



COMMUNITY DEVELOPMENT SERVICES  
PLANNING DIVISION  
COUNTY OF HUMBOLDT

<http://co.humboldt.ca.us/CDS/Planning>

HUMBOLDT COUNTY PLANNING COMMISSION  
GENERAL PLAN UPDATE

MEETING OF SEPTEMBER 17, 2009

### Recommended Commission Agenda

At the August 20th meeting, your Commission addressed remaining issues of the Section 4.2 – Growth Planning, completed an initial review of Section 4.3 – Urban Lands, and requested staff to come back with several modified policies for further Commission consideration. For tonight’s meeting staff recommends that the Commission:

1. Complete review and straw voting on Chapter 4, Sections 4.2 – Growth Planning and 4.3 – Urban Lands.
2. Review and straw vote on Chapter 4, Section 4.4 – Rural Lands
3. Accept public input as the Commission may warrant appropriate
4. Continue the hearing to October 15<sup>th</sup> or other suitable date.

### Response to Commissioner Requests

This section contains Staff responses to the items raised by Commissioners during the August 20th meeting.

Commissioner Requests	Staff Response
Come back with additional Alts for GP-P10	Suggested alternative language will be provided at the meeting for GP-P10.
Rework UL-P18 - traffic calming	See Supplemental 2 for revised wording.
Add marijuana policy	See Supplemental 2 for added policy UL-P21
Rework UL-S5 – Adult Entertainment	See Supplemental 2 for comments and discussion
Rework UL-S6 per Mary’s draft	See Supplemental 2 for Commissioner Gearheart’s wording
Rework UL-IM6 re: non-conforming uses	See Supplemental 2 for alternate wording.
Rework IM9 into IM2 re: build-to lines	See Supplemental 2. IM9 is suggested to be deleted.

**Supplementals:**

Supplemental 1: PC mark-up of Growth Planning, Section 4.2 of Plan Alternatives Chart dated 8-20-09

Supplemental 2: PC mark-up of Urban Lands, Section 4.3 of Plan Alternatives Chart dated 8-20-09

Supplemental 3: Public Comments


Supplemental 1: PC mark-up of Growth Planning, Section 4.2 of  
Plan Alternatives Chart dated 8-20-09



## Plan Alternatives Comparison Chart

### Section 4.2 Growth Planning – PC Markup 8-20-09





Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R, M, D
				<b>4.2.3 Goals</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-G1. Land Inventory and Service Availability.</b> An adequate supply of vacant land with readily available urban services to accommodate a wide variety of industrial, commercial and residential development opportunities necessary for growth.		<b>R</b>
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2632.</b> To accommodate expected population growth and the resulting urban development, while achieving maximum efficiency in the provision of orderly and economic services with the least adverse effect on the environment.		<b>D</b>
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-G2. Community Planning Areas.</b> Sufficient development emphasis and public investment in Urban Development Areas to create expanding commerce and housing opportunities, economically viable urban services and conservation of open space and resource lands-		<b>R</b>
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-G3. Timed Development and Infrastructure Investments.</b> Development policies and financing mechanisms that support economically viable commercial, industrial and residential developments timed with infrastructure improvements and expansion of urban services.		<b>R</b>


Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612</b> To maximize the opportunity for local community involvement in planning, to develop an internally consistent General Plan, and to meet the specific planning needs of individual communities, while giving due consideration to individual property rights.		<b>D</b>
				<b>Policies</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P1. Maintain Community Plans.</b> Periodically update Community Plans to ensure they meet the specific planning needs of individual communities and that demographic, land use, and <u>municipal</u> service information remains current.	Leg, Prog, S1-2, IM1-4	<b>R</b>
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612.2.</b> Community Plans shall provide adequate information for the public to participate in the preparation and review process.		<b>D</b>
			<b>D</b>	<b>2612.3.</b> Community plans shall be internally consistent with the goals, policies, standards, and implementation programs of the Framework Plan.		<b>D</b>
			<b>D</b>	<b>2612.4.</b> Internal consistency does not preclude variations in the application of policy where adequate findings of local conditions and need are made.		<b>D</b>
			<b>D</b>	<b>2612.5.</b> Community plans shall identify the boundaries between urban and rural development.		<b>D</b>
			<b>D</b>	<b>2612.6.</b> Community plans shall apply Framework Plan policies in greater detail.		<b>D</b>


Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
			D	2612.7. Where existing Community Plans do not include the entire Community Planning Area, the appropriate policies of Volume I (Framework) shall apply until a revised plan is adopted for <u>those</u> areas.		D
			D	2612.8. Community plans shall address the needs and standards for cottage industries within the urban development area; in addition, standards for rural areas will be refined.		D
			D	2612.9. The Community Plan process shall provide for the integration of city plans into the County General Plan.		D
A	B			<b>GP-P2. Urban Development Areas.</b> Establish and maintain Urban Development Areas within Community Plan Areas to reflect areas that are served with existing or planned to be served with public wastewater systems.	Leg, Prog, S4, IM2 	R
				COMMENTS:		
			D	2633.1. An urban development area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be <u>established</u> and should follow geographic land features.		D
			D	2633.5. The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan		D
	B	C		<b>GP-P3. Urban Levels of Development.</b> Lands located within the Urban Development Area are intended to be <u>developed</u> at a density of one or more dwelling units per acre.	Leg, QJ, S4, S8, IM2	M
				COMMENTS: See Alt. wording below		
A				<b>GP-P3. Urban Levels of Development.</b> Lands located within the Urban Development Area are intended to be developed at a density of one or more dwelling units per acre. <u>Densities of greater than one or more dwelling units per acre shall only occur within Urban</u>		MD

