

Chapter 4. Land Use Element

4.1 Organization of Element

The Land Use Element addresses the location, mix, timing, and character of land uses, and supporting infrastructure. The sections within this Element include policies specific to Growth Planning (Section 4.2), Urban and Rural Lands (Sections 4.3 and 4.4), Agriculture and Forest Resources (Sections 4.5 and 4.6) Public Lands (Section 4.7) and the Land Use Classifications (Section 4.8).

4.1.1 Purpose

The Land Use Element provides for the distribution, location and extent of uses of land for housing, business, industry, natural resources, open space, recreation, and other uses. The Element guides patterns of development for the county, providing a long-range context for decisions made regarding zoning, subdivision, and public works.

These land use policies guide growth and the development and use of land through 2025. The policies of this Plan represent a legislated balance between the individual rights of property owners and the health, safety, and welfare needs of the community.

4.1.2 Relationship to Other Elements

Statutory authority for a general plan in California is expressed in Title 7, Division 1 of the Government Code. Section 65302(a) of the code establishes the requirements for the Land Use Element. This Land Use Element guides decision makers, planners, and the general public in fulfilling the ultimate pattern and character of development within the unincorporated areas of the county. It also is consistent with and balances the goals and objectives of the other elements of the General Plan. The Land Use Element is most directly related to the Conservation and Open Space, Housing, and Circulation elements. For example, the amount, distribution, and timing of growth expressed within the Land Use Element must correlate with the anticipated road capacity and performance standards established in the Circulation Element. Similarly, the location and density of uses prescribed in this element are integrally linked to policies for the protection of resources included in the Conservation and Open Space Elements. This element also provides opportunities for adequate land use in order to support economic growth and regional housing needs.

4.1.3 Background

The general goals, objectives, and policies apply throughout the county and are the basis for the more specific area policies, programs, and land use map designations. The land use maps and text must be used together in order to fully understand the policies applicable to any particular situation. The land use maps have been prepared using the goals, objectives, and policies of the Plan as well as those of previously adopted plans. Plan designations on individual properties are based upon the built environment and an evaluation of natural and cultural characteristics of the land as well as the countywide land use policy framework and

specific area policies. Overlay zones are included to ensure protection for specific environmental resources and hazards, including wetlands, steep slopes, floodplains, sensitive habitat, earthquake hazard zones, and landslide areas.

Because of the importance of lands devoted to forest and agricultural uses, these topics are given extended policy treatment in this chapter.

Section 4.2 Growth Planning

4.2.1 Purpose

This chapter covers population growth and land supply, urban and rural boundaries, infrastructure and available land inventory. Growth policies are most closely linked to the Land Use Element because they guide the location and timing of development.

4.2.2 Background

County Population Trends

According to the 2000 Census, the total population in Humboldt County was 126,518. The population as of January 1, 2007 is estimated at 131,959, an increase of almost 6,000 persons over the seven-year timeframe. The distribution of people within the County is illustrated graphically in Figure 4-1.

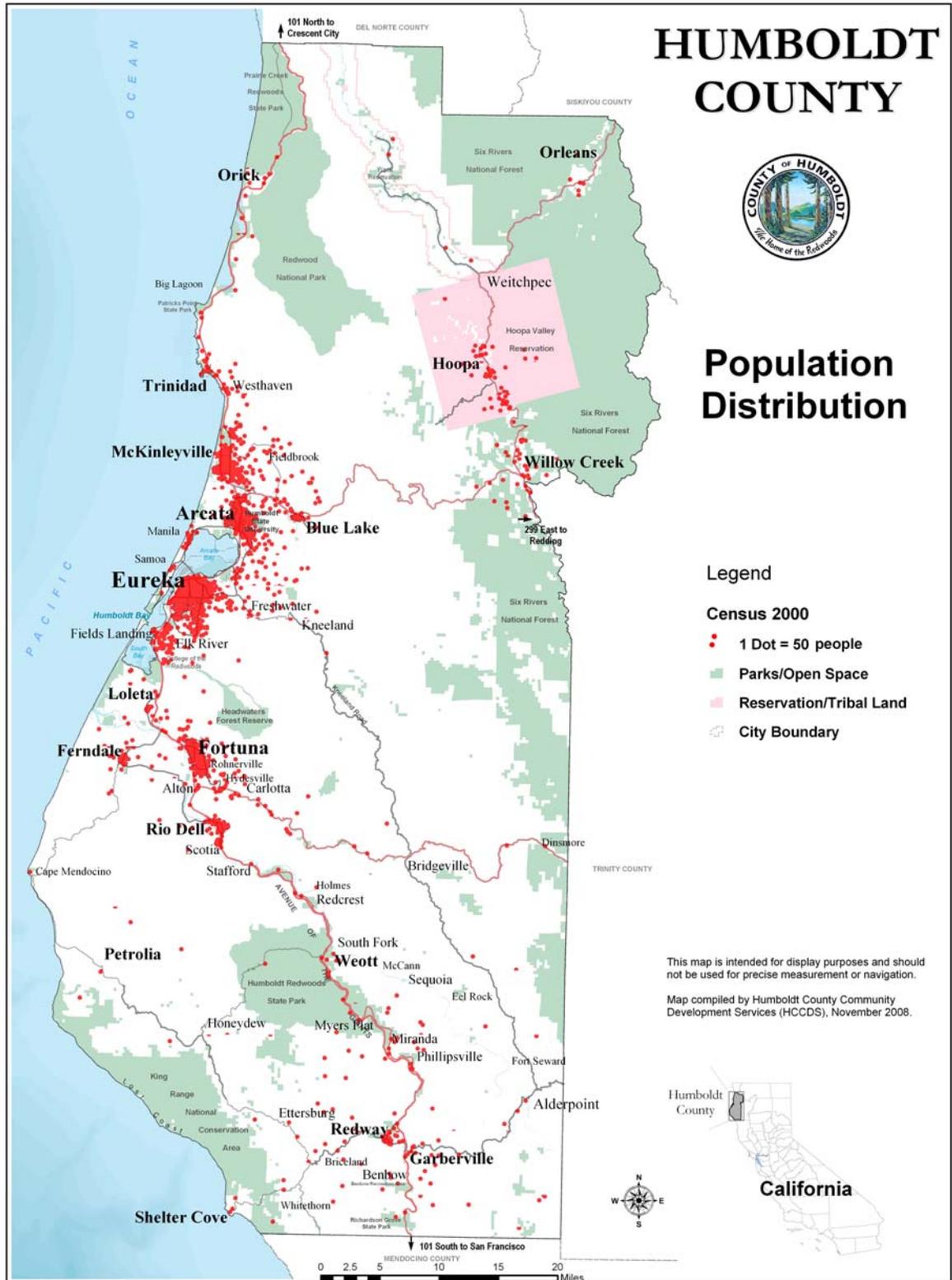
Humboldt County's population growth rate increased in the late 1980s and early 1990s and has since returned to a level more consistent with historic growth rates over the past 20 years. Between 1985 and 1990, the County grew by about 8,000 people (7.3 percent), representing an average annual increase of 1.4 percent. The current annual growth rate is about 0.7 percent. California Department of Finance projections indicate an anticipated average annual growth of 0.58 percent over the next 20 years which is lower than the 0.83 percent annual growth experienced in the past 20 years.

These trends indicate that the population will have an average increase of approximately 765 people per year over the next 20 years as shown in Table 4-A. The data also indicate an aging population, where older persons represent an increasing percentage of the populace. The number of people over the age of 65 is expected to double from about 17,000 to 35,000 by the year 2025.

Year	Total County Population	Population of Unincorporated Areas	Percent of Total Population in Unincorporated Areas	Average Annual Increase (Countywide Total)	Total Percent Change Over Period (Countywide Total)
1980	108,525	59,046	54%		
1990	119,118	62,169	52%	0.98%	9.77%
2000	126,839	67,567	53%	0.62%	6.21%
2010	134,800	72,900	54%	0.65%	6.55%
2020	142,200	78,200	55%	0.55%	5.48%
2030	147,200	82,300	56%	0.36%	3.55%

Source: California Dept. of Finance; Humboldt County Community Development Services, 2007

Figure 4-1 Population Distribution 2000



The community of McKinleyville and the cities of Arcata and Fortuna represent the county's primary growth areas, accounting for 32.3 percent of the population in 2000, up from 29.3 percent in 1990. By comparison, Eureka's population dropped slightly in the 1990s, with growth occurring in the surrounding communities of Cutten, Bayview, and Humboldt Hill. The total unincorporated population of the county grew an average of 0.7 percent per year between 1980 and 2000, rising from 59,046 to 67,567 people.

If these trends remain stable, about 15,000 more people will live in Humboldt County in 2030 than in 2007, requiring about 6,300 additional housing units countywide (assuming the existing average household size of 2.38 persons remains constant.) The County unincorporated share of this total housing need is expected to be 54%, or about 3,400 units. This General Plan includes a policy to review these trends every five years and make adjustments as necessary.

These long-term averages may not match the shorter-term projections contained in the State's Regional Housing Needs Assessments (RHNA) that are prepared for updating the Housing Element. The RHNA figures are done for a seven year planning horizon, and include units to make up for shortfalls in housing for various income groups and factor in replacement housing and other considerations. The RHNA figures are provided as countywide totals, which include both city and unincorporated areas. A local process administered by HCAOG allocates the appropriate portions of housing needs to each of the various jurisdictions. This process can cause further variance from long-term averages.

