



AGENDA ITEM NO.

COUNTY OF HUMBOLDT

For the meeting of February 9, 2015

Date: February 2, 2015

To: Board of Supervisors

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

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, deliberations on Chapter 10, Section 10.2 Open Space Community Separator Items (CO-G6, CO-P4, CO-P4x, CO-S6, CO-S7, CO-IM6); 10.7 Scenic Resources, Chapter 11 Water Resources, and a draft work plan for public notification of the land use map meetings.

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing.
2. Deliberate on Chapter 10, Section 10.2 Open Space Community Separator Items (CO-G6, CO-P4, CO-P4x, CO-S6, CO-S7, CO-IM6).
3. Deliberate on Chapter 10 Conservation and Open Space Element Section 10.7 Scenic Resources.
4. Deliberate on Chapter 11 Water Resources.
5. Deliberate on a draft work plan for public notification of the land use map meetings.
6. Deliberate on the Board's review schedule for the Draft General Plan.
7. Continue the meeting to Monday, February 23, 2015 beginning at 1:30 p.m. or as soon thereafter as possible to continue deliberations on the remaining items listed above, and the other maps in Appendix F.

Prepared by

Michael Richardson

Michael Richardson, Senior Planner

CAO Approval

REVIEW:

Auditor _____ County Counsel _____ Human Resources _____ Other _____

TYPE OF ITEM:

_____ Consent
_____ Departmental
XX _____ Public Hearing
_____ Other _____

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

Meetings of: beginning June 12, 2012, and continuing through January 12, 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

SOURCE OF FUNDING:

General Fund and General Plan User Fees.

DISCUSSION:

January 12, 2015 Actions

At the January 12, 2015 meeting, the Board straw-voted all the following items in Chapter 11 the Water Resources Element:

Added and modified text on pages 11-1, 11-2, 11-5 and 11-6.

WR-P2x1. Unpermitted Development.

WR-P3. Proactive Protections.

WR-P4. Critical Municipal Water Supply Areas.

WR-P5. Critical Watershed Areas.

WR-P6. Subdivisions Water Supply.

WR-Px1. Requirements for Water Storage in ~~temperature~~ Flow Impaired Watersheds.

WR-Px7. Rain Catchment Systems.

WR-Pxx Funding.

WR-P8. Erosion and Sediment Discharge.

WR-Px2. Mitigate Controllable Sediment Discharge Sites.

WR-P9. County Facilities Management.

WR-P10. Project Design.

WR-P11 Small and Micro Hydroelectric.

WR-P12. Groundwater Quality Protection.

WR-Px5. Important Groundwater Recharge Areas.

WR-P13. Saltwater Intrusion.

WR-P14. Pathogen and Nutrient Discharge from Septic Systems.

WR-P15. Nutrient Discharge from Agricultural Operations.

WR-P16. State and Federal Regulation.

WR-P17. Watershed Planning.

WR-P18. Watershed and Community Based Efforts.

WR-P19. Regional Water Management Planning.

WR-P20. State and Federal Watershed Initiatives.

WR-P21. Sufficient Water Supply.

WR-P22. Critical Water Supply Areas.

WR-P23. Conservation and Re-use Strategy.

WR-P24. Restoration of Flow Rates.

WR-P26. Impact Analysis.

WR-P27. County Needs.

WR-P28. Public Trust Resources and Interests.

WR-P29. Public Input.

WR-Px. Water Export Facilities.

The wording for the approved items is shown in Attachment 3 and the revised Chapter 11 - Water Resources chapters on the GPU website:

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

Remaining Chapter 10 - Conservation and Open Space Items

Community Separators

Based on public comment at the December meeting from Craig Compton representing the Humboldt County Resource Lands Working Group (HCRLWG), the Board directed staff to bring

back for further consideration the wording of the Community Separator items now grouped together in Section 10.2 - Open Space. The text of the straw-voted community separator items is as follows:

- CO-G6 Community Separators.** ~~Visible and aesthetic~~ Open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities. Straw vote: 5-0 [10-20-14]
- CO-P4. Greenbelts. Community Separation.** Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.
Straw vote: 5-0 [5-19-2014]
- CO-P4X SR-P5 Development within Community Separators.** Retain a rural character and promote low intensities of development in community separators, consistent with the LAFCo process. ~~Prohibit Avoid annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for additional development in urban development areas~~ transfer of development rights in exchange for permanent open space preservation within community separators.
Straw Vote 5-0, [10-20-2014]
- CO-S6 ~~SR-S4.~~Development in Mapped Community Separators.** ~~Unless there are existing design standards adopted for community separators, New structures~~ development within mapped community separators shall:
- A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors.
 - B. Minimize cuts and fills on hills and ridges.
 - C. Minimize the removal of trees and other mature vegetation.
 - D. Install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors.
 - E. Design structures to use building materials and color schemes that blend with the natural landscape.
 - F. Cluster structures on each parcel within existing built areas ~~and near existing natural features,~~ to the maximum extent feasible.
 - G. Locate building sites and roadways to preserve natural features, native vegetation and existing trees. Straw Vote 5-0 [10-20-14]
- CO-S7 SR-S5.Subdivisions in Community Separators.** Subdivisions in community separators shall:
- A. Ensure developments are subordinate to or consistent with the viewscape, from the point of view of public roadways and public trails.
 - B. Reduce visual impact where consistent with the Land Use Element by clustering.
 - C. Preserve natural features and native vegetation by locating building sites and roadways.
 - D. Where appropriate, ~~Require~~ encourage the dedication of permanent open space easement at the time of subdivision ~~to the extent possible allowable by law.~~
 - E. ~~Be accompanied by a visual analysis that demonstrates that the development is not detrimental to or enhances the visual quality of the Community Separators as a whole.~~

- ~~F. Adequate additional public services and infrastructure are available to serve the development.~~
- ~~G. The development is compatible with surrounding properties especially those used for agricultural pursuits.~~
- ~~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:~~
- ~~1) Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.~~
 - ~~2) Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.~~
 - ~~3) Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.~~
- ~~Straw Vote 5-0 [10-20-14]~~

CO-IM6 SR-IM2. Community Separators. 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.
Straw Vote 5-0 [10-20-14]

Staff met with representatives of the HCRLWG on January 21, 2014 to discuss the measures. At that meeting, they presented suggested changes to the text, Goal CO-G6 and CO-P4X which are in Attachment 2. They also reiterated their request to delete the community separator standards and the implementation measure to map the community separator areas.

The HCRLWG's request to not include the community separator standards and implementation measure was considered by the Board prior to taking straw-votes. The standards and implementation measure are important because they will clarify how the community separator policy is supposed to be applied, which helps ensure consistent and fair treatment for all persons including property owners. To help address the HCRLWG's concerns about the cost and effort to map community separators, staff is prepared to include preliminary community separator area maps as part of the set of maps reviewed by the Board during deliberations on other maps in the GPU.

Heritage Landscapes

At the December 15, 2014 GPU meeting the Board directed staff to research whether a voluntary heritage landscape program would be consistent with state requirements, and to identify areas that may be included in a heritage landscape program. There are three items in the Scenic Resources chapter recommended by the Planning Commission that address heritage landscapes:

"SR-P2. Development in Mapped Heritage Landscapes. Protect the scenic quality of mapped heritage landscape areas with appropriate land use designations and design review standards to ensure that new development preserves or enhances the heritage landscape values of the site."

"SR-S2. Development in Mapped Heritage Landscapes. 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."

"SR-IM1. Mapping of Scenic Areas, Heritage Landscapes and Scenic Roadways Highways. Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways Highways, including specific ordinance standards for scenic protections and design review."

Heritage landscapes are different from historic resources because they involve an array of elements that work together to create a whole. They can encompass buildings, structures, landforms, plantings, and views. The focus is not on a specific structure or element but on how a group of elements work together to represent the heritage of a property.

State law does not require protection of heritage landscapes, so the County may define the program in a way that best fits its overall goals. This may include a voluntary component, where the County includes properties in the heritage landscape program only with the consent of the affected property owners. A voluntary program would be sufficient if all the owners of properties in the heritage landscape area consent to it. Otherwise a voluntary program may not be effective in retaining these landscapes as part of the County's cultural heritage.

The General Plan document recommended by the Planning Commission provides some guidance for the areas to be mapped as heritage landscapes when it states:

"This Plan provides recognition of "heritage landscapes," which are lands with combined historical, cultural, and scenic values, such as the Arcata and Ferndale Bottoms areas."

As with the maps of community separator areas discussed above, staff is prepared to bring forward preliminary maps showing possible heritage landscape areas for discussion during deliberations on other maps of the GPU. Attachment 1 of this staff report contains the large-format worksheet with all the Scenic Resources items.

Chapter 11 Water Resources

The Board requested staff return with more discussion on several items:

- WR-P7. Cumulative Impacts of Rural Subdivision: Clarify meaning of "prior to the zoning" and add discussion of relationship to GPU EIR and mitigations and discussion of WR-S6
- WR-Px4. Well Permit Applications: Bring back in coordination with the Division of Environmental Health (DEH).
- Bring back definition of "alternative disposal systems" in coordination with DEH for Glossary
- WR-P25. Compliance with Water Code Export Law: Clarify language and consider separating into multiple policies.

The worksheet for the Water Resources Element in Attachment 2 includes discussion of all the above items as well as all the other items in the Element for the Board's consideration.

Land Use Map Scheduling and Noticing

Land Use Mapping Meetings

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

Staff reports prepared for those meetings estimated that the robust form of noticing selected by the Board would involve sending 10,000 one-page notices, which translated into a cost of \$38,000. The estimate was based on the cost of mailing, a newspaper notice, and

administrative and planner costs. The relevant portions of the 2013 staff report are included for reference in Attachment 3 of this staff report.

A little more than a year ago, on January 13, 2014, the Board discussed a map workshop schedule that would distribute meetings by Supervisorial Districts. The Board agreed with the overall process presented by staff, but preferred the areas be divided geographically, rather than by political district. The three regions are Southern, Central, and North/Eastern Humboldt. The detailed work plan in Attachment 3 reflects this change. It includes the following three meetings for each area:

1. Supervisor(s) and staff meeting – Prior to sending the notice, Supervisors and planners will meet to discuss the changes in each of the three areas, Supervisors will receive copies of maps, and a list of property owners with APN numbers, which will assist Supervisors in responding to constituent questions.
2. Regional informational meeting – After the notice is sent, regional meetings will be held in each of the three areas where planners will post maps and discuss the mapping for each area in detail. The meetings will provide an opportunity for the public and property owners to attend and ask specific questions to planners. The date and place of each meeting will be chosen by the Supervisors.
3. Public Hearing Board meeting – After the regional meetings, the Board of Supervisors will hold one or more public hearings to deliberate on the draft land use maps.

Draft Notice

A draft of the notice that will be sent to all the affected property owners is in Attachment 3 of this staff report. The Board directed staff to attempt to keep it to a one page notice, using both the front and back sides of the paper. Other noticing enhancements discussed and rejected by the Board as cost prohibitive, were registered mail, notices with in-depth descriptions of the proposed Land Use Map change, and combined notices for persons/corporations with multiple property ownership.

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

The Board also discussed the difference between land use designations and zoning classifications. Zone changes to properties within Humboldt County will not occur simultaneously with adoption of the General Plan Update. Instead, zoning changes for consistency with the new plan will follow as an implementation measure of the Plan. A common misperception is that with the approval of the GPU the zoning of properties will also be changed concurrently. This is not the case and is conspicuously noted on the draft notice.

Public Noticing Procedures

At the January 13, 2014 meeting, the Board selected a noticing scenario that goes beyond the minimum requirements of state law. Under that scenario, an estimated 20,777 property owners will receive notices at a total cost of \$66,673, which is detailed in the table below.

Table 1. Summary of Noticing Costs

Description	Quantity	Staff Hours	Total
Legal Notice Publication costs - 1/8 page ad @ \$375 each	6	--	\$ 2,250
Publication costs - mailing @ \$.60 each	20,777	--	\$ 12,466
Subtotal Publication Costs			\$ 14,716
Preparation staff costs (Senior Planner, GIS, Admin)	65	200	\$ 13,000
Respond to public inquiries (Admin, Senior Planners)	2,078*	519**	\$ 38,957
Subtotal Staff Time			\$ 51,957
TOTAL			\$ 66,673

Notes: * An estimated 10% of those receiving notices will make inquiries to staff.

