

Sketch Plan Workshop Notes

Planning Commission Study Session 6/17/04

| Comment | Response |
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| Commissioner Murgia had concerns about promoting an alternative that is more costly than the others. This was apparently directed at Sketch Plans 2 and 4 where clustering is not encouraged, where there is more dispersed development. | Response from staff: while it wouldn't make sense for the County to adopt an alternative that is more costly, it is an alternative. |
| Commissioner Herman had concerns about the impacts of Sketch Plans 3 & 4 on timber companies. He said these companies are having a hard time making money on timber harvesting; as the regulations get more strict, and the cost of compliance goes up, there is less profit. He also said timber companies have as a fall back position the ability to sell their property for residential purposes, and as the policies and land use designations in SP3 and 4 take that away, it will have a negative impact on timber companies. | Response from staff: we don't want these proposals to be an additional regulatory burden but rather supportive of long-term commercial production. Part of our homework may involve getting appraisals for representative land at 3,000 acres as a contiguous ownership versus in 160 acre units. |
| Commissioner Kelly was interested in how staff is going to keep the alternative selection process from turning into a popularity contest where the one with the most votes wins. What if a group decides to submit a bunch of these worksheets? Won't that skew the decision-making process? | Response from staff: The County will present the responses received from public during the community workshops separately to the Board. The worksheets that are mailed in anonymously will be tabulated in a separate category labeled "miscellaneous". |
| Commissioner Kelly and Hansis also expressed concerns about making a decision without knowing what the full impacts are likely to be. How could they be comfortable voting for one of the sketch plans without knowing the full impacts? | Response from staff: The Environmental Impact Report will assess all the impacts of each alternative and identify the preferred project from an environmental perspective. |

Notes from Humboldt Area Foundation Public Workshop 6/22/04

| Comment | Response |
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| Where did the 600 acre min lot size come from? | We tried to develop a range of alternatives – 600 acres is what we think is the higher end of the acceptable range |
| None of the sketch plans reflect the existing situation in Jacoby Creek, which has a lot of 1 acre parcels | We based the densities on the availability of water as provided by the water district and they're saying there's not much water capacity. |
| Under our current TPZ regs, if a person builds a home, do they still get the tax break? | The assessor values 2 acres of it as residential, the rest as TPZ |
| While the McKay tract could handle 250 units, the traffic impacts would be severe. | This issue is being addressed under an individual application. |
| What are those residential estates lots likely to sell for? | 300k |
| It's probably more like 500k | Possibly, with houses. |
| You're looking at sewer and water services, but what about traffic. | Traffic study is forthcoming. |
| Traffic is the thing that reduces the quality of life the most. | Traffic study is forthcoming. |

| Comment (Written) | Response |
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| Need a policy to improve bike lanes when work is done on roadways, e.g. Myrtle Ave./Old Arcata Road. | To be considered in policy development. |
| Educate the public on timber harvesting; need to deal with traffic. | Noticing of timber harvesting is regulated by the State under the Forest Practices Act. |
| Policy to ensure safe walkability throughout communities like Manila. | To be considered in policy development. |
| Need policy supporting renewable energy use. | To be considered in policy development. |
| Big box development must pay full cost of infrastructure maintenance that serves the development. | This issue would be addressed with individual project review. |
| Policy to encourage recreational use opportunities on industrial timberlands adjacent to urban areas. | Recreation is listed as a compatible use in TPZ; can be considered. |
| Need to evaluate plan infrastructure and maintenance for cost. | Will be considered in further analysis. |
| Examine Blue Lake pre-zoning issues. | We met with representatives and addressed pre-zoning in sketch plans |
| Sketch plan selection ought to include uncertainties in population, limited water, energy costs, public transportation, budgets. | To be considered. |
| All building designs should incorporate maximum energy conservation. | Existing plan contain energy conservation policies (§2533) to be maintained; Energy element to be developed. |
| Plan alternative traffic patterns not through Manila; traffic speed reduction through Manila; roundabouts and bike/walk ways. | Traffic analysis is on-going. |
| Need more restrictive approach to the urban fringe. | Comment supports SP3. |
| Need a more reasonable range of alternatives; SP1-4 all feature conversion of resource lands. | To be considered. |
| Need design guidelines that promote clustered development. Needs to be opportunity for higher density in rural Ag & Timber with clustered units within large acreage parcels. | To be considered in policy development. |
| Make it easy to cluster houses to avoid land fracturing in 1-20 acre parcels. | To be considered in policy development. |
| Need to look at existing infrastructure better. | Will be considered in further analysis. |
| Need more information on all plans to be able to make a decision. | Refer to technical background studies. |
| Blue Lake would like to focus on expanded growth in resource lands, with clustered development around ag. lands and protection of ag lands not converted. | Lafco issue but also addressed in sketch plan development. |

Notes from Garberville Public Workshop 6/23/04

| Comment | Response |
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| What about industrial timberland owners that want to convert 20 years from now? | They'd need a general plan amendment |
| What about this area - Garberville? You're showing us slides of Eureka | Refer to printed maps |
| How do you make land use tied to corporate ownership? | It's intended to be consistent with the stated management plans of these lands. |

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| Need recognition of gray areas Don't force people out of ag or timber because of some bureaucratic rule | That's included in some of the policy options |
| Any provisions to allow conversion of ag / timber? | Significant acreage is not included in ranchland and industrial timber designations. We don't want to add regulations; Need to identify easily developable areas and set up a streamlined GPA process – conversion needs to be in a planned manner; not haphazard. |
| Do any of the plans recognize existing conservation areas – buffering requirements. | It's a policy issue. If a park buys a property, will the neighboring properties now be subject to new buffering rules? - like being considered a special treatment area for timber harvesting. |
| Need a timberland protection easement to deal with that issue. | A policy similar to right to farm could be considered. |
| Did the 1984 plan work? | We've done most community plans. Jim Johnson's business park is an example. Resource protection policies are perhaps too flexible; they depend on who owns the parcels. |
| In terms of cost of services, which one is best | More sprawl = more cost |
| Cost of forest lands? | Conservation groups value contiguous coherent units more than the subdivided lands. SP3 takes properties off line in terms of the residential market. |
| How much of the county is in public lands? | 28% |
| One plan may fit one area and another plan may fit another area better. How do you deal with that? | Land use designations can be adjusted to fit the local situation |
| Traffic impacts may be significant. | Traffic study is forthcoming. |
| Has the Garberville community plan worked? | Some housing developments haven't happened; But it has pretty much built out as planned |
| What policies would reduce residential/timberland conflicts? | Could go with more County participation in THP – more mitigation requirements |
| What is RCC? | Rural Community Center |
| What about setting up an open space district like Sonoma County? | We are starting an easement program. |
| What is TMDL? | Total Maximum Daily Load – primarily refers to sediment input. |
| Timber resource options issue re: critical water supply – not helping timber companies | We could map critical water supply areas, which would help in preparation of THP's. |
| What are heritage landscapes? | Could apply to places such as the Arcata bottoms – old barns, working landscape, sense of place and history worth protecting. |
| How would that be defined | Not sure – may be difficult; could possibly be mapped. |
| Flood insurance is cheap – \$200/yr | |
| What are brownfields? | Former industrial sites with possible hazardous materials contamination. Development requires a records check, site 1 assessment. |
| What are mixed uses? How would you encourage them? | See definition. Traffic impact fee reductions. Arcata requires mixed uses on plaza. |
| What are second units? | See definition. |
| Rail line restoration isn't tied to SP2, is it? | No |
| Garberville library doesn't have copy of the technical | See website or Planning front counter. |

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| background studies. | |
| Comments (Written) | Response |
| Establish an Open Space Policy body; Put in place water/biological resource policy; No more roads; strong support for transportation alternatives. | Suggestions will be considered in policy development. |
| Have the railroad but not through the Eel River Canyon. | Addressed in moving goods and people polices; alt railroad siting not considered feasible. |
| Redo a plan for S. Humboldt; specific problems and a lot of AG topography; serious housing shortage; allow more 2 nd units | Issues are to be addressed under existing workplan. |
| Grandfather all current AP's into compliance; greater flexibility in alternative septic; water conservation and storage should be allowed (to address residential domestic water needs); greater flexibility in variances. | Need to follow state law on most of these issues; merger of patent parcels will be considered; acceptable septic design set by state; other issues to be addressed. |
| Designate conservation area buffer zones around parks; give greater consideration to water resources in allowing subdivisions. | Policy option can be considered |
| Should have studied impact of JTMPs and 40 acre TPZ parcels; Update the GRAB Community Plan to comply with CEQA. | Policy option to be considered; included in work program. |
| Strengthen non-TPZ non-Williamson zoning to make a greater incentive for easements and permanent protection; Simplify but strength TPZ/Williamson programs. | Policy options to be considered. |
| Sketch plans polices should encourage public open space, trail corridors etc. around communities. | To be considered in policy development. |

Notes from Fortuna Public Workshop 6/24/04

| Comment | Response |
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| If you encourage a more urban development pattern, you have to address service capacity. Loleta doesn't have any additional service capacity. | You have to expand it or fix it. |
| Are we getting any 8 units per acre? It doesn't seem like anyone is building them. | Actually, we are. |
| What makes them think the housing market is going to cool? | Higher interest rates. The housing market is very hot right now. |
| There's a need for 150,000 new homes to be constructed statewide each year, but only 100,000 are built. | Addressed in Housing Element. |
| We believe the housing market is going to continue to be strong. | The sketch plans account for this. |
| There's no housing available at the \$250,000 level now, where 6 months ago, there was. | A mix of housing price ranges is needed to accommodate growth. To be addressed in policies. |
| Number of persons per unit are going down – 2.5 persons per unit are the most recent numbers. | For Planning we will use the latest DOF projections, 2.4 or 2.3 currently. |
| Is there a desire of timber companies to sell their land? | Only when they give up industrial timber operations – Barnum timber for example. Most sales are to other timber companies or conservation organizations. |
| Are these policies expanded in the sketch plan alternatives report? | No; we're trying to avoid wordsmithing, so we're keeping it general. |

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| Policy regarding lot line adjustments – not sure how to answer it – Perrot Ranch issue. | |
| What does “flexible” mean in the policy for original homesite development on ranchlands? | Allow more than 1 unit / 600 acres in some cases; to be addressed in policy development. |
| Is Policy #2 going to prevent the McKee thing? | Not necessarily. The court will decide the McKee thing. |
| Development of South Eureka is problematic. | Need capacity upgrades. Need Barnum to provide access to the Lumbar Hills to make Robinson/Dunn circulation to work. |
| There’s no one big enough to take on development of the Robinson / Dunn property. | True. Need to explore financing options. |
| What’s an inland scenic resource? | As distinct from coastal: landform protection, Scenic Byways |
| Fire Safe regulations are a real impediment to development. | Examine some options for flexibility. |
| Why do certain policy options only apply to SP 1 and 2 | Ignore that. |
| Big box policy needs to be broken into 2. | Agree |
| If some of these policy options become policies and we don’t have \$ to implement them, isn’t that going to be a problem? | We’ll need to identify reliable funding sources for each of the implementation measures. |
| How were these policy options arrived at? | A distillation of our Critical Choices work and the background studies. |
| Comment (Written) | Response |
| Want to divide urban timber (UT) land in Hydseville to 20 acre parcels so the presence of people will scare bears away that are damaging and killing trees. | The density range of UT is 20-40 acres per parcel. |

Notes from Eureka Public Workshop (Ag Center Building) 6/28/04

| Comment | Response |
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| What are the fiscal impacts of each alternative? | Generally it is less expensive for government to serve more compact development |
| Would there be a cost difference between the alternatives? | This will be determined during environmental analysis and EIR preparation. We may do an economic analysis |
| Is the big box option necessarily not a part of SP3? | No – they can be decoupled. |
| #2 forest policy option – what does that mean? | Explained. |
| Lots smaller than 600 ac - what would be allowed? Would they have to be merged under that policy option? | To be determined in future policy decisions. |
| How many units would be allowed in the situation where ranchers want to develop homesites on their ranches under that policy option? | To be addressed in policy development. |
| Would the same option apply to TPZ so that owners of TPZ parcels can build homes for their ranch hands and family? | TPZ parcels have different needs – they don’t need people living there like ranches do. Look at the second unit policy options if you want to allow more homes in TPZ areas. |
| What about the effects of redrawing the flood maps where people are now going to be in flood areas because of deposition from upstream logging practices? | The maps are based on the 1964 flood for the most part (not Redwood Creek, though). |
| What about larger bluff top setbacks? What do mean by "certain discretionary projects" | Should the Country require greater scrutiny of geological issues for permit reviews. |

