



AGENDA ITEM NO.

COUNTY OF HUMBOLDT

Meeting Date: September 28, 2015

To: Board of Supervisors

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

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

RECOMMENDATIONS:

That the Board of Supervisors:

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

SOURCE OF FUNDING:

General Fund and General Plan User Fees.

Prepared by *Michael Richardson*
 Michael Richardson, Senior Planner

CAO Approval *Tracy Wisen*

REVIEW: Auditor _____ County Counsel *JWZ* Human Resources _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor
Seconded by Supervisor

Ayes
 Nays
 Abstain
 Absent

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

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

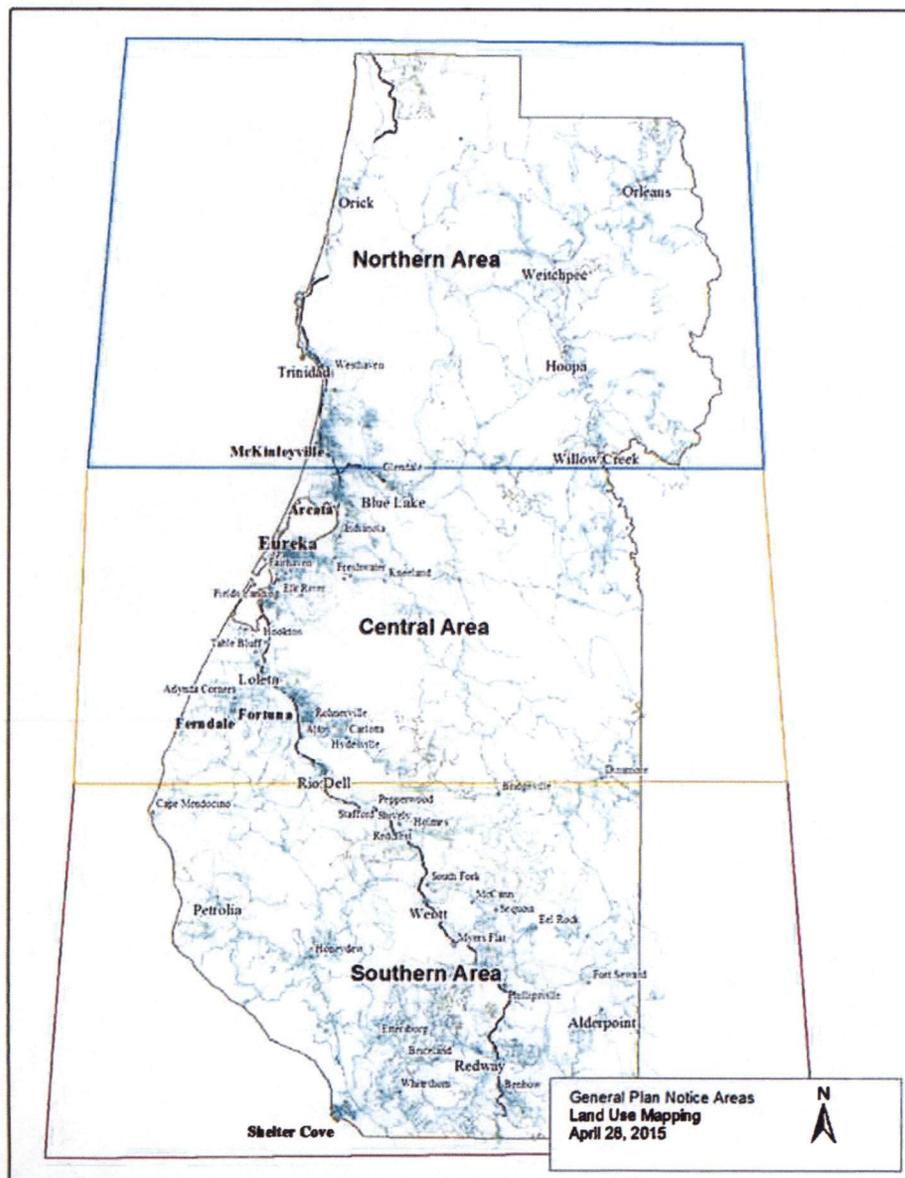
DISCUSSION:

Land Use Mapping Workshops and Meetings

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

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

Figure 1. Land Use Mapping Workshop and Meeting Areas



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

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

GPU Review Schedule

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

FINANCIAL IMPACT:

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

OTHER AGENCY INVOLVEMENT:

The General Plan Update program has been a multi-year project. Multiple agencies have been involved in the review and preparation of the Planning Commission approved Draft General Plan. The County has been in communication with the Planning Commissioners, County Counsel and the County Administrator's office on the transmittal of these draft documents.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board's discretion.

ATTACHMENTS:

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

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

Attachment 1

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

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

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

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

Attachment 2

Updated Schedule for Completion of the Remaining GPU Tasks

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

2015 CALENDAR

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

Board of Supervisors Hearing Process

GPU PART 1 – SETTING

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

GPU PART 3 – RESOURCE MANAGEMENT

- Chapter 10. Conservation and Open Space Elements - **finished review**
 - Chapter 11. Water Resources Element - **finished review**
 - Chapter 12. Energy Element **finished review**
- GPU PART 4 – PUBLIC HEALTH AND SAFETY
- Chapter 13. Noise Element **finished review**
 - Chapter 14. Safety Element **finished review**
 - Chapter 15. Air Quality Element **finished review**
- GPU PART 5 - MAPS under review

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