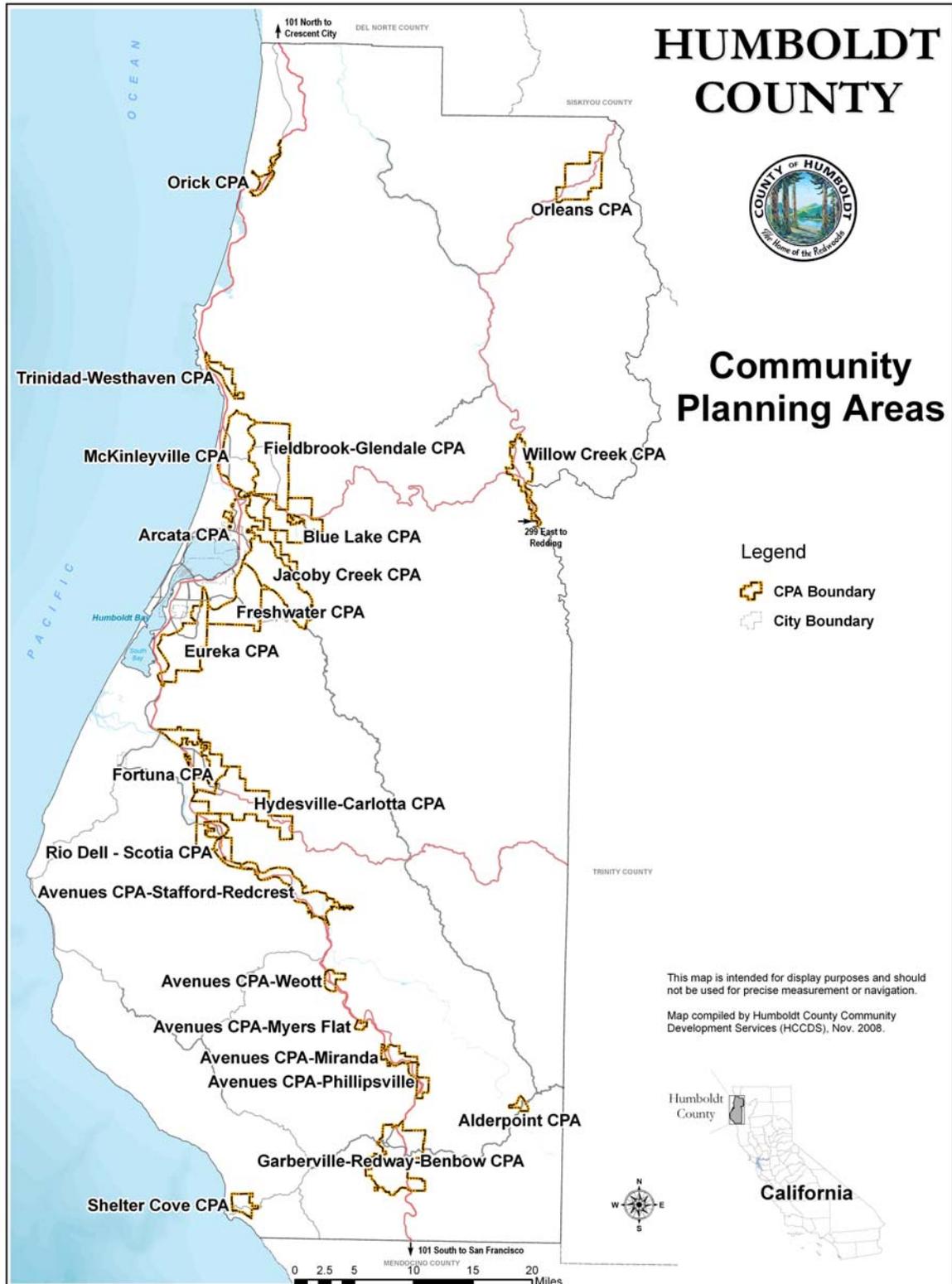
Community Planning Areas

Community planning areas have been designated in various areas of the county to allow for more precise mapping and application of plan policies. These areas include most of the county's population and urban infrastructure (see Figure 4-2). As such, they will continue to be the focus of development activity. Defining these areas also allows for more direct citizen involvement in the planning of their communities, as well as increased opportunities for infrastructure planning.

Phased Urban Development

This Plan promotes existing focused community development patterns. Land use designations contained in the Land Use Element and Land Use Map promote efficient use of public infrastructure and provide higher development potential in urban areas with access to public sewer and water. This Plan also establishes a framework for the phased expansion of urban areas. This strategy offers the best opportunity to create housing opportunities for the majority of the population, assure the continued fiscal viability of infrastructure and urban services and safeguard the continued profitability of resource production in rural lands.

Figure 4-2 Community Planning Areas



Development Timing

The development timing measures of this Plan primarily consist of designating areas where near-term availability of services are feasible and designating outlying areas as the next logical areas for development. The outlying areas are reserved until the primary areas are nearing capacity. These measures require coordination between the County, Local Agency Formation Commission (LAFCo), the cities, special districts and community members. Some issues to be addressed by this partnership include:

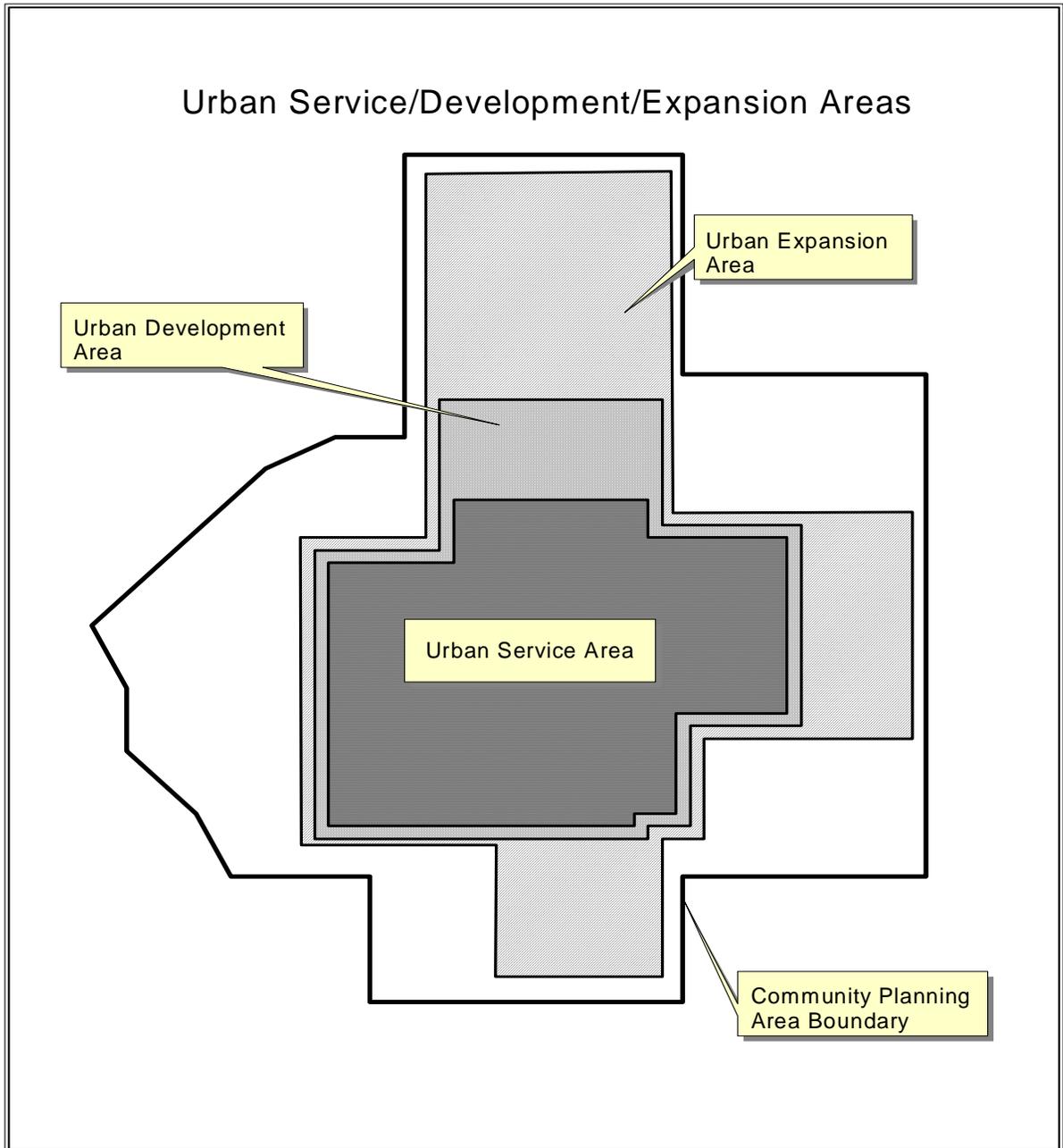
1. Timing growth to be consistent with public service capacity.
2. Arranging urban land uses to the benefit of the community, while giving due consideration to individual property rights.
3. Estimating the amount of development that can be absorbed and its relationship to the environment.

The development timing measures focus and facilitate growth in the urban development areas. Basically, this system sets the framework for designating regions for urban development and expansion based upon the availability and capacity of urban services.

Urban Services

Throughout the General Plan Update process, the condition of existing public water and wastewater systems and the cost of expanding these services to accommodate growth was a significant concern, especially related to the ability to provide housing. To better understand this concern, the County worked with local service providers to study the condition, availability and expansion capacity of all urban services through an Urban Study Area process (see text box below). The Urban Study Area process led to the designation of Urban Development Areas, Urban Expansion Areas, and Water Service Areas within Community Planning Areas Refer to Figure 4-3. This chapter provides a set of policies that guides the development of land within these areas based upon the availability of urban services. It also establishes a framework for the timing of future development in coordination with the service providers and expectation of urban services.

Figure 4-3 Urban Development/Service/Expansion and Water Service Areas



Urban Development Areas

An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services. **Urban service areas** are areas within urban development areas where public water and sewer services are currently available.

Urban Expansion Areas

Closely related to the urban development area is the urban expansion area. The urban expansion area can be viewed as a phased extension of urban development. The concept is to hold land within the expansion area in reserve at rural densities until necessary facilities and services are provided that can support urban level development.

A fundamental objective of establishing areas for urban development and expansion is to identify and reserve locations best equipped to handle growth. Development policies of the General Plan are intended to efficiently direct and time development and public services in these areas to support the growth of the County.

Water Service Areas

Additionally, water service areas are defined to identify areas where sewer service is not expected but community water service is available or expected to be available. These areas provide opportunities for residential estate style buildout on one to five acre lots.

Urban Study Areas and Draft Land Use Plans

As part of the process for developing this plan, urban study areas were identified to review and assess service capacities and expansion opportunities. Three types of urban study areas were defined:

Urban Service Study Areas were areas where sewer and water exist or may be feasible to provide, and urban level densities of greater than one unit per acre may be appropriate.

Water Study Areas were those areas where water service exists or may be feasible to provide, and rural residential planned densities less than one unit per acre may be appropriate. Sewer service to these areas is not anticipated within the time frame of the plan or is unlikely at any time because of existing buildout patterns and or terrain.

Potential Water Study Areas were those areas where water service or the authority to provide it does not exist but may be desirable to consider for planned water service.

The urban study area process led to the designation of urban development areas, urban expansion areas, and water service areas within community plan areas.

4.2.3 Goals and Policies

Goals

- GP-G1 Land Inventory and Service Availability.** An adequate supply of vacant land with readily available urban services to accommodate a wide variety of industrial, commercial and residential development opportunities necessary for growth.
- GP-G2 Community Planning Areas.** Sufficient development emphasis and public investment in Urban Development Areas to create expanding commerce and housing opportunities, economically viable urban services and conservation of open space and resource lands.
- GP-G3 Timed Development and Infrastructure Investments.** Development policies and financing mechanisms that support economically viable commercial, industrial and residential developments timed with infrastructure improvements and expansion of urban services.

Policies

Community Plans

- GP-P1 Maintain Community Plans.** Periodically update Community Plans to ensure they meet the specific planning needs of individual communities and that demographic, land use, and municipal service information remains current.

Phased Urban Development

- GP-P2 Urban Development Areas.** Establish and maintain Urban Development Areas within Community Plan Areas to reflect areas that are served with existing or planned to be served with public wastewater systems.
- GP-P3 Urban Levels of Development.** Lands located within the Urban Development Area are intended to be developed at a density of one or more dwelling units per acre.
- GP-P4 Urban Service Area.** Urban Service Areas are located Within Urban Development Areas where sewer services are available and contain existing urban development.
- GP-P5 Connection to Public Wastewater Systems within Urban Service Areas.** All new development within Urban Service Areas shall connect to public wastewater systems.
- GP-P6 Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas.** The utilization of on-site sewage disposal systems shall not be acceptable for new subdivisions in the Urban Development Area, unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the area is not planned for service in the service provider's Municipal Service Review and other written long-term plans.

