



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

For the meeting of: April 12, 2011

Date: April 5, 2011
To: Board of Supervisors
From: Kirk A. Girard, Community Development Services *Kirk Girard*
Subject: Recommended Public Outreach Program for the General Plan Update and Multi-family Rezoning Program and Response to City, Service District, and Chamber of Commerce Comment Letters

RECOMMENDATIONS:

That the Board of Supervisors:

- 1) Receive staff's presentation on a recommended public outreach effort for the General Plan Update (GPU) and multi-family rezoning program.
- 2) Receive public input and deliberate.
- 3) Direct staff to implement recommended outreach efforts and respond to recent letters of concern received from cities, service districts, and chambers of commerce.
- 4) Direct the sub-committee appointed to work with the Planning Commission on the General Plan Update (Chair and Vice-chair) to oversee staff on the final design and implementation of the Board directed public outreach program.

SOURCE OF FUNDING:

The General Plan Update and multi-family rezoning program are funded by the general fund allocation to the Advanced Planning Division (BU 282) and General Plan user fees.

Prepared by *Kirk Girard*
Kirk Girard, Director

CAO Approval *Phillip Smith Hayes*

REVIEW: Auditor _____ County Counsel *UP* _____ Personnel _____ Risk Manager _____ Other _____

TYPE OF ITEM:
☐ Consent
☒ Departmental
☐ Public Hearing
☐ Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor _____ Seconded by Supervisor _____

Ayes
Nays
Abstain
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

DISCUSSION:

Staff has been having discussions internally and externally about recent letters sent to your Board from cities, service districts, and chambers of commerce expressing concerns about the General Plan Update process and in some cases the multi-family re-zoning project (letters included as Attachment 1). In this staff report, we address the principal areas of concern and make recommendations on changes to the General Plan Update process and the rezoning effort to respond to these concerns.

The primary concern expressed in the letters is inadequate public participation in the General Plan Update process pursuant to policies for public participation contained in Section 1500 of the current General Plan. With respect to public participation directives of the current General Plan, Section 1500 of the 1984 Framework General Plan (see Attachment 2) includes specific goals, policies and standards to ensure maximum public education and participation in the planning process. Many of the letters contend that Section 1500 requires the use of a Citizen Advisory Committee (CAC) to receive input from the general public and provide recommendations to the Planning Commission on the General Plan Update.

In fact, Section 1500 says CAC's should be created for matters affecting individual communities (Section 1550 (2)). The CAC's are to be formed "in the community" to advise the Planning Commission "to review and prepare recommendations on planning matters that affect their individual communities". The CAC's were intended to support the Community Plan development program of the 1984 Framework Plan, which envisioned the preparation of 18 individual community plans to complement the countywide Framework Plan. The CAC's were created for the McKinleyville Community Plan and the Eureka Community Plan. The Avenue of the Giants Community Plan did not make use of a CAC because the Board of Supervisors at the time wanted to use a different public input approach because of difficulties with the McKinleyville Community Plan process. It should be noted that existing individual community plans, per your Board's direction, are being incorporated into the General Plan Update without significant modification.

Section 1500 also allows the Planning Commission to call for the creation of other committees to advise them on special or technical planning matters. These Planning Advisory Committees (PAC's - Section 1550.2) are charged with specific tasks. Examples of PAC's include the current Williamson Act Committee and the Forestry Review Committee, and the expired Agricultural Review Committee and Surface Mining Advisory Committee.

Section 1542 places the Planning Commission at the center of the public input process for making county land use policies. Doing so fulfills one of the primary goals of Section 1500 to "provide the most direct relationship between the public and the decision makers" (Section 1533).

The GPU process has adhered to this and other policy directives of Section 1500 in the current General Plan process. The County has "maximized public education opportunities" through a variety of public forums, utilizing a multitude of public participation techniques for both topical and regional workshops, including an online public interest survey, publishing newsletters, maintaining a web site, email notification, printing public guides to the use of the plan and alternative charts, accepting invitations from organizations and agencies, and various other efforts. To date, staff has participated in over 300 meetings and workshops on the General Plan with stakeholder groups, including all the cities and service districts on various aspects of the program (see Attachment 3).

The public has had unprecedented direct access to your Board and your Board's main advisory body, the Planning Commission, which is now going into its third year of hearings on the draft General Plan. To date, they have participated in over 70 GPU public meetings and held 48 public hearings on the Planning Commission Draft document in the last two years. Per Section 1542.9, the public hearings have been organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative through the use of alternative comparison charts. Any member of the public can provide meaningful input simply by stating they support Alternative A, B, C or D. And, the public has been actively involved in providing comments to the Planning Commission on draft Plan as seen in the 538 comment letters and 877 verbal comments submitted into the record during the public hearing process.

One public participation goal that has not been met is Section 1532.4, which calls for minimizing the timeline from public input to plan adoption. The last time the County systematically reached out to cities, service districts, and communities was 2006 and 2007, just prior to the Planning Commission hearings on the Administrative Draft General Plan. Staff met with city councils, service district boards and the general public to collect input on the proposed General Plan alternatives. Our presentations and requests for input were publicly noticed items on the council and district board agendas. They generated valuable input for the Planning Commission to support their deliberations on the draft General Plan policies.

Given this long lapse of time, staff is recommending a concerted effort to reach out to cities, service districts, and communities for the GPU. In parallel with this outreach effort, staff is also recommending an outreach and education program for the multi-family rezoning effort. We believe this is warranted given widespread public interest in the rezoning program and the fact that some of the cities and service districts expressed concerns about the rezoning efforts in their recent letters to your Board.

Multi-Family Rezoning Outreach Program

Outreach would begin immediately and be designed to acquaint city councils, service district boards, and the general public with the County's multi-family rezoning program. Staff would explain state housing requirements, the multi-family site selection process and ask for participation and input. Staff could also respond to concerns raised in recent letters to your Board. Specifically, staff would provide a status report on the GPU and share plans for a comprehensive outreach program designed for your Board's review and decision-making on the General Plan. As proposed, the GPU outreach program would take place immediately after the Planning Commission finalized its recommendations to your Board and prior to your Board's public hearings on the draft General Plan.

The multi-family rezoning outreach to cities and service districts would occur as follows:

Multi-Family Zoning Outreach Steps:

Month	Steps
April	<ol style="list-style-type: none"> 1) Continue meeting with staff representatives to discuss input options and opportunities for outreach to their decision-making bodies. 2) Send letters to the mayors of all of the incorporated cities in the County to request an opportunity to be placed on a meeting agenda sometime in April, May, and June 2011. 3) Send letters to the chairs of the following service districts to request an opportunity to be on their Board agendas during the same period. <ul style="list-style-type: none"> ➤ McKinleyville ➤ Redway ➤ Garberville ➤ Glendale-Fieldbrook ➤ Humboldt Community Service District ➤ Willow Creek ➤ Humboldt Bay Municipal Water District 4) Send letters to the remaining service districts in the County extending the offer to meet with staff and attend a Board meeting at their request.
April - June	<ol style="list-style-type: none"> 1) Attend scheduled council and board meetings.

