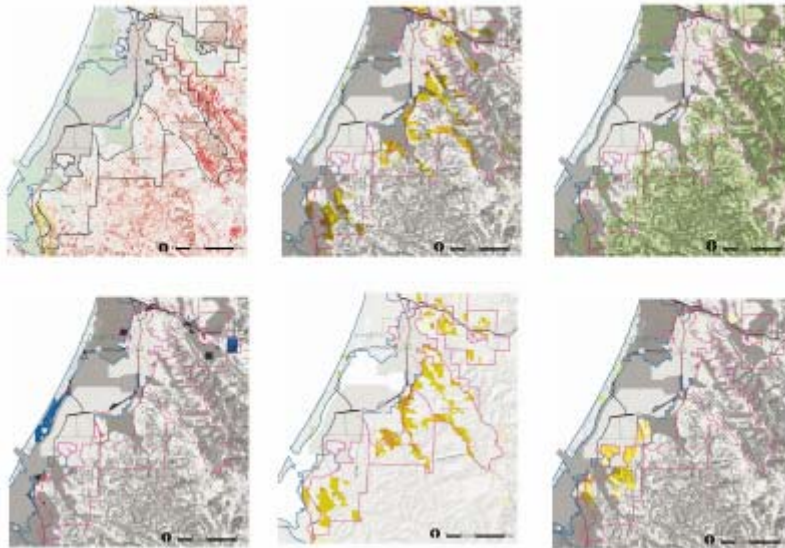


HUMBOLDT 2025 GENERAL PLAN UPDATE



Sketch Plan Alternatives

June 2004 Draft

A Discussion Paper for
Community Workshops

Prepared by

**Humboldt County Department of
Community Development Services**

And

DYETT & BHATIA
Urban and Regional Planners

Table of Contents

Executive Summary	3
What Are Sketch Plans?	3
Sketch Plan Summary Descriptions	3
Policy Options	3
Public Review and Approval Process	4
Background	4
Sketch Plans	6
Sketch Plan Alternatives	6
Sketch Plan 1: Existing General Plan	6
Sketch Plan 2: Economic Development/Market-Based Plan/Dispersed	6
Sketch Plan 3: Focused Urban Communities/Resource Production Protection	7
Sketch Plan 4: Combined Economic Development/Resource Protection	8
Sketch Plan Land Use Classifications	11
Resource Classifications	11
Residential Classifications	13
Commercial, Industrial, Mixed-Use, & Facilities Classifications	14
Urban Growth Areas	16

Comparison of Sketch Plans	17
Residential Buildout Comparisons	17
Resource Lands Comparisons	21
Commercial, Industrial, & Mixed Use Comparisons	22
Policy Options	24
Policies Common to All Sketch Plans	24
Forest Resource Policy Options	24
Agricultural Resource Policy Options	24
Open Space Policy Options	25
Water & Biological Resource Policy Options	25
Cultural & Scenic Resource Policy Options	25
Hazard Policy Options	25
Mineral Resources	26
Building Communities	26
Moving Goods and People	26
Governance	27
Conclusion	27

Executive Summary

What Are Sketch Plans?

The sketch plans described in this report are generalized depictions of proposed planned land uses to illustrate the various General Plan options. They present a range of alternative policy options and buildout futures for Humboldt County in a broad-stroke format for easy comparison. While they represent various themes, they contain components that can be mixed, matched and reworked to develop the best fit for drafting the County's General Plan. Sketch plan components are expected to evolve based upon public input to provide sound policy choices and buildout scenarios reflective of community values.

Sketch Plan Summary Descriptions

Sketch Plan 1: Existing Plan Development Patterns: SP1 focuses on continuance of existing policies contained in the 1984 Framework General Plan and the buildout provided in the existing Community Plans, Housing Element and rural development policies.

Sketch Plan 2: Expanded Growth Patterns: SP2 encourages a more expanded development pattern than the existing Framework Plan (SP1). SP2 provides the highest number of existing parcels that could be developed for homesites. SP2 also substantially expands water service areas beyond present boundaries, to provide more opportunities for homesites in the outlying parts of communities. Resource protection policies in SP2 continue the existing Framework Plan policies except that additional resource lands adjacent to urbanized areas are proposed for residential development conversion.

Sketch Plan 3: Focused Growth Patterns: SP3 promotes urban development patterns. SP3 provides higher development potential in urbanized areas with public sewer and water services. This alternative also provides for a modest expansion of existing water service areas above the existing Framework Plan. SP3 provides protection of resource production lands by directing homesite development to urbanized areas and by establishing clearer boundaries between urban and resource production areas than the existing Framework Plan.

Sketch Plan 4: Mixed Development Patterns: SP4 combines the expanded service areas of SP2 with the higher urban densities and resource lands protection contained in SP3. SP4 provides the highest buildout potential within Community Planning Areas of any of the alternatives with stronger resource land protection policies than the Framework Plan (SP1).

Policy Options

Key policy options are included that would modify or be added to the existing policy base. They are intended to provide sufficient description to allow understanding of the general policy direction, and to solicit public comment and opinion on whether they should be included in the

sketch alternatives. The majority of the proposed policy options would be included in SP3 and SP4, because SP1 is the existing plan and SP2 resource protection policies are a continuance of the existing plan policies. The policy options can, however, be suggested for inclusion in any of the sketch plans.

Numerous policies will be common to all sketch plan alternatives which are from the existing General Plan. These policies include Housing Element policies on density bonuses, second units, and cottage industries, etc., and geologic hazard, flood, wildland fire, noise, airport safety, sensitive habitats, and cultural resource policies, etc. These policies will be included in the full hearing draft general plan. These policies will of course be subject to public review, and will be analyzed in the EIR accompanying the plan.

Public Review and Approval Process

Public workshops will be held to explain and to receive public input on the sketch plan alternatives. The primary purpose of the workshops is to ensure that the sketch plans reflect a reasonable range of alternatives and to select a proposed project for CEQA analysis.

The final sketch plan document will incorporate revisions based upon public input. Preferred components of each will be combined into a Proposed Project Sketch Plan (SP5). SP5 will provide the guidance for writing full draft General Plan. The remaining sketch plan alternatives will be retained for comparative analyses and CEQA review.

A full draft General Plan, together with an accompanying Environmental Impact Report (EIR) will then be prepared and released for public review. Public hearings will be held before the Humboldt County Planning Commission and Board of Supervisors. Additional public workshops may also be held to ensure full public participation in the development of the plan.

