construction or expansion of a solid waste facility in Humboldt County, project applicants must obtain a Solid Waste Facility Permit from the <u>Department of Health and Human Services Division of Environmental Health Department</u> with concurrence by <u>the CalRecycle</u> pursuant to the requirements of <del>the</del> California Code of Regulations, Title 14, Division 7, or successor regulations.  Prior to submitting an application for a Solid Waste Facility Permit, a project applicant must obtain the clearances, approvals, or permits listed below:  A. Certification of compliance with the California Environmental Quality Act (CEQA) pursuant to the requirements of the California Code of Regulations Division 6.3.  B. Land use approval from the appropriate city or County land use authority.  C. Approval from the North Coast Unified Air Quality Management District.  D. Approval from the North Coast Regional Water Quality Control Board. Note: that NCRWQCB approval may require permits for stormwater discharges (NPDES) and/or waste discharge permits.  E. Other approvals and clearances such as streambed alteration agreements, Williamson Act cancellation, timberland conversion approval from the Board of Forestry, a Section 404 permit from the Army Corps of Engineer, if wetlands are involved, and any others which are required as a result of site design or facility location. Straw Vote 5-0 (9-8-2014)
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WM-S2. Solid Waste Disposal Facility Conformance with <u>Countywide Integrated Waste Management Plan (CIWMP)</u>.</b> Any proposed new or expanded solid waste facility must be in conformance with the IWMP and included in the adopted Countywide Siting Element or the Non-Disposal Facility Element prior to issuance of a Solid Waste Facility Permit. Straw Vote 5-0 (9-8-2014)
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WM-S4. Land Use Permits for Solid Waste Facilities.</b> Solid waste facilities are allowed by Conditional Use Permit in most non-residential land use and zoning designations and where otherwise consistent with this Chapter. To ensure consistency with the IWMP at the time of issuance of applicable land use permits for solid waste management facilities, the applicant shall submit the following supplemental information with the land use permit application:  A. Assessment of conformance with the adopted Countywide <u>Siting Solid Waste Facility</u> Element or Non-Disposal Facility Siting Element.  B. Projections of the quantity of waste to be managed in weight and volumetric measures and the area required for disposal or processing

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	<p>on an annual basis for the life of the facility.</p> <ul style="list-style-type: none"> <li>C. Operational plans in compliance Solid Waste Facility Permit requirements.</li> <li>D. Analysis of a minimum of three alternative sites with a summary description of the operational characteristics and environmental impacts associated with each alternative.</li> <li>E. Relationship of the solid waste facility to existing solid waste facilities in terms of waste streams, end products, operational capacity, and compatibility.</li> <li>F. A site post closure plan consistent with applicable state and federal regulations and a description of any land use limitations after project completion.</li> <li>G. Assessment of conformance with the policies and provisions of the (CIWMP). Straw Vote 9-8-2014: 5-0</li> </ul>
	<p style="text-align: center;"><b>Section 10.6 Cultural Resources</b></p> <p><b>10.6.2 Background</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>The importance of history to local residents can be seen in the <del>activities of the 3,700 member Humboldt County Historical Society, the architectural preservation efforts of numerous local homeowners, and the many celebrations and expressions of Native American cultural heritage, the architectural preservation efforts of numerous local home and business owners, and the high level of support for local museums and historical societies.</del> <u>The educational, social, and economic benefits of historic preservation to the county are tremendous; protecting outstanding cultural resources and the legacy they represent is a priority of this Plan.</u></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>Protection of <u>significant</u> cultural resources has become recognized as a vital part of planning and environmental assessment. The passage of the National <u>Historic Preservation Act of 1966 (NHPA), the National Environmental Policy Act of 1969 (NEPA), the California Environmental Quality Act (CEQA), the California Public Resources Code (commencing with Section 5097.5), and the establishment of the Scenic Highways Element in 1971 (California Government Code Section 65302(h) §5097.5), and passage in 2014 of Assembly Bill (AB) 52 relating to Native Americans and CEQA, among others)</u> all speak to the importance of protecting and preserving these essential resources.</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><del>Both</del> <u>The NHPA, NEPA and CEQA provide environmental policy guidance to preserve important aspects of our cultural legacy. Section 101(b)(4) of NEPA stresses the preservation of important historic, cultural, and natural aspects of our national heritage. Similarly, Section §21001(b) of CEQA states that it is a California policy to “take all action necessary to provide the people of this state with... enjoyment of aesthetic, natural, scenic, and historic environmental qualities.”</u></p>
<p>Changes may be considered as “not substantial”. The changes have no direct</p>	<p>The protection of the cultural environment in general and heritage resources in particular is also given priority in the California Public Resources Code. Sections 5097.9 et seq. provide protection from damage to Native American</p>

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relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	historic, cultural, or sacred sites and features, artifacts, and objects. Moreover, California Government Code <del>Section §65351</del> et seq. provide for public involvement and required consultation with Native American tribes ( <u>Senate Bill 18, 2004</u> ) during the preparation of a general plan for purposes of preserving or mitigating impacts to California Native American cultural places.
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	The County’s Board of Supervisors established a policy in 1971 to evaluate archeological sites not only for their scientific value, but also for their importance to the Native American community (Resolution No. 71-14.1). The County currently maintains an agreement with the <del>North Coastal Northwest</del> <u>Northwest</u> Information Center ( <del>a Yurok tribal facility in Klamath, California</del> ) of the <u>California Historical Resources Information System (NWIC)</u> to review development proposals to assess any potential impact to culturally sensitive areas. The County also refers development proposals to local tribes within their defined area of interest for review and recommendation. <u>These practices are consistent with the new requirements for Native American consultation under CEQA codified by passage of AB 52 (2014).</u>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<del>In addition to the need to preserve important archeological finds, there is a need to protect paleontological resources from loss or destruction. Whereas archeological resources provide a link with the people of the past, paleontological resources tell us about prehistoric life from past geologic time periods. Protection of these resources is required by law and can lead to valuable scientific information.</del>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	In addition to numerous sites of archeological <del>or paleontological</del> significance in the county, there are many other sites of historic worth. For example, sites may be significant for their architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural value. Judgment of significance and the need for protection is straightforward if a site is eligible for, or listed in, state or federal historic registration programs. Determining significance and the need for protection of uncatalogued sites must be assessed on a case-by-case basis to avoid adverse change in the significance of a historical resource. Determination can require cultural resource studies prepared by <u>qualified historians with professional qualifications</u> to inform the judgment of decision makers. Straw Vote 11-3-2014: 5-0
	<b>10.6.3 Goals and Policies (All Straw Votes 11-3-2014: 5-0)</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>CU-G1 Protection and Enhancement of <u>Significant Cultural Resources</u>.</b> Protected and enhanced significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations.
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>CU-P1. Identification and Protection.</b> The potential for <del>impacts to</del> <u>impacts to</u> significant cultural resources shall be identified during ministerial <u>permit</u> and discretionary <del>permit project</del> review, <u>impacts</u> assessed as to significance, and if found to be significant, protected from substantial adverse change <u>per California Public Resources Code (PRC) §5020.1.</u>
Changes may be considered as “not substantial”. The changes do not substantially	<b>CU-P2. <u>Native American Tribal Consultation</u>.</b> Native American Tribes (as defined <del>below in CU-S3</del> ), <del>historical organizations, other interested parties, and applicable agencies</del> shall be consulted during discretionary project

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affect the scope of this item.	review for the identification, protection and mitigation of adverse impacts to <u>significant</u> cultural resources. Consultation on ministerial permits shall be initiated if it has been determined the project may create a substantial adverse change <del>in the significance of a</del> <u>to a significant</u> cultural resource. At their request, Tribes shall be afforded the opportunity to review and provide comments to the County early in project review and planning (screening) about known or potential <del>significant Native American Tribal</del> cultural resources located in project areas within their respective tribal geographical area of concern.
Changes may be considered as “not substantial”. The changes elaborate on the requirements of policy CU-P1. When viewed together, the changes do not substantially change the scope of that policy.	<b>CU-P2x. Consultation with Other Historic Preservation Agencies and Organizations.</b> <u>Historic preservation agencies and organizations shall be consulted during discretionary project review for the identification, protection and mitigation of adverse impacts to significant cultural resources. These include, but may not be limited to, the County’s Cultural Resources Advisory Committee, Humboldt County Public Works Department and the Planning and Building Divisions, the Northwest Information Center of the California Historical Resources Information System (NWIC), the California Office of Historic Preservation, the Native American Heritage Commission, local historical societies, museums, colleges and universities, and incorporated cities historic preservation commissions or committees for their respective LAFCO sphere of influence, and local historians, cultural resources consultants and historic preservation staff affiliated with various state and federal agencies.</u>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>CU-P3. Avoid Loss or Degradation.</b> <u>Projects located in areas known to have historic or prehistoric ruins, burial grounds, or suspected to be archeological sites or Native American burial sites shall be conditioned and designed to avoid <del>loss or significant impacts to significant sites, or disturbance or destruction to Indian burial grounds.</del> Preserving Native American remains undisturbed and in place shall be selected as the preferred alternative unless substantial degradation of these resources, including factual evidence is presented demonstrating that no alternative(s) are feasible. Conditions of approval shall include standard provisions for post-review inadvertent discoveries of archaeological or Native American remains discoveries and discovery and respectful treatment and disposition of Native American remains with or without funerary objects in accordance with state law (Health and Safety Code (HSC) §7050.5 and PRC §5097.98).</u>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>CU-P4. Findings Necessary for Loss or Destruction.</b> <u>Substantial adverse changes to significant <del>C</del>cultural resources shall not be knowingly destroyed or lost be allowed through a ministerial or discretionary action unless:</u> <ul style="list-style-type: none"> <li>a. <u>The <del>site of</del> cultural resource has been found not to be of significant value after based on consultation by representatives of the cultural resources community with culturally affiliated Native American Tribe(s) and relevant experts other historic preservation agencies and organizations as required by CU-P2 and CU-P2x; or</u></li> <li>b. <u>There is an overriding public benefit from the project, and compensating mitigation to offset the loss is made part of the project.</u></li> </ul>
	<b>10.6.4 Standards (All Straw Votes 11-3-2014: 5-0)</b>
Changes may be considered as “not substantial”. The	<b>CU-S1. Significant Cultural Resources Defined.</b> <u>Significant <del>C</del>cultural resources include, but are not limited to, any object, building, structure, site,</u>

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<p>changes do not substantially affect the scope of this item.</p>	<p>district, area, or place that is culturally, historically, or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Humboldt County, <u>the State of California or the Nation.</u> Sites, resources, or structures listed in federal, state, or local registration programs, or formally determined eligible for listing, or that meet the criteria for listing in the California Register of Historical Resources <u>as well as those cultural resources determined to be significant by a lead agency</u> shall also be recognized as significant cultural <del>(historical)</del> resources. <u>Significant C</u>cultural resources also include <u>cultural places, as Tribal Cultural Resources</u> defined by <u>California Public Resources Code Sections 5097.9 and 5097.993, including any the 2014 Assembly Bill 52 (Native Americans: CEQA), Native American Sacred Sites such as sanctified cemetery, place cemeteries, places of worship, religious or ceremonial sites, or sacred shrines or any and Native American Historic Resources such as any</u> historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of <del>Historic Resources</del>, including any "historic or prehistoric ruins, any burial grounds, and any archeological or historic sites" (PRC §5097.9 and §5097.993).</p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>CU-S2. Confidentiality.</b> As prescribed by <del>law</del> California Public Records Act, <u>Government Code § 6250 et seq., and the Information Practices Act of 1977, Civil Code §1798 et seq.</u>, the exact location of <u>archeological, paleontological, Native American grave sites and, burial grounds, sacred sites, sensitive Native American cultural places, and prehistoric and historic archaeological sites</u> shall not be publicly <del>identified</del> <u>disclosed</u> in order to prevent the possibility of theft or vandalism.</p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>CU-S3. Cultural Resources Community.</b> The cultural resources community includes:</p> <ul style="list-style-type: none"> <li>a) Native American Tribes, defined as federally recognized and non-recognized tribes and tribal organizations that have ancestral lands in Humboldt County that are on the contact list maintained by the Native American Heritage Commission; and, the appointed Tribal Historic Preservation Officers (THPOs) of such tribes.</li> <li>b) <u>Applicable Historic preservation agencies and organizations referenced in CU-P2x, including the Native American Heritage Commission, the California State Office of Historic Preservation, the North Coastal Information Center, the Northwest Information Center Humboldt County Public Works Department and the Planning and Building Divisions, and local historical societies and museums.</u></li> <li>c) Other interested parties who have requested in writing to be notified of such matters.</li> </ul>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>CU-S4. Conditioning, Designing, or Mitigating Projects to Avoid Loss or Reduce Impacts to Archaeological Resources.</b> <u>Conditioning, designing, and/or mitigating projects to avoid or reduce impacts to archaeological resources loss of cultural resources, in general, but impacts to archeological or paleontological resources in particular, significant for their cultural value to descendent communities and/or scientific value shall consider the following options include, where applicable:</u></p> <ul style="list-style-type: none"> <li>A. <b>Avoidance.</b> Design projects involving any ground disturbance to avoid known archaeological <del>or paleontological</del> sites, or</li> <li>B. <b>Capping.</b> Provide protective cover (e.g. cap with geotextile material</li> </ul>

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	<p>and/or other barrier and cover with imported fill soil using light-weight rubber tired equipment) <u>and confine development to the protective cover</u> for all or portions of known <del>(for)</del> sites that cannot be feasibly avoided, after the site has been adequately characterized (depth, area, constituents) and reported on using appropriate scientific excavation techniques, or</p> <p>C. <b><u>Data Recovery</u></b> Where site avoidance or <u>capping</u> is infeasible, design and implement a research design guided mitigation excavation program, in consultation with culturally affiliated Tribe(s) or other descendant groups, as appropriate, under the direction of a <u>qualified and locally experienced professional archaeologist knowledgeable about regional archaeology</u>, to <u>recover and</u> document significant scientific information that would otherwise be lost by project implementation. <u>Preserving Native American remains undisturbed in place shall be selected as the preferred alternative unless substantial factual evidence is presented demonstrating that no alternative(s) is (are) feasible.</u></p> <p>D. <b><u>Conservation Easements.</u></b> <u>Voluntary deedding of the site into a permanent conservation easement.</u></p> <p>E. <b><u>Standard Conditions and Notations for Inadvertent Archaeological or Native American Remains Discoveries.</u></b> <u>In addition, <del>F</del>for discretionary and ministerial projects and ministerial permits that <del>will</del> involve ground disturbing activities, the following measures shall be included as standard conditions of approval or as notations to be placed on development plans:</u></p> <p><u>"The project site is not located within an area where known archaeological or paleontological sites have been identified. However, as there exists the possibility that undiscovered archaeological or paleontological resources may be encountered during construction activities, the following post-review, inadvertent archaeological discovery measures are required under state and federal laws:</u></p> <p><u>If archaeological or paleontological resources are encountered, all ground disturbing work at the find location plus a reasonable buffer zone must be immediately suspended, the approving County department contacted, and a qualified professional <del>contacted</del> archaeologist retained to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable.</u></p> <p><u>Pursuant to California Health and Safety Code §7050.5, if <u>known or suspected Native American or other human remains</u> are encountered, all ground-disturbing work must cease in the vicinity of the discovery, and the County Coroner contacted. <u>The respectful treatment and disposition of remains and associated grave offerings shall be in accordance with PRC §5097.98.</u> The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition."</u></p>
<p>Changes may be considered as "not substantial". The changes elaborate on the requirements of policy CU-P1. When viewed together,</p>	<p><b><u>CU-S4x. Professional Archaeologist Qualification Standards and Practices.</u></b>  <u>For the purpose of this chapter, a professional archaeologist meets the Secretary of the Interior's Professional Qualification standards for Archaeology Principal Investigator and the explicit education and experience qualification standards adopted by the Society for California</u></p>

