AGENDA ITEM NO.

COUNTY OF HUMBOLDT

Meeting Date: September 14, 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, continued deliberations on the Land Use Maps for the Northern and Southern Areas. Also 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 Northern Area land use maps.
3. Continue deliberations on the Southern Area land use maps.
4. Deliberate on the Board's review schedule for the Draft General Plan, including setting a deadline for submittal of land use map requests.
5. Continue the meeting to Monday, September 28. 2015 beginning at 11:00 am or as soon thereafter as possible.

SOURCE OF FUNDING:

General Fund and General Plan User Fees.

Prepared by Michael R. 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 August 31, 2015

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor
Seconded by Supervisor

Ayes
Nays
Abstain
Absent

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

Dated: _____

By: _____
Kathy Hayes, Clerk of the Board

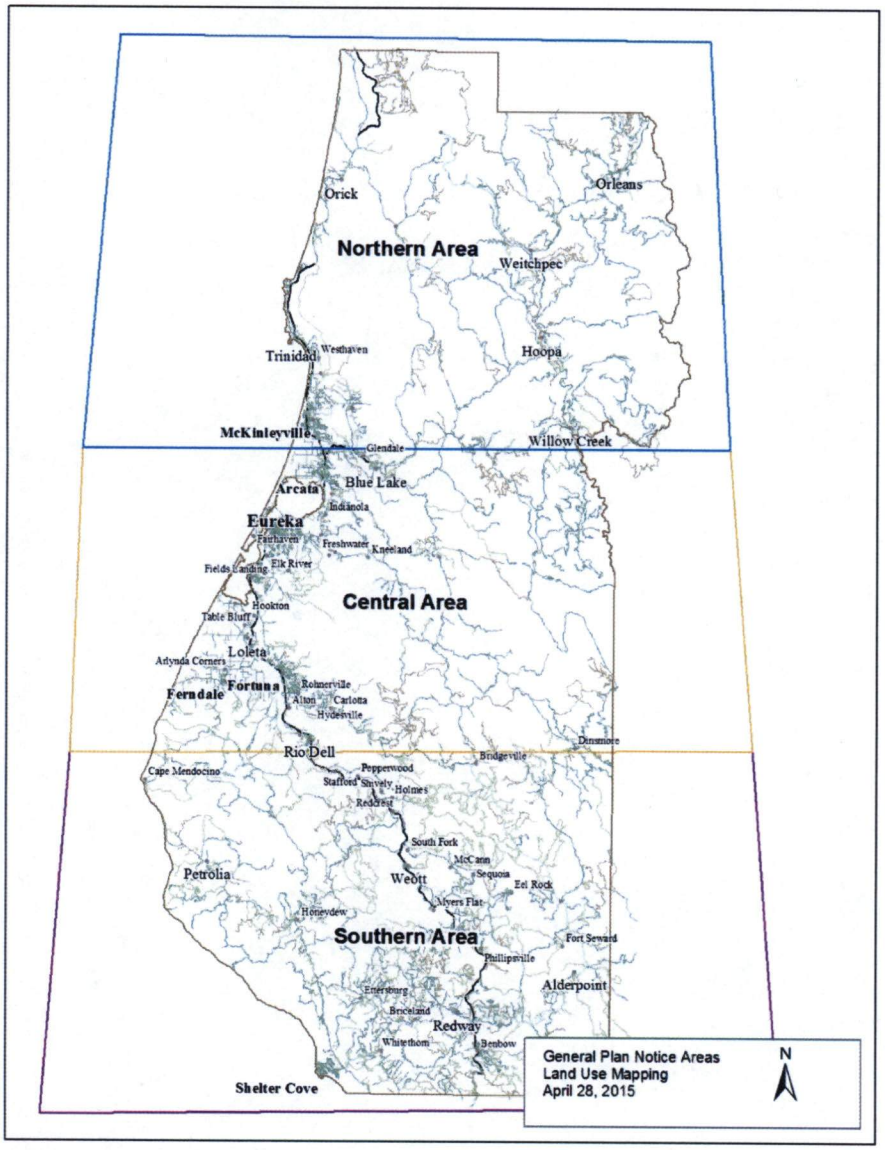
DISCUSSION:

Land Use Mapping Workshops and Meetings

Attachment 1 of this staff report presents the parcel-specific straw votes from the August 17, 2015, meeting which reviewed the land use maps for the Northern and Southern Areas. The figure below shows the different GPU mapping areas.