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<u>Development Areas.</u>		
<b>A</b>				<p><b>COMMENTS:</b> <u>Possibly offer added sentence of Alt A as separate policy:</u></p> <p><u>GP-P3.1 Densities of greater than one or more dwelling units per acre shall only occur within Urban Development Areas.</u></p> <p><u>8-20-09: After review of the new GP-P3.1 policy, the Commission decided that they liked the original " B" GP-P3 policy better and voted to delete this one.</u></p>		<b>D</b>
			<b>D</b>	<b>2633.2.</b> Lands located within the urban development area should be suitable for development at a density greater than one dwelling unit per acre, where public sewer services with necessary capacity are provided. Lands connected to public water systems shall also be considered a part of the urban development area.		<b>D</b>
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P4. Urban Service Area.</b> Urban Service Areas are located Within Urban Development Areas where sewer services are available <del>and contain existing urban development.</del>	Leg,	<b>M</b>
				<b>COMMENTS:</b>		
	<b>B</b>	<b>C</b>		<b>GP-P5. Connection to Public Wastewater Systems within Urban Service Areas.</b> All new development within Urban Service Areas shall connect to public wastewater systems.	QJ, S5, IM2 	<b>R</b>
				<b>COMMENTS:</b>		
	<b>B</b>			<b>GP-P6. Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas.</b> The utilization of on-site sewage disposal systems shall not be acceptable for new subdivisions in the Urban Development Area, unless <del>public sewer services are not available to serve the proposed subdivision and</del> the local sewer service provider provides a written statement that the <u>extension of services are physically infeasible</u> or the area is not planned for service in the service provider’s Municipal Service Review and other written long-term	QJ, S4-5, IM2, IM5 	<b>M</b>

Plan Alternative	Section 4.2 Growth Planning			Staff Remarks/ Implementation	Position R,M,D
			plans.		
			<b>COMMENTS:</b> See Alt. wording below		
<b>A</b>			<p><b>GP-P6. Use of On-Site Sewage Systems for new development within Urban Development Areas.</b> The utilization of on-site sewage disposal systems for new <u>development, including subdivisions,</u> within the Urban Development Area shall not be <u>acceptable unless the local sewer service provider provides a written statement that the extension of services are physically infeasible,</u> unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the area is not planned for service in the service provider’s Municipal Service Review and other written long-term plans.</p>		<u>D</u>
			<p><b>COMMENTS:</b>– <u>Commission again held an extensive discussion on GP-P6 on 8-20, and voted in favor of the following language:</u></p> <p><u>GP-P6. Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas.</u> The utilization of on-site sewage disposal systems shall not be acceptable for new [development, including] subdivisions in the Urban Development Area, unless <u>public sewer services are not available to serve the proposed subdivision and the Planning Commission makes specific factual findings that: 1)the extension of services are physically infeasible; or, 2) the area is not planned for service in the service provider’s Municipal Service Review and other written long-term plans; or, 3) the services are not reasonably available in a timely manner.</u></p> <p><u>8-20-09: Commission requested that this modified language become the recommended Policy for Alt B.</u></p>	<p><u>Draft modified version requested by PC 7-23-09.</u></p> <p><u>Voted in favor of this version, PC 8-20-09</u></p>	<u>M</u>
<b>B</b>			<p><b>GP-P7. Connection to Public Water Systems.</b> All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water</p>	QJ, Min, S3-5, IM2-5	<u>R</u>

Plan Alternative	Section 4.2 Growth Planning			Staff Remarks/ Implementation	Position R,M,D
			systems.		
			<b>COMMENTS:</b>		
		C	D <b>2633.4.</b> Utilization of public water services should be encouraged in the urban development area.		<u>D</u>
			<b>COMMENTS:</b>		
	B		<b>GP-P8. Urban Expansion Areas.</b> Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but <del>expected</del> <u>projected</u> to be developed to urban densities and provided with public water-and sewer services beyond the 20-year planning horizon of the General Plan-	Leg, Prog   	<u>M</u>
			<b>COMMENTS:</b> See Alt. wording below		
	A		<b>GP-P8. Urban Expansion Areas.</b> Establish and maintain Urban Expansion Areas within Community Planning Areas that <del>designate the ultimate extent of planned urban development within the County. consists of land not provided with public sewer services, but expected to be developed to urban densities and provided with public water and sewer services beyond the 20-year planning horizon of the General Plan.</del>		<u>D</u>
			<b>COMMENTS:</b>		
			D <b>2633.6.</b> An urban expansion area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features and other definitive limits, (i.e., roads, streams).		<u>D</u>
			D <b>2633.7.</b> The urban expansion area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and provided with public		<u>D</u>