** Each inquiry will involve an estimated 15 minutes of staff time. Fifty percent of the total hours will come from existing advanced planning staff and 50% will come from additional staff, which will be funded through the supplemental budget request in this staff report.

These costs could go either up or down based on the Board's directions on what land use changes warrant a public notice being sent. Figure 1 compares the relative costs of the noticing components directed by the Board.

Figure 1. Possible Noticing Additions and/or Subtractions

	Possible Subtractions						Possible Additions	
	1968 CPA	Coastal Zone	AL to RA	AR to RA	AS to RE	Resource Lands	Hoop Valley to Tribal	To Public
								
# Notices	4,340	3,471	2,160	1,783	1,668	1,508	1,207	1,110
Cost (\$)	\$10,741	\$8,591	\$5,346	\$4,412	\$4,128	\$3,732	\$2,987	\$2,747

To cover additional noticing and staff costs associated with sending 20,777 notices, staff estimates \$40,000 will need to be added to the Department's budget for Advance Planning (Budget Unit 282) through approval of a supplemental budget request. Staff is anticipating bringing that request forward to be considered at a regularly scheduled Board meeting prior to mailing the notices.

The Board directed staff to mail individual notices 30 days in advance of each workshop, having a notice published in a local paper, and posting at the library. In addition, staff will print a general flyer for groups and agencies to post or circulate via e-mail distribution lists.

Another component of the public outreach for the land use designation workshops is use of the GPU web page. Staff continues to refine the website to make it as user friendly as possible. It will

complement the public outreach of mailed notices by enabling property owners to check the existing and proposed land use designations for their properties at their convenience using the online mapping system, "WebGIS". Staff is also investigating use of the County's Open Humboldt online forum to engage citizens in the land use mapping effort.

GPU Review Schedule

Attachment 4 is the updated draft schedule for completion of the remaining GPU tasks for review, comment and modification as needed. Based on a recent meeting with County Counsel and Advance Planning Staff, the schedule has been extended to reflect a mid-2016 completion date. The preponderate schedule factor is the recirculation of the draft environmental impact report (DEIR). Essentially, the DEIR project description has and will change, since it was first circulated in the spring of 2012. Staff has scheduled general plan internal consistency Board hearings for late fall of this year. The GPU consistency findings and map land use changes, due to be heard this spring, will certainly result in a modified project description. That modified GPU project description is the legal basis upon which the DEIR's analysis is centered on. Confidence regarding the legal defensibility of The 2012 DEIR project description is low and Staff and Legal Counsel strongly recommend the revised schedule. The revised schedule reflects DEIR preparation, noticing, comment periods, response to comment periods, and public hearings.

FINANCIAL IMPACT:

The cost of preparing this staff report is borne by the General Fund through the Planning and Building Department, Advance Planning Division's FY 2014-2015 budget, and the General Plan User Fees Trust Fund 3698.

The robust publication and noticing costs were not included in this year's budget, and need to be added. The proposed supplemental budget will increase revenue from the General Plan User Fee by \$15,000 and increase the publication and legal noticing line item by \$15,000.

While most of the salary costs for the noticing effort are already covered in the advanced planning budget, in order to provide proper noticing and prompt customer service there will be increased administrative and planning staff assigned to this task. These staff members are in Budget Unit #277. Staff is estimating that approximately ½ of the additional work will be done by central administration and current planning staff. The proposed appropriation transfer will move \$25,000 from the current planning budget (Budget Unit 277) to the advanced planning budget (Budget Unit 282).

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.

The Board could modify the scope of public noticing for the land use mapping meetings, which could decrease or increase noticing costs.

ATTACHMENTS:

- Attachment 1 Board Worksheet for Chapter 10, Section 10.7 – Scenic Resources
- Attachment 2 Board Worksheet for Chapter 11, Water Resources Element
- Attachment 3 Draft Work Plan and Public Notice for Land Use Mapping Meetings, and Excerpt from the Staff Report Prepared for December 2, 2013 GPU Meeting
- Attachment 4 Updated Draft Schedule for Completion of the Remaining GPU Tasks

Attachment 1

Worksheet for Section 10.7 Scenic Resources

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
10.7.2 Background - Community Separators "Maintaining a visible separation between communities enhances a sense of community identity. Open space areas can serve as community separators, helping to avoid the look of continuous corridor-style urbanization. These areas are frequently subject to pressure for development because they are close to developed areas and major roads. A set of goals, policies, and programs to retain community separators is presented in this section."	HCRLWG COMMENTS 1/30/15: The HCRLWG believes that the creation of Community Separators is not necessary as community separation can be effectively maintained through the appropriate application of land use and zoning. Consistent with the Board's decision to move items pertaining to Community Separators (CO-G6, CO-P4, CO-P4x, CO-S6, CO-S7, CO-IM6) from the Scenic Resources (10.7) to Open Space (10.2), the HCRLWG recommends also moving the discussion regarding Community Separators in Section 10.7.2 Background to Section 10.2 Open Space, with the HCRLWG suggested changes. 10.7.2 Background - Community Separators Separation "Maintaining a visible separation between communities enhances a sense of community identity. Open space areas can serve as provide community separators, definition helping to avoid the look of continuous corridor-style urbanization. These areas are frequently subject to pressure for development because they are close to developed areas and major roads. A set of goals, and policies, and programs to retain community separators separation is presented in this section."	Move the Planning Commission version to Section 10.2. Discussion: The proposed revisions reflect the HCRLWG's recommendations to delete the community separator standards and implementation measure. However, these standards and implementation measure are important because they clarify how the community separator policy is supposed to be applied, which helps ensure consistent and fair treatment for all persons including property owners.
Planning Commission Version SR-G1. Scenic Resource Protection. Protected high-value forest, agriculture, river, and coastal scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources.		SR-G1. Conservation of Scenic Resources Protection. Protected high-value Scenic forest, agriculture, river, and coastal scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources. Straw Vote: 5-0, 10-6-2014
Planning Commission Version SR-G2. Community Separators. Visible and aesthetic open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities.	HCRLWG COMMENTS 1/30/15: CO-G6.Community Separators Separation. Open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities.	CO-G6 SR-G2.Community Separators. Visible and aesthetic Oopen space areas between urban development areas that separate and preserve unique identities of the county's cities and communities. Straw Vote: 5-0, 10-6-2014 and 10-20-14 (Move to Conservation and Open Space Section.)
Planning Commission Version SR-Gx. Scenic Roadways. A system of scenic roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. <i>Modify 5-0 (5-26-11)</i>		SR-Gx. Scenic Roadways. Support for a Designated Scenic Highway System A system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County without detracting from allowed uses. Straw Vote: 5-0, 12-15-2014
Planning Commission Version SR-PX Working Landscapes. Recognize the scenic value of resource production lands. <i>Modify 4-2 (6-23-11)</i>		Planning Commission version. Straw Vote: 5-0, 12-15-2014
Planning Commission Version SR-P1. Development in Mapped Scenic Areas. In mapped scenic areas, new discretionary and ministerial development shall be	HCRLWG COMMENTS 1/30/15 The HCRLWG has consistently provided that we do not support General Plan Update measures that would require increasing the demands on current County staff or require hiring additional County staff. The programs, other than Scenic Highways, proposed in	Planning Commission version. Straw Vote: 4-1 (Bohn), 12-15-2014

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
consistent with and subordinate to natural contours, hilltops, tree lines, bluffs and rock outcroppings. Visible disturbance and interruption of natural features shall be minimized to the extent feasible. <i>Retain 4-1 (6-16-11)</i>	the Scenic Resources Section (Mapped Scenic Areas, and Heritage Landscapes) should be evaluated to determine if any benefit derived from the implementation of these programs justifies the time and expense incurred by the County. The benefit and/or necessity of creating Mapped Scenic Areas are especially questionable given the Humboldt County Local Coastal Program already provides for Coastal Scenic and Coastal View Areas. The HCRLWG believes that the appropriate application of land use and zoning for the inland portions of the County, along with programs such as the Williamson Act, should be sufficient to maintain open space, including scenic areas. The HCRLWG, as substantiated in previous comments, believes that maps or additional information regarding the proposed Mapped Scenic Area and Heritage Landscape programs are necessary to adequately assess the potential impact these programs could have on resource lands. Comments provided by the HCRLWG to date have recommended deletion of the Mapped Scenic Areas and Heritage Landscape programs. The HCRLWG continues to recommend deletion of these programs however if the Board of Supervisors elects to retain these programs as part of Scenic Resources, the HCRLWG respectfully requests the Board make landowner participation in these programs voluntary.	
Planning Commission Version SR-P2. Development in Mapped Heritage Landscapes. Protect the scenic quality of mapped heritage landscape areas with appropriate land use designations and design review standards to ensure that new development preserves or enhances the heritage landscape values of the site. <i>Retain 5-0 (6-16-11)</i>	HCRLWG COMMENTS: It is difficult to assess the effects of this policy without the maps. How are heritage landscapes defined? Members of the Ad Hoc Working Group Still nervous about the mapping process	Support the Planning Commission version.
Planning Commission Version SR-P3. Scenic Roadway Protection. Protect the scenic quality of designated scenic roadways for the enjoyment of natural and scenic resources, <u>coastal views</u>, landmarks, or points of historic and cultural interest.		SR-P3. Scenic Roadway Highway Protection. Protect the scenic quality of designated Scenic roadways Highways 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
Planning Commission Version SR-P4. Community Separators. Protect the scenic quality of "community separators" from degradation by maintaining adequate open space between communities and cities.		Delete. Straw Vote: 5-0, 12-15-2014

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Planning Commission Version SR-P5. Development within Community Separators. 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. <i>Modify 6-1 (6-23-11)</i>	HCRLWG COMMENTS 1/30/15: CO-P4X Development within Areas of Community Separators Separation. Retain a rural character and promote low intensities of development in community separators <u>separation</u>, consistent with the LAFCo process. Provide opportunities transfer of development rights in exchange for permanent open space preservation within community separators.	CO-P4X SP-P5 Development within Community Separators. Retain a rural character and promote low intensities of development in community separators, <u>consistent with the LAFCo process.</u> Prohibit Avoid annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for additional development in urban development areas <u>transfer of development rights</u> in exchange for permanent open space preservation within community separators. Straw Vote: 5-0, 10-20-2014 (Move to Conservation and Open Space Section.)
Planning Commission Version SR-P6. Limit the Term of Off-Premise Billboards and Prohibition. Limit the term of new and existing off-premise billboards by ordinance with use agreements to provide for removal. Prohibit the construction of new off-premise billboards along mapped Scenic Roadways and coastal views.		SR-P6. Limit the Term of Off-Premise Billboards and Prohibition. Limit the term of new and existing off-premise billboards by ordinance with use agreements to provide for removal <u>consistent with the Outdoor Advertising Act.</u> Prohibit the construction of new off-premise billboards along mapped Scenic <u>Highways Roadways</u> and coastal views. Straw Vote: 5-0, 10-6-2014
Planning Commission Version SR-P7. Billboards in Sensitive Habitat Areas. Prohibit construction of billboards mapped sensitive, habitat areas.		SR-P7. Billboards in Sensitive Habitat Areas. Prohibit construction of billboards <u>in</u> mapped sensitive, habitat areas. Straw Vote: 5-0, 10-6-2014
Planning Commission Version SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way. Support efforts of public agencies; such as the North Coast Railroad Authority and the U.S. Fish and Wildlife Service to remove or relocate billboards from their right-of-way between Fields Landing and Arcata on lands under their control.		Planning Commission version. Straw Vote: 4-1 (Bohn), 10-6-2014
Planning Commission Version SR-P9. Removal of Illegal Billboards. Illegal billboards on property within County jurisdiction shall be removed through code enforcement. The County shall advocate for removal of illegal billboards in areas outside of County jurisdiction, including petitioning Petition Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.		Planning Commission version. Straw Vote: 5-0, 10-6-2014.