These outreach efforts will enable staff to explain the multi-family rezoning effort and receive community input. They will also provide an opportunity for input to individual Board members attending these meetings within their Districts and to the Board as a whole as the input is compiled and made a part of the official record.

General Plan Update Outreach Program

This multi-family rezoning outreach would be followed by a more comprehensive GPU outreach effort designed specifically to support your Board's review of the Hearing Draft of the General Plan as recommended by the Planning Commission.

The Planning Commission recently held a study session on February 17th to set a revised time table for their review of the draft General Plan. They increased the number of meetings dedicated to the GPU from two to three meetings per month and they moved meeting start times forward from 6:00 pm to 5:00 pm. With these and other changes to the format of the meetings, the Planning Commission plans to complete their recommendations to your Board by December 2011. The revised Planning Commission schedule is included as Attachment 4.

The Planning Commission recommendations will consist of:

- 1) Recommended draft General Plan
- 2) Recommend draft Environmental Impact Report (EIR)
- 3) Plan Alternatives Comparison Charts - documenting Planning Commission majority and minority opinions and votes on individual Plan policies

The General Plan outreach effort would commence prior to your Board's review of the Planning Commission recommendation. These outreach efforts would mirror the efforts made in 2006 and 2007 for the Planning Commission but would be designed to provide input to your Board to support your deliberations and final decision-making on the General Plan. The GPU outreach efforts would proceed as follows:

General Plan Update Outreach Steps:

Month	Steps
April – June 2011	1) Provide updates to city councils and service district boards on the status of the General Plan, the Planning Commission recommendations to-date and the opportunities for input and involvement prior to your Board's consideration of the Planning Commission recommendations.
August – October 2011	1) Hold community meetings to review proposed changes to Land Use maps in: <ul style="list-style-type: none"> ➤ Willow Creek ➤ McKinleyville/Trinidad ➤ Fortuna/Ferndale ➤ Petrolia ➤ Redway/Garberville ➤ Eureka-Arcata ➤ South Eureka
December 2011	1) Publish and distribute Planning Commission recommendations.
January 2012	1) Send letters to the mayors of all of the incorporated cities in the County to request an opportunity to be placed on a meeting agenda sometime in February and March 2012. 2) Send letters to the chairs of the following service districts to request an opportunity to be on their Board agendas during the same period. <ul style="list-style-type: none"> ➤ McKinleyville

	<ul style="list-style-type: none"> ➤ Redway ➤ Garberville ➤ Glendale-Fieldbrook ➤ Humboldt Community Service District ➤ Willow Creek ➤ Humboldt Bay Municipal Water District <p>3) Send letters to the remaining service districts in the County extending the offer to meet with staff and attend a Board meeting on a request basis.</p>
February-March 2012	<p>1) Attend scheduled council and board meetings.</p> <p>2) Advertise town-hall style public workshops in the following communities:</p> <ul style="list-style-type: none"> ➤ Willow Creek ➤ Orick ➤ Trinidad ➤ Fortuna/Ferndale ➤ Petrolia ➤ Redway/Garberville ➤ Glendale/Blue Lake ➤ Eureka-Arcata ➤ McKinleyville ➤ South Eureka
February – March 2012	<p>1) Conduct town-hall style meetings.</p>

The multi-family zoning and GPU outreach efforts will respond to the need to keep cities, service districts, and the general public informed and involved in the multi-family rezoning project and the General Plan Update process. Outreach efforts will also provide an opportunity for input to individual Board members attending these meetings within their districts. Finally, the input will be a part of the public record to support your Board's selection of alternatives and final adoption of the updated General Plan.

FINANCIAL IMPACT:

The multi-family rezoning public outreach program will increase the cost and duration of the rezoning effort. Existing county staff will complete outreach so there will be no increase in the Department's budget allocation, but delays may result in financial consequences associated with the decertification of the Housing Element and on-going Housing Element litigation. If a court of law finds the County General Plan inadequate, the County could lose rights to approve development applications, resulting in a development moratorium.

The GPU outreach program will also increase costs but will be completed by staff and not require an increase in the Department's budget.

OTHER AGENCY INVOLVEMENT:

Multiple agencies are involved in the General Plan and the multi-family rezoning effort. Staff has discussed proposed plans for additional outreach with a number of staff members from the cities and service districts that wrote recent letters to your Board.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Several alternatives merit consideration by your Board, but are not recommended for reasons discussed below.

- 1) Pause or stop the GPU process. The GPU is now in its eleventh year. More than \$3.0 million has been spent on the effort. Perhaps the most significant critique of the process is the length of time it has taken to get to the final decision-making stage. The early stages of the effort did not generate controversy but when the process entered the selection of alternatives and decision-making stages, interest groups became increasingly organized and in some cases mounted opposition campaigns with a focus on county staff and the planning process rather than the policy alternatives being considered. This is not unusual in GPU processes in California. Despite this opposition, the Planning Commission has been receiving input and making recommendations on every policy that your Board will eventually consider. If allowed to complete the work that you have assigned to them, by the end of this year your Board will have the benefit of a Planning Commission recommended hearing draft that the community can evaluate and comment upon prior to your decision-making. Stopping or pausing would delay the process and potentially threaten the ability to complete the project, particularly given the County's financial and staffing limitations.
- 2) Appoint a CAC to review the GPU. This alternative would not only require the selection and appointment of committee but would likely require a re-design of the GPU. The judgment of the Planning Commission has been informed by years of direct community input. Presumably, a CAC would want an equal level of public input, plus a thorough understanding of planning law and practices. This would take time and require thoughtful design and implementation. Additionally, as a practical matter, the Planning Commission is scheduled to finish their review in the next nine months of what has been a three-year review process. Re-directing the process at this stage would cost a significant amount of time and money at a time when the process is nearing completion. Finally, taking the draft Plan out of the hands of the Planning Commission undercuts their time and personal commitment to this project and renders moot the work they have performed to-date.
- 3) Call for the appointment of a PAC to advise on the multi-family rezones for the Housing Element. This is consistent with the provisions of Section 1550.1; such a committee would be charged with a specific list of tasks and schedule for completion. Such a committee could assist the Planning Commission in conducting a more detailed review of candidate sites and affected neighborhoods. Staff does not recommend this because it would likely prolong the length of time the Housing Element would remain uncertified, which in turn would risk legal sanctions and loss of housing program funding. However, if your Board finds the possible additional delay acceptable, such an approach would be consistent with the way the Department would typically undertake such an effort if not under the threat of litigation and sanctions.
- 4) Specify that no map changes would occur within the McKinleyville and/or Eureka community planning areas as a result of the GPU program until specifically reviewed and adopted through community level hearing and participation programs. The current GPU program design anticipates minor mapping changes within the McKinleyville and Eureka community plan amendments. Your Board has already directed that the text of the McKinleyville and Eureka community plans will not be substantially changed until a future community planning process. Staff recommends that your Board not make a decision on this alternative until after seeing the proposed map changes and receiving public input. Many of the proposed changes are supported by landowners and have not generated controversy.
- 5) Consider removing or delaying optional elements of the General Plan. At this point in the Planning Commission's review of the plan, two optional elements, the Water Resources and Energy elements, have yet to be reviewed by the Commission and could save five weeks from the current hearing schedule. The change would cause some additional work to modify documents, including the EIR. Ultimately, it would be more time and expense to return to these elements to consider their adoption at a later date.
- 6) Make no change to the programs for updating the General Plan and the Housing Element rezones. Staff believes a renewed round of public input prior to your Board's consideration of the Planning Commission's recommendations will result in improved public participation.

