



AGENDA ITEM NO.

COUNTY OF HUMBOLDT

For the meeting of February 23, 2015

Date: February 17, 2015

To: Board of Supervisors

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

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, deliberations on Chapter 10, Section 10.2 Open Space Community Separator Items (CO-G6, CO-P4, CO-P4x, CO-S6, CO-S7, CO-IM6); Chapter 11 Water Resources, Appendix F: Other Maps (Biological, Safety and Circulation), and 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 11 Water Resources.
4. Deliberate on Appendix F: Other Maps (Biological, Safety and Circulation).
5. Deliberate on the work plan for public notification of the upcoming land use map meetings.
6. Deliberate on the Board's review schedule for the Draft General Plan.
7. Continue the meeting to Monday, March 9, 2015 beginning at 1:30 p.m. or as soon thereafter as possible to continue deliberations on the remaining items listed above, and the Appendix B Glossary, Appendix C Community Plans, & Appendix E Coastal Plans.

Prepared by

Michael Richardson

Michael Richardson, Senior Planner

CAO Approval

Amy Olsen

REVIEW:

Auditor _____ County Counsel DS Human Resources _____ Other _____

TYPE OF ITEM:

____ Consent
____ Departmental
XX Public Hearing
____ Other _____

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

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

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor
Seconded by Supervisor

Ayes
Nays
Abstain
Absent

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

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

SOURCE OF FUNDING:

General Fund and General Plan User Fees.

DISCUSSION:

February 9, 2015 Actions

At the February 9, 2015 meeting, the Board straw-voted to delete the Heritage Landscape items in Chapter 10 the Conservation Open Space Element:

~~**SR-P2. Development in Mapped Heritage Landscapes**~~

~~**SR-S2. Development in Mapped Heritage Landscapes.**~~

And the Board deleted Heritage Landscapes from the implementation measure:

~~**SR-IM1. (Mapping of Scenic Areas, Heritage Landscapes and Scenic Roadways Highways).**~~

The Board also straw-voted all the following items in Chapter 11 the Water Resources Element:

~~**WR-Px4. Well Permit Applications.**~~

~~**WR-Px6. Greywater and Alternative Disposal Systems.**~~ (Also added "Alternative Disposal Systems" to Glossary)

~~**WR-Px. Water Export Facilities.**~~

~~**WR-P29x. Implementation of NPDES Permit.**~~

~~**WR-P30. Natural Stormwater Drainage Courses.**~~

~~**WR-P31. Downstream Stormwater Peak Flows.**~~

~~**WR-P32. New Drainage Facilities.**~~

~~**WR-P33. Restoration Projects.**~~

~~**WR-P34. Commercial and Industrial Activities.**~~

~~**WR-P35. Oil/Water Separation.**~~

~~**WR-P36. Erosion and Sediment Control Measures.**~~

~~**WR-P37. Storm Drainage Design Standards.**~~

~~**WR-P38. Storm Drainage Impact Reduction.**~~

~~**WR-P39. Reduce Toxic Runoff.**~~

~~**WR-P40. Fish Passage Designs.**~~

~~**WR-S1. Designation of Critical Water Supply and Watershed Areas.**~~

~~**WR-S2. Development within Critical Water Supply Areas.**~~

~~**WR-S3. Development within Critical Watershed Areas.**~~

The wording for the approved items is shown in Attachment 1 and the revised Chapter 10 - Conservation and Open Space and 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

The Board directed staff to bring back for further discussion the wording of the Community Separator items now grouped together in Section 10.2 - Open Space. The Board expressed interest in describing in the text the areas where the policy would be applied, rather on relying on a future mapping program. There was also some interest in modifying the term "Community Separators" to "Community Separation".

To respond to the Board's direction, staff recommends consideration of the changes to text of the straw-voted community separator items shown below in yellow highlight. A new standard is suggested describing two community separation areas: A) the Forested Hillside Area in Figure 3

of the McKinleyville Community Plan, and B) the McKay Community Forest Phase 1 and Conservation Easement Area (Figure 1). The Board may designate additional areas to separate residentially zoned areas in adjacent communities based on recent development patterns shown in Figure 1.