Plan Alternative	Section 4.2 Growth Planning			Staff Remarks/ Implementation	Position R,M,D
			water or sewer services in the near future.		
		D	<b>2633.8.</b> The urban expansion area shall be compatible with applicable sphere's of influence, when adjacent to a city or special district.		D
		D	<b>2633.9.</b> When land within the urban expansion area is connected to a public water or sewer system such land will be removed from said area and added to the urban development area, upon Planning Commission approval. Noncontiguous additions to the urban development area shall be discouraged.		D
		D	<b>2633.11.</b> The area within and beyond the urban expansion area shall be considered rural for development purposes.		D
		D	<b>2633.12.</b> Establishment of urban development and expansion areas shall not be a commitment by the County of Humboldt to approve land divisions or other development proposals at urban densities. Rather, it establishes the maximum extension of such development.		D
	B		<b>GP-P9. Urban Expansion Area Review.</b> Review Urban Expansion Areas during Community Plan or comprehensive General Updates to determine if the boundaries reflect current conditions and community needs. The boundaries of an Urban Expansion Area shall remain fixed until modified through a General Plan amendment.	Leg, Prog 	R
			COMMENTS: See <a href="#">additional Alt. A policy wording</a> below		
	A		<b>GP-P9.1 Urban Expansion Area Review.</b> Residential density within Urban Development Areas shall be increased, in concert with water and wastewater service expansion, prior to expanding urban development into Urban Expansion Areas.		D
			COMMENTS: <a href="#">Alt A GP-P9 is re-numbered to GP-P9.1 to allow it to be considered as separate policy.</a> <a href="#">8-20-09 After much discussion, it was decided to delete 9.1</a>		
		D	<b>2633.17.</b> The Planning Department shall record and review information related to the adequacy of the development timing policies of the General Plan.		D

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
			D	2633.10. The outer boundary to the urban expansion area shall remain fixed until modified through a General Plan amendment.		D
	B			GP-P10. Conversion of Resource Lands. Lands less suitable for resource production within Urban Expansion Areas should be developed prior to the conversion of higher quality resource lands.	Leg, QJ, 	?
				COMMENTS: See Alt. wording below		
	A			GP-P10. Conversion Resource Lands. <u>Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within added to Urban Expansion Areas.</u>		?
				COMMENTS: <u>See sample mapping Supplemental 2. Edit made to clarify the policy is referring to new possible additions</u>  <u>8-20-09 Staff will come back with additional alternatives.</u>		
			D	2633.13. Lands not suited for resource production should be developed prior to the conversion of resource production lands.		D
	B			GP-P11. Evaluation of Urban Expansion Area Proposals. Public service availability, capacities, and fiscal effects shall be assessed for development proposals in Urban Expansion Areas or changes in Urban Expansion Boundaries.	Leg, QJ	R
				COMMENTS:		
			D	2633.14. Factors such as public water and sewer availability, road and street capacity, police and fire protection, proximity to educational and health facilities, and solid waste management should be assessed in urban development proposals. Fiscal impacts of new development on public facilities should also be assessed.		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<b>4.2.4 Standards</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>GP-S1. Characteristics of Community Plan Areas.</b> The Community Planning Area designation shall be applied to an area to allow greater planning detail when the Board of Supervisors finds that an analysis of the following characteristics supports the designation:</p> <ul style="list-style-type: none"> <li>A. Urban service availability</li> <li>B. Parcels suitable for development</li> <li>C. Commercial activities</li> <li>D. Access to transportation corridors</li> <li>E. Population</li> <li>F. Economic growth</li> <li>G. Local interest</li> <li>H. Service district boundaries and LAFCo adopted spheres of influence</li> <li>I. Adopted General Plans of incorporated cities.</li> </ul>		<b>R</b>
				<b>COMMENTS:</b>		
			<b>D</b>	<p><b>2614.1.</b> Community planning areas are designated for areas where local economic activities or characteristics, such as those listed below, require a greater detail in planning to guide their future development. These factors are:</p> <ul style="list-style-type: none"> <li>A. Urban service availability</li> <li>B. Parcels suitable for development</li> <li>C. Commercial activities</li> <li>D. Access to transportation corridors</li> <li>E. Population centers</li> </ul>		<b>D</b>

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				F. Population or economic growth G. Local interest H. LAFCo spheres of influence I. Adopted General Plans of incorporated cities.		
			<b>D</b>	<b>2614.2.</b> Community plans should utilize the uniform set of land use designations included in the Framework Plan.		<b>D</b>
			<b>D</b>	<b>2614.3.</b> Community plans will be based on detailed land use and public facilities information.		<b>D</b>
			<b>D</b>	<b>2614.4.</b> Community plans should include circulation and drainage, and streamside management area provisions, as discussed in the Framework Plan.		<b>D</b>
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-S2. Designation of Community Plan Areas.</b> Community Planning Areas are established for the following communities: A. Jacoby Creek B. Eureka C. Freshwater D. Fortuna E. Willow Creek F. McKinleyville G. Blue Lake H. Hydesville-Carlotta I. Fieldbrook-Glendale J. Garberville-Benbow-Redway-Alderpoint K. Avenue of the Giants (Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville) L. Trinidad-Westhaven		<b>R</b>

