

# Humboldt County General Plan

**McKinleyville CSD Presentation  
June 6, 2012**

# Humboldt County General Plan Update – overview and process

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Thank you for providing us with the opportunity to update you on our draft General Plan!

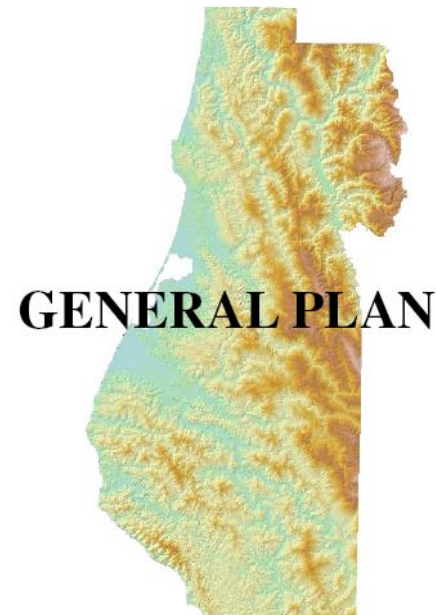
- Primary purpose:

- to present an overview of the Humboldt County GPU program – where are we and where are we going?
  - and answer any of your questions
- Differences in PC Draft Plan and Framework Plan
- DEIR findings
- Proposed Map changes
- Board review process and timeline

# Planning Commission Approved Hearing Draft Plan

- Planning Commission began deliberation on the Hearing Draft Plan (Alternative B) in April 2009
- Planning Commission Approved Draft Plan released on March 19<sup>th</sup>
- Blend of policies from the four Alternatives under review
- Draft Plan will be presented to the Board of Supervisors on June 12<sup>th</sup>

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Humboldt County General Plan Update  
Planning Commission Approved Draft

March 19, 2012

# Planning Commission Draft Plan

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Framework Plan currently comprises 26 different planning documents

- GPU will unite most of these documents into a more accessible and easy to use plan
- Updated to reflect the changes in community values regarding land use, resource management, and community needs
- include updated demographic information
- modernized GIS mapping

# Planning Commission Draft Plan

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## Required Elements:

- Chapter 4. Land Use Element
- Chapter 7. Circulation Element
- Chapter 8. Housing Element (separate review track)
- Chapter 10. Conservation and Open Space Elements
- Chapter 13. Noise Element
- Chapter 14. Safety Element
- Chapter 15. Air Quality Element

(does not need to be a “stand alone” element, but the protection of air quality is required to be in a General Plan)

# Planning Commission Draft Plan

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## Optional Elements:

- Chapter 5. Community Infrastructure and Services Element
- Chapter 6. Telecommunications Element
- Chapter 9. Economic Development Element
- Chapter 11. Water Resources Element
- Chapter 12. Energy Element

# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

- Urban Development Areas are better defined
  - new Mixed Use and Village Commercial
- Period review of entire Plan with Housing Element Update cycle (rural lands inventory)
- Cluster residential development is supported in rural and resource lands

# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

- Strong agricultural resource land protection policies
  - No net loss of prime ag lands
  - Planned Rural Development program
  - Transfer of Development Right program, new Community Separator policies
  - New Rural Residential land use designation
  - Brighter line for protection of commercial ag lands



# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

- Changes to timber resource land protection policies
  - Removal of merger requirements for TPZ lands
  - Program to remove substandard TPZ lots from TPZ
- Circulation Element
  - Less car-centric, more multimodal

# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

- **Biological Resources**
  - Expand Streamside Management Areas
  - New policies to protect Oak Woodlands
  - Establishes a Wetlands Banking system
- **Mineral Resources**
  - Mineral Resources Overlay Zone
  - Noticing for land use compatibility, protection of resources

# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

### ■ Cultural Resources

- Stronger cultural resources protection policies (ordinance and advisory committee) for historic buildings and cultural resources
- Map all resources for early identification

### ■ Scenic Resources

- Map scenic areas
- Prohibit billboards in scenic areas and sensitive habitat

# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

### ■ Safety Element

- Adds new tsunami hazard policies
- Additional flood protection policies

### ■ Noise Element

- New Noise standards
- Protect citizens from existing or future excessive noise levels