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

CO-P4X. Development within Community Separators-Separation Areas. Retain a rural character and promote low intensities of development in community ~~separators~~ **separation areas** consistent with the LAFCo process. Provide opportunities for transfer of development rights in exchange for permanent open space preservation within community ~~separators~~ **separation areas**.

CO-S6 Development in Mapped Community Separators-Separation Areas. New development within ~~mapped community separators~~ **separation areas** 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 to the maximum extent feasible.
- G. Locate building sites and roadways to preserve natural features, native vegetation and existing trees.

CO-S7. Subdivisions in Community Separators-Separation Areas. Subdivisions in community ~~separators~~ **separation areas** 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. **Locate building sites and roadways to p**Preserve natural features and native vegetation ~~by locating building sites and roadways.~~
- D. Where appropriate, encourage the dedication of permanent open space easement at the time of subdivision.

CO-S7X. Location of Community Separation Areas. Community Separation Areas consist of the following areas:

- A. The Forested Hillside Area in Figure 3 of the McKinleyville Community Plan.
- B. The McKay Community Forest Phase 1 and Conservation Easement Area shown

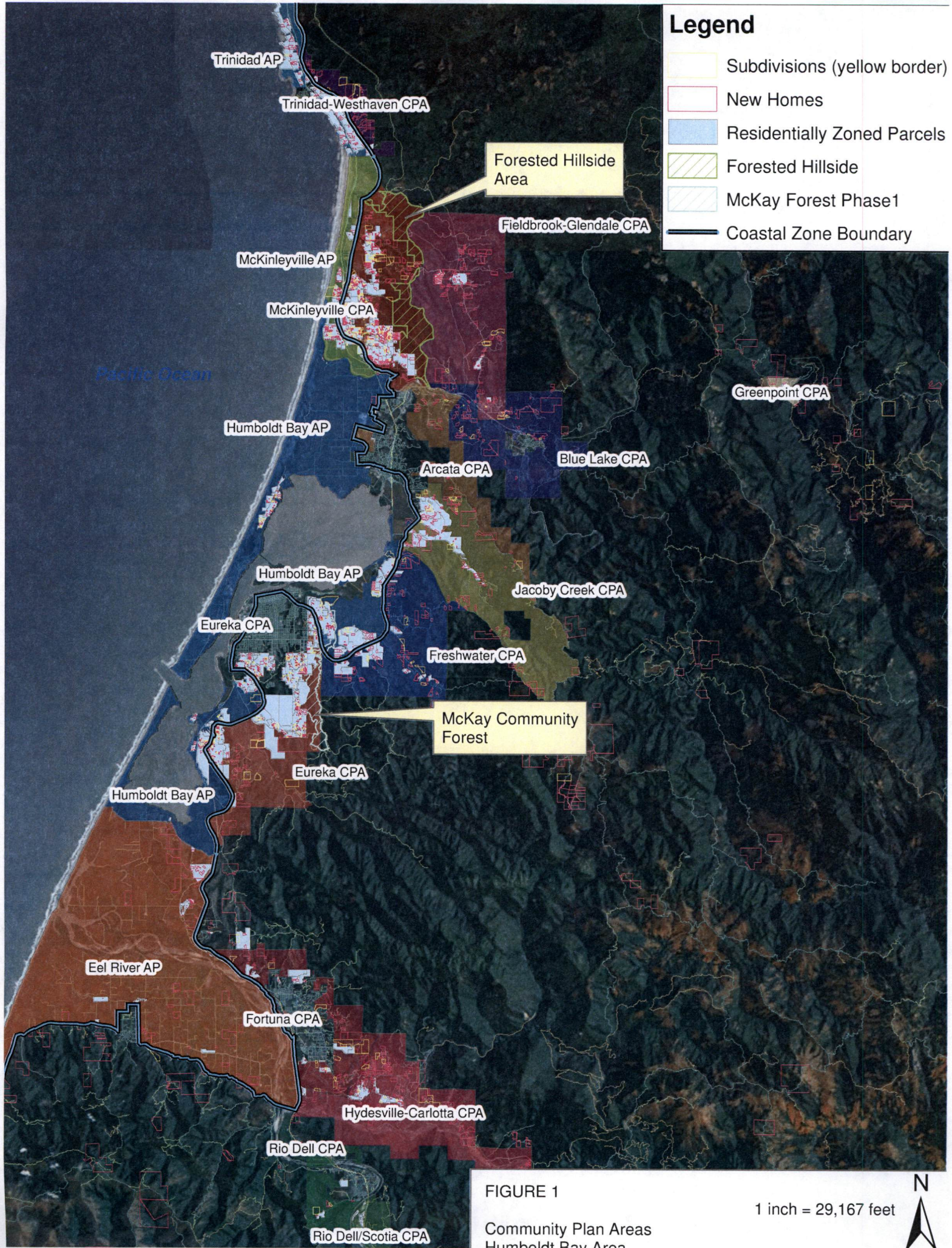


FIGURE 1

Community Plan Areas
Humboldt Bay Area

1 inch = 29,167 feet



on the Overview Map of the Proposed McKay Tract Community Forest Project Report dated 4-7-14:
<http://www.humboldt.gov/DocumentCenter/View/6305>

CO-IM6. Community Separators. Identify, map, and designate an overlay zone for community separators with specific standard for open space protections and consistency with the design standards in CO-S6.

Land Use Map Noticing

At the February 9, 2015 meeting the Board requested staff get feedback on the draft public notice for the upcoming land use mapping meetings to make it more readable and understandable. The Board also affirmed its direction to send close to 21,000 notices based on proposed changes to the land use designations. The Board requested the notice be customized for all those with a proposed land use change from "Agricultural Rural" to "Residential Agricultural" to reflect the change is in name only, and does not affect the allowed uses or densities. Staff will present the feedback received by the Department at the February 23 meeting for the Board's review and comment.