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the changes do not substantially change the scope of that policy.	<u>Archaeology in 2012. The professional archaeologist shall make a good faith effort to inform and include the descendant community in all aspects of their work, as applicable, to respect sensitive or confidential information, and to integrate the community's policies and practices in respectful handling of archaeological material.</u>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p><b>CU-S5. Assessment and Treatment of Impacts to Significant Historic Structures, Buildings and Districts.</b></p> <p>A. <b>Ministerial Permit Review.</b> For ministerial <del>projects</del> <u>permits</u>, a records check will be conducted <u>by staff</u>. If the project site and/or structures are listed on the local, State, or federal register, or has been surveyed and determined to be eligible for listing on the local, State, or federal register, it will be considered a significant <del>historic</del> <u>cultural</u> resource. The project will either be modified as may be necessary to ensure continued protection of the significant <del>historical resources</del> <u>historic structures, buildings or districts</u>, or the project will be subjected to the discretionary review process described below.</p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p>B. <b>Discretionary Project Review.</b> For discretionary projects, a records check will be conducted <u>by staff</u>, and if no listing or survey for eligibility has been done, an initial screening will be conducted to determine whether there is a potential for significant <del>historical resources</del> <u>historic structures, buildings or districts</u> to be significantly impacted by the project. Where it is found that there is a potential for significant adverse impacts, a <del>cultural</del> <u>an historic architectural</u> resources report <u>meeting the Secretary of the Interior's Standards for Historic Preservation</u> prepared by a qualified professional shall be required. The report shall assess the presence, extent, <del>and</del> condition, and explicit significance values of all extant cultural resources and the likely impact upon such resources found to qualify as significant historical resources under CEQA. The report shall include recommendations for avoiding and/or mitigating identified significant adverse impacts.</p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p>C. <b>Areas of Historic Concern.</b> To assist in protecting potential historical structures yet to be surveyed, the Board of Supervisors may designate areas of historical concern, in which all structures 45 years or older would be assessed as outlined for discretionary projects above. <u>Designating an "area of historic concern" shall require providing written notice to all the affected property owners and at least one public hearing by the Board of Supervisors prior to approving the designation.</u></p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p>D. <b>Encouraging Nomination to the California Register.</b> To assist in identifying historical resources of significance, the County encourages the cultural resources community to utilize the nomination process <del>of the State Office of Historic Preservation for the California Register of Historical Resources</del>, which provides notice and comment opportunities for local government and the property owner, in determining eligibility for register listing. Straw Vote 5-0 12-15-14</p>
Changes are within the range of alternatives considered by the Planning Commission.	<p><del>CU-Sx.</del> <b>Cultural Resources Report Contents.</b> A Cultural Resources Report should, at the minimum, contain:</p> <p>1) <del>Evidence of a full background literature search through the depository at the Humboldt County Historical Society. Whether the resource is on any federal, State or local list of designated historic resources. Whether the resource is identified in any information in the historical archives;</del></p> <p>2) <del>A brief description of the project parcel(s) and the expectations of</del></p>

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	<p>the consultant at the onset of the inventory report;</p> <p>3) <del>—— A clear description of the methods and results of the field inventory including rationale for surface coverage and a brief discussion of any historic resources encountered. This treatment should be patterned after the Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]—</del>  <del>http://www.cr.nps.gov/local_law/arch_stnds_0.htm ;</del></p> <p>4) <del>—— A generally accurate map (7.5' USGS topographic, parcel map or engineers map) in a scale sufficient to show the intensity and coverage of the field inventory as well as the location of any resources encountered;</del></p> <p>5) <del>—— A description and evaluation of any structures and a determination of whether or not they qualify as historical resources. This evaluation should answer the following questions with respect to possible historic significance:</del></p> <p>a) <del>—— Is it associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California, or the United States;</del></p> <p>b) <del>—— Is it associated with the lives of persons important to local, California, or national history;</del></p> <p>c) <del>—— Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic values;</del></p> <p>d) <del>—— Has it yielded, or does it have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.</del></p> <p>6) <del>—— Given the answers to 5. a. through d.:</del></p> <p>a) <del>—— Does the resource qualify as an historic resource? If the answer to 6a is no, and any of the answers to 5a through 5d is yes, explain why, in your assessment, the resource does not qualify as historic.</del></p> <p>b) <del>—— Does the resource have integrity for the period of significance? The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.</del></p> <p>c) <del>—— Identify whether or not the resource retains enough of its historic character of appearance to be recognizable as an historical resource and able to convey the reasons for significance. If it is determined that a resource has lost its historic character or appearance, does it still have the potential to yield significant scientific or historical information or specific data?</del></p> <p>d) <del>—— Is the historic resource located within a historic district or a concentration of historic buildings, structures, objects, or sites with precise boundaries that share a common historical, cultural or architectural background? If so, and if it is determined that the resource lacks individual significance as an historic resource, could the resource be considered a contributor to the significance of the historic district or concentration of historic structures?</del></p> <p>7) <del>—— If the resource is historic, provide recommended means to avoid or lessen development related impacts to any historical resources encountered on the parcel(s);</del></p> <p>8) <del>—— The names of any local persons consulted during the preparation of</del></p>

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	<p>the report;</p> <p>9) <del>Statement of Qualifications (education, employment, field experience, previous reports and publications in historic resources).</del></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>CU-Sxx. Cultural Resource Commission Advisory Committee Recommendations and Mitigation.</b> The conclusions, findings and recommendations of the <del>Cultural Resources Report-Historic Architectural Report and other types of cultural resources reports</del> shall be evaluated during the project review process including referral for comments from the advisory <del>Cultural Resources Commission-Committee</del>. The <del>Cultural Resources Commission-Committee</del> will make recommendations on cultural resources to County staff and the Planning Commission. Applicants shall be encouraged to plan projects to avoid <del>impacts</del> <u>substantial adverse change</u> to significant cultural resources <del>where feasible</del>, otherwise, mitigation measures shall be required to lessen the impacts to a less than significant level.</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><del><b>CU-Sxxx. CEQA Review.</b> Historical resources as provided in Section 15064.5 of the State CEQA Guidelines shall include: 1) a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources; 2) a resource listed in a local register of historical resources; or 3) any object, building structure, site, area or place which the County Planning Division determines to be historically or culturally significant.</del></p>
<p><b>10.6.5 Implementation Measures</b></p>	
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>CU-IM1 Cultural Resources Ordinance and Advisory Committee.</b> Review existing ordinances and guidelines and make necessary amendments to assure the protection of cultural resources, resulting in the adoption of a comprehensive Cultural Resources Ordinance and establishment of (an) advisory Cultural Resources Committee(s). The purpose of the Ordinance is to implement the goals, policies and standards of this section (10.67- Cultural Resources), including a clearly prescribed process for the identification, evaluation, assessment and treatment (mitigation) of cultural resource impacts for County permitted projects or actions that could result in significant adverse impacts <del>and on recommendations</del>. <u>The Ordinance shall include establishing a Cultural Resources Committee composed of local historic preservation professionals that are knowledgeable and experienced in CEQA and historical resources, and in the fields of regional prehistoric and historic archaeology, historic architecture, and cultural landscapes, plus County tribal representatives (THPOs), which shall advise County staff and the Planning Commission about the adequacy, findings and recommendations of CEQA review and reporting in accordance with applicable laws and best practices in historic preservation. In addition the Committee will advise and educate the public about historic preservation, tribal cultural resources, and the field of cultural resources management.</u></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>CU-IM3 Cultural Resources Designation</b> Develop a <del>program process</del> to encourage and actively support nominations <u>with the owners consent</u> to the federal, state, and local cultural resource registration programs.</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>CU-IM5. Historic Building Identification.</b> Establish and maintain a <del>system</del> <u>process</u> for identifying significant historic buildings and structures (individually or as part of districts or landscapes).</p>
<p>Changes may be considered as “not substantial”. The</p>	<p><b>CU-IMx. Map Resource Areas.</b> In consultation with the cultural resources community (as defined), <del>consider</del> and the Cultural Resources Committee,</p>

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<p>changes do not substantially affect the scope of this item.</p>	<p><del>the Planning Division shall (1) devising map</del> Overlay Zones for culturally sensitive <del>zones</del> <del>areas</del> (including potentially significant cultural landscapes) especially in rural, inland areas outside the Coastal Zone to expand the County's review of projects that may affect known &amp; unknown cultural resources to facilitate Initial Project Screening (CU-P1), <del>and (2) developing</del> <del>develop</del> a confidential database that identifies locations of <del>high</del> <del>archaeologically</del> <del>archaeological</del> or cultural heritage sensitivity, and (3) <del>developing</del> <del>compile and maintain</del> a listing of listed, eligible or potentially eligible <del>historical</del> <del>cultural</del> resources including <del>but not necessarily limited to</del> architectural sites, districts and cultural landscapes, within the County's jurisdiction. <del>In the near term at a minimum, C</del>continue to contract with the <del>NCIC and NWIC</del> to provide rapid-response, reduced fee initial review of project locations for purposes of determining if known cultural resources are recorded on or near project areas, and for opinions on cultural resources sensitivity with appropriate recommendations.</p>
	<p><b>Section 10.7 Scenic Resources</b></p>
	<p><b>10.7.3 Goals and Policies</b></p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>SR-G1. Conservation of Scenic Resources Protection.</b> Protected high-value <del>scenic</del> forest, agriculture, river, and coastal <del>scenic</del> areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources. Straw Vote: 5-0 10-6-2014</p>
<p>Changes may be considered as "not substantial". The community separation policies and standards were moved to the Conservation and Open Space section. This goal largely duplicates goal CO-G6 ("Community Separation"). When viewed together, the changes do not substantially affect the scope of that goal.</p>	<p><del><b>SR-G2. Community Separators.</b> Visible and aesthetic <del>open space</del> areas between urban development areas that separate and preserve unique identities of the county's cities and communities. Moved to Conservation and Open Space Section CO-G6, Straw Vote 5-0 [10-20-14]</del></p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>SR-Gx. Scenic Roadways. Support for a Designated Scenic Highway System.</b> A system of scenic <del>highways</del> <del>roadways</del> that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County <del>without detracting from allowed uses</del>. Revised and Straw Voted 12-15-14: 5-0</p>
<p>Changes are within the range of alternatives considered by the Planning Commission. The Planning Commission considered deletion of this policy.</p>	<p><del><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 <del>preserves or enhances the heritage landscape values of the site.</del> (Deleted) Straw Vote 2-9-2015: 4-1 (Lovelace)</del></p>
<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><b>SR-P3. Scenic Roadway Highway Protection.</b> Protect the scenic quality of designated <del>Scenic roadways</del> <del>Highways</del> for the enjoyment of natural and scenic resources, coastal views, landmarks, or points of historic and cultural interest. Straw Vote: 5-0, 12-15-2014</p>
<p>Changes are within the</p>	<p><del><b>SR-P4. Community Separators.</b> Protect the scenic quality of "community</del></p>

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range of alternatives considered by the Planning Commission.	<del>separators” from degradation by maintaining adequate open space between communities and cities.</del> (Deleted) Straw Vote: 5-0, 12-15-2014
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>SR-P5. Development within Community Separators.</b> Retain a rural character and promote low intensities of development in community separators. 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.</del> Moved to Conservation and Open Space Section CO-P4X, Straw Vote 5-0 [10-20-14]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>SR-P6. Term of Off-Premise Billboards and Prohibition.</b> Limit the term of new and existing off-premise billboards by ordinance to provide for removal <u>consistent with the Outdoor Advertising Act</u> . Prohibit the construction of new off-premise billboards along mapped Scenic <del>Highways</del> <u>Roadways</u> and coastal views. Straw Vote: 5-0, 10-6-2014
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>SR-P7. Billboards in Sensitive Habitat Areas.</b> Prohibit construction of billboards <u>in</u> mapped sensitive, habitat areas. Straw Vote: 5-0, 10-6-2014
Changes may be considered as “not substantial”.	<b>SR-PXX Vandalism of billboards.</b> If vandalism of legal nonconforming billboards requires repair or reconstruction, the billboard shall not lose its <u>legal, nonconforming status, consistent with Humboldt County Zoning Code</u> Straw Vote: 5-0 12-15-2014.
<p>Discussion of Findings for Policy SR-PXX:</p> <p>The changes declare that an act of vandalism does not affect the non-conforming status of existing billboards. This policy is consistent with existing allowances in the zoning ordinance. Section 313-132.5.2 of the zoning ordinance (“Reconstruction of a Nonconforming Structure that is Damaged by any Casualty”) states that the Planning Director may approve a Special Permit for the reconstruction of a nonconforming structure (which includes vandalized non-conforming billboards) damaged by any casualty if application is made within two (2) years after such destruction or damage provided all of the required findings can be made. And Section 313-132.3 of the zoning ordinance (“Right to Continue to Use a Nonconforming Structure”) states that a nonconforming structure (including vandalized non-conforming billboards) may be used and maintained indefinitely, except as otherwise specified in the ordinance. Changes to the General Plan which reaffirm existing allowances may be considered “not substantial”.</p>	
<b>10.7.4 Standards</b>	
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>SR-S1. Development in Mapped Scenic Areas.</b> 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 as narrow as <del>possible</del> <u>feasible</u> 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. Straw Vote 4-1(Bohn), 12-15-2014
Changes are within the range of alternatives considered by the Planning Commission.	<del><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.</del> (Deleted)

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<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p>Straw Vote 2-9-2015: 4-1 (Lovelace)</p> <p><b>SR-S3. Scenic Roadway Highway Standards.</b> The following standards apply to mapped scenic roadways Highways:</p> <p><b>A. Visual Buffer Width.</b> The width of the visual buffer along the road shall not exceed 200 feet from the edge of the traveled roadway.</p> <p><b>B. Permitted Uses.</b> Permitted uses shall be allowed except the construction of new off premise billboards is prohibited. Permitted uses that are within the visual buffer area measures may be required to protect scenic qualities of the site.</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>1) 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>2) 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>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>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</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. Where it is not possible feasible 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 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</p>

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	<p>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. Straw Vote 4-1(Bohn), 12-15-2014, modified Planning Commission version with additional change to "E."</p>
<p>Changes may be considered as "not substantial". The community separation policies and standards were moved to the Conservation and Open Space section. When viewed together with those policies and standards, the changes do not substantially affect the scope of this item.</p>	<p><del><b>SR-S4.</b> Development in Mapped Community Separators. Unless there are existing design standards adopted for community separators, New structures development within mapped community separators shall:</del></p> <p><del>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.</del></p> <p><del>B.— Minimize cuts and fills on hills and ridges.</del></p> <p><del>C.— Minimize the removal of trees and other mature vegetation.</del></p> <p><del>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.</del></p> <p><del>E.— Design structures to use building materials and color schemes that blend with the natural landscape.</del></p> <p><del>F.— Cluster structures on each parcel within existing built areas and near existing natural features, to the maximum extent feasible.</del></p> <p><del>G.— Locate building sites and roadways to preserve natural features, native vegetation and existing trees. Moved to Conservation and Open Space Section CO-S6, Straw Vote 5-0 [10-20-14]</del></p>

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<p>Changes may be considered as “not substantial”. The community separation policies and standards were moved to the Conservation and Open Space section. When viewed together with those policies and standards, the changes do not substantially affect the scope of this item.</p>	<p><del><b>SR-S5. Subdivisions in Community Separators.</b> Subdivisions in community separators shall:</del></p> <ul style="list-style-type: none"> <li><del>A. Ensure developments are subordinate to the viewscape, from the point of view of public roadways and trails.</del></li> <li><del>B. Reduce visual impact where consistent with the Land Use Element by clustering.</del></li> <li><del>C. Preserve natural features and native vegetation by locating building sites and roadways.</del></li> <li><del>D. Require dedication of permanent open space easement at the time of subdivision to the extent allowable by law.</del></li> <li><del>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.</del></li> <li><del>F. Adequate additional public services and infrastructure are available to serve the development.</del></li> <li><del>G. The development is compatible with surrounding properties especially those used for agricultural pursuits.</del></li> <li><del>H. In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following:</del> <ul style="list-style-type: none"> <li><del>1) Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.</del></li> <li><del>2) Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.</del></li> <li><del>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.</del></li> </ul> </li> </ul> <p>Moved to Conservation and Open Space Section CO-S7, Straw Vote 4-1, (Lovelace) [10-20-14]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</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> 5-years and limited to areas designated as Commercial Services or Industrial General. 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. Straw Vote: 5-0, 11-3-2014</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</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 the expansion <del>repair, or reconstruction</del> of existing billboards. <u>These requirements shall not apply to Customary Maintenance of billboards, as defined in the Outdoor Advertising Act.</u> Straw Vote: 4-1 (Lovelace), 10-6-2014. Revisited for clarification Straw Vote: 4-1 (Lovelace), 10-20-2014. Revised and Straw Voted 5-0, 12-15-14</p>
	<p><b>10.7.5 Implementation Measures</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>SR-IM1. Mapping of Scenic Areas, <del>Heritage Landscapes</del> and Scenic Roadways Highways.</b> Initiate a public process to identify, map, and designate Scenic Areas, <del>Heritage Landscapes</del> and Scenic Roadways Highways, including specific ordinance standards for scenic protections and design review. Straw Vote 2-9-2015: 4-1 (Lovelace)</p>
<p>Changes may be considered</p>	<p><b>SR-IM2. Community Separators.</b> Identify, map, and designate an overlay</p>

