



AGENDA ITEM NO.

COUNTY OF HUMBOLDT

Meeting Date: August 31, 2015

To: Board of Supervisors

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

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, continued deliberations on the Land Use Maps for the Central Area. Also, discussion of setting a deadline for submittal of land use map requests.

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing.
2. Continue deliberations on the Central Area land use maps.
3. Deliberate on setting a deadline for submittal of land use map requests.
4. Deliberate on the Board's review schedule for the Draft General Plan as needed.
5. Continue the meeting to a time and date certain.

SOURCE OF FUNDING:

General Fund and General Plan User Fees.

Prepared by

Michael Richardson

Michael Richardson, Senior Planner

CAO Approval

Amy Olsen

REVIEW:

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

TYPE OF ITEM:

_____ Consent
_____ Departmental
☒ Public Hearing
_____ Other _____

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

Meetings of: beginning June 12, 2012, and continuing through August 17, 2015

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor
Seconded by Supervisor

Ayes
Nays
Abstain
Absent

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

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

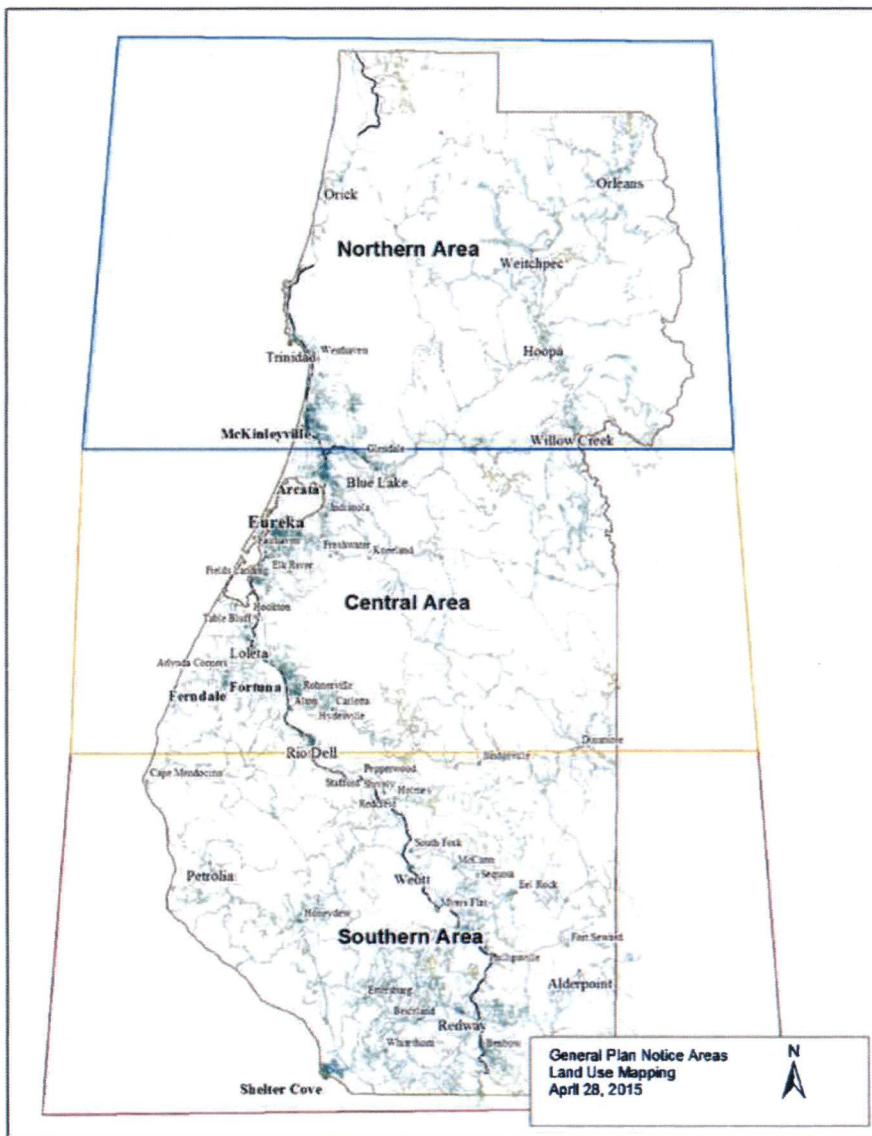
DISCUSSION:

Land Use Mapping Workshops and Meetings

At the August 17th meeting the Board continued deliberations on the maps for the Northern and Southern Areas. Staff will verbally summarize the results of that meeting at the August 31st public hearing. Attachment 1 of this staff report presents the parcel-specific straw votes from the Central Area meeting, which was held on July 27, 2015. A supplemental staff report will be provided documenting the land use requests for the Central Area that have not yet been considered by the Board.