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				M. Orick N. Orleans O. Arcata P. Shelter Cove Q. Rio Dell-Scotia		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612.1.</b> Community plans for the non-coastal portions of the following areas shall be found in Volume II of the General Plan. Jacoby Creek Eureka Freshwater Fortuna Willow Creek McKinleyville (Update) Blue Lake Hydesville-Carlotta Fieldbrook-Glendale Garberville-Benbow-Redway-Alderpoint Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville Trinidad-Westhaven Orick Orleans Arcata Shelter Cove Rio Dell Hoopa Valley Indian Reservation	Includes Community Plan for Hoopa Valley Indian Reservation	<b>D</b>
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-S3. Public Wastewater Service.</b> Public wastewater service is defined to include service		<b>R?</b>

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				provided by cities, special districts, and public utilities.		
				<b>COMMENTS:</b> <u>Can this include private providers? Answer: The term "public utility" can include private companies that are publicly regulated; however, wastewater systems are generally required to be run by public entities.</u>		
<b>A</b>	<b>B</b>			<b>GP-S4. Urban Development Area.</b> An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services and are to be sized to provide an adequate supply of land to accommodate growth as specified in this Plan.		<b>R</b>
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2634.2.</b> "Urban development area" means land generally developed to a density of one or more dwelling units per acre. This area is typically provided with public water and/or sewer services. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands, and has an adequate supply of land as determined in the community plan areas.		<b>D</b>
			<b>D</b>	<b>2634.3.</b> "Urban development boundary" means the limit to the urban development area and includes all parcels within 300 feet of the shortest route of existing public water and/or sewer system lines with capacity to serve such .parcels.		<b>D</b>
<b>A</b>	<b>B</b>			<b>GP-S5. Urban Service Area.</b> Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.		<b>R</b>

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B			<b>GP-S6. Urban Expansion Area.</b> Urban Expansion Area means land outside and adjacent to the Urban Development Area boundary that may be appropriate for urban densities of development when further development in the urban development area is constrained by the availability of land.		R
				COMMENTS:		
			D	<b>2634.4.</b> "Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not feasible. The urban expansion area contains an adequate supply of land as determined in the community plan.		D
			D	<b>2634.7.</b> The urban expansion boundary is a fixed boundary, which contains an adequate supply of land available for urban development as determined in the community plan.		D
A	B			<b>GP-S7. Required Findings for Urban Expansion.</b> To determine when it is permissible to extend urban level development into the Urban Expansion Area, the Planning Commission shall evaluate housing demand and capacity within the Urban Development Area and public service availability and capacities for Urban Expansion Area proposals including factors such as: water and sewer availability; roads, streetlights, parks and recreation and trail capacity; police and fire protection; proximity to educational and health facilities; and solid waste management capabilities and make the following findings: A. That the amount of land available within the Urban Development Area for urban uses is insufficient to meet Housing Element goals; and,  B. <del>Public water and sewer</del> Necessary public service systems <del>have demonstrate</del> current or expansion capacity to serve the proposed addition; <del>and,-</del>  C. <del>-The addition is adjacent to the existing urban development area and will</del>		M

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<p><u>assist in the completion of an orderly and contiguous extension of urban development.</u></p> <p><u>D. Such lands can feasibly be annexed to a district providing water and wastewater service.</u></p> <p><u>E. The expansion will have a neutral or positive impact on the financing of County services.</u></p>		
				<p><b>COMMENTS:</b> <u>7-23-09: Edits per Commission discussion and to incorporate S8.</u>  <u>8-20-09: Commission liked the revised policy edits and recommends for Alternative B.</u></p>		
			<b>D</b>	<p><b>2634.5.</b> To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.</p> <p>A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market; and,</p> <p>B. Public service systems have current capacity to serve the proposed addition, if other systems are not available.</p>		
<b>A</b>	<b>B</b>	<b>C</b>		<p><del><b>GP-S8- Expansion of Urban Development.</b> Removing lands from the urban expansion area and adding them to the urban development area requires Planning Commission approval and consists of modifying the urban development boundary to include the new addition. The addition must be adjacent to the existing urban development area and assist in the completion of an orderly and contiguous extension of urban development. Such lands also require annexation to a district providing water and wastewater service.</del></p>		<b>D</b>

