

**HUMBOLDT** 21st  
Century



**GENERAL PLAN**

**Humboldt County General Plan Update  
Planning Commission Hearing Draft**

March 17, 2009

**Plan Alternatives  
Key Issues and Comparison**

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## Using the Key Issues and Comparison Charts

The following charts are designed to assist the public and Planning Commission with the process of reviewing the hearing draft plan. The charts can be used to provide guidance for revising the draft plan and formulating recommendations that will be forwarded on to the Board of Supervisors for final adoption.

There are two sets of charts; the “Summary of Key Issues and Review of Alternatives” and the “Plan Alternative Comparison Charts”. The first chart identifies the key topics and major policy issues within each Element. This chart is intended to provide a broad overview of the issues the Plan needs to address and the range of alternatives. The second chart provides a detailed comparison of the goals, policies, standards and implementation measures for each plan alternative. Together these charts provide the big picture and the details necessary to consider alternative policy approaches for the key topics and issues of the General Plan.

The four Plan Alternatives are described below:

- **Plan Alternative A** accommodates growth by promoting infill and by focusing growth in urban areas with adequate services. The alternative increases protection of resource production lands, and is considered the “environmentally superior” alternative. This alternative is generally more prescriptive, and has more detailed and specific policy sets associated with it.
- **Plan Alternative B (Proposed Plan)** balances protection of resource lands with the need for residential development through focused development, appropriate urban expansion, and incentive-based clustering policies to encourage conservation of resource production lands.
- **Plan Alternative C** is a higher growth and less regulatory alternative providing additional residential capacity. This alternative, particularly in rural areas, increases the amount of land planned for residential estate and rural residential uses. This alternative is generally less prescriptive, and has policy language that is more flexible.
- **Plan Alternative D** is the existing 1984 Framework Plan.

## Summary of Key Issues and Review of Alternatives Charts

These charts identify the topics and associated key issues for each chapter in the Planning Commission Hearing Draft General Plan. Additionally a comparison is provided for how the key issues are addressed by each Plan Alternative.

The first column in the chart identifies the **Key Topics and Issues** addressed by the chapter. The topic is identified by bold text followed by a brief description. The key issues follow in the form of a question.

The four columns to the right of the **Key Topics and Issues** describe how the issue questions would be addressed by each alternative and the corresponding goals, policies, standards and implementation measures that would support them.

## Plan Alternative Comparison Charts

These charts are designed to assist in the comparison of the Goals, Policies, Standards and Implementation Measures for each of the four Plan Alternatives and determine if the Preferred Plan (Plan Alternative B) adequately addresses the key issues for Humboldt County.

The Planning Commission can look to Plans A, C and D and recommend moving individual selections into B on a case by case basis. These recommendations will be reflected in the revised draft General Plan that will be forwarded on to the Humboldt County Board of Supervisors.

**The charts are organized in four columns as follows:**

**Plan Alternative:** This column indicates which Plan Alternative is represented by the information in the row. Sometimes the information will reflect more than one of the Plan Alternatives. When there is a "B" in this column it means that the Goal, Policy, Standard or Implementation Measure is currently included in the Planning Commission Hearing Draft of the General Plan.

**Goal, Policy, Standard or Implementation Measure:** This column holds the full text of the Goals, Policies, Standards and Implementation Measures for all of the Plan Alternatives. There is space provided beneath each item that can be used by the Planning Commissioners and the public to write comments.

**Staff Remarks and Implementation:** In this column acronyms are used to indicate the various pathways by which the policy will be put into action.

**Iss** = Policy will provide guidance for positions of the Board of Supervisors on issues that are not within the direct land use jurisdiction of the County but have the potential to affect the county's interests. An example would be positions taken on pending state legislation.

**Leg** = Policy will guide land use legislative actions taken by the Planning Commission and Board of Supervisors. Examples include General Plan Amendments, Zone Reclassifications and Land Use Ordinances.

**Prog** = Policy will implement or guide a County program that requires staffing and funding. Examples would be a local housing rehabilitation program operated through state grants or an assistance program for self-help permit applicants.

**QJ** = Policy will control quasi-judicial land use actions of the Planning Commission and Board of Supervisors. These policies apply to the discretionary review of projects; for example, Conditional Use Permits.

- Min** = Policy will control ministerial actions of the County; for example issuance of building permits and zoning clearance certificates.
- S** = Policy is further defined or measured by a specific Standard identified in the applicable Element. These notes have been included to help understand the practical effect of the policy.
- IM** = Policy is implemented through a specific Implementation Measure identified in the Element

This column also includes symbols that indicate if the policy is part of the General Plan's Climate Action Plan, Open Space Action Plan, or is a mitigation measure of the Environmental Impact Report.

 = Component of Climate Action Plan

 = Component of Open Space Action Plan

 = EIR Mitigation Policy

**Position R, M, D:** The "Position" column will be used to poll the Planning Commissioners on their preferences for what should be in the preferred plan by placing a letter corresponding with one of the following actions Retain, Delete or Modify for each goal, policy, standard, and implementation measure.