The figure below shows the different GPU mapping areas.

Figure 1. Land Use Mapping Workshop and Meeting Areas



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

- 1) Public comment / Board deliberation / straw vote on the proposed changes to the land use requests for Central Area properties that were not already considered by the Board:
- 2) Public comment / Board deliberation / straw vote on the proposed changes to the Central Area maps
- 3) Public comment on Northern and Southern Area properties. (Note: this is a courtesy public comment time for those unable to attend the future continued public hearing for the Northern and Southern Area areas.)

GPU Review Schedule

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

FINANCIAL IMPACT:

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

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board's discretion.

ATTACHMENTS:

Attachment 1. Straw votes taken for the Central Area Land Use Maps on 7/27/15

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

Attachment 1

Straw Votes Taken for the Central Area Land Use Maps on 7/27/15

APN	Owner Name	Current Land Use Designation	Planning Commission	Land Owner Request	Board Straw Vote
016-141-003	STONE GARY	RM (HBAP)	CG\RM	correct mapping error	Approved by consent as requested (Sundberg absent)
016-141-010	KRAMER INVESTMENT CORP	RM (ECP);RM (HBAP)	CG\RM	correct mapping error	Approved by consent as requested (Sundberg absent)
016-141-012	PHILLIPS MICHAEL R & JUDY M TR	RM (HBAP)	CG	correct mapping error	Approved by consent as requested (Sundberg absent)
016-141-014	PHILLIPS MICHAEL R & JUDY M TR	RM (HBAP);RL (ECP)	CG\RM	correct mapping error	Approved by consent as requested (Sundberg absent)
016-261-001	EUREKA ASTER PLACE LP	RM (HBAP);RM (ECP)	CG\RM	correct mapping error	Approved by consent as requested (Sundberg absent)
016-261-002	REDWOOD MEAT CO INC	RM (HBAP);RM (ECP)	CG\RM	correct mapping error	Approved by consent as requested (Sundberg absent)
017-031-007	GREEN DIAMOND RESOURCE CO	TC/T	TC/T	correct mapping error	Approved by consent as requested (Sundberg absent)
017-032-009	GREEN DIAMOND RESOURCE CO	TC;RL;T;RM(ECP)	TC;RL;T;RM	correct mapping error	Approved by consent as requested (Sundberg absent)
101-051-007	POLASEK DARREL C & CAROLE A TR	AG (FRWK)	AG	RA5-20	Approved as requested 4-0 (Sundberg absent)
101-051-008	DEL ORO WATER CO	AG	AG	PF for Public water system	Approved as requested 4-0 (Sundberg absent)
101-081-004	DEL ORO WATER CO	AG	AG	PF for Public water system	Approved as requested 4-0 (Sundberg absent)
202-321-001	MONTGOMERY JOHN A & JEAN C TR	AS	RE2.5-5	RE2.5-5	Approved as requested 4-0 (Sundberg absent)
202-321-002	MONTGOMERY JOHN A & JEAN C TR	AE	AE/RE2.5-5	RE2.5-5	Approved as requested 4-0 (Sundberg absent)
204-034-002	HUMBOLDT REDWOOD CO LLC CO	AE;T (FRWK)	AE/T/IG	Change AE to IG based on historic use	Approved as modified: "AE" east of Yager Creek., "T" as mapped by PC, "IG" for remainder 4-0 (Sundberg absent)
204-052-008	GREEN DIAMOND RESOURCE COMPANY	T	T/AE	All of parcel should be T	Approved by consent as requested (Sundberg absent)
204-360-001	HILL DANIEL E & SHERRELE			Leave residential density the same, make T AG	Approved as requested 3/0 (Lovelace, Sundberg absent)
205-011-008	GREEN DIAMOND RESOURCE COMPANY	AR;T (CHCP)	T/RA5-20	All of parcel should be T	Approved by consent as requested (Sundberg absent)
205-031-001	CHRISTENSEN CHRIS	CON-T-R-2.5 (SHGP)	T	Do not change land use designation	Approved as modified to "RE2.5" 3-1 (Lovelace) (Sundberg absent)
205-031-002	CHRISTENSEN PAUL S TR	CON-T-R-2.5 (SHGP)	T	Want to be able to have 2nd DU	Approved as modified to "RE2.5" 3-1 (Lovelace) (Sundberg absent)