GP-P7 Connection to Public Water Systems. All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water systems.

Urban Expansion Areas

GP-P8 Urban Expansion Areas. Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but expected to be developed to urban densities and provided with public water-and sewer services beyond the 20-year planning horizon of the General Plan-

GP-P9 Urban Expansion Area Review. Review Urban Expansion Areas during Community Plan or comprehensive General Updates to determine if the boundaries reflect current conditions and community needs. The boundaries of an Urban Expansion Area shall remain fixed until modified through a General Plan amendment.

GP-P10 Conversion of Resource Lands. Lands less suitable for resource production within Urban Expansion Areas should be developed prior to the conversion of higher quality resource lands.

GP-P11 Evaluation of Urban Expansion Area Proposals. Public service availability, capacities, and fiscal effects shall be assessed for development proposals in Urban Expansion Areas or changes in Urban Expansion Boundaries.

4.2.4 Standards

GP-S1 Characteristics of Community Plan Areas. The Community Planning Area designation shall be applied to an area to allow greater planning detail when the Board of Supervisors finds that an analysis of the following characteristics supports the designation:

- A. Urban service availability
- B. Parcels suitable for development
- C. Commercial activities
- D. Access to transportation corridors
- E. Population
- F. Economic growth
- G. Local interest
- H. Service district boundaries and LAFCo adopted spheres of influence
- I. Adopted General Plans of incorporated cities.

GP-S2 Designation of Community Plan Areas. Community Planning Areas are established for the following communities:

- A. Jacoby Creek

- B. Eureka
- C. Freshwater
- D. Fortuna
- E. Willow Creek
- F. McKinleyville
- G. Blue Lake
- H. Hydesville-Carlotta
- I. Fieldbrook-Glendale
- J. Garberville-Benbow-Redway-Alderpoint
- K. Avenue of the Giants (Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville)
- L. Trinidad-Westhaven
- M. Orick
- N. Orleans
- O. Arcata
- P. Shelter Cove
- Q. Rio Dell-Scotia

GP-S3 Public Wastewater Service. Public wastewater service is defined to include service provided by cities, special districts, and public utilities.

GP-S4 Urban Development Area. An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services and are to be sized to provide an adequate supply of land to accommodate growth as specified in this Plan.

GP-S5 Urban Service Area. Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.

GP-S6 Urban Expansion Area. Urban Expansion Area means land outside and adjacent to the Urban Development Area boundary that may be appropriate for urban densities of development when further development in the urban development area is constrained by the availability of land.

GP-S7 Required Findings for Urban Expansion. To determine when it is permissible to extend urban level development into the Urban Expansion Area, the Planning

Commission shall evaluate housing demand and capacity within the Urban Development Area and public service availability and capacities for Urban Expansion Area proposals including factors such as: water and sewer availability; roads, streetlights, parks and recreation and trail capacity; police and fire protection; proximity to educational and health facilities; and solid waste management capabilities and make the following findings:

- A. That the amount of land available within the Urban Development Area for urban uses is insufficient to meet Housing Element goals; and,
- B. Public water and sewer systems demonstrate current or expansion capacity to serve the proposed addition.

GP-S8 Expansion of Urban Development. Removing lands from the urban expansion area and adding them to the urban development area requires Planning Commission approval and consists of modifying the urban development boundary to include the new addition. The addition must be adjacent to the existing urban development area and assist in the completion of an orderly and contiguous extension of urban development. Such lands also require annexation to a district providing water and wastewater service.

GP-S9 Urban Reserve. Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities.

GP-S10 Water Service Areas. Water Service Areas are areas where sewer service is not expected but community water service is available or expected to be available. Residential estate style buildout on one to five acre lots are expected to be the dominant land use in such areas.

4.2.5 Implementation Measures

GP-IM1 Community Plans and Boundaries. Periodically review and revise community plan boundaries and policies to ensure compatibility with community needs as a part of updates to the Housing Element.

GP-IM2 Map Urban Development Areas. Identify and map urban development areas for all community plan areas within existing or planned public wastewater systems. Planning for urban development areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.

GP-IM3 Map Urban Expansion Areas An urban expansion area may be identified and mapped for communities within defined urban development areas. Boundaries to these areas shall also be established contiguous to urban development areas and should follow geographic land features and other

definitive limits, (i.e., roads and streams). Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.

GP-IM4 Map Water Service Areas. Identify and map water service areas for all Community Plan Areas within existing or planned public water systems. Planning for water service areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.

GP-IM5 Urban Service Coordination. Coordinate with special districts, cities, public utilities, and LAFCo in the establishment of urban development areas, urban expansion areas, and water service areas.

Section 4.3 Urban Lands

4.3.1 Purpose

This section of the Land Use Element addresses development within Community Planning boundaries that can be serviced with public water and wastewater in the near term. These areas are the most urbanized areas of the county and are mapped and defined as Urban Development Areas in the Plan. The policies of this section are intended to promote the growth of these areas in a manner that compliments and enhances community character.

4.3.2 Background

Urban Development Areas

Possibly the highest priority of this Plan is the revitalization of Urban Development Areas to provide for business expansion, workforce housing opportunities and focused rehabilitation and expansion of infrastructure; particularly circulation and sewer systems. The challenge is to accomplish these goals while maintaining existing community character and the "small town feel" that local residents value.

Permit Streamlining

To stimulate growth, this Plan includes policies to streamline the approval of residential subdivisions within designated "Housing Opportunity Zones." The Plan also includes policies to streamline the approval of commercial development in areas designated "Neighborhood and Town Centers." Commercial and industrial development would be streamlined in designated "Business Opportunity Zones." These overlay zones will allow focused application of minimal permitting processes for development that meets specific performance standards applicable to the overlay zone. Housing Element policies and implementing regulations specify residential subdivision performance standards. Ordinances adopted pursuant to this Element will specify performance standards for Neighborhood and Town Centers and Business Opportunity Zones. This Element also proposes greater allowances for ministerial approval of micro and small business development throughout the county.

Community Design

Residents want new development to compliment the character of their neighborhood and community. The design of subdivisions, buildings, streetscapes and open spaces contribute to community character and, if done well, can lead to aesthetic new development that enhances communities and minimizes adverse neighborhood reactions during the permitting process.

Development density also can affect community character. While this Plan supports infilling underdeveloped and vacant parcels within Urban Development Areas it does not propose increasing density beyond historical allowances.

Town centers typically are the hub of a community and contribute significantly to community character and identity. To promote and guide town center development, the Plan includes policies to increase the range of allowed uses and streamline approval of projects that are consistent with town center standards.

Town Centers

The 2002 McKinleyville Community Plan included policies to promote the development of town centers. The McKinleyville Plan describes a town center as:

A complete and integrated community containing housing, shops, work places, schools, parks, and civic facilities essential to the daily life of the residents. The scale is designed so that housing, jobs, shopping, recreation, and other activities are within easy walking distances of each other. This area also is intended to serve as a community focal point by providing an activity center and a place for formal and informal social/community interaction.

This Plan supports the development of a Neighborhood and Town Center ordinance that would apply to specific mapped locations within Urban Development Areas. Ordinance standards would grant more flexibility for preferred uses and simplify and streamline the development review process to encourage private investment. The selection and designation of neighborhood town center areas would occur during General Plan Updates.

Subdivisions

It is a priority of this plan to update the County Subdivision Ordinance to allow more flexibility in subdivision standards and greater latitude for design amenities associated with streetscape, circulation, lot layout and open space. This flexibility important for smaller infill residential subdivisions that may have constraints related to their size and location, and large subdivisions that may include a variety of housing types, commercial centers, places of employment, internal circulation and open space.

Development on Individual Lots

The design of development on individual lots primarily is primarily regulated through plan and zone standards for minimum required setbacks, maximum lot coverage and building height. Design Review requirements can be applied through a zoning overlay process to specific areas during General Plan Updates. Plan polices identify design features and characteristics that should be considered to enhance the aesthetics of development but are not mandated. Finally the Plan calls for the drafting of a landscape ordinance.

Streetscapes

Building setbacks, lot coverage and building height have an affect on the appearance of streets but for the most part appearances are controlled by the road standards in the County's Subdivision Regulations (1977). The design, width, and location of travel lanes and on-street parking facilities are all dictated by road standards. New policies and

standards in the Circulation Element address pedestrian and bicycle facilities in the design of streets.

Parking areas located adjacent to streets are also part of the streetscape, and are regulated by parking standards in the zoning ordinance, which specify the number of spaces required, the size of parking spaces, and lighting and landscape requirements for parking areas. The Community Infrastructure and Services Element contains policies that address lighting.

This Plan requires an update of the County's 1977 subdivision regulations. The update will include new design considerations for streetscapes.

Open spaces

Public open spaces include public parks and trails, and play areas that occur on school grounds. Open spaces that are used by the public also occur on private lands, such as Farmer's markets, sports fields and shopping center common areas. Environmentally sensitive habitat areas, such as wetlands and riparian areas can contribute to urban lands by providing natural open space areas for wildlife viewing, outdoor recreation, watershed management, and other similar uses. Considering and incorporating open space into development design is supported by policies in the Land Use and other Elements of the Plan.

4.3.3 Goals and Policies

Goals

- UL-G1 Urban Development Areas.** Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and services.
- UL-G2 Design and Function.** Aesthetically appealing Urban Development Areas designed and planned for convenient access to work, shopping, recreation and neighborhoods.
- UL-G3 Unique Identity of Towns.** Communities with mixed use neighborhood and town centers, serving as the community focal point and center for commerce, recreation and social interaction.
- GP-G4 Community Character.** Development design and density within Urban Development Areas that preserves and enhances existing community character and identity.

Policies

- UL-P1 Urban Development Areas.** The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.

- UL-P2 Streamlined Subdivision Approval.** The County shall streamline the approval process for subdivisions located in designated Housing Opportunity Zones within Urban Development Areas.
- UL-P3 Streamlined Approval of Business Expansion.** The County shall streamline the approval process for business development in designated Neighborhood Centers, Town Centers and Business Opportunity Zones. Home based businesses and cottage industries meeting performance standards shall be principally permitted in all residential zones.
- UL-P4 Support for Micro and Small Business Development.** The County shall Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development within Urban Development Areas.
- UL-P5 Community Identity.** Preserve community features that residents value and create development that compliments or adds to community identity and character.
- UL-P6 Mixed-Use Zoning.** Utilize mixed-use zoning to help create town centers that are community focal points. The mixed-use zone shall promote higher density urban housing in concert with retail commercial uses, day care centers, and shopfronts, and shall include an abundance and variety of open spaces.
- UL-P7 Neighborhood and Town Centers.** Within designated neighborhood and town centers, the County shall:
- A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.
 - B. Reduce the County's off-street parking requirements to encourage new business development and to reflect multi-modal access options.
 - C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance.
 - D. Encourage and provide incentives for the following design characteristics:
 - 1) Pedestrian-oriented scale and character.
 - 2) Orientation of buildings toward the street or central open space areas rather than parking lots.
 - 3) Parking areas to the side or rear rather than between buildings and the street edge.
 - 4) Placement of buildings that create a central open space, or plaza, where passive activity can occur.
 - 5) Transparent ground-level façades designed for pedestrian-oriented sidewalks.
- UL-P8 Neighborhood Connectivity.** Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space

areas. The subdivision ordinance shall specify standards and limitations for cul-de-sacs and dead end roads.