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Planning Commission Version SR-S1. Development in Mapped Scenic Areas. Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be narrow as possible and follow natural contours. Natural features disturbed for construction purposes shall be restored to as close to natural condition as feasible. The construction of new off-premise billboards is prohibited. <i>Modify 6-0 (6-23-11)</i>		SR-S1. Development in Mapped Scenic Areas. Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be narrow as possible feasible 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: 5-0, 12-15-2014
Planning Commission Version SR-S2. Development in Mapped Heritage Landscapes. Protect the scenic and historical qualities of mapped heritage landscapes as a resource of public importance. Discretionary and ministerial development shall be sited and designed to protect views, minimize the alteration of natural land forms, be visually compatible with the character of surrounding areas, and preserve significant historical features. Discretionary development should restore and enhance visual quality in visually degraded areas. <i>Retain (6-23-11)</i>	HCRLWG COMMENTS: The impact of the Standard cannot be assessed without the map.	Support the Planning Commission version.
Planning Commission Version SR-S3. Scenic Roadway Plan Standards. The following standards apply to mapped scenic roadways: Plan for scenic roadway protection includes the following standards: A. Visual Buffer Width. The width of the visual buffer along the road shall not exceed 200 feet from the edge of the traveled roadway. B. Permitted Uses. 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. C. Site Development. 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. 1) Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development. 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. D. Consideration of Views. Structures, signs, and plant materials within the visual buffer shall be constructed, installed, and planted to complement, enhance, and retain scenic views.		SR-S3. Scenic Roadway Highway Plan Standards. The following standards apply to mapped scenic roadways Highways: Plan for scenic roadway protection includes the following standards: A. Visual Buffer Width. The width of the visual buffer along the road shall not exceed 200 feet from the edge of the traveled roadway. B. Permitted Uses. 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. C. Site Development. 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. 1) Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development. 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. D. Consideration of Views. 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

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Vegetative screening shall be used where needed to prevent significant intrusion or degradation of public views. E. Location and Screening of Unsightly Features. 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 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. F. Site Grading. 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. 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. 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. 3) Finished contours shall be planted with native vegetation, so as to require minimum care and to be visually compatible with the existing ground cover landscaping. G. Access Roads. The location and design of access roads within the visual buffer area shall not detract from the scenic quality of the road. H. Utilities. New, relocated, or existing utility distribution lines within the visual buffer area shall be placed underground whenever feasible. When it is not feasible to place lines underground, they shall be located so as to be inconspicuous from the scenic route wherever feasible. Combined or adjacent rights-of-way and common poles shall be used wherever feasible. I. Railroads and Public Facilities. Visual buffers shall exclude railroad rights-of-way and public facilities. <i>Modify 6-0 (6-23-11)</i>		significant intrusion or degradation of public views. E. Location and Screening of Unsightly Features. 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. F. Site Grading. 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. 4) Vegetative cover shall be provided within a reasonable time after grading is completed to prevent visible scars remaining on the land from such operations. 5) 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. 6) Finished contours shall be planted with native vegetation, so as to require minimum care and to be visually compatible with the existing ground cover landscaping. G. Access Roads. The location and design of access roads within the visual buffer area shall not detract from the scenic quality of the road. H. Utilities. New, relocated, or existing utility distribution lines within the visual buffer area shall be placed underground whenever feasible. When it is not feasible to place lines underground, they shall be located so as to be inconspicuous from the scenic route wherever feasible. Combined or adjacent rights-of-way and common poles shall be used wherever feasible. I. Railroads and Public Facilities. Visual buffers shall exclude railroad rights-of-way and public facilities. Straw Vote: 4-1 (Bohn), 12-15-2014

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Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Planning Commission Version SR-S4. Development in <u>Mapped</u> Community Separators. Unless there are existing design standards adopted for community separators, New structures <u>development</u> within <u>mapped</u> community separators shall: H. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors. I. Minimize cuts and fills on hills and ridges. J. Minimize the removal of trees and other mature vegetation. K. 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. L. Design structures to use building materials and color schemes that blend with the natural landscape. M. Cluster structures on each parcel within existing built areas and near existing natural features, to the <u>maximum</u> extent feasible. N. <u>Locate building sites and roadways to preserve natural features, native vegetation and existing trees.</u> <i>Modify 6-0 (6-23-11)</i>	HCRLWG COMMENTS 1/30/15: Delete	CO-S6SR-S4. Development in <u>Mapped</u> Community Separators. Unless there are existing design standards adopted for community separators, New structures <u>development</u> within <u>mapped</u> community separators shall: A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors. B. Minimize cuts and fills on hills and ridges. C. Minimize the removal of trees and other mature vegetation. D. Install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors. E. Design structures to use building materials and color schemes that blend with the natural landscape. F. Cluster structures on each parcel within existing built areas and near existing natural features, to the <u>maximum</u> extent feasible. G. <u>Locate building sites and roadways to preserve natural features, native vegetation and existing trees.</u> Straw Vote: 5-0 (10-20-2014) (Move to Conservation and Open Space Section.)
Planning Commission Version SR-S5. Subdivisions in Community Separators. Subdivisions in community separators shall: I. Ensure developments are subordinate to the viewscape, from the point of view of public roadways <u>and trails</u>. J. Reduce visual impact where consistent with the Land Use Element by clustering. K. Preserve natural features and native vegetation by locating building sites and roadways. L. Require dedication of permanent open space easement at the time of subdivision to the extent possible <u>allowable by law</u>. M. <u>Be accompanied by a visual analysis that demonstrates that the development is not detrimental to or enhances the visual quality of the Community Separators as a whole.</u> N. <u>Adequate additional public services and infrastructure are available to serve the development.</u> O. <u>The development is compatible with surrounding properties especially those used for agricultural pursuits.</u> In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following: 4) <u>Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.</u>	HCRLWG COMMENTS 1/30/15: Delete	CO-S7 SR-S5. Subdivisions in Community Separators. Subdivisions in community separators shall: A. Ensure developments are subordinate to <u>or consistent with</u> the viewscape, from the point of view of public roadways <u>and public trails</u>. B. Reduce visual impact where consistent with the Land Use Element by clustering. C. Preserve natural features and native vegetation by locating building sites and roadways. D. <u>Where appropriate, Require encourage the</u> dedication of permanent open space easement at the time of subdivision <u>to the extent possible allowable by law.</u> E. <u>Be accompanied by a visual analysis that demonstrates that the development is not detrimental to or enhances the visual quality of the Community Separators as a whole.</u> F. <u>Adequate additional public services and infrastructure are available to serve the development.</u> G. <u>The development is compatible with surrounding properties especially those used for agricultural pursuits.</u> H. <u>In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following:</u> 7) <u>Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.</u> 8) <u>Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part</u>

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Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
5) <u>Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.</u> 6) <u>Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.</u>		<u>of the proposed development.</u> <u>9) Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.</u> Straw Vote: 4-1 (Lovelace) 10-20-2014 (Move to Conservation and Open Space Section.)
Planning Commission Version SR-S6. New Off-Premise Billboards. New off-premise billboards shall be restricted to a maximum term of <u>10 5</u> years and limited to areas designated as Commercial Services or Industrial General. <u>Off-premise billboards shall not include animation or electronic messaging unless for public service purposes and be restricted to a size of 300 square feet.</u>		SR-S6. New Off-Premise Billboards. New off-premise billboards shall be restricted to a maximum term of <u>15 10 5</u> years and limited to areas designated as Commercial Services or Industrial General. <u>Off-premise billboards shall not include animation or electronic messaging unless for public service purposes and be restricted to a size of 300 square feet.</u> Straw Vote: 5-0, 11-3-2014
Planning Commission Version SR-SX. Light and Glare. New outdoor lighting shall be compatible with the existing setting. Exterior lighting fixtures and street standards (both for residential and commercial areas) shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.		Planning Commission version. Straw Vote: 5-0, 12-15-2014
Board version straw-voted 10-20-2014: SR-SXX. Permits for Billboards. <u>Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion of existing billboards. (but not including Customary maintenance under the Outdoor Advertising Act, repair, or reconstruction) of existing billboards shall not require Conditional Use Permits.</u> Planning Commission Version SR-SXX. Permits for Billboards. <u>Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion, repair, or re-construction of existing billboards.</u>		SR-SXX. Permits for Billboards. <u>Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards, as well as the expansion of existing billboards. Customary maintenance under the Outdoor Advertising Act, repair, or reconstruction) of existing billboards shall not require Conditional Use Permits. These requirements shall not apply to Customary Maintenance of billboards, as defined in the Outdoor Advertising Act.</u> Straw Vote: 5-0, 12-15-2014
		SR-PXX Vandalism of billboards. <u>If vandalism of legal nonconforming billboards requires repair or reconstruction, the billboard shall not lose its legal, nonconforming status, consistent with Humboldt County Zoning Code.</u> Straw Vote: 5-0, 12-15-2014

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Planning Commission Version SR-IM1. Mapping of Scenic Areas, Heritage Landscapes and Scenic Roadways. Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review <i>Retain (6-23-11)</i>	HCRLWG COMMENTS 1/30/15: Delete scenic areas and heritage landscapes Members of the Ad Hoc Working Group (break them apart): SR-IM1. Mapping of <u>Create Scenic Areas Mapping Program, &</u> Heritage Landscapes and Scenic Roadways. Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review SR-IMXX. Create Heritage Landscapes. <u>Initiate a public process to identify, map, and designate Heritage Landscapes, including specific ordinance standards for scenic protections and design review.</u> <u>New IM: SR-IMXXX. Scenic Highway Designation.</u> Work with Caltrans to get eligible highways designated as scenic highway. Heritage landscapes process will be more straightforward than Scenic Resources. Also, Scenic Byway process involves Caltrans and separate state process. Warrants separate IMs related to separate policies.	Support a modified Planning Commission version: SR-IM1. Mapping of Scenic Areas, Heritage Landscapes and Scenic Roadways <u>Highways</u>. Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic <u>Roadways Highways</u>, including specific ordinance standards for scenic protections and design review Discussion: The above modifications make the standard consistent with the changes to Goal SR-Gx tentatively approved by the Board of Supervisors on 10-6-2014.
Planning Commission Version SR-IM2. Community Separators. Identify, map, and designate an overlay zone for community separators with specific standard for open space protections and design review. <i>Retain 5-1 (6-23-11)</i>	HCRLWG COMMENTS 1/30/15: Delete	<u>CO-IM6 SR-IM2.</u> Community Separators. 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-S6and design review. Straw Vote: 5-0, 10-20-2014. (Move to Conservation and Open Space Section.)
Planning Commission Version SR-IM3. Scenic Road Protection Program. Community Development Services and Department of Public Works staff shall develop a program for coordinated protection of <u>mapped</u> scenic roads in concert with the involved public and private agencies. <i>Retain (6-23-11)</i>		Delete. Straw Vote: 5-0, 12-15-2014. (Bring back if needed based on revisions to SR-IM1.)
Planning Commission Version SR-IM4. <u>Sign Ordinance Revision.</u> Amend the sign ordinance to implement adopted policies for off-premise billboards and to consider other revisions to ensure community compatibility.		Planning Commission version. Straw Vote: 5-0, 10-6-2014.
Planning Commission Version SR-IM5. Removal of Illegal Billboards. Identify billboards that may have been placed without permits <u>or have expired permits</u>—and with the help of Caltrans' Outdoor Advertising Office—pursue removal of billboards found to be illegally placed <u>as defined by the California Outdoor Advertising Act.</u>		Planning Commission version. Straw Vote: 5-0, 10-6-2014.

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Planning Commission Version SR-IM6. Wayfarers Signage. Establish a local scenic byways network designed to direct travelers to areas of scenic, cultural, and historic interest.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
Draft Environmental Impact Report (DEIR): (SCH# 2007012089) Mitigation 3.15.3.1.a "Until a public process is initiated to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review, as provided for in SR-IM1 (and CU-IM1), the County shall address potential for significant impacts to scenic resources during ministerial and discretionary permit review."		Modify the DEIR version. Discussion: This mitigation measure is necessary to avoid permitting development that causes significant adverse impacts to scenic resources during the time period between the adoption of scenic resource protection policies and adoption of the maps implementing the policies. The mitigation requires at a minimum that interim scenic resource protection measures be applied to projects in areas that would arguably be protected in the future. However, as written, this mitigation is too vague to achieve the desired results, and should be modified at the time the EIR is recirculated to clarify the interim performance measures, and to better identify the areas where those measures will be applied.
Draft Environmental Impact Report (DEIR) Mitigation 3.15.3.1.a SR-PX. Scenic Roadway Map. Until such time as a the General Plan Scenic Roadway Map is prepared and adopted, Humboldt County roadways listed in Sections 263.1 through 263.8 of the California Streets and Highways Code shall be considered to be Scenic Roadways pursuant to Policy SR-P3. Scenic Roadway Protection.		Support the DEIR version.
Draft Environmental Impact Report (DEIR) Mitigation 3.15.3.2.a SR-IMX. Community Separator Protection Program. The County shall implement a program that allows the protection and maintenance of distinct separators between developed areas by protecting continued viability of working resource lands within these community separators.		Support the DEIR version.