APN	Owner Name	Current Land Use Designation	Planning Commission	Land Owner Request	Board Straw Vote
205-031-004	GREEN DIAMOND RESOURCE COMPANY	T	T	All of parcel should be T	Approved by consent as requested (Sundberg absent)
205-031-047	GREEN DIAMOND RESOURCE COMPANY	CON-T-R/R-R	RA5-20	Apply UR to RA5-20	Approved as requested 4-0 (Sundberg absent)
206-191-016	HUMBOLDT REDWOOD CO LLC CO	T (FRWK)	T/PF	PF is error	Approved by consent as requested (Sundberg absent)
206-262-001	HUMBOLDT REDWOOD COMPANY LLC CO	T (CHCP)	T/RE2.5-5	P is error	Approved by consent as requested (Sundberg absent)
206-262-005	HUMBOLDT REDWOOD COMPANY LLC CO	T (FRWK)	T	P is error	Approved by consent as requested (Sundberg absent)
206-291-022	BJORK SHELLEY C	AL/AS	AE/RE2.5-5	retain ag/RA like others in the Carlotta area	Approved as modified to "RA5" 4-0 (Sundberg absent)
206-431-001	HARTSOCK KIMBERLY B	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
206-431-026	ROSS BENJAMIN & CANDICE	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
206-441-001	DIAZ TAD	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
206-441-002	KOVALY GARY C	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
206-441-005	BUSCH ROBERT F & JANET L	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
206-441-021	MORSS JACOB R & GIGI M	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
206-441-033	POLLARD STEVE & KATHI	AS	RE2.5-5	Want to remain agricultural	Approved as requested 5/0
207-013-005	FORT BAKER RANCH CO	T	T	Do not change current land use designations	Approved by consent as requested (Sundberg absent)
207-031-010	FORT BAKER RANCH CO	AG	T	Do not change current land use designations	Approved by consent as requested (Sundberg absent)
207-031-014	FORT BAKER RANCH CO	T/AG	T	Do not change current land use designations	Approved by consent as requested (Sundberg absent)
207-064-003	FORT BAKER RANCH CO	AG	AG/T	Do not change current land use designations	Approved by consent as requested (Sundberg absent)
208-042-006	FORTHUBER HARRY D JR & PAULA M TR	AL40 (FRWK)	RA40	T	Approved as requested 4-0 (Sundberg absent)

APN	Owner Name	Current Land Use Designation	Planning Commission	Land Owner Request	Board Straw Vote
208-102-003	COTTRELL C GRAHAM & GLORIA B TR	T (FRWK)	T/AG	T	Approved as requested 4-0 (Sundberg absent)
208-104-012	COTTRELL C GRAHAM & GLORIA B COIR	AG (FRWK)	RA40	T	Approved as requested 4-0 (Sundberg absent)
210-011-011	COTTRELL C GRAHAM & GLORIA B TR	T;AG (FRWK)	AG	T	Approved as requested 4-0 (Sundberg absent)
300-011-014	Humboldt County McKay Community Forest	T/RL	RL/T/OS	Correct mapping errors	Approved by consent as requested (Sundberg absent)
300-011-017	HUMBOLDT COMMUNITY SERVICES DIST	RL	RL1-7/OS	Correct mapping errors	Approved by consent as requested (Sundberg absent)
303-012-001	GREEN DIAMOND RESOURCE COMPANY	T;RL (ECP);T (FRWK)		Correct mapping errors	Approved by consent as requested (Sundberg absent)
303-012-005	GREEN DIAMOND RESOURCE COMPANY	T	T/OS/RL1-7	Correct mapping errors	Approved by consent as requested (Sundberg absent)
306-022-001	KRAMER INVESTMENT CORP	RL (HBAP)	RL/RM	RM	Approved as requested 4-0 (Sundberg absent)
306-041-009	PROVOLT DEBBIE & MONTE	RR (HBAP)	RA5-20	RE2.5-5	Approved as requested 4-0 (Sundberg absent)
306-201-084	PROVOLT DEBBIE & MONTE	RR (HBAP)	RA5-20	RE2.5-5	Approved as requested 4-0 (Sundberg absent)
306-381-048	HUMBOLDT COMMUNITY SERVICES DIST	RL	RL1-7	PF is water tank	Approved as requested 4-0 (Sundberg absent)
311-064-005	HUMBOLDT REDWOOD COMPANY LLC	T (FRWK)	T/P	P is error	Approved by consent as requested (Sundberg absent)
311-071-007	HUMBOLDT REDWOOD COMPANY LLC	T (FRWK)	T/P	P is error	Approved by consent as requested (Sundberg absent)
311-171-007	GREEN DIAMOND RESOURCE COMPANY	AE	AE	AG	Approved as "T" 4-0 (Sundberg absent)
311-171-025	GREEN DIAMOND RESOURCE COMPANY	AE	AE	T	Approved as requested 4-0 (Sundberg absent)
312-043-017	DICKERSON ROBERT E & MARGARET F	TIMBER	RA5-20	RE2.5-5 like our uses and similar parcels	Approved as requested 3-1 (Lovelace) (Sundberg absent)
312-043-018	SAWATZKY JASPER J & ROSE TR	TIMBER (NHGP)	RA5-20	RE2.5-5 like similar parcels	Approved as requested 4-0 (Sundberg absent)
312-091-012	PLEVIN STEPHEN R & SHERRY K	DISPERSED HOUSES	RE2.5-5	request RE1-5 to ensure density will allow 2 units	Approved as requested 4-0 (Sundberg absent)
312-181-001	DICKERSON ROBERT E & MARGARET F	TIMBER	RA5-20	RE2.5-5 like our uses and similar parcels	Approved as requested 4-0 (Sundberg absent)
312-190-005	SHUMARD ROY L & BARBARA A	TIMBER	RA5-20	RE2.5-5 consistent with similar parcels	Approved as requested 4-0 (Sundberg absent)