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| in geologic hazard policy option? | |
| Would caretakers units be allowed in commercial areas? | Yes. It would expand the existing rules to allow more residential uses than that. |
| Add "lets make users pay for road maintenance" policy option. Logging trucks/extraction users impact the road 10x more than residential traffic. | Suggestion will be considered. |
| Add policy to make rural roads safer. | |
| What would the cost be to improve the roads to support port/rail development? | A port study addresses this issue. |
| Nothing in there about moving people. | Look at the bottom one (Trails Plan). Mostly embodied in SP3 philosophy. |
| How about public transit? | Community design, linkage w. housing element comment. |
| I don't want funding for rail if it's public funding. | Comment noted. |
| When are you going to zone individual properties? | Zoning ordinance will be a part of the process. |
| What will the public noticing for that be like? | Combination of display ads and mailed notices. |
| Any way of projecting budgets/fiscal impacts? | To be included in the environmental analysis. |
| Questions about how to make land uses compatible. | That's the intent of zoning; performance standards can also be used. |
| Comment (Written) | Response |
| Should look at economic implications of sketch plans. | To be considered in future work. |
| Need more focus on redevelopment of rundown areas; Restrict percentage of land disturbed by logging; restrict sq.ft. base of housing, lot coverage; eco-friendly building. | Brownfields policy included; other suggestions are development standards not policy or plan level ideas. |
| Create community forest buffers; preserve ag. bottomlands and individual communities; maintain large tracts; encourage infilling; develop brownfields. | Included in sketch plan design. |
| No expansion of water and sewer outside of existing plan; no big box development. | Included in sketch plan design and suggested policy options. |
| Concentrate development in areas of sewer and water; give emphasis to high density; encourage/require non-industrial timber lands to be certified sustainable. | Included in sketch plan design and suggested policy options. |
| Planning should be on a watershed basis. | Watershed issues reviewed in Natural Resources and Hazards Report |
| Increase taxation on resource extraction to finance truck routes. | Comment noted. |
| Direct staff discretion to keep sensitive info on flood plain increases that would raise or prohibit flood insurance. Policy to make rural roads safer; free county bus transportation. | To be considered in policy development. |
| Coordinate housing/trans element for more people-friendly communities; plan to protect scenic corridors. | Included in sketch plan design and suggested policy options. |
| Create communities which allow for a reduced requirement to get in the car. | Included in sketch plan design and suggested policy options. |
| Policy to make timber co.s pay for using and damaging roads; policy to restore rail line to bay area | Timber harvesting, railroad ownership are State-regulated activity. County will study county |

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| in private ownership; policy to streamline the permit process. | permit process. |
| Need a sketch plan more protective than 3; plan on watershed basis. | Comment will be considered. |
| Policies to promote affordable housing and mass transit. | Included in Housing Element and Moving Goods and People. |
| Give serious consideration to TPZ lands that do not produce timber. | Individual owners who do not want their land zoned TPZ can apply for a rezone. |
| Policy to examine street widths and minimize; policy to encourage walkability; policy to support alternative transportation. | Development standards issues. Alternative transportation policy included. |
| Policy to support NCRAs return to private ownership. | Comment noted. |
| Rather than focusing so heavily on "policies" develop incentive programs instead. | Policies to promote incentive programs are already included. |
| Encourage telecommuting for job creation. | A telecommunications element is being prepared. |

Notes from Willow Creek Public Workshop 6/29/04

| Comment | Response |
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| What is the affordability index? | Explained. |
| How does Humboldt's projected population increase compare with the state? | It's lower. |
| Why is that? | Not a lot of young people moving here looking for work. |
| 15% of our homes here in Willow Creek are vacation homes. | Comment noted. |
| The housing unit supply is low - tight market, not many new houses being constructed, not much area to expand into. | Addressed in sketch plans. |
| Questions about open space lands. | Addressed in sketch plans. |
| With septic development what would be acceptable for multifamily development? | Some package plants work. We'll work with you on efforts to get public sewer. Maybe our economic development division can help – grants for technical assistance, matching funds for construction. |
| We've had ag operations take up residential lands recently, but maybe that will change. | |
| In 5 years, with public sewer, would it be easy to increase density? | Would need a plan amendment. Could go with RM – 16du/ac maximum density. Orick, Glendale are looking at new public sewer facilities too. |
| What's the red color? | Explained. |
| Where are the transitional timberlands? | Explained. |
| What about the McKay tract plan (he liked that one) | Reviewed as a separate project. |
| I'd like to see an inside out Windsong development – alleys, neotraditional concept | We're ready for you. The new McK plan allows for that. |
| Elk River, Shelter Cove – maintenance of roads in earthquake hazard areas – have you considered this? | We're not adding to the development potential in Shelter Cove. |
| Expansion of HSU – has that been incorporated? | Yes and no - Dept of Finance projections might. EIR for that is yet to be prepared. |
| The new HSU population figures will blow your projections away – increase in service personnel, teachers, etc. | The sketch plans will accommodate those projections. HSU plans for expansion to occur over a 30 – 40 year period |
| Willow Creek is primarily a recreational | Land designations should encourage recreational uses, |

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| destination. | places to stay, housing for the service providers. |
| Is a social element included? | Building communities does contain a discussion of implications of building style and how people interact with public spaces. |
| Would general plan policies cover services – schools, hospitals? | Its more use oriented - land use designations. |
| Willow Creek is limited in terms of land supply – our demand level is going to be very different from the rest of the County – increased demand is not going away here. | We're not predicting an economic downturn on horizon here. |
| Transitional timberlands – a lot of us are in favor of clustered development and continued timber production. We mostly grow hardwoods, not really good timberlands. Keep our ag lands secure, but transitional timberlands should be developed – hillside development mid slope. | We've got a designation – UT a buffer between rural residential and industrial timberlands - that may be appropriate, but you'd want to call it clustered residential development if that's really what it is - we've got a plan designation for that too. Need a lot of careful planning – fire hazards for example. |
| During the Meagram fire, CDF drew the line at the Trinity River – we would have lost half our town. | Fire Plan is under development. |
| Comment (Written) | |
| Response | |
| Build a public high school in Willow Creek. | The facility in Hoopa is more than adequate. If people in Willow Creek choose not to use it, they should consider starting a charter school. |
| Economic growth depends on a cooperative planning dept.; transitional timberlands allow for clustered residential and thereby protect valuable ag lands from development pressure. | Included in sketch plan design and suggested policy options. |
| Most interested in Willow Creek segment of the plan. | Community level planning is included. |
| County investment in services should not be in high risk areas (erosion, seismic, forest fire). | County is generally not a service provider. |

Notes from Trinidad Public Workshop 6/30/04

| Comment | Response |
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| Does the County ever have jurisdiction over cities? | Addressed through LAFCO |
| Is it a unified development code? | There are separate ordinances for zoning and subdivision. |
| Is there a capital improvements plan? | No, County is not a service provider. We rely on the capital improvements plans of the service providers. |
| Are the subjects in the critical choices report prioritized? | No – they're subject based. |
| There may have been more conversions of ag lands than the technical background study shows. | County welcomes submission of documentation of this. |
| What's the time frame of the Plan? | Goes to 2025 |
| 6000 new units projected, but is it required that we provide for them? | In the housing element the State gets involved in telling us how many units we have to provide. |
| Do the sketch plans account for second units? | The housing element counted about 20 second units constructed per year - we'd use those numbers as part of our buildout analysis. |
| SP2 what does it do to Westhaven with regard to the density in RL | 1 –7 du/ac or 1 du /ac if not served by sewer. |
| Cul de sac development makes more traffic. | Comment noted |

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| Are there differences in the amount of noise between the sketch plans? | Primary difference would be related to road and traffic. Plan will include a Noise element. |
| What's the assumption of where the jobs are going to be? Arcata, Eureka? | Eureka will continue to be an employment center for the County. |
| What do the different plan designations look like – what's the difference between RL, RM...etc. | Explained in graphics. |
| You use the term urban what's that mean? | Where there is community sewer service. |
| Communities may want different sketch plans | We're trying to capture all those differences |
| Transportation impacts need to be considered | Traffic model will address that |
| I think we're going to need a 6 lane freeway between Arcata and Eureka. | Traffic model will address that. |
| We should be promoting mobilehome parks as a way towards affordability. | We just updated our housing element that has a lot of discussion of mobilehomes. |
| Is the worksheet online? | No. |
| What's a beneficial use? | Drinking water, fish, recreation.. |
| How would the development timing policy work? What if the family owning a key piece of property doesn't want to develop it at the right time? | They're tough to implement. Development timing policy isn't worded quite right – it should say "outward" instead of "into resource areas". |
| What are brownfields? | We've got a lot of brownfields since we have a lot of old timber mill sites – we used to have about 250 mills. |
| Community design toolkit policy option v. community design philosophy in sketch plans. | The toolkits are included in SP3, here we're just asking if you like the idea. |
| There's a difference between paint (design review) and setbacks (design toolkits). | Noted. |
| Would a specific plan be required for a new town? | Community plans will be updated in the process. |
| Public input process tonight isn't being focused for the Trinidad/Westhaven area, and it should be. | Additional meetings and workshops are planned. |
| You can use a specific plan overlay zone. You'd want to hold the baseline density low and provide an incentive for developers to enter into a planning effort. | Issue to be addressed in development of policy options. |
| General discussion on the merits of specific plans/sommunity plans and general plans. Some concern about working on the general level - may not get to the specific plans, which is where they want to be. | Ultimately the General Plan Update process will address both levels. We are focusing at the countywide level to establish general policy direction, but want to ensure that these sketch plans work for each community. Additional community level planning will be done. Generally, specific plan are not warranted for Humboldt County communities. |
| Alternatives are all increased growth – what if we want slower growth? | A slower growth alternative may be warranted, but the County must address housing targets set by the State. |
| To address current impacts – we need to set up assessment districts. | County will examine financing options. |
| SB 855 – RWQCB proposed them – one size fits all, locals can be more strict, but not less. | Staff researched this issue as it relates to the GPU. RWQCB has not developed or adopted new regs yet. |
| Comment (Written) | Response |
| Need a more sophisticated definition of "urban." | This issue will be defined in more detail during the EIR process. |
| Need centralized housing and plans for specific communities. | Included in sketch plan design and suggested policy options. |
| Build housing with grids and alleys (more pedestrian friendly). | Comment noted. See Design Toolkit. |
| Railway should be trail way - too much | Comment noted. Issues are addressed in Moving |

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| erosion/damage; be careful about how we use the harbor. | Goods and People Report. |
| Analyze social, natural resource, financial on watershed basis. | Watershed issues were used in policy development. |
| Zoning needs to be consistent within a neighborhood; second units in some ag lands desired; individual landowners should be considered separate from large developers. | Comment noted. Included in sketch plan design and suggested policy options. |
| Policy that requires CPAs to develop within UDAs first. | Included as a development timing policy option. |
| Identify infill potential better based on sewer and water. | Infill was considered and calculated for vacant and underdeveloped parcels. |
| Stronger policies protecting "critical" or other water supply areas; focus on community planning. | Comment noted. Included in sketch plan design and suggested policy options. |
| Preserve open space and working timber and ag lands. | Included in sketch plan design and suggested policy options. |
| Pro-pedestrian street planning; promote services you can walk to; don't put all our jobs in a few areas and create a commute; rail line must include passenger service to SF & Sacramento. | Comment noted. Included in sketch plan design and suggested policy options. Rail passenger service to SF is beyond GPU scope. |
| Alternative sewage disposal systems need to be considered. | Alternative systems are currently provided for in Health Dept. regs, but thus far land requirements are similar to conventional systems. |
| Focus of new development should be 1) infill first, 2) City development, 3) development of county areas only if annexed to a city. This choice should be more aggressively pursued. | Suggestion will be considered; see comment below. |
| CPAs infill should be in urban development areas first; more growth in existing cities; no conversion of resource; no new rural residential; minimize county infrastructure and service. | Suggestion will be considered; proposal may not meet state mandates for housing. |

Notes From Joint Planning Commission & Board of Supervisors Meeting 7/1/04

| Comment | Response |
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| What were the trends in ag land conversion? We're pretty good at holding the line on small ag land conversion at the Planning Commission, so how is the conversion happening? | Addressed in Ag Resources Report. |
| What's the relationship between the sketch plans and policy options? | Some aren't related so much (billboards), but others are closely tied together – coordination w/ service districts, for instance, would be emphasized in SP3. |
| The County isn't actually going to make improvements to public and sewer, are we? | No, but will coordinate with districts and service providers. |
| Building Communities policy options – are these in addition to the new housing element policies? | They represent various approaches on the subject. |
| Where would people find a place to talk about the coastal dependant industrial lands? | The coastal plan update process. Needs to take a look at the ports plans. How much inventory of MC lands do we need is one issue, where would it go is another issue. |
| Just want to know where public has a say. | Public workshops and hearings. |
| Where would the details of infrastructure planning come in? | Garberville SD is sewer only, looking to do water as well. MSR's under Lafco look at district capacities. |
| ISF meeting notes: Working landscapes don't change character | Issues to be addressed through sketch plans and policy options. |