ATTACHMENTS:

- Attachment 1** Letters from cities, service districts, and chambers of commerce expressing concerns about the General Plan Update process
- Attachment 2** Section 1500 of the Humboldt County 1984 Framework Plan
- Attachment 3** Public Participation Events for the General Plan Update and Housing Element
- Attachment 4** Revised 2011 Planning Commission Review Schedule for the General Plan Update Hearing Draft

ATTACHMENT 1

Letters from cities, service districts, and chambers of commerce expressing concerns about the
General Plan Update process

City of Fortuna

P.O. Box 545 • Fortuna, CA 95540

www.friendlyfortuna.com

March 16, 2011

Mark Lovelace, Chairman
Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

Subject: Humboldt County General Plan Update

Dear Chairman Lovelace and Board Members,

During a special Council meeting on March 14, the City Council authorized the Mayor¹ to send this letter to the Board of Supervisor expressing the Council's concerns related to the Humboldt County General Plan Update (HCGPU) adoption process.

The City has several concerns that the HCGPU does not interface and may not be compatible with Fortuna's new General Plan. In October 2010, the City adopted the City of Fortuna's General Plan Update (GPU). Work on the Fortuna GPU was started in 2005 with coordination between the City and County staff members related to the work that had already been accomplished on the HCGPU project. However, over five years has passed and various new policies have been incorporated into the City's GPU and there have been numerous changes and revisions in the draft HCGPU. The following two examples of possible incompatibility between the City's General Plan and draft HCGPU are offered as illustrations of the City's legitimate concerns.

One example deals with future annexations. The adopted Fortuna General Plan identifies four areas that are within the City's Sphere of Influence for annexation including the Rohnerville Airport area. The City is not clear how these proposed annexations are addressed or accommodated in the draft HCGPU.

Another example is Stormwater flows and impacts. All the creeks in the water shed areas around the City of Fortuna drain through the City and the City has regulatory responsibilities concerning the quality and flow for the discharge of stormwater without any authority to regulate development or growth within these water shed areas where the stormwater is generated. The City has concerns that development in the water shed areas in the unincorporated areas around the City could have significant impacts upon the City that will need to be addressed in the future. The City is not clear how this issue is addressed in draft HCGPU.

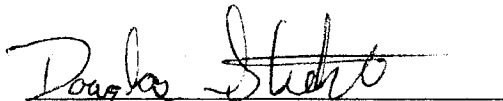
¹ Minute Order 2011-28

In addition, the Council also received input from a number of individuals. During their deliberation, the City Council expressed their concerns and requested that they be included in this letter and are summarized as follows:

The Fortuna City Council;

1. Supports the City of Eureka and their concerns about the HCGPU including their request to put a hold on the process until meaning input from the cities and districts is considered; and
2. Requests the County implement Section 1500 of the current General Plan; and
3. Requests the County either pause or stop additional revisions to the HCGPU until additional input is requested and received from the cities and districts as well as private property owners; and
4. Requests the County either pause or stop additional revisions to the HCGPU until the compatibility concerns between the City's new General Plan and the HCGPU can be reviewed and resolved including annexations and stormwater impacts.

Sincerely,


Douglas Strehl
Mayor

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



March 21, 2011

Mr. Mark Lovelace, Chairman
Humboldt County board of Supervisors
825 5th Street
Eureka, CA 95501

RE: Humboldt County General Plan Update

Dear Chairman Lovelace and Board Members,

On behalf of the City of Rio Dell City Council I would like to express our concerns related to the Humboldt County General Plan process. As I am sure you recognize the General Plan will be the basic building block for planning in the County for decades to come. It is an important document and should include the greatest amount of public input possible.

Although a great deal of time and resources have been devoted to the plan we feel the process could be enhanced by including the use of Citizen Advisory Committees as provided for in section 1550 et seq. of the current General Plan.

Sincerely,

A handwritten signature in cursive script that reads "Julie Woodall".

Julie Woodall, Mayor

Cc: Rio Dell City Council

COPY



March 25, 2011

Mr. Mark Lovelace, Chairman
Members of the Board of Supervisors
County of Humboldt
825 5th Street
Eureka, CA 95501

**RE: REQUEST FOR RECONSIDERATION – HUMBOLDT COUNTY GENERAL
PLAN UPDATE PROCESS**

Dear Supervisor Lovelace and members of the Board:

I am writing on behalf of the Board of Directors and members of the Greater Eureka Chamber of Commerce. The purpose of this letter is to continue our longstanding recommendation that encourages an abundance of public participation and community involvement in the interest of reaching a balance in long term land use and planning policies. We request the leadership of the Board now works toward bringing about a solution that embraces all of the disparate voices that have been engaged in the process to date. As we have discussed, the process that has been employed in the County General Plan Update has not served the purpose for which it was intended. Even in the course of an exhaustive public hearing schedule, this process has persisted in being divisive and confrontational.

Accordingly we renew our recommendation that the related elements of the Plan Update be offered for the review and consideration of special purpose Committees comprised of directly affected stakeholders, local governments, and members of the general public. It has been our experience that groups with differing perspectives can often come to consensus on otherwise divisive issues.

It can be correctly argued that the Humboldt County Planning Commission is itself a volunteer citizen advisory body to the Board. We submit that the enormity of the plan itself frustrates the ability for any one entity to reasonably consider the full scope of the policy decision that has now confronted this community for over a decade.