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS: <a href="#">Incorporated into S7 above.</a>		
			D	<b>2634.6.</b> Removing lands from the urban expansion area and adding them to the urban development area consists of modifying the urban development boundary to include the new addition. The addition should be adjacent to the existing urban development area and must assist in the completion of an orderly and contiguous extension of urban development.		D
A	B			<b>GP-S9. Urban Reserve.</b> Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities.		R
				COMMENTS:		
A	B	C		<b>GP-S10. Water Service Areas.</b> Water Service Areas are areas where sewer service is not expected but community water service is available or expected to be available. Residential estate style buildout on one to five acre lots are expected to be the dominant land use in such areas.		R
				COMMENTS:		
				<b>4.2.5 Implementation Measures</b>		
A	B	C		<b>GP-IM1. Community Plans and Boundaries.</b> <del>Periodically r</del> Review and revise community plan boundaries and policies to ensure compatibility with community needs as a part of updates to the Housing Element.		M

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS: <a href="#">Edit per PC</a>		
A	B			<b>GP-IM2. Map Urban Development Areas.</b> Identify and map urban development areas for all community plan areas with <del>in</del> existing or planned public wastewater systems. Planning for urban development areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		M
				COMMENTS: <a href="#">Minor edit</a>		
A	B			<b>GP-IM3. Map Urban Expansion Areas.</b> An urban expansion area may be identified and mapped for communities with <del>in</del> defined urban development areas. Boundaries to these areas shall also be established contiguous to urban development areas and should follow geographic land features and other definitive limits, (i.e., roads and streams). Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		M
				COMMENTS: <a href="#">Edit per PC</a>		
A	B	C		<b>GP-IM4. Map Water Service Areas.</b> Identify and map water service areas for all Community Plan Areas with <del>in</del> existing or planned public water systems. Planning for water service areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		M


Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS: <a href="#">Minor edit</a>		
A	B			<b>GP-IM5. Urban Service Coordination.</b> Coordinate with special districts, cities, public utilities, and LAFCo in the establishment of urban development areas, urban expansion areas, and water service areas.		R
				COMMENTS:		

Supplemental 2: PC mark-up of Urban Lands, Section 4.3 of Plan Alternatives Chart dated 8-20-09

## Plan Alternatives Comparison Chart


### Section 4.3 Urban Lands – PC Markup 8-20-09


Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				Note: Alternative D (Existing Plan) does not address these issues except at community plan level. See Growth Planning Section 4.1 for Alt D policies on urban development areas.		
				<b>4.3.3. Goals</b>		
A	B	C		<b>UL-G1. Urban Development Areas.</b> Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and service.		<u>R</u>
				COMMENTS:		
A	B			<b>UL-G2. Design and Function.</b> Aesthetically appealing Urban Development Areas designed and planned for convenient access to work, shopping, recreation and neighborhoods.		<u>R</u>
				COMMENTS: See Alt. wording below		
		C		<del>UL-G2. Design and Function. Urban Development Areas planned for convenient access to work, shopping, recreation and neighborhoods.</del>		<u>D</u>
A	B			<b>UL-G3. Unique Identity of Towns.</b> Communities with mixed use neighborhoods and town centers, serving as the community focal point and center for commerce, recreation and social interaction.	<u>corrected typo</u>	<u>R</u>



Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B			<b>UL-G4. Community Character.</b> Development design and density within Urban Development Areas that preserves and enhances existing community character and identity.		R
				COMMENTS:		
				<b>4.3.3. Policies</b>		
A	B	C		<b>UL-P1. Urban Development Areas.</b> The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.	Leg 	
				COMMENTS:		
	B	C		<b>UL-P2. Streamlined Subdivision Approval.</b> The County shall streamline the approval process for subdivisions located in designated Housing Opportunity Zones within Urban Development Areas.	Prog, QJ, H-S8, UL-IM1, H-IM1	R
				COMMENTS:		
	B	C		<b>UL-P3. Streamlined Approval of Business Expansion.</b> The County shall streamline the approval process for business development in designated Neighborhood Centers, Town Centers and Business Opportunity Zones. <del>Home based businesses and cottage industries meeting performance standards shall be principally permitted in all residential zones.</del>	Prog, QJ, Min, S-3, IM-2, IM-3	M

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS: <u>P4 – language more appropriate.</u>		
A	B	C		<b>UL-P4. Support for Micro and Small Business Development.</b> The County shall review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development within Urban Development Areas.	Leg, Prog. QJ, Min, IM-4	R
				COMMENTS:		
A	B			<b>UL-P5. Community Identity.</b> Preserve community features that residents value and create development that compliments or adds to community identity and character.	QJ, Min, S-2, S-4, S-5, IM-12, IM-13	R
				COMMENTS:		
A	B	C		<b>UL-P6. Mixed-Use Zoning.</b> Utilize mixed-use zoning to help create town centers that are community focal points. The mixed-use zone shall promote higher density urban housing in concert with retail commercial uses, day care centers, and shopfronts, and shall include an abundance and variety of open spaces.	Leg, QJ, Min, S-2, IM-2	R
				COMMENTS:		
A	B			<b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall: A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors, <u>and in other designated areas, as long as residential use is subordinate to commercial uses.</u> B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options.	Leg, QJ, Min, S-2, IM-2	M