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| <p>Highest & best use isn't necessarily strip malls Residential development represents a net deficit to local governments The plan authority resides with the people</p> | |
| <p>Dorn NTMP in Southern Humboldt Concerned about residences in 40 ac and 20 ac parcels in TPZ lands Fire issues, conflicts with management practices Tax basis of \$500k home on TPZ land – the County is losing tax base if we allow residences on TPZ lands because if it weren't TPZ, it would have a higher (residential estates) tax rate.</p> | <p>Economic considerations of TPZ lands to be further studied.</p> |
| <p>Infrastructure – conversation between CSDs and County should continue; roads also needs to be addressed – condition of existing roads & new ones; NCHB supports HELP plan.</p> | <p>Issues to be addressed in on-going work plan.</p> |
| <p>Provide water and the sewer will come; use Headwaters for water & sewer improvements; new homes = taxes, will help tax base; urban strategy report – governors website, supports denser urban form, infill, using adjacent lands when considering expansion; urban sprawl slide – doesn't show strip mall that would be developed on adjacent lands; cul de sac development has highest traffic generation rates; they were intended to be used only where streets had to be terminated</p> | <p>Issues to be addressed in on-going work plan.</p> |
| <p>Institute for Sustainable Forestry presentation Goals include – sustainable forestry (see report) We're seeing increased competition Dispute w/ Canada affecting timberlands Weak market for smaller logs More regulations now than last year Sustainable forestry practices provides benefits We should use these practices more - we also support: Larger sizes of parcels in NTMP's Longer time frames for THPs Clustered development in resource areas Trade off – development for conservation easements Stream and slope restoration for supporting timber uses</p> | <p>Issues to be addressed in on-going work plan.</p> |
| <p>Housing affordability is being addressed; Realtors aren't driving up process – it's a matter of supply; we need enforcement (I think they mean we need to implement the existing plan); the existing plan isn't being enforced.</p> | <p>Need to consider implementation measures and what levels and sources of funding would be required in the GPU process.</p> |
| <p>Need more specific language; upzoning will cause existing parcels to be non conforming; and will cause problems for land owners.</p> | <p>Comment noted. Area in question changed to provide range of densities.</p> |
| <p>El Dorado County general plan update – didn't chose to address road improvement issues and now they've got problems; Cutten development</p> | <p>Traffic modeling and analysis is a part of the existing work plan.</p> |

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| will cause significant traffic | |
| Housing affordability is a key issue; there's not enough housing available; need to make it available for our kids; interested in city centered development, walkable neighborhoods – not sprawl; sprawl = greater obesity, need alternative transportation modes | Comment noted Issue is addressed in the Housing Element. |
| I like sketch plan 1; don't like big box development; concerned I haven't seen a Petrolia map; need a Petrolia meeting. | Issues to be addressed in on-going work plan. |
| Confusion about what policies are saying; all sketch plans involve conversion of resource lands, more water service areas; where's the alternative that protects resource lands better? SP3 appears to do the most to save resource lands, but it actually converts resource lands; didn't see any assessment of # sewer served parcels; we should have an option to make even higher densities; SP3 is winning the popularity contest – we should provide alternatives that go even further to protect the resources and the environment. We should have infill only alternative; economic impacts – residential doesn't pay for itself; expanding infrastructure is costly; traffic impacts of increasing the number of units will be huge; re: affordability – more rural residential and residential estates doesn't increase affordability; SP3 has some of these things in there; I like the ranchland and industrial timberland designations. | Staff to consider range of alternatives. |
| Realtors don't endorse HELP; newspaper article says there's a war between developers and no growthers, but that's wrong - I agree with Diane; We need more details of impacts before making this decision on a plan; roads, public services; the BOS haven't been supportive of infill, creative development – lack of political will; I like SP3, but Healthy Humboldt plan is even better. | Comment noted. Issues to be addressed in on-going work plan. |
| What if timber companies go out of business and sell off their properties and is followed up by residential development on steep slopes = more erosion. | Zoning and land use restrictions would come into play. |
| More infill, alternative transportation, affordable housing; need growth of social capital for people who already live there – embellish the public domain, more parks, central development for improved social life; I like SP3. | Comment noted. Issues to be addressed in on-going work plan. |
| Goal should be for everyone to have a legal place to sleep; need more rental units – higher densities; mixed zoning is good; there are a lot of ways to make multifamily housing integrate w/ neighborhood; Eureka and Arcata don't have ability to do more infill, but the County does. | Comment noted. Issues to be addressed in on-going work plan. |
| I don't like sprawl – expansion of infrastructure; cost of sprawl and how to avoid it presentation by Michael Smith – like Healthy Humboldt plan. | Comment noted. Issues to be addressed in on-going work plan. |

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| <p>SP3 should be more focused; just say no to sprawl; housing development review process have increased everywhere, so not sure how to deal with that; the plan needs to be a good advocate for resource use; people move here because it's got a lot of ag and timberlands Harbor is a missed opportunity – more cruise ships; I like the railroad.</p> | <p>Comment noted. Issues are addressed in existing background reports.</p> |
| <p>Industrial timberland zone - timber isn't coming back as far as providing more jobs and more \$ – global economic forces are making it more difficult to make money from timber harvesting; we should be promoting local timber use; conservation on lower site timberlands to protect wildlife habitat; promote conservation easements; we should invest in timberland uses to help them out</p> | <p>Comment noted. Issues to be addressed in on-going work plan.</p> |
| <p>We can control population growth projections that appear in the plan – we already have so many issues, if we allow for more development, it's going to make things even worse; SP3 and Healthy Humboldt plan more particularly I support; we could have higher density; we need more alternatives; need to pay more attention to quality of life – what attracts people here.</p> | <p>Comment noted. Staff to review the range of alternatives.</p> |
| <p>Option 4 warning – it will behave like SP2 – Fortuna and Eureka will merge together; I like SP3 but without conversion of ag & timberlands; we need higher density We're not inventing the future, we're birthing it – focus on constitutionality - what makes it work, what makes it such a great place to live</p> | <p>Staff to review the range of alternatives.</p> |
| <p>Need copies, graphics for Arcata City; it's a myth – housing affordability is not dependent on supply of lots – we're going to need subsidies to make affordable housing; SP3 has more resource conversions than necessary – could have higher densities – 16 du/ac is minimum; FAR is not a good idea – it's hard to administer; develop standards based on site characteristics, not whether or not a property is "adjacent to" an existing developed area because something is always going to be adjacent to development at some point; need more resource protection including conservation easements; questions of 65,000 acres of ag lands converted; merger – until we deal with that, our resource protection policies are meaningless.</p> | <p>Issues to be addressed in on-going work plan. Comments noted.</p> |
| <p>I support the Healthy Humboldt plan; leaning toward SP3 – narrative I like, but the numbers are too high; traffic impacts – 6 lanes between Fortuna & McKinleyville.</p> | <p>Staff to review the range of alternatives.</p> |
| <p>We need to get fire dept input on ideas of clustering and infill; infill should include walkways and bikeways, particularly to get kids to school; affordability of housing is an issue..</p> | <p>Comments noted. Issues to be addressed in on-going work plan.</p> |
| <p>Need strategy for maintaining quality and</p> | <p>Comments noted. Issues to be addressed in on-going</p> |

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| <p>quantity of water in Humboldt County; pulp mill excess water isn't appropriate for residential use; saltwater intrusion is a problem for wells around the bay; TMDL study shows rural development causes deterioration of water quality; all our rivers are over appropriated; need to study water use, groundwater and surface water supplies; water availability; develop a water planning strategy, & keep our use within our means.</p> | <p>work plan; have been included in policy options.</p> |
| <p>Transportation needs for aging population – HTA board & HCOAG need to be a part of that plan; I want more policy options on SP3; general plan should be more dynamic; assess current general plan policies; those that haven't been implemented need to be put in there; issue of patent parcels needs to be resolved; affordable housing subsidy programs, particularly for energy efficient homes – need more on that; community plans how to do them needs to be a part of this conversation; Fiscal impact analysis is super important; need to get a handle on conservation easements, park acquisitions – method of tracking those.</p> | <p>HCOAG's Regional Transportation Plan is a policy reference for our plans. Comments noted. Communities that are impacted by countywide policies and land use designations would get attention. We are working on funding an economic impact analysis; we are starting up a conservation easement program.</p> |
| <p>The general plan needs to be flexible and dynamic</p> | <p>That is one of the policy options.</p> |

HELP Plan Recommendations

| Comment | Response |
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| <p>Findings: (found in the executive summary)</p> <p>Finding 1. The existing County General Plan, as adopted by the Board of Supervisors in 1984, has not been implemented.</p> <p>(P. 8 The County has not implemented the presently adopted General Plan. An example is the failure to complete the update of the Community Plans except for Eureka, McKinleyville & the Avenues.</p> <p>P. 9 The County has not implemented the presently adopted General Plan. An example is the failure to perform a timely review of the Plan and its implementation as circumstances changed within the County</p> | <p>Response: The Eureka and McKinleyville areas account for 3/4 of the development potential in the County. Since the 1984 Plan was adopted, the County also updated all the coastal plans (Humboldt Bay, Eel River, South Coast, North Coast, McKinleyville), and the following community plans: Jacoby Creek, Freshwater, Orick, Garberville, Willow Creek, Fortuna, Carlotta/Hydesville. Updating the community plans for the other areas, particularly for those communities under the 1968 land use designations, is a major focus of the General Plan update.</p> <p>Response: The County updated the Housing Element in 1993, 1998 and 2003, which provided extensive reviews of land use policies and the changing population, housing and governmental constraints . The technical background studies for the GPU program also provide extensive review of the Plan and its implementation. The adoption of Prosperity! in 2000 also involved a major review of economic development policy and economic conditions. Other components of the Framework Plan that have been implemented: the Fire Safe Ordinance (1992), Airport land use plans (1994), the Beach and Dunes Management Plan (1994), Integrated Waste Management Plan (1998), and the Grading Ordinance (2002).</p> |
| <p>Finding 2. Land available for development (with adequate infrastructure) is extremely scarce – the supply does not meet current demand. HELP has identified a lack of ready to go commercial/industrial sites.</p> <p>P. 9 "HELP has identified a lack of ready-to-go commercial/industrial sites (permitted, environmentally approved, infrastructure in place)."</p> | <p>Response: There is no evidence cited in support of this claim. The Natural Resources and Hazards report inventories 439 acres of vacant commercial and industrial land in community planning areas without constraints, and the projected demand by 2025 is 275 acres, so there does not appear to be a lack of vacant sites with public infrastructure. Many of these sites allow for commercial and industrial development as a principally permitted use, which would take care of most of the permitting and environmental approvals. None of the sketch plans change the amount of commercial</p> |

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| <p>P. 9 "There is a severe shortage of available land for current and future growth. Land available for development is dwindling. Given the dynamics of supply and demand, this results in higher land costs."</p> <p>P.9 "Given the declining availability of developable land, certain agricultural and timber lands which are contiguous to existing urbanized areas will have to be converted to residential uses"</p> | <p>or industrial acreage significantly. SP 2 has a big box site in it.</p> <p>Response: There is no documentation supporting the claim of a severe shortage of land. There is also no evidence supporting the claim that the alleged shortage of land results in higher land costs. There has been public testimony that it is a myth to draw the connection between higher housing prices to the supply of land. The study of 1,526 housing sales during the first part of 2004 by the Association of Realtors, for instance, found that 16% of the buyers and 24% of the sellers were investors. Obviously a big part of the runup in home sales can also be attributed to investment purposes. But if they still want to argue this point, SP4 contains the highest number of potential units, so it would be the logical selection.</p> <p>Response: This statement is made without reference to any evidence. According to the technical background studies for the GPU, it is not clear resource lands contiguous to existing urbanized areas will have to be converted. SP2 and SP4 both provide for some conversion of resource lands, but that doesn't seem to be the only way to go. SP3, for example, provides more homes than SP2 without converting any resource lands.</p> |
| <p>Finding 3. Master Planning of infrastructure and associated funding strategies for roads and drainage County-wide has not been adequately addressed.</p> <p>P. 14: "There is a lack of a meaningful transportation master plan and implementation of same."</p> <p>P. 14 "Expressway from downtown Eureka to Ridgewood Drive in Cutten is needed."</p> | <p>Response: HCOAG updated the County's Regional Transportation Plan in 2001. This plan was supplemented by a pedestrian needs analysis in 2003. It is not clear which of these plans are considered "not meaningful". Implementation of the plans is on-going.</p> <p>Response: Traffic impacts, improvements and financing mechanisms for not only the Cutten area, but for all of the major roads of the County will be addressed in the traffic modeling and the transportation element of the General Plan.</p> |
| <p>Finding 4. Coordination of infrastructure between the County, Communities and Special Districts is lacking. Although Humboldt County is not a purveyor of wast water or water services, the General Plan must accommodate for future growth and incorporate input from service districts in order to facilitate implementation.</p> <p>P. 15: "...The Eureka Plan for example contains land use allowances that are considerable. The infrastructure support of the implementation of the</p> | <p>Response: The County has recently met with all the service districts for the General Plan Update process, in order to better understand service capabilities and future needs. The County acknowledges that future coordination is needed in order to provide for future development.</p> <p>Response: There is room for better coordination between the County and service districts, and the County could do a better job at implementing</p> |

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| <p>plan is lacking, and there is no established mechanism or program to finance the improvements to the infrastructure...Future infrastructure planning and improvement costs must be born by the County, else market demand for future housing will not be met."</p> | <p>financing mechanisms to pay for new infrastructure. The shortcomings of the sewer infrastructure is currently being addressed by the Humboldt Community Services District, which has prepared an environmental impact report for the \$30 million "Martin Slough Interceptor". Sketch Plan #3 proposes to increase the County's role in planning and making improvements to infrastructure.</p> |
| <p>Finding 5. Housing continues to become less affordable. In fact the median-priced home has almost doubled in the past 4 years.</p> | <p>Housing affordability is an issue that has been raised numerously as a part of the GPU process. It is also reviewed during the Housing Element Update, which was recently approved by the Board in December, 2003. Each Sketch Plan Alternative provides buildout scenarios to provide for the projected population needs. Housing affordability may need to be address through an aggressive incentive program or development mandates.</p> |
| <p>Finding 6. Residential permits issued by the County Building Department during the past several years have decreased significantly. There is a shortage of all types of housing including market rate affordable housing.</p> <p>P. 13 "Residential permits issued by the County Building Division during the past several years have decreased significantly: (table showing 445 in 1990 -> 262 in 2003 (single family) and 11 in 1990 -> 3 in 2003 (multifamily)). This decline in Single family units has contributed to higher priced housing. The decline in Multi-Family units has resulted in higher rents."</p> | <p>Response: No evidence is presented tying building permit issuance to housing prices or rents; it is a logical fallacy to make that inference. There is in fact evidence that suggests no connection between building permit issuance and housing prices.</p> <p>First, the Building Communities Report concludes that building construction trends in Humboldt County over the past twenty years mirror State and national trends (Section 2-2 of the Building Communities Report).</p> <p>Second, the number of single family permits issued in 1990 was the highest since the Building Division first began tracking permit issuance in 1979, so it is perhaps not the best year to use to glean a sense of building construction over time.</p> <p>Also, the figures used by HELP to describe the number of multifamily units developed relies on the number of permits issued, which can be misleading. For example in 2001 while there were only 3 permits issued for multifamily dwellings, 40 units were constructed under those permits. (The Building Communities Report also used the number of permits issued rather than the number of units</p> <p>Figure 1 shows the trends in single family and multifamily residential units permitted by the Building Division since 1979. While it shows a trend of fewer single family units over the years, it also shows a corresponding increase in</p> |

multifamily units during this same time period.