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

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
Draft Environmental Impact Report (DEIR) Mitigation 3.15.3.3.a SR-IMX Lighting Design Guidelines. Amend the Zoning Regulations to include lighting design guidelines. Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address: • Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre; • Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc; • Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition signs should be white or light colored lettering on dark backgrounds; • Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged; • Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones; and • Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.		Support the DEIR version.

Attachment 2

Worksheet for Chapter 11 Water Resources

Chapter 11 Water Resources Element – Planning Commission Recommendations, Public Comments, and Board Actions/Staff Recommendations and Notes

Planning Commission Draft	Public Comments	Board Actions, Staff Recommendation and Notes
Section 11.3 Surface and Groundwater (page 11-1, first paragraph) Abundant water resources 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...		Modified Planning Commission version: <u>"Abundant water resources Large rivers 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..."</u> Straw Vote: 5-0, 1-12-2015.
Section 11.3 Surface and Groundwater (page 11-1, second paragraph) "While mean annual runoff in Humboldt County from the major rivers and streams is approximately 23 million acre feet, over 80% of this flow occurs during November through March, and the total potential annual groundwater yield of the entire county is only approximately 100,000 acre feet. Ground water has been developed for individual domestic requirements, the agricultural demands of the Eel and Mad River delta areas, and to provide supplements to municipal water supply. Potential concerns are saltwater intrusion in coastal areas and the effects of groundwater withdrawal on streams that rely on groundwater recharge to sustain flows during the dry season."		Modified Planning Commission version: <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> <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 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> Straw Vote: 5-0, 1-12-2015.
Section 11.3 Watershed Planning (second paragraph page 11-2). Controlling sedimentation, preventing further increases in water temperature and preserving flow rates 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 ...		Modified Planning Commission version: <u>"Controlling sedimentation, preventing further increases in water temperature, and preserving flow rates, and monitoring water quality 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 ..."</u> Straw Vote: 5-0, 1-12-2015.

Chapter 11 Water Resources Element – Planning Commission Recommendations, Public Comments, and Board Actions/Staff Recommendations and Notes

Planning Commission Draft	Public Comments	Board Actions, Staff Recommendation and Notes
Section 11.3 Public Water Supply (page 11-5). Public Water Supply Municipal water supplies are provided primarily from surface water sources by four water service districts, along with several cities and numerous community service districts. Humboldt County generally has sufficient water resources where the majority of the population resides. The Humboldt Bay Municipal Water District provides <u>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. the Evergreen Pulp Mill and has water rights and capacity to provide up to 20 million gallons of untreated water per day beyond current demand. the Evergreen Pulp Mill and has water rights and capacity to provide up to 20 million gallons of untreated water per day beyond current demand.</u> This additional supply is an asset for the area and could support new agricultural, <u>commercial</u> and industrial development. <u>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 Evergreen Pulp Mill and has water rights and capacity to provide up to 20 million gallons of untreated water per day beyond current demand.	Humboldt Bay Municipal Water District (HBMWD) version straw voted by the Board of Supervisors (5-0) 12-15-2014 Public Water Supply Municipal water supplies are provided primarily from surface water sources by four water service districts, along with several cities and numerous community service districts. Humboldt County generally has sufficient water resources where the majority of the population resides.	Modified Board of Supervisors version: "Municipal water supplies are provided primarily from surface water sources by four water service districts, along with several cities and numerous community service districts. Humboldt County generally has sufficient water resources where the majority of the population resides. " Straw Vote: 5-0, 1-12-2015. "The Humboldt Bay Municipal Water District provides <u>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. the Evergreen Pulp Mill and has water rights and capacity to provide up to 20 million gallons of untreated water per day beyond current demand. the Evergreen Pulp Mill and has water rights and capacity to provide up to 20 million gallons of untreated water per day beyond current demand.</u> This additional supply is an asset for the area and could support new agricultural, <u>commercial</u> and industrial development. <u>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. the Evergreen Pulp Mill and has water rights and capacity to provide up to 20 million gallons of untreated water per day beyond current demand." Straw Vote: 5-0, 12-15-2014.

Chapter 11 Water Resources Element – Planning Commission Recommendations, Public Comments, and Board Actions/Staff Recommendations and Notes

Planning Commission Draft	Public Comments	Board Actions, Staff Recommendation and Notes
Section 11.3 Water Exports (page 11-6) 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. <u>The Humboldt Bay Municipal Water District is evaluating the feasibility of exporting water from the Mad River using the District's existing water rights and infrastructure. This option could preserve local control of water rights and bring water revenue into the County.</u>		Modified Planning Commission version: “Water Exports 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. <u>The Humboldt Bay Municipal Water District is evaluating the feasibility of transferring a portion of its available exporting water from the Mad River using the District's existing water rights and infrastructure to another municipal agency. 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. Water available for a transfer would be released from Ruth Lake and would flow down the Mad River and be diverted at 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.” Straw Vote: 5-0, 12-15-2014.
Section 11.3 Stormwater (page 11-6). Communities with County stormwater infrastructure include McKinleyville; the areas surrounding Eureka, such as Cullen, Ridgewood, Pine Hill, and Humboldt Hill; and also Garberville and Shelter Cove. Other areas with minor amounts of drainage infrastructure include Redway, Manila, King Salmon, Fields Landing, Loleta, and Willow Creek. 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)		Modified Board of Supervisors version: “Communities with County stormwater infrastructure include McKinleyville; the areas surrounding Eureka, including Cullen, Ridgewood, Pine Hill, and Humboldt Hill; and Shelter Cove. <u>Other areas with minor amounts of drainage infrastructure include Redway, Manila, King Salmon, Loleta, Garberville, and Willow Creek.</u> 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,

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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.		protect water quality, and satisfy other requirements of the Clean Water Act. A Storm Water Management Plan was prepared for McKinleyville in 2005 that implements Best Management Practices (BMPs) to reduce pollutants in storm water runoff to the technology-based standard of "Maximum Extent Practicable" in compliance with MS4 requirements. Similar planning is also required for the additional MS4 areas. Other areas with minor amounts of drainage infrastructure include Redway, Manila, King Salmon, Loleta, Garberville, and Willow Creek. <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> <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> <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> <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."</u> Straw Vote: 5-0, 1-12-2015.

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WR-G1. Water Supply, Quality, and Beneficial Uses. High quality and abundant surface and groundwater water resources that satisfy the water quality objectives and beneficial uses identified in the Water Quality Control Basin Plan for the North Coast Region.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G2. Water Resource Habitat. River and stream habitat capable of supporting the recovery and continued viability of wild, native salmonid and other abundant salmon and steelhead coldwater fish populations supporting a thriving commercial, sport and tribal fishery.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G3. Planning, Coordination, and Advocacy. A system of local coordination and intra-regional cooperation to advance local, regional, and state water management priorities and objectives.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G4. Watershed Planning Framework. Use of watersheds as a planning, management, and coordinating framework to cooperatively manage water and other natural resources with local communities, neighboring counties, and state and federal agencies.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G5. Watershed Management. A system of water resource management that recognizes watersheds as natural systems producing multiple economic, social, and environmental benefits that can be <u>sustained in perpetuity and optimized with education, sound data, cooperative public processes, adaptive management, and science based leadership.</u>		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G6. Public Water Supply. Public water systems able to provide adequate water supply to meet <u>existing and</u> long-term community needs in a manner that protects other beneficial uses and the natural environment.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G7. Effective Conservation Strategies. Effective application of conservation, water re-use, and <u>low impact storage strategies such as rainwater catchment</u> in meeting year-round water supply needs. in water supply limited areas.		Planning Commission version. Straw Vote: 5-0, 12-15-2014.
WR-G8. Restoration of Impacted River Flows. Sufficient Restoration of water flows flow regimes in the Trinity, Klamath, Eel, and other rivers 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 and with no additional upper or mid-level watershed exports from rivers flowing through the County. (Split Vote 3-3-1)		Modified Planning Commission version: WR-G8. Restoration of Impacted River Flows. Restoration of water flow regimes in the Trinity, Klamath, Eel, and other rivers 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 <u>upper or mid-level watershed exports from rivers flowing through the County that are detrimental to beneficial uses.</u> Straw Vote: 5-0, 12-15-2014.

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WR-G8x1. Restored Water Quality and Watersheds. All water bodies de-listed and watersheds restored, providing high quality habitat and a full range of beneficial uses and ecosystem services.		Planning Commission version. Straw Vote: 4-0 (Sundberg absent), 12-15-2014.
WR-G9. Storm Drainage. Storm drainage utilizing onsite infiltration and natural drainage channels and watercourses, creating minimal while minimizing erosion, peak runoff, and interference with surface and groundwater flows and storm water pollution.		Planning Commission version. Straw Vote: 4-0 (Sundberg absent), 12-15-2014.
WR-GX. Wastewater Management Individual wastewater systems that do not contaminate surface and ground water.		Planning Commission version. Straw Vote: 4-0 (Sundberg absent), 12-15-2014.
11.4 Policies - Water Resources and Land Use		
WR-P1. Sustainable Management. Ensure that land use decisions conserve, enhance, and manage water resources on a sustainable basis to assure sufficient clean water for beneficial uses and future generations.		Planning Commission version. Straw Vote: 4-0 (Sundberg absent), 12-15-2014.
WR-P2. Protection for Existing Surface and Groundwater Uses. Impacts on existing Basin Plan beneficial water uses shall be considered and mitigated during discretionary review of land use permits that are not served by municipal water supplies. Compliance measures for un-permitted development not served by municipal water supplies shall include mitigations for surface or groundwater resource impacts.		Planning Commission version. Straw Vote: 4-0 (Sundberg absent), 12-15-2014.
WR-P2x1. Unpermitted Development 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.		Delete. Straw Vote: 4-1 (Lovelace), 1-12-2015.
WR-P3. Proactive Protections. Focus regulatory attention and educational efforts in specified watersheds where limited water supply or threats to water quality have potentially significant cumulative effects on the availability of water for municipal or residential water uses or the aquatic environment.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P4. Critical Municipal Water Supply Areas. The Board of Supervisors shall designate all or portions of watersheds as "Critical Water Supply Areas" if cumulative impacts from land uses within the area have the potential to significantly impact the quality or quantity of municipal water supplies. Water resources within Critical Water Supply Areas shall be protected by the application of specific standards for such areas.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P5. Critical Watershed Areas. 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 endangered species; including Chinook salmon, Coho salmon or steelhead		Planning Commission version. Straw Vote: 5-0, 1-12-2015.

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habitat. 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.		
WR-P6. Subdivisions Water Supply. Any subdivision of land approval shall be conditioned to require evidence of sufficient water supply during normal and multiple dry years drought conditions to meet the projected demand associated with the proposed subdivision. Sufficient water supply shall include the requirements of the proposed subdivision and existing and planned future uses. 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.		Planning Commission version. Straw Vote: 4-1 (Bohn), 1-12-2015.
WR-Px1. Requirements for Water Storage in temperature-flow Impaired Watersheds. Require new development proposed within in-temperature-flow impaired watersheds that are not served by public water 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 or groundwater withdrawals from temperature impaired watersheds shall provide evidence of, or be conditioned to obtain a forbearance agreement eliminating water withdrawals during low-flow conditions.		Modified Planning Commission version: "WR-Px1. Requirements for Water Storage in Flow Impaired Watersheds. 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 eA forbearance agreement prohibiting eliminating water withdrawals during low-flow conditions season shall be included as a performance standard for the project." Straw Vote: 5-0, 1-12-2015.
		New Policy Added: WR-Px7. Rain Catchment Systems. Encourage the installation of rain catchment systems to support domestic and outdoor water needs during low-flow summer months. Straw Vote: 5-0, 1-12-2015.
WR-Pxx Funding. Coordinate with local, state and federal agencies, and conservation and watershed restoration related organizations, to identify and obtain sources of funding for water quality enhancement, fish passage projects, stormwater pollution management, and water conservation efforts.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.