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<p>as “not substantial”. The community separation policies and standards were moved to the Conservation and Open Space section. When viewed together with those policies and standards, the changes do not substantially affect the scope of this item.</p>	<p><del>zone for community separators with specific standard for open space protections and design review. Moved to Conservation and Open Space Section CO-IM6, Straw Vote 5-0 [10-20-14]</del></p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><del><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. Deleted 5-0, 12-15-2014 (Bring back if needed based on revisions to SR-IM1)</del></p>
	<p style="text-align: center;"><b>Chapter 11. Water Resources Element</b></p>
	<p><b>11.3 Background</b></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><del>Abundant water resources</del> <u>Large rivers</u> and biologically rich watersheds are defining characteristics of Humboldt County. These resources provide local water supply, spawning habitat for fisheries, recreation opportunities, and local wealth for the fishing and tourism industries. The Eel, Trinity, and Klamath rivers extend well beyond county borders linking Humboldt to the complex regional, state, and interstate water resource and habitat management issues affecting their respective watersheds. The average annual runoff of the rivers running through the county reflects almost 30% of the state’s total runoff. Significant sections of these rivers and the Van Duzen River have been designated by the California legislature as wild, scenic, or recreational under the California Wild and Scenic River System. North Coast watersheds retain some of the last viable salmon and steelhead populations in the state and are a focal point for regional, state, federal, and tribal habitat recovery efforts. Managing these water resources will be a significant challenge in the years ahead as competition between statewide water demand, habitat requirements, and local water supply intensifies. [BOS tentative action 1-12-2015: Straw Vote: 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>State law passed in 2014 (AB 1739) requires counties or other local agencies to develop and implement “groundwater sustainability plans” by 2020 for groundwater basins that have been assigned a priority rating of “high” or “medium” by the State Department of Water Resources (DWR). The Eel River Valley groundwater basin has been assigned an initial priority of “medium,” requiring a groundwater sustainability plan. The other 13 mapped groundwater basins in the County have been given a “very low” priority, although the groundwater basin boundaries and prioritizations could change in the future based on local habitat considerations, stream flows and improved hydrologic and geologic information.</u></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not</p>	<p><u>Groundwater sustainability plans are required to take into account the most recent planning assumptions stated in local general plans of jurisdictions overlying the basin. The Eel River Valley basin underlies coastal and inland portions of the unincorporated area as well as the cities of Ferndale, Fortuna, and Rio Dell. In addition, any substantial amendment to a general</u></p>

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<p>directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><u>plan will be required to consider comments from any agency that manages groundwater, and from the State Water Resources Control Board if it has adopted an interim plan for the planning area.</u> [BOS tentative action 1-12-2015: Straw Vote: Consensus]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>Controlling sedimentation, preventing further increases in water temperature, <del>and</del> preserving flow rates, <u>and monitoring water quality</u> are the chief watershed management challenges in Humboldt County. As of 2008, Humboldt County has 19 river segments or water bodies that require Total Maximum Daily Load (TMDL) pollution prevention plans because of their “impaired” designation under Section 303(d) of the federal Clean Water Act (see text box for a description of the TMDL rules). Major soil-disturbing activities include road building, logging, vegetation clearing, over-grazing, mining, and certain agricultural practices. Accelerated erosion and sedimentation can increase flooding and damage riparian habitat. Temperature is an important habitat requirement for salmon and steelhead. High water temperatures result from reduced flows, degraded stream channels and removal of riparian vegetation along watercourses. [BOS tentative action 1-12-2015: Straw Vote: 4-1 (Bohn)]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>Municipal water supplies are provided primarily from surface water sources by four water service districts, along with several cities and numerous community service districts. <del>Humboldt County generally has sufficient water resources where the majority of the population resides.</del> [BOS tentative action 1-12-2015: Straw Vote: Consensus]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>The Humboldt Bay Municipal Water District provides the majority of drinking water within the County. It supplies treated drinking water to seven municipal agencies, who in turn serve all communities in the greater Humboldt Bay region. The District also delivered large volumes of water to two pulp mills for industrial purposes; however both pulp mills have ceased operation. The District currently has 40 - 45 million gallons per day (MGD) of water available beyond which is needed for its municipal customers. If this water is not used, the District will eventually lose a substantial portion of its water rights which have been granted by the State, and those rights would be available to any other interested party. This additional supply is an asset for the area and could support new agricultural, commercial and industrial development. If such uses do not materialize within Humboldt County, the District could transport available water to another public agency for an authorized public use, thereby maintaining local control of its water rights, and generating additional revenue for the benefit of its municipal customers and local ratepayers. <u>The District could also allocate a portion of the available water for an instream flow dedication in the Mad River for the purpose of preserving or enhancing habitat or fish and wildlife resources.</u> [BOS tentative action 12-15-2014: Straw Vote: 5-0]</p>

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<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>The amount of water exported from North Coast watersheds is perhaps the county’s most significant water resource policy issue. Diversions of water on the Trinity, Klamath, and Eel rivers have significantly affected water quality, quantity, and beneficial uses within Humboldt County. As a County of origin, the County of Humboldt has certain rights pursuant to state water law. Water Code Section 10505 provides that no water right will be released or assigned for any application that would deprive the County of origin of any water necessary for the development of the County. Section 11460 provides that state water projects must meet standards that protect existing beneficial needs of the watershed. Because of the importance of river flows to the county’s economy and environment, the General Plan includes policies that actively pursue reductions in water exports from the Klamath, Trinity and Eel rivers and provide standards for the protection of water quality, fisheries, and habitat for any proposed new water export projects. The Humboldt Bay Municipal Water District is evaluating the feasibility of <u>transferring a portion of its available <del>exporting</del> water from the Mad River using the District’s existing water rights and infrastructure to another municipal agency.</u> Such a transfer would not constitute an export in the same manner that other water diversions do. There would be no upstream out-of-basin transfer from one watershed to another. <u>Water available for a transfer would come from the natural discharge of the Mad River and releases from Ruth Lake which flow down the Mad River to the District’s existing point-of-diversion at Essex.</u> This option could preserve local control of water rights and bring water revenue into the County. [BOS tentative action 12-15-2014: Straw Vote: 5-0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p>Communities with County stormwater infrastructure include McKinleyville; the areas surrounding Eureka, <del>such as including</del> Cutten, Ridgewood, Pine Hill, and Humboldt Hill; and <del>also Garberville and</del> Shelter Cove. Other areas with minor amounts of drainage infrastructure include Redway, Manila, King Salmon, <del>Fields Landing</del> Loleta, <del>Garberville</del>, and Willow Creek.</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><del>McKinleyville is designated as an “urbanized area” in the 2000 Census and contains a municipal separate storm sewer system (MS4), the County operated storm drainage network. Discharges of storm water from MS4s in urbanized areas are considered “point sources” of potential pollution and as a result, the County is required to prepare a Storm Water Management Program (SWMP) under Phase II of the National Pollutant Discharge Elimination System program (NPDES) of the Clean Water Act. The intent of the SWMP is to reduce the discharge of pollutants to the maximum extent practicable, protect water quality, and satisfy other requirements of the Clean Water Act. During the planning period of this General Plan, the County may be required to prepare SWMPs for other communities within the unincorporated area.</del></p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or</p>	<p><u>The State Water Resources Control Board regulates storm water discharges from certain small municipal separate storm sewer systems (MS4s) in accordance with the Phase II storm water program authorized by the federal Clean Water Act. The purpose of the Phase II small MS4 General Permit is to control the discharge of pollutants to storm sewer systems which ultimately drain to natural waterways.</u></p>

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density of uses, and do not change a use from discretionary to ministerial.	
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>The Phase II Small MS4 General Permit applied to McKinleyville starting in 2006. In February 2013, the State Water Board made significant revisions to the permit requirements and expanded the coverage areas to include the unincorporated Eureka area and Shelter Cove. The revised Phase II Small MS4 General Permit requires a variety of program elements which are phased in over the five-year term of the permit. Compliance dates range from June 30, 2014, to June 30, 2018.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>In addition to controlling storm water runoff from construction sites, the County will need to develop a new "post-construction" storm water management program to ensure compliance with source control measures, low impact development (LID) design standards, and hydromodification standards specified in the Phase II Small MS4 General Permit. Other requirements include illicit discharge detection and elimination; water quality monitoring; pollution prevention at County operations; public education and outreach; and program effectiveness evaluation.</u>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<u>Public Works will continue to administer the County's overall implementation efforts for compliance with the Phase II Small MS4 General Permit. The construction site storm water runoff program and post-construction storm water management program will be implemented in conjunction with the Building and Planning Department. New requirements will be adopted by ordinance. [BOS tentative action 1-12-2015: Straw Vote: 5-0]</u>
	<b>11.4 Goals and Policies</b>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-G4. Watershed Planning Framework.</b> <u>Use Land use decision making that makes use of watersheds as a planning, management, and coordinating framework to cooperatively manage water and natural resources with local communities, neighboring counties, and state and federal agencies.</u>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-G8. Restoration of Impacted River Flows.</b> Restoration of water flow regimes in the Trinity, Klamath, Eel, and other river systems impacted by out of basin water diversions to meet all beneficial uses, including salmon and steelhead recovery plans, recreational activities, and the economic needs of river dependent communities with no additional <del>upper or mid level</del> watershed exports from rivers flowing through the County <u>that are detrimental to beneficial uses.</u> [BOS tentative revision 12-15-2014: Straw Vote: 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>WR-P2x1. Unpermitted Development.</b> The County declares that a water use serving illegal development is not a reasonable and beneficial use of water, within the context of California water rights law.</del> [BOS tentative action 1-12-2015: Straw Vote: 4-1 (Lovelace)]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-P5. Critical Watershed Areas.</b> The Board of Supervisors shall designate all or portions of watersheds as "Critical Watersheds" if cumulative impacts from existing or planned land and water resource uses within the area have the potential to create significant environmental impacts to threatened or

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	endangered species; including Chinook salmon, Coho salmon or steelhead. Land and water resources within Critical Watersheds shall be protected by the application of specific standards for such areas to avoid the take of threatened or endangered species. BOS tentative action 1-12-2015: Straw Vote: 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WR-Px1. Requirements for Water Storage in Flow Impaired Watersheds.</b> <del>Require nNew development proposed within in flow impaired watersheds that are not served by a public water system to install water storage tanks capable of providing 100 percent of the Department of Fish and Game recommended water storage volume and enter into a forbearance agreement eliminating water withdrawals during low flow conditions. Require the installation of rain catchment systems to support domestic and outdoor water needs during low flow summer months. Proposed development that seeks to rely upon surface water shall install water storage capable of providing 100 percent of the necessary water storage volume for the summer low-flow season (e.g. July-August-September). or groundwater withdrawals from temperature impaired watersheds shall provide evidence of, or be conditioned to obtain a</del> <u>A forbearance agreement prohibiting eliminating water withdrawals during the low-flow conditions season shall be included as a performance standard for the project.</u> [BOS tentative action 1-12-2015: Straw Vote: 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>WR-P7. Cumulative Impacts of Rural Subdivision.</b> Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal shall be assessed during the zoning and subdivision of all areas not served by municipal water supply.</del> [BOS tentative action 2-23-2015: Straw Vote: 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WR-P10. Project Design.</b> Development should be designed to compliment and not detract from the aesthetics and function of rivers, streams, ponds, wetlands, and their setback areas. [BOS tentative action 1-12-2015: Straw Vote: 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>WR-Px4. Well Permit Applications.</b> Information regarding the historic uses of the project site and contiguous lands and a map showing known contaminated sites within 500 feet of the property based on data available from the SWRCB Geotracker or successor website shall be included as part of well permit applications, as well as evidence of compliance with State water rights law.</del> [BOS tentative action 2-9-2015: Straw Vote: 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>WR-Px5. Important Groundwater Recharge Areas.</b> Protect important groundwater recharge areas by limiting the construction of impervious surfaces and requiring that new development maintain pre-development infiltration rates.</del> [BOS tentative action 1-12-2015: Straw Vote: 4-1 (Lovelace)]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<del><b>WR-Px6. Greywater and Alternative Disposal Systems.</b> Support programs and ordinance revisions that modify the permit process for greywater and other alternative disposal systems to make such systems more accessible to individual households</del> <u>under conditions that do not threaten the public health.</u> [BOS tentative action 2-9-2015: Straw Vote: 5-0]
The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from	<del><b>WR-Px7. Rain Catchment Systems.</b> Encourage the installation of rain catchment systems to support domestic and outdoor water needs during low-flow summer months.</del> [BOS tentative action 1-12-2015: Straw Vote: 5-0]

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discretionary to ministerial.	
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-P17. Watershed Planning.</b> Use watersheds as the geographic planning framework for water resource planning and coordination with other regional, state, and federal planning, implementation, and funding efforts. Maintain relevant land use data <u>on watershed basis</u> to support watershed based management and decision-making processes. Encourage and support continued research, investigation, and analysis of the County's water resources by federal and state water resource agencies, and local watershed restoration groups. Encourage compilation of data, such as <u>the State Water Resources Control Board's water allocation data</u> , the National Marine Fisheries Services and Department of Fish and <del>Game</del> <u>Wildlife</u> <u>coho</u> recovery plans, on a watershed basis. [BOS tentative action 1-12-2015: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-P18. Watershed and Community Based Efforts.</b> Support the efforts of local community watershed groups to protect, <u>restore, and monitor</u> water resources and work with local groups to ensure decisions and programs take into account local priorities and needs. [BOS tentative action 1-12-2015: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-P19. Regional Water Management Planning.</b> Work on a regional basis through the <del>North Coast Integrated Regional Water Management Plan (NCIRWMP)</del> <u>North Coast Resource Partnership (NCRP)</u> to ensure coordination and adaptive management between statewide water resource planning efforts, regional priorities, and local needs. The goals and objectives identified in the <u>North Coast Integrated Regional Water Management Plan of the NCIRWMP</u> shall be considered in establishing County water resource priorities and policy positions. [BOS tentative action 1-12-2015: Straw Vote: 5-0]
The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	<b>WR-P25. Compliance with Water Code Export Law.</b> <del>Water export projects will not be approved or supported unless the specific requirements of California Water Code Section 10505 protecting development rights and Section 11460 et seq. protecting beneficial uses of the watersheds are met and substantiated through a scientifically based and public process. The County should consider protesting new water applications or change petitions which may adversely affect water resources in Humboldt County under Water Code Sections 1330 and 1703.1, respectively.</del> <b><u>New Water Diversion Projects.</u></b> Review and make recommendations on significant <u>new water diversion projects</u> to ensure that they do not reduce the replenishment rate of in-stream gravel, taking into account the impact the projects would have on local mineral supplies in Humboldt County. [BOS tentative action 2-23-2015: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes affirm existing requirements.	<b>WR-P29x Implementation of NPDES Permit.</b> Implement and comply with the <u>National Pollutant Discharge Elimination Systems (NPDES) Permit issued by the State Water Resources Control Board to the designated portions of the County.</u> [BOS tentative action 2-9-2015: Straw Vote: Consensus]
Changes are within the range of alternatives considered by the Planning Commission. The Planning Commission considered deletion of this policy.	<b>WR-Px. Water Export Facilities.</b> <del>No new facilities for export of water to locations outside Humboldt County shall be permitted unless the County has issued a Conditional Use Permit for such export facilities, or operation of the new facilities is consistent with that addressed in an approved Habitat Conservation Plan. Issuance of the use permit shall require a finding that the proposed water export will not unreasonably affect fish, wildlife or other beneficial instream uses.</del> [BOS tentative action 2-9-2015: Straw Vote: 4-1]