A summary of the upcoming mapping meeting dates and noticing schedule is shown below in Table 1 for the Board's review and comment.

Figure 1. Land Use Mapping Meeting Schedule

Map Noticing/Board Meetings – Central Area	
Meet with Fourth/First/Third District Supervisor In Board Chamber Time to be arranged by the Clerk of the Board	Week of 3/9-3/13.
Release Notice (Send Notice Thursday, March 12)	March 16, 2015
OPTIONAL MEETING(S) TBD after meeting with Supervisors	TBD
Central Mapping Board Meeting	April 13, 2015 / 11:00 – 7:00
Map Noticing/Board Meetings – Southern Area	
Meet with Second/First District Supervisor (in Board Chamber) Time to be arranged by the Clerk of the Board	Week of 6/8 – 6/12.
Release Notice (Send Notice Thursday, June 11)	June 15, 2015
OPTIONAL MEETING(S) TBD after meeting with Supervisors	TBD
Southern Mapping Board Meeting	OFFSITE MEETING July 13, 2015 / 11:00 – 7:00
Map Noticing/Board Meetings – North Eastern Area	
Meet with Third/Fifth District Supervisor (in Board Chamber) Time to be arranged by the Clerk of the Board	Week of 6/22 – 6/26.
Release Notice (Send Notice Thursday, June 25)	June 29, 2015
OPTIONAL MEETING(S) TBD after meeting with Supervisors	TBD
North Eastern Area Board Meeting	July 27, 2015 / 11:00 – 7:00

Appendix F: Other Maps (Biological Resources, Safety and Circulation)

Attachment 3 contains the draft maps in Appendix F for review and comment. The maps are printed versions of the digital maps produced and maintained on the Department's Geographic

Information System (GIS). By straw-voting the printed versions, the Board is also straw-voting the digital maps in the GIS.

During the upcoming consistency review step of the GPU, staff will be presenting policy and implementation language to be added to the Plan Implementation section of Chapter 3 - Governance to clarify the relationship between the paper versions and the digital versions of the maps and explaining how they will be updated and maintained.

GPU Review Schedule

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

FINANCIAL IMPACT:

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

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board's discretion.

ATTACHMENTS:

- Attachment 1 Board Worksheet for Chapter 11, Water Resources Element
- Attachment 2 Updated Draft Schedule for Completion of the Remaining GPU Tasks
- Attachment 3 Appendix F: Other Maps (Biological Resources, Safety and Circulation)