The need to arrive at some or any solution for the purposes of reaching an expedient conclusion is compelling. But, it is now clear that the best solution is seldom the most expedient solution.

Even at this late date and after a seemingly exhaustive public process, there remain significant, legitimate concerns over the potential impacts on local governments and service districts.

Given the foregoing, we respectfully request that you step back from the divisive course that this process has been allowed to travel. There still exists an opportunity to reevaluate its merits and

Supervisor Mark Lovelace – March 25, 2011 – page two

its inadequacies. Lastly we strongly recommend that you ask your constituents and stakeholders to provide you with reasonable compromise-based solutions that exist outside of the conventional wisdom that has confounded this process from the beginning. As we have offered in the past, the Chamber stands ready to recommend representatives of the local business community to participate in this effort.

Thank you for your consideration of this request. Please let me know if you have any questions or if you would like to discuss this recommendation in greater detail.

Sincerely,



J Warren Hockaday
President/CEO

Cc: David Tyson, City Manager
Gregg Gardiner, Chairman



FORTUNA CHAMBER OF COMMERCE

March 22, 2011

Mark Lovelace, Chairman
Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

Dear Chairman Lovelace and Board Members,

On behalf of the Fortuna Chamber of Commerce, I am writing to register our concerns regarding the Humboldt County General Plan Update (HCGPU) process.

We support the City of Fortuna in their concerns about the HCGPU including their request to put a hold on the process until input from the cities is considered.

We also request that the County implement Section 1500 of the current General Plan.

The Fortuna Chamber of Commerce also requests a pause or stop of additional revisions to the HCGPU until the compatibility concerns between Fortuna's new General Plan and the HCGPU can be reviewed and resolved.

Please take time to consider our concerns and suggestions.

Sincerely,

Becky Giacomini
Chairman, Fortuna Chamber of Commerce



GARBERVILLE SANITARY DISTRICT

P.O. BOX 211 • GARBERVILLE, CA 95542 • (707) 823-9566

March 28, 2011

Humboldt County Board of Supervisors
Mark Lovelace, Clif Clendenen, Virginia Bass, Ryan Sundberg, & Jimmy Smith
825 Fifth Street, Room 111
Eureka, CA 95501

Re: Constitutional requirement to include Citizen Advisory Committees in the
New General Plan

Dear Board of Supervisors:

On behalf of the Board of Directors of the Garberville Sanitary District, after hearing a regularly scheduled agenda item regarding Citizen Advisory Committees presented by citizens Blake Lehman and Estelle Fennell to the Board at its meeting on Tuesday, March 22, 2011, the Garberville Sanitary District passed a motion to support the Citizen Advisory Committees defined in the Humboldt County General Plan Section 1500 et seq., authorizing the Chairperson to send the following determinations to the Humboldt County Board of Superisors:

1. The Board of Supervisors must include in the new General Plan the provisions of Section 1500 found in the existing Humboldt County General Plan, Volume 1, Framework Plan. (As amended on February 9, 1998).
2. The existing draft¹ of the new General Plan's apparent replacement for Section 1500 is woefully inadequate and fails to abide by the new General Plan's own restatement of Environmental Justice²

¹ Public Participation

Citizens want opportunities for meaningful and informed participation in the County's land use decision-making processes. This participation can be fostered at the staff, advisory committee, Planning Commission, and Board of Supervisors levels through improved noticing, sharing of information, and well designed participation processes. The goals and policies in this chapter strive to increase transparency and improve access to give citizens the opportunity to influence and shape the future of the County.

² Environmental Justice

Environmental justice is defined as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The concept of "environmental justice" is incorporated into the general policies put forth in this chapter and is reflected in various policies throughout the Plan. The issue is a civil rights matter, grounded in the Equal Protection Clause of the U. S. Constitution. The Fourteenth Amendment expressly provides that the states may not "deny to any person within [their] jurisdiction the equal protection of the laws." Both U. S. and California law includes directives to consider this issue in local decision making. Recent California law recommends general plan provisions that specifically foster equitable distribution of new public services and facilities,

3. Under existing law and as explained in the 1998 General Plan, the Board of Supervisors has the sole responsibility and authority to adopt the General Plan.³
4. Under existing law the General Plan is the fundamental, controlling and comprehensive source of land use law and is the constitution for future development. (*Leshar Communications, Inc v. City of Walnut Creek*, 52 Cal.3d 531 (1990). The General Plan is a legislative act subject to initiative and referendum. (*DeVita v. County of Napa*, 9 Cal. 4th 763, (1995))
5. The Board of Supervisors has a constitutional duty to maintain and/or improve the role of Citizen's Advisory Committees, set out in the existing plan at Section 1550⁴.

avoidance of pollution in proximity to schools and residential areas, and promotion of expanding opportunities for transit-oriented development.

³ 1341 Board of Supervisors

The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.

⁴ 1550 STANDARDS

1. Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should:
 - A. Be established and appointed, subject to Board concurrence, by the Planning Commission;
 - B. Report directly to the Commission;
 - C. Be charged with a specific list of tasks and a schedule for completion;
 - D. Not be created as a standing committee;
 - E. Be composed of lay citizens and technical advisors.
2. Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:
 - A. Be formed in the community;
 - B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;
 - C. Generally contain not less than five (5) nor more than eleven (11) members;
 - D. Adhere to common CAC organizational guidelines adopted by the Board;
 - E. Direct all comments and questions on planning matters to the Planning Commission;
 - F. Establish a work program, regular meeting schedule and completion date;
 - G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;
 - H. Designate a contact person who will communicate with the Commission and inform the public;
 - I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).
3. Community Advisory Committees should be charged with the following tasks:
 - A. Educate the public about its community plan and other planning programs that affect the community;
 - B. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;
 - C. Advise the Planning Commission on planning matters that affect the community;
 - D. Provide input to the Commission on specific matters in a format consistent with the adopted

6. The Board of Supervisors Findings⁵ in 1998, no less true now, undergird and impose this constitutional requirement for Citizen Advisory Committees for inclusion in the new General Plan.

Respectfully submitted,



Herb Schwartz, Chair
Garberville Sanitary District

policies and procedures;

E. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;

F. Community Advisory Committees should be included in all planning notification procedures that affect their area.

⁵ 1520 FINDINGS

1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves.
2. Citizens will participate when they feel their participation will have an effect.
3. The large size of the County limits the opportunity for centralized citizen participation.
4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution.
5. County financial resources can potentially limit the opportunity for citizen participation.

Southern Humboldt is Redwood Country ...

