



PLANNING DIVISION
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DATE: February 8, 2007
TO: Humboldt County Planning Commission
FROM: Kirk A. Girard, Director of Community Development Services
SUBJECT: **Review of Preliminary Hearing Draft of Group 1 Documents
(Part 1 of the General Plan Update)**

RECOMMENDED COMMISSION ACTION:

It is recommended that the Commission take the following actions:

STAFF RECOMMENDATIONS:

1. Open the public hearing and receive the staff report presentation.
2. Survey the audience for anyone who would like to discuss the draft chapters.
3. Deliberate on the draft chapters, and provide direction to staff on suggested modifications.

EXECUTIVE SUMMARY

In the spring of 2000, the County initiated a comprehensive General Plan Update, with a work program consisting of the following Phases:

- Phase 1: Issue Identification and Workplan for the Update
- Phase 2: Technical Background Studies
- Phase 3: Sketch Plans and Policy Alternatives
- Phase 4: Planning Commission Hearings Preliminary Plan Chapters
- Phase 5: Public Review and Adoption of the Final Plan and EIR
- Phase 6: Implementing Ordinances

This public workshop begins Phase 4 of the General Plan Update program, Planning Commission Hearings of Preliminary Plan Chapters. In this phase, preliminary chapters of the proposed hearing draft of the Plan are prepared and presented to the Planning Commission for deliberation. The Planning Commission will review the preliminary chapters to select preferred goals, policies, standards and implementation measures to be included in the Planning Commission version of the final hearing draft Plan and EIR. Chapters related by subject matter will be bundled together into distinctive Groups and reviewed by the Planning Commission according to the meeting schedule included as Attachment A.

This set of meetings will be followed by Phases V and VI, which will consist of additional public hearings before the Planning Commission and then the Board of Supervisors to receive public input, deliberate, and ultimately adopt the Final Plan, EIR and implementing ordinances. The process will begin with public review and comment on the hearing draft versions of the General Plan, EIR and implementing ordinances before the Planning Commission. The Planning Commission will receive the input and direct modifications to the hearing drafts. The Planning Commission will ultimately forward their recommended final hearing drafts to the Board of Supervisors.

The documents recommended by the Planning Commission for adoption will go through a second round of public hearing review and comment before the Board of Supervisors. Board adoption of the final versions of these documents will conclude the General Plan Update.

Group 1 Description

Group 1 includes Part 1 of the Plan that discusses the purpose, form and content of the General Plan. This includes a review of the Plan's intended uses and guiding principles (Chapter 1), the Plan development process and a reader's guide (Chapter 2). Also included are policies regarding public participation, maintenance and amendments to the Plan, and inter-governmental coordination Chapter 3).

Chapter 1

The policy choices and discussion of Chapter 1 focus on the Guiding Principles. The set of Guiding Principles that are presented in Chapter 1 are based on those that were approved by the Planning Commission and the Board of Supervisors at the end of the Sketch Plan Alternative review.

These Guiding Principles are utilized throughout the Plan to guide policy choices. They are also to be used when considering amendments to the plan.

Chapter 2

Chapter 2 provides a guide for reading and using the plan. It describes the organization of the plan, the alternatives that are presented in the plan and how to track them, the layout of a typical chapter, and the relationship of this document to other planning documents.

Chapter 3

Chapter 3 contains policies on how the County intends to administer this plan and what citizens can expect when dealing with the County on land use matters. It also provides policy guidance on amendments to the plan and inter-governmental coordination.

Proposed Planning Commission Review Process

Currently, the workshop materials are posted on the web and available for review 30 days prior to the first Planning Commission Hearing. It is recommended that the Planning Commission take comments throughout this time period, hold the public hearing workshop and make proposed revisions. Any proposed revisions will then be brought back to the Commission for review at the next available Planning Commission General Plan meeting (usually 30 days from the first meeting). The Planning Commission will continue to take comments during this process to be incorporated into the final hearing draft. If needed, a third meeting will be scheduled for review and revision of the draft materials. If we are able to keep the Planning Commission hearing schedule that was approved by the Board of Supervisors on December 5th, 2006, we will provide a 60 day review of the Final Hearing Draft in its entirety prior to the Planning Commission's final round of public hearings.

ATTACHMENTS

Attachment A: Schedule of Preliminary Planning Commission Public Hearings