Background

Humboldt County last revised its General Plan in 1984. In the spring of 2000, the County initiated a comprehensive General Plan Update, with a multi-phased work program. Phase I, which was completed in early 2001, focused on an extensive public outreach effort to engage the public in the General Plan effort. Through a series of over 40 public meetings, public input was received on land use issues and policy concerns. Additional public outreach efforts included development of a web site, newsletter publication, and community survey. Phase I culminated in a compilation of public concerns and issues entitled the Critical Choices Report.

Based on the issues and direction defined in the Critical Choices Report, data collection and analysis on current conditions and the identification of a range of practical policy options was completed. This step culminated in the publication of five reports: Building Communities, Natural Resources and Hazards, Moving Goods and People, Forest Resources and Agricultural

Resources Reports. Community workshops were held throughout the County to receive input regarding these reports and the policy options presented in early 2003. In addition to these efforts, a community dialogue was sponsored by the Humboldt Area Foundation to allow individuals to share views through facilitated discussions on alternative development patterns. The discussions were intended to deepen the understanding of possible alternatives and identify areas of agreement and disagreement.

This report – Sketch Plan Alternatives – represents the next key step in the process to prepare an updated General Plan for the unincorporated Humboldt County. The report describes land use alternatives for the County’s future, called “Sketch Plans”. These sketch plans are intended to provide alternative approaches to plan for the County’s population growth and projected land demand up to the year 2025, as described in the Building Communities report, as well as to address the policy direction set forth in Critical Choices, and further refined in the five background reports. Plan designs respond to different sets of options, and no commitment to one plan approach has been made. The intent of the sketch plans is to illustrate the range of options that are consistent with the direction provided by Critical Choices. By comparing the sketch plans side by side, decisions can be made as to which components of each plan will ultimately result in a proposed plan alternative.

This report contains a simplified list of policy options for consideration during the proposed plan selection process. The County previously distributed more detailed policy option worksheets as a result of the summary findings contained within the Background Reports. Comments were received regarding these policy options (and the existing plan policies). We have not lost sight of the more detailed policy options and the comments received to date. The County will revisit the public input to these policy options during the preparation of the full General Plan and Environmental Impact Report.

Sketch Plans

Sketch Plan Alternatives

Sketch Plan 1: Existing General Plan

SP1 uses policies and land use designations contained in the current 1984 Humboldt County Framework General Plan. SP1 is intended to illustrate the effects of continuing existing development patterns in the County. SP1 will also serve as a comparison baseline for the new proposed sketch plan alternatives.

The Framework General Plan established community planning area boundaries and called for a program of individual community planning efforts. Within each planning area, urban development and urban expansion areas are defined based on service provider capabilities and logical expansion areas. Resource production lands (agricultural and timber) have been given protection based largely on their existing zoning, with density ranges of 20 – 160 acres per unit. Similarly, other rural lands have been given density ranges of 20 – 160 acres per unit based on remoteness, natural resources, and hazard considerations.

Housing affordability is addressed by the community planning program and periodic updates of the Housing Element. Together these programs have provided a supply of residentially designated land, particularly multi-family designated land, which is a key component in meeting the required range of affordability.

Commercial and industrial areas are designated largely based on existing land use patterns, with logical areas for expansion. Community design has been addressed in individual community plans, applying local design review and landscaping requirements.

Sketch Plan 2: Expanded Growth Patterns

SP2 proposes to increase developable parcels and densities compared to the existing Framework Plan. Land use designations were applied to accommodate increased growth. SP2 proposes a higher number of existing parcels that could be developed for homesites. It substantially expands water service areas beyond present boundaries, thus providing more opportunities for homesites in the outlying parts of communities. SP2 allows greater flexibility for market forces to determine the form and extent of new development. This will result in a more dispersed development pattern around existing communities, providing extensive opportunities for 1 – 5 acre homesites. A transition between urban and rural areas is provided through Residential Estates lands, including large lot (2 acre or greater) rural residential subdivisions, which may be converted to urban residential densities (greater than 1 dwelling unit/acre) with the extension of sewer and water service.

SP2 allows existing development patterns to continue, including auto-oriented commercial development, but would revise County development standards and subdivision ordinance language to allow developers to respond to market demand for live/work, mixed-use, or neighborhoods designed with traditional town planning principles.

Resource protection policies of the existing Framework Plan would be continued except that additional resource lands adjacent to urbanized areas are proposed for conversion to residential development. In addition, SP2 includes an Urban Fringe Timber land use designation intended to serve as a buffer between residential and resource production uses.

Housing affordability is addressed in this plan by increasing the number of parcels which could be subdivided and planned for densities that require less up-front investment for water and sewer infrastructure. SP2 largely relies on market driven forces to address housing supply and demand, and makes targeted public financing of infrastructure less of a priority. Density bonus policies of the existing Housing Element would be carried over into this (and all other) plan(s).

Performance standards and guidelines will be used to ensure that design, scale, and buffering of affordable housing projects (especially multi-family and assisted housing) retain the character of surrounding neighborhoods. Density categories are broad enough to allow for diversity of housing types; however, there would be no regulatory requirement to provide specific housing types.

Commercial and industrial areas are designated largely based on existing use patterns, with additional areas for expansion. Big box retail is accommodated at selected sites. Community design relies largely on the market and policies contained in existing community plans to determine appropriate design.

Overlay zones are proposed to ensure protection for specific environmental resources and hazards, including wetlands, steep slopes, floodplains, sensitive habitat, Alquist-Priolo zones, and landslide areas.

Sketch Plan 3: Focused Growth Patterns

SP3 promotes urban settlement patterns. Proposed land use designations promote efficient use of public infrastructure and provide higher development potential in urban areas with full public services (most importantly public sewer and water). SP3 also provides for a modest expansion of existing water service areas above the existing Framework Plan. Within the urban areas, opportunities for higher density development, consistent with community character, are provided and minimum densities (3 dwelling units per acre) have been introduced in areas with sewer and water service to prevent inefficient use of infrastructure investments.

SP3 would provide for somewhat more compact development patterns, specifying a 3-8 unit/acre density range for the RL designation, compared to a 1-7 unit/acre density range used in Sketch Plans 1 & 2. This sketch plan would also revise County development standards and subdivision ordinance language to allow for live/work, mixed-use, or neighborhoods designed

with traditional town planning principles, and place higher emphasis on providing incentives and implementation of such measures.