Figure 2 shows the total units permitted during this same time frame. The graph shows the trend has basically not changed since 1979. This compares to an increase in housing prices during this same time period, particularly in the past several years. According to the HELP plan, housing prices have nearly doubled in the past four years.

Figure 1 Residential Units Permitted - Building Inspections Division 1979 - 2003.

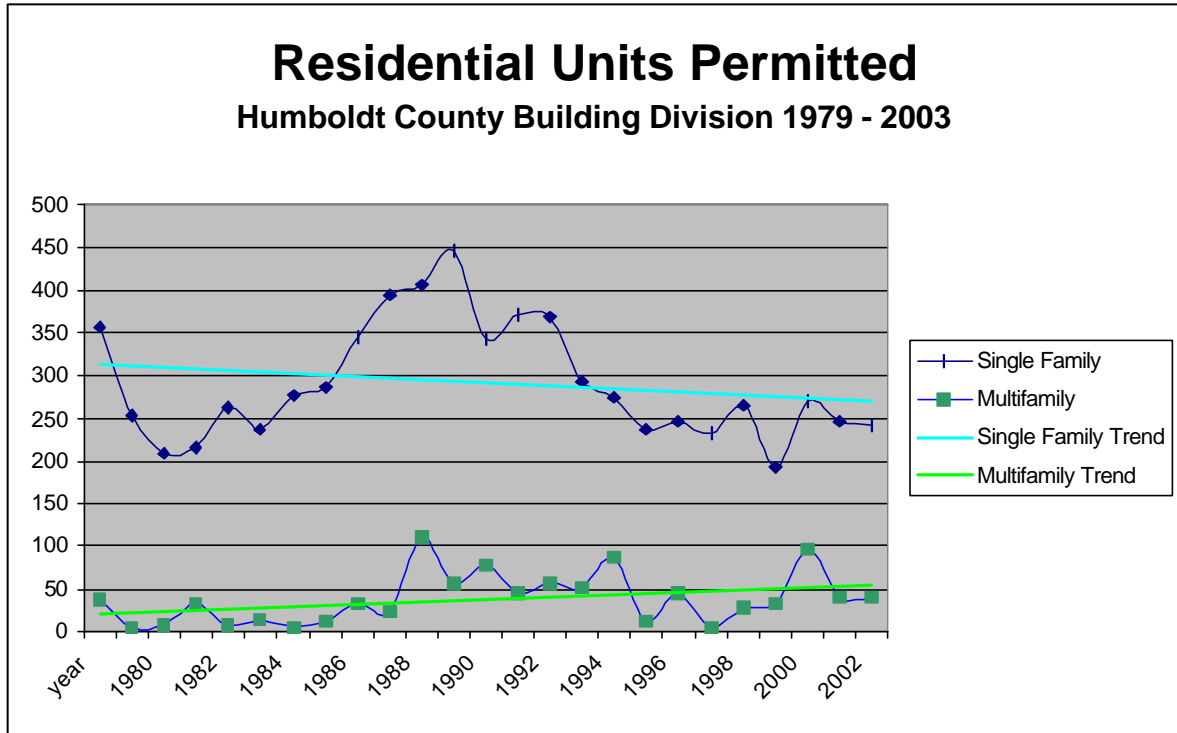
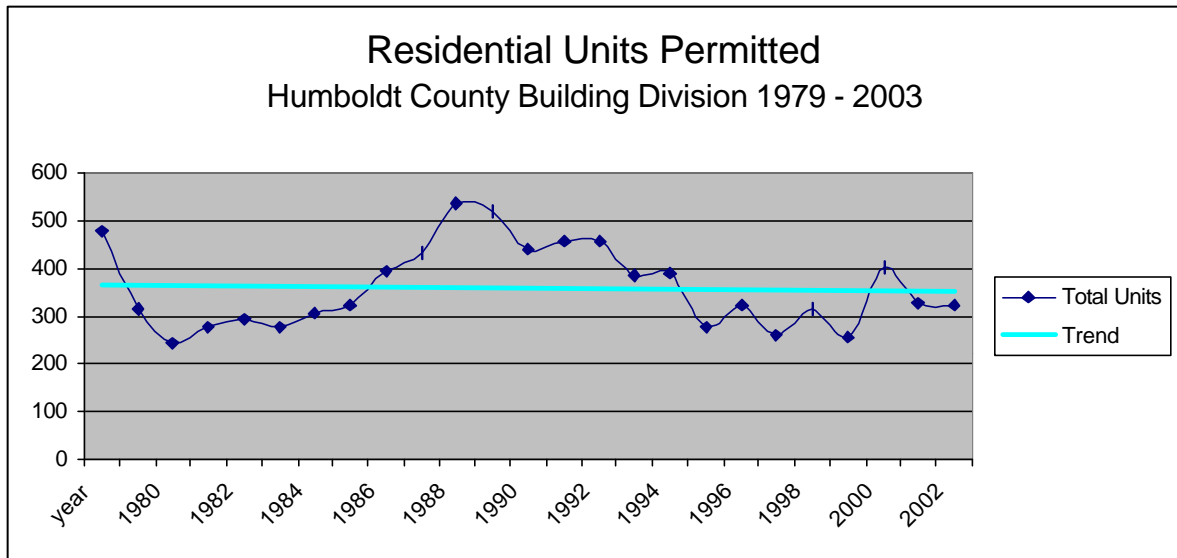


Figure 2 Total Residential Units Permitted - Building Inspections Division 1979 - 2003.



Figures 3 and 4 show that over the past decade, the County has been more effective producing housing than all of the cities in Humboldt County combined.

Figure 3 Number of Housing Units - Humboldt County Incorporated and Unincorporated Areas 1990 - 1999.

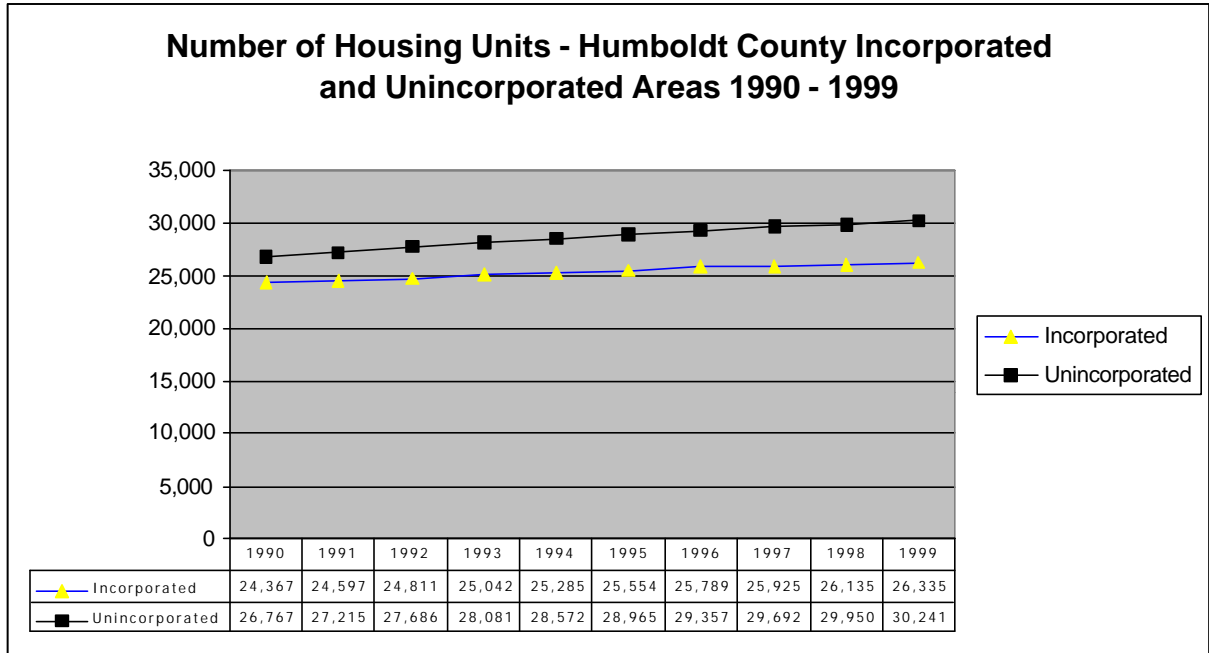
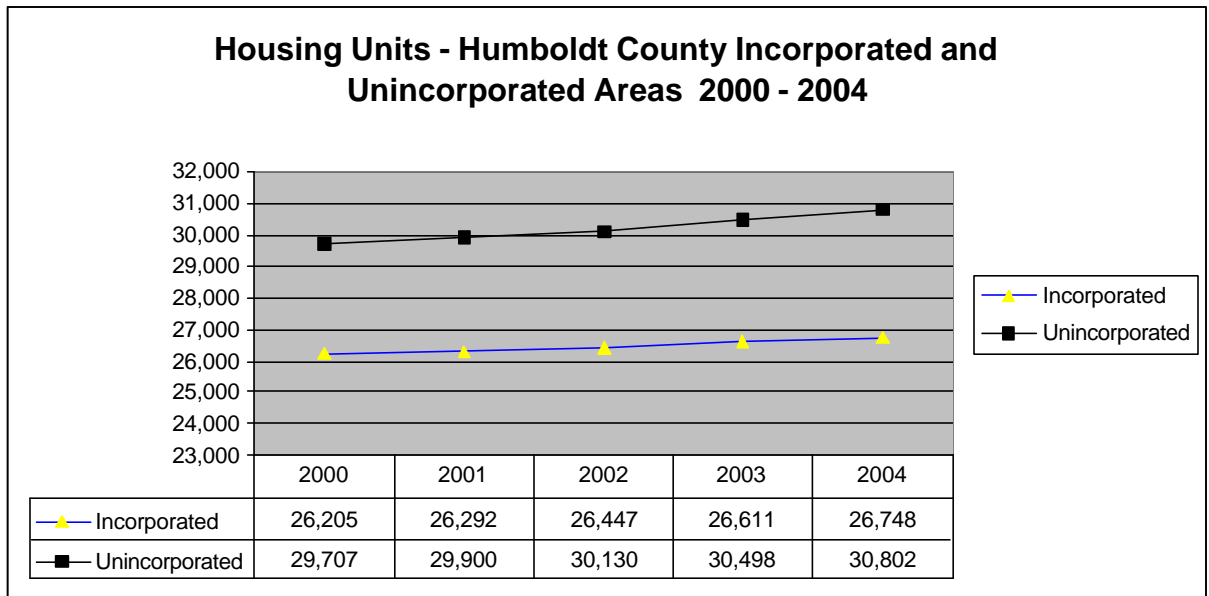


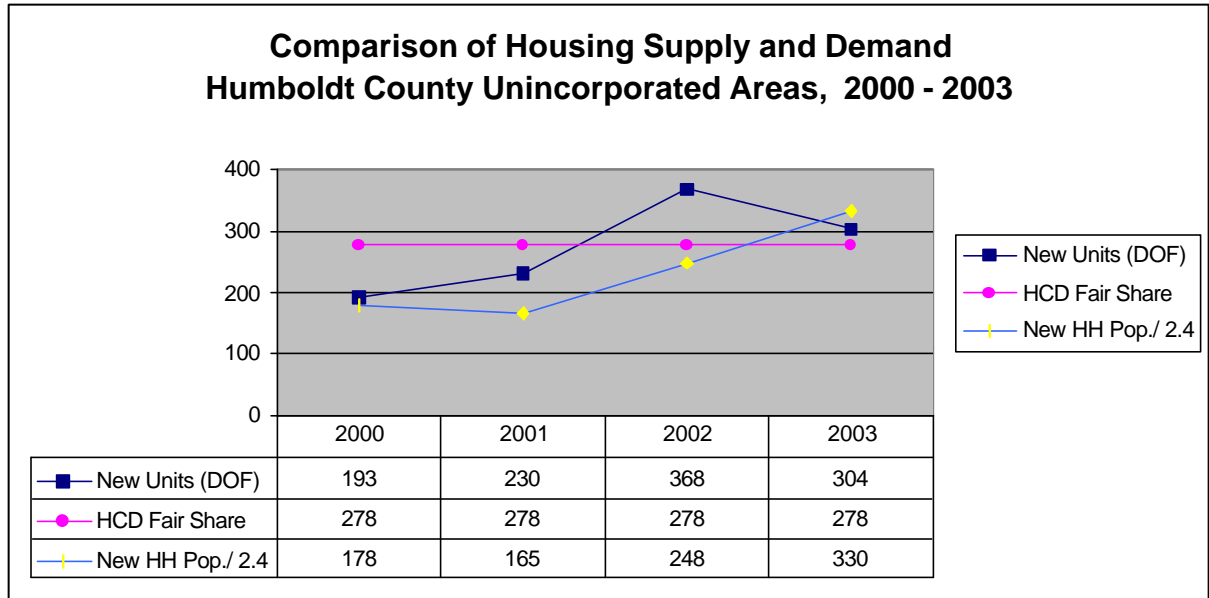
Figure 4 Number of Housing Units - Humboldt County Incorporated and Unincorporated Areas 2000 - 2004.