# Planning Commission Draft Plan

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## **Difference between the PC approved Plan and Framework Plan**

### ■ Air Quality

- New policies on Greenhouse Gas Emissions
- Programs to increase carbon storage
- Climate Action Plan

# Optional Elements

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## Infrastructure Element

- provide clear policy direction for adequate service levels
- new fees (assessment districts)
- coordinated service capacity planning
- fire chiefs review building permits

# Optional Elements

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## Telecommunications Element

- Advocates for broadband telecommunications - particularly in rural areas
- Sets standards and guidelines for new cell towers
- Encourages coordinated planning with utility/government agencies for right of way planning and subdivision design for new telecommunication infrastructure

# Optional Elements

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## **Economic Development Element**

- Supports County taking a leadership role in Economic Development Strategy
- Advocates for permit streamlining for small businesses
- Supports County managing an array of economic programs directed at workforce, infrastructure, business and Brownfields development
- Policies to require discretionary review for ‘big box’ retail stores in excess of 50,000 square feet (and requires analysis of impacts, including economic and workforce impacts)



# Optional Elements

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## Water Resources Element

- requires water storage for new development in flow impaired waterways
- support new greywater systems
- CUP for water export facilities
- Low Impact Development standards in impaired waterways

# Optional Elements

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## New Energy Element

- Adopt an energy conservation ordinance
- Transportation management plans
- Support of an energy buyback program
- Development of a wind energy overlay zone
- Support of Electric Vehicle charging stations

# DEIR

- NOP – 2007
- NOC – March, 2012
- Planning Commission workshop on April 19<sup>th</sup>
- Comments due on the draft June 15, 2012
- Comments will be responded to in the FEIR

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## GENERAL PLAN

Humboldt County General Plan Update  
Draft Environmental Impact Report

SCH# 2007012089

April 2, 2012

# Summary of Impacts – Significant and Unavoidable

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- Conversion of Farmland or Forestland
- Water Supply
- Unacceptable Level of Service of Roadways
- Wildland Fire Risk
- Exposure to Seismic Hazards
- Air Quality Standards
- Historic Resources (Cultural)
- Scenic Vistas
- Visual Character
- Light and Glare


# Where to find the documents?


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- County Website – [plan update.org](http://plan.update.org)
- CDS office (3015 H Street, Eureka)
  - Digital copies
- Pigment Press, Redway
- Kinko's in Eureka
- County Libraries
  - Main Eureka library
  - Garberville library
  - Willow Creek library

# HUMBOLDT 21st Century General Plan Update

- Home
- Plan Overview
- Documents
- Public Meetings
- Web GIS Mapping
- Contact Us

 [Submit a Public Comment](#)

 [Add Me to the GPU Mailing List](#)

## Welcome

Welcome to the Humboldt County General Plan Update web site. If this is your first visit, you might be interested to know what types of information you can find here:

- The Planning Commission has finished their review of the [Draft General Plan](#) and will be meeting to review the [Draft Environmental Impact Report](#). [Look here](#) for their current agenda.
- The proposed staff reports and [meeting materials](#) are captured not only in the [public meetings](#) section but the final recommendations on the draft General Plan can be found in the [Tentative Planning Commission Comparison](#) charts. Other related materials can be found in the [documents](#) section.
- The [public meetings](#) section provides schedules and information about Hearings before the Planning Commission and Board of Supervisors as well as community workshops.
- The [plan overview](#) section contains an explanation of the General Plan, the update process, public participation guidelines, and a [timeline](#) which estimates the remaining phases of the update process.

## WHAT'S NEW!

The [Draft Environmental Impact Report](#) is now available for review!

The [Planning Commission Approved General Plan](#) is now available for review!

Revisions to the [Housing Element](#) were adopted August 29, 2010. Keep track of the County's progress on its implementation through the [Housing Element home page](#).