Garberville-Redway Area Chamber of Commerce

March 4, 2011

Mark Lovelace, Chairman
Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

Dear Chairman Lovelace and Board Members,

I write on behalf of the Garberville Redway Area Chamber of Commerce Board of Directors to voice our concerns related to the Humboldt County General Plan Update (GPU) process. Representing the business people of the greater Garberville Redway area, we believe the Board of Supervisors should put the Update process on hold and give consideration to the concerns listed below. We believe that a more inclusive, well-drafted and less controversial GPU is possible to develop and can be presented to the public in a manner that provides for the future stability and sustainability of our county.

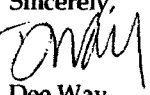
The county's local Community Plans were primarily developed and updated by the use of Community Advisory Committees. These plans were developed and implemented with little of the controversy evident in this GPU. Utilizing this method for the GPU is authorized by the existing Framework Plan and is a tried and true method of community involvement.

Started in 1999 and with expenditures now in the millions of dollars, it is still an incomplete document that is confusing and far from adequate. It is full of unnecessary complexities that add uncertainties to the land use activities surrounding our communities. It fails to adequately address circulation and infrastructure in a clear concise manner that will be supported by the community. It begs the question - how do we pay for its implementation?

The GPU has outlived seven Supervisors and nine Planning Commissioners. Our county would best be served if this GPU were put on hold pending a public review of the authorizing policy guidelines. The county as a whole will benefit by moving forward with a clear, concise document that is well written and appropriate for the times.

It is incumbent upon us as representatives of our communities, to ensure that the policies and measures in this document do not unfairly burden any segment of our communities. Therefore, we believe that Community Advisory Committees as provided for in section 1550 et seq. of the current General Plan are a necessity in making this process inclusive.

Please take the time to consider our concerns and suggestions, and more importantly, to put the process on hold until a review of the policies and guidelines has been undertaken and meaningful input from the districts, cities and community members is considered.

Sincerely,

Dee Way
Executive Director

P.O. Box 445 • Garberville, CA 95542 • 707 or 800-923-2613 • FAX 707-923-4789
email: chamber@garberville.org • web site: www.garberville.org

Humboldt Community Services District

Dedicated to providing high quality, cost effective water and sewer service for our customers

March 28, 2011

Mark Lovelace, Chairman
Humboldt County Board of Supervisors
825 5th St
Eureka, Ca 95501

Subject: Humboldt County General Plan Update

Dear Chairman Lovelace and Board Members:

The District Board of Directors met on March 8 & 22, 2011 and authorized the Board President to send this letter to the Board of Supervisors expressing their concerns over the General Plan Update (GPU) process and to address some of our specific District issues.

The District and the Cutten area in particular, are scheduled for major changes. We support our sister organizations and city statements to form a Citizen Advisory Committee. I participated in the Advisory Committee as Vice-Chairman during the Eureka Area Community Plan development with great success. Each community is unique and requires specialized consideration as to their needs and concepts of community. The new General Plan should reflect each area's concerns.

Health & Safety Utility Provisions - In 1999 the District requested the County allow the District to expand its Sphere of Influence/Urban Development Line in order to provide water service to specific areas of the county outside of its Sphere of Influence (SOI) or boundary (Indianola, Elk River Valley and Old Lumber Camp Road in Freshwater) that were and still are experiencing water quality problems. The County recommended the District wait for the General Plan Update process and let the Updated General Plan include these areas and support the District's expansion request. The County has now declined to include the District's request for Urban Development Expansion within the General Plan Update document. The County stated that they propose to accommodate the District's request to provide water service to these outlying areas for health and safety reasons by designating them "water study areas" and including wording to support extension of water service outside of jurisdictional boundaries with LAFCo approval. The Planning Commission meeting of August 10, 2010 approved adding Sections IS-P14 and IS-PX as shown on the plan alternatives comparison chart to the GPU to accomplish this task. While the District appreciates the inclusionary wording, it may not be adequate to provide water service for health and safety issues to areas outside HCSD's Sphere of Influence. This results in the people located in the above mentioned areas without an alternative to safe drinking water.

The proposed General Plan Update does not include support of any HCSD jurisdictional changes as requested by District to County staff during this review process. We insist that the County resolve these policy conflicts with LAFCo or provide wording supporting

Mark Lovelace, Chairman
Humboldt County Board of Supervisors
March 28, 2011
Page Two of Two

a District request for jurisdictional change to areas requiring water service for documented health and safety threats.

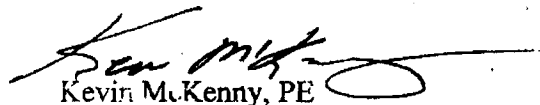
Affordable Housing – The County has circulated a list of properties scheduled to be re-zoned multi-family, affordable housing. The District has commented on the list and finds many of these properties are unsuitable for higher density rezoning based on constraint issues such as access, wetlands, slope, sewer service or financial requirements. We encourage the County to realistically evaluate each parcel's actual potential for rezoning to a higher density. Many of the proposed rezone properties within District boundaries occur in the proposed Martin Slough sewer project area. The Martin Slough sewer system was designed to the densities as stated in the current 1995 Eureka Community Plan. The addition of increased multi-family housing units beyond the currently approved plan densities may result in single-family zoned properties not being able to be approved sewer for secondary dwelling units. In other words, the increased multi-family zoning may offset any future second units that were assumed as part of the Martin Slough design capacity.

The reason you are now receiving jurisdictional letters is because, although there have been ongoing public hearings, they have not been inclusive of local community interests/comments. In addition, it is impossible to determine what changes have been made to the General Plan because a "working document" is not available for review.

In conclusion, it is this Board's position that in accordance with §1500 of the Humboldt County General Plan Volume I Framework Plan it is incumbent upon the County to form a Citizen Advisory Committee that is tasked to address all concerns, resulting in more realistic localized recommendations for the GPU. This committee must include at least one member from each city, municipality, and special district and report directly to the Planning Commission and/or the Board of Supervisors. Additionally, it is imperative the GPU incorporate District requested jurisdictional changes to enable service to the citizens we are entrusted to care for who are experiencing water related health and safety issues.

Sincerely,

HUMBOLDT COMMUNITY SERVICES DISTRICT


Kevin McKenny, PE
President, Board of Directors

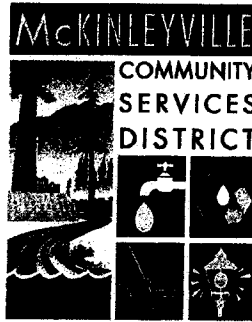
cc: HCSD Board of Directors
Humboldt County Board of Supervisors
Humboldt County Planning Commission

PHYSICAL ADDRESS:

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PHONE: (707) 839-9003
FAX: (707) 839-5964

Mark Lovelace, Chairman
Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

March 24, 2011

Dear Chairman Lovelace and Board Members,

McKinleyville Community Services District is requesting that the General Plan Update process be paused and a Citizens Advisory Committee be formed consistent with the Framework Plan Section 1500 et seq. and given the task of developing a document that will bring all sides of our communities together. The McKinleyville Citizens Advisory Committee did just that with the McKinleyville Community Plan and this plan has broad based support in our community.