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	(Lovelace),]
<p>Changes are within the range of alternatives considered by the Planning Commission. The changes do not substantially affect the scope of this item.</p>	<p><b>WR-P36. Erosion and Sediment Control Measures.</b> The following shall be incorporated <del>appropriate</del> erosion and sediment control measures into development design and improvements.</p> <ul style="list-style-type: none"> <li>A. <del>Minimize soil exposure during the rainy season by proper timing of grading and construction;</del></li> <li>B. <del>Retain natural vegetation where feasible;</del></li> <li>C. <del>Vegetate and mulch denuded areas to protect them from winter rains;</del></li> <li>D. <del>Divert runoff from steep denuded slopes and critical areas with barriers or ditches;</del></li> <li>E. <del>Minimize length and steepness of slopes by benching, terracing, or constructing diversion structures;</del></li> <li>F. <del>Trap sediment laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; and</del></li> <li>G. <del>Inspect sites frequently to ensure control measures are working properly and correct problems as needed; and</del></li> <li>H. <del>Allow for the construction of public roads, trails, and utilities, when properly mitigated.</del> BOS tentative action 2-9-2015: Straw Vote: 5-0]</li> </ul>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>WR-P38. Storm Drainage Impact Reduction.</b> Develop and require the use of Low-Impact Development (LID) standards <u>consistent with Regional Water Board requirements</u> to reduce the quantity and increase the quality of stormwater runoff from new developments <u>and redevelopment projects in areas within the County’s MS4 boundary or as triggered under other Regional Water Board permits in watersheds with known significant cumulative impacts from stormwater runoff.</u> For all other watersheds, develop storm drainage development guidelines with incentives to encourage Low-Impact Development (LID) standards to reduce the quantity and increase the quality of stormwater runoff from new developments. [BOS tentative action 2-9-2015: Straw Vote: 5-0]</p>
	<p><b>11.5 Standards</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>WR-S2. Development within Critical Water Supply Areas.</b> Ministerial land use development proposed within Critical Water Supply areas shall comply with performance standards adopted by ordinance. Discretionary development <u>within the Critical Water Supply Areas</u> shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall require: 1) demonstrating that <del>no</del> risk of contamination to the water supply <u>as a result of would occur due to</u> the development activity <u>is minimized by providing mitigation to avoid significant adverse effects;</u> and 2) avoiding degradation of municipal water supplies by reducing cumulative impacts to surface water quality and water quantity during low-flow periods to below levels of significance. [BOS tentative action 2-9-2015: Straw Vote: 4-1 (Lovelace)]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission. The changes</p>	<p><b>WR-S4. Protection of Groundwater Recharge Areas.</b> Ministerial and discretionary development in Critical Water Supply or Watershed Areas <del>where maintenance of groundwater recharge is determined to be necessary to maintain sustainable groundwater demands or surface water</del></p>

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affirm existing requirements.	flows shall maintain or increase the site's pre-development absorption to recharge groundwater or be conditioned to reduce effects to water supplies to below levels of significance. [BOS tentative action 2-23-2015: Straw Vote: 4-1 (Lovelace)]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-S6. Subdivisions Demonstration of Sufficient Water Supply.</b> Demonstration of sufficient water supply shall include the requirements of the proposed subdivision, existing uses, and planned future uses. Subdivisions <u>for residential development</u> subject to state requirements of SB 610 and SB221 shall make the appropriate demonstrations consistent with regulations (as amended) established by these acts. Written service letters from a public water system written in conformance with this policy is sufficient evidence. Subdivisions to be served through on-site water supplies or private water systems must provide evidence of sufficient water supply to the County Department of Environmental Health. [BOS tentative action 2-23-2015: Straw Vote: 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-S14. Storm Water Management.</b> All commercial, industrial, multi-family, quasi-public, and public parking facilities shall, whenever possible, provide stormwater treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practices that can be integrated into required landscaping areas and traffic islands. In all other cases, oil/water separators shall be required. A maintenance plan for oil/water separators shall be required. <u>During construction, the following erosion and sediment control measures shall be incorporated into development design and improvements:</u> <ul style="list-style-type: none"> <li>A. <u>Minimize soil exposure during the rainy season by proper timing of grading and construction;</u></li> <li>B. <u>Retain natural vegetation where feasible;</u></li> <li>C. <u>Vegetate and mulch denuded areas to protect them from winter rains;</u></li> <li>D. <u>Divert runoff from steep denuded slopes and critical areas with barriers or ditches;</u></li> <li>E. <u>Minimize length and steepness of slopes by benching, terracing, or constructing diversion structures;</u></li> <li>F. <u>Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; and\</u></li> <li>G. <u>Inspect sites prior to significant rain events to ensure control measures are working properly and correct problems as needed.</u> [BOS tentative action 2-23-2015: Straw Vote: 5-0]</li> </ul>
	<b>11.6 Implementation Measures</b>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>WR-IMx2. Unpermitted Development Ordinance for Critical Watersheds.</b> Prepare an ordinance to provide increased-enforcement capabilities for unpermitted development within critical watershed areas if the development impacts water resources. Work with the State Departments of Water Resources and Fish and Game to address illegal water diversions and over-subscribed water right allocations. [BOS tentative action 2-23-2015: Straw Vote: 5-0]
Changes may be considered	<b>WR-IM8. Watershed Planning.</b> The County shall maintain relevant land use

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as “not substantial”. The changes do not substantially affect the scope of this item.	data <u>on a watershed basis</u> to support watershed based management and decision-making processes. [BOS tentative action 2-23-2015; Straw Vote: 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WR-IM12. Sustainable Groundwater Management Plans.</b> Support the development of <u>Sustainable Groundwater Management Plans consistent with</u> (California Water Code, Section 10750 – 10756) for Critical Water Supply and Watershed Areas or in other areas where maintenance of groundwater recharge is determined to be necessary to maintain sustainable groundwater demands, and the development of groundwater monitoring programs (California Water Code Section 10920 – 10933). The Board shall consider serving as the local public agency as defined by California Water Code Section 10752, and agency responsible for monitoring and reporting groundwater elevations as defined in California Water Code Section 10927 in areas within the County not served by a water service provider. [BOS tentative action 2-23-2015; Straw Vote: 4-1 (Bohn)]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>WR-IM21. Long-term Water Supply Planning.</b> Work with Humboldt Bay Municipal Water District and other public water suppliers in the development and implementation of long-term plans for water supply, storage, and delivery necessary to <u>first</u> meet existing water demands and, <u>secondly</u> , to meet <del>the demands of future</del> <u>planned growth within the designated service areas</u> , consistent with the sustainable yield of water resources. [BOS tentative action 2-23-2015; Straw Vote: 5-0]
	<b>Chapter 12. Energy Element</b>
	<b>12.4 Goals and Policies</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>E-P1. Land Use and Development Review Energy Conservation Standards and Incentives.</b> The County shall adopt a <u>Develop incentives to encourage residential and commercial building plans that exceed California Building Standards Code requirements for energy conservation ordinance that establishes energy conservation incentives and performance standards exceeding state mandates for building construction, retrofit and sales.</u> [BOS tentative revision 7-22-2013; Straw vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>E-P3. Local Renewable Energy Supply.</b> The County shall support <u>renewable</u> energy development projects including biomass, wind, solar, “run of the river” hydro-electric, and ocean energy, consistent with this Plan that <u>increases local management and ownership of energy supply and decrease expenditures for imported energy.</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>E-P4. Transportation Energy Conservation and Alternative Fuels Substitution.</b> Support revitalization and <del>infilling of projects within</del> <u>Urban Development Areas as a means</u> to reduce long-term vehicle miles traveled as an energy conservation strategy. Support the development and implementation of Electric Vehicle (EV) charging stations <u>and other alternative fueling infrastructure, to encourage substitution of alternative fuels for plug in electrical sources.</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>E-P10. Transportation Management Plans.</b> Major commercial, business, or industrial, <del>or mixed-use</del> <u>facility developments</u> shall be required to submit a transportation management plan that addresses energy conservation measures such as connectivity to alternative transportation modes;

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	<p>preferential parking for carpools, vanpools, motorcycles, mopeds, and bicycles; shuttle services; alternative fueling stations; transit passes; bike lockers; and locker-room facilities. <u>Develop incentives for projects not deemed as major that incorporate such energy conservation measures.</u> [BOS tentative revision 7-22-2013; Straw Vote 4 Yes; 1 No (Bohn)]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>E-P11. Energy-efficient Landscape Design.</b> <u>Require Encourage and incentivize energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, and conserve water, and promote pedestrian safety and vehicular traffic calming measures.</u> [BOS tentative revision 7-22-2013; Straw Vote 4 yes; 1 No (Lovelace)]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>E-P13. Water Efficiency.</b> Promote the efficient use of water in residences, businesses, industries, and agriculture. <del>by requiring water saving plumbing and landscaping devices in new developments, or plumbing related remodels.</del> [BOS tentative revision 7-22-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>E-P14. Incentives for Using Alternative Energy.</b> <u>Encourage the use of renewable energy and environmentally preferable distributed energy generation systems in the county.</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0; Note –this policy had been deleted by the Planning Commission]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>E-P15. Wind Renewable Energy Overlay Zones.</b> <u>Develop renewable develop a wind energy overlay zones based on community input to protect potential wind energy the unique value of sites that are identified as having substantial wind renewable energy potential and/or will be critical for renewable energy infrastructure while still allowing uses permitted in the underlying zone. by the California Department of Water Resources in their Humboldt County Wind Resource Map (1985).</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0]</p>
<p>The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>E-PX. Land Use Planning and Compatibility.</b> <u>Coordinate with local agencies, communities, and landowners to assess potential wind and offshore renewable energy development. Such an assessment shall consider site suitability, energy potential, and potential impacts to biological and cultural resources.</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<p><b>E-PX2. Sustainable Biomass Energy Production.</b> <u>Coordinate with local agencies, communities, and landowners to develop biomass energy plans that are consistent with forest management, hazardous fuels reduction, and restoration needs and priorities.</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The</p>	<p><b>E-PX3 Residential Design.</b> <u>Proposed single-family residential structures should be designed to maximize solar access, energy conservation and</u></p>

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<p>changes elaborate on policy E-P1 (“Energy Conservation Standards and Incentives”). When viewed together, the changes do not substantially affect the scope of that policy.</p>	<p><u>passive solar energy generation. Solar access potential should be evaluated based on each climate zone within the County as established by the National Weather Forecast Center in Eureka.</u> [BOS tentative revision 7-22-2013; Straw Vote 5/0]</p>
<p><b>12.5 Standards</b></p>	
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><del><b>E-S6. Consistency with Climate Action Plan.</b></del> The County’s implementation of the Redwood Energy Authority (RCEA) Comprehensive Action Plan for Energy shall be consistent with the Board adopted Climate Action Plan. [BOS tentative revision 7-22-2013; Straw Vote 5/03]</p>
<p>Changes are within the range of alternatives considered by the Planning Commission.</p>	<p><b>E-S7. Solar Access Protection.</b> Proposed structures and landscaping associated with planned unit developments and/or subdivisions that create five (5) or more new parcels <del>shall</del> <u>should</u> be designed and located to avoid blocking views and solar access from other properties to the maximum extent feasible. The lot size, configuration, and proposed building envelope in a subdivision or planned development shall be oriented to ensure that no additional shadows will be cast on the south side of an existing building between the hours of 10:00 a.m. and 2:00 p.m. on December 21. A shade projection map shall be required showing the height and orientation of existing and proposed buildings and the slope of land and that identifies the length of shadows projected. [BOS tentative revision 8-23-2013; Straw Vote 5/0]</p>
<p><b>12.6 Implementation Measures</b></p>	
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><del><b>E-IM2. Comprehensive Action Plan for Energy.</b></del> <del>Seek funding and s</del>Support efforts to implement the Redwood Coast Energy Authority (RCEA) Comprehensive Action Plan for Energy. [BOS tentative revision 7-22-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>E-IM3. County Energy Consumption Reduction.</b> Develop a comprehensive program to reduce <del>the County’s government</del> energy consumption in operations including: public buildings and facilities, street lighting, vehicle fleet management, equipment procurement, and employee energy awareness program. [BOS tentative revision 8-23-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>E-IM4. Install County Systems.</b> Pursue the installation of cost-effective conservation measures, renewable energy systems, cogeneration systems, and distributed energy systems in County <u>owned/operated</u> facilities. [BOS tentative revision 8-23-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>E-IM6. Energy-conserving Landscaping.</b> Consider the use of natural and drought-resistant planting materials, <del>and</del> efficient irrigation systems, <u>utilizing pervious surfaces</u> and the siting of trees to reduce energy demand in the preparation of the County landscaping ordinance. [BOS tentative revision 8-23-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><del><b>E-IM7. Small Hydroelectric Development.</b></del> Support <del>local efforts to develop development of</del> cost-effective, environmentally sensitive, small-scale, run-of-the-river hydroelectric facilities in the County. [BOS tentative revision 8-23-2013; Straw Vote 5/0]</p>
<p>Changes may be considered as “not substantial”. The</p>	<p><b>E-IM8. Energy Efficiency Standards.</b> Develop and implement energy-efficiency standards for subdivision, mixed use, infill, and planned unit</p>

Discussion of Changes	GPU Text									
changes do not substantially affect the scope of this item.	development that shall incorporate <u>cost effective measures</u> . <del>Green Building standards, which may include incentives such as tax credits, fee reductions, or faster track permitting for silver rating or higher compliance with Green Building standards.</del> [BOS tentative revision 8-23-2013; Straw Vote 5/0]									
Changes are within the range of alternatives considered by the Planning Commission. The Planning Commission considered deletion of this policy.	<del><b>E-IM11. County Facility Efficiency and Alternative Energy Fund.</b> Establish a "County facility efficiency and alternative energy fund" to support implementation of County energy efficiency and alternative energy investments in County owned or operated facilities. The fund would receive up to 75% of the County's monetary savings from improved County energy efficiency and conservation practices. The estimate of monetary savings will be based on the likely energy costs that would have been incurred had the energy efficiency measures and/or conservation practices not been implemented.</del> [BOS tentative revision 8-23-2013; Straw Vote 5/0; Delete from GPU and add to Climate Action Plan]									
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<del><b>E-IM14 Energy Conservation and Green Building Ordinance.</b> The County shall adopt a residential and commercial energy conservation and green building ordinance that establishes energy conservation incentives and performance standards exceeding state mandates for building construction and retrofit <u>that establishes energy conservation incentives and performance standards for projects exceeding state building codes.</u></del> [BOS tentative revision 8-22-2013; Straw Vote 5/0]									
	<p><b>Chapter 13. Noise Element</b></p> <p><b>13.4 Goals and Policies</b></p>									
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<del><b>N-G2. Incompatible Land Uses.</b> Land uses arranged and managed to reduce annoyance and complaints and minimize the exposure of community residents to excessive noise.</del> [BOS tentative revision 2-11-2013; Straw Vote 4- (Lovelace)]									
	<b>13.5 Standards</b>									
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<del><b>N-S6. Noise Standards for Habitable Rooms.</b> Noise reduction shall be required as necessary <u>in new development</u> to achieve a maximum of 45 CNEL (Community Noise Equivalent Level) interior noise levels in all habitable rooms per California building standards. .</del> [BOS tentative revision 2-11-2013; Straw Vote 5-0]									
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>N-S7. Noise Reduction Requirements for Exterior Areas in Residential Zones.</b> <u>On a Newly created</u> single family residential lots of 5,000 square feet or more, <del>shall</del> <u>should</u> contain a usable outdoor-area at least 200 square feet in size per dwelling unit that meets the 60 CNEL (Community Noise Equivalent Level) standard.</del> [BOS tentative revision 2-11-2013; Straw Vote 5-0]									
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<p><del><b>N-S8. Short-term Noise Performance Standards (Lmax).</b> The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.</del></p> <p style="text-align: center;"><b>SHORT-TERM NOISE STANDARDS (Lmax)</b></p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%; text-align: center;">Day (maximum) 6:00 a.m. to 10:00 p.m.</th> <th style="width: 30%; text-align: center;">Night (maximum) 10:00 p.m. to 6:00</th> </tr> <tr> <th style="text-align: left;"><u>Zoning Designation</u></th> <th style="text-align: center;"><u>dBA</u></th> <th style="text-align: center;"><u>dBA</u></th> </tr> </thead> <tbody> <tr> <td>MG, MC, AE, TPZ, TC, <del>CS,</del> AG, <u>FP, FR, MH</u></td> <td style="text-align: center;">80</td> <td style="text-align: center;">70</td> </tr> </tbody> </table>		Day (maximum) 6:00 a.m. to 10:00 p.m.	Night (maximum) 10:00 p.m. to 6:00	<u>Zoning Designation</u>	<u>dBA</u>	<u>dBA</u>	MG, MC, AE, TPZ, TC, <del>CS,</del> AG, <u>FP, FR, MH</u>	80	70
	Day (maximum) 6:00 a.m. to 10:00 p.m.	Night (maximum) 10:00 p.m. to 6:00								
<u>Zoning Designation</u>	<u>dBA</u>	<u>dBA</u>								
MG, MC, AE, TPZ, TC, <del>CS,</del> AG, <u>FP, FR, MH</u>	80	70								