And Figure 5 compares housing supply and the targeted demand for the unincorporated areas from 2000 - 2003. The graph uses two measures of targeted demand: 1) housing demand from

the 2001 Regional Housing Needs Plan (the "fair share" allocation of the Housing and Community Development Department, or HCD) and 2) demand is arrived at by dividing the increased population by the average household size in 2000 (2.4 persons/household). The graph shows that for the past several years, the supply of new housing in unincorporated areas has been on track with both measures of demand.

Figure 5. Comparison of Housing Supply and Demand in Unincorporated Areas 2000 – 2003



Continued response to HELP Findings

| Comments | Response |
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| <p>Finding 7. Economic development is not being supported by Humboldt County. In fact, jobs are leaving the area. Employment in several sectors of the County’s economy is expected to either decline or significantly weaken during the next 10 years. Jobs are leaving Humboldt County due partially to the County’s unfriendly business practices. Companies considering bringing new jobs to the County are not relocating to Humboldt county partially due to less than friendly business policies and practices. In today’s environment, the hot issues which attract businesses to relocate are: affordable housing, incentives, availability of skilled employees, and ready to go sites.</p> | <p>Response: In 2000 the County of Humboldt had one employee in the Economic Division. In 2004 the County of Humboldt has 7 employees, and 3 VISTAs in the Economic Division. This Division is one of the very few departments in the County that is growing.</p> <p>The Division actively participates in the Prosperity network, which is working to coordinate jurisdictions and diversify countywide economic development.</p> <p>The Economic Division is doing the following to expand business (“hot issues”):</p> <ol style="list-style-type: none"> 1) Affordable Housing – <ol style="list-style-type: none"> a. Writing a variety of grants to help write down the cost of housing development. b. Forming a Redevelopment Agency (began Sept. 2002) to help implement infrastructure development (through Brownfields clean-up) and affordable housing set-aside. c. Formed Infrastructure Unit (July 2003) within Division to focus on key water/wastewater development & other barriers to housing/business development. 2) Outside Business Incentives - <ol style="list-style-type: none"> a. Forming Redevelopment Agency to assist with infrastructure development and business loans. b. Working with other Counties to lobby for the Buckhorn Summit bypass, to improve transportation. 3) Inside County Business Incentives – <ol style="list-style-type: none"> a. IDA Business Grants b. Micro-Enterprise Training c. Entrepreneurship Academy d. Industry Cluster Work-Plans e. Small Business Loans 4) Availability of skilled employees – <ol style="list-style-type: none"> a. Incumbent Worker Program (began in August 2003) b. WIA Programs for dislocated and adult workers 5) Ready to go sites – <ol style="list-style-type: none"> a. Forming a Redevelopment Agency (began Sept. 2002) to help implement infrastructure development. b. Doing a variety of Brownfield studies in selected communities |

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| <p>P. 11 "The existing Humboldt County General Plan does not include an "Economic / Fiscal Development Element as recommended by the State of California."</p> <p>P. 11 "Jobs are leaving Humboldt County due partially to the County's unfriendly business policies and practices. Companies considering bringing new jobs to the County are not relocating to Humboldt County partially due to less than friendly business policies and practices."</p> | <p>for redeveloping former sites into site-ready locations.</p> <ul style="list-style-type: none"> c. Formed Infrastructure Unit to help ready sites. <p>6) Economic Division current funding for development in the following areas:</p> <ul style="list-style-type: none"> a. Workforce Training and Development - \$1,250,000 b. Business Development - \$ 585,885 + Redevelopment \$210,000 = \$900,885 c. Housing Development - \$ 3,875,000 d. Infrastructure Development - \$ 309,485 <p>Response: The GPU will include drafting an economic element.</p> <p>Response: No evidence is cited to back up this statement. A table appears on this same page showing an average employment <u>gain</u> of 1.35% each year between 1990 and 2010, which seems to contradict the claim that jobs are leaving and others are not coming in.</p> |
| <p>Finding 8. HELP supports numerous County policies and practices such as: Anti-sprawl, protection of Natural Resources, Open spaces/greenbelts between communities, each community should have its own distinct identity, Advantage of small community lifestyle, less traffic than in urban areas of the state, one on one contact with government agencies, natural beauty and responsible growth.</p> | <p>Sketch Plan 3 provides for the greatest number of qualities defined in Finding #8.</p> |
| <p>Finding 9. The County's 25 year projected growth rate of 0.5% is extremely conservative and does not anticipate realistic growth for the County's future.</p> <p>The County uses a 1.194% growth rate over an 8-year period for purposes of responding to State fair share housing mandates versus 0.5% for the 20 year General Plan projection.</p> | <p>Response: The growth rate used in Building Communities report was taken from the California Department of Finance. Their previous projections used in the 1984 Framework Plan were right on target; they projected 125,615 persons in Humboldt County in 2000, and the Census 2000 counted 126,518, a difference of @900 persons or <1%.</p> <p>Response: I think they reverse engineered the results in the RHNP to arrive at the 1.194% average annual growth rate. The Regional Housing Needs Plan (RHNP) identifies a population growth rate of 0.82% annual increase over the next 7 years for the entire county. This is from the Department of Finance, and it is consistent with the projections that appear in the Building Communities report. In the RHNP, there is also an allowance for housing stock being retired or converted, which adds @1,000 units to the projections of housing needs. (It is important to note that these units are not a part of the housing need for new persons - these are</p> |

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| <p>Even a conservative growth rate of 2% per year will limit changes from today's conditions. The State estimates 57% more new houses will be needed in the next 20 years statewide than has been produced in the highest production years in the past.</p> | <p>needs associated only with the replacement of units being replaced or converted; and it follows that no new acreage will be needed for these units.) The RHNP also provides for a 10% contingency. In the end the RHNP identifies a need for 3,975 new units to be constructed between 2001 and 2008, an annual increase of @1% over the number of units counted by the Census 2000.</p> <p>Response: According to the HELP Plan, a 2% per year growth rate will generate a population of 208,506 persons in 2025, which is 63,000 more persons projected by the State. This will generate a demand of 18,250 new dwelling units for the unincorporated area in 2025, which would be accommodated by the existing Framework Plan, (which will provide 24,702 units) and each of the sketch plans (SP2 - 28,741, SP3 - 32,032, and SP4 - 34,788 units).</p> |
| <p>Finding 10. Humboldt State University expects a 2-3% annual growth rate for the next 20 years.</p> | <p>Response: We could do a better job of coordinating with HSU on the impacts of such an increase in student population, and for other aspects of their master plan that may have a bearing on lands in the unincorporated areas. Comment noted. Staff is meeting with University staff on August 19, 2004 to discuss this issue.</p> |
| <p>Finding 11. The County endures a shortage of skilled trained labor force.</p> | <p>See response to finding 7.</p> |
| <p>Finding 12. There are considerable roadblocks and obstacles to all development including the production of market rate affordable housing. There is an urgent need to examine County processes and procedures concerning all development activities and then eliminate duplication and unnecessary burdensome regulation.</p> <p>Finding 13. There is a need for coordination among agencies to get projects through the approval process in reasonable time frames.</p> | <p>Response: The County performed a top-down review of all governmental constraints to housing development as part of the 2003 Housing Element update. Where there were found regulations that could be adjusted to reduce governmental constraints, those changes were made. However, the County does recognize the need for more streamlined and responsive efforts through the permit process phase and has recommended the inclusion of either an additional element or chapter in the General Plan on Governance.</p> |

Notes from Meeting with HELP 8/18/04

| Comments | Response |
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| General plan elements should include economic and capital improvements element. | The Board has requested the addition of an Economic Element to be included in the General Plan Update. |
| Willingness to support financing infrastructure is a change on the part of the local building industry | No response. |
| We recommend a marketing plan by the director of Planning | See Response to Finding #7. |
| Increased densities are supported by HELP | No response. |
| Post offices – lets look at those as population centers in rural areas, and increase the housing and commercial and industrial development opportunities there. | Response: Often these are the areas in line for Re-development due to the closure of a mill and the loss of manufacturing jobs. The county is in the process of conducting feasibility studies to look at redevelopment of many of these areas. |
| We recognize water and sewer upgrades are a constraint, and that those projects may not be supported by no-growth advocates | Comment noted. |
| Planning needs to become more actively involved in infrastructure planning such as Infrastructure Bank; (Phil Alvarez set it up – Business and Transportation Dept.; Humboldt is in a good position to get funding) | Response: That's true, but they have a 30% overhead charge on those funds. The Mello Roos funding source is cheaper. |
| Stormwater drainage should be included as infrastructure along with roads, water and sewer | Comment noted. |

Notes from Housing And Homeless Coalition meeting 7/14/04

| Comments | Response |
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| How will we fund infrastructure expansion? | Response: Tax assessment districts. |
| I'd like to see multifamily development adjacent to greenbelts. We should require a certain amount of rental housing. We like inclusionary zoning. People are choosing to live in condos – less work, less area to maintain...we should be building more multifamily structures. | Comments noted. |
| What if the other jurisdictions don't like the plan around them? | Response: We're working with the cities to get the best fit we can |
| We need a RH zone designation with densities of 16 - 30 du/ac. | Comment noted. |
| Where did SP2 come from – its not consistent with the goals of the Critical Choices Report. | Response: The County is trying to provide a reasonable range of development alternatives. Sketch Plan 2 offers a development patterns that was requested during the Critical Choices phase; however, it was not the most preferred development pattern. |
| Transportation – aging population is going to require more public transit. | Response: SP3 provides for all types of infrastructure planning including public transportation. |

Notes from the Meeting with the City of Arcata 7/20/04

| Comments | Response |
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| How do the sketch plans deal with the homeless? | Response: They are looking at household population, not the homeless population. The Housing Element specifically addresses the homeless issue. |
| Do the buildout numbers reflect constrained acres? | Response: No |
| I don't like any of the sketch plans - do you have any that do more infill and less rural development?; Can the City do its own plan for the and then get that adopted by the County? | Response: Some of the areas the city's rezoned don't make sense. |
| While the prezone areas may not make sense to you, I think our plan actually captured the public sentiment pretty well, so your plan should be aligned with ours. We took a lot of time and we had a fair and comprehensive public involvement effort. The community work that went into our plan should be respected. We inherited a lot of problems - inadequate roads for instance, and we tried to be proactive in our rezoning. | Response: Point well taken. And the NR plan designation that was adopted allows timber harvesting and development on legal lots, so it is more closely aligned with our land use designations than the name implies. I think we can work out something that will fit both our objectives. |
| How does SP1 fit in with the State (fair share) requirements? | Response: It could serve as a plan that fits into the State requirements |
| Is there a reason all the alternatives have higher buildout numbers than the Framework Plan? Could you reduce the development potential below the Framework Plan? | Response: We could look at providing an alternative that reduces the potential below the Framework Plan |
| Whats the difference RE 1-5 vs RL 1 - 7? | Response: It's a little confusing - one uses acres per unit the other is units per acre |
| How did you decide what land use designation to give properties? | Response: We used a combination of sources, including the Framework Plan, the City's plan, the information from our technical background studies and applied the philosophy of each alternative. |
| Any differences in areas in terms of timber harvesting? | Response: We've got some policy options that could achieve that - in the Freshwater area, or Elk River areas for example, we could have policies that limit commercial timber operations in residential areas to be more compatible with the neighborhood and better tied into the TMDL requirements. |
| Fickle Hill - no subdivisions was the message from the Arcata City Council in 1984 because of the transportation impacts. Can we restrict the parcelization of Fickle Hill in any of the sketch plans? | Response: Look at the sketch plans as philosophical differences - SP2 is more free market based, while SP3 focuses the development into sewerred areas. |
| We want you to go more extreme with SP3; include an RH land use designation, add more policies to protect more open space and tradeoff with higher densities in the sewerred areas; We need to protect the vistas where rural development is allowed, for instance we could require development to fit into the landscape more - keep some trees from being taken | Response: We need to build those alternatives into the range for an adequate environmental review - a more strategic and surgical SP3. |