We have several major concerns about the current partially completed plan which include:

1. The basis for the plan was developed with community outreach over ten years ago.
2. With the Housing Element proposals having such a significant effect on McKinleyville, out of proportion to our relative population, our community has lost confidence in the process and totally rejects the top down planning approach.

We believe that without a fundamental change in the process for updating the general Plan that even with ten years and millions of dollars expended, the product will not receive public support and has the potential of not being implemented.

Please take time to consider our concerns and suggestions, and more importantly, to put the process on hold until a review of the policies and guidelines has been undertaken and meaningful inputs from McKinleyville are considered as per the adopted 2002 McKinleyville Community Plan as approved by the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read 'Helen Edwards', written over a horizontal line.

Helen Edwards
Board President

CC: Jimmy Smith, District 1 Supervisor, Humboldt County
Clif Clendenen, District 2 Supervisor, Humboldt County
Virginia Bass, District 4 Supervisor, Humboldt County
Ryan Sundberg, District 5 Supervisor, Humboldt County
Cathy Creswell, Acting Department Director, California Department of Housing & Community Development

ATTACHMENT 2

Section 1500 of the Humboldt County 1984 Framework Plan

1500 PLANNING AND COORDINATION

1510 OVERVIEW

The policies for citizen participation recognize the need for public involvement in the planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.

The planning process, then, must provide for the education of the public. Armed with knowledge of the process, the citizen can have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations in support of, or for change to, hearing draft proposals.

In the local determination of the future character of Humboldt County, the public must understand the process, the alternatives and the reasons for decisions made that affect our County and our neighborhoods.

Besides the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities must also participate in the planning process. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business ownerships and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.

1520 FINDINGS

1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves.
2. Citizens will participate when they feel their participation will have an effect.
3. The large size of the County limits the opportunity for centralized citizen participation.
4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution.
5. County financial resources can potentially limit the opportunity for citizen participation.

1530 GOALS

1531 Program Goals

1. To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services;
2. To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area;
3. To provide a comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.

4. To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.

1532 The Citizen Goals

1. The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it.
2. The planning process shall maximize public access to the decision making process.
3. The County shall aggressively solicit the input of the public through an "outreach" program of public participation.
4. The time period from public input to adoption of the plans shall be minimized.

1533 Goals for the Organizational Structure

1. The policy making organizational structure shall provide the most direct relationship between the public and the decision makers.
2. The funding to provide opportunities for public participation in the land use planning process shall be maximized consistent with the budgetary constraints of the County.

1540 POLICIES

1541 Education

1. The County shall provide for the education of the public to motivate them to participate in the planning process.
2. The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.
3. The education of the public shall be provided through, but not limited to:
 - Citizens Handbook
 - Print and electronic media
 - Public meetings

1542 Access to Decision Makers

1. The Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.
2. Commission procedures shall be prepared in a format and language that is clear and readily available to the public.
3. The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.

4. The County shall encourage the development of Community Plans consistent with overall county policies in the Framework Plan (Volume I of the General Plan).
5. The County shall insure that the variety of views within an area are taken into consideration, to the extent expressed.
6. Community preferences for urban and urbanizing areas, which otherwise are consistent with the overall county policies, shall be given preferential consideration.
7. The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.
8. The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.
9. Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.

1543 Timing

1. The costs of review shall be minimized, consistent with the requirements of this section by the following:
 - review on an exception or "consent calendar" approach;
 - focusing testimony and comments on specific issues being addressed.
2. The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.
3. The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.

1550 STANDARDS

1. Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should:
 - A. Be established and appointed, subject to Board concurrence, by the Planning Commission;
 - B. Report directly to the Commission;
 - C. Be charged with a specific list of tasks and a schedule for completion;
 - D. Not be created as a standing committee;
 - E. Be composed of lay citizens and technical advisors.

2. Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:
 - A. Be formed in the community;
 - B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;
 - C. Generally contain not less than five (5) nor more than eleven (11) members;
 - D. Adhere to common CAC organizational guidelines adopted by the Board;
 - E. Direct all comments and questions on planning matters to the Planning Commission;
 - F. Establish a work program, regular meeting schedule and completion date;
 - G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;
 - H. Designate a contact person who will communicate with the Commission and inform the public;
 - I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).
3. Community Advisory Committees should be charged with the following tasks:
 - A. Educate the public about its community plan and other planning programs that affect the community;
 - B. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;
 - C. Advise the Planning Commission on planning matters that affect the community;
 - D. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;
 - E. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;
 - F. Community Advisory Committees should be included in all planning notification procedures that affect their area.

ATTACHMENT 3

**Public Participation Events
for the
General Plan Update and Housing Element**

Public Participation Events for the General Plan Update Program		
Event	Date	Comments
Joint Board of Supervisors-Planning Commission Kick-off Meeting	10/24/2000	Public workshop at the Wharfinger to introduce the General Plan Update work program and scoping meetings. Notices in the paper and stakeholders, cities and service districts.
Critical Choices:		
Community meetings (7)	9/12/00 9/13/00 9/14/00 9/19/00 9/20/00 11/12/00 11/12/00	Public community scoping meetings to discuss county-wide issues and possible General Plan direction for policy options. Notice in paper, flyers posted locally in the communities and the invitations sent to the stakeholders, cities and special districts. Beginning of an email distribution system developed.
Organizational meetings (20)	6/13/00 6/14/00 6/16/00 6/27/00 6/29/00 7/11/00 7/14/00 7/18/00 8/16/00 8/28/00 9/6/00 10/26/00 11/2/00 11/2/00 11/6/00 11/8/00 11/9/00 11/14/00 11/7/00 11/12/00	Scoping meetings to introduce the process and discuss issues and possible General Plan direction for policy options. Contact by phone or written invitation. Beginning of an email distribution system developed. Groups included: Sierra Club, Farm Bureau, Audubon, HAR, Planners Forum, Northern CA Growers Assoc., Economic Forum, Advisor Group, Humboldt Watershed Council, NCHB, Friends of Humboldt, NEC, Ca Licensed Foresters Assn, Keep Eureka Beautiful, Cattleman's, League of Women Voters, WIN Forum, Chamber and Visitors Bureau, Humboldt Community Network, Mattole Restoration Council, Buckeye.
Cities and Service Districts (4)	11/14/00 12/13/00 12/14/00 11/13/00	Scoping meetings with all cities PC and Councils, and selected service districts. Contact by phone or written invitation.
Tribal Summits (2)	11/28/00 12/20/00	Scoping meetings with the California Indian Legal Services, 4 tribes and 3 Rancherias. Contact by phone or written invitation.
Agency Meetings (6)	1/10/01 1/16/01 1/16/01 1/17/01 1/22/01 1/31/01	Scoping meetings with all partner agencies. Contact by phone or written invitation.
Joint PC/BOS and Community Workshops (6)	10/24/00 11/29/00 11/30/00 12/4/00	Introduce the Critical Choices Report developed after all the scoping meetings. Notices in newspaper, letters sent to stakeholders, cities and se-28-e districts.