A key feature of SP3 includes the Industrial Timber and Ranchland land use designations that are used to ensure that the County's premier resource production lands remain working landscapes. These designations would set the minimum parcel size at 600 acres, and housing in Industrial Timber would be allowed only by conditional use permit. While under the current zoning ordinance residential subdivisions are not allowed in Agricultural Exclusive areas, this plan would strengthen and clarify that no subdivisions or lot line adjustments would be allowed which created new building sites in Agricultural Exclusive areas. This plan would provide more protection of resource production lands by directing homesite development to the urban areas and by establishing clearer boundaries between urban and resource production areas than contained in the existing Framework Plan.

Housing affordability is addressed in this plan by increasing the potential number of parcels which could be created and planning them at densities where water and sewer infrastructure is efficiently used. A mix of housing types and densities is encouraged in new developments to promote an affordable mix of housing stock. Water and sewer service boundaries are more conservatively drawn to increase certainty associated with planned infrastructure improvements, and may increase the feasibility of public financing of needed improvements. SP3 also contains an ample supply of residential estate and rural residential opportunities to meet that housing market.

Performance standards and guidelines will be used to ensure that the design, scale, and buffering of affordable housing projects (especially multi-family and assisted housing) retains the character of surrounding neighborhoods. Incentives for infill development, mixed-uses, and other incentives (i.e. reduced fees, density bonuses, and alternative development standards) will further contribute to affordable housing.

Commercial and industrial areas are designated primarily based on existing use patterns, with additional encouragement of mixed-use designations and redevelopment of brownfield sites. Commercial land is located near community centers and not in areas with the large acreages available for big box retail uses. Further, development standards (e.g. floor area maximums) will discourage big box retail uses in the unincorporated County. Industrial performance standards would also allow more small-scale, low-impact industrial uses near established areas, and would also allow permitting of mixed uses on larger industrial sites, encouraging redevelopment of brownfield sites with the continuation of clean industrial uses.








Overlay zones are proposed to ensure protection for specific environmental resources and hazards, including wetlands, steep slopes, floodplains, sensitive habitat, Alquist-Priolo zones, and landslide areas.

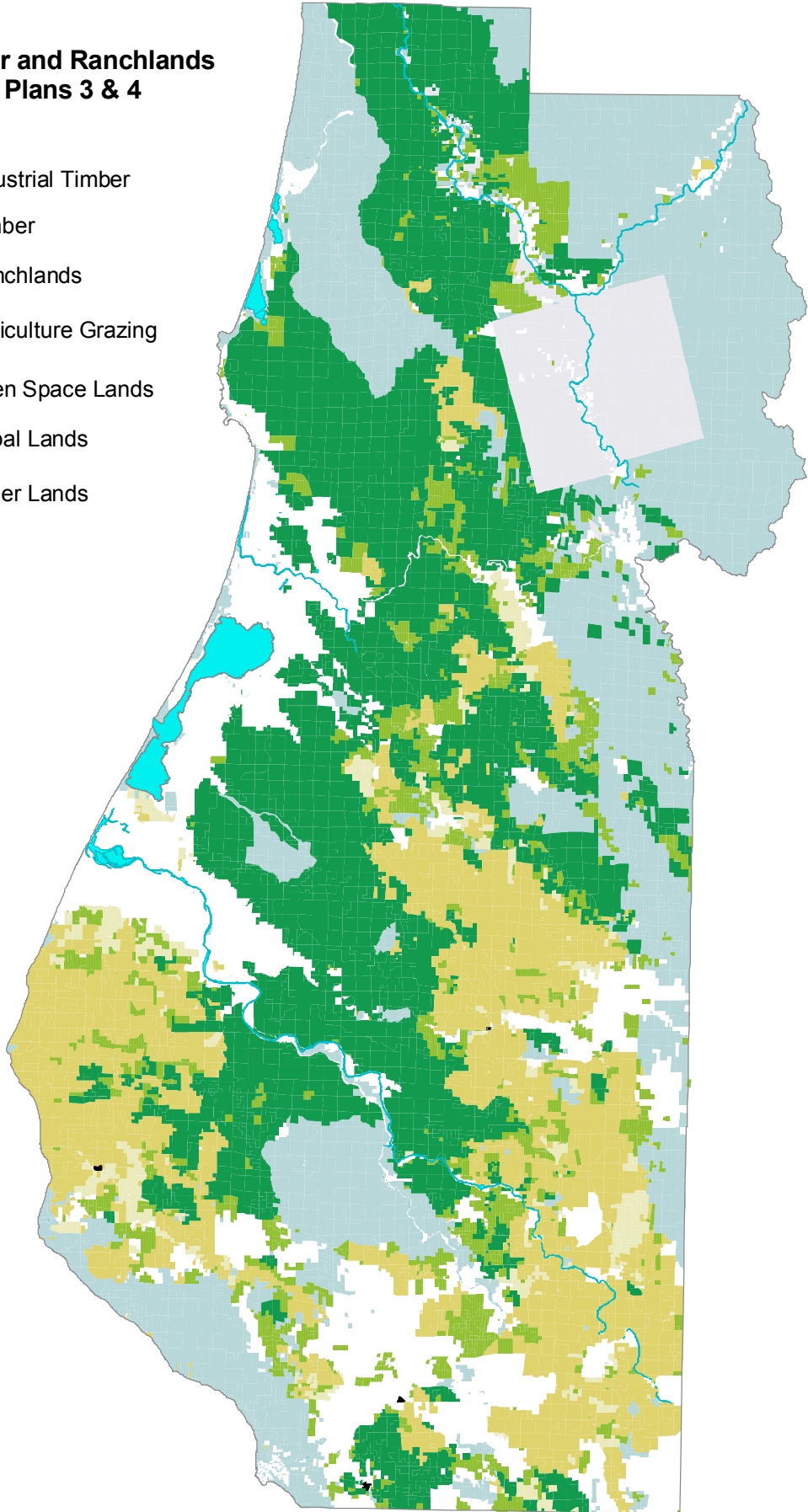
Sketch Plan 4: Mixed Growth Patterns

SP4 combines the development capacity of Sketch Plan 2 with the higher urban density allowances and resource protection policies of Sketch Plan 3. This results in the highest

potential number of building sites among the plans while still increasing resource lands protections. For this alternative, the residential and rural residential designations were taken from SP2 and SP3, whichever plan provided the higher density for a particular parcel. The Urban Fringe Timber designation is used in this sketch plan alternative. For other resource production areas, the resource production designations of Sketch Plan 3 were used.