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| <p>down; Without inclusionary zoning, we're not going to get affordable housing - HCD's numbers won't be met; The sketch plans should also address the 1200 - 1400 homeless persons we've got in the County.</p> <p>There is I think the sentiment around this table that you need a SP3+ option.</p> <p>The expanded water service areas in SP 2 and 4 along Old Arcata Road scare us.</p> | |
| <p>We need 6000 units, but in each of the alternatives - we're looking at 32,000 units buildout - why such high numbers?</p> | <p>Response: The constraints aren't factored into the buildout numbers, so we created more inventory to balance out the constraints.</p> |
| <p>What do you mean by "existing entitlements"?</p> | <p>Response: The Framework plan allows for 40 - 160 acres in resource areas, so there are entitlements to subdivide if you consider the Plan as the controlling factor.</p> |
| <p>You've got these outside groups so dissatisfied with the alternatives, they've come up with their own plan; in our experience, the other group plans supposedly representing these organizations ended up being not representative of the organization's membership at all.</p> | <p>Response: We've got some splinter groups, but there are a lot of common themes being expressed. It works best if the input is in a form that we can incorporate easily into a plan.</p> |
| <p>What is the intent of the policy options? Obviously you haven't captured the full range of policy options available</p> | <p>Response: We're looking for general direction - testing the waters.</p> |
| <p>With the KD Investments project in the Jacoby Creek area the County mistreated us. We want to be more influential in the development that occurs within the City's Sphere of Influence (read a statement advocating a SP3+)</p> | <p>The 25th joint PC/BOS joint meeting will be mostly presentations - not a decision making meeting. The city can make a presentation.</p> |

Notes from the Association of Realtors Meeting 7/27/04

| Comments | Response |
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| <p>We're interested in affordable housing; we have concerns about the population growth rates used in the technical background studies - (they think it should maybe be higher); we're concerned about assuming we're going to pull together the infrastructure that's necessary for the planned growth; the constraints are already there, and we're already not dealing with them, so if we are relying on the infrastructure improvements, and they're not there, it's going to make the existing housing affordability crisis worse.</p> | <p>Response: The Housing Element update every 5 years could provide the course correction we need to adjust if, after 15 years, we've already hit our 25 year growth projections; housing affordability is tied to sewer service availability. One issue we're dealing with is whether to put County resources on improving the existing systems serving the more urban areas or put in new systems in the rural communities. Hydesville, for example, that commercial district is locked in - the commercial buildings can't expand because they're on septic systems. Orick, Willow Creek, and potentially Glendale are all looking at installing new sewer systems.</p> |
| <p>Another point, if you build a new market rate house that's not affordable, you could still be producing affordable housing because the house the occupants leave when they move into the new home might be smaller and less expensive</p> | <p>Response: But you're not producing new affordable housing.</p> |
| <p>If we're going to rely on the Housing Element to provide the necessary course correction, it's going to</p> | |

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| <p>need more teeth. The Housing Element hasn't been taken seriously in the past. We're going to need infrastructure planning like drainage systems to be brought into the Housing Element review, and right now it's not taken seriously enough to take those big things on. The new septic tank legislation being seriously considered could limit densities in unsewered areas.</p> <p>A lot of the population density under the sketch plans will be centered around the Eureka area. What is the timber site quality of the resource areas being converted?</p> | <p>Response: Good!</p> |
| <p>The area between Eureka and Arcata should be served with sewer and water; we should expand the housing opportunities there; in the deliberative dialogs, some people were advocating to stop building housing; since SP4 includes the most housing opportunities, that should be the one we go with; that's where we're going to get the most affordable housing.</p> | <p>Response: Even if you zoned the entire county R-1, you're not going to affect the cost of housing much.</p> |
| <p>Are you saying there's no relationship between supply and demand in our local housing market?</p> | <p>Response: There are factors affecting affordability other than the supply of developable land. The local housing market is doing the same thing as the other real estate markets in the state and the nation – they're all going up.</p> |
| <p>No – the local housing market is unique. And if we don't have an adequate supply of developable land, we're never going to make housing more affordable.</p> | <p>Response: That's true, but there's not a good match between large lots and affordable housing.</p> |
| <p>There are no developable lots on the market right now. You're going to need the support of government officials for higher density housing.</p> | <p>Response: The zoning ordinance amendments that allow apartments in commercial areas is an example of local government being supportive of multifamily development.</p> |
| <p>During the Eureka Community Plan update, multifamily housing proposed along Ridgewood Drive was taken out. We need to reduce regulatory constraints to produce affordable housing.</p> | <p>Comment noted.</p> |
| <p>"Constraints - Lack of Available Land - only 5% of the County's land base is planned for residential uses"</p> | <p>Response: The Building Communities and Natural Resources and Hazards Reports identified sufficient land for residential development for the next 25 years.</p> |

Notes from Meeting with Manila Community Services District 7/29/04

| Comments | Response |
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| <p>Clustering slide doesn't go far enough to encourage pedestrian travel We've also got concerns re: increased traffic on 101, the walkability of our community centers</p> | <p>Comment noted.</p> |
| <p>When are you doing the coastal plan update?</p> | <p>Process was explained.</p> |
| <p>Public access corridors and properties planned natural resource should continue in their present uses.</p> | <p>This is the proposed options contained in the LCP</p> |

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| | amendment process. |
| You're showing in these slides the existing parcelization of our community, what's it going to look like 20 years from now? | Response: There are some opportunities for increased densities. Your district boundary, which is coterminous with the Sphere of Influence, goes north to the Sierra Pacific Mill and South to the Samoa Bridge. If you wanted, you could serve some of the more outlying parts of the community. |
| If we double in size, can our infrastructure handle it? | Response: SP3 and to a lesser extent SP4 would ramp up our infrastructure planning significantly, way more than our current Master Service Elements. |
| Isn't our community constrained by natural resources. | Response: Yes, and it would be great to get on the same page with your plans for future services. |
| When we put in the sewage treatment ponds, what did that do to our development potential? | Response: You increased your development potential by 100%. |
| The policy options tabulations would have been more accurate if you had used a ranking system. | Comment noted. |

Notes from Meeting with Healthy Humboldt 8/4/04

| Comments | Response |
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| Are you doing another sketch plan - SP3+? | Not before the 25th. The BOS could give us direction to go there. If we do go there, the cities are going to have to ramp up to take housing units we're responsible for providing. |
| Where are the Master Service Reviews fitting into the sketch plans | We've still have some work to do there. |
| We want an SP3+ alternative which would allow development only on legal lots of record in the areas not served by sewer and water; inside urban areas, you could allow subdivisions. | The urban land designations (RL, RM) are coterminous with watered/sewered areas. |
| We need to do some work - what's the supply of land? If it's not enough to accomodate our projected population increase, where else can we put people? | |
| How much density do we need to fit the future population increase? | |
| There is an economic justification for SP3+ .- every rural subdivision costs the County money. | Comment noted. |

Healthy Humboldt Coalition Brochure

The Healthy Humboldt Coalition has the following guiding principles:

- " Maintain separate and distinct small town communities with a variety of cultural and recreational amenities, surrounded by wild and working open spaces.
- Restore a sustainable relationship with our natural environment to provide for clean water, fish and wildlife, scenic beauty, and natural resources.
- Promote housing, education and health care to meet community needs throughout the County.
- Reduce County infrastructure costs by channeling new growth to existing cities and communities currently served by water and sewer.
- Support locally-based businesses and industries.
- Ensure a locally sustainable energy future.
- Provide clear and concise County land-use policies for the public."

Response: Although the education and health care issues are beyond the scope of the alternatives report, the guiding principles appear to be most consistent with SP3.

"Unplanned parcelization has caused the loss of more than 100,000 acres of forestland and 73,000 acres of farmland since 1985."

Response: In the agricultural resources and timber resources background reports for the GPU we state that the timberlands and agricultural lands subject to lot line adjustments and certificates of compliance since 1985 may have been converted out of resource use, but we don't really know.

Notes from meeting with Eureka City Staff and HCSD staff 8/5/04

| Comments | Response |
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| The boundaries between city services and HCSD services are artificial | Comment noted. |
| When was the last time any of the larger cities annexed property? | +/- 20 yr |
| All development feeds into one transportation corridor (Highway 101) and I'm concerned that the increased growth in all the sketch plans will make traffic congestion unbearable | The Eureka Community Plan includes transportation policies to divert the traffic from the areas south of Cutten to Cypress and then to Harrison |
| We need to better figure out the capacity of both the Eureka and HCSD sewer systems | Agreement from County staff. Capacity figures and contractual figures are different. We need to plan for capacity. |
| We may need to re-visit the ECP and projected build out numbers as they will affect traffic. | Agreement from County staff. |
| Discussion ensued on capacity to serve the north McKay tract and the impact on service capabilities from the Martin Slough interceptor project. | Agreement that we need to better coordinate with the Cities for expansion of services and future development. |

Notes from Fortuna Joint Planning Commission and City Council Meeting as well as the Ferndale and Rio Dell City Councils and Planning Commissions 8/9/04

| Comments | Response |
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| How much of the land shown in the buildout tables is constrained by physical and market constraints? | We are planning on overlaying the constraints factors and will provide this information to the Board. It is contained in our background studies. |
| With SP3 where are the units going to go? Will SP3 have the effect of diverting the County's housing growth from more rural areas to areas adjacent to cities? | SK3 is proposed to concentrate units in areas with existing urban services, so therefore, housing units will be diverted from the rural areas. |
| How are the units going to be developed if there aren't services available? | There will be more concentration on infrastructure planning to provide services. |
| With SP3 the 600 ac/du limit what about someone who has only 40 ac – are they not going to be allowed to develop? | This is for the industrial timber operators and ranchlands currently in Williamson Act contract. |
| What willingness will LAFCo have to follow through with these infrastructure improvements and expansions - is that going to be a constraint? | There will definitely need to be better communications with the members of LAFCo. |
| Ferndale is a little behind in terms of our general plan update. Our guiding principal is to preserve the unique character of Humboldt; SP3 seems to do that best - please comment | SP3 limits sprawl and attempts to preserve the character of existing communities. Policies will need to be developed that address this. |
| If SP3 is preferred, does that mean development would be clustered around Ferndale? | Down in the floodplain, there's not going to be much development. |
| How do the densities in the Eel River valley change across the floodplain | The physical constraints limit development potential; some communities are getting sewer (although not in the Eel River Valley area) – they're going to accommodate much more growth |
| One size doesn't fit all - how are you going to handle that?. | We will come back and "tailor" the General Plan for communities, probably through the CPA process. |
| What about commercial uses – how do the sketch plans differ? | SP2 allows big box, SK3 and 4 look more to smaller industrial and commercial sites; neighborhood commercial with mixed uses. |
| What about soft infrastructure – telecom facilities? | A telecommunications element is proposed to be developed as a part of the GPU process. |
| How do the plans differ on second units? | They all provide and support second units. This is a policy decision that could be included into any alternative. |

Notes from Petrolia public workshop 8/12/04

| Comments | Response |
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| How are you going to handle different community's needs? | We will come back and "tailor" the General Plan for communities, probably through the CPA process. |
| SP2 – 4 allows more subdivisions here in Petrolia, right? | Only in the resource areas. |
| What are the differences between the sketch plans with regard to timberland? | There is an industrial timber classification in SP3 and 4 that provides additional protection to |

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| | timberlands and limits housing. |
| What are joint timber management plans? | Process explained. |
| Why are we accommodating 30,000 units when our population projections show 3,000 units are needed? | The 30,000 units are unconstrained numbers, we are providing a buffer. |
| The housing demand is going to be affected by people building second homes - people living elsewhere and building a second home in Petrolia – we're seeing a lot of that happening. | Comment noted. |
| Vacant is a misnomer – there's development potential on already developed lots | Comment noted. |
| It seems dysfunctional for the County to be updating their general plan without the cities doing the same thing within their jurisdictions | We don't have jurisdiction within the city limits. |
| I like SP1 with stronger resource protection | |
| You don't have a reasonable range – none of them allows a reduced level of growth | Comment noted. |
| If you allow more density, more people are going to want their 20 acres in the woods, so we're going to be setting ourselves up for more pressure to convert resource lands around developed areas. | |

Notes from Eureka Joint Planning Commission and City Council Meeting 8/16/04

| Comments | Response |
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| Question about water and sewer services – how sure are you that you're going to be able to serve the areas around Eureka and Hydesville – are they going to require annexation? LAFCo approval? | We are meeting with the service providers to determine capacity. We believe that the County will have to take a more active role in infrastructure planning in the future. |
| Is there a way to compare SP's in terms of traffic generation? What are the traffic impacts going to be? | SP3 has mixed use centers – more neighborhood traffic, less on 101 SP2 and 4 would probably create more |
| How much multifamily development is encouraged in the Eureka area? | Staff identified areas. |
| Elaborate on the other constraints you've studied. | Flood Hazard, Slope/Seismic, Wetlands, Fire, etc. |

Notes from Meeting With Buckeye Conservancy and Farm Bureau 8/17/04

| Comments | Response |
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| Affordable housing – how will we be able to provide for County residents as they retire on only Social Security? | The GPU process is attempting to address that by providing enough areas for development in the County. |
| Has the County presented a breakdown of population per each city? | Yes, it is contained in the Building Communities Report. |
| We need a count of the number of patent parcels that are still underlying a lot of the resource lands in Humboldt County. | We have a rough estimate now. We are assuming a patent parcel for every 80 acres in the resource lands. There is a wide discrepancy from ranchlands and timber properties. Usually a range of 40 acres to 360 acres. |

