

# COUNTY OF HUMBOLDT

AGENDA ITEM NO.

For the meeting of August 18, 2009

Date: August 11, 2009  
 To: Board of Supervisors *Kirk Girard*  
 From: Kirk Girard, Director of Community Development Services  
 Subject: Continued Public Hearing on the Adoption of the 2009 Update of the Housing Element of the County's General Plan.

### RECOMMENDATIONS:

1. Open the public hearing.
2. Receive a staff report and supplemental materials, including responses to items requested by the Board.
3. Continue the item to a special meeting on Friday, August 21, 2009

### DISCUSSION:

At the meeting on this item on July 28, 2009, staff presented to the Board the 700+ page staff report for the Housing Element and support materials. At the meeting, the Board accepted public comment on the project, asked questions of staff, and identified additional items for staff to respond to before the meeting on August 18. While the requested staff response is not yet complete, one item warrants an expedited delivery, and is attached to this staff report: the Key to the Alternatives Comparison Chart. (Responses to the remainder of the items will be presented before the meeting on August 18, 2009.)

### ATTACHMENTS:

1. Key to the Alternatives Comparison Chart

Prepared by Michael Richardson CAO Approval \_\_\_\_\_  
 Michael Richardson, Senior Planner

REVIEW: Auditor \_\_\_\_\_ County Counsel \_\_\_\_\_ Personnel \_\_\_\_\_ Risk Manager \_\_\_\_\_ Other \_\_\_\_\_

TYPE OF ITEM: BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT  
 \_\_\_\_\_ Consent Upon motion of Supervisor  
 \_\_\_\_\_ Departmental Seconded by Supervisor  
 Public Hearing And unanimously carried by those members present,  
 \_\_\_\_\_ Other \_\_\_\_\_ The Board hereby adopts the recommended action  
 contained in this report.

### PREVIOUS ACTION/REFERRAL:

Board Order No. K2

Dated: \_\_\_\_\_  
Kathy Hayes, Clerk of the Board

Meeting of: 7/28/2009

By: \_\_\_\_\_

## Attachment 1

### Key to Using the Alternative Comparison Charts

These charts are intended to assist with the evaluation of the various the plan alternatives by providing a detailed comparison of the goals, policies, standards and implementation measures for each plan alternative. The chart is organized in four columns as follows:

**Column 1: Plan Alternative:** This column indicates which Plan Alternative (A, B, C or D) contains the Goals, Policies, Standards or Implementation measures shown in the next column to the right (Column 2). Sometimes the information will reflect more than one of the Plan Alternatives. 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.

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.


**Column 2: 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 for tracking the decision making process. The strikethrough and underlined text represents changes recommended by the Planning Commission.

**Column 3: Planning Commission (PC) Position, Remarks, Implementation:** This column provides the Planning Commission recommendation for each of the alternative Goals, Policies, Standards and Implementation Measures by placing a letter corresponding with one of the following actions Retain, Delete or Modify. Many of the policies also have remarks and implementation measures entered In this column, which use acronyms 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

**Column 4: Position R, M, D:** The "Position" column will be used to poll the Board members on their preferences for what should be in the preferred plan. The same lettering convention in Column 3 will be applied: Retain, Delete or Modify.