- UL-P9 Historic Structures.** Encourage historic structures to be retained and restored to serve as focal points of neighborhoods and communities.
- UL-P10 Siting of Garages.** Encourage the placement and design of garages to make them subordinate to the house from a streetscape view.
- UL-P11 Natural Amenities.** Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.
- UL-P12 Design Review.** Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.
- UL-P13 Big Box Design.** Large format ("Big Box") establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area. The appearance of a large monolithic block shall be avoided by dividing the space into separate rooms or buildings, or breaking the mass of the façade.
- UL-P14 Adult Entertainment Establishments.** Adult entertainment establishments shall be limited to areas where they will not conflict with schools, and identify standards to ensure they will be compatible with neighboring uses.
- UL-P15 Pedestrian-Friendly Streetscape.** Encourage streetscape and pedestrian oriented residential design with front porches, front gardens, and windows overlooking front yards and sidewalks.
- UL-P16 Alleys.** Encourage the use of an alley system and courtyards to minimize driveways facing the street.
- UL-P17 High Density Uses Near Parks.** The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.
- UL-P18 On-Street Parking Areas as Traffic Calming.** On-street parking should be allowed on local roads and minor collectors to reduce the need for off-street parking and to assist in traffic calming where appropriate.
- UL-P19 Underground Utilities.** Encourage and assist in undergrounding existing utilities.
- UL-P20 Landscaping.** All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.

4.3.4 Standards

- UL-S1 Allowed Uses in Mixed-Use Areas.** Mixed-Use zoned areas should offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of

principally permitted uses and findings to guide the approval of discretionary uses.

- UL-S2 Central Open Space Standards in Commercial and Mixed-Use Areas.** A plaza should be bounded by streets on at least three sides and shall front on a main street. Where new commercial and/or mixed use developments are proposed on lots greater than 5 acres, central open space shall have a minimum area of 20,000 sq ft.
- UL-S3 Business Opportunity Zones.** Commercial and industrial activities proposed within designated Business Opportunity Zones shall be principally permitted if they conform to applicable performance standards.
- UL-S4 Definition of a "Big-Box" Retail Store.** A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.
- UL-S5 Standards for Adult Entertainment Establishments.** Adult entertainment establishments shall be conditionally permitted and required to operate in conformance with explicit standards adopted by ordinance regarding; location, hours of operation, security, signage, screening, noise and lighting.
- UL-S6 Landscaping Standards.** Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.
- A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.

Not more than 25% of the landscaped area shall be covered by non-living materials (e.g., rock, pavers, bark, etc.)
 - B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.
 - C. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.

4.3.5 Implementation Measures

- UL-IM1 Streamlined Subdivision Approval.** Designate Housing Opportunity Zones within Urban Development Areas following Housing Element guidelines and apply

streamlined subdivision approval processes consistent with Housing Element policies.

- UL-IM2 Neighborhood and Town Centers.** Prepare a Neighborhood and Town Center ordinance and establish Neighborhood and Town Centers areas by zoning overlay during General Plan Updates and Community Planning processes. Develop figures in the implementing ordinance to demonstrate design principles; for example, how to orient commercial and mixed-use buildings toward the street or the central open space areas.
- UL-IM3 Business Opportunity Zones.** Create a Business Opportunity Zone Overlay designation with associated performance standards and apply the zoning overlay to specific areas or properties within Community Planning Areas to stimulate commercial and industrial development and job growth. Candidate areas shall include business and industrial parks, underutilized or vacant industrial and commercial land.
- UL-P4 Support for Micro and Small Business Development.** Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development in residential zones.
- UL-IM5 Sites for Commercial Development.** Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.
- UL-IM6 Revisions to the Non-Conforming Use and Structures Standards.** Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to grant more flexibility for continuing compatible mixed uses in Urban Development Areas.
- UL-IM7 Review and Update the Subdivision Ordinance.** Comprehensively review and update the Subdivision Ordinance and incorporate circulation and design standards consistent with the policies of this Plan.
- UL-IM8 Review and Update Design Review Ordinance and Areas.** Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.
- UL-IM9 Establish Build-To Lines.** Promote a more uniform commercial streetscape by establishing build-to lines rather than setback lines, or a combination of the two.
- UL-IM10 Establish Maximum Parking Standards.** In the zoning ordinance, develop standards that limit the maximum number of off-street parking spaces that can be developed in commercial and/or mixed use areas.
- UL-IM11 Review and Update the Sign Ordinance.** Comprehensively review and update the standards for signs in the zoning ordinance.
- UL-IM12 Simplify the Zoning Ordinance with Illustrations and Matrices.** Modify the zoning ordinance to incorporate the use of illustrations and matrices to simplify communicating allowed uses, design principals and development standards.

- UL-IM13 Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses.**
Revise the zoning ordinance to incorporate standards for “big box” commercial uses.

- UL-IM14 Adult Entertainment Ordinance.** Develop an ordinance for adult entertainment establishments to ensure they will be compatible with neighboring uses.

Section 4.4 Rural Lands

4.4.1 Purpose

This section establishes policies to ensure the stability and productivity of the county's resource lands while providing for the orderly development of rural residential properties. These policies, in conjunction with the policy and standards established for the agriculture and timber resource lands, are intended to provide clear guidelines for land use decisions outside of Community Planning Areas.

4.4.2 Background

Humboldt County is 3,573 square miles in size or about 2,290,000 acres. There is about 156,000 acres designated Rural Residential (RR) outside of community planning areas, of which 65,000 acres (1,950 parcels) are vacant.

These lands provide the opportunity for rural homesteads that are a significant part of the cultural heritage of Humboldt County. They are distinguished from agriculture and forest lands because residential development is recognized as the primary use. The demand for rural residential land varies with real estate market conditions and financial opportunities. The plan provides flexible growth densities using land use designations. Zoning provides more precise density limits to reflect local conditions.

The development of rural lands raises public interest and safety issues including: adequacy of County roads and services, minimizing hazards such as wildfire, protection of watersheds, rivers, streams, wildlife, and sensitive habitats and conflicts with resource production activities.

The policies of this section support the need to maintain and conserve resource lands, reduce exposure to safety hazards, recover the cost of providing public services and protect watersheds. Many of these policies are implemented by measures more closely related to other elements, such as the Safety and Water Resources Elements. Development of rural residential lands, given consideration to these public interests, can sustain an important cultural heritage, provide economic opportunity, employment and self-sufficiency and contribute to the vitality of rural communities.

4.4.3 Goals and Policies

Goal

- RL-G1 Rural Residential Land Inventory.** An adequate supply of vacant land suitable for large lot rural residential development as the primary principally permitted use with access to Rural Community Centers and Community Planning Areas.
- RL-G2 Rural Land Development.** Homestead style independent living on rural residential lands with minimum fire risks, impacts to water resources, public serviced demands and conflicts with resource production.

Policies

- RL-P1 Compatible with Resource Production.** Development on rural residential lands adjacent to designated agricultural and timberlands shall be planned to be compatible with agriculture and timber production.
- RL-P2 Water Withdrawal.** Cumulative impacts of water withdrawal from surface and groundwater sources and on-site sewage disposal systems shall be assessed during the zoning and subdivision of all areas designated for rural residential development.
- RL-P3 Rural Commercial Uses.** New tourist, commercial, and retail outlets shall be located within the Rural Community Center land use designation or designated Community Planning Areas or other existing developed areas with development of a similar nature, unless the use meets rural cottage industry standards or is characteristic of and compatible with a rural setting.
- RL-P4 Fire Safety Hazards.** Support implementation of State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.
- RL-P5 Road Constraints and Rural Development.** Rural zoning densities and subdivision approvals shall reflect road constraints identified by the County Public Works Department. Subdivisions may be allowed where roads can be feasibly improved to minimum County standards at the time of subdivision or incrementally, through road improvements from future development.
- RL-P6 Rural Development in the King Range.** All development within the boundaries of the King Range National Conservation Area shall be consistent with the Bureau of Land Management's Management Plan.
- RL-P7 Clustered Rural Residential Development.** Clustered rural residential development is encouraged on rural lands suitable for development consistent with planned densities. Density bonuses may be provided where significant permanent land dedications are secured.

4.4.4 Standards

- RL-S1 Compatibility with Timber and Agricultural Production.** Rural Residential subdivision adjacent to lands planned for timber or agricultural production shall be evaluated for compatibility with continued resource production. Subdivisions shall be conditioned to minimize constraints on resource production due to access limitations and water supply impacts. Right-to-Harvest or Right-to-Farm agreements shall be required on newly created Rural Residential subdivision lots adjacent to lands planned for timber or agricultural production.
- RL-S2 Subdivisions Near Identified Resource Lands.** Land divisions within the following four areas (as designated on the Biological Resources Map) are restricted to 40 acre minimum parcel sizes to preserve the areas' natural values:

- A. Horse Mountain
- B. Kings Range National Conservation Area
- C. Scotia Bluffs
- D. Luffenholtz Creek Bishop Pine Stand

RL-S3 Cottage Industry Standards. Cottage industry is a principally permitted use in all rural land use designations provided they meet the following standards:

- A. Are conducted by occupants on the premises and not more than 5 non-resident employees in a manner which does not substantially affect the primary use of the parcel; and
- B. Does not require use of buildings or structures occupying more than 2 acres; and
- C. Involves no sales of merchandise other than that grown, manufactured or processed on the premises or merchandise directly related to and incidental to the industry; and
- D. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.
- E. Cottage industries in Timber Production Zone (TPZ) lands must be consistent with the TPZ list of compatible uses.
- F. Cottage industries which do not comply with these standards may be conditionally approved in all rural land use designations.

RL-S4 Subdivision Standards. Subdivision of land designated rural residential may be approved if it can be found that:

- A. There is proof of adequate water for domestic use as determined by current standards of the Division of Environmental Health provided through either:
 - 1) Certified dry weather tests of individually developed water supply systems on each parcel using wells, creeks, or springs; or
 - 2) Four or fewer connections to a developed private water system, including certified dry weather testing of source, storage, and transmission facilities, with recorded easements and legal agreements; or
 - 3) Evidence of connection to a public water system.
- B. Water demands do not individually or cumulatively create a significant impact on Critical Water Supply or Watershed Areas or water bodies designated as critical habitat under the Endangered Species Act or temperature impaired under the Clean Water Act.
- C. There is proof that adequate sewage disposal capability will be provided through either:

- 1) Individual on-site systems approved by the Division of Environmental Health; or
 - 2) Evidence of connection to a public wastewater disposal system.
- D. Building site locations are identified that meet county streamside management setback requirements and that are not subject to the following hazards:
- 1) Geologic instability, steep slopes, and erosion;
 - 2) Seismic activity; or
 - 3) Flooding.
- E. Recorded access to a publicly maintained road that is:
- 1) Adequate for ultimate development at planned densities; and
 - 2) Adequate for use by emergency vehicles per State Responsibility Area Standards.
 - 3) Not subject to adverse impacts caused by:
 - (a) Geologic instability, steep slopes and erosion;
 - (b) Seismic activity; or
 - (c) Flooding.
- F. Findings A, C, and D may be replaced by the following:
- 1) All parcels created and any remainder are each in excess of 160 acres; and
 - 2) The purpose of the parcels is resource production; and
 - 3) A transfer of development rights for residential purposes is executed and recorded in favor of the County of Humboldt. Residential development rights may be reclaimed by meeting the standards in A, C, and D.
- G. Other findings specific to the area, zone, and land use designation can be made.