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| What is the difference in the cost of streets for a grided pattern vs. culdesacs? | Culdesacs tend to be more expensive and there is less connectivity therefore more time spent on the roadway. |
| What is the policy for increasing the density of the RM designation? | It is increased in Sketch Plans 3 and 4. We are looking at introducing a RH (residential high) density that would provide 30 units per acre for multifamily development. |
| What does “no net loss of ag lands” mean? | Typically in the past it has meant no net loss of ag lands for our tax base. |
| Biggest loss of ag lands has been to the federal government and they don’t pay taxes. | From 1985, about 11,000 acres has been purchased by government agencies (the County has estimated that during that time frame, approximately 60,000 acres have been converted from ag use to something else). |
| What does RCC mean? | Rural Community Center. |
| Has there been a general plan policy that says “no development on prime ag lands?” | Yes, this is a standard planning technique. |
| What is the urgency for public comment now? | We are looking at the “big picture” development scenario now and would like direction from the public. |
| We keep adding development potential with each new Sketch Plan – maybe SK1 is the best? | We are looking at adding another alternative that offers less development potential. |
| Have the cities weighed in? | Yes. |
| What about an “exit strategy” for timber producers? | We could provide incentives that will help them continue to operate. |
| 600 acre minimum for the industrial timber operators is too restrictive. | This could possibly adjusted. |

Notes from Garberville and Redway Community Services District 8/19/04

| Comments | Response |
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| Garberville is looking to expand their treatment area; should give increased capacity. | Need to know quantitatively how this will impact capacity. |
| The Kimtu and Riverview municipal water companies want to be within the Garberville Sphere. | Needs to be dealt with by the district and Lafco. |
| The Community Park (Tooby Park) is currently served with water from the district. | Needs to be dealt with by the district and Lafco. |
| Redway indicated they have about 40% surplus capacity during the dry season. During the wet season they estimate that they are at 80% capacity at the sewage treatment plant. | Asked if the district is under any RWQCB orders; they are not. |
| Previous numbers on capacity from Redway were based on a faulty flow meter. They will provide us with new numbers. | Planning staff to work with district to get new numbers. |
| Garberville reps did not identify any new area to go into residential and indicated that existing vacant residential areas could be served. | No comment. |
| The Meadows Business Park has sewer and water line run to its outer boundaries to allow for future expansion in that area. | Will be considered in land use planning. |
| Some concern was expressed about the Redway low-income housing project going forward without the | Not specifically an GPU issue. Project was principally permitted under the old GRAB |

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| County paying heed to local residents comments. | community plan. |
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Notes from Fieldbrook 8/23/04 - Primary Focus was the RCAA Fieldbrook Watershed Planning Study. CDS staff present to answer questions on how it meshed with the GPU.

| Comments | Response |
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| Science should be ferreted out and presented to the community ahead of a watershed study. | Comment to RCAA. |
| In 1964 (then Planning Director) Mansfield shoved the plan on the community. | CDS plans to work with the community on the General Plan as it related to Fieldbrook. |
| FCSD provides water and sewer only to 30 d.u. in Glendale with a cap of 30 more. | Planning should take this into consideration. |
| On-site requirements prohibit growth. There is a high water table in much of Fieldbrook. Much of community is not suitable for on-site septic. | Noted. |
| There is a concern for the thoroughness and accuracy of surveys conducted by RCAA. | Comment to RCAA. |
| Some residents believe that there should be subsets of neighborhood opinions on the community surveys. | Comment to RCAA. |
| Fieldbrook needs to be more involved in the processes. | Fieldbrook may consider a local liaison for involvement in the processes. |
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Notes from meeting with the Wiyot Tribe 8/23/04

| Comments | Response |
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| I am concerned about development encroaching into wildlife areas. Last year a mountain lion had to be shot in McKinleyville because of increasing residential development. | Sketch Plan 3 contains growth around existing urban centers where Sketch Plans 2 and 4 expands growth out into some of the resource areas. |
| I live in Eureka and I feel like I will never be able to afford a house in Humboldt County. I am torn because I think SP4 provides more housing opportunities and therefore the price of housing should drop with the increased supply, but I like the resource protection options of SP 3. | All of these components can be mixed and matched. Affordable housing is not necessarily tied to the supply of available lots for development. There may be other ways to increase the affordability of housing in Humboldt County. |
| Why so many acres for development? If we only need to provide for 6,000 units, why are we setting aside so much land? | These numbers are unconstrained and because we don't know exactly how developable these vacant lands are; we are providing a buffer. |

Notes from meeting with Blue Lake/Trinidad joint City Council / Planning Commission, 8/24/04

| Comments | Response |
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| What growth projections are you going to use? The cities don't have a lot of vacant lots, so where's the infill development going to go? | |
| You build more houses, the price isn't going to go down. | |
| We don't want McKinleyville style development. We don't want dispersed housing either. What we want is more planned developments, more of a village feeling. We're in the process of modifying our zoning ordinance to allow clustered development. | |

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| Doesn't your future population depend on your economic development plan? | |
| How much will it cost to implement the plan? | |
| Nobody like brownfields. | |
| We want to be involved in the decision making for the Glendale area. | |
| Glendale could be used for overflow of HSU expansion. | |
| Is the ability to get LAFCo approval to provide services affected by whether or not there's a contract? | |
| What's the public participation plan for the future? | |
| Of special concern for Blue Lake is annexation. | |
| The City's done a lot of public meetings on rezoning - you should listen to us. | |

Notes from joint Planning Commission/Board of Supervisors meeting 8/25 & 8/31/04

| Comments | Response |
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| Presentations from HELP, Healthy Humboldt, Association of Realtors, Buckeye Conservancy, Farm Bureau, City of Arcata, Housing and Homeless Coalition, Waste Reduction Task Force, North Coast Railroad Authority, Open Beaches and Dunes | |
| Public Comments | |
| 1. Overall, I like SP3 but would like to take small parts from each plan to develop the best of all plans. | |
| 2. I moved from SF 10 years ago to get away from sprawl. Let's try to work to find common ground between the developers and the environmentalists. Concerning affordable housing, we need to make sure we use realistic growth projectors and realistic cost of infrastructure. We also must address affordable housing by attracting industries that bring higher wages. | |
| 3. If we use the HELP growth rate figures, you will see 30,000 more homes and 60,000 more cars on the road. This will cause more traffic and car accidents. Also, there will be a serious shortage in water. We should maintain our old growth trees because they retain 50,000 gallons of water while they are standing. Look to use alternative waste disposal systems, and attract better paying industries. Sketch Plan 3 is the "least worst". | |
| 4. We should increase the use of duplexes on corner lots for providing affordable housing. Also, we need to increase mixed uses. We should also use the headwaters fund to help pay for infrastructure costs. Improve the port and build a railroad terminal to increase movement of goods. | |
| 5. Originally, McKinleyville provided a lot of 1/2 acre lots and horse trails. This seems to be changing. We should stick to the plan. | |
| 6. Jim Smith, Labor Unions. Plan "H" was not endorsed by the Labor Unions. We want to keep the avenue of communications open with all groups. The Labor Unions supports industries that provide high wage jobs, benefits, safe working environments and create jobs that stay here. They support the protection of open space and our working landscapes, water and forest restoration, and collaboration between all user groups. Affordable housing is a priority; however, if you bring the higher wage jobs, you can afford to buy housing. They support maximizing urban center; no sprawl. | |
| 7. In McKinleyville, it seems like there are a lot of large houses with substandard houses. I would like to see the secondary unit ordinance relaxed to allow these homes to be demolished with two homes build on them or PUD with zero lot lines and duplexes and triplexes. | |
| 8. I support SP3. I don't believe there will be a flood of people moving here as the HELP people have suggested. After talking to a realtor from the Bay area, he stated that the | |

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| reason for people moving is primarily economic. Retirees will probably be the biggest source of migration here unless there is new industries created. Concerning affordable housing, house prices are going up all over the state. In Glenn County, house prices have risen between 49% and 60% in the last few years. I support the Prosperity! Report findings that we need to concentrate on developing the talents and resources we have here. | |
| 9. I won the Watershed Council's Award at the fair for making this painting. I hope that we make a plan that protects the last remaining resources in Humboldt County ("the last 10% of god's face"). | |
| 10. Scott Mendes, Realizing Communities – see submitted written materials. | |
| 11. John Rogers, Institute for Sustainable Forestry. Gave presentation on 7/1/04 and submitted written materials. Similar trends in forestry markets as that of affordable housing. Other factors affecting the price of housing: stock market decline, low interest rates, demographic shift toward older persons (that have more disposable income), Realtors sell the quality of life here in Humboldt County. There may need to be some conversion of timberlands to provide for future residential use. This can be done effectively with sustainable forestry which can allow for clustered residential development and recreation opportunities within managed forests. Sustainable forestry can reduce residential/timber land use conflicts. We need better forest inventory data to identify the forest lands most appropriate for conversion. The most recent data is from 1994. | |
| 12. Chet Odom, Redwood Regional Audubon Society. Supports SP3. We would like to see growth occur in a sustainable, reasonable way. No sprawl and limited conversion of resource areas. | |
| 13. Affordable housing isn't just low cost housing. There is a wide variety of needs in our community. We need to look at small lots, infill, mixed uses, inclusionary zoning. There are many good models out there for us to use. We need to start building smaller units for beginning home owners and retirees interspersed in neighborhoods with larger homes. Second units go along way to help meet our housing needs. Inclusionary zoning is quite common elsewhere – must write into General Plan, to address affordable housing along with density bonuses, expedited permits, governance (streamlining to bring permit costs down). Prefers Sketch Plan 3. | |
| 14. I don't like any of the Sketch Plans. Of all of them, I support SP4. This is a special place and I want development to occur slowly. Re-use old site and buildings first. | |
| 15. Mark Burchett, Realtor. I want to see a development plan that provides a balance of housing stock - mixed housing, smaller lots. Unless there is adequate inventory to build on, this won't happen. More inventory will stabilize the market. | |
| 16. Personal property rights should be respected. People should be allowed to do what they want with their property. | |
| 17. I support restoration of the rail line. | |
| 18. We need more infill and affordable housing. We need rail and port development. I like SP3. 2% growth is unrealistic. I am opposed to the HELP plan calls for turning the RR right of way into a road. | |
| 19. Willow Creek CSD doesn't support HELP Plan as they said we did. We actually prefer SP3 with moderate growth, protection of our water resources. | |
| 20. Good process. Markets are games with rules set by the public. 2% growth is too high. | |
| 21. It's not just a 20 year plan. We need to be careful to not limit our options for the after-20 year time frame. We should maximize our ag lands so we don't become dependent on outside sources of food. Local food consumption means local jobs, which is a good thing. Don't let development impact resource productivity. Regulations are put in place to protect the public from abuses by a few people, but they have the effect of punishing everyone. The Plan should support "Buy Local" programs. We should use the Headwaters fund for | |

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| installing solar panels on low income homes. I support SP3 - the Healthy Humboldt version. | |
| 22. The County shouldn't pay for infrastructure. There should be no gifts of public funds for infrastructure improvements. | |
| 23. If we want our children to live here, it needs to be a nice place to live, and you're not going to get that with dramatic growth. The increase in housing prices here is no different from anywhere else in the State. It's a red herring to tie our run-up in home prices to a lack of land inventory. | |
| 24. Our Economic Development and our Roads Department will have some relevant information I can pass along. The number of trees and salmon should be indicators of success of our Plan. Stewardship NTMP (Non Industrial Timber Harvest Plan) pilot project provides for sustainable forestry on parcels >2,500 acres in size. The State of Sustainable Forestry document should be reviewed. Our GPU program can help by providing education on sustainable forestry programs. | |
| 25. I like the stagnant economy and slow population growth. We need more vertical growth (infill). | |
| 26. I like SP3. 2% growth rate isn't reasonable. Subsidies for affordable housing should be tied to the footprint to ensure smaller homes. Fast track development can lead to shoddy development and mistakes - we shouldn't short change the permit approval process. | |
| 27. Infill example: Hong Kong has only 5 detached homes. BART carries as many people as the Bay Bridge. We need smaller homes. The homeless population probably has increased by 2%. There are other factors than supply and demand leading to high housing costs. Port development is a good thing. | |
| 28. 2% growth rate is unrealistic. I like SP3. Young folks want more culture, more modernization, more access to recreational opportunities, a slower lifestyle, more leisure time, alternative transportation options, safe & clean bike routes, subsidize people living in poverty; we need to deal with our drug problems. | |
| 29. We need to inventory our groundwater and surface water supplies; we need a groundwater ordinance and a new water export policy. We should limit development to areas with available water. Pulp mill water needs to be treated to make it potable, which would be expensive. We shouldn't over-extract our water. The Eel River is currently oversubscribed by 8 million acre feet per year. | |

Notes from Planning Commission meeting 9/2/04

| Commission Questions | Response |
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| Does Alternative A provide housing to meet the County's fair share of regional needs? | Yes |
| What are the proposed growth rates for each alternative? | Rather than coming up with growth projections different from the State (which are the gold standard), we are dealing with the issue of how much population growth should be accommodated by proposing land inventory capable of handling a variety of growth scenarios. |
| Who's to say that infill development is more environmentally preferable? Infill development will change the character of our cities. | There may be some environmental impacts with infill, such as noise, that are greater than with more distributed growth. But on the whole, if you go down the initial study checklist, most of the environmental impacts are less with infill. |
| If you increase the amount of land available for development, you are reducing the amount of open | Comment noted. |