Plan Alternative	Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	<p>C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance.</p> <p>D. Encourage and provide incentives for the following design characteristics:</p> <ol style="list-style-type: none"> <li>1) Pedestrian-oriented scale and character.</li> <li>2) Orientation of buildings toward the street or central open space areas rather than parking lots.</li> <li>3) Parking areas to the side or rear rather than between buildings and the street edge.</li> <li>4) Placement of buildings that create a central open space, or plaza, where passive activity can occur.</li> <li>5) Transparent ground-level façades designed for pedestrian-oriented sidewalks.</li> <li>6) <u>Landscaped pedestrian walkways.</u></li> </ol>		
	<p><b>COMMENTS: See Alt. wording below</b></p>		
C	<p><del><b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall:</del></p> <ol style="list-style-type: none"> <li><del>A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.</del></li> <li><del>B. Reduce the County's off-street parking requirements to encourage new business development and to reflect multi-modal access options.</del></li> <li><del>C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance.</del></li> <li><del>D. Encourage and provide incentives for the following design characteristics:</del> <ol style="list-style-type: none"> <li><del>1) Pedestrian oriented scale and character.</del></li> </ol> </li> </ol>		<u>D</u>

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				<p>2) <del>Orientation of buildings toward the street or central open space areas rather than parking lots.</del></p> <p>3) <del>Parking areas to the side or rear rather than between buildings and the street edge.</del></p> <p>4) <del>Placement of buildings that create a central open space, or plaza, where passive activity can occur.</del></p> <p>5) <del>Transparent ground level façades designed for pedestrian-oriented sidewalks.</del></p>		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<p><b>UL-P8. Neighborhood Connectivity.</b> Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space areas. The subdivision ordinance shall specify standards and limitations for cul-de-sacs, <del>and</del> dead end roads, <u>and block sizes.</u></p>	<p>Leg, QJ, IM-7, C-P25, C-P26, C-S7, C-IM12</p> 	<b>M</b>
				<b>COMMENTS:</b>		
	<b>B</b>			<p><b>UL-P9. Historic Structures.</b> Encourage historic structures <u>resources</u> to be retained and restored to serve as focal points of neighborhoods and communities.</p>	QJ, Min, S, IM	<b>M</b>
				<b>COMMENTS: See Alt. wording below</b>		
<b>A</b>				<p><del><b>UL-P9. Historic Structures.</b> Historic structures assets listed in, or determined to be eligible, for listing in the California Register of Historical Resources shall be retained to serve as focal points of neighborhoods and communities. Rehabilitations, alterations and re-location shall be conducted to avoid substantial adverse change in the historical significance of the</del></p>	Protection of historic resources more fully addressed	<b>D</b>

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				<del>structure.</del>	in Chap. 10.6	
				COMMENTS:		
A	B			<del>UL-P10. Siting of Garages.</del> Encourage the placement and design of garages to make them subordinate to the house from a streetscape view.	QJ, Min	D?
				COMMENTS: 8-20-09: Merge P10 with P15 and P16 into one policy.		
A	B			UL-P11. Natural Amenities. Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.	QJ, Min	<u>R</u>
				COMMENTS:		
	B			UL-P12. Design Review. Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.	QJ, Min, IM-8 	<u>R</u>
				COMMENTS: See Alt. wording below		
A				<del>UL-P12. Design Review.</del> Development within designated Design Review overlay zones, <del>Town Centers and all major subdivisions within Urban Development Areas</del> shall undergo design review consistent with an adopted Design Review Ordinance.		<u>D</u>
				COMMENTS:		