**Industrial Timber and Ranchlands
in Sketch Plans 3 & 4**

-  Industrial Timber
-  Timber
-  Ranchlands
-  Agriculture Grazing
-  Open Space Lands
-  Tribal Lands
-  Other Lands



Sketch Plan Land Use Classifications

Land use classifications used in the sketch plans are somewhat generalized to assist readability and based primarily on the existing Framework Plan classifications. Proposed new classifications have been added to help define policy differences, and in some instances may only be used in one of the sketch plans. Assumed Densities are the averaged densities used for the buildout calculations. The following descriptions apply to the land use designations indicated on the sketch plan maps.

Resource Classifications

Timber Production (T)

This designation classifies lands primarily suitable for the growing, harvesting and production of timber.

As mapped in SP1, includes all lands zoned TPZ and areas of mixed TPZ/AE. In SP2, includes all such lands outside of CPA's and those lands in CPA's that are industrially managed. In SP3 and SP4, includes non-industrially managed TPZ lands, and industrially managed lands in and adjacent to CPA's that may be non-contiguous with other management units or form logical boundaries in planning areas.

Density Range/Minimum Parcel Size: 20 – 160 acres
Assumed Density: 1 unit/80 acres in all Sketch Plans

Industrial Timber (IT)

This designation applies to lands that are industrially managed for timber production and where presence of additional homesites would likely contribute to conflict with such timber management; most of these lands are managed through a habitat conservation plan (HCP).

This designation is used in SP3 and SP4, and includes industrially managed lands primarily outside CPA's. Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units. Residences would be allowed as conditionally permitted uses.

Homesite Density: 0; Minimum Parcel Size: 600 acres
Assumed Density: 0

Urban Fringe Timber (UT)

Note: In previous draft sketch alternatives these lands were called "Transitional Timber". This led to confusion over whether the lands were proposed for conversion out of timber production as oppose to being a transitional buffer between residential and resource production. The latter is intended to be the case. For lands that are currently TPZ that are expected to be converted to residential, the plans should simply plan them for the proposed residential use, leaving the TPZ zoning in place until development is contemplated.

This designation applies to lands zoned TPZ or TC inside CPA's that may be non-contiguous to industrially managed units or provide buffer areas between residential and resource production

TPZ = Timber Production Zone, AE= Ag Exclusive, CPA = Community Planning Area

uses.

This designation is used in SP2 and SP4 and was applied to timberlands with apparent urban interface issues. These issues may suggest the need for policies relating to buffering residential uses adjacent to these areas, possible County participation in THP review to promote consistency and compatibility, and wildfire risk reduction programs.

Density Range: 20 – 40 acres/unit
Assumed Density: 40 acres/unit

Agricultural Exclusive (AE)

This plan designation applies primarily to bottomland farms and lands that can be irrigated. Typical uses include dairy, row crops, orchards, specialty agriculture and horticulture.

Areas mapped under this designation include the lands that support the above described agricultural uses. In SP2, some marginal areas have been re-designated to rural residential uses.

Density Range: 20 – 60 acres/unit
Assumed Density: 40 acres/unit in Sketch Plan 1 & 2; 60 ac/unit in Sketch Plan 3 & 4

Agricultural Grazing (AG)

This designation applies to dry land grazing areas which support primarily cattle ranching, supplemented by timber harvest activities as part of the ranching operation.

As mapped in SP1, includes lands that support the above- described agricultural uses, and TPZ land that may be inter-mixed. In SP2, some areas formerly carrying this designation have been re-designated to large lot rural residential to reflect apparent existing use or where fragmentation of ownerships has occurred to substantially below what would be necessary to support dry land grazing. In SP3 and SP4, the Ranchland designation has been applied to the identified cohesive major cattle ranching areas, with the balance of the lands in this use designated AG. In Sketch Plan 4, some areas formerly carrying the AG designation have been re-designated to large lot rural residential to reflect apparent existing use.

Density Range: 20 – 160 acres/unit
Assumed Density: 80 acres/unit in all Sketch Plans

Ranchland (AGR)

This designation applies to dry land grazing areas that support primarily cattle ranching, and timber as part of the ranching operation.

The AGR has been applied to identified cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be inter-mixed and typically considered an integral part of the ranching operations. It is used in Sketch Plans 3 and 4, with the balance of the lands in this use in smaller management units designated AG.

Density Range: 600 acres/unit

Assumed Density: 600 acres/unit

Parks & Open Space (OS)

This designation applies to local, state, and federal park lands and other public lands, including multiple use areas such as Six Rivers National Forest and King Range National Conservation Area, as well as dunes and other areas designated Natural Resources under current plans. The Hoopa square and the Yurok extension were designated Public Lands under the Framework General Plan, and hence are included in Sketch Plan I under that designation.

Residential Classifications

Rural Residential (RR)

This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues.

The variations between the sketch plans in the mapping of this designation are reflective of the theme of the sketch plan. In SP2 and SP4, more land is included (re-designated from a resource designation) and densities are slightly higher, compared to SP1 and SP3.

RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where necessary to ensure compatibility with adjacent resource production and open space uses.

Density Range specified in designation:

RR5-20 Assumed Density: 10acres/unit

RR20 Assumed Density: 20acres/unit

RR40 Assumed Density: 40acres/unit

RR60 Assumed Density: 60acres/unit

RR160 Assumed Density: 160acres/unit

Residential Estates (RE)

This designation is used for lands adjacent to urban areas or rural communities and with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Clustering policies are suggested for SP3 to assist in buffering adjacent resource production or open space uses and to retain contiguous open space. This classification is commonly used in water-only service areas.

Density Range: 1 – 5 acres/unit where water service is or may be available; 2.5 – 5 acres/unit where individual water systems are relied on.

Assumed Density: 1 – 5 ac/unit: 2.5 acres/unit in all Sketch Plans; 2.5 – 5 ac/unit: 3.5 acres/unit in all Sketch Plan.

Residential Low Density (RL)

The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. The designation can accommodate a mix of housing types including detached single family units and common-wall clustered units. To make efficient use of services, SP3 and SP4 promote slightly higher densities in areas served by public water and sewer.

Density Range specified in designation:

RL1: Assumed Density: 1acres/unit

RL1- 4: Assumed Density: 0.5acres/unit in Plans 1 & 2; 0.4ac/unit in Plans 3 & 4.

RL1- 7: Assumed Density: 0.33acres/unit in Plans 1 & 2; 0.25ac/unit in Plans 3 & 4.

RL3- 8: Assumed Density: 0.2acres/unit in Plans 3 & 4 (Not used in 1 & 2).

Residential Medium Density (RM)

This classification is used in areas with full urban services and where common-walled units and apartments are appropriate. Community Design Toolkit can be used to ensure compatibility with neighborhood character.