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WR-P7. Cumulative Impacts of Rural Subdivision. Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal shall be assessed during prior to the zoning and subdivision of all areas not served by <u>municipal water supply designated for Rural Development.</u>		Delete. Discussion: This policy should be deleted because it is redundant with Rural Lands policy RL-P2: “RL-P2. Water Withdrawal. Cumulative impacts of water withdrawal from surface and groundwater sources and cumulative impacts from on-site sewage disposal systems shall be assessed during the zoning and subdivision, and, in critical watersheds, any other discretionary review of development in all areas designated for rural residential development.”
WR-P8. Erosion and Sediment Discharge. Ministerial and discretionary projects requiring a grading permit shall comply with performance standards adopted by ordinance and/or conditioned to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies consistent with best management practices, adopted Total Maximum Daily Loads (TMDLs), and non-point source regulatory standards.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-Px2. Mitigate Controllable Sediment Discharge Sites. <u>Discretionary development involving a site identified as part of the TMDL Controllable Sediment Discharge Inventory shall be conditioned to mitigate sediment.</u>		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P9. County Facilities Management. Design, construct, and maintain County buildings, roads, bridges, drainages, and other facilities to minimize erosion and the volume of sediment in stormwater flows.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P10. Project Design. Development should be designed to compliment and not detract from the aesthetics and function of rivers, streams, ponds, wetlands, and their setback areas.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P11 Small and Micro Hydroelectric. Encourage small <u>and micro</u> hydroelectric development when impacts to surface water flows, <u>aquatic species,</u> and habitat <u>have been adequately mitigated and</u> are in conformance with state and federal <u>permits and</u> standards.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P12. Groundwater Quality Protection. Commercial and industrial discretionary uses shall be evaluated for their potential to contaminate groundwater resources, and mitigated as necessary		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-Px4. Well Permit Applications Require that Information regarding the historic uses of the project site and contiguous surrounding lands and a map showing known contaminated sites within 500 feet of the property located near the project based on data available from the SWRCB Geotracker or successor website shall be included as part of well permit applications, as well a and a map that identifies known contaminated sites located near the project based on data available from the SWRCB website. <u>as well as evidence of compliance with State water rights law.</u>	DEH and Planning staff recommend that Policy WR-Px4 be struck from the General Plan for the following reasons: The first part (identification of historic uses and contaminated sites) essentially duplicates DEH's established water well application review practice. The second part of WR-Px4 (evidence of compliance with State water rights law) is a complex determination process and would be unnecessarily burdensome for applicants; the majority of water wells are not deemed by SWRBC staff to fall under water rights'	Support DEH's recommendation to delete.

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	requirements. The state, not the county, enforces water rights laws. The policy would unnecessarily delay permit issuance, and it does not align with the stated purpose of the County's water well ordinance (HCC Title VI Div 3 Chapter1) to ensure that "ground waters of the state will not be polluted or contaminated." DEH currently provides information on water rights with every water well application and the location of every permitted well is provided to four entities (Humboldt County Assessor, CA Dept of Fish and Wildlife, CA Dept of Water Resources and State Water Resources Control Board) on a quarterly basis.	
WR-Px5. Important Groundwater Recharge Areas. Protect important groundwater recharge areas by limiting the construction of impervious surfaces and requiring that new development maintain pre-development infiltration rates.		Delete. Straw Vote: 4-1 (Lovelace), 1-12-2015.
WR-P13. Saltwater Intrusion. Discretionary projects involving groundwater withdrawals in proximity to coastal areas with a potential to create saltwater intrusion shall demonstrate that groundwater supplies will not be adversely affected.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P14. Pathogen and Nutrient Discharge from Septic Systems. Support programs including the experimental sewage disposal program, and practices such as on-site graywater re-use to that reduce coliform bacteria and nitrate discharges from septic systems. that do not meet operational standards established the North Coast Regional Water Quality Control Board. Work cooperatively with Environment Health to assess the need for land use controls in areas where septic discharge threatens public ...		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-Px6. Greywater and Alternative Disposal Systems. 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 Board of Supervisors Straw Vote: 5-0, 1-12-2015.	Board of Supervisors Direction: Bring back definition of alternative disposal systems in coordination with DEH for Glossary. DEH and Planning staff recommend separating the two subjects of WR-Px6: greywater and alternative disposal systems. DEH and Planning staff believe that references to greywater should be struck from WRPx6 as they are well addressed in implementation measure WR-IMx. DEH and Planning staff recommend that "Alternative Disposal System" be defined in the GPU. DEH and Planning staff offer this definition for consideration: A method other than a centralized sewer system, a standard or a non-standard water-carried treatment (septic) system intended to treat human-generated waste and wastewater such that it is rendered biologically harmless. Also known as an Alternative Wastewater Treatment System, it includes but is not limited to composting and incineration. DEH and Planning staff recommend the addition of "under conditions that do not threaten the public health" to the end of WR-Px6 as below: WR-Px6. Alternative Disposal Systems. Support programs and ordinance revisions that modify the permit process for alternative disposal systems to make such systems more accessible to individual households under conditions that do not threaten the public health.	Support DEH's proposed revisions: WR-Px6. Greywater and Alternative Disposal Systems. 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 under conditions that do not threaten the public health. Discussion: After the Board of Supervisors straw voted the Planning Commission version on 1-12-2015, DEH staff proposed the above revisions. See also proposed Glossary addition for "Alternative Disposal Systems" at the end of this attachment.

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WR-P15. Nutrient Discharge from Agricultural Operations. Support programs that reduce nutrient discharge from agricultural operations, such as the voluntary manure management programs used by local dairies.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P16. State and Federal Regulation. Encourage state and federal agencies to maintain responsibility for water resources supply and water quality management. The County shall not accept administrative responsibility for state or federal regulatory programs unless sustainable funding sources are secured.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
11.4 Policies - Watershed Planning		
WR-P17. Watershed Planning. 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 on watershed basis 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, <u>such as the National Marine Fisheries Services and Department of Fish and Game coho recovery plans</u> , on a watershed basis.		Modified Planning Commission version: "WR-P17. Watershed Planning. 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 and water use data on watershed basis 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 the State Water Resources Control Board's water allocation data , <u>the National Marine Fisheries Services and Department of Fish and Game Wildlife coho recovery plans</u> , on a watershed basis." Straw Vote: 5-0, 1-12-2015.
WR-P18. Watershed and Community Based Efforts. Support the efforts of local community watershed groups to protect water resources and work with local groups to ensure decisions and programs take into account local priorities and needs.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P19. Regional Water Management Planning. Work on a regional basis through the North Coast Integrated Regional Water Management Plan (NCIRWMP) to ensure coordination and adaptive management between statewide water resource planning efforts, regional priorities, and local needs. The goals and objectives of the NCIRWMP shall be considered in establishing County water resource priorities and policy positions.		Modified Planning Commission version: "WR-P19. Regional Water Management Planning. Work on a regional basis through the North Coast Integrated Regional Water Management Plan (NCIRWMP) North Coast Resource Partnership (NCRP) to ensure coordination and adaptive management between statewide water resource planning efforts, regional priorities, and local needs. The goals and objectives identified in the North Coast Integrated Regional Water Management Plan of the NCIRWMP shall be considered in establishing County water resource priorities and policy positions." Straw Vote: 5-0, 1-12-2015.
WR-P20. State and Federal Watershed Initiatives. Support implementation of state and federal watershed initiatives such as the Total Maximum Daily Loads (TMDLs), the North Coast Regional		Planning Commission version. Straw Vote: 5-0, 1-12-2015.

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Water Quality Control Board's (NCRWQCB) Watershed Management Initiative, <u>the National Marine Fisheries Services and Department of Fish and Game coho recovery plans</u> and the California Non-Point Source Program Plan.		
11.4 Policies - Public Water Supply		
WR-P21. Sufficient Water Supply. Support the actions and facilities needed by public water systems to supply the water demands projected in this Plan.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P22. Critical Water Supply Areas. Coordinate with public water systems in the designation and regulation of water resources in Critical Water Supply areas.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P23. Conservation and Re-use Strategy. Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public <u>and private</u> water systems. Encourage the installation of water storage, rain catchment and greywater systems to support domestic and outdoor water needs. Encourage and support conservation for agricultural activities that increase the efficiency of water use for crop irrigation and livestock. Support the use of treated water for irrigation, landscaping, parks, public facilities, and other appropriate uses and coordinate with cities and other wastewater treatment entities in planning uses and minimizing impacts for treated water in unincorporated areas. Avoid water reuse that could adversely affect the quality of groundwater or surface water.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
11.4 Policies - Water Exports		
WR-P24. Restoration of Flow Rates. The County shall advocate for reductions in water exports and improved flow release <u>schedules</u> from existing reservoirs on the Trinity, Klamath and Eel rivers to <u>restore and enhance fisheries, natural sediment transport, water quality, and recreational opportunities, and other beneficial uses as identified in the Basin Plan.</u>		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P25. Compliance with Water Code Export Law. 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. <u>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.</u> MR-P6. New Water Diversion Projects. <u>Evaluate Oppose</u> significant <u>new</u> 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.	HCRLWG COMMENTS: The Board opted to move policy MR-P6 to the Water Resources Element. It is most closely related to WR-P25. HCRLWG RECOMMENDATION: Delete this Policy WR-P25. Compliance with Water Code Export Law. 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 <u>et seq.</u> protecting beneficial uses of the watersheds are met and substantiated through a scientifically based and public process. <u>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.</u> HCRLWG COMMENTS: The county has the option at any time to support or not support a project. This policy is not	Support a modified Planning Commission version: WR-P25. Compliance with Water Code Export Law. 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 <u>et seq.</u> 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. New Water Diversion Projects. <u>Evaluate Oppose</u> significant <u>new</u> water diversion projects that reduce the replenishment rate of in-stream gravel, taking into account the impact the projects would have on local

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	necessary.	mineral supplies in Humboldt County. Discussion: The Planning Commission version of WR-P25 is not necessary because it restates state law, and is redundant with WR-Px (New Water Export Facilities) below. However, the Board straw-voted on 9-22-14 to move MR-P6 (New Water Diversion Projects) from the Mineral Resources Element to the Water Resources Element. The suggested revisions replace the Planning Commission version of WR-P25 with MR-P6 . Related items: MR-P6, WR-P24, -P26, -P27, -P28, -Px, -S12, -S13, -IM24
WR-P26. Impact Analysis. All new export proposals and renewal of licenses for existing water exports shall include a full assessment of impacts on the environment, economy, and water supply needs of the county.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P27. County Needs. Any consideration of exporting additional water resources shall place primary priority upon the benefit of and need for the water resources in the County and shall ensure that water needed by water users and natural resources will not be exported outside the County.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P28. Public Trust Resources and Interests. The County shall advocate that dam relicensing projects redress the historical over-emphasis on development values (electric power, flood control, and water supply) at the expense of non-developmental values (environmental resource protection, habitat restoration, and water quality).		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-P29. Public Input. The County shall advocate for the relicensing applicant to sponsor a participatory process involving all affected stakeholders prior to the submittal of a final relicensing application to the Federal Energy Regulatory Commission.		Planning Commission version. Straw Vote: 5-0, 1-12-2015.
WR-Px. Water Export Facilities. <u>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. Issuance of the use permit shall require a finding that the proposed water export will not be detrimental to beneficial uses within the County.</u>	HBMWD comments: HBMWD recommends deleting this policy in its entirety because the County does not have the authority. (See also letter of 11/26/14 in Attachment 5 of this staff report which includes background and supporting information from the HBMWD)	Board of Supervisors Version <u>WR-Px. Water Export Facilities. 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 an approved Habitat Conservation Plan.</u> 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 Straw Vote: 3-2 (Bohn, Sundberg), 1-12-2015.

