Humboldt County
General Plan Update
Sketch Plan Alternatives

- **Sketch Plan 1: Existing Plan Development Patterns**
- **Sketch Plan 2: Expanded Growth Patterns**
- **Sketch Plan 3: Focused Growth Patterns**
- **Sketch Plan 4: Mixed Development Patterns**
Sketch Plan 1: Existing Plan Development Patterns

- Continuance of existing policies contained in the 1984 Framework General Plan
- Buildout as provided in the existing Community Plans, Housing Element and rural development policies.
Sketch Plan 2: Expanded Growth Patterns

- Encourages a more expanded development pattern than the existing Framework Plan
- Substantially expands water service areas beyond present boundaries
- Resource protection policies continue the existing Framework Plan policies
Dispersed Development Pattern

Courtesy of Dr. Michael Smith
Sketch Plan 3: Focused Growth Patterns

- Promotes urban development patterns in existing developed areas.
- Provides higher development potential in urbanized areas with public sewer and water services.
- Modest expansion of existing water service areas
- Additional protection of resource production lands
Urban Development Pattern

Courtesy of Dr. Michael Smith
Sketch Plan 4: Mixed Development Patterns

- Combines the expanded service areas of SP2 with the higher urban densities and resource lands protection contained in SP3.

- Provides the highest buildout potential within Community Planning Areas of any of the alternatives with stronger resource land protection policies.
Additional sewer serviceable areas included in Sketch Plans 2 & 4.
Number of Potential Units in Residential Areas by Sketch Plan

<table>
<thead>
<tr>
<th></th>
<th>Sketch 1</th>
<th>Sketch 2</th>
<th>Sketch 3</th>
<th>Sketch 4</th>
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<tbody>
<tr>
<td>RR</td>
<td>6,526</td>
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<td>RL</td>
<td>13,493</td>
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Percentage of Units in Urban Areas

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<tr>
<th>Sketch</th>
<th>% Change from Existing General Plan</th>
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<tbody>
<tr>
<td>Sketch 2</td>
<td>-9%</td>
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<tr>
<td>Sketch 3</td>
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<tr>
<td>Sketch 4</td>
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Humboldt County Economy
10-year Projections

- Continual aging of the population
- Continued declines in lumber manufacturing
- Increases in Services (low and high value added)
- Vulnerable to government budget reductions
- Cooling in housing market
- Moderate overall growth

The Index of Economic Activity for Humboldt County, Prof. Erick Eschker and Jessica Digiambattista