Discussion of Changes	GPU Text												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CN, MB, ML, RRA, CG, CR</td> <td style="width: 25%; text-align: center;">75</td> <td style="width: 25%; text-align: center;">65</td> </tr> <tr> <td>C-1, C-2, C-3,</td> <td></td> <td></td> </tr> <tr> <td>RM, R-3, R-4</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> <tr> <td>RS, R-1, R-2, NR</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> </table> <p style="text-align: center;"><u>Exceptions. The Short Term Noise levels shown in the above table shall not apply to uses such as, but not limited to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Portable generator use in areas served by public electricity when electrical service is interrupted during emergencies as determined by the Planning Director.</u></li> <li>2. <u>Temporary events in conformance with an approved Conditional Use Permit.</u></li> <li>3. <u>Use of chainsaws for cutting firewood and power equipment used for landscape maintenance when accessory to permitted on-site uses.</u></li> <li>4. <u>Heavy equipment and power tools used during construction of permitted structures when conforming to the terms of the approved permit.</u></li> <li>5. <u>Emergency vehicles.</u></li> </ol>	CN, MB, ML, RRA, CG, CR	75	65	C-1, C-2, C-3,			RM, R-3, R-4	65	60	RS, R-1, R-2, NR	65	60
CN, MB, ML, RRA, CG, CR	75	65											
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<p>Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.</p>	<p><u>Protocol for measuring exceedences:</u></p> <ol style="list-style-type: none"> <li>1. Calibrate and establish reference for sound meter: Decibel measurement made shall be based on a reference sound pressure of 0.0002 microbars as measured with a sound level meter using the "A" weighted network.</li> <li>2. Determine ambient background noise levels: Ambient noise without the noise source in operation shall be observed at 15 second intervals for a period of 15 minutes, <u>measured along the property line in a direct line between the noise source and the nearest receptor.</u> The lowest reading is interpreted as the ambient noise level of that sampling point. If this reading is above the standard set for the noise zone, steps must be taken to determine the source or sources of the intruding high-level noise followed by appropriate control action before continuing the survey. If the reading is equal to or below the standard, the survey can proceed.</li> <li>3. Measure for exceedences: With the noise source in operation, record the instantaneous response at 15 second intervals for a 15 minute period. Or, for a noise source of less than 15 minutes, record the instantaneous response at 15 second intervals for the time the noise source is in operation. The lowest response level recorded while the noise source is in operation is interpreted as the intruding noise level. Compare the intruding noise levels with the standard. If the noise level generated from the noise source exceeds the standard, the noise source is generating noise levels in excess of the allowable standards set for the noise zone. [BOS tentative revision 3-11-2013: Straw Vote 5-0]</li> </ol>												
<p>Changes are within the</p>	<p><del><b>N-S11. Industrial Performance Standards.</b></del> Add the Industrial Performance</p>												

Discussion of Changes	GPU Text
range of alternatives considered by the Planning Commission.	Standards currently contained in the County Coastal Zoning Code to the <del>Inland Zoning Code</del> as well. [BOS tentative revision 3-11-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>N-IMX1. Airport Noise Contours.</b> Incorporate <u>into the Noise Impact Maps in Appendix F the new noise contour data for airports and surrounding areas from Airport Master Plans, and from new ALUPs within six months of adoption of a new ALUP.</u> (Straw vote: 5-0, 11/16/15)
	<p style="text-align: center;"><b>Chapter 14. Safety Element</b></p> <p style="text-align: center;"><b>Airport Safety</b></p>
Changes may be considered as "not substantial". The changes have no direct relationship to land use permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.	The MTR boundaries and minimum altitudes are identified in the Military Operation Area Figure <del>XX</del> <u>14-1.</u> (Also added Figure 14-1 " <u>Military Training Routes and Operating Areas</u> ".)
	<b>14.4 Goals and Policies</b>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>S-G6. Industrial Safety.</b> <del>Well managed</del> Industrial development regulated by performance standards, <u>monitored by the appropriate agencies,</u> and supported by land use plans that minimizes risk and exposure of the population to industrial hazards. [BOS tentative revision 5-6-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>S-P2. Coastal Zone Hazards.</b> Development within the coastal zone shall minimize risks to life and property in areas of high geologic, <u>tsunami, flood,</u> and fire hazard; assure stability and structural integrity; and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. [BOS tentative revision 6-3-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". When viewed together with the changes to standard S-Sx9 ("Military Operating Areas"), the changes do not substantially affect the scope of that item.	<b>S-Sx9PX7. Military Operating Areas.</b> Provide notification and project <u>information to the military for discretionary development projects within military airspace operating areas as may be required by the California Government Code.</u> [BOS tentative revision 5-20-2013: Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>S-P8. Preparation Earthquake Mitigation Planning.</b> The potential for a local earthquake in excess of magnitude 9.0 (Richter scale) shall be considered in disaster planning, risk assessment, and pre-disaster mitigation efforts. [BOS tentative revision 5-20-2013; Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning	<b>S-PX2. Prohibition of Residential Subdivisions within Floodplain.</b> The creation of new parcels that increase residential density wholly within the 100 year

Discussion of Changes	GPU Text
Commission.	floodplain, as identified in the most recent FEMA flood insurance rate maps, shall be prohibited <u>unless the Board of Supervisors makes specific findings that the potential for loss of life and property can be reduced to less than significant levels.</u> [BOS tentative revision 5-20-2013; Straw Vote 4-1 (Lovelace)]
Changes are within the range of alternatives considered by the Planning Commission.	<p><b>S-PX3. Construction Within Special Flood Hazard Areas .</b> Construction within a floodplain identified as the 100-Year Flood Boundary on FEMA's Flood Insurance Rate Map <u>shall comply with the County's Flood Damage Prevention Regulations.</u> Fill in the floodplain shall only be allowed if it can be <u>demonstrated that the fill will not have cumulative adverse impacts on or off site and such fill shall not be detrimental to productive farm land, and is otherwise in conformance with the County's Flood Damage Prevention Regulations.:</u></p> <p>A. <del>Require elevation of the habitable portions of residential structures to be 1 foot above the Base Flood Elevation, (100-year flood level) where constructed within a floodplain.</del></p> <p>B. <del>Require flood proofing or elevation of non residential structures constructed within the 100-year floodplain to 1 foot above the Base Flood Elevation.</del></p> <p>C. <del>Require that new foundations constructed within the 100-year floodplain not cause floodwater displacement except where necessary for flood proofing.</del></p> <p>D. <del>Substantial alteration and repair of buildings located in the 100-year floodplain shall require mitigation measures including, but not limited to, raising lowest floor elevations to one foot above the 100-year flood level to reduce flood impacts on the development to a less than significant level.</del></p> <p>E. <del>Septic systems shall be designed in a manner as to prevent instability and dislodgement during flood events.</del></p> <p>F. <del>Fill shall only be allowed if it can be demonstrated that the fill will not have cumulative adverse impacts on or off site and such fill shall not be placed on prime farm land. A net increase of fill shall not be allowed in the floodway.</del> — BOS tentative revision 5-20-2013; Straw Vote 5-0]</p>
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>S-PX5 Protection of Native Plants.</b> The County shall promote fire-safe practices that <del>maximize</del> <u>encourage</u> conservation <u>and use</u> of native plants and native plant ecosystems, while protecting citizens, firefighters, and property. [BOS tentative revision 5-20-2013; Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>S-PX6 Alternative Owner Builder High and Very High Fire Severity Zones.</b> Alternative Owner Builder (AOB) permits for construction of new dwellings in high and very high fire severity zones shall be required to comply with the materials and construction methods for exterior wildfire exposures of the California Residential Code (CRC) and chapter 7-A of the California Building Code (CBC) as amended, <u>unless the construction materials can be found to be in substantial conformance with the California Building Codes by the Humboldt County Building Official.</u> [BOS tentative revision 6-3-2013; Straw Vote 5-0]
Changes may be considered as "not substantial". The changes do not substantially affect the scope of this item.	<b>S-P21. Development Compatibility.</b> <u>Encourage the Airport Land Use Commission to review the Airport Land Use Compatibility Plan (ALUCP) at least every five years to ensure that the ALUCP accurately</u> <del>shall be prepared to</del> <u>defines</u> planning areas around airports and establish land use policies and standards appropriate for the public safety and protection of

Discussion of Changes	GPU Text
	airport operations. <u>Amend the General Plan Safety Element to be consistent with changes to the ALUCP.</u> [BOS tentative revision 5-20-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>S-P22. Airport Land Use Compatibility Criteria.</b> Regulate and plan land use around airports according to the Airport/Land Use Safety Compatibility Criteria (Table 14-A), <u>which shall be consistent with the ALUCP.</u> [BOS tentative revision 6-3-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>S-P26. Hazardous Waste.</b> Eliminate the use of toxic materials within Humboldt County, where feasible, 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 <u>provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling be consistent with all the goals and policies of the Hazardous Waste Management Plan (Appendix H).</u>
	<b>14.5 Standards</b>
Changes may be considered as “not substantial”. When viewed together with the changes to policy S-PX7 (“Military Operating Areas”), the changes do not substantially affect the scope of this item.	<del><b>S-Sx9. Military Operating Areas.</b> Provide notification and project information to the military for discretionary development projects within military operating areas as may be required by the California Government Code.</del> [BOS tentative revision 5-20-2013; Straw Vote 5-0 - changed to a policy]
	<b>14.6 Implementation</b>
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>S-IMX1. Probabilistic Tsunami Inundation Mapping.</b> The County shall seek funding to conduct studies and prepare probabilistic tsunami hazard mapping for the unincorporated areas and prepare and publish <del>a 100-year</del> probabilistic tsunami run-up maps for use in ministerial and discretionary project review. [BOS tentative revision 6-3-2013: Straw Vote 5-0]
Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.	<b>S-IMX2. Firewise Plants.</b> The County shall provide a list of <del>acceptable</del> <u>recommended</u> “Firewise” plants suited to, and/or native to, the local area. This list should be developed with the cooperation of the County and fire authorities having jurisdiction and botanical experts, and made available at the Humboldt County Planning Department and include information about how to maintain plants to maximize fire resistance. [BOS tentative revision 5-20-2013: Straw Vote 5-0]
Changes are within the range of alternatives considered by the Planning Commission.	<del><b>S-Imx4. Impervious Cover Limits.</b> Develop Impervious Cover Limits in flood-prone watersheds. Impervious cover includes buildings, roads, and other surfaces which do not absorb stormwater.</del> [BOS tentative revision 5-20-2013: Straw Vote 5-0 – Consider in the Drainage Ordinance]
Changes may be considered as “not substantial”. The changes affirm existing requirements.	<b>S-IMX5. Airport Compatibility Zones.</b> <u>Incorporate into the Safety Element Maps in Appendix F the new airport compatibility zone data for airports and surrounding areas from Airport Master Plans, and from new ALUCPs within six months of adoption of a new ALUCP.</u>
Changes may be considered as “not substantial”. The changes have no direct relationship to land use	<b>S-IMXXX. Local Real Estate Disclosure Ordinance.</b> <u>In consultation with the Humboldt County Association of Realtor’s, revise the County Code to add a local real estate transfer disclosure statement ordinance to include disclosure items such as:</u>

Discussion of Changes	GPU Text
<p>permitting and do not directly affect the intensity or density of uses, and do not change a use from discretionary to ministerial.</p>	<ul style="list-style-type: none"> <li>a. <u>Tsunami hazard</u></li> <li>b. <u>Proximity to Timber Production Zone (TPZ) lands</u></li> <li>c. <u>Right to Conduct Timber Harvest Operations (Right-to-Harvest)</u></li> <li>d. <u>Proximity to agriculturally zoned land</u></li> <li>e. <u>Right to Conduct Agricultural Operations (Right-to-Farm) [Title III - Land Use and Development, Chapter 3, Part 1, 313-43.2]</u></li> <li>f. <u>Existence of Williamson Act contract [Title II – Administration, Division 16, Williamson Act Disclosure Statement]</u></li> <li>g. <u>Proximity to nuclear power plant</u></li> <li>h. <u>Proximity to mining operation</u></li> <li>i. <u>Relevant specific community ordinances</u></li> <li>j. <u>Endangered Species Act or other wildlife considerations</u></li> <li>k. <u>Watershed related restrictions or information</u></li> <li>l. <u>Area not served by adequate police or fire protection</u></li> <li>m. <u>Airport noise</u></li> <li>n. <u>Cultural sites</u></li> <li>o. <u>Parcel Legal Status and Permits for Buildings.</u></li> </ul>
	<p style="text-align: center;"><b>Chapter 15. Air Quality Element</b></p> <p style="text-align: center;"><b>15.4 Goals and Policies</b></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>AQ-P9. County Climate Action Plan.</b> <u>Through public input and review, develop and implement a multi-jurisdictional Climate Action Plan to achieve reductions in greenhouse gas emissions consistent with the state Global Warming Solutions Act and subsequent implementing legislation and regulations. [BOS tentative revision 5-6-2013; Straw Vote 5/0]</u></p>
<p>Changes may be considered as “not substantial”. The changes do not substantially affect the scope of this item.</p>	<p><b>AQ-Px. Review of Projects for Greenhouse Gas Emission Reductions.</b> <u>The County shall evaluate the GHG emissions of new large scale residential, commercial and industrial projects for compliance with state regulations and require feasible mitigation measures to minimize GHG emissions. [BOS tentative revision 5-6-2013; Straw Vote 5/0]</u></p>
	<p style="text-align: center;"><b>15.5 Standards</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission. The changes do not substantially affect the scope of this item.</p>	<p><b>AQ-S4. Preservation and Replacement of On-site Trees.</b> <u>Large scale residential, commercial and industrial. Discretionary review projects which remove a significant number of large trees (for example, more than 50 trees of greater than 12 inches DBH) shall plant replacement trees on-site or provide offsetting carbon mitigations. [BOS tentative revision 5-20-2013; Straw Vote 5/0]</u></p>
	<p style="text-align: center;"><b>15.6 Implementation Measures</b></p>
<p>Changes are within the range of alternatives considered by the Planning Commission. The changes do not substantially affect the scope of this item.</p>	<p><b>AQ-IMx. Review of Greenhouse Gas Emissions Impacts of New Development.</b> <u>Modify the Zoning and Subdivision Ordinances to assess GHG emissions of discretionary large scale residential, commercial and industrial projects, and require feasible mitigation. [BOS tentative revision 5-6-2013; Straw Vote 5/0]</u></p>

The table below analyzes the land use map changes straw-voted by the Board. The basic criteria used to determine a "substantial" change in the table is whether the change results in a potential increase in density or intensity of use. Other criteria may be used to determine a substantial change provided they can be articulated, are reasonable and are applied consistently.