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11.4 Policies - Stormwater Drainage		
WR-P30. Natural Stormwater Drainage Courses. Natural drainage courses, including ephemeral streams, shall be retained and protected from development impacts which would alter the natural drainage courses, increase erosion or sedimentation, or have a significant adverse effect on flow rates or water quality. Natural vegetation within riparian and wetland protection zones shall be maintained to preserve natural drainage characteristics consistent with the Biological Resource policies. Storm water discharges from outfalls, culverts, gutters, and other drainage control facilities that discharge into natural drainage courses shall be dissipated so that they make no significant contribution to additional erosion and, where feasible, are filtered and cleaned of pollutants.		Support the Planning Commission version. Related items: WR-P31, -P32, -S14,-IM25, -IM26, -IM27
WR-P31 Downstream Stormwater Peak Flows. Peak <u>downstream</u> stormwater discharge shall not exceed the capacity limits of off-site drainage systems or cause downstream erosion, flooding, habitat destruction, or impacts to wetlands and riparian areas. Detention facilities shall be required to ensure that storm flows from the 100-year (Q₁₀₀) storm shall be detained so as to release water from the site at a rate no greater than the pre-development 2-year (Q₂) storm flows. New development shall demonstrate that post-development peak flow discharges will mimic natural flows to watercourses and avoid impacts to Beneficial Uses of Water.		Support the Planning Commission version. Related items: WR-P30, -P32, -S14,-IM25, -IM26, -IM27
WR-P32. New Drainage Facilities. Where it is necessary to develop additional drainage facilities, they shall be designed to be as natural in appearance and function as is feasible. All drainage facilities shall be designed to maintain maximum natural habitat of streams and their streamside management areas and buffers. Detention/retention facilities shall be managed in such a manner as to avoid reducing streamflows during critical low-flow periods.		Support the Planning Commission version.
WR-P33. Restoration Projects. The County shall encourage restoration projects aimed at reducing erosion and improving existing habitat values in Streamside Management Areas and wetlands.		Support the Planning Commission version.
WR-P34. Commercial and Industrial Activities. Commercial and industrial activities shall minimize, and eliminate to the extent feasible facility-related discharges to the stormwater system. As required by state codes and local ordinances, commercial and industrial stormwater discharge must be routed to a wastewater collection system; for example, minimizing runoff from vehicle maintenance yards, car washes, restaurants cleaning grease, contaminated mats/carts into storm drains, and other wash practices that result in materials other than plain water entering the storm drain system.		Support the Planning Commission version. Related items: WR-IM25

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WR-P35. Oil/Water Separation. Parking lot storm drainage shall include facilities to separate oils from stormwater in accordance with Public Works requirements and the recommendations of the Stormwater Quality Association's California Stormwater Best Management Practices Handbooks or their equivalent.		Support the Planning Commission version. Related items: WR-S14, -IM25
WR-P36.Erosion and Sediment Control Measures. The following erosion and sediment control measures shall be incorporated into development design and improvements: A. Minimize soil exposure during the rainy season by proper timing of grading and construction; B. Retain natural vegetation where feasible; C. Vegetate and mulch denuded areas to protect them from winter rains; D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches; E. Minimize length and steepness of slopes by benching, terracing, or constructing diversion structures; F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; <u>and</u> G. Inspect sites frequently to ensure control measures are working properly and correct problems as needed; and Allow for the construction of public roads, trails, and utilities, when properly mitigated.		Support the Planning Commission version. Related items: WR-S14, -IM25
WR-P37. Storm Drainage Design Standards. Drainage design standards for new development shall be adopted by ordinance. The design standards shall ensure that storms of specified intensity, frequency, and duration can be accommodated by engineered drainage systems and natural drainage courses.		Support the Planning Commission version. Related items: WR-IM25
WR-P38. Storm Drainage Impact Reduction. Develop and require the use of Low-Impact Development (LID) standards to reduce the quantity and increase the quality of stormwater runoff from new developments in watersheds with known significant cumulative impacts from stormwater runoff. 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.		Support the Planning Commission version. Related items: WR-IM25, -IM26
WR-P39. Reduce Toxic Runoff. Minimize chemical pollutants in stormwater runoff such as pesticides, fertilizers, household hazardous wastes, and road oil by supporting education programs, household hazardous waste and used oil collection, street and parking lot cleaning and maintenance, use of bio-swales and other urban-stormwater best management practices described in		Support the Planning Commission version.

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the California Stormwater Best Management Practices Handbooks or their equivalent.		
WR-P40. Fish Passage Designs. Work with federal and state agencies <u>and local watershed restoration groups</u> to retrofit existing drainage and flood control structures and design new structures to facilitate fish and other wildlife passage in partnership with federal and state agencies.		Support the Planning Commission version.
11.5 Standards - Water Resources and Land Use		
WR-S1. Designation of Critical Water Supply and Watershed Areas. The designation by the Board of Supervisors of Critical Water Supply and Watershed Areas shall be a public process, involving a recommendation from the Planning Commission and input from the public, affected water providers, and state and federal agencies.		Support the Planning Commission version. Related items: WR-P4, -P5, -IM1, - IM2
WR-S2. Development within Critical Water Supply Areas. Ministerial land use development proposed within Critical Water Supply areas shall comply with performance standards adopted by ordinance. Discretionary development shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall require: 1) demonstrating that no risk of contamination to the water supply would occur due to the development activity; 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.	HCRLWG RECOMMENDATION: Modify the standard as indicated WR-S2. Development within Critical Water Supply Areas. Ministerial land use development proposed within Critical Water Supply areas shall comply with performance standards adopted by ordinance. Discretionary development within the Critical Water Supply Areas shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall require: 1) demonstrating that no risk of contamination to the water supply as a result of would occur due to the development activity is minimized by providing mitigation to avoid significant adverse effects ; 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. HCRLWG COMMENTS: "No risk" is an unattainable standard.	Support the Planning Commission version. Discussion: The Planning Commission version continues the same language as the 1984 Framework Plan: "Development proposed within Critical Water Supply Areas shall demonstrate that no risk of contamination to the water supply area would occur due to the development activity proposed." (Standard 3362(3)) Staff is not aware of any projects where application of this standard led to unreasonable conditions of approval or denial. Related items: WR-P4, -IM1, - IM2
WR-S3. Development within Critical Watershed Areas. Ministerial land use development proposed within Critical Watershed Areas shall comply with performance standards adopted by ordinance. Discretionary development shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall avoid take of endangered or threatened species by reducing cumulative impacts to aquatic habitat to below levels of significance.		Support the Planning Commission version. Related items: WR-P5, -IM1, - IM2
WR-S4. Protection of Groundwater Recharge Areas. Ministerial and discretionary development in Critical Water Supply or Watershed Areas where maintenance of groundwater recharge is determined to be necessary to maintain sustainable groundwater demands or surface water 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.	HCRLWG RECOMMENDATION: Delete this Standard. WR-S4. Protection of Groundwater Recharge Areas. Ministerial and discretionary development in Critical Water Supply or Watershed Areas where maintenance of groundwater recharge is determined to be necessary to maintain sustainable groundwater demands or surface water 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. HCRLWG COMMENTS: There is no definition or map of ground water recharge areas. These areas need to be identified before this can be addressed.	Support the Planning Commission version. Discussion: This standard is related to Policy WR-Px5 above. As noted previously, state law passed in 2014 (AB 1739) now requires counties or other local agencies to develop and implement "groundwater sustainability plans" for selected groundwater basins by 2020. This standard reflects these new state requirements. Related items: WR-P12, -Px5, -IM11
WR-S5. Surface Water Withdrawal Permitting. Ministerial and discretionary permits for land use development that include		Support the Planning Commission version.

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Planning Commission Draft	Public Comments	Board Actions, Staff Recommendation and Notes
development of new in-stream water sources or other streambed alterations subject to California Fish and Game Code Section 1602 shall provide evidence of, or be conditioned to obtain a Streambed Alteration Agreement from the Department of Fish and Game <u>as well as a Water Right Permit or a small scale domestic use registration from the State Water Board.</u>		
WR-S6. Subdivisions Demonstration of Sufficient Water Supply. Demonstration of sufficient water supply shall include the requirements of the proposed subdivision, existing uses, and planned future uses. Subdivisions 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.	HCRLWG RECOMMENDATION: Modify the standard as indicated WR-S6. Subdivisions for Residential Development Demonstration of Sufficient Water Supply. Demonstration of sufficient water supply shall include the requirements of the proposed subdivision, existing uses, and planned future uses. Subdivisions for residential development 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. HCRLWG COMMENTS: Not all subdivisions are associated with residential development and increased water demand (e.g. a lot line adjustment is often used for resource lands management where no residential development occurs). The two cited sources (SB610 and SB221) indicate that this applies to 500 unit residential development OR a project that would increase the number of the public water system's existing service connections by 10%.	Support the Planning Commission version. Discussion: This Standard is related to Policy WR-P6 . As discussed earlier in relation to that policy, the modifications proposed by the HCRLWG would limit the scope of the policy to residential development. This approach is not appropriate because subdivisions in non-residential areas can also generate increased demand for water that this Standard is intended to address. Related items: WR-P6, -P7
WR-S7. Total Maximum Daily Loads (TMDLs) Implementation. Discretionary development within watersheds containing impaired water bodies as defined under Section 303(d) of the federal Clean Water Act and governed by TMDL implementation plans shall be conditioned to reduce or prevent further impairment consistent with applicable TMDLs.		Support the Planning Commission version. Related items: WR-P7
WR-S8. Erosion and Sediment Discharge. Ministerial and discretionary projects shall conform to grading ordinance standards for erosion and sediment control.		Support the Planning Commission version. Related items: WR-P8
WR-S9. County Facilities Management. The design, construction, and maintenance of County roads, bridges, drainages, and other facilities shall minimize <u>stormwater runoff</u> erosion and discharge of sediments <u>and other pollution</u> by following best management practices in accordance with the Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds (5C's Manual) or its equivalent.		Support the Planning Commission version. Related items: WR-P9, -IM4
WR-S10. Projects in Proximity to Wild and Scenic Rivers. Projects located within state designated wild, scenic, or recreational river basins shall be consistent with the guidelines in the State Wild and Scenic Rivers Act as amended.		Support the Planning Commission version.
WR-S11. Small Micro Hydroelectric. Development of small -run-of-the-river <u>micro</u> hydroelectric projects on privately owned lands are		Support the Planning Commission version.

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considered accessory to allowed uses if they are sized to meet the electrical demands of the subject property only <u>and designed to avoid impacts to streamflow or</u> and fisheries.		
11.5 Standards - Water Exports		
WR-S12. Water Export Projects on Humboldt County Rivers. The Humboldt County Board of Supervisors, prior to giving its approval and support to export projects on county rivers, will require will require the following information to demonstrate the export project's adherence to the requirements of California Water Code Section 10505 protecting development rights and Section 11460 protecting beneficial needs of the watersheds. The analysis of the export project shall include: A. Effects on in-stream flows including flood events. B. Assessment of the environmental impact of the proposed project using appropriate ecological studies by a team of independent experts, qualified to conduct such studies, funded by the project sponsor and completed before project authorization. C. Effects on fisheries and native wildlife habitat and restoration efforts. Analysis of the sustainability of any proposed fisheries and wildlife habitat mitigations. D. Impacts to Native American communities, including cultural and archaeological resources, economies, fisheries, and water supplies. E. Water supplies necessary to meet the ultimate future development needs of residential, agricultural, municipal, industrial, and recreational users and to promote environmental protection and fisheries habitat restoration. F. Cost and benefits to recreation. G. Water quality impacts and provisions for enhancement of any impaired water bodies (Section 303(d) of the federal Clean Water Act. H. Property tax and other fiscal or economic losses to local entities. I. Public infrastructure and service demands and costs including roads and recreation facilities. J. Public cost and benefits on statewide, regional, county, and local scales including the monetized value of impacted ecological services.		Support a modified Planning Commission version (deleting the second redundant "will require" in the first paragraph). Related items: WR-P24, -P25, , -P26, -P27, -P28, -Px, -S13, -IM24
WR-S13. Minimizing Effects of Water Exports. The County shall require prevent water that exports not from <u>require prevent water that exports not from</u> damaging the county's environmental and economic setting by ensuring that "no unreasonable effect" occurs in the transfer and withdrawal of water resources pursuant to Section 1810 of the State Water Code. County standards for defining "no unreasonable effect" include		Support the Planning Commission version. Discussion: The District on its own behalf does not have comments on this standard, however they passed along the comments provided by their counsel, which were included in the 1-12-2015 staff report.