4.4.5 Implementation Measures

RL-IM1 Inventory of Rural Residential Lands. Maintain searchable GIS inventory of lands planned Rural Residential (RR) and review during Housing Element Updates for adequacy to meet homestead development demands during the Housing Element planning period.

RL-IM2 Identification of Substandard Roads. Coordinate with the County Department of Public Works and area emergency service providers to inventory and map road segments that do not meet subdivision road standards or State Responsibility Area Fire Safe standards, and thereby would limit development of future residential subdivisions in the area. Identify the deficiency and assess the feasibility of achieving minimum standards through the Public Works Capital improvement program or through incremental road improvements provided by

future development. Where adequate access cannot be achieved by these methods, place an overlay zone over the affected area restricting further residential subdivision.

Section 4.5 Agricultural Resources

4.5.1 Purpose

This section establishes policies to ensure the stability and productivity of the county's agricultural lands and industries. These policies are intended to provide clear guidelines for land use decisions in agricultural areas and promote and protect the current and future needs of the agricultural industry.

4.5.2 Background

Agricultural Production

According to the 2002 U.S Department of Agriculture Census, approximately 27% of Humboldt County land (634,000 acres) is in agricultural use. While this total includes large ranches that have a significant amount of timber production contributing to their operations, it fairly represents the overall significance of agriculture to Humboldt County. The county's dairy lands are an integral part of the landscape, history and economy of the county, generating \$43 million of milk products in 2004. The market value of cattle and calves in the County exceeded \$20 million in 2004. Truck farms, located primarily in river valleys, are becoming increasingly important for supplying local fruit and vegetable demands and specialty exports.

While agriculture is one of the most enduring industries in the County, agricultural operators face growing challenges to maintaining viable operations. Rising costs, increasingly complex regulatory requirements, and growing development pressures are among the hurdles facing today's farmers. As noted in the 2003 Humboldt County Agricultural Resources Background Report, it takes approximately 1,750 to over 6,000 acres to support a farm family raising beef; approximately 300 acres to support a family dairy; approximately 15 to 150 acres to support a farm family with row crops; and approximately 2,270 to 8,750 acres to support a farm family raising sheep.

Conversion of Agricultural Land

Agriculture is an important component of the local economy and culture but adverse economics and generational transitions have accelerated the conversion of farmland to other uses. Despite protection policies in the previous General Plan, the conversion of agricultural lands to non-agricultural uses has continued to occur over time. Approximately 3,000 to 5,000 acres of agricultural land has been converted to non-agricultural use each year since 1964. Rangeland has been converted to both timber production and residential uses. Productive dairy lands have been subject to partial or complete conversion for wildlife and conservation purposes.

An increase in the median age of the farm land owners is another trend in local agriculture, particularly in cattle ranching. Many farms and ranches will pass from parents to sons and daughters in the next 20 years. Depending upon interests and economics, farms can be broken up into smaller non-viable parcels or taken entirely out of

production. For some of these property transfers, unfunded estate taxes can force the sale of all or portions of the ownership.

Agriculture and Land Use Policy

Productive agricultural lands are vitally important to the county's economy, culture and environment. The long-term sustainability of Humboldt's agricultural economy hinges on continued profitability of agricultural operations and the availability of farming land. The availability of farm land is directly affected by land use policy but land use policies also can indirectly affect the overall profitability of agricultural operations. For example, minimum parcel size limitations and restrictions on residential development impact the assessed valuation of agricultural property which is the primary asset of agricultural operations. Reductions in the valuation of agricultural land can affect the viability of current operations by limiting financing ability, estate transfers or income from property sales.

The agricultural land use policies in this section aim to strike a balance between continued protections of farmland, so the agricultural industry can enjoy a stable land base well into the future, and limitations on land uses that reduce the value of agricultural land and impact profitability.

This Plan supports continued enrollment of agricultural land into Williamson Act, which already supports agricultural production on almost 200,000 acres of the County. The Plan also contains a "no-net-loss policy" to mitigate the cumulative effects of conversion of prime agricultural land and a "working-lands" policy to encourage continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes.

4.5.3 Goals and Policies

Goals

- AG-G1 Agricultural Production.** Economically viable agricultural operations contributing to the growth and stability of the economy and a strong market demand for agricultural lands dedicated to agricultural production.
- AG-G2 Conservation of Agricultural Lands.** To conserve agricultural land for continued agricultural use and maintain the maximum amount of land in parcel sizes that will sustain economically feasible agricultural operations.

Policies

- AG-P1 Planned Rural Development.** The County shall provide a Planned Rural Development (PRD) Program for lands designated Agricultural Grazing (AG) and Ranchland (AGR) that allows voluntary clustering of homesites at a density above what would otherwise be allowed when lands most suitable for agricultural production are retained for permanent continued production. To qualify, identified homesite parcels must be clustered to avoid increasing use conflicts and not be in conflict with any applicable conservation plan. Right-to-Farm agreements shall be secured on lands proposed for conversion to

residential uses. The remaining lands most suitable for continued agricultural production shall be retained solely for permanent production.

- AG-P2 Support Voluntary Purchase of Development Rights.** The County shall support the voluntary purchase of development rights to provide income to farm operations and limit the intrusion of residential development into agricultural lands.
- AG-P3 Support the Williamson Act Property Tax Incentive Program.** The County shall support the continuation, enhancement and growth of the county Williamson Act program.
- AG-P4 Supplemental Farm Income.** The County shall support activities compatible with agriculture that enhance the viability of agricultural operations such as cottage industries, farm homestays, sale of farm products and visitor services and accommodations.
- AG-P5 Conservation of Agricultural Lands.** Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through all of the following:
- A. By establishing stable zoning boundaries and buffer areas that separate urban and rural areas to minimize land use conflicts.
 - B. By promoting in-filling to achieve a more logical urban/agricultural boundary.
 - C. By developing available lands not suited for agriculture, or those located within Urban Development Areas, prior to the conversion of agricultural lands outside of those areas.
 - D. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs or degraded air or water quality.
 - E. By increasing the effectiveness of the Williamson Act Program.
 - F. By not allowing residential subdivision of lands planned Agricultural Exclusive (AE).
 - G. By allowing lot-line adjustments for agriculturally designated lands only where planned densities are met and there is no resulting increase in the number of building sites.
- AG-P6 No Net Loss of Prime Agricultural Lands.** The permanent conversion of prime agricultural lands to non-agricultural uses shall be mitigated to less than significant effects with offsetting permanent protections of prime agricultural land so there is a no net loss of prime agricultural land.
- AG-P7 Agricultural Production in Conservation Areas.** The County shall support continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes. Enforceable provisions contained in terms of sale, deeds and conservation

easements which require continued management for agricultural production can be considered mitigation of agricultural land conversion impacts.

- AG-P8 Right to Farm.** The County shall utilize the “Right-to-Farm” Ordinance to provide constructive notice about the nature of agricultural activities to residents living adjacent to farm operations.
- AG-P9 Predator Control.** Support predator control programs that comply with federal, state and local laws in order to reduce livestock depredation.
- AG-P10 Support Land Trusts.** Support private non-profit land trusts that provide agricultural conservation programs in Humboldt County.
- AG-P11 Support Vegetative Management Programs.** Support vegetation management programs (controlled burning, etc.) when it is found that they improve the availability and quality of rangeland for livestock and wildlife, reduce the hazard of disastrous wildfires, and increase water quality and quantity.
- AG-P12 Advice from Agricultural Community.** Seek advice from the agricultural community for any future evaluation of land areas needed for urban development or for any consideration of requests by Humboldt’s Local Agency Formation Commission (LAFCo) to change spheres of influence or urban service boundaries next to or near agricultural lands.
- AG-P13 Agricultural Zoning and Parcel Size.** Utilize Agricultural Exclusive (AE), Agricultural Grazing (AG), and Ranchland (AGR) land use classifications to ensure appropriate parcel sizes and land use for continuing availability of the necessary agricultural land base.
- AG-P14 Residential Uses on Timberland Production Zone (TPZ) Lands within Agricultural Preserves.** Residential uses on TPZ lands within agricultural preserves shall be consistent with the requirements of the Williamson Act and local Williamson Act Guidelines.

4.5.4 Standards

- AG-S1 Subdivision of Planned Agricultural Exclusive (AE) Lands.** Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres. However, divisions of these agricultural lands to a minimum size of 20 acres may be approved if the Planning Commission finds that the division is necessary for a specific agricultural purpose (e.g., to provide for a separate starter farm for a family member), and the division will not adversely affect the area’s agricultural economy or environmental resources. The rezoning and parcel map may be approved only upon satisfaction of all of the following conditions:
- A. Conveyance of a permanent agricultural easement to the County of Humboldt or other public entity or private non- profit corporation, having as its chief goal the preservation of agricultural or open space lands.

- B. Conveyance of development rights beyond those necessary for agricultural purposes.
- C. Recorded acknowledgment that, although the new parcel is of a size below that considered a viable economic agricultural unit, its creation was approved for a specific agricultural purpose, and no further division or other conversion from agricultural use, except to other open space or habitat restoration use, will be allowed in the future even if agricultural use of such separate parcel does not provide adequate economic return.

AG-S2 Agricultural Grazing (AG) Land. Parcels designated AG may be zoned as small as 40-acres in size, where the protection of agricultural operations will be ensured, maintained or enhanced based upon the ability to make all of the following findings:

- A. The parcel size shall not inhibit the use of the property for commercial agricultural operations;-and
- B. The parcel size shall not inhibit economically viable agricultural and timber production on adjoining lands; and
- C. Uses and parcel sizes in the adjoining area are compatible; and
- D. The parcel size is consistent with a comprehensive view of all relevant plan policies; and
- E. Each parcel has frontage on an existing publicly maintained road; and
- F. All such zoning is within 1/4 mile of an existing maintained public road.

AG-S3 Subdivision of Planned Agricultural Grazing Lands. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:

- A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and
- B. The subdivision shall not inhibit the use of the property for agricultural operations; and
- C. The subdivision shall not inhibit economically viable agricultural and timber production on adjoining lands; and
- D. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
- E. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and
- F. Access to the remainder is consistent with the uses of the remaining property.
- G. All applicable subdivision policies of the Rural Lands can be met.

AG-S4 Planned Rural Development Program Clustering Incentive Options:Tier 1 clustering program:

<i>Density credit:</i>	2 times existing entitlements when 90% of subject lands are protected
<i>Protection instrument:</i>	B7 zoning, conservation easement or equivalent protection on remainder
<i>Rezone homesite parcels:</i>	County to conduct re-zone.