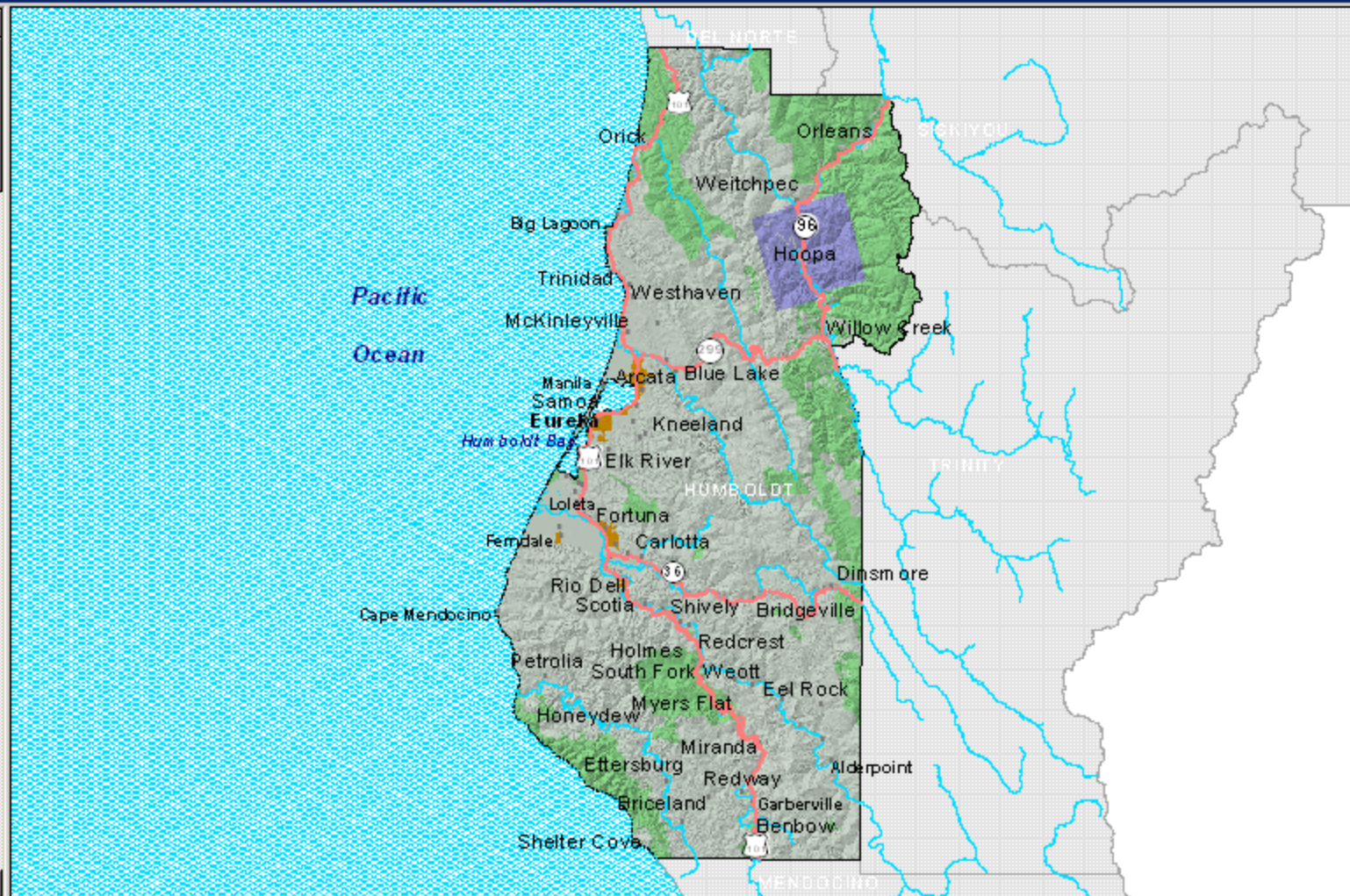
You can now view past Planning Commission and Board meetings online! To check if the meeting



Scale 1:1,329,517

# POD GIS

- Parcels
  -
- Road Labels
- Highways and Roads
- City Boundaries
  - City
  - Sphere
- Community Service Districts
  - District
  - Sphere
- Urban Study Areas
  - Urban Study Area
  - Water Study Area
- Fire Districts
  - District
- Zoning
  -
- General Plan
  -
- McKinleyville Land Use
  -
- Fire Safe - CDF SRA
  - SRA
  - LRA
  - FRA
- Fire Hazard Severity (CDF 1985)
  - VERY HIGH Severity Zone
  - HIGH Severity Zone