### Review of Land Use Map Changes

<b>LAND USE CHANGE FINDINGS</b>	<b>COUNT</b>	<b>ACRES</b>
<b>Changes are within the range of alternatives considered by the Planning Commission (PC)</b>	<b>133</b>	<b>1,988.5</b>
Land use request previously considered by PC	69	882.4
Part of larger conservation easement/rezone/GPA and prior Land Use Requests considered by the PC	6	110.3
PC approved as part of GP conformance review for McKay Community Forest	52	987.2
PC considered Village Center or Rural Community Center as alternatives	6	8.6
<b>Changes may be considered as "not substantial"</b>	<b>208</b>	<b>3,412.0</b>
Decrease in density	24	227.2
Same intensity/density	8	204.2
Westhaven RV to RE, decrease in density/intensity	6	205.4
Other decrease in intensity/density	35	584.9
Reflects current Plan designation-not shown as PC alternative	8	110.2
Similar to current Plan designation but not shown as PC alternative	4	32.1
Land use designation the same, 'UR' added based on request by City of Rio Dell	4	151.8
Land use request, not publicly owned-land use, appropriate for surroundings	19	113.4
Land use request, publicly owned-PF applied	14	130.1
Land use request-change reflects current Plan designation not shown as PC alternative	6	4.0
Minor boundary change	1	26.7
Not in unincorporated area	1	16.4
Part of Conservation Floodway Recreation (CFR)-related mapping revision, publicly owned	2	17.2
River channel changed from CFR to Conservation Floodway (CF)	16	287.4
Slivers created through land use request edit	2	0.0
Technical correction, not publicly owned	45	1,174.1
Technical correction, not within Rancheria	1	1.0
Technical correction, parcel is within Reservation	1	41.5
Technical correction, publicly owned	11	84.6

**Review of Land Use Map Changes**

<b>LAND USE CHANGE FINDINGS</b>	<b>COUNT</b>	<b>ACRES</b>
<b>Changes may be considered substantial</b>	<b>271</b>	<b>7,805.8</b>
Not part of PC alternatives, increase in density	107	1,830.7
Not part of PC alternatives, other increase in density	12	303.1
Not part of PC alternatives , increase in intensity/density	120	4,968.6
Part of CFR related mapping revision and increase in density/intensity	22	552.1
Outside of river channel mapped as CF by PC	10	151.3
<b>Grand Total</b>	<b>612</b>	<b>13,206.3</b>

Maps showing the above changes are available on the County's online GIS system at the following link:

<http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

The map layer showing the Board of Supervisor's straw-voted map changes from the Planning Commission recommended land use maps is titled, "Proposed General Plan Recommendation", and it is a part of the "Planning Layers" group of map layers within the "Jurisdiction Boundaries & Land Use" group of map layers in the Layer List.

# **Appendix B**

## Critical Choices Report

⋮

## General Plan Update

# Critical Choices Report

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Appendix D: Critical Choice Ranges & Recommended Options	

## Introduction

This report compiles the public input received to date and makes recommendations for the next phase of the program. It reviews the public outreach efforts undertaken in the first phase of the program, and outlines the critical issues that need to be addressed for this update program to successfully respond to the major concerns of the citizenry.

***The first phase of the General Plan Update program has been primarily a public outreach effort*** to engage the public's interest, listen to major concerns, and scope out the most important policy areas.

Over 40 meetings were held, with more than 700 people and organizations contacted (See listing at the back of the report). The Planning Division developed a web site, published a newsletter, undertook a community survey, and created a variety of activities and information pieces to elicit public input.

Program staff did more listening than talking in this first phase. Many more questions were raised than answered. This broad ranging review was to be expected in these issue identification and scoping sessions. ***Phase II will include detailed background reports and public opportunities for more informed and in-depth discussions.***

This first phase successfully captured many key concerns on a broad range of topics. To highlight some key findings:

- There is a sense that we are at a critical phase in the growth and development of Humboldt County.
- Maintaining quality of life is of prime importance, even with respect to our economic well being.
- There is a strong interest in defining and maintaining community character.
- There is a strong desire for more proactive approaches to planning issues
- Loss of resource lands is a growing concern.
- There is a renewed interest in land use planning.

The input received during Phase I has been organized into four major themes:

- Building Communities
- Moving Goods and People
- Managing Natural Resources
- Planning for Hazards.

## Executive Summary

There is a strong need for solid background information upon which to build the policy framework. Many of the concerns people had during the initial phase revolved around having better information for decision making. The next phase should focus on delivering that information and discussing it with the involved public.

How much growth needs to be accommodated is a critical question. A demographic analysis reviewing population trends, past projections and their accuracy, and future range of growth is key.

A land use inventory that is systematic and dynamic should be a key component of the plan update. The Department is building a GIS database, and the parcel base layer will be completed in June. This will be a strong tool for analysis. Coordination with other agencies will help create a unified decision base.

Doing inventories will be common to most of the topics being addressed, including residential, commercial and industrial uses, circulation, agriculture and forest resources, etc.

A second common step across topics is analyses of the inventories, which discuss capacities, constraints, and issues raised. This can be coordinated with efforts such as LAFCO's master service element reviews, and state and federal watershed assessment studies.

A third common step is a policy review for each topic. In some cases the existing policies may need little revision, whereas other policy topics such as Community Design have had little prior treatment.

The Critical Choice Workshops provided ranges of treatment for about 30 policy topics. These ranges (shown in Appendix D) will serve as the decision-making framework for setting the workplan for the General Plan Update.

Based on comments which fell "outside the box", we are proposing to include a Governance section in the new general plan to establish a framework for public participation and inter-governmental relations, including tribal governments.

## Phase I Public Outreach Efforts

The General Plan bridges the gap between community values and decisions about how the County will grow and develop in the future. To get a sense of community values, you need to listen to the views of many people as possible.

The goal of the first six months of public participation program was to involve as broad a cross-section of the community in identifying the most important issues related to the General Plan. Input was received through:

- General Plan Update Newsletter
- Seven regional community meetings
- Meetings with twenty diverse organizations
- Workshops and discussions with cities and Community Service Districts
- Two Tribal Summits with representation from all federally recognized tribes
- Community survey with over 350 responses
- Up-to-date interactive website
- Five "Critical Choices" workshops
- Database of over 700 people who receive mailings
- Meetings with government agencies

The effort was initiated with a widely circulated informational newsletter designed to encourage involvement in the process. Community meetings were held across the county to obtain a cross-section of input. Meeting locations included:

Trinidad	Garberville	Willow Creek	Petrolia
Eureka	Blue Lake	Shelter Cove	

Meetings were held with organizations to obtain input representing organizational goals and objectives. Discussions were held with:

Sierra Club	Northern CA Homebuilders Assn.
Farm Bureau	Friends of Humboldt
Audobon Society	CA Licensed Foresters Assn.
Board of Realtors	Keep Eureka Beautiful
Planners Forum	Cattlemen's Assn.
Northern CA Growers Assn.	League of Women Voters
Economic Forum	WIN Forum
Advisory Group	Chambers & Visitors Bureau
Humboldt Watershed Council	Humboldt Community Network
Northcoast Environmental Center	Mattole Restoration Council

A series of workshops were conducted with the City Councils, Planning Commissions and staff of the incorporated cities. In addition, two workshops were held with representatives from federally recognized tribes. These meetings were intended to introduce the Plan Update, preliminarily identify issues and solicit long-term involvement in the process.

Cities:

Arcata  
Blue Lake  
Eureka  
Ferndale  
Trinidad

Represented Tribes:

Big Lagoon Rancheria  
Blue Lake Rancheria  
Hoopa Valley Tribe  
Rohnerville Rancheria-Bear River Band  
Table Bluff Reservation-Wiyot Tribe  
Trinidad Rancheria  
Yurok Tribe

Scoping meetings were held with staff of the following governmental agencies:

Department of Environmental Health	Health and Human Services
California Coastal Commission	Office of Emergency Services
United States Fish and Wildlife Service	North Coast Air Quality Management
Natural Resource Conservation Service	District

A community survey was conducted to get an idea of the reasons why people choose to live in Humboldt County, what they value about the area and what needs improvement. This survey was available at public meetings, on the website and at the counter of the Planning Division. While it is not statistically valid, it does offers a snapshot of the views of county residents interested in the General Plan.

Eighty-six percent (86%) of respondents felt that the surrounding natural environment was extremely important to the quality of life in Humboldt County. Fifty-seven percent (57%) of respondents said they were somewhat satisfied with Humboldt County as a place to live, and 32% felt that the county had become less desirable as a place to live in the last 5 years. The major reasons identified for deciding to live in Humboldt County included:

- the quality of life
- the quality of the natural environment
- to be part of a small community
- the beauty of the community
- to live in a rural area.

The response rate for these was more than 70% as a major reason when asked if it was a minor, major or moderate reason for choosing to live here.

In describing the current conditions in Humboldt County, many residents were generally satisfied with the county in terms of: a place to raise a family; local schools; public water and/or sewer systems; recreational facilities; open space and trails; senior citizen's programs and local shopping opportunities. In other areas, there was less satisfaction with current conditions, such as: the physical condition of streets and roads; availability of good jobs; opportunity to earn an adequate income; overall effectiveness of county government; planning and land use regulation and youth programs.

Respondents felt that the county should be putting the same, more or much more effort into all of the areas identified, with over 50% identifying permanently preserving open space and agriculture (54.6%) and conserving the natural environment (57.9%) as needing much more effort. The other areas needing effort were: promoting and expanding tourism, attracting new businesses, promoting/expanding agriculture, promoting/supporting farmers' markets; ensuring that new construction fits in with the character and scale of the community; restoring/expanding rail service; improving the availability of affordable housing, improving the quality of schools, providing walking/biking paths closer to existing communities and reducing drug and alcohol abuse.

The complete results of the survey, including all written comments, are available on the General Plan Update website ([www.planupdate.org](http://www.planupdate.org)) under the Public Input page.

A synthesis of input from the community and organizational meetings led to another series of workshops called the "Critical Choices" Workshops. These workshops focused on issues that had come up repeatedly in the earlier meetings. The workshops were organized into five broad themes:

Circulation  
Land Use  
Hazards

Building Communities  
Managing Natural Resources

Under each theme, options for the preparation of the General Plan Update, in terms of preliminary policy directions and level of effort, were reflected in draft "Critical Choices." People attending the workshops were asked to make Critical Choices as if they were a member of the Board of Supervisors setting the parameters for the General Plan Update. These dry runs tested draft Critical Choices. The final Critical Choices serve as the decision-making framework for the Board of Supervisors in setting the workplan for the General Plan Update.

The Land Use theme has been combined into the Building Communities section for this report.

In January, outreach meetings were held with staff of the following governmental agencies:

Department of Environmental Health

California Coastal Commission  
United States Fish and Wildlife Service  
Natural Resource Conservation Service  
Health and Human Services  
Office of Emergency Services  
North Coast Air Quality Management District  
California Department of Fish & Game  
County Assessor Office

The input gathered during this first Phase of the General Plan Update forms the basis of this Report. A complete list of participants and summary of comments received are included in the Appendices. Each comment includes a citation that indicates where the comment is considered in this report.

Public participation in subsequent stages of the Update will involve newsletters, public hearing and workshops, continued coordination with tribes and cities, an up-to-date website and other activities to ensure full public participation.

## **Major Themes:**

This report organizes the input received during Phase I into four major themes:

- Building Communities
- Moving Goods and People
- Managing Natural Resources
- Planning for Hazards.

The following sections review the topics covered, key findings and existing conditions, major questions raised and possible solutions offered, and recommended outlines for background study work to address the issues.

## Building Communities

### -Topics Covered

Land Use	Visual Resources
Residential	
Affordable Housing	Signage
Industrial & Commercial	
Home Based and Small Business	Light, Noise & Air Emissions
Big Box	
Development Patterns	Community Facilities
Rural Communities	

### Community Design

These topics are treated primarily in the Land Use and Housing Elements of California general plan law (Government Code § 65300). Community Design, Air Quality, and Public Facilities can be optional elements of a general plan or be integrated into other elements. Visual resource issues can be treated both in the built environment and the natural environment sections. (See also the Managing Natural Resources section of this report for additional discussion of visual resource issues associated with the Open Space Element). Noise issues are discussed here and the Planning for Hazards section.

### -Key Findings and Existing Conditions

These topics were the focus of two Critical Choice workshops, a Building Communities workshop held on 12/5/00, and a Land Use workshop held on 11/30/00. The discussions were fairly broad ranging, addressing issues such as how to accommodate new residential and commercial growth without losing community character and still maintaining open space around town sites.

A key issue in these discussions was how much growth needs to be accommodated - what is the expected population increase, and what affect do our choices we make now have on future growth?

Location	1998 Population	2010 Population	2020 Population
Eureka	27,750	28,870	29,830
Arcata	16,330	18,180	20,000
Fortuna	10,140	12,560	15,000
Humboldt County	124,000	131,600	140,000
Unincorporated	67,400	67,800	68,140

Source: State Department of Finance Population Projections, 1990 - 2040, December 1998

*The above population estimates, quoted in the Prosperity report, appear to suggest that only 740 additional people would be residing in unincorporated Humboldt County in 20 years. Such numbers indicate additional work is needed to develop more accurate sub-County projections.*

With respect to industrial lands, the issues of harbor and rail and Highway 101 development were recognized as complex inter-related issues that warranted further study and a coordinated approach.

The concept of "smart growth" - the idea that intelligent development can contribute to our well-being by being less wasteful and costly, by building on community character, and by respecting community values - was discussed.

Affordable housing was seen as more workable when done on a smaller scale that gave better attention to neighborhood compatibility and integration.

Home based and small businesses were seen as one of the most promising economic growth sectors. The potential for a negative drain by big box development was also discussed. Some questioned the need for economic development promotion when unemployment was at record lows. A better inventory of industrial and commercial lands was suggested.

The physical appearance of the built environment was surprisingly important, and was seen as a key indicator of community health and well-being.

### ***-Challenges: broad policy questions & Critical Choices: possible solutions***

#### **Residential Development Patterns**

##### Key Questions:

- How to preserve rural areas and open space – what defines these areas? How to identify resources, characteristics to preserve and priorities?
- Fostering infill: what is the right balance between controls vs. incentives?
- Establishing a rural-urban interface and growth strategy: what are the implications of allowing development under “planned conditions” vs. establishing growth boundaries and target “growth areas”
- Smart growth – how to apply to Humboldt County?
- Defining the urban-rural interface – on a community basis?
- Timber Production adjacent to residential areas

##### Possible Solutions:

- Develop overlay zones to apply resource, open space and infrastructure policies to specific areas.
- Develop new policies & review development for impacts to resource production, infrastructure, and open space.

- Re-plan & re-zone properties to concentrate development within urbanized areas and limit rural development.
- Implement smart growth and livable community tenets at community plan level; revised subdivision design ordinance, promote live-work townscapes.

### **Affordable Housing**

#### Key Questions:

- How to provide affordable housing: identify incentives and locations for affordable housing

#### Possible Solutions:

- Improve development standards to ensure construction and long-term availability of affordable housing in the private sector, e.g. inclusionary zoning.
- Actively seek funds & develop affordable housing infrastructure in unincorporated areas.
- Plan & zone changes to accommodate specific affordable housing needs.

### **Home-Based and Small Business Development**

#### Possible Solution:

- Develop plan policies to promote and assist the growth of home-based and small business development.

### **Big Box Development**

#### Possible Solution:

- Develop big box retail policies taking into consideration impacts on community character and economics.

### **Industrial Development**

#### Key Questions:

- What should the County role be in actively spurring industrial development?
- How and where to provide tele-commuting infrastructure and other support for new technology (business clusters County wants to attract)

#### Possible Solutions:

- County-wide siting analysis of commercial and industrial parcels.
- County-wide siting and development of commercial and industrial parcels.

### **Community Design:**

#### **Development Of Rural Communities**

#### Key Questions:

- Identifying needs of rural communities – preventing deterioration as important as promoting them.

#### Possible Solution:

Develop land use policies and standards to prevent the continued deterioration of rural communities (promote economic well-being).

### **Landscape**

Possible Solutions:

- Prepare community-wide landscape plans for development and major roadways; implement thorough landscaping guidelines, design assistance and educational workshops.
- Develop Plan policies with implementing regulations for landscape requirements on major new commercial, residential and industrial development.

### **Visual Resources**

Key Questions:

- How and where to address visual impacts: identifying and protecting viewsheds – where are vulnerable hillsides and flat areas?

Possible Solutions:

- Develop comprehensive preservation program for high quality visual resources, implement through Plan policies, development standards, incentives, and transfer of development rights.

