

Humboldt County General Plan Update

Chapter 4. Land Use Element

Tonight we'll be introducing the first part of the Land Use Element. The LUE is the heart of the general plan. It defines the kinds, intensities and location of planned development, and how that planned development can be accommodated in a compatible manner.

Chapter 4. Land Use Element

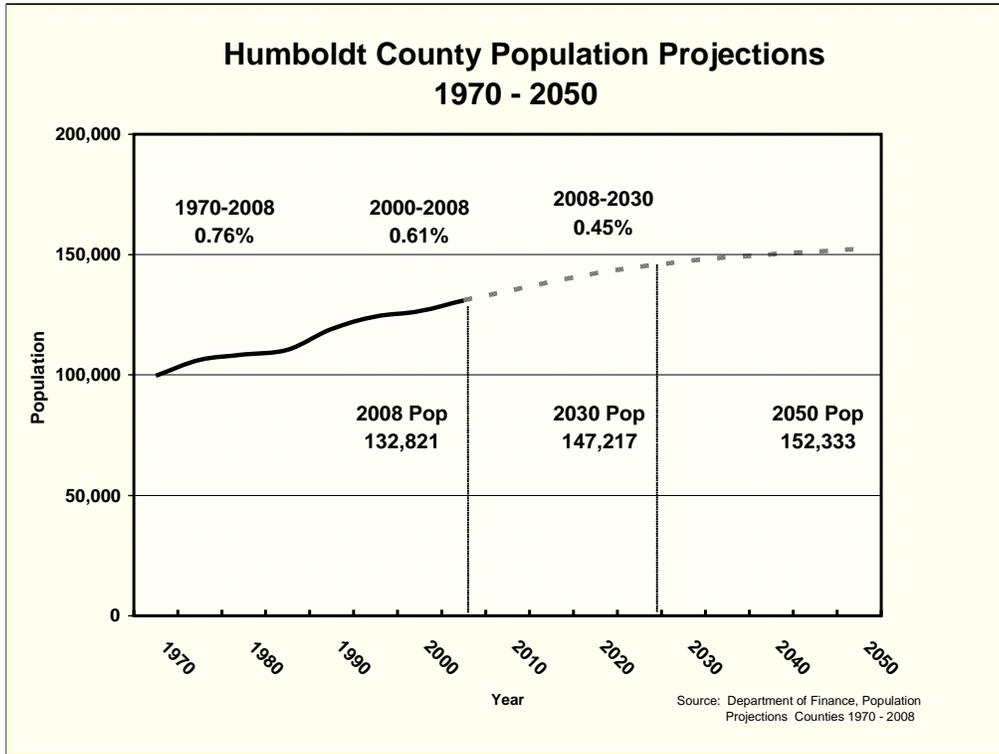
- **4.1 Element Organization**
- **4.2 Growth Planning**
- **4.3 Urban Lands**
- **4.4 Rural Lands**
- 4.5 Agricultural Resources
- 4.6 Forest Resources
- 4.7 Public Lands
- **4.8 Land Use Classifications**

These are the sections we'll focus on tonight. The element is organized to include sections on Growth Planning, ... The resource prod lands and Public Lands will be introduced next week.

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Growth Planning lays the foundation by discussing population trends and identifying the population that needs to be accommodated.