Tier 2 clustering program:

<i>Density credit:</i>	3 times existing entitlements when 95% of subject lands are protected
<i>Protection instrument:</i>	Permanent conservation easement on remainder
<i>Rezone homesite parcels:</i>	County to conduct re-zone.

AG-S5 Historical Preservation. An exception to the minimum parcel size for planned agricultural land may be made for the purposes of historic preservation where the following findings are made:

- A. The site or structure qualifies and is included on a local, state or federal historic registry; and,
- B. The viability of continued agricultural operations is not inhibited, and;
- C. No additional density beyond what would be permitted as part of the existing agricultural operations is created.

AG-S6 Resource Protection Acquisition Programs. The division of planned agricultural lands to create parcels of less than the minimum size may be approved to facilitate the maintenance or replacement of residences, agriculture-related structures, or to protect water supplies and water rights lost in public acquisition only when the County finds that such a division will not adversely affect the area's agricultural economy.

4.5.5 Implementation Measures

AG-IM1 Develop Planned Rural Development Program. Update the Zoning Regulations to include provisions for Planned Rural Development (PRD) and implement a program to assist landowners with PRD applications.

AG-IM2 Manage an Agricultural Conservation Program. Seek funding and provide staff for an on-going agricultural conservation program to support activities associated with the Williamson Act, land conservation efforts of local land trusts, conservation easements and mitigation of agricultural land conversion.

AG-IM3 Supplemental Farm Income. Update the Zoning Regulations to provide for greater flexibility and allowances for cottage industries, farm homestays, sale of farm products and visitor services and accommodations within agricultural lands.

- AG-IM4 No Net Loss of Prime Agricultural Lands.** Provisions for mitigation offsets of prime agricultural land conversion shall be adopted by ordinance.
- AG-IM5 Monitor Conversion of Agricultural Lands.** Annually monitor the conversion of agricultural land to other uses. If conversions have accelerated over previous historic rates, report to the Board of Supervisors with corrective policy recommendations.
- AG-IM6 Williamson Act Contracts.** Support, promote, and broaden the application of Williamson Act contracts and agricultural preserves.
- AG-IM7 Economic Development Assistance.** Develop programs within the County's Economic Development Division that assists local producers to promote strong local product identity and enhance economic viability of agricultural operations.

Section 4.6 Forest Resources

4.6.1 Purpose

This section presents policies that support the conservation, development, and utilization of forest resources. Its policies are consistent with the California Timberland Productivity Act, including the requirement to establish a land use category for parcels zoned for timberland production.

4.6.2 Background

Forest Resources and Land Use

There are 1.2 million acres of private forested land and 0.3 million acres of public forested land in Humboldt County, covering more than 80% of the county's land area. Roughly 990,000 acres are zoned Timber Production Zone (TPZ), two-thirds of which are held by timber companies. Dedicated timber management of these lands and unique growing conditions have consistently made Humboldt County the state's leading timber producer, contributing more than 20 percent of the state's total since 2000.

Despite a 50-year trend of reduced timber production, timberlands remain the cornerstone of the county's economy, providing critical export income and a significant number of high wage jobs. Redwood parks and other forested land also attract visitors from around the world and have put Humboldt County on the world map as an eco-tourism destination.

While forestlands are unquestionably the County's greatest long term economic asset, they are also the County's greatest natural resources asset, providing a wealth of ecological values. They influence the supply and quality of water resources. They provide habitat for wildlife and plants, some critical to endangered species. And because trees remove carbon from the atmosphere, they are pivotal to the State's efforts to reduce greenhouse gas emissions.

California Timberland Productivity Act of 1982.

51102. (a) The Legislature further declares that to fully realize the productive potential of the forest resources and timberlands of the state, and to provide a favorable climate for long-term investment in forest resources, it is the policy of this state to do all of the following:

- (1) Maintain the optimum amount of the limited supply of timberland to ensure its current and continued availability for the growing and harvesting of timber and compatible uses.
- (2) Discourage premature or unnecessary conversion of timberland to urban and other uses.
- (3) Discourage expansion of urban services into timberland.
- (4) Encourage investment in timberlands based on reasonable expectation of harvest.

Forestlands are deeply woven into local culture and heritage. From the time of the Native Americans, through the early settlers and mill towns, to the rise of modern timber management and the conflicts of Redwood Summer; forestlands have been more closely linked to the County's identity than any other land use. Given the economic, ecological and social importance of forestlands, it follows that no other land use attracts more debate about use and development.

Timber stocking and harvesting on forestlands is regulated by the State under the Forest Practices Act. The County's role in the management of forestlands and the focus of this Plan is maintaining an adequate inventory, regulating compatible and incompatible uses and managing land use conflicts at the interface of forestlands and residential areas. The County's regulation of uses must comply with state requirements for timber production zoned lands. This Plan also takes policy positions on several regulatory issues under the State's jurisdiction, primarily those that affect the economic viability and sustainability of timber production.

State and Federal Regulatory Issues

There is widespread public support for continuing to use County forestlands for sustainable commercial timber production by large and small timber producers. The factors affecting commercial viability, and therefore the continuation of this land use, are numerous but increases in regulatory compliance costs in California combined with depressed log prices are placing unprecedented financial strains on timber producers. Increasing regulatory costs for timber management accelerates conversion to residential development, which can have more significant impacts to water and biological resources. Many timber producers maintain that a significant fraction of compliance costs do not result in improved environmental performance and could be reduced with no harm to the environment. Given the importance of a profitable industry to the long term sustainability of this land use, the County is prepared to address regulatory inefficiencies at the state level for the benefit of large and small timber producers. The County is also prepared to advocate for state policies that result in timberland owners benefiting financially from the public interest and ecological values of forest land using mechanisms such as carbon trading, forest products certification and conservation easements.

California Timberland Productivity Act – Residential Uses

The California Timberland Productivity Act contains the main body of State statute relevant to TPZ regulations. The Act creates and defines TPZ, and provides procedures for zoning and rezoning lands into TPZ and rezoning lands out of TPZ. It also provides guidelines for compatible uses.

CGC§ 51104(h) defines "Compatible use" as follows:

"(h) Compatible use" is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:"

Residential use is addressed in CGC§ 51104(h)(6)

*"... A residence or other structure
necessary for the management of land
zoned as timberland production."*

The County is therefore charged with determining the procedural mechanism for whether in any given situation a residence might significantly detract from or inhibit the use of the property for the growing and harvesting of timber.

Forest Resource Land Base

The primary purpose of lands planned as Timberlands (T) is the growing and harvesting of trees. This is particularly true of timberlands zoned TPZ, which enjoy a property tax system based on the growing and harvesting of trees.

In the last twenty years the market value of timberland for the growing and harvesting of trees has fallen in relative to the value of the land for residential uses and conservation purposes. In the conservation realm, large tracks of timberland have been sold to state and federal agencies to create parks. These parklands have increased conservation and open space values immeasurably and made Humboldt County a worldwide tourist destination but at a cost of decreased timber production.

Patent Parcels and Entitlements

Over 18,000 patent parcels have been issued in Humboldt County; however, many of these have been altered by subdivision, lot line adjustments, and mergers, and do not retain their original status. The County has mapped over 17,000 of these parcels from the BLM master plats. The parcels ranged from a fraction of an acre to over 11,000 acres, with an average size of 153 acres. Within TPZ, 7,304 original patents were mapped, with sizes ranging from 5 to 2,227 acres, with a mean size of 136.5 acres. Although a complete review has not been conducted on these patent parcels, many of these retain their historic rights to residential development entitlements allowed by zoning.

Due to a rising market demand for rural homes and falling timberland profits, forestland property containing an adequate building site and road access is often priced too high to be purchased for profitable commercial timber production. As long as valuations of forestland are driven primarily by residential market demand and only secondarily by commercial income potential, the County can expect more forestlands being bought, sold and ultimately developed as residential property. Fragmentation of timberlands into smaller lot sizes can accelerate this trend; first, lower priced smaller lots appeal to a larger residential market and second; economies of scale on smaller lots, particularly associated with fixed regulatory costs, results in less commercial income potential. Once a house is built on timberland property, the combined house and land price becomes too high for the property to be subsequently purchased by timber producers for commercial timber production as the primary use.

Plan policies strive to maintain the commercial viability of forestlands so they continue to attract the investment and management necessary for sustained timber production. At the same time, the Plan contains policies that will promote continued timber production on forestland parcels that are also used for residential purposes. Policies also mitigate the impacts of residential development on water and biological resources, wildland fire risk and timber harvesting. Finally, the Plan contains policies which reflect the County's responsibility to implement state laws governing land uses in TPZ.

Forestland-Residential Interface (FRI)

The FRI is located generally where houses meet or intermingle with undeveloped forestlands. This area tends to be a focal point for conflict between residential and resource land uses. It can also be a hazard area because of the risks of wildland fires.

Forest policies for the FRI address harvest plan dispute resolution, public notice of resource production, subdivision design, and wildfire risk reduction.

Infrastructure and Public Services

Timberlands require a road system that allows free and safe movement of large logging trucks. The roads should be well maintained to protect the road base and supported by a well functioning drainage system. Wildland fire suppression is also important to minimize financial losses and interruptions in growth cycles. The Plan supports continued maintenance of the infrastructure and service necessary to support timber production. Residential use of timberlands requires 911 initiated police, structural fire and emergency services in addition to reliable road access and wildland fire suppression.

4.6.3 Goals and Policies

Goals

- FR-G1 Forestland Resources.** Public and private forestland producing a wealth of multiple economic and natural resource values. Constructive dialog and cooperation between state, federal and local agencies and private property owners and a regulatory framework that maximizes private and public interests.
- FR-G2 Forestland Timber Production.** A prosperous timber industry managing a stable inventory of productive forest lands for timber production. Ranches and rural homesteads making full use of the timber production potential of their lands.
- FR-G3 Stable Land Base.** Forest lands protected from further fragmentation into parcel sizes that cannot economically sustain timber production as the primary use.
- FR-G4 Incompatible and Conflicting Uses.** Forest lands protected from land uses that are incompatible or conflict with their primary use.
- FR-G5 Infrastructure.** A public road system maintained for transportation of logs to mills and forest products to market and sufficient inventory of industrial property to support forest products manufacturing. Wildland fire protection that prevents the loss of timber on private property.

Policies

State and Federal Regulatory Issues

- FR-P1 Timberland Regulatory Review.** Support the California Department of Forestry and Fire Protection's (CAL FIRE) strategic planning efforts in order to create a regulatory system that encourages the continued commercial use and productivity of timberlands.
- FR-P2 Timber Harvest Plan Review.** Defer to CAL FIRE on timber harvest reviews; comment only where county land-use patterns have significantly contributed to use conflicts at issue and where the County can assist in dispute resolution.
- FR-P3 Timber Management Regulations.** Support fewer, more effective and lower-cost timber management regulations as a strategy to maintain timber production as the primary use of forestlands. Coordinate County policies so they are compatible with the State Forest Practice Act and State Forest Practice Rules.