### **Light, Noise & Air Emissions**

- Comprehensive inventory of problem areas, active attenuation of existing sources.
- Develop comprehensive performance standards for each zone and apply to new development.

### **Signage**

Key Questions:

- Signage – need for guidelines and standards and issue of amortization

Possible Solutions:

- Continue to regulate size & height of signs; maintain liberal allowances for the number and location of attached and unattached signs throughout the County. 9 votes.

## ***-Recommendations: direction for future effort***

### **Population/Land Use Inventory**

- Prepare a demographic analysis reviewing population trends, past projections and their accuracy, and future ranges of growth.
- Complete a GIS parcel base map to assist in providing land use inventory, capacity and suitability analyses.
- Inventory existing residential, commercial, and industrial land use. Use 2000 Census data, HAF funded inventory, building permit info., Assessor's office records, etc.
- Assess local and regional housing needs based upon projected community growth

- trends and regional data and plans.
- Project needs for specific land uses including residential, commercial, and industrial development, based upon projections of future population and economic conditions. **1**
  - Assess the capacity and availability of infrastructure necessary to support proposed land uses.
  - Locational analysis for special uses.
  - Land use analysis to ensure there is ample supply of developable land for residential, commercial, and industrial use. Screen the existing land use supply to identify areas suitable and desirable, including constraints, for future development or redevelopment. Three possible methodologies for conducting this analysis: land suitability analysis, carrying capacity analysis, or committed lands analysis.
  - Coordinate with LAFCO master service element work and compile all available information on service district capacities and plans for future expansion.

### **Housing**

- Review timing of next available housing needs data from State Housing & Community Development and latest housing element revision schedule and defer to coincide with that schedule and availability of detailed 2000 Census information. Review existing housing goals and progress in meeting those goals.

### **Community Design**

Conduct a pilot study in selected areas to develop a community design toolkit for later application during Community Plan preparation. The pilot would address the following issues:

- *Transition Areas:* Identify areas in transition. These may include commercial or industrial areas which use is declining or has been abandoned. Consider implementing zoning and land use designations to allow for adaptive reuse. Analyze the possible causes of the loss of vitality.
- *Commercial and Industrial Sites:* Analyze criteria for measuring compatibility between proposed development and existing land uses. Formulate flexible development standards which promote solutions to common problems (i.e. unused parking, parking as dominate features, noise, incompatible uses etc.). Develop industrial performance standards to regulate noise, dust, odor, glare, hours of operation, and water quality impacts from new and existing industrial uses.
- *New Residential Development:* Residential design concepts should be developed and features of the undeveloped land identified which will provide continuity with and connections to the existing neighborhoods and other areas of new development. Develop hillside develop policies to protect terrain and vistas
- *Mix Use Development:* Develop policies and incentives that incorporate livable community design elements.
- *Landmarks:* Identify public places, buildings and open-spaces (including landmark trees) which distinguish the planning area and give it a sense-of-place. Encourage the

placement of art within areas used for public gatherings. Consider the use of area history and cultural background as defining factors for public art and displays.

- *Spatial Definition:* Identify community features which define space (i.e., building mass, landscaping, streets, walls, etc.). Identify those community spaces which are "attractive" (i.e., small shopping districts, parks, landscaping, etc.). Analyze how the good features may be duplicated through design requirements.
- *Continuity and Connection:* Identify existing features (i.e. creeks, trails, bike paths, streets) which
  - provide continuity and connection throughout the planning area. Identify neighborhood or community attributes which can be strengthened to establish connections to the entire planning area.
- *Landscape and Trees:* Analyze street landscaping and trees as well as the informal planting and types of landscaping on private residential and commercial lots for visual relief and shade effectiveness. Landscaping and trees provide energy conservation benefits as well as a sense of quality, distinctiveness, spatial definition, and focal breaks to otherwise monotonous streetscapes. Develop landscape policies for commercial, industrial, and multi-family development.
- *Historic Preservation:* Identify historic and architecturally significant buildings and evaluate their condition. Inventory those structures or landmarks which have been or should be designated as historic re-sources and establish policies for their preservation, protection, and maintenance.
- *Street Design:* Analyze the relationships between existing streets and the areas and uses which they serve. Streets are not only used for transportation but, when thoughtfully designed, also establish boundaries, provide focal relief, and contribute to the livability and safety of the community.
- *Public Art:* Identify existing public art, its location, and the public's reaction to its ability to enhance the community. Classify types of art and the suitable locations for its display. Public art may provide a focal point or social aspect to parks, public facilities, and structures enhancing the aesthetic environment.
- *Signage:* Inventory signs which are unique and reflective of the community. Size, shapes, and designs should be identified which are considered to be characteristic of the specific areas or commercial districts. For example, commercial strips may be characterized by neon signs whereas the downtown core may be synonymous with natural colors and wooden signs.

## Moving Goods and People

### **- Topics covered**

The following topics are covered in the Moving Goods and People grouping

#### Goods Movement

- Marine
- Rail (with potential passenger rail links to people movement)
- Truck

#### People Movement

- Roadways
- Public Transit
- Non- Motorized Bicycle and Pedestrian Trails
- Aviation (with freight aviation links to goods movement)

#### Technology (telecommunications)

- Information and Communications Technology Infrastructure

California general plan law (Government Code § 65300) discusses these issues in the Transportation Element Guidelines. These issues are closely linked with land use and air quality issues found in other elements of the General Plan. The general plan guidelines state that the roadway system proposed in a circulation element must be "closely, systematically and reciprocally related to the land use element."

### **-Key findings: public input and existing conditions**

The majority of public input on these topics came during the Circulation Critical Choice workshop held on November 29<sup>th</sup>, 2000. Input covered all modes and methods of transportation, but focused on:

- Rural Roadways
- Relieving congestion on the Highway 101 Corridor
- Public transit services to rural areas
- Goods movement interrelationships between truck, freight, rail and aviation
- Trails development for non-motorized transportation and recreational use

Input on roadways focused primarily on areas where congestion, safety and maintenance were concerns. The Highway 101 corridor between Eureka and Arcata, and 101 through Eureka, were considered congested routes that will only get worse unless plans are made to relieve that congestion. Old Arcata Road and Highway 255, which connect Eureka, Arcata, and other smaller communities, were also identified as roadways with congestion and safety issues. It is understood that Caltrans has jurisdiction over these roadways and potential congestion and safety solutions would need to be agreed to and implemented by that agency.

Advocates for rail, aviation and marine transport voiced support for those modes of goods movement. There was general support for the re-establishment of rail service, but also an understanding that there are environmental costs associated with maintaining the rail link through the Eel River Canyon. There was also general agreement that rail and marine transport needed to be linked to function most efficiently, and that larger capacity aircraft

would benefit both goods and people movement. Opinion was divided on the State Highway improvements necessary for larger capacity trucks.

The condition and maintenance of rural roadways were concerns expressed during the critical choice workshop. Putting limitations on developing new rural roadways, and looking at privately funded maintenance for existing roads, were options that received support and appear to be policy directions that would be supported.

The extent and frequency of public transportation are important issues for persons with limited or no access to vehicles living in outlying areas of the County. In addition to extending bus service south, east and north, there is support for intra-County passenger rail service. Non-motorized transportation, primarily in the form of bike lanes, pedestrian paths, and multi-purpose trails, were identified as desirable transportation facilities as long as property rights were protected or compensated, and maintenance issues were addressed. There was support for a comprehensive non-motorized transportation system plan.

Advances in information services and communications technology are increasing the need for a new layer of transportation infrastructure. Wired and wireless communications require physical facilities, such as telecommunications towers and fiber-optic lines, in order to function. The potential proliferation of these facilities is already an issue in rural areas, and there is support for policy that guides placement, height, and screening of visible telecommunications facilities. This technology is already influencing where and how people work, and is another example of the important link between transportation and land use.

### ***Challenges: Broad Policy Questions***

- What are the critical goods movement needs for Humboldt County Industry?
- How alternative transportation modes for the rural employed, and those without vehicles, can be effectively developed and maintained?
- How to best manage (balance) safety, congestion, growth, and recreation travel issues related to the Highway 101 corridor. How should recreational travel and coastal access be provided in a way that minimizes environmental impacts, while accommodating tourism?
- What new bicycle, pedestrian and equestrian trail policies are needed, and how should the stated need for a comprehensive design plan and development standards be addressed?
- Should there be a rural road construction moratorium, or better definition of maintenance requirements and responsibilities in the different areas of the County. How will the County address the current \$100,000,000 backlog in road maintenance?

## ***Critical Choices: possible solutions***

### **Goods Movement**

- Actively support export/import business utilizing marine transport through public/private partnerships, cooperative jurisdictional agreements, research, development and marketing.
- Research railroad system's potential and benefits to the County. Actively support and lobby for rail service resumption and continued operation.
- Actively support and lobby for commercial airline services expansion for both people and goods movement

### **People Movement**

- Develop comprehensive infrastructure policies for maintaining the viability of existing rural roads, and construction of new roads, only where needed for the long-term growth of the county.
- Develop trails implementation policies and standards, e.g. dedications, acquisitions, security, compatibility with adjacent land uses, maintenance, design, etc.
- Actively pursue construction and maintenance funds for priority trail identified in updated Trails Plan.
- Work with Humboldt County Association of Governments, local cities, CalTrans and Public Works to develop a comprehensive plan to manage safety and congestion

### **Technology (telecommunications)**

- Actively support and lobby for information technology infrastructure for economic and rural development.
- Develop policies that guide placement of visible telecommunications facilities to minimize visual impacts.
- Develop policies that promote extension of telecommunication facilities in areas with greatest potential for employment and live-work situations.

## ***Recommendations: direction for future effort:***

The existing sections are organized by topic with bullets and arrows from the general plan guidelines. Applying the guidelines topics for Moving Goods and People follows:

## **Major Transportation Routes**

- Analyze existing County road and highway traffic conditions and capacities.
- Determine existing traffic volumes (using peak-rate flows).
- Determine the levels of service of existing County road and highways at critical locations.
- Analyze projected County road and highway traffic conditions.
- Estimate the number of trips generated by proposed land uses.
- Determine projected traffic volumes effects on existing County road and highway capacities.
- Review traffic projects proposed within neighboring jurisdictions pertinent to local planning.
- Review pertinent regional transportation plan and project funding priorities under the regional transportation improvement program and the planned 2000-02 RTP Update.
- Compare projected levels of service with desired levels.
- Identify existing constraints to development from County road conditions.
- Inventory the existing conditions of County roads and analyze the estimated maintenance and improvement needs to meet projected demand, and correlate with land use and fire risk.
- Evaluate the effectiveness and sustainability of private mechanisms to fund improvements and long-term maintenance.

## **Transit**

- Assess the needs of people who depend on public transit
- Assess the adequacy of existing routes, services and facilities and the need for expansion and improvements for transit, and private services.
- Examine trends in transit use and estimates of future demand.
- Determine existing and projected levels-of-service for transit.
- Review the regional transportation improvement program.
- Evaluate paratransit and private bus company services.

## **Non-Motorized Transportation**

### **Bicycle Facilities**

- Assess the adequacy of existing, and the need for new, bicycle facilities.
- Examine trends in bicycle ownership and use.

### **Pedestrian Facilities**

- Assess the level-of-service of pedestrian facilities (both current and future levels).
- Inventory trails and areas and an assessment of the demand for them.
- Inventory trails proposed in the 1978 California Recreational Trails Plan of
- Assess historical data and trends with regard to pedestrian accidents.
- Inventory points of public access to lakeshores, beaches, rivers and streams.

## **Goods Movement**

### **Truck Routes**

- Identify existing truck routes.
- Determine needed changes in truck routes.

### Navigable Harbors

- Assess the movement of goods through Humboldt Bay harbor facilities, including the need for expansion and improvements.
- Assess the adequacy of upland support.
- Review plans for improvements by harbor and port districts.

### Aviation

- Assess the adequacy of existing aviation facilities (general and commercial) and the need for expansion and improvements.
- Inventory potential safety hazards posed by airport activities and surrounding land uses.
- Assess the provisions of the County's recently updated Airport Master Plan.
- Describe existing facilities and proposed expansions.

### Rail

- Assess the adequacy of and safety hazards associated with existing rail facilities and the need for expansion and improvements.
- Inventory potential opportunities for re-establishing rail service and potential benefits to the community.

### **Scenic Highway Corridors**

- Identify state highways included in the Master Plan of State Highways eligible for official State designation as Scenic Highways, local highways of scenic significance, and National Scenic By-ways and All-American Roads as designated by the U.S. Forest Service.
- Assess identified scenic highway corridors and their appropriate boundaries, scenic features, and relationship to surroundings, the incompatible, existing development within the corridor, the proposed realignments or improvements, and the potential for future public and private development within the corridor.
- Inventory of billboards.

# Managing Natural Resources

## **- Topics covered**

The following topics are included in the Natural Resources grouping:

### Open Space

### Forest/Timber Resources

- Lands Inventory
- Forest/Timber Uses
- Forest/Timber Economy
- Forest/Timber Conversion
- Forest/Timber Conservation

### Agricultural Resources

- Lands Inventory
- Agricultural Uses
- Agricultural Economy
- Agricultural Conversion
- Agricultural Conservation

### Water Resources

- Inventory
  - Watersheds
  - Surface Water
  - Ground Water
- Water Quality
- Water Supply
- Water Export

### Biological Resources

- Inventory
  - General Habitat Types
  - Sensitive Habitats & Species
  - Bio-regions, Ecological Units, & Corridors
- Biological Resources Conservation

### Recreation

- Parks
- Trails
- Scenic Highways

### Cultural Resources

- Inventory
  - Cultural Heritage Resources
  - Archaeological Resources
  - Historical Resources
- Cultural Resource Conservation

The Open Space category is a defined element in general plan that law covers all the other topics listed above. For instance, Cal. Gov. Code §65560(b) identifies open space for managed production of resources including forest lands, rangeland, and agricultural lands; open space for preservation of natural resources including habitat for plants, fish and wildlife; and open space for outdoor recreation, including scenic, historic and cultural value.

Open space for public health and safety for hazardous areas such as floodplains and earthquake fault zone are also a consideration, and are treated in the Planning for Hazards section of this report.

All these issues require close integration with other elements of the general plan, especially the land use element. For instance, the Land Use Element section of State Code §65302(a) directs the land use element to address open space concerns including agriculture, natural resources, recreation, etc., and to provide a land use category that provides for timber production for those lands zoned TPZ.

## ***-Key findings: public input and existing conditions***

This issue group has received substantial input throughout the start up phase of the program, through both the organizational meetings and at the earlier regional meetings (See input summary in the back of this report.)

The Critical Choice Workshop for this issue group was held on December 6, 2000, with over 100 people attending.

Forest/Timber issues have been at the forefront of many discussions. Originally titled Timber Resources, the issue has been broadened to take in a wider range of concerns related to forested lands. In many cases these issues parallel agricultural land issues, and both are closely related to watershed and fire issues. Based on the substantial interest and large land area affected by these issues, a full inventory and review of land policy matters seems warranted.

Water resource issues include surface and groundwater resources, available water supplies for planned uses, water export, conservation, and water quality concerns. Such concerns were expressed most often as requests for watershed-level management and planning.

Biological resource issues are a growing concern, heightened by the recent species listings. A more proactive approach to enhance protections beyond those provided by state and federal regulations by applying innovative incentive-based programs received popular support.

Parkland issues are a major concern for the communities adjacent to these areas. Numerous recent acquisitions trigger a need to inventory these areas, review their management objectives, and assess their integration into the County's open space element. Community and neighborhood parks are becoming a growing issue as urbanization occurs in unincorporated areas.

Updating of the adopted 1979 Trails Element appears to be a necessary part of updating the general plan. (See Circulation section.)

The physical appearance of the County was rated as a very important element in the community survey. Identifying scenic vistas, natural landforms, and other aesthetic resources could play a key role in meeting these concerns, and ties in well with Prosperity! recommendations.

Scenic Highways is not a mandated element, but concerns about billboards and community beautification efforts suggest a more proactive approach such as preparing a Scenic Highways element warrants consideration.

The cultural and historic resources of the County are limited and important, and the tribal governments have requested additional efforts to protect areas of cultural significance.