Density Ranges:

RM - 7-30 units/acre in Sketch Plan 1

Assumed Density: 0.066acres/unit

RM7-16 units/acres in Plans 2, 3, & 4

Assumed Density: 0.1ac/unit in Plan 2;

0.083ac/unit in Plans 3 & 4

Commercial, Industrial, Mixed-Use, & Facilities Classifications

Commercial (CS, CG)

The CS and CG classifications are intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This category includes retail, office and professional, warehousing, and service commercial uses, depending on the location and underlying zoning. In SP2, opportunities for large-format commercial development are provided.

Existing General Plan Categories: Commercial General, Commercial Service, Commercial Recreation

Town/Neighborhood Center (Sketch Plan 3)

This classification is intended to classify lands in central areas of urban communities where the

presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The Town Center designation is intended for larger areas serving an entire community. The Neighborhood Center designation is intended for larger communities that can sustain more than one center serving one or more residential neighborhoods. The maximum residential density is 16 dwelling units per acre and the maximum allowable non-residential FAR (Floor to Area Ratio) is 0.35.

Village Center (Sketch Plan 3)

This classification is used to classify lands in central areas of community planning areas without public utilities. The Village Center allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable non-residential FAR is 0.40.

Industrial

This classification is used to classify lands that because of their location, access, and availability of services are suitable for industrial development. This category includes intensive production or processing but also, depending on the location, less intensive industrial or business parks. Resource-related industrial activities could also be accommodated on these lands, subject to alternative development standards.

Existing General Plan Categories: Industrial, Resource-Related Industrial, Coastal Dependent Industrial.

Rural Community Center

This classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services.

Existing General Plan Categories: Rural Community Center.

Public Facilities

This classification is used to classify lands in public ownership used for the provision of public services (governmental entities, schools, libraries, special districts, etc.)

Existing General Plan Categories: Public Facilities

URBAN GROWTH AREAS

Each sketch plan uses a variety of urban growth boundaries to guide development consistent with the level of urban services. In SPI, the existing Framework General Plan, Urban Development Areas and Urban Expansion Boundaries are used together with development policies and a defined set of urban land use designations. In SPI, these areas show the water and/or sewer service areas, and do not distinguish water-only service areas.

In Sketch Plans 2, 3, and 4, water-only services areas are identified as well as sewer and water service areas. This approach helps to identify the appropriate residential densities based on service infrastructure plans.

In Sketch Plans 2 and 4, longer-term planning horizons are used for expanded service area boundaries, as identified by each community service district. These expanded boundaries are consistent with their existing or proposed spheres of influence, and primarily identify expansions of water-only service areas.

In Sketch Plan 3, shorter-term planning horizons are used, and translate to more modest expansion of service areas. This approach increases certainty associated with planned infrastructure improvements, and may increase the feasibility of public financing of needed improvements. The more compact planned buildout under this Plan has generally been shown to reduce the long-term public service costs associated with residential development.

Comparison of Sketch Plans

The four sketch plan alternatives represent differing approaches towards accommodating growth in unincorporated Humboldt County. Likewise, the four plan alternatives would result in different impacts, not only on the future land uses, but also on the related impacts those land uses would have on community character, public services, natural resources and hazards, and the transportation network. This section highlights some of the basic differences in the potential buildout of the plans and their impact on the unincorporated County.

BUILDOUT COMPARISON

All Residential Lands

To calculate potential buildout, the sketch plan land use designations were applied to vacant and underdeveloped land. The highest totals for total residential acreage are in Sketch Plan 2, consistent with the goal of providing more land for development flexibility. Sketch Plans 3 and 4 use less acreage for residential purposes, but allow for a higher number of units, consistent with the goal of more compact communities. This is mostly due to the higher densities expected for Sketch Plans 3 and 4, consistent with the policy direction, but also with the potential for residential development as part of mixed-use town and neighborhood centers.

The bottom line, compared to the Framework Plan (Sketch Plan 1):

Sketch Plan 2 provides for 4,039 more units, planning 14,758 more acres for Residential land uses.

Sketch Plan 3 provides for 7,330 more units, planning 4,718 more acres for Residential land uses.

Sketch Plan 4 provides for 10,086 more units, planning 14,055 more acres for Residential land uses.

Table 1: Residential Plan Buildout by Plan Category (County-wide excluding Shelter Cove).

	Sketch Plan 1		Sketch Plan 2		Sketch Plan 3		Sketch Plan 4	
	Units	Acres	Units	Acres	Units	Acres	Units	Acres
RL	13,493	9,305	15,896	9,295	21,518	9,174	22,428	9,534
RM	2,885	464	1,792	464	2,701	501	2,439	479
RE	1,840	8,206	5,040	16,295	1,927	9,589	3,893	16,420
RR	6,526	186,953	6,013	193,632	5,937	190,382	6,028	192,549
TOTAL	24,702	204,928	28,741	219,686	32,032	209,646	34,788	218,983

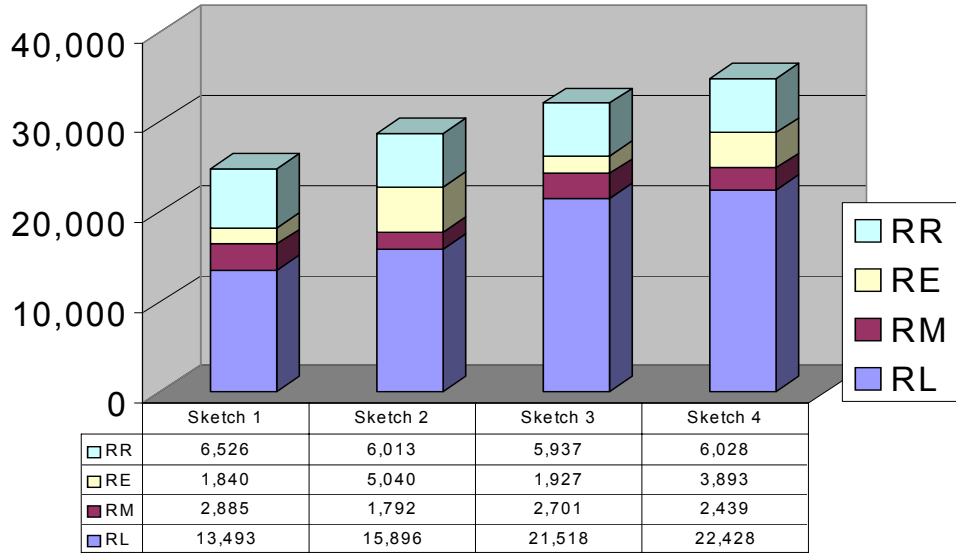
Notes: All figures are tentative and subject to change based on public input, corrections, and changes in land use. They are primarily intended for comparison between the sketch plans, rather than absolute buildout potential. Site specific constraints were not considered, but the lands are generally considered suitable for the proposed uses at planned densities.