APN	Owner Name	Current Land Use Designation	Planning Commission	Land Owner Request	Board Straw Vote
312-190-006	LIKOS DEBORAH	TIMBER/GRAZING	RA5-20	RE2.5-5 to be consistent with surrounding	Approved as requested 4-0 (Sundberg absent)
313-051-012	GREEN DIAMOND RESOURCE COMPANY	GRAZING	AE/T/CF	IR/CF	Approved as requested 4-0 (Sundberg absent)
313-061-004	GREEN DIAMOND RESOURCE COMPANY	GRAZING	AE/T/CF	IR/CF	Approved as requested 4-0 (Sundberg absent)
313-071-001	GREEN DIAMOND RESOURCE COMPANY	GRAZING	AE/T/CF	IR/CF	Approved as requested 4-0 (Sundberg absent)
313-091-016	GREEN DIAMOND RESOURCE COMPANY	GRAZING	AE/CF	IR/CF	Approved as requested 4-0 (Sundberg absent)
313-091-021	GREEN DIAMOND RESOURCE COMPANY	GRAZING	AE	IR	Approved as requested 4-0 (Sundberg absent)
313-091-022	GREEN DIAMOND RESOURCE COMPANY	GRAZING	AE	IR	Approved as requested 4-0 (Sundberg absent)
314-171-005	HUMBOLDT REDWOOD COMPANY LLC	AL40:T(FRWK)	T/RA40	Change RA40 to T	Approved as requested 4-0 (Sundberg absent)
403-141-004	HUMBOLDT REDWOOD COMPANY LLC	T (FWCP)	T	Remain T	Approved as requested 4-0 (Sundberg absent)
404-022-024	CATALDO STUART & QUINN BRIDGET A	T (JCCP)	T	RA5-20	Approved as requested 4-0 (Sundberg absent)
404-041-001	ULANSEY LEE R & CATHERINE A TR	T (FRWK)	T	RA5-20	Approved as requested 3-1 (Lovelace) (Sundberg absent)
404-041-008	ULANSEY LEE R & CATHERINE A TR	T (FRWK)	T	RA5-20	Approved as requested 3-1 (Lovelace) (Sundberg absent)
404-051-009	GREEN DIAMOND RESOURCE COMPANY	T	T	RA5-20 consistent with surrounding land	Approved as modified to "RA 10-20" 4-0 (Sundberg absent)
404-061-030	GREEN DIAMOND RESOURCE COMPANY	T	T	RA5-20 consistent with surrounding land	Approved as modified to "RA 10-20" 4-0 (Sundberg absent)
404-061-031	GREEN DIAMOND RESOURCE COMPANY	RR	T	RA5-20 consistent with surrounding land	Approved as modified to "RA 10-20" 4-0 (Sundberg absent)
404-062-004	ULANSEY LEE R & CATHERINE A TR	T (FRWK)	T	RA5-20	Approved as requested 3-1 (Lovelace) (Sundberg absent)
404-071-003	GREEN DIAMOND RESOURCE COMPANY	T	T	RA5-20 consistent with surrounding land	Approved as modified to "RA 10-20" 4-0 (Sundberg absent)
404-131-008	HUMBOLDT REDWOOD COMPANY LLC	T (FRWK)	T/PF	PF is error	Approved as requested 4-0 (Sundberg absent)
405-301-002	HUMBOLDT REDWOOD COMPANY LLC	T (FWCP)	T/RA10	Move RA boundary to PALCO Lumber Camp Rd	Approved as requested 4-0 (Sundberg absent)
405-301-003	HUMBOLDT REDWOOD COMPANY LLC	T (FWCP)	T/PF	PF is error	Approved as modified - PF includes only a small triangle 4-0 (Sundberg absent)