### ***-Challenges: broad policy questions:***

- Open space functions - to keep communities distinct; wildlife corridors
- Forest resources - management vs. preservation - role of County?
- Local rules? - sustainability, special treatment areas?
- Should the County evaluate acquisition options?
- Sustainable agriculture: minimum parcel sizes, incentives and other policies that would make this work
- Regulations vs. incentives/education/involvement
- Watershed planning & management - minimum flows, water quality - role of County vs. Regional Board

### ***-Critical Choices: possible solutions:***

#### ***Visual Resources***

##### Key Questions:

- How and where to address visual impacts: identifying and protecting viewsheds – where are vulnerable hillsides and flat areas?

##### Possible Solutions:

- Develop comprehensive preservation program for high quality visual resources, implement through Plan policies, development standards, incentives, and transfer of development rights.

#### ***Signage (see also Building Communities)***

##### Key Questions:

- Signage – need for guidelines and standards and issue of amortization

##### Possible Solutions:

- Continue to regulate size & height of signs; maintain liberal allowances for the number and location of attached and unattached signs throughout the County.

#### ***Open Space***

- Apply County-wide policies at the Community Plan level (e.g. establishment of urban development boundaries for each community).
- Inventory open space needs and resources and apply protection policies in specific critical areas.

#### ***Agricultural Resources***

##### Key Questions:

- How to conserve agricultural resources without impairing agricultural operations?

##### Possible Solutions:

- Develop County programs to provide additional incentives for preservation (e.g., conservation easements, Transfer of Development rights, agricultural industry economic development).
- Undertake comprehensive inventory of agricultural lands (soils and uses), revise Plan and zone designations to enhance protection of medium and high value lands.

### ***Biological Resources***

- Develop County specific policies to enhance protections beyond those provided by state and federal regulation.

### ***Water Resources***

- Develop watershed management plans for each major watershed to preserve and protect water quality and quantity.

### ***Timber Resources***

- Develop updated County-wide policies for timber resource protection and management and include consideration of economic, social and environmental affects of harvesting; implement in specific areas through Plan and zone modifications, other areas of County jurisdiction (e.g., roads) and policy input to state and federal agencies.

## ***-Recommendations: direction for future effort:***

### **Forest/Timber Resources**

- Identify the location, amount and ownership patterns of land in production and land suitable for production.
- Include location, acreage, and extent of classification of soils (use Soil-Veg mapping).
- Inventory of lands in TPZ, industrial and non-industrial timberlands.
- Evaluate rate of timberland conversion through subdivision, lot line adjustment, public land acquisition, utilities, urban fringe conflicts)
- Inventory forest resources including an analysis of conservation needs for forests, woodlands and the interrelationship they have with watersheds
- Describe the type, location, amount, and ownership of forests with a value for commercial timber production, wildlife protection, recreation, watershed protection, aesthetics, and other purposes
- Project alternative land uses within resource areas including density and intensity of development

### **Agricultural Lands**

- Identify the location, amount and ownership patterns of land in production and land suitable for production. Include location, acreage, and extent of classification of soils, including identification prime and other farmland classifications.
- Generally describe agricultural production in the area by type.
- Identify land within the boundaries of agricultural preserves or in other land

- conservation programs, including type and acres.
- Identify grazing lands in and out of agricultural preserves.
  - Evaluate resource land conversion through issuance of Certificates of Compliance and subsequent lot line adjustment of patent parcels.
  - Analyze compatible uses, including public utilities (e.g., cell towers), in resource production lands.

### **Minerals Resources**

- Inventory mineral resource areas classified or designated by the State Mining and Geology Board under the Surface Mining and Reclamation Act.

### **Open Space**

- Inventory open-space lands, including agricultural, forest, grazing, public and private recreational lands, and open-space for conservation.

### **Water**

- Delineate the boundaries of watersheds, aquifer recharge areas, floodplains, and the depth of groundwater basins.
- Delineate the boundaries and description of unique water resources (e.g., saltwater and freshwater marshes, wetlands, riparian corridors, wild rivers and streams, lakes).
- Assess the current and future quality of various bodies of water, water courses, and ground water. Need to establish quality and quantity standards for stormwater runoff by watershed and land use.
- Inventory existing and future water supply sources for domestic, commercial, industrial, and agricultural uses.
- Assess existing and projected demands upon water supply sources, in conjunction with public and private water suppliers, for agricultural, commercial, residential, industrial, and public uses. This analysis must also include private on-site systems, e.g., wells. Need to determine rural residential water supply policies and standards. This should be correlated with Land Use.
- Assess the adequacy of existing and future water supply sources, in conjunction with water suppliers.

### **Wildlife**

- Inventory natural vegetation, fish and wildlife and their habitats, including rare, threatened, and endangered species
  - Inventory plants, natural communities and special animals using the California Department of Fish and Game's "Natural Diversity Data Base."
  - Identify the types of animals that might be found in a particular habitat, the time of year they might be found there, and their activities (e.g., winter range, breeding, etc.) using information from the "Wildlife Habitat Relationships Program."
  - Consult with the California Department of Fish and Game and U.S. Fish and Wildlife Service regarding listed species
  - Analyze any adopted Habitat Conservation Plan or Natural Communities Conservation Plan for pertinent policies
- Assess the potential effects of development on the continuity of plant and wildlife habitats.

- Analyze the potential for development patterns to fragment plant and wildlife habitat.
- Analyze the regional trends in development to determine their effects on natural resources.

### **Scenic**

- Inventory areas of outstanding scenic beauty

### **Cultural, Historic, & Recreational Resources**

- Inventory historic and architecturally significant structures, sites, and districts
- Inventory cultural heritage and archaeological resources (without disclosing sensitive locational information)
- Evaluate cultural & historic resource conservation methods
- Assess the demand for public and private parks and recreational facilities and inventory areas particularly suited to parks and recreational purposes
- Describe the type, location, and size of existing public (federal, state, regional, and local) and private parks and recreational facilities (map)
  - Review federal, state, regional, and local plans and proposals for the acquisition and improvement of public parks (map)
  - Assess present and future demands for parks and recreational facilities
- Inventory points of public access to lake shores, beaches, rivers and streams (map)

## Planning for Hazards

### **- Topics covered:**

The hazard groupings discussed in this section include the following:

Geologic	Fire
Seismic	Wildland fire
Ground shaking	Structural/Urban fire
Fault rupture	
Liquefaction	Noise
Tsumanis	
Non-seismic	Airport Safety
Landslides and mudflows	
Soil erosion	Air Quality
Shoreline erosion	
Hydrologic	Industrial Hazards
Flooding	
Dam failure	Hazardous Materials, Waste

California general plan law (Gov. Code 65300) directly discusses these issues in the Conservation, Open Space, Safety, and Noise Elements. These issues have an important bearing on decisions made in the Land Use, Circulation, and Housing Elements. They are key factors in the setting of the County that must be considered prior to planning lands for particular uses.

### **-Key findings: public input and existing conditions:**

Public input on these topics was primarily received at the Hazards and Emergency Preparedness Critical Choice Workshop held on December 4, 2000. The meeting was well attended by fire agency personnel and volunteers, and consequently a major focus of discussion was the preparation of a county-wide fire protection master plan, a concept which received unanimous support at the meeting.

For geologic issues, significant new information has arisen since the County last addressed the issue in 1984, particularly with respect the Cascadia Subduction Zone and its potential to generate an extremely large groundshaking event (9.0) and possible tsunamis. The CDMG landslide mapping project referenced in the 1984 Framework Plan has made significant progress, but County coverage is still incomplete. There was agreement on the need to do a comprehensive hazards assessment, but opinion was divided regarding policy approach.

With respect to flooding, majority opinion favored specific policies and development standards implemented through revised plan and zoning designations. Public monumenting of high water levels in communities was again called for, an issue raised in the Avenue of the Giants Community Plan.

Hazardous waste management planning should achieve consistency with current state and federal laws and programs, according to input received. The appropriate role for the general plan in meeting these mandates and other hazardous materials issues need to be reviewed.

Emergency preparedness planning was also strongly supported, beyond levels mandated by general plan requirements.

Noise, light, and air emissions were discussed at the Building Communities workshop on 12/5/00, with significant support for a comprehensive inventory and active attenuation of existing sources.

### ***-Challenges: broad policy questions:***

- Hazards mapping vs. performance standards (includes geological and flooding)
- Fire safe standards – role of county in spurring expansion of volunteer fire dept. efforts (training, small pensions after x years services, other potential benefits)
- Emergency preparedness – emergency services: strategic focus, partnerships

### ***-Critical Choices: possible solutions:***

#### ***Geologic Hazards (unstable slopes & soils, earthquakes, tsunami, liquefaction)***

- Perform comprehensive mapping of all geo hazards, evaluate development on case-by-case basis; develop GP policies and development standards specific to mapped hazard areas.
- Prepare comprehensive hazards safety strategy applied through appropriate planning and zoning designations, consider potential for applicant harm, protecting third parties and public liability.

#### ***Fire Protection***

- Prepare County-wide Fire Protection Master Plan jointly with Districts and CDF, develop specific plans and an array of financing and implementation approaches.

#### ***Flooding***

- Develop specific policies and development standards to prevent development within floodplains; implement through revised plan and zone designations.

#### ***Hazardous Materials***

- Update Hazardous Waste Management Plan and achieve consistency with state and federal laws and programs.

- Develop County specific policies for hazardous material use, storage, and disposal (e.g., regulation of the use of herbicides) and implement through regulatory programs or incentives.

### **Emergency Preparedness**

- Promote County-wide Emergency Preparedness Plan using the Standard Emergency Management System in partnership with OES, cities, tribes and citizen groups (NEST).

### **-Recommendations: direction for future effort:**

#### **Geologic**

- Review the general geology and seismic history of the region and the planning area
- Geological evaluation of the potential for displacement along active and potentially active faults in the planning area (map)
- Location of Earthquake Fault Zones designated by the State Geologist under the Alquist-Priolo Earth-quake Fault Zoning Act (map)
- Assess the potential for ground shaking
  - Geological evaluation of the potential for ground shaking based on a maximum credible earthquake
- Assess the potential for ground failure
  - Geological evaluation of the potential for seismically induced landslides, mudslides, liquefaction, and soil compaction
- Assess slope stability
  - Review historical data on landslides and mudslides
  - Geological evaluation of the potential for landslides and mudslides (map)
- Assess the potential for cliff erosion
- Assess the potential for land subsidence

#### **Hydrologic**

- Identify flood-prone areas using:
  - National Flood Insurance Program maps published by the Federal Emergency Management Agency;
  - Information from the U.S. Army Corps of Engineers;
  - Dam failure inundation maps prepared pursuant to §8589.5 (available from the Office of Emergency Services);
  - Historical data on flooding including information from conversations with long-time local residents.

#### **Fire**

- Assess the risk of wild land fires
  - Identify classify areas of varying fire hazard severity based on fuel loading (vegetation), weather and slope, and historical data (map)
  - Identify the developments, facilities, and people in and near hazardous areas
  - Evaluate the adequacy of access to hazardous areas (e.g., types of roads, dead-end roads)

## **Noise**

### *Identification and appraisal of major noise sources:*

- Highways and freeways, primary arterials and major local streets.
- Passenger and freight on-line railroad operations and ground rapid transit systems.
- Commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operations.
- Local industry, including, but not limited to, railroad classification yards.
- Other ground stationary noise sources identified by local agencies as contributing to the community noise environment
- Appraise major noise sources and the extent of the problems they create for the community currently and in the future.

### *Analysis and quantification of the local noise environment*

- Inventory noise-sensitive receptors such as hospitals, schools, senior housing, etc.
- Select the method of noise measurement or modeling to be used in the noise element.
- Measuring major sources of noise.
- Map noise level contours, expressed in CNEL or Ldn, for the area surrounding each of the identified noise sources.
- Project future noise sources, noise levels, and anticipated impacts upon existing and proposed land uses. This should be correlated with the land use element.
- Analyze the current and future impacts on community residents of noise emanating from the identified sources. This should be correlated with the land use element.
- Analyze current and predicted levels of transportation noise consistent with the requirements of the Federal ISTEA.
- Identify local noise problems and areas of conflict between noise sources and sensitive uses.

## **Airport Safety**

- Review airport master plans and criteria for surrounding land uses and compare against general plan designations for consistency.
- Evaluate changes needed to achieve consistency between airport plans and general plan

## **Air Quality**

- Apply to Air Management District to fund an Air Quality element for the general plan.

## **Emergency Preparedness**

- Review County Emergency Response & Preparedness Plans and incorporate relevant components into general plan.

## Governance

The General Plan update will include a new section on Governance, addressing the issue of how to clarify and improve the process of government and government accountability in the arena of land use planning. A critical element of the General Plan Update process is strong public participation (as described above). This emphasis will carry through as a major goal of the General Plan itself. This Report describes in general terms how this goal might be approached in the General Plan.

The 1984 Framework Plan includes a section entitled Planning and Coordination that sets out goals and policies for citizen participation. In addition, there is a Builders' Bill of Rights contained in the Housing Element that outlines what permit applicants' may rightfully expect of County staff. These two documents, as well as the public input received on the issue will be used to formulate the new Governance section.

The Governance section will examine both the relationship between County government and the community and between the County, government agencies and other jurisdictions. An important, and new aspect to this section will address the relationship between the County and Tribal governments.

### County to community relationship:

There are several broad principles that will guide the County's approach to community involvement in land use planning. These are:

- being inclusive - encouraging participation by those who have an interest or are affected by a particular activity or project;
- being open, honest and responsive - being clear about opportunities for participation, having flexible and responsive processes and respecting diverse points of view;
- creating timely processes - allowing sufficient time for community members to respond and contribute to decision-making;
- providing sufficient information to allow citizens to participate to the level they desire; and
- taking a practical approach - targeting resources for public participation in the most effective and efficient ways.

### County to cities and community services districts:

As part of the General Plan update process, Community Development Services (CDS) offered to come to each city in the County to discuss the Update. Most cities took part in this discussion, holding either a public workshop or hearing. These meetings were open to the public and generated good discussion of issues facing cities particularly in their spheres of influence with the County. During the General Plan Update process, CDS will keep cities and community service districts informed of upcoming opportunities to participate and will continue to work with

cities on the issues they have identified as important. The updated General Plan will take into consideration the plans of cities and community services districts.

County to tribes and rancherias:

In an initial effort to formulate a working relationship with the tribes on land use planning issues, Community Development Services has taken part in two Tribal Summits, held in November and December 2000. Each summit had a broad representation of tribes and many issues were discussed at length.

A major issue that had broad agreement from the tribes was the need for a clear relationship between the County and Indian Tribes relative to the development of the General Plan Update. The County is committed to cooperating with the Tribes and to providing a process for tribal involvement in addressing General Plan issues. The goal of the Update process is to create a foundation for cooperation between the tribes and the County on all the issues relative to the General Plan. Specific policies would address the following areas:

- acknowledgment of tribal sovereignty
- recognition of tribal cultural & economic contributions
- acknowledgment of tribal interests outside Indian Country
- protection of cultural and natural resources especially in aboriginal territories identified by tribal governments
- land use and zoning designations adjacent to tribal boundaries
- process for efficient fee-to trust conveyance
- lack of emergency services, transportation and other services on reservations

The County will continue to work with tribes on defining the government-to-government relationship as well as specific tribal issues. Further meetings will be held with Tribal Councils to explore broad issues as well as issues specific to each tribe.

### **State Mandates**

Because of the process used in the Critical Choice workshops which involved “voting” for policy ranges, there was some concern that State mandated requirements of developing and adopting a general plan would be overlooked or put aside.

The County will closely follow the State Office of Planning & Research’s *General Plan Guidelines* in developing and adopting the plan. No necessary components will be omitted or given less than adequate treatment.

## **List of Appendices**

### **Appendix A: Summary of Public Involvement**

- List of Participants
- Meetings held, dates & attendance numbers

### **Appendix B: Public Input**

- Issue charts from organizations
- Comments received at regional, community meetings & Critical Choices Workshops
- List of emails and letters received

### **Appendix C: Comments received sorted by 4 themes**

- Building Communities
- Managing Natural Resources
- Planning for Hazards
- Moving Goods and People

### **Appendix D: Critical Choice Ranges & Recommended Options**