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| space, which is a public good. And in return, enabling some people to make profit. There is a trade off, an opportunity cost for placing more land in our housing inventory. | |
| It seems like in Plan C, you are leaving the existing entitlements in place for rural subdivisions, but with Plan B you are reducing the ability for large lot rural subdivisions. Are these opposite? | Yes, rural subdivision potential is treated differently among the alternatives. |
| The agriculture and timber operators are optimistic for the future of natural resource production. The Farm Bureau likes the qualities of SP3 but is not endorsing it. | |
| The exist strategy for natural resource lands needs to be mindful that economic viability is not a permanent thing - it can go back and forth. | |
| Resource lands policy need to address patent parcel merger, public land acquisition, subdivision of ag lands, urban development boundaries and the regulatory burden on producers. | |
| McKinleyville's growth rate is nearly 2% - the alternatives need to provide for a mix of growth rates in the various communities. Trail infrastructure improvements and maintenance needs to be financed in a way that places more of the burden on the public rather than those putting in new subdivisions. While density bonuses may help relieve the burden on developers, it's not enough. | |
| The General Plan should preserve large industrial lots for such uses as composting and recycling of ceramic products, which can cause conflicts with residences if they are too close. Particularly important are large industrial sites with services. | |
| Concerned about conflict of issues for some of the members of the Planning Commission. | |
| Request that the Planning Commission not act on the staff recommendations this meeting as there is new information. | |
| Requests that the full Planning Commission be in attendance prior to making a recommendation to the Board. New material needs to be digested. Also, does County have legal right to downzone? | |
| Increased development in urban areas can make the area dirty. Give people living in downtown areas a tax break so they can afford to keep the area clean. | |
| Concern that we will choose an arbitrarily high growth factor and then design a plan to fit it. Accommodate different growth scenarios by altering the required density in those areas with services. Also, exit strategies may reward bad land management. | |
| We need a "no project" alternative. We also need a plan that concentrates new units in urban areas on exiting lots. People are creative and will find new ways to make new lots. | |
| Realtors would like to see a 1% growth rate used. | |

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| Likes Healthy Humboldt's recommendations. Believe that if you set the growth rate to high, people will migrate here. We need to look at our own greed for selling homes for more money and creating a housing crisis. | |
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Notes from continued Planning Commission meeting 9/9/04

| Comments | Response |
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| Supplemental information regarding Smart Growth was introduced to the Planning Commissioners. | |
| Additional information was submitted from the Healthy Humboldt Coalition. | |
| By promoting the economic viability of the artisans in Humboldt County and mixed uses would help lower costs of operation. | |
| The Board of Realtors does not want to endorse any plans until more details regarding infrastructure relating to future development is presented. | |
| I like Plan A, and would like to see preservation priorities included (protect our bottomlands and agricultural resources). Smaller lots would lead to smaller homes and more affordable housing. | |
| Not all people want to live at 8 du/ac . I appreciate cluster housing and open space, plus sees the need for increased infrastructure outside service areas. Also, need recruitment of clean industry. | |
| The Humboldt Housing Homeless Coalition takes issue with finding #2 and would like rental dwelling represented in the update plan. | |
| I like Plan A and would like Plan B to be steered toward the more conservative policies of Plan A. | |
| There is a reasonable range of alternatives; Planning staff has good GIS maps. Remember to overlay development plans over the natural resource maps for comparison. Recommend the development of ordinances/policy options to restore and recover natural resources. | |

Notes from Board of Supervisors meeting 9/13/04

| Comments | Response |
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| I would like to see a plan that is somewhere between the growth potential of A and B. | |
| We need to identify the economic growth mechanisms that cause people to move here before we can understand future growth. | |
| Mike Harvey, HELP group. Gave an overview of the results of their survey regarding future development needs in the county. Stated that over 70% of the people surveyed wanted a 2% growth rate. Requested that the County conduct a exhaustive scientific survey that gets to every resident in the County with multigroup participation to develop survey questions. | |
| I am concerned with a development plan that affects our quality of life in Humboldt County. I like increased open space but I am concerned that if you concentrate people together, it might affect their quality of life. I would like to see a continued public participation process for future development proposals. | |
| I would like to see either the existing Framework Plan or Sketch Plan A be the preferred alternative. I would also like to see a height limit for multi-family is small communities (in reference to low income housing in Redway). | |
| Please don't approve a plan without more information on infrastructure. We need to make sure that we have capacity to serve projected development. | |
| Kay Boucher, HELP consultant, Please postpone your decision. We never received a staff report and have not have time to review the materials. | |

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| <p>I am concerned about the development timing policies in Plan B. I would like further clarification on growth rates and development timing. Also, I thought the HELP lawsuit threat was premature in the process and commend Supervisor Geist on her response. I would like to see more housing for the needy – to afford this, infrastructure services must be available.</p> | |
| <p>I commend Supervisor Neely on the recommendation for a Water Element. There are problems with water in Southern Humboldt and we need to have this addressed countywide. Also, I would like more information on the “trigger” mechanisms for expansion plans.</p> | |
| <p>I like Plan B. We don’t need a scientific survey. There has been a very good public participation process so far with a lot of interest. The restoration of the Rail Line was left out of the policy options, please put back in. I support affordable housing that are sized correctly, efficient with alternative energy systems incorporated into the design. Preserve our natural resources and quality of life. Need jobs that provide a stable living wage but are appropriate to Humboldt County (“that fit here”). I thought it was tacky of the HELP group to threaten the County with litigation. Don’t get rid of the regulatory process, we need that to help review projects.</p> | |
| <p>Lack of affordable homes, make more areas available for development to increase supply. With all the land available, we shouldn’t limit ourselves to only 1% of the land base.</p> | |
| <p>I was astounded at the threat of a lawsuit by the HELP group! I am very happy with the public process so far. I have attended a couple of the workshops and the Board and Planning Commission meetings and feel that the process has been very open. I want to see a plan that protects our special places.</p> | |
| <p>Tom Conlon, City of Arcata. Thank you to the staff for incorporating so many of the City’s comments into the new Plan B. I am concerned; however, that Plan B provides for 2 times the number of vacant units than what is required by Fair Share Housing projections. There needs to be some discussion of a focused maximum development within Plan B. Also, the County should define the “trigger” mechanism ahead of time and know what expansion areas give you the best bang for your buck. There should be incentives for a range of densities. I am concerned about Item d. (regarding reduction in existing large lot residential subdivision potential outside of community planning areas). Many of the CPA boundaries are large with areas outside of service areas. Tremendous potential for rural subdivisions. These areas may want to be considered “urban reserve” and not be included in the calculations for development. There should be incentives to maintain working landscapes, such as TDR, but not cluster development in resource areas. Get rid of the exit strategies for resource lands – encourages bad management practices. The City hopes there will be direct participation with the cities and service districts for areas next to the cities. Supports the development of a water element.</p> | |
| <p>Bob Higgons, NCHB Assoc. We have concerns regarding housing availability and constraints to development. The constraints factors must be looked at closely when determining lands available for development. We need better data for infrastructure (see our letter dated August 18, 2004). Regarding population growth – the demographics is always changing. DOF looks at the last 10 years of trends and may miss macro trends such as smaller household (HH) sizes. If HH size is shrinking, it could drastically change housing demands. The NCHB does not promote a 2% growth rate; however, we would like the County to provide enough available land to accommodate a 2% growth rate as a contingency. If our growth rate is wrong, this is a difficult scenario to recover from.</p> | |
| <p>I am for zero population growth. This is not an infinite planet and Humboldt County does not have infinite resources. I would like to see no growth.</p> | |
| <p>Thank you for having such an open process.</p> | |
| <p>I favor Plan A. I would like to see Plan B move in the direction of Plan A concerning development capabilities. Use DOF .5 population projections. More emphasis on public transportation. Don’t like exit strategies – “no longer economically viable” may lead to poor management strategies.</p> | |
| <p>Mark Lovelace, Healthy Humboldt. I would like to thank the PC and the Board for</p> | |

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| <p>listening and holding so many public meetings. We have provided questions regarding the new Plan B, and while many have been answered, we are still concerned over the PC action revising Guiding Principal #7 from “rural” land subdivision to “resource” land subdivision. I am not sure the implications of that change. We would like to support the PC’s addition of a policy to support mixed uses and multi-modal transportation systems and we strongly support Supervisor Neely’s request for a Water Element. We agree with the items that Tom Conlon discussed on behalf of the City of Arcata. We would like to see Plan B accommodate growth with higher densities in the areas served with water/sewer to meet FSH needs. We disagree with Mr. Higgons assumption that the Department of Finance is not aware of the affects of the aging of the baby boomers on housing. We support the Farm Bureau’s request for Urban Growth Boundaries. We would like to see the use of inclusionary zoning to create affordable housing and we recommend that the County conduct an economic impact report for the different development plans.</p> | |
| <p>I like Plan A. My husband and I have lived all over the state and have seen what can happen when growth goes unchecked. Go very slowly concerning development. I would support a scientific survey suggested by the HELP group. I would suggest that the county use pictures to illustrate what the growth would look like. I support a water element.</p> | |
| <p>Richard Dorn, Board of Realtors. We are not sure what the trigger mechanisms are for urban expansion areas. Reno had “growth circle” so that everyone knew where growth would go and what to expect in 5, 10, or even 20 years for certain areas. We support an Infrastructure Element, and want to see affordable housing for everyone, not just the poor and homeless. The realtors do not want to be left behind in this process and would like to be updated on a regular basis.</p> | |
| <p>As a timberland owner, I think a water element is a great idea! The blue line stream that we have on our property, that has been in our family for generations is going dry this summer because of all the withdrawals from our neighbors.</p> | |
| <p>Thank you for this process. I also support the water element. I would also like to see the creation of smaller housing units to address affordable housing. We need to be more creative. I am uneasy about changing the Urban Limit Lines, we need to minimize the conversion of working landscapes. I support the comments by Tom Conlon. I support the protection of our natural resources. Staff has been very informative and has done a good job through this process.</p> | |
| <p>Jeff Dunk, McKinleyville Land Trust (see written comments). I, too, have liked this process. The water element is a great idea and should limit how we do business out of county. We need a long term vision to protect our ag/timber lands – not just 20 year horizon. Protect the maximum amount. In 1950’s average size house was 900sqft, now it is 2200 sqft. Plan B encourages greater growth than what the land trust support. Exit strategies for ag operations – “non viable” should be determined by the Farm Bureau, not the County.</p> | |
| <p>I support the use of Planned Unit Development process. The PUD process allows different types of housing and multiple uses. I don’t want to look back on this process as a missed opportunity.</p> | |
| <p>I am concerned regarding the industrial zoning on South Spit. I would like to see a portion of this area changed to Commercial Recreation. There are a lot of visitors there that enjoy the scenic beauty and we need to recognize and protect this.</p> | |
| <p>I would like to thank the Board and the staff for standing up to the litigation threat by the HELP group. I believe it was petty and unwarranted. I am a modest timberland owner. I don’t think the exit strategies should allow operators to go out for economic reasons. This is too easy and we need to protect these resources for all of the citizens of Humboldt County. There was ½ Billion Board feet of timber cut last year that was worth a great deal. Don’t reward bad timber management by allowing these lands to be subdivided.</p> | |
| <p>The public transportation systems need to be improved. There would be more participation in this process, especially by the elderly, if this system was easier to use. I like Plan A. You can have small lots surrounded by open space. Water is an issue – I live in Briceland and people are buying water. We have exceeded our capacity. Please end the 40 acre lot</p> | |

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| subdivisions. | |
| I was called for the HELP survey and was very concerned about how my answers would be used. When I asked who was funding this survey, I was not told. I believe that we are interrelated – our welfare depends on each other. We need to plan for community. Mixed uses do not go far enough. We need to provide for work/live design features in our plan. | |
| I live on one acre and before getting involved in the GPU, I never thought about this being sprawl type of development. (Distributed a chart illustrating the increasing population group of people 65 and older in the next 25 years). People 65 and older cannot maintain large lots. We need to minimize development on timberlands. The decisions here regarding protection of our natural resources may be our legacy for this GPU. | |
| I support Plan A. We must maximize development in our urban areas. If we are creative, we can use our urban areas better, and not have to convert resource lands. When we are building residential units, we don't have to think Single Family, we can combine all types of designs and densities to provide for affordability. Regarding exit strategies for timber companies, When industrial timber companies cannot continue to stay in business, we may want to consider public ownership by county residents. We don't have to make as large a profit margin to stay in business. I support the water element and the use of water catchment systems. | |
| This has been a great process and I thank all the Board and Planning Commission members for listening. I firmly support a plan that provides for the least possible growth rate. I believe that "if you build it, they will come". I think we need to think in longer time line than 20 years. These are finite resources – and we may need to think about "graceful shrinking." | |
| Size does matter! Smaller is virtuous! I support the water plan and an economic study. I would like to know if the influx of students screws up the affordability factor in our housing and fair share numbers? Why can't we provide a "no growth" option? What is the county's definition of urban (is Loleta "urban?"). I also am confused about what a "trigger" mechanism is for expansion areas. I would also like to thank the Board on the resolution they have shown over the Tooby Ranch litigation issue. | |