APN	Owner Name	Current Land Use Designation	Planning Commission	Land Owner Request	Board Straw Vote
501-291-014	SHARP JEFFREY R & MARJORY C	T	RA5-20/RA20	RR5-20 for entire property	Approved as modified to "RA5-20" 3-1 (Loveland) (Sundberg absent)
501-291-015	WAHLUND KENNETH M & KELLY A	T	RA20	RR5-20 for entire property	Approved as modified to "RA5-20" 3-1 (Loveland) (Sundberg absent)
502-011-002	ZIEGLER VIVIAN L TR	T(JCCP);EST RES(ARC66)	T	Plan AE zone portion RA5-20	Approved as requested 4-0 (Sundberg absent)
502-091-007	ZIEGLER VIVIAN L TR	DISPERSED HOUSES (NHGP)	T	RA5-20	Approved as modified to "RA5-20" 4-0 (Sundberg absent)
502-101-003	ZIEGLER VIVIAN L TR	RES ESTATES (NHGP)	T	RA5-20	Approved as modified to "RA5-20" 4-0 (Sundberg absent)
504-011-004	GREEN DIAMOND RESOURCE COMPANY	ESTATE RES. OPEN(ARC66)	RA5-20	RE2.5 <30% slope, OS >30% slope	Approved as requested 4-0 (Sundberg absent)
505-141-032	FALOR JEAN S TR	MEDIUM DENSITY (ARC66)	AE	RE2.5-5	Approved as requested 4-0 (Sundberg absent)
505-141-033	FALOR JEAN S TR	MEDIUM DENSITY (ARC66)	AE	RE2.5-5	Approved as requested 4-0 (Sundberg absent)
507-041-001	GREEN DIAMOND RESOURCE COMPANY	EST RES;OPEN; LUMBER (ARC66)	RA5-20	RE2.5, OS >30% slope	Approved as requested 4-0 (Sundberg absent)
516-362-012	ALLEN SCOTT W & SUSAN N	GRAZING	RE2.5-5	RA5-20	Approved as requested 4-0 (Sundberg absent)

Attachment 2

Updated Schedule for Completion of the Remaining GPU Tasks

2015 CALENDAR

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 10.2 Community Separators & Chapter 10.7 Scenic Resources & Land Use Map Timeline and Noticing	BOS Hearing 3-9-15 1:30 - 6:00 Appendix B Glossary & Appendix C Community Plans & Appendix E Coastal Plans Land Use Map Noticing and Timeline	BOS Hearing 4-27-15 1:30-6:00 Appendix B Glossary & Land Use Mapping Notice and Schedule & Consideration of straw votes prior to consistency review and environmental analysis		BOS Hearing 6-22-15 11:00 -7:00 Land Use Maps North & Eastern Humboldt	BOS Hearing 7-13-15 11:00 - 7:00 MATEEL COMMUNITY CENTER Land Use Maps Southern Humboldt	BOS Hearing 8-17-15 1:30-6:00 Continuation: Land Use Maps Northern & Southern Humboldt ***** DEADLINE FOR SUBMITTAL OF REQUESTS TO BOS FOR REVIEW OF STRAW VOTES	BOS Hearing TBD 1:30-6:00 TENTATIVE Appendix B Glossary & Consideration of straw votes prior to Consistency Review & EIR	BOS Hearing TBD 1:30-6:00 TENTATIVE Appendix B Glossary & Consideration of straw votes prior to Consistency Review & EIR	NOTE: Staff Work Consistency Review & Determination of Substantial Changes	NOTE: Staff Work Consistency Review & Determination of Substantial Changes & Begin EIR Preparation

GPU PART 1 – SETTING

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

GPU PART 3 – RESOURCE MANAGEMENT

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