Acreages are of vacant and underdeveloped parcels and units are the additional number of dwelling units possible at assumed densities.

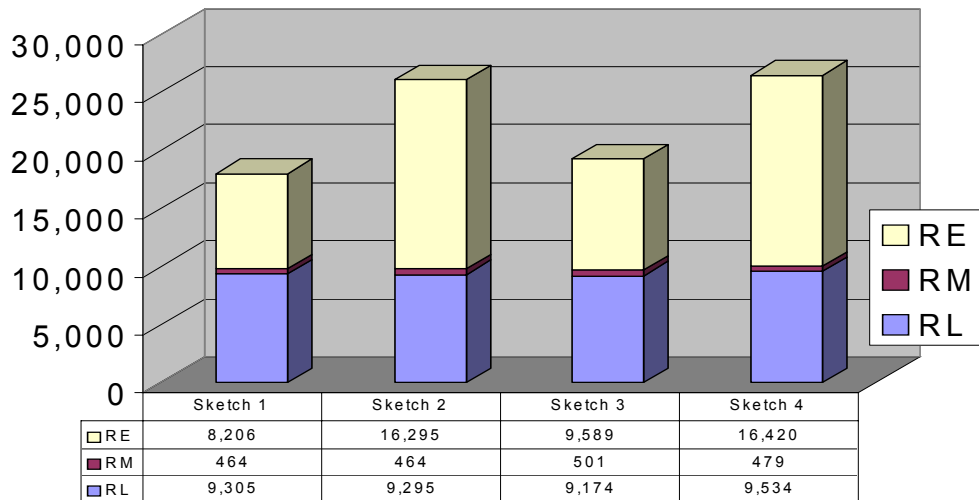
“Undeveloped land” includes parcels that have structural improvements that could be further subdivided based on proposed densities.

Shelter Cove lots were excluded because they represent an unrealistically high development potential in SPI, and tended to skew the buildout estimates.

Number of Potential Units in Residential Areas by Sketch Plan



Acres of Vacant and Underdeveloped Residential Lands by Sketch Plan



Urban versus Rural Residential Lands

Tables 2 and 3 provide detailed breakdowns of each urban and rural residential category. Sketch Plans 1, 2, and 3 plan similar acreages for urban residential use; SP4 adds about 360 acres more than the other plans. Potential units substantially increase in SP3 and SP4 because of the RL3-8 designation and its 4 units/acre density rather than the 3 units/acre of the RLI-7 designation used in SPI and 2.

Table 2. Urban Residential Buildout Comparison

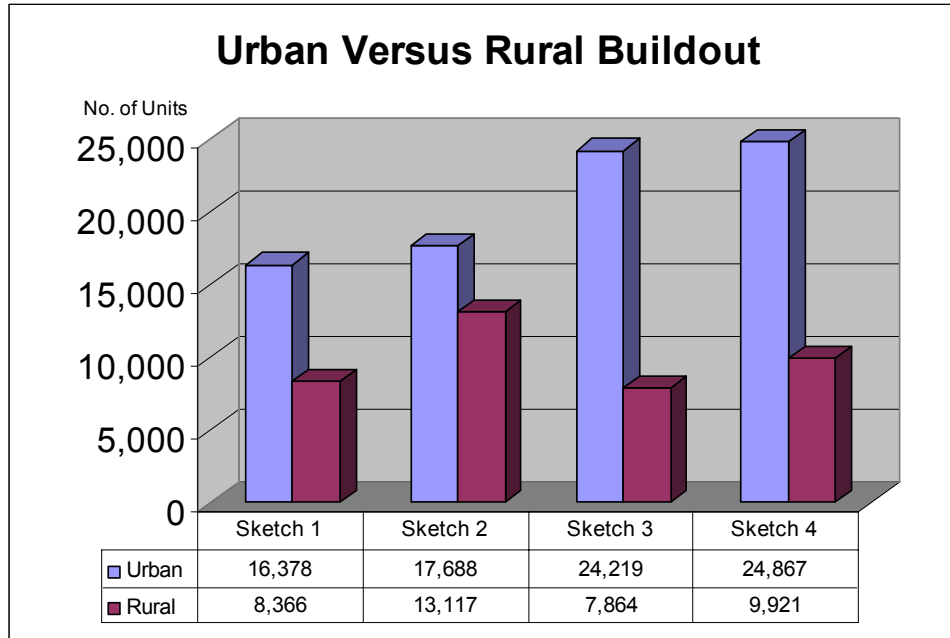
URBAN	Sketch Plan 1		Sketch Plan 2		Sketch Plan 3		Sketch Plan 4	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
RL0.5	645	577	639	510	35	40	35	40
RLI	1,592	789	745	341	628	287	628	287
RLI-4	0	0	905	1,370	1,688	2,659	1,686	2,655
RLI-7	7,068	12,127	7,645	13,675	3,428	8,448	3,888	9,825
RL3-8	0	0	0	0	3,395	10,084	3,297	9,621
RM	464	2,885	464	1,792	501	2,701	479	2,439
TOTAL	9,769	16,378	9,759	17,688	9,675	24,219	10,013	24,867