At the August 31st meeting the Board continued deliberations on the maps for the Central Area. Staff will verbally summarize the results of that meeting at the September 14th public hearing.

Figure 1. Land Use Mapping Workshop and Meeting Areas



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

1) Public comment / Board deliberation / straw vote on the proposed changes to the Northern Area map areas that were not already considered by the Board. Several individual landowner requests and Maps #5 - #11 have yet to be straw-voted.
2) Public comment / Board deliberation / straw vote on the proposed changes to the Southern Area map areas that were not already considered by the Board. Several individual landowner requests, and Maps #25 - #36 and the overall Southern Area map remain to be straw-voted.
3) Public comment on Central Area properties. (Note: this is a courtesy public comment time for those unable to attend the future continued public hearing for the Central area.)

GPU Review Schedule

Attachment 2 is the updated draft schedule for completion of the remaining GPU tasks for review, comment and modification. At the August 31 GPU meeting, the Board requested staff identify an appropriate deadline for submittal of new land use map requests. Given the land use maps may be completed with the two day-long hearings scheduled for September, staff suggests the deadline for submittal of new land use requests be no later than Wednesday, September 23rd at 5 pm.

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 Northern and Southern Area Land Use Maps on 8/17/15

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

Attachment 1

Straw Votes Taken for the Northern and Southern Area Land Use Maps on 8/17/15

APN	Owner Name	Current	Planning Commission	Land Owner Request	Board Action 8/17/15
508-071-064	BOYER THOMAS & KILIAN LINDA	RL	RL1-7	RL	Approve Request (fix parcel lines)
510-041-016	SCHIRMANN LOGGING CO INC	AS(3)	RE3-5	CS	Approve Request
510-091-074	LAKE ROBERT D TR	RM/CS	RM/CS	RM/CS	diagram
511-111-046	GREEN WESLEY E & TERESA F	AS(3AC)	RE3-5	CS	for existing home)
511-171-063	BEHLER MICHAEL & KIMBERLY J TR	AR			
511-171-064	BEHLER MICHAEL D & KIMBERLY TR	AR10 (M			
511-171-072	BEHLER MICHAEL D & KIMBERLY TR	AR			
511-261-006	WOLFSEN HERBERT C JR & LAURA A				
512-141-006	GRAHAM WAYNE R SR & BETTY J TR	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request
512-141-022	MILLER KEITH L & JANET C TR	RES EST	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-141-037	ELLER ANGELIQUE M UWSE	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-151-034	LONN JEAN N	RES EST	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-151-078	DALY RICHARD SUCTR	AR	RR5-20	RL1	Approve Modified Request - RE1-5 - 4-1 (Lovelace)
512-161-010	ROBBINS JODEAN	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-161-019	MILLER KEITH L & JANET C TR	RES EST/REC/TIMBER	RR5-20	RL1	Approve Modified Request - RE1-5 - 4-1 (Lovelace)
512-161-021	BARRICK COLLEEN A	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-161-022	MILLER KEITH L & JANET C TR	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-161-023	MILLER MARVIN K	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-171-008	JOHNSON ROBERT R & MARTHA J TR	RES ESTATES; GRAZING (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-171-023	SANCHEZ ANTHONY & MOTT KATHLEEN A	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-171-026	BARNES TYLER & SHERIDAN R	REC/TIMBER	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
512-171-027	CHRISTIE THOMAS & MELISSA	REC/TIMBER	RE2.5-5	RL1	Approve Modified Request - RE1-5 - 4-1 (Lovelace)
512-181-018	NOBLE KAREN L & WILBUR DAVID	RES ESTATES (NHGP)	RR5-20	RE1-5	Approve Request 4-1 (Lovelace)
513-101-019	GHERA JASON	TIMBER (NHGP)	T	RA20	Approve Request 4-1 (Lovelace)
516-081-003	GREEN DIAMOND RESOURCE COMPANY	DISP HSE TIMBER	AE/RR5-20	RA5-20	Approve Request
522-121-011	KNIGHT ROBERT L & NOEL	RL(1)	RE1-5/CF		