Public Participation Events for the General Plan Update Program		
Event	Date	Comments
	12/5/00 12/6/00	
Online community Survey	2000 - 2002	Community online Survey with 350 responses received.
GPU Website	2000 - current	Providing over 10 ten years of continuous service. Visits average from 500 – 1000 visits per month
Technical Background Reports:		
Joint PC/BOS and Community Workshops (2)	2/28/02 10/22/02	Workshops held at CR to introduce the Technical Background Reports. Notices in newspaper, GPU email notice, letters sent to stakeholders, cities and service districts.
Community Workshops (4)	2/16/06 2/17/06 2/22/06 9/8/10	Community workshops in Willow Creek, Eureka and Garberville on the draft Energy Technical Background Report and one workshop on the Telecommunications Element and Plan Alternatives Chart in Eureka.
Organizational meetings (partial list - total # unknown)	5/06 – 2/10	Met with Cattlemans, Farm Bureau, FRC, Buckeye to discuss the Ag and Forest Resources Reports at their regular meetings. Multiple meetings with forest product industry representatives.
Planning Commission meeting	12/6/07	Review of the draft Community Infrastructure and Services Technical Report . Legal notice in newspaper, GPU email notice, and press release/
Cities and Service Districts (15): Telephone interviews with all water and wastewater providers regarding system capacity and development potential	Dates noted in "Comments" column	<ul style="list-style-type: none"> • McKinleyville CSD (staff 3-21-07) • Manila CSD (board meeting 5-30-07, staff 6-5-07) • Orick CSD (board meeting 2-11-09, several meetings with staff) • Redway CSD (board meeting 4-11-07) • Garberville SD (board meeting 4-27-07) • Hydesville CSD (board meeting 5-8-27) • Fieldbrook-Glendale CSD (board members 5-24-07) • Miranda CSD (board members and staff 4-10-07) • Weott CSD (board members and staff 6-15-07) • HCSD (numerous meetings regarding mapping with staff and a board meeting) • Riverside CSD (staff 4-17-07) • Big Lagoon (board member came here) • City of Eureka staff on Martin Slough (many times) • Palmer Creek CSD (staff 4-17-07 @ Riverside CSD) • Loleta CSD (staff came here)
Deliberative Dialogs:		
Community	10/3/03	Community scoping workshops to discuss sketch

Public Participation Events for the General Plan Update Program		
Event	Date	Comments
Workshops (4)	11/06/02 11/12/03 12/03/03	plan ideas and policy direction for the draft plan. These meetings were organized similar to a CAC. Initiations sent to representatives from diverse stakeholder groups. Meetings were open to the public also.
Draft Plan Policies:		
Community Workshops (5)	1/22/03 1/23/03 1/29/03 1/30/03 2/04/03	Community scoping workshops for input on the policy worksheets on draft plan policies contained in the technical background reports. Legal notice in newspaper, flyers posted locally in the communities and press release to all local media. Email notice sent to over 700 individuals.
Sketch Plans:		
Community Workshops (7)	6/22/04 6/23/04 6/24/04 6/28/04 6/29/04 6/30/04 8/12/04	Community scoping workshops for input on the sketch plan alternatives mapping and draft policy direction. Legal notice in newspaper, flyers posted locally in the communities and press release to all local media. Email notice sent to over 700 individuals.
Organizational meetings (partial list - total # unknown)	4/11/05 6/4/05 6/14/06 7/27/04 8/11/04 8/2/04 7/14/04 3/24/04 8/18/04 8/10/04 8/19/04 8/10/04	Small group discussions and staff presentations with public interest groups representing Farm Bureau, HAR, Northern CA Growers Assoc., Humboldt Watershed Council, NCHB, Industrial Timber ad hoc group, Cattleman's, Mattole Restoration Council, Buckeye, Eureka Rotary, Healthy Humboldt, Forestry Review Committee, HELP, Labor Unions, KMUD, Wiyot Tribe, HSU administration.
City Councils and Service Districts Boards (7):	3/1/04 3/8/04 3/8/04 7/20/04 8/9/04 8/9/04 8/17/04	Staff presented the draft <i>Sketch Plan Alternatives Report</i> to the city councils and CSD Boards. Meetings noticed according to city/CSD protocol.
City and CSD staff (10):	3/1/04 3/8/04 3/22/04 4/12/04 4/19/04 7/29/04 8/19/04 8/23/04 8/23/04 8/25/04	Workshops between county staff and city and/or CSD staff on the draft <i>Sketch Plan Alternatives Report</i> and proposed alternatives (mainly to discuss mapping changes adjacent to the district boundaries). Jurisdictional meetings included: Cities of Eureka, Trinidad, Rio Dell, Arcata, Blue Lake, Fortuna, HCSD, Manila CSD and Garberville - Redway CSD.