- FR-P4 Broader Use of Non-industrial timber management plan(s) (NTMP).** Support broader use of NTMPs, including increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans.
- FR-P5 Forest Improvement Programs.** Support continuance and funding of forest improvement and management programs for ranches and homesteads.
- FR-P6 Tax Incentive Programs.** Support tax incentive programs, such as the Timber Production Zone (TPZ), that increase the economic viability of timber production. Support tax policies that provide tax benefits to land owners for conservation easements.
- FR-P7 Innovative Forestland Programs.** Support development of innovative forest and rangeland programs that facilitate production and conservation goals. Support forest management and wood product certification and foster development of markets for new forest products and services; including using bio-mass for energy and carbon storage.

Forest Resource Land Base

- FR-P8 Protection of High Quality Timberlands.** Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use.
- FR-P9 Residential Construction on TPZ Zoned Parcels.** Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.
- FR-P10 Substandard Lots.** The County shall seek removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.
- FR-P11 Lot Line Adjustments.** Lot line adjustments of substandard TPZ parcels may be approved in order to consolidate logical timberland management units.
- FR-P12 Timberland Ownership.** The County shall provide incentives to maintain large-scale land ownerships for commercial timber production.
- FR-P13 Planned Rural Development.** The County shall provide a Planned Rural Development (PRD) program that allows voluntary clustering of home sites at a density above what would otherwise be allowed when lands most suitable for timber production are retained for permanent continued production.
- FR-P14 Public Utilities on TPZ Lands.** Where feasible avoid locating federal, state, or local public improvements and utilities in TPZ where the project or land acquisition will have a significant adverse affect on the production of timber.
- FR-P15 Conservation Easements.** Support voluntary easement programs that combine conservation management with sustainable timber production.

Forestland-Residential Interface

- FR-P16. Planned Compatible Uses.** Lands adjacent to areas designated as Timberlands should be planned for uses compatible with timber harvesting.
- FR-P17. Forestland-Residential Interface.** Identify FRI lands where residential uses adjacent to-forestlands create the potential for use conflicts and fire safety hazards.
- FR-P18. Fire Safety Hazards.** The County shall implement State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and support voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.

Infrastructure and Public Services

- FR-P19. Maintain Public Roads.** The County shall maintain public roads and drainage facilities to support log and forest products transportation. The County shall work with timber producers to cooperatively address substandard road conditions and maintenance deficits.

4.6.4 Standards

FR-S1 Planned Rural Development Program Clustering Incentive Options: The Planned Rural Development Program shall be a voluntary incentive based program. To qualify, identified homesite parcels must be clustered to minimize conflicts with timber harvesting and impacts to water resources, biological resources, wildland fire potential. Right-to-harvest agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued timber production shall be retained for permanent commercial timber production.

Tier 1 clustering program:

<i>Density credit</i>	Twice the existing entitlements when 90% of timberlands are protected
<i>Protection instrument</i>	B7 zoning or permanent conservation easement on remainder
Rezone homesite parcels	County to conduct re-zone
JTMP or NTMP	Required for all parcels

Tier II clustering program:

<i>Density credit</i>	3 times existing entitlements when 95% of timberlands are protected
<i>Protection instrument</i>	Permanent conservation easement on remainder
Rezone <i>homesite</i> parcels	County to conduct re-zone
<i>JTMP</i> or NTMP	Required for all parcels

- FR-S2 Forestland-Residential Interface (FRI).** For areas identified as the FRI, reduce use conflicts via the following:
- A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, in consultation with CALFIRE.
 - B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users.
 - C. Require recordation of "Right to Harvest" acknowledgements (and other timber management activities such as prescribed burns) in the subdivision approval process.
 - D. Support protection of residential drinking water supplies.
 - E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs.
 - F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities.
 - G. For hilltop development, require a fire break and open space adjacent to forestlands, with houses internal to the fire break, to ensure defensible space.
- FR-S3 State Clearance.** Prior to the issuance of a building permit on lands regulated by the Forest Practices Act, the owner must obtain, where necessary, a timber conversion permit or timber conversion exemption from the state lead agency.
- FR-S4 Timberland Subdivisions.** Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:
- A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth, and harvest through intensive management; and
 - B. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural lands; and
 - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
 - D. Access to the remainder is consistent with the uses of the remaining property.
 - E. A joint timber management plan (JTMP) is prepared for divisions below 160 acres.

4.6.5 Implementation Measures

- FR-IM1 Advocate for Regulatory Reform.** The County shall advocate for improved design and implementation of state forest practice rules and resource protection regulations.
- FR-IM2 Develop Incentive Program to Encourage Timber Production.** Develop incentives for property owners and forestland managers to encourage continued timber production on forestlands. Support and provide technical assistance to small timber producers working to maintain timber production on lands also used as their primary residence.
- FR-IM3 Support Conservation Programs.** Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.
- FR-IM4 Merger Ordinance Revisions.** Revise Merger Ordinance to delete the requirement of merger of substandard TPZ lands, not currently under a Williamson Act Contract, from Article II.
- FR-IM5 Develop Ordinance to Regulate Land Uses in TPZ lands.** Prepare an ordinance to implement the policies of this Plan for the designation and residential use of lands zoned TPZ.
- FR-IM6 Develop Planned Rural Development Assistance Program.** Develop program to assist landowners with Planned Rural Development (PRD) applications.
- FR-IM7 Implementation of FRI Overlay. Map FRI around Rural Community Center (RCC) and Community Planning Area (CPA) land use designations to create an Overlay Zone.** FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around RCCs and CPAs. Implement development standards for overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.
- FR-IM8 Streamline County Forest Management Regulatory Requirements.** Review and streamline processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction.
- FR-IM9 Coordination of County and State Policies.** Periodically review policies and regulations to ensure that they are compatible with the State Forest Practice Act and State Forest Practice Rules.
- FR-IM10 Review Standards and Process of Joint Timber Management Plans (JTMP).** Review and provide recommendations to the Board of Supervisors on the standards for JTMPs and guides for subdivisions of TPZ lands below 160 acres. Establish a process for review of all previously approved JTMPs every 5 years for compliance. Work to reduce redundancy between NTMP and JTMP requirements in cases where NTMPs have been prepared.

FR-IM11 Road Maintenance. The County shall maintain roads used for the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers.

Section 4.7 Public Lands

4.7.1 Purpose

This section establishes policies to ensure that the management and acquisition of public lands is consistent with the goals of this Plan. These policies are intended to provide clear guidelines for land use decisions for private lands adjacent to public lands and a mechanism for coordination between jurisdictions for the management and acquisition of public lands.

4.7.2 Background

Lands in public ownership constitute a significant portion of the total land area of Humboldt County. Federal and state agencies are responsible for managing over 630,000 acres, or nearly 28 percent of the total area of the County. The most significant public land holdings in the County include Redwood National and State Parks, the Kings Range Conservation Area, the Headwaters Forest and the Six Rivers National Forest.

Public lands are managed for numerous objectives, ranging from resource protection and recreation, to production. Public lands hold a large fraction of the County's considerable open space and natural resource wealth and provide significant recreational and tourism values. However, public acquisition and management of lands result in tradeoffs and can negatively impact the County's economic wealth. Resource lands taken out of private ownership and managed in the public interests can reduce timber or agricultural production and affect local tax revenues. The Plan's Public Land policies aim to strike a balance between land acquisition and management in the public interest and the needs of the County's economy. The policies also aim to coordinate the interests of the County with those of the state and federal government for compatible land uses, public access, maintenance of resource production values, habitat conservation and environmental regulation.

The County does not have regulatory control over land acquisition and management of state and federal lands but it does exercise policy influence and has the opportunity to comment on proposed state and federal actions that might affect the County. Locally, these opportunities are provided through planning and environmental document review. At the state and national level, the County has the opportunity to comment on proposed legislation and rulemaking. The policies in this section of the Plan will be used to guide the input to state and federal agencies on public land proposals.

4.7.3 Goals and Policies

Goals

PL-G1 Encourage Coordination. Coordinated planning of public land uses and management between the County of Humboldt and federal and state agencies.

- PL-G2 Public Land Acquisition.** Representation of the interests of Humboldt County fully reflected in public land management plans and acquisitions.
- PL-G3 Working Lands.** Resource lands in public ownership managed for resource production purposes when compatible with conservation and recreation goals.

Policies

- PL-P1 Management Plans.** Encourage applicable public land agencies to prepare management plans that:
- A. Ensure consistency with the General Plan.
 - B. Promote and protect adjacent private resource production lands.
 - C. Effectively utilize the multiple-use concept.
 - D. Emphasize the provision of low-cost recreational opportunities, provided such opportunities do not unfairly compete with private enterprise.
 - E. Place priority on development and maintenance of facilities over future acquisition.
 - F. Maximize local employment.
- PL-P2 In-holdings.** Ensure the use of private lands (in-holdings) within the management boundaries of the Six Rivers National Forest and the King Range National Conservation is consistent with the applicable public land agency's management plan.
- PL-P3 Acquisitions.** Full-fee acquisitions should only be supported by the County where the acquisition:
- A. Is a part of an adopted management plan; and
 - B. Is within the management boundaries of the public lands, or is for the consolidation of management units; and
 - C. Is made from willing sellers; and
 - D. Is the last option after discussion with the property owner of all less than full fee alternatives, such as, easements and acquisition of development rights.
- PL-P4 Resource Production Lands.** Discourage acquisition and conversion of resource production lands to other uses. Encourage lease-back options and deed requirements for continued agricultural and timber operations.
- PL-P5 Eminent Domain.** The County shall not support acquisitions through eminent domain, unless it is found to be:
- A. The last option after the opportunity for mutual agreement has been exhausted; or

- B. In the interest of public health, safety, and welfare; or
- C. Required to protect public rights; or
- D. Necessary to national security.

PL-P6 Planning Adjacent to Public Lands. Land use planning and discretionary review of permit and subdivision applications adjacent to public lands shall consider impacts to public lands and consistency with applicable management plans.

PL-P7 Public Access. Encourage the provision of the maximum amount of access to public lands and waterways consistent with:

- A. Public safety;
- B. Consideration of nearby access alternatives;
- C. Rights of private property owners;
- D. Natural resource protection; and,
- E. Subdivision Map Act requirements for access to navigable waterways.

PL-P8 Private Ownership . Private ownerships designated Public Lands (P) may be developed where the proposed development is:

- A. Consistent with the resource production policies; or
- B. When in or adjacent to a Community Planning Area or Rural Community Center consistent with existing or planned uses of the adjacent properties.

PL-P9 Comments on Public Lands Proposals. Utilize this Plan to guide review and comments on state and federal land acquisition and management proposals.

Section 4.8 Land Use Classifications

4.8.1 Purpose

This section describes the various land use designations shown on the Land Use Maps. The allowed uses of the designations are shown in the tables following each section. Definitions of the listed use types are found in the coastal and/or inland zoning use type listings, or as included as notes to the tables. Other uses may be allowed or restricted as detailed by the zoning district implementing the land use classification.

Residential Land Use Designations

Residential Medium Density (RM)

The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. Design review can be used to ensure compatibility with neighborhood character.

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. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units.

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 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.

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. 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 appropriate to ensure compatibility with adjacent resource production and open space uses.