## Parcel LIS table

Apn	Acres	Oldapn	Trandate	Zoning	Gen_plan	Name	Address1	Address2	Address3
01123	39.9563		20060814	AE-60/A,F,R,T	AE (ERAP)	TEDSEN BERTHA R TR			500 SAGE RD
01122	40.4743		20060814	AE-60/A,F,R,T	AE (ERAP)	TEDSEN BERTHA R TR			500 SAGE RD





# HUMBOLDT GIS PORTAL

## General Plan Update

[ONLINE HELP](#)
[COMMENTS](#)

Default Layers | [Planning Commission Recommendation](#) | [Current General Plan](#) | [Alternative A](#) | [Alternative B](#) | >>

**Mapping**

**Search**

[Click here to log in](#)

[Layers](#)

[Legend](#)

**General Plan Alternatives 4/0**

- ☒ Planning Commission Recommendation
- ☐ Alternative A
- ☐ Alternative B
- ☐ Alternative C
- ☐ Alternative D

**Current General Plan**

- ☐ Zoning
- ☐ Current GP Land Use
- ☐ Zoning Color

**Land Use**

- ☒ Parcels
- ☐ Coastal Zone Boundary
- ☐ Urban Study Areas
- ☐ Williamson AG Preserves
- ☒ Public Lands