Table 3. Rural Residential Buildout Comparison

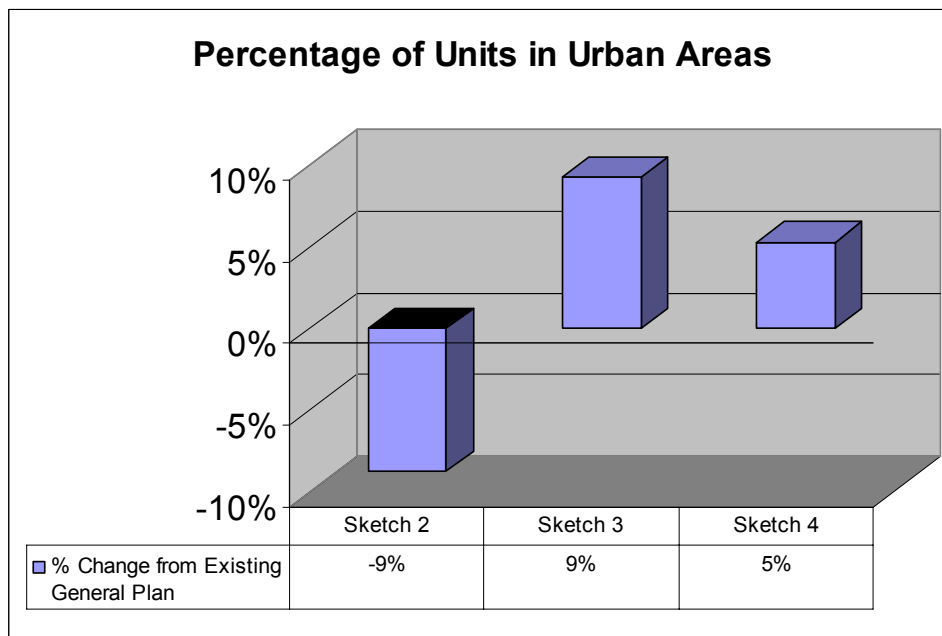
RURAL	Sketch Plan 1		Sketch Plan 2		Sketch Plan 3		Sketch Plan 4	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
RE1-5	8,206	1,840	13,942	4,751	6,008	1,490	14,383	3,646
RE2.5-5	0	0	804	2,353	3,581	437	2,037	247
RR160	5,638	50	5,490	49	5,490	49	5,490	49
RR20	22,134	1,691	23,718	901	24,771	943	23,778	901
RR40	118,096	1,855	121,958	1,925	118,336	1,855	121,341	1,913
RR5-20	39,807	2,917	41,114	3,125	40,433	3,077	40,588	3,152
RR60	1,278	13	1,352	13	1,352	13	1,352	13
TOTAL	195,159	8,366	208,378	13,117	199,971	7,864	208,969	9,921

The differences in the overall number of units reflect the density assumptions and the differing approaches to rural character embodied in the sketch plans.

In the rural designations, significant difference is shown in the higher numbers of acreage and units allowed in the Residential Estates categories under SP2 and 4 compared to the other sketch plans. The RE designation, seen as a transitional area that creates a 'soft' edge between urban and rural areas, is much more extensive in SP2 and 4 and more limited in SPI and 3. The unit totals reflect these differences when the individual designations are compared. For



example, SP2 allows 56 percent more units in the Rural Residential categories than the Framework Plan (SP1) and almost 67 percent more units in this category when compared with SP3. The lower Rural Residential densities in Sketch Plan 3, when combined with clustering and rural conservation techniques, will create a greater rural/open space character than Sketch Plan 1 or 2.



Resource Lands Buildout

Consistent with the sketch plan designs, Sketch Plan 2 allows for a slightly increased number of units in resource lands (16,333 units) in comparison to the Framework Plan, whereas Sketch Plans 3 and 4 have greatly reduced the number of residential units allowed on resource lands (5,680 and 5,659 units respectively). This reduction in residential density in resource lands is primarily a result of the newly applied Ranchland and Industrial Timberlands designations that reduce the number of units allowed when compared with the existing AG or T land use designations respectively.

Table 4. Resource Lands Buildout

	Sketch Plan 1		Sketch Plan 2		Sketch Plan 3		Sketch Plan 4	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
AE	63,331	1,149	61,879	1,152	64,772	987	62,025	920
AE60	1,236	43	0	0	0	0	0	0
AG	443,751	4,945	431,877	4,800	53,995	672	49,794	605
AG600	7,084	0	0	0	0	0	0	0
Ranchland	0	0	0	0	382,144	1,643	382,083	1,642
Subtotal	515,402	6,137	493,756	5,952	500,911	3,302	493,902	3167
T	856,610	9,887	837,555	9,899	195,640	2,378	168,314	2,005
TI	0	0	0	0	670,379	0	669,881	0
TR	0	0	25,226	482	0	0	25,877	487
Subtotal	856,610	9,887	862,781	10,381	866,019	2,378	864,072	2,492
TOTAL	1,372,012	16,024	1,356,537	16,333	1,366,930	5,680	1,357,974	5,659

Agricultural Lands

Both SP2 and SP4 propose conversion of some bottom land and dry grazing agricultural areas to residential uses. By using the Ranchland designation, SP4 is more protective of large ranchlands than SP1 and SP2. Although SP3 designates 14,491 less agricultural acres than SP1, almost all (14,288 acres) of these lands are designated to OS, T, TI, or PF based on ownership or management changes.

Compared to the Framework Plan:

Sketch Plan 2 has 21,646 less acres and provides for 185 less units on Agricultural Lands.
 Sketch Plan 3 has 14,491 less acres and provides for 2,835 less units on Agricultural Lands.
 Sketch Plan 4 has 24,667 less acres and provides for 2,970 less units on Agricultural Lands.

Timberlands

The amount of timberlands in each of the sketch plans is roughly equivalent, with the differences between the plans in the amount of residential units allowed as a consequence of the new land use designations of TI and TR:

Compared to the Framework Plan:

Sketch Plan 2 provides for **494 more** residential units on Timberlands.

Sketch Plan 3 provides for **7,509 less** residential units on Timberlands.

Sketch Plan 4 provides for **7,395 less** residential units on Timberlands.

Commercial, Industrial, & Mixed Use

Sketch Plan 2, 3 and 4 provide for more non-residential acreage overall than Sketch Plan 1. However, the key difference is in the distribution of these development opportunities, not the total acreage. In SP2, more land is provided for commercial development along roadways and on larger parcels farther away from town center areas. By contrast, in SP3 and 4, there is more emphasis on mixed-use development, and on locating new commercial development on smaller parcels closer to town center areas. This is consistent with the goals of providing more pedestrian-oriented, small-scale commercial in SP3 and 4 and more opportunities for auto-oriented and large-format (big box) retail in SP2.

Table 5. Commercial, Industrial, & Mixed Use Lands

	Sketch Plan 1		Sketch Plan 2		Sketch Plan 3		Sketch Plan 4	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Commercial & Mixed Uses	2,066	5	2,038	5	1,959	858	1,961	858
Industrial	3,409	0	3,736	0	3,461	0	3,541	0
RCC	184	138	243	107	243	107	243	107
Village Center	0	0	0	0	194	51	188	48
TOTAL	5,659	143	6,017	112	5,857	1,016	5,933	1,013

Commercial acreages and units include the Mixed Use land use designation, which allows for much more residential under Sketch Plans 3 and 4. The Village Center land use designation also provides for increase residential units in commercial areas under Sketch Plans 3 and 4. Sketch Plan 2 has a reduced number of residential units in commercial areas, but overall has increased residential units through conversion of some resource lands to residential uses.