Plan Alternative		Section 4.3 Urban Lands		Staff Remarks/ Implementation	Position R,M,D
A	B		<p><b>UL-P13. Big Box Design.</b> Large format (“Big Box”) establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area. <del>The appearance of a large monolithic block shall be avoided by dividing the space into separate rooms or buildings, or breaking the mass of the façade.</del></p>	<p>Leg, QJ, Min, S-4, IM-13</p> 	M
			<p>COMMENTS:</p>		
A	B		<p><b>UL-P14. Adult Entertainment Establishments.</b> Adult entertainment establishments shall be limited to areas where they will not conflict with schools <u>or other areas where children congregate</u>, and identify standards to ensure they will be compatible with neighboring uses. <del>Adult entertainment establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.</del></p>	<p>QJ, Min, S-5, IM S, IM-14</p> 	M
			<p>COMMENTS: <u>Need PC to confirm language.</u></p>		
A	B		<p><b>UL-P15. Pedestrian-Friendly Streetscape.</b> Encourage streetscape and pedestrian oriented residential design with front porches, <del>front gardens</del>, and windows overlooking front yards and sidewalks.</p>	<p>QJ, Min, S-6</p>	M
			<p>COMMENTS:  <b>8-20-09: Merge P10 with P15 and P16 into one policy:</b>  <u>UL-P15. Pedestrian-Friendly Streetscape. Encourage streetscape and pedestrian oriented residential design by using techniques such as:</u>  <u>1. Windows overlooking front yards and sidewalks.</u>  <u>2. Using alley systems or courtyards to minimize driveways facing the street.</u>  <u>3. Make the placement and design of garages subordinate to the house from a streetscape view.</u></p>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
A	B			<del>UL-P16. Alleys.</del> Encourage the use of an alley system and courtyards to minimize driveways facing the street.	QJ, Min	D?
				COMMENTS: 8-20-09: Merge P10 with P15 and P16 into one policy. <u>See P-15 above. Need PC to confirm language.</u>		
A	B			UL-P17. High Density Uses Near Parks. The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.	Leg	R
				COMMENTS:		
A	B	C		UL-P18. On-Street Parking Areas as Traffic Calming. On-street parking should be allowed on local roads and minor collectors to reduce the need for off-street parking and to assist in traffic calming where appropriate.	QJ, Min, IM	M
				COMMENTS: <u>8-20-09:</u> <del>UL-P18. On-Street Parking Areas as Traffic Calming. On-street parking should be allowed on local roads and minor collectors to reduce the need for off-street parking and to assist in traffic calming where appropriate.</del>  <u>UL-P18. Traffic Calming. Traffic calming measures which emphasize pedestrian safety and convenience should be considered for all urban roadway designs. Traffic calming measures include chicanes, curb extensions,, traffic circles,</u>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
A	B			<b>UL-P19. Underground Utilities.</b> Encourage and assist in undergrounding existing utilities.	Prog, QJ, Min	<b>R</b>
				COMMENTS:		
	B			<b>UL-P20. Landscaping.</b> All designs <u>shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety-screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.</u>	QJ, Min, S, IM 	<b>M</b>
				COMMENTS: See Alt. wording <b>below</b>		
A				<del><b>UL-P20. Landscaping.</b> All designs shall screen or soften the visual impact of new development through the use of landscaping that incorporate native species, other plants common to the area, known fire resistant plants, and drought tolerant plants.</del>		<b>D</b>
				COMMENTS:		
				<b>UL-P21. Marijuana Cultivation.</b> <u>Commercial marijuana cultivation shall not be an acceptable use in residential areas.</u>		
				COMMENTS: 8-20-09: Added to address Commission concerns, in a manner that is consistent with Prop 215. May warrant additional discussion.		
				<b>4.3.4. Standards</b>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	B	C		<b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas should offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses.		R
				<b>COMMENTS:</b> See Alt. wording below		
A				<del><b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas shall offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses. <u>New development shall strive to achieve a balance between employment and housing.</u></del>		D
				<b>COMMENTS:</b>		
A	B			<del><b>UL-S2. Central Open Space Standards in Commercial and Mixed-Use Areas.</b> A plaza should be bounded by streets on at least three sides and shall front on a main street. Where new commercial and/or mixed use developments are proposed on lots greater than 5 acres, central open space shall have a minimum area of 20,000 sq ft.</del>		D
				<b>COMMENTS:</b>		
	B	C		<b>UL-S3. Business Opportunity Zones.</b> Commercial and industrial activities proposed within designated Business Opportunity Zones shall be principally permitted if they conform to applicable performance standards.		R
				<b>COMMENTS:</b>		

Plan Alternative		Section 4.3 Urban Lands		Staff Remarks/ Implementation	Position R,M,D
A	B		<p><b>UL-S4. Definition of a "Big-Box" Retail Store.</b> A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.</p>		
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>UL-S5. Standards for Adult Entertainment Establishments.</b> Adult entertainment establishments shall be conditionally permitted and required to operate in conformance with explicit standards adopted by ordinance regarding; location, hours of operation, security, signage, screening, noise and lighting.</p>	M?	
			<p><b>COMMENTS: 8-20-09</b>  <a href="#">Here is an example of lawful language that limits the location of such uses from Shasta County's adult entertainment business ordinance:</a>  <u>E. Regulation of Location.</u>  <u>1. In those land use districts where the "adult entertainment" businesses regulated by this section would otherwise be permitted uses, it shall be unlawful to establish any such "adult entertainment" business if the location is:</u>  <u>a. Within five hundred feet of any area zoned for residential use, or</u>  <u>b. Within one thousand feet of any other "adult entertainment" business, or</u>  <u>c. Within one thousand feet of any public or private school, park, playground, public building, church, any noncommercial establishment operated by a bona fide religious organization or any establishment likely to be used by minors;</u></p>		

Plan Alternative	Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D	
	<p><u>2. The "establishment" of any "adult entertainment" business shall include the opening of such a business as a new business, the relocation of such business or the conversion of an existing business location to any "adult entertainment" business use.</u></p> <p><u>Regarding signage, an example from Monterey County of legally acceptable language addressing inappropriate content:</u></p> <p><u>E. Public Display of Certain Matter Prohibited.</u></p> <p><u>Adult entertainment facilities shall not display or exhibit any material depicting specified anatomical areas or specified sexual activities in a manner which exposes said material to the view of persons outside the building in which said facility is located.</u></p> <p><u>Staff suggests these details be left to the ordinance phase called for in UL-IM14. Alternately, these examples could be added to the implementation measure description with the wording "such as..."</u></p>			
A	B	<p><b>UL-S6. Landscaping Standards.</b> Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <p>A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.</p> <p>Not more than 25% of the landscaped area shall be covered by <u>areas which</u></p>		M