Table 4-B Residential Land Use Classifications

Allowable Use Types	RM	RL	RE	RR
Residential				
Single Family Residential	X	X	X	X
Second Residential Unit		X	X	X
Multi Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses ¹	X	X	X	X
Other				
Cottage Industry		X	X	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood Commercial	X	X		X
Non-Commercial Recreation	X	X	X	X
Office and Professional	X			
Private Institution	X		X	
General Agriculture				X
Intensive Agriculture				X
Stables & Kennels				X
Timber Production				X
Fish & Wildlife Management	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to 160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Residential Accessory Uses include Community Care Facilities, Family Day Care Center, and Family Day Care Home.

2. Coastal:

- The coastal RE & RL designations allow neighborhood commercial, private institution, private recreation
- The coastal RM designation allows duplexes, guest houses, hotels & motels, private institution

Commercial Designations

Commercial General (CG)

The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.

Commercial Services (CS)

This classification is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).

Commercial Recreation (CR)

This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.

Table 4-C Commercial Land Use Classifications

Allowable Use Types	CG	CS	CR
Commercial			
Automotive Sales, Service, & Repair	X	X	
Bed & Breakfast Inn	X	X	X
Commercial Recreation	X	X	X
Heavy Commercial		X	
Neighborhood Commercial	X	X	X
Office & Professional	X	X	
Private Recreation	X	X	X
Retail Sales	X	X	
Retail Services	X	X	
Transient Habitation	X	X	X
Visitor Serving Facilities			X
Warehousing, Storage, & Distribution		X	
Industrial			
Research/Light Industrial		X	
Civic			
Administrative	X	X	
Community Assembly	X	X	X
Essential Services	X	X	X
Health Care Services	X	X	
Other			
Residential Uses Subordinate to Principal Use	X	X	X
Similar Compatible Uses	X	X	X
Development Standards			
Maximum Structure Height	45 ft.		
Max. Floor Area Ratio			
Additional Provisions	per zoning	per zoning	per zoning

Mixed-Use & Urban Reserve Designations

Mixed Use (MU)

This classification is intended for 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 maximum residential density is 16 dwelling units per acre and the maximum allowable FAR (Floor to Area Ratio) is 3.

Village Center (VC)

The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The VC 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 FAR is 2.

Rural Community Center (RCC)

The Rural Community Center (RCC) 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. The maximum residential density is 1 dwelling unit per acre with community water, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.

Urban Reserve (UR/)

The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.

Table 4-D Mixed Use Land Use Classifications

Allowable Use Types	MU	VC	RCC	UR/1
Residential				
Single Family Residential		X	X	X
Second Residential Unit		X	X	
Multi Family Residential	X	X	X	
Manufactured Home Parks		X	X	
Group Residential	X	X	X	
Planned Developments	X	X	X	
Emergency Shelter	X	X	X	
Transitional Housing	X	X	X	
Residential Accessory Uses ¹	X	X	X	
Commercial				
Bed & Breakfast Inn	X	X	X	
Commercial Recreation	X	X	X	
Heavy Commercial		X	X	
Neighborhood Commercial	X	X	X	
Office & Professional	X	X	X	
Private Recreation	X	X	X	
Retail Sales	X	X	X	
Retail Services	X	X	X	
Transient Habitation	X	X	X	
Other				
Cottage Industry	X	X	X	X
Community Assembly	X	X	X	
Non-Commercial Recreation	X	X	X	
General Agriculture		X	X	X
Stables & Kennels	X	X	X	
Timber Production		X	X	X
Fish & Wildlife Management	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Max. Floor Area Ratio	3	2	2	

Allowable Use Types	MU	VC	RCC	UR/ ¹
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Uses listed are allowed interim uses prior to services being available to the parcel; no subdivision is allowed. Once services are available, allowed uses and densities are defined by the land use designation following the "/", such as UR/RL indicates when services are available, area may be developed according to the RL classification.

Industrial Designations

Industrial, General (IG or MG)

This classification (IG in inland areas; MG in coastal areas) provides for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available. May be accommodated in rural areas where full urban services are not required for the intended use.

Industrial, Resource Related (IR)

This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.

Industrial, Coastal Dependent (MC)

The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.

Business Park (MB)

This classification is intended to provide sites that are suitable for "business park" developments. These are to be well designed and mixed industrial - commercial areas developed in a park-like environment and composed of nuisance-free light industrial; research and development; administrative, business, and professional offices; and warehousing and storage facilities.

Table 4-E Industrial Land Use Classifications

Allowable Use Types	IG or MG	IR	MC	MB
Industrial				
Aquaculture	X	X	X	
Coastal-Dependent Industrial	X		X	
Coastal-Related Industrial	X		X	
Hazardous Industrial	X	X		
Heavy Industrial	X	X	X	
Research/Light Industrial	X			X
Surface Mining	X	X	X	
Metallic Mining	X	X		
Timber Products Processing	X	X		
Agricultural				
Agricultural Products Processing	X	X		
Feed Lot/Slaughter House	X	X		
Hog Farming	X	X		
Intensive Agriculture	X	X		
Commercial				
Heavy Commercial	X	X		
Neighborhood Commercial				X
Office & Professional	X		X	X
Warehousing, Storage, & Distribution	X	X	X	X

Allowable Use Types	IG or MG	IR	MC	MB
Civic				
Administrative	X			X
Essential Services	X		X	X
Extensive Impact Civic Uses	X		X	
Solid Waste Disposal	X			
Other				
Public Access Facilities	X	X	X	X
Public Recreation	X	X	X	X
Residential Subordinate to Principal Use	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Maximum Structure Height				50 ft.
Max. Floor Area Ratio				
Additional Provisions	per zoning	per zoning		per zoning

Open Space and Public Lands Designations

Conservation Flood Plain (CF)

Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.

Conservation Flood Plain Recreation (CFR)

Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable.

Natural Resources (NR)

The purpose of this classification is to protect and enhance valuable coastal fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.

Open Space (OS)

This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.

Public Facility (PF)

The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.

Public Recreation (PR)

The purpose of this classification is to protect lands suitable for public recreation or resource protection.

Public Lands (P)

The Public Lands designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.

Resource Dependent (MR/)

The purpose of this classification is to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.

Table 4-F Open Space and Public Lands Land Use Classifications

Allowable Use Types	CF	CFR	NR	OS	PF	PR	P	MR/
Natural Resource								
Boating Facilities	X	X	X	X	X	X	X	X
Fish & Wildlife Habitat Mgt	X	X	X	X	X	X	X	X
Public Access Facilities	X	X	X	X	X	X	X	X
Resource-Related Recreational	X	X	X	X	X	X	X	X
Watershed Management	X	X	X	X	X	X	X	X
Wetland Restoration	X	X	X	X	X	X	X	X
Resource Production								
General Agriculture	X	X		X		X	X	X
Timber Production				X		X	X	
Industrial								
Aquaculture	X	X	X	X		X	X	X
Coastal Dependent Industrial								X
Civic								
Administrative					X		X	
Essential Services					X		X	
Extensive Impact Civic Uses					X			
Public Recreation & OS	X	X		X	X	X	X	
Solid Waste Disposal					X			
Other								1.
Caretaker's Residence		X	X	X	X	X	X	
Subordinate Residential		X						
Surface Mining	X	X	X	X	X	X	X	
Temporary RV Park		X			X	X	X	
Similar Compatible Uses	X	X	X	X	X	X	X	X
Development Standards								
Minimum Parcel Size								
Ground Coverage								
Additional Provisions	per zoning							

1. Other uses are defined by the land use designation following the “/”, such as “MR/CG”, and are limited to upland areas and conditioned upon maintenance of the adjacent habitat.

Resource Production Land Use Designations

Timberland (T)

The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

Ranchland (AGR)

Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.

The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	X
Feed Lot/Slaughter House		X	X	X
General Agriculture	X	X	X	X
Hog Farming		X	X	X
Intensive Agriculture		X	X	X
Stables & Kennels		X	X	X
Timber				
Timber Production	X	X	X	X
Timber-Related Recreation	X		X	X
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	X
Timber-Related Visitor-Serving ²	X		X	X
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	X
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X

Allowable Use Types	T	AE	AG	AGR
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

NOTE FOR ALL LAND USE TABLES: Where Development Standards are not specified, see applicable zoning regulations.

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with

Table4-H. Zoning Consistency Matrix - Inland

LAND USE DESIGNATIONS	TPZ	AE	AG	RA	RS	R-1	R-2	R-3	R-4	C-1	C-2	C-H	ML	MH	U	FP	FR
Timberlands (T)	X	X	X*														
Ag. Grazing (AG)	X	X	X*														
Ranchland (AGR)	X	X	X*														
Ag. Exclusive (AE)	X	X															
Public Lands (P)	X	X	X*												X		
Public Recreation (PR)	X	X	X*														
Rural Residential (RR)	X ³	X ³	X*	X*	X*	X*										X	X ^{2*}
Residential Estates (RE)	X ³	X ³	X	X*	X*	X*										X	X ^{2*}
Residential-Low Density (RL)	X ³	X ³	X			X	X*	X*									
Residential-Medium Density (RM)	X ³	X ³	X				X	X	X								
Commercial General (CG)	X ³	X ³								X	X						
Commercial Services (CS)	X ³	X ³								X	X	X					X ²
Commercial Recreation (CR)	X ³	X ³								X	X	X					X ²
Industrial, General (IG)	X ³	X ³											X	X			X ²
Industrial, Resource Related (IR)	X	X											X ²	X ²		X	
Public Facilities (PF)	X	X	X		X	X	X	X	X	X	X	X	X	X	X		
Public Lands (P)	X	X	X												X		
Rural Community Center (RCC)	X ³	X ³	X	X	X	X				X	X	X	X	X		X	X
Village Center (VC)	X ³	X ³	X	X	X	X				X	X	X	X	X		X	X
Mixed Use (MU)	X ³	X	X	X	X	X											

General Plan policies and standards.

² Requires Q - Qualified combining zone to ensure consistency.

³ Resource zones may be used as holding zones until rezoning to planned uses.

Table 4-I. Zoning Consistency Matrix – Coastal

LAND USE DESIGNATION	TPZ	TC	AE	RA	RS	R-2	RM	CN	CG	MB	ML	MG	MC	PF-1 PF-2	CR	CRD	PR	NR
Coastal Commercial Timberland (TC)	X	X	X*														X	
Ag. Exclusive Grazing (AEG)	X		X*															
Ag. Exclusive (AE)			X*											X			X	X
Residential Exurban (RX)				X*	X*													
Rural Residential (RR)				X*														
Agriculture General (AG)			X*	X*													X	X
Residential Estates (RE)					X*									X				X
Rural Village (RV)				X*	X*													
Residential-Low Density (RL)				X ²	X	X												
Residential-Medium Density (RM)						X	X											
Commercial General (CG)									X									
Commercial Recreation (CR)															X			
Business Park (MB)										X								
Industrial, General (MG)											X	X		X				X
Industrial, Coastal Dependent (MC)													X	X			X	X
Public Facilities (PF)			X											X				
Public Recreation (PR)	X		X											X			X	X
Natural Resources (NR)					X				X ²						X ²			X

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.

² Requires Q – Qualified combining zone to ensure consistency.