Overall Units Comparison (All Land Uses)

SP2 proposes about 4,600 additional residential unit capacity compared to the existing General Plan (SP1) by expanding urban boundaries and increasing densities on rural residential lands, and by continuing the policies which allow resource lands to be subdivided to as small as 40 acres. SP3 and SP4 substantially increase development potential in urban and rural residential areas, adding about 7,300 and 10,100 residential unit capacity respectively, compared to the existing General Plan (SP1). The reduction in total units in SP3 and SP4 is a result of reducing the development potential in the resource lands (timber and agricultural).

Table 6. Overall Units Comparison (All Land Uses)

	Sketch Plan 1	Sketch Plan 2	Sketch Plan 3	Sketch Plan 4
	Units	Units	Units	Units
Residential	24,702	28,741	32,032	34,788
Agricultural	6,137	5,952	3,302	3,167
Timber	9,887	10,381	2,378	2,492
Commercial/ Industrial/ Mixed Use	143	112	1,016	1,013
TOTAL	40,869	45,186	38,728	41,460

Policy Options

Policies Common to All Sketch Plans

Numerous policies will be common to all sketch plan alternatives and are from the existing Framework General Plan. These include Housing Element policies pertaining to density bonuses, second units, and cottage industries, etc., and geologic hazard, flood, wildland fire, noise, airport safety, sensitive habitats, and cultural resource policies, etc. These policies will be included and appropriately referenced in the Draft Update General Plan. All policies will be subject to public review and comment, and analyzed in the EIR accompanying the plan.

The following are key policy summaries that would modify or be added to the existing policy base. They are intended to provide sufficient description to allow understanding of the general policy direction, and to solicit public comment and opinion on whether they should be included in the sketch alternatives. The majority of these proposed policy options would be included in SP3 and SP4, because SP1 is the existing plan and SP2 states that its resource protection policies are a continuation of the existing plan. The policy options can however be suggested for inclusion in any of the sketch plans.

Forest Resource Policy Options

- Additional policies to ensure adjacent uses are compatible with industrial timber operations
- A policy to allow subdivision and lot line adjustment below minimum sizes for purposes of improving timber/natural resource management units
- A policy statement to support for long term continued timber production
- A policy statement to protect beneficial uses of sensitive watersheds and critical water supply areas
- A policy to address urban interface / timber issues in urban fringe areas.

Agricultural Resource Policy Options

- A policy that the County take a proactive approach to conservation of working resource lands landscapes.
- A policy to ensure lot line adjustments and other development are consistent with the General Plan densities notwithstanding underlying land units.
- A policy to allow flexibility for additional development at original homesite areas (similar to RCC standards) for large ranches.

- Eliminate the requirement for agricultural feasibility studies for subdivisions in areas designated as Agricultural Grazing for SPI and SP2.

Open Space Policy Options

- A policy that supports establishment of greenbelts and agricultural buffers to insure separation of existing communities.
- A policy directing the County to take a proactive approach to conservation of open space.
- A policy that establishes an open space classification system to serve as a framework for land use planning and environmental resource management programs.

Water & Biological Resource Policy Options

- A policy to provide erosion control measures consistent with TMDL target reductions
- A policy to provide a riparian canopy retention standard in TMDL temperature impaired areas
- A policy to limit impacts of water withdrawals in impaired watersheds
- A policy to establish uniform stormwater management standards
- Update the County's water export policies
- A policy to promote conservation easements for sensitive resource areas

Cultural & Scenic Resource Policy Options

- A policy to protect "heritage landscapes"
- A policy set to provide inland scenic resource protection

Hazard Policy Options

- A policy to provide hillside development standards
- A policy which requires increased levels of geological review for certain discretionary projects.
- A policy to direct floodway and flood fringe combining zone be added to lands in the floodplain.
- A policy to direct improved flood hazard rating to secure reduced flood insurance rates.

- A policy to consider alternative fire safe standards that would allow increased development adjacent to resource areas for the Sketch Plans 1 and 2.

Mineral Resources

- A mineral resource extraction overlay to protect regionally important extraction sites from incompatible adjacent uses

Building Communities

- A policy that establishes sewer service areas and water service areas.
- A policy to require infill development prior to expanding into resource areas.
- A policy that promotes mixed uses (either by monetary incentives or non-monetary incentives)
- A policy that promotes “re-use” of brownfield sites.
- A policy prohibiting Big Box development (or in the case of #2, “Identify appropriate locations for “Big Box Development” and establish maximum building size, location, landscaping, community space and building design standards”).
- A policy that supports design standards that protect neighborhood and community characteristics.
- A policy to broaden opportunities for second units.
- A policy to ensure that the size and scale of new multi-family development is compatible with community character.
- A policy that provides broader allowance of residential uses within commercial districts.
- A policy to require coordination with the service providers to ensure that adequate funding mechanisms are available for infrastructure.

Moving Goods and People

- A policy to support transportation improvements to truck routes countywide.
- A policy to ensure that planned improvements to the County’s road system support improved access to port facilities.

- A policy to support the Port's efforts to attract new shippers through its facilities.
- A policy to support restoration of the NCRA rail line (Sketch Plan 2).
- A policy and implementation program to update the County trails plan.

Governance

- Make general plan amendment process more responsive and strategic. Re-focus from multi-year community planning efforts to implementation of existing plans and more rapid small-scale town plan updates.
- Amend criteria for accepting individual plans amendments to primarily consider the public interest
- Establish criteria and performance standards to provide a simplified and faster project review process.

Conclusion

This document has outlined plan alternatives for public review. Public review at this point will provide an opportunity for course correction prior to drafting the full general plan. It is hoped that the report provides sufficient description to allow understanding of the general policy direction.

Public workshops will be held to explain and to receive public input on the sketch plan alternatives. The primary purpose of the workshops is to ensure that the sketch plans reflect a reasonable range of alternatives and to select a proposed project for CEQA analysis.

The final sketch plan document will incorporate revisions based upon public input. Preferred components of each will be combined into a Proposed Project Sketch Plan (SP5). SP5 will provide the guidance for writing full draft General Plan. The remaining sketch plan alternatives will be retained for comparative analyses and CEQA review.

A full draft General Plan, together with an accompanying Environmental Impact Report (EIR) will then be prepared and released for public review. Public hearings will be held before the Humboldt County Planning Commission and Board of Supervisors. Additional public workshops may also be held to ensure full public participation in the development of the plan.