APN	Owner Name	Current	Planning Commission	Land Owner Request	Board Action 8/17/15
522-121-014	KNIGHT ROBERT L & NOEL	CR	CR/C		
522-121-022	AMMON JUDIE L & WADE G SR &				
522-143-033	WALTON LOUIS H JR TR	RL(1)/AL	RE1-5/RR40-160	RA2-20	Approve Request
522-174-024	FORK RICKEY S	AL	RR40-160	RA20-160	Approve Request
522-201-001	S&S CORNERSTONE DEVELOPMENTS LLC CO	AR;IG	CFRLRMPFO		
522-211-053	WISE TEHAN	AS			
522-231-033	DOBREC VICTOR A JR & ELLA M	RL(!)	AE	RL(1)	Approve Request
522-272-002	PRIOR ROBERT D & LOIS H TR	AS	RE2.5-5/CF	RE2.5-5	Approv
522-272-006	JBS RENTALS LLC	AS			
522-291-054	NEUKOM JACQUES & AMY	RL(1)			
522-291-059	WHITE DOUGLAS B TR	RL(1)	RE1-5	RL	
522-291-060	WHITE DOUGLAS B TR	RL(1)	RE1-5	RL	
522-291-063	GOODMAN WILLIAM A & REGINA J	AS	RE2.5-5	RE1-5	Approve Request
522-321-039	DOBREC VICTOR A JR & ELLA M	RL(1)	AE/RE1		
522-401-001	COTTON JAMES M & PUCKETT KIM L				
522-492-012	SAWATZKY KENT D & TERESA B	AR	RR5-20	RE1-5	Approve Modified Request - RE2.5-5
524-062-024	COBINE STEPHEN P & KIMBERLY C	RL(1)			
524-062-025	COBINE STEPHEN P & KIMBERLY C	RL(1)	RE1-		

Attachment 2

Updated Schedule for Completion of the Remaining GPU Tasks

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

2015 CALENDAR

January	February	March	April	May	June	July	August	September	October	November	December
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 Noticinc 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		*REGIONAL WORKSHOPS* *6/3 - Willow Creek Services District* *6/9 - McKinleyville Azalea Hall* *6/29 -Garberville Veterans Hall* *7/6 - Scotia Theater* *7/20 - Eurkea Redwood Acres*	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 Contiuation: Land Use Maps Northern & Southern Humboldt ********** *DEADLINE* *FOR SUBMITTAL* *OF REQUESTS* *TO BOS FOR* *REVIEW OF* *STRAW VOTES*	BOS Hearing 9-14-15 11:00 - 7:00 Land Use Maps Northern and Southern Humboldt	BOS Hearing 10-19-15 1:30-6:00 TENTATIVE Glossary and Reconsideration of Straw Votes	BOS Hearing 11-16-15 1:30-6:00 TENTATIVE Continued Straw Vote Policy Discussion	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 Chapter 11 Water Resources & Chapter 10.2 Community Separators & Appendix F: Other Maps: Biological, Safety, and Circulation	BOS Hearing 3-23-15 1:30-6:00 Appendix B Glossary & Appendix C Community Plans & Land Use Mapping Notice			BOS Hearing 6-22-15 11:00 -7:00 Land Use Maps North & Eastern Humboldt	BOS Hearing 7-27-15 11:00 - 7:00 Land use Maps Central	BOS Hearing 8-31-15 1:30-6:00 Contiuation: Land Use Maps Emphasis Central Humboldt	BOS Hearing 9-28-15 11:00 - 7:00 TENTATIVE Land Use Maps Central, and remaining requests all areas			

Cancelled

BOS deliberation

Future Proposed Meeting

Staff Work

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