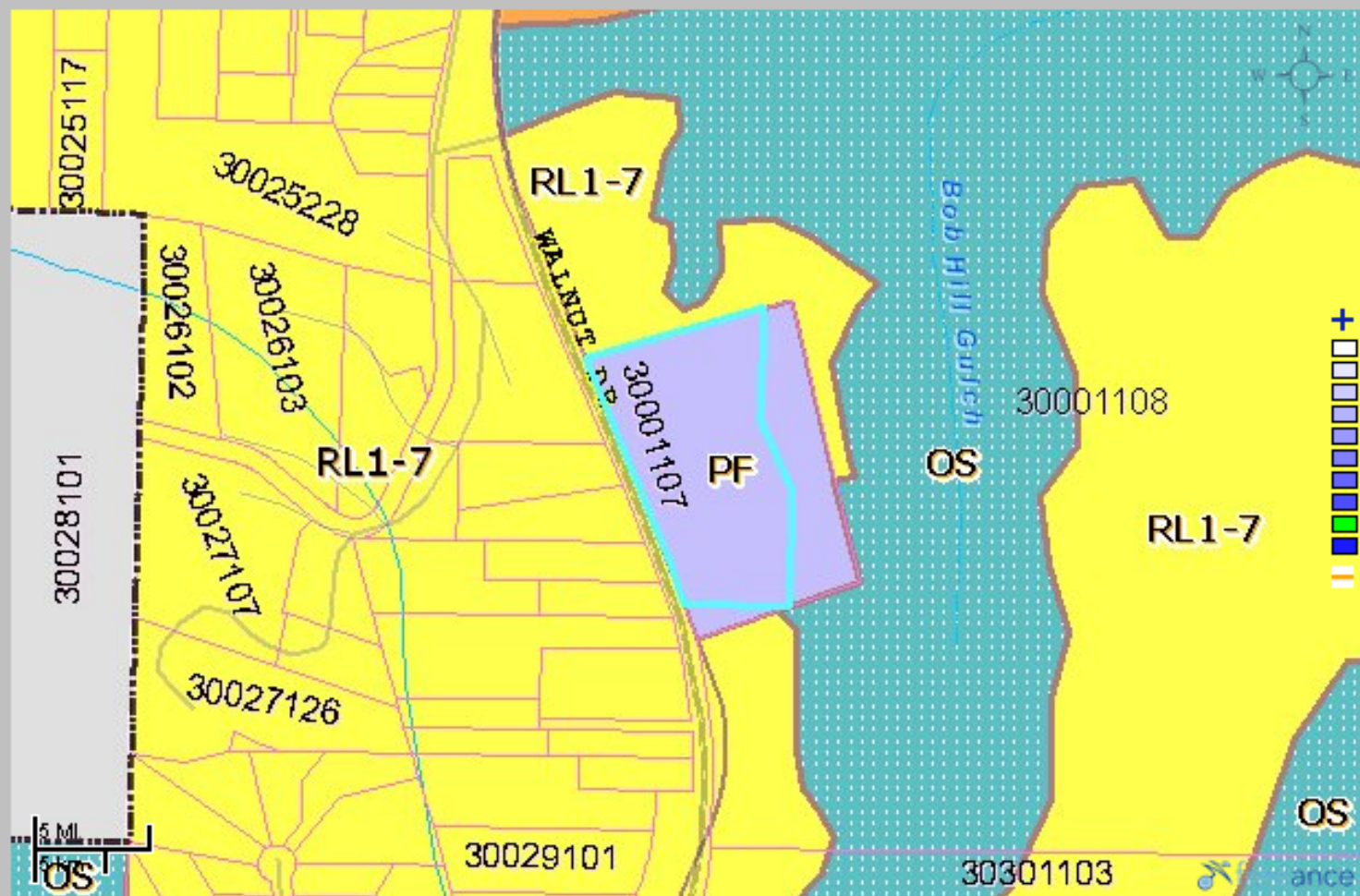
**Water Resources**

- ☐ Planning Watersheds
- ☒ Blue Line Streams
- ☐ Urban Study Areas
- ☐ Community Service Districts

**Hazards**

- ☐ FEMA Flood Zones
- ☐ Airport Compatibility Zones

[Site Information](#)



	[APN]	[OLDAPN]	[TRANDATE]	[TRA]	[SITCITY]	[PORTION]	[TRACT]	[GEN_PLAN]	[ZONING]
1	<a href="#">30001107</a>		2011-08-30	81061.0	EUREKA			PF (ECP)	R-1*(P)

[Prev](#) Current Page: 11 out of 11 [Next](#)

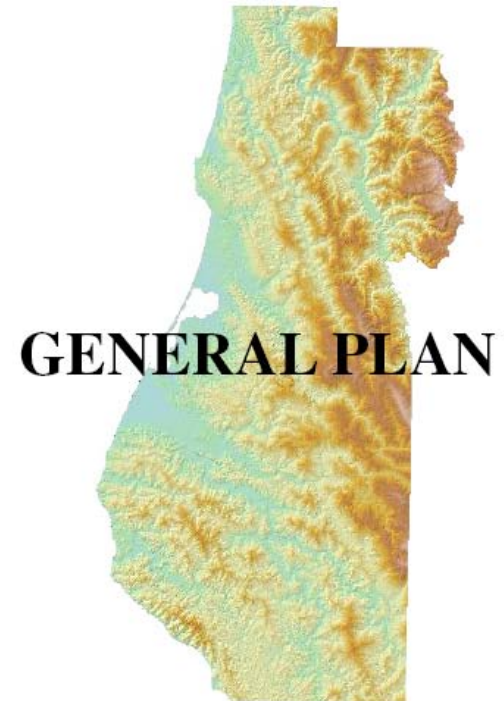
[Clear Results](#)



# Where are we now?

- **Draft Plan and DEIR review timeline:**
  - **June 12, 2012**  
**Board of Supervisors**  
**Introductory meeting**
  - **June 15, 2012**  
**Public Comments Due**
  - **June 18, 2012**  
**Board of Supervisors**  
**GP begins the policy**  
**hearings**

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Humboldt County General Plan Update  
Draft Environmental Impact Report

SCH# 2007012089

April 2, 2012

# Board Review Process/Timeline

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## **Board review dates:**

- June 12<sup>th</sup> – Introduction and Transmittal
- June 18<sup>th</sup> - Key issues – “short list” identification
- June 25<sup>th</sup> - Part 1, Setting/Governance and Land Use
- July 2<sup>nd</sup> - Part 2, Building Communities
- July 9<sup>th</sup> - Part 3, Resource Management
- July 16<sup>th</sup> - Part 4, Public Health and Safety
- July 23<sup>rd</sup> - Part 5, Maps and Community Plan Policies (includes Land Use Classifications)

# Humboldt County General Plan

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