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actions that will not: A. Contribute to a decline in, or interfere with the recovery of the population of any sensitive or protected plant, fish, or wildlife species. B. Reduce water levels in any existing public or private groundwater wells to levels that preclude withdrawal by existing users or would substantially increase the costs or such withdrawal. C. Contribute to any impacts on water quality that reduces water quality below health standards or federal or state water quality standards. D. Contribute to effects on water quality that would result in a deficiency by the water treatment agency's ability to treat water to appropriate standards. E. Reduce available groundwater or surface water resources to levels that would make access and/or use of these waters uneconomical for development planned in accordance with this General Plan. F. Directly or indirectly discharge contaminants into surface or groundwater resources.		Related items: WR-P24, -P25, , -P26, -P27, -P28, -Px, -S12, -IM24
11.5 Standards - Stormwater Drainage		
WR-S14. Storm Water Management. 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 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.		Support the Planning Commission version. Related items: WR-P30 -P31, -P32, -S14,-IM25, -IM26, -IM27
11.6 Implementation Measures - Water Resources and Land Use		
WR-IM1. Critical Water Supply and Watershed Area Ordinance. Prepare and adopt an ordinance to implement Critical Water Supply and Watershed Area policies.		Support the Planning Commission version. Related items: WR-P3, -P4, -P5, -Px1, -S1, -S2, -S3
WR-IM2. Critical Water Supply and Watershed Area Designation. Identify and designate Critical Water Supply and Watershed Areas through a zoning overlay process using best available scientific data, consultation with municipal water suppliers and resource agencies, and public outreach and input.		Support the Planning Commission version. Related items: WR-P3, -P4, -P5, -Px1, -S1, -S2, -S3
WR-IM3. Require Restoration of Degraded Areas. Require replanting of vegetation and remediation of erosion conditions in conjunction with related discretionary land use approvals, especially those including roads and grading on steep slopes.		Support the Planning Commission version.

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WR-IM4. County Facilities. The Department of Public Works shall manage and conduct internal reviews of County construction and maintenance activities to ensure conformance with adopted best management practices for erosion and sediment control.		Support the Planning Commission version. Related items: WR- S9
WR-IM5. Septic Systems. Actively pursue the abatement of failing septic systems that have been demonstrated to represent a health and safety hazard.		Support the Planning Commission version.
WR-IM6. Permitting Coordination. The County shall maintain efficient and timely procedures for project referral to the North Coast Regional Water Quality Control Board for review and consultation.		Support the Planning Commission version.
WR-IM7. Basin Plan Septic Requirements. Update and amend existing County septic regulations to reflect the latest Basin Plan standards for design and maintenance of on-site wastewater systems.		Support the Planning Commission version. Related items: WR-P14
WR-IMx. Graywater Re-use Standards. Update and amend the existing County Code to implement the revisions to the State California Plumbing Code, Title 24, Part 5, Chapter 16A regarding Graywater Standards, as reflected in SB1258.		Support the Planning Commission version. Related items: WR-P14
WR-IMx1. Update Water Quality Regulations. Amend the Grading, Excavation, Erosion, and Sedimentation Control Regulations and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance to reflect the reflect the new erosion, sediment control, vegetation, restoration, and stormwater drainage policies and standards contained in the Water Resources Element, and the Biological Resources Chapter of the Conservation and Open Space Elements and evaluate as part of the five-year Housing Element Update to determine if additional measures are needed to protect water quality.		Support the Planning Commission version.
11.6 Implementation Measures - Watershed Planning		
WR-IM8. Watershed Planning. The County shall maintain relevant land use data on watershed basis to support watershed based management and decision-making processes.	Hollie Hall Comment: The County ought to maintain water use, water quality, and water quantity data on a watershed basis to inform watershed based management decisions. As decisions related to watershed management without the use of such information will not be based in science but rather on 'best guesses' or 'personal preferences'. Change sentence and sentiment to reflect this.	Support the Planning Commission version. Discussion: The State Water Resources Control Board is already maintaining water use data, and the Regional Water Quality Control Board maintains water quality data. Should the County decide to head in that direction, careful coordination with those agencies will be needed to avoid duplication.
WR-IM9. North Coast Integrated Regional Water Management Planning. The County shall participate in the continued update and implementation of the North Coast Integrated Regional Water Management Plan.		Support the Planning Commission version. Related items: WR-P19
WR-IM10. Total Maximum Daily Loads (TMDLs). TMDL Controllable Sediment Discharge Inventory and Reduction Program. Map impaired water bodies as defined under Section 303(d) of the		Support the Planning Commission version. Related items: WR-P20

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federal Clean Water Act with associated impairment parameters, water quality objectives, and pollution budgets contained in TMDL implementation plans. <u>Seek funding to identify controllable sediment discharge sites and establish a program to prioritize, treat, monitor, and subsequently reevaluate such sites.</u>		
WR-IM11. Watershed Data. Seek and secure funding to evaluate the quality and quantity of water resources in each of the watershed basins. Support studies that correlate the quality and quantity of water captured, stored, and contained within watersheds to the needs of beneficial water uses by residents, local industry, agriculture, and the natural environment. <u>Identify and map important groundwater recharge areas</u>		Support the Planning Commission version. Related items: WR-P4, -P5, -Px5, -P17, -S4, -S9
WR-IM12. Groundwater Management Plans. Support the development of Groundwater Management Plans (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 <u>and the development of groundwater monitoring programs</u> (California Water Code Section 10920 - 10933). The Board shall consider serving as the local public agency as defined by California Water Code Section 10752, <u>and agency responsible for monitoring and reporting groundwater elevations as defined in California Water Code Section 10927</u> in areas within the County not served by a water service provider.	HCRLWG RECOMMENDATION: Delete this Implementation Measure WR-IM12.Groundwater Management Plans. Support the development of Groundwater Management Plans (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. HCRLWG COMMENTS: There is no definition or map of ground water recharge areas. These areas need to be identified before this can be addressed. This should only be triggered where a problem is identified. This should only be applied in those problem areas. Watershed Areas seem to be duplicative of the responsibilities of the North Coast Regional Water Quality Control Board and CA Department of Fish and Game so are therefore not necessary.	Support the Planning Commission version. Discussion: This standard is related to Policy WR-Px5 and Standard WR-S4 above. As noted previously, state law passed in 2014 (AB 1739) now requires counties or other local agencies to develop and implement "groundwater sustainability plans" for selected groundwater basins by 2020. This implementation measure would bring the County in alignment with these new state requirements. Related items: WR-P17
WR-IM13. Water Planning and Coordination. Actively encourage and participate in local and state water resource planning efforts that have the potential to achieve Water Resource Element goals.		Support the Planning Commission version. Related items: WR-P17, -P18, -P20
WR-IM14. Watershed Planning with Public Land Managers. Participate in the planning activities of federal and state land management agencies to advocate for watershed-based planning and management approaches and policies and projects that are consistent with Water Resource Element policies.		Support the Planning Commission version. Related items: WR-P17
WR-IM15.Coordinate and Support Watershed Efforts. Seek funding and work with land and water management agencies, community-based watershed restoration groups, and private property owners to implement programs for maintaining and improving watershed conditions that contribute to improved water quality and supply.		Support the Planning Commission version. Related items: WR-P17, -P18

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WR-IM16. Basin Plan. Work cooperatively with the North Coast Regional Water Quality Control Board and other interested parties in the update and implementation of Basin Plan policies and programs.		Support the Planning Commission version. Related items: WR-P17
WR-IM17. Water Resources Funding. Work with public water suppliers, utility districts, stakeholder groups, and interested parties to seek and secure outside funding sources to implement this Element.		Support the Planning Commission version. Related items: WR-P17
WR-IM18. Facility Construction. Coordinate with public water suppliers in the planning, development, and construction of the storage and transmission facilities needed to supply water pursuant to this Plan's policies, urban water management plans, water supply agreements, municipal service reviews, and programs to mitigate identified water quantity conditions, where applicable.		Support the Planning Commission version.
11.6 Implementation Measures - Public Water Supply		
WR-IM19. Water Facilities Consistency with the General Plan. Pursuant to the requirements of California Government Code, Sections 65400-65402, require public water suppliers—including cities, county-dependent districts, special districts, and other local public agencies—to consult with the County prior to acquiring a site or developing any well or facilities for public water supplies in the unincorporated area, by requesting a determination of the proposal's consistency with the General Plan.		Support the Planning Commission version. Related items: WR-P21
WR-IM20. Technical Assistance Water Supply and Quality. Assist public water suppliers in the assessment of available water supplies and protection of water quality.		Support the Planning Commission version. Related items: WR-P21
WR-IM21. Long-term Water Supply Planning. 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 first meet existing water demands and, secondly, to meet planned growth within the designated service areas, consistent with the sustainable yield of water resources.		Support the Planning Commission version. Related items: WR-P21, P22
WR-IM22. Promoting Water Conservation and Re-use. Maintain <u>Encourage water conservation and re-use practices by providing</u> information resources for permit applicants on: A. Water-conserving design and equipment in new construction. B. Water conserving landscaping and other land management practices measures . C. Water conserving retrofit options for existing buildings. D. Residential water re-use options including grey water <u>graywater</u> systems. E. Off-stream water storage systems <u>including tanks and ponds</u> .		Support the Planning Commission version. Related items: WR-P23

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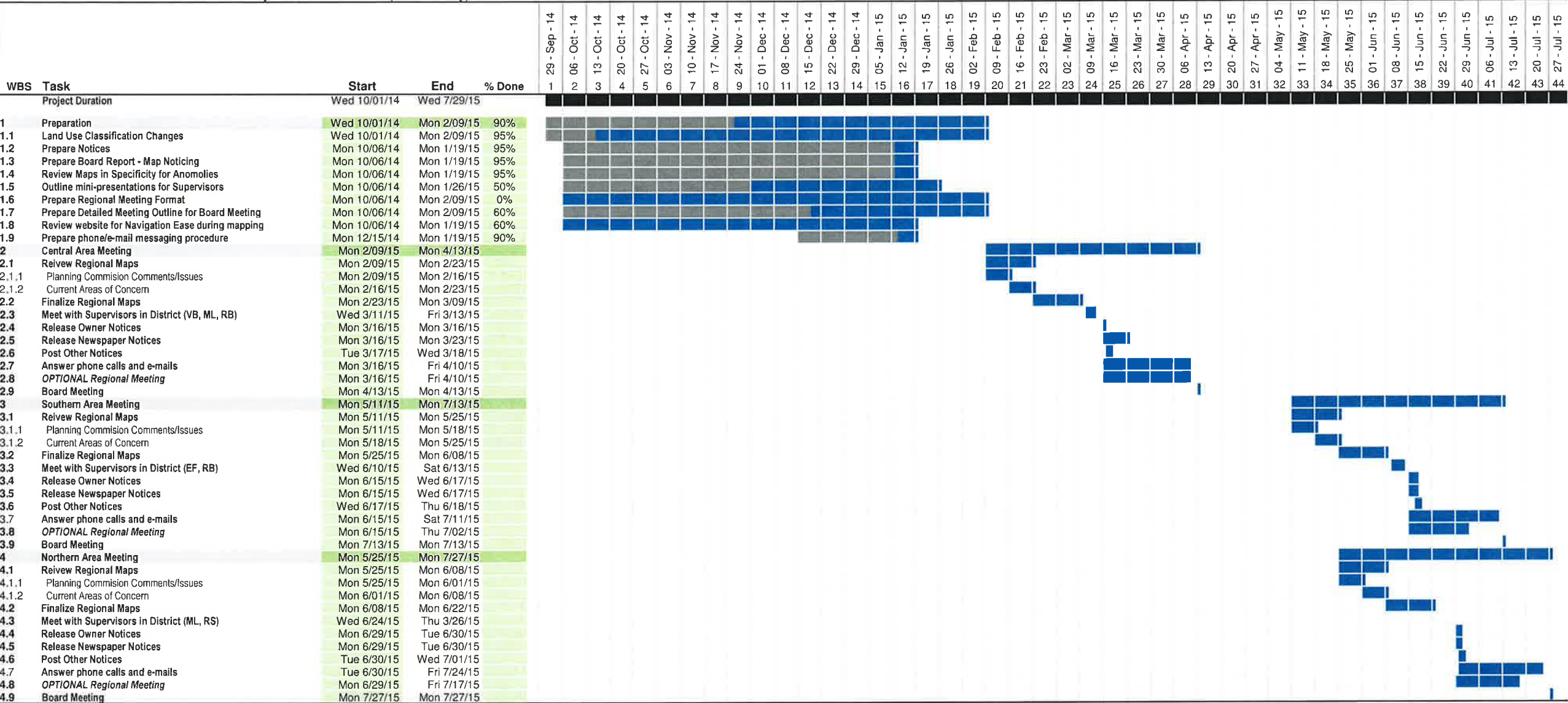
Planning Commission Draft	Public Comments	Board Actions, Staff Recommendation and Notes
WR-IM23. Urban Water Management Plans. Review and comment on Urban Water Management plans (California Water Code Sections 10610–10656) prepared by urban water suppliers.		Support the Planning Commission version.
11.6 Implementation Measures - Importing and Exporting		
WR-IM24. Restoration of Flow Rates. The County shall actively participate in decision-making processes that affect water flows in the Trinity, Klamath, Eel, Mad and Van Duzen rivers to advocate for the goals and policies of this Plan.		Support the Planning Commission version. Related items: WR-P24, -P25, -P26, -P27, -P28, -Px, -S12, -S13
11.6 Implementation Measures - Stormwater Drainage		
WR-IM25. Drainage Ordinance. The County shall develop and maintain an ordinance that regulates stormwater drainage consistent with the policies and standards of the Element.		Support the Planning Commission version. Related items: WR-P30, -P31, -P32, -P34, P35, -P36, -P37, -P38, -S14
WR-IM26. Low Impact Development Methods. Require projects to utilize best management practices for Low Impact Development to meet surface water run-off standards. in watersheds with known significant cumulative impacts from stormwater runoff.		Support the Planning Commission version. Related items: WR- P30, -P31, -P32, , -P38, -S14,
WR-IM27. Nutrient Discharge from Agricultural Operations. Seek funding and support voluntary manure management programs.		Support the Planning Commission version. Related items: WR-P15
11.6 Implementation Measures - Unpermitted Development Ordinance		
WR-IMx2. Unpermitted Development Ordinance. <u>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.</u>		Support the Planning Commission version.
	DEH Recommendation for New Glossary Item: "Alternative Disposal System: A method that is other than a sanitary sewer system, a standard or a non-standard water-carried treatment (septic) system used to treat and to render biologically harmless human-generated waste and wastewater. Also known as an Alternative Wastewater Treatment System, it includes but is not limited to composting and incineration."	Support the DEH recommendation.