Plan Alternative	Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	<p><del>do not include plants non-living materials (e.g., rock, pavers, bark, etc.)</del></p> <p>B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.</p> <p>C. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.</p>		
	<p><b>COMMENTS:</b></p> <p><b><u>8-20-09:</u></b> Commissioner Gearheart provided the following suggested language:</p> <p>Landscaping shall be ....</p> <p>A. The landscape plan shall be drawn to scale and show all existing trees on the property and indicate the size and location of those being removed. The plan shall indicate the exact location, number; scientific name, common name, and container size of all proposed planting. The use of native and fire resistant species is encouraged where appropriate.</p> <p>B. Landscape design should minimize the area of impervious surfaces to reduce runoff.</p> <p>C. Crushed rock, redwood chips, pebbles and similar materials shall be allowed up to 15 percent of the total required landscape area.</p> <p>D. The landscape plan shall include measures for protection of existing topsoil</p>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				<p>when developing a property for construction.</p> <p>E. All landscaped areas for commercial, industrial and multi-family projects shall include an automatic irrigation system.</p> <p>F. Plant materials shall be replaced as needed to ensure compliance with approved landscape requirements.</p>		
				<b>4.3.5 Implementation Measures</b>		
A	B	C		<del>UL-IM1. Streamlined Subdivision Approval. Designate Housing Opportunity Zones within Urban Development Areas following Housing Element guidelines and apply streamlined subdivision approval processes consistent with Housing Element policies.</del>		D
				COMMENTS:		
A	B			<b>UL-IM2. Neighborhood and Town Centers.</b> Prepare a Neighborhood and Town Center ordinance and establish Neighborhood and Town Center areas by zoning overlay during General Plan Updates and Community Planning processes. Develop figures in the implementing ordinance to demonstrate design principles; for example, how to orient commercial and mixed-use buildings toward the street or the central open space areas.		R
				COMMENTS:		
	B	C		<b>UL-IM3. Business Opportunity Zones.</b> Create a Business Opportunity Zone Overlay designation with associated performance standards and apply the zoning overlay to specific areas or properties within Community Planning Areas to stimulate commercial and industrial development and job growth. Candidate areas shall include business and		R

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				industrial parks, underutilized or vacant industrial and commercial land.		
				<b>COMMENTS:</b>		
A	B	C		<b>UL-IM4. Micro and Small Business Development Standards.</b> Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development in residential zones.	Need to identify standards	R
				<b>COMMENTS:</b>		
A	B	C		<b>UL-IM5. Sites for Commercial Development.</b> Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.		R
				<b>COMMENTS:</b>		
A	B	C		<b>UL-IM6. Revisions to the Non-Conforming Use and Structures Standards.</b> Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to grant more flexibility for continuing compatible mixed uses in Urban Development Areas.		M
				<b>COMMENTS:</b> <u>8-20-09 staff to provide alternative wording:</u> <b>UL-IM6. Revisions to the Non-Conforming Use and Structures Standards.</b> Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to <u>grant <del>provide more</del> flexibility for continuing <del>compatible mixed buildings and</del> uses in Urban Development Areas <u>where they are found to be compatible with the neighborhood.</u></u>		
A	B			<b>UL-IM7. Review and Update the Subdivision Ordinance.</b> Comprehensively review and update the Subdivision Ordinance and incorporate circulation and design standards		R

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				consistent with the policies of this Plan.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM8. Review and Update Design Review Ordinance and Areas.</b> Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.		R
				<b>COMMENTS:</b>		
A	B			<del><b>UL-IM9. Establish Build To Lines.</b> Promote a more uniform commercial streetscape by establishing build to lines rather than setback lines, or a combination of the two.</del>		D
				<b>COMMENTS:</b> Incorporated in <a href="#">IM2 Town Center</a>		
A	B			<del><b>UL-IM10. Establish Maximum Parking Standards.</b> In the zoning ordinance, develop standards that limit the maximum number of off-street parking spaces that can be developed in commercial and/or mixed use areas.</del>		D
				<b>COMMENTS:</b>		
A	B			<b>UL-IM11. Review and Update the Sign Ordinance.</b> Comprehensively review and update the standards for signs in the zoning ordinance.		R
				<b>COMMENTS:</b>		
A	B	C		<b>UL-IM12. Simplify the Zoning Ordinance with Illustrations and Matrices.</b> Modify the zoning ordinance to incorporate the use of illustrations and matrices to simplify communicating		R

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				allowed uses, design principals and development standards.		
				COMMENTS:		
A	B			<b>UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses.</b> Revise the zoning ordinance to incorporate standards for "big box" commercial uses.		<u>R</u>
				COMMENTS:		
A	B			<b>UL-IM14. Adult Entertainment Ordinance.</b> Develop an ordinance for adult entertainment establishments to ensure they will be compatible with neighboring uses.		<u>R</u>
				COMMENTS:		
A				<del><b>UL-IMx. Form-Based Code.</b> Adopt a form based zoning code for voluntary use in Neighborhood and Town Center areas to promote consistent streetscapes.</del>		<u>D</u>
				COMMENTS:		