Public Participation Events for the General Plan Update Program		
Event	Date	Comments
Joint PC/BOS and Community Workshops	7/14/04	Workshops held at CR to introduce the <i>Sketch Plan Alternatives Report</i> . Legal notice in newspaper, press release to all local media, GPU email notice, letters sent to stakeholders, cities and service districts.
PC Hearing (2)	6/17/04 9/2/04	Public hearings receiving public input and deliberations on the <i>Sketch Plan Alternatives Report</i> . Legal notice in newspaper, flyers posted locally in the communities and press release to all local media. Email notice sent to over 700 individuals.
BOS hearings (4)	7/1/04 7/27/04 8/25/04 9/13/04	Public hearings at the Board Chambers receiving public input and deliberations on the <i>Sketch Plan Alternatives Report</i> . Legal notice in newspaper, flyers posted locally in the communities and press release to all local media. Email notice sent to over 700 individuals.
Urban Study Area Report:		
Joint PC/BOS and Community Workshops	9/6/05	Receive staff presentation on the <i>Urban Study Area Report</i> . Legal notice in newspaper, press release to all local media, GPU email notice.
Cities and Service Districts:	8/25/05	Informal staff to staff meeting with City staff and CSD to discuss urban study area report and infrastructure analysis. Meetings were not noticed.
Organizational meetings (partial list - total # unknown)	8/20/05	Small group discussions and staff presentations with HAR, Humboldt Watershed Council, NCHB, HELP. Meetings were not noticed.
PC Hearing	4/28/05	Receive staff presentation on the <i>Urban Study Area Report</i> . Legal notice in newspaper, press release to all local media, GPU notice on web.
BOS hearings	7/05/05	Receive staff presentation on the <i>Urban Study Area Report</i> . Legal notice in newspaper, press release to all local media, GPU notice on web.
Draft Land Use Maps and Plan		
Community Workshops (9)	9/5/07 9/6/07 9/11/07 9/12/07 9/13/07 9/18/07 9/19/07 9/25/07 9/26/07	Public workshops to review the draft land use maps for each community. County staff also provided a discussion on watershed conditions, infrastructure needs and draft plan policies. Legal notice in newspaper, flyers posted locally in the communities and press release to all local media. Email notice sent to over 700 individuals.
Follow-up Community meetings (5)	4/15/07 4/16/07 3/4/09	Continued public meetings to review the draft land use maps for each community. County staff also provided a discussion on watershed conditions,

Public Participation Events for the General Plan Update Program		
Event	Date	Comments
	5/22/09 3/18/08	infrastructure needs and draft plan policies.
Administrative Hearing Draft:		
Board of Supervisors Public Meeting (1)	12/05/06	Public meeting to discuss GPU work plan. Legal notice in newspaper, press release to all local media, GPU email notice for regular meetings.
Planning Commission Public Meeting (13)	2/15/07 3/15/07 4/19/07 5/15/07 6/21/07 7/26/07 8/16/07 10/18/07 11/15/07 12/20/07 1/17/07 2/21/08 3/20/08	Public hearings to review and deliberate on the Administrative Hearing Draft and policy alternatives. Legal notice in newspaper, press release to all local media, GPU email notice for regular meetings, letters sent to cities and service districts for NOP. All support material posted on website; electronic PC meeting calendar maintained.
PC Hearing Draft:		
Board of Supervisors Public Meeting (4)	4/15/08 12/09/08 5/25/10 6/15/10	Public meeting to discuss GPU work plan and schedule. Legal notice in newspaper, press release to all local media, GPU email notice for regular meetings.
Planning Commission Public Meeting (48)	11/20/08 12/18/08 4/16/09 4/23/09 4/30/09 5/21/09 5/28/09 6/11/09 6/25/09 7/23/09 8/20/09 9/17/09 10/15/09 10/22/09 11/12/09 11/19/09 12/10/09 12/17/09 1/14/10 2/18/10 3/11/10 3/18/10 4/8/10 4/15/10 5/13/10	Public hearings to review and deliberate on the Planning Commission Hearing Draft and policy alternatives. Legal notice in newspaper, press release to all local media, GPU email notice for regular meetings, letters sent to cities and service districts for NOP. All support material posted on website; electronic PC meeting calendar maintained.

Public Participation Events for the General Plan Update Program		
Event	Date	Comments
	5/27/10	
	6/10/10	
	6/17/10	
	6/24/10	
	7/8/10	
	7/15/10	
	7/22/10	
	7/29/10	
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	10/28/10	
	12/9/10	
	12/16/10	
	1/13/11	
	1/20/11	
	2/10/11	
	2/17/11	
	3/10/11	
	3/17/11	
	3/24/11	

Public Participation Events for the 2009 Housing Element Update		
Event	Date	Comments
Board of Supervisors Kick-off Meeting	September 25, 2007	Public hearing to review Housing Element work plan and policy alternatives. Noticed to the public and invitations sent to the public, stakeholders, cities and special districts.
Public Scoping Meeting (1)	January 15, 2008	Public meetings to discuss Housing Element issues, opportunities and alternatives with stakeholders. Notices to all housing stakeholders, cities and service districts.
Public Scoping Meeting (2)	February 6, 2008	Second in the series of scoping meetings.
Public Scoping Meeting (3)	March 11, 2008	Third in the series of scoping meetings.
Board of Supervisors Public Workshop	March 11, 2008	Public workshop to explore inclusionary zoning and other options for addressing very low-income housing needs. Noticed to the public and invitations sent to the public, stakeholders, cities and special districts.
Housing Summit	March 14, 2008	Full-day community meeting at the Red Lion Inn with multiple panel discussions on tools and approaches to create workforce housing. Publicly noticed through brochures, public service announcements, sponsorship and invitations. Policy and programs referred to Housing Element for implementation.
Board of Supervisors Public Meeting	April 1, 2008	Public meeting to discuss plans for a workshop on meeting very low-income housing needs with regional approaches.
Board of Supervisor Public Meeting	May 6, 2008	Public meeting to finalize Housing Element workshop plans.
Housing Element Workshop	June 16, 2008	Half-day community meeting at the Wharfinger moderated by the League of Women Voters on approaches to meeting low income housing needs. Publicly noticed through brochures, public service announcements and invitations. Policy and programs referred to Housing Element for implementation.
Board of Supervisor Public Meeting	August 26, 2008	Report on Housing Element Workshop and implications for the Housing Element.
Staff Meetings with Public Interest Groups	May 22, 2009; June 11, 2009; July 9, 2009; July 11, 2009; July 21, 2009; July 22, 2009;	Small group discussions with public interest groups representing homeless, low-income, real estate, building and tribal communities.

Public Participation Events for the 2009 Housing Element Update		
Event	Date	Comments
	July 24, 2009 July 31, 2009; August 5, 2009; September 4, 2009; September 9, 2009; September 10, 2009; September 29, 2009; September 30, 2009; October 14, 2009; October 23, 2009; November 13, 2009.	
Planning Commission public hearings on the draft Housing Element	January 8, 2009; January 22, 2009; January 29, 2009; February 19, 2009; February 26, 2009; March 19, 2009; April 16, 2009; May 21, 2009; May 28, 2009; June 18, 2009; June 25, 2009;	Public hearings to review Housing Element and policy alternatives. Noticed to the public and invitations sent to the public and stakeholders
Board of Supervisors public hearings on the draft Housing Element	July 28, 2009; August 18, 2009; August 21, 2009 August 25, 2009; August 28, 2009;	Public hearings to review Housing Element and policy alternatives. Noticed to the public and invitations sent to the public and stakeholders

ATTACHMENT 4

**Revised 2011 Planning Commission
Review Schedule for the
General Plan Update Hearing Draft**

Planning Commission General Plan Update Review Schedule (Adopted February 17, 2011)