Attachment 3

**Draft Work Plan and Public Notice for Land Use Mapping Meetings, and
Excerpt from the Staff Report Prepared for December 2, 2013 GPU Meeting**

GPU MAPPING
Advanced Planning

Project Lead: Rob Wall
Project Start Date: 10/1/2014 (Wednesday)
Today's Date: 7/29/2015 (Wednesday)





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

RETURN SERVICE REQUESTED

IMPORTANT PUBLIC HEARINGS

ADD1
ADD2
ADD3
ADD4
ADD5
ADD6

Parcel
XXX-XXX-XXX

Address
XX Rural Street

Current
Land Use Designation
Disbursed Houses,
Timber, Thick Underbrush

Proposed New
Land Use Designation
Residential Low Density
(RL1)

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

Description of Common Terms

Residential Density. The maximum number of houses allowed per acre.

Land Use Designations and Land Use Maps. Land Use Designations are descriptions of the allowable uses (residential, commercial, etc.) and maximum allowable residential density or non-residential development intensity which are applied to specific areas on Land Use Maps.

Zoning Classifications and Zoning Maps. Zoning Classifications are more detailed descriptions of the allowable uses than Land Use Designations. Zoning Classifications govern the use, placement, spacing, size of properties and buildings. They are applied to specific areas on Zoning Maps. Public review of Zoning Classifications and Zoning Maps will occur in the future after the General Plan is approved.

HUMBOLDT 21st Century

Notice of Public Hearings Humboldt County Board of Supervisors

HUMBOLDT COUNTY DRAFT GENERAL PLAN UPDATE LAND USE DESIGNATION MAPPING

The Humboldt County Board of Supervisors will hold public hearings and workshops on the proposed General Plan Update Land Use Designation Mapping. Supervisors and staff will be available to listen to comments and answer questions from Southern Area property owners at the following meetings.

SOUTHERN AREA WORKSHOP

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

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

PUBLIC HEARING

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

Board of Supervisors' Chamber
825 Fifth Street, Eureka

LAND USE DESIGNATION AND MAPPING

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

The land use designations and maps for the General Plan Update, Planning Commission Draft Plan, supporting documents and a schedule of the proposed hearing dates for the Draft Plan are available at the Humboldt County Planning Division's website at www.planupdate.org and at the Planning and Building Department, 3015 H Street, Eureka, California.

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

- Website: www.planupdate.org
- Telephone: (707) 268-3795
- E-mail questions: gpu@co.humboldt.ca.us

Excerpts from the staff report for the GPU meeting on December 2, 2013 discussing public noticing for the land use maps

"Land Use Mapping Meetings and Public Noticing Protocol

The Board voted to hold night meetings for review of the Land Use Maps, beginning at 5:30 pm and ending at 9:00 pm. In preparation for those meetings in 2014, the Board has several options for providing public notice for those meetings as described in the following paragraphs. In general the more extensive notification procedures will cost more for the County, both directly for items like postage, and indirectly for other items such as staff resources. Attachment E contains details of the estimated costs for each option.

Option 1 - Minimum Notification Allowed: Provide notification in a manner similar to the other GPU meetings, which involves simply posting an agenda for a meeting at least 72 hours in advance of the meeting. This approach would involve no costs for the County over and above what is already being done to meet the minimum requirements of state law. While the low up-front cost of this option has obvious fiscal benefits, this option also has the highest potential for changing a property's general plan designation without the owner's knowledge, which could lead to unpredictable and significant future costs such as defending the County from lawsuits filed by disagreeable property owners challenging the County's new General Plan.

Option 2 – Newspaper Notices: Option 1 plus publishing display ads for the meetings in several newspapers three (3) times over a week beginning 30 days before the meeting. This approach would cost an estimated **\$2,515.63**. It has a somewhat reduced potential for changing a property's general plan designation without the knowledge of the property owner compared to Option 1.

Option 3 (Staff Recommendation) – Letters Responding to Owner Requests: Option 2 plus sending notices by mail to all persons that submitted requests for land use changes on their property. This approach would cost an estimated **\$5,542.12**. It further reduces the potential for changing a property's general plan designation without the knowledge of the property owner compared to Options 1 and 2.

Option 4 – Letters to All Property Owners with Substantial Plan Changes: Option 3 plus sending notices by mail to all persons owning property where the proposed new land use designation is changing substantially from the current designation. This approach would cost an estimated **\$22,356.25**. It would minimize the chances a property's general plan designation would change significantly without the knowledge of the property owner. The staff resources needed for this option are significant, and would likely cause schedule delays, including hearings on the Draft Plan.

Option 5 – Letters to All Property Owners with Plan Changes: Option 4 plus sending notices by mail to all persons owning property where the proposed new land use designation is changing from the current designation. This approach would cost an estimated **\$38,012.50**. While this option would minimize the chances a property's general plan designation would change in any way without the knowledge of the property owner, it would also be the most expensive in terms of direct costs and staff resources, which would likely impact the schedule for the Draft Plan and other programs."

- Excerpt from December 2, 2013 staff report continues on the next page -

"Table 1. Detail Of Cost Estimates For Land Use Mapping Meeting Noticing Options

Option	Description	Quantity	Staff Hours	Total
1	Follow up with public inquiries (Senior Planner)	--	--	--
	Planning staff costs	--	--	--
	Publication costs - mailing	--	--	--
	Publication costs - newspaper	--	--	--
Total				--
2	Follow up with public inquiries (Senior Planner)	50 @ .25 hrs	12.5	\$885.63
	Planning staff costs (Senior Planner, GIS, Admin)	--	2	\$130.00
	Publication costs - mailing	0	0	\$0.00
	Publication costs - 1/8 page ad	5	--	\$1,500.00
Total				\$2,515.63
3	Follow up with public inquiries (Senior Planner)	75 @ .25 hrs	18.75	\$1,328.44
	Planning staff costs (Senior Planner, GIS, Admin)	--	40	\$2,600.00
	Publication costs - 1/8 page ad	5	--	\$1,500.00
	Publication costs - mailing	196	--	\$113.68
Total				\$5,542.12
4	Follow up with public inquiries (Senior Planner)	500 @ .25 hrs	125	\$8,856.25
	Planning staff costs (Senior Planner, GIS, Admin)	--	140	\$9,100.00
	Publication costs - 1/8 page ad	5	--	\$1,500.00
	Publication costs - mailing	5,000	--	\$2,900.00
Total				\$22,356.25
5	Follow up with public inquiries (Senior Planner)	1000 @ .25 hrs	250	\$17,712.50
	Planning staff costs (Senior Planner, GIS, Admin)	--	200	\$13,000.00
	Publication costs - 1/8 page ad	5	--	\$1,500.00
	Publication costs - mailing	10,000	--	\$5,800.00
Total				\$38,012.50"

- End of excerpt from December 2, 2013 staff report -

Attachment 4

Updated Draft Schedule for Completion of the Remaining GPU Tasks

2015 DRAFT

January	February	March	April	May	June	July	August	September	October	November	December
Board of Supervisors Hearing Process											
BOS Hearing 1-12-15 1:30-6:00 Chapter 11 Water Resources	BOS Hearing 2-9-15 1:30-6:00 Chapter 11 Water Resources & Chapter 10.7 Scenic Resources & Land Use Map Timeline and Noticing	BOS Hearing 3-9-15 1:30 - 6:00 TENTATIVE Appendix B Glossary & Appendix C Community Plans & Appendix E Coastal Plans	BOS Hearing 4-13-15 11:00-7:00 TENTATIVE Maps: Central Humboldt			BOS Hearing 7-13-15 11:00 - 7:00 TENTATIVE Maps: Southern Humboldt		DELETED DATE		BOS Hearing 11-16-15 1:30-6:00 TENTATIVE Consistency Review & Determination of Substantial Changes	BOS Hearing 12-14-15 1:30-6:00 TENTATIVE Consistency Review & Determination of Substantial Changes
	BOS Hearing 2-23-15 1:30-6:00 TENTATIVE Appendix F: Other Maps: Biological, Safety, and Circulation	BOS Hearing 3-23-15 1:30-6:00 TBD PLACEHOLDER	BOS Hearing 4-27-15 1:30-6:00 TENTATIVE TBD PLACEHOLDER			BOS Hearing 7-27-15 11:00-7:00 TENTATIVE 11:00 -7:00 TENTATIVE Maps: North & Eastern Humboldt					

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

Cancelled

BOS deliberation

Future Proposed Meeting

GPU PART 1 – SETTING

Chapter 1. Introduction finished review

Chapter 2. Public Guide finished review

Chapter 3. Governance Policy finished review

GPU PART 2 – BUILDING COMMUNITIES

Chapter 4. Land Use Element finished review

Chapter 5. Community Infrastructure and Services finished review

Chapter 6. Telecommunications finished review

Chapter 7. Circulation Element finished review

Chapter 8. Housing Element Summary finished review

Chapter 9. Economic Development Element - finished review

GPU PART 3 – RESOURCE MANAGEMENT

Chapter 10. Conservation and Open Space Elements -completed, except Scenic

Chapter 11. Water Resources Element

Chapter 12. Energy Element finished review

GPU PART 4 – PUBLIC HEALTH AND SAFETY

Chapter 13. Noise Element finished review

Chapter 14. Safety Element finished review

Chapter 15. Air Quality Element finished review

GPU PART 5 - MAPS

2016 DRAFT CALENDAR

January	February	March	April	May	June	July	August	September	October	November	December
Board of Supervisors Hearing Process											
				BOS Hearing TBD 1:30-6:00 TENTATIVE Environmental Impact Report	BOS Hearing TBD 1:30-6:00 TENTATIVE Environmental Impact Report	BOS Hearing TBD 1:30-6:00 TENTATIVE FINAL VOTE	BOS Hearing TBD 1:30-6:00 TENTATIVE FINAL VOTE				

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

Cancelled

BOS deliberation

Future Proposed Meeting

GPU PART 1 – SETTING

Chapter 1. Introduction **finished review**

Chapter 2. Public Guide **finished review**

Chapter 3. Governance Policy **finished review**

GPU PART 2 – BUILDING COMMUNITIES

Chapter 4. Land Use Element **finished review**

Chapter 5. Community Infrastructure and Services **finished review**

Chapter 6. Telecommunications **finished review**

Chapter 7. Circulation Element **finished review**

Chapter 8. Housing Element Summary **finished review**

Chapter 9. Economic Development Element - **finished review**

GPU PART 3 – RESOURCE MANAGEMENT

Chapter 10. Conservation and Open Space Elements -**UNDER REVIEW**

Chapter 11. Water Resources Element

Chapter 12. Energy Element **finished review**

GPU PART 4 – PUBLIC HEALTH AND SAFETY

Chapter 13. Noise Element **finished review**

Chapter 14. Safety Element **finished review**

Chapter 15. Air Quality Element **finished review**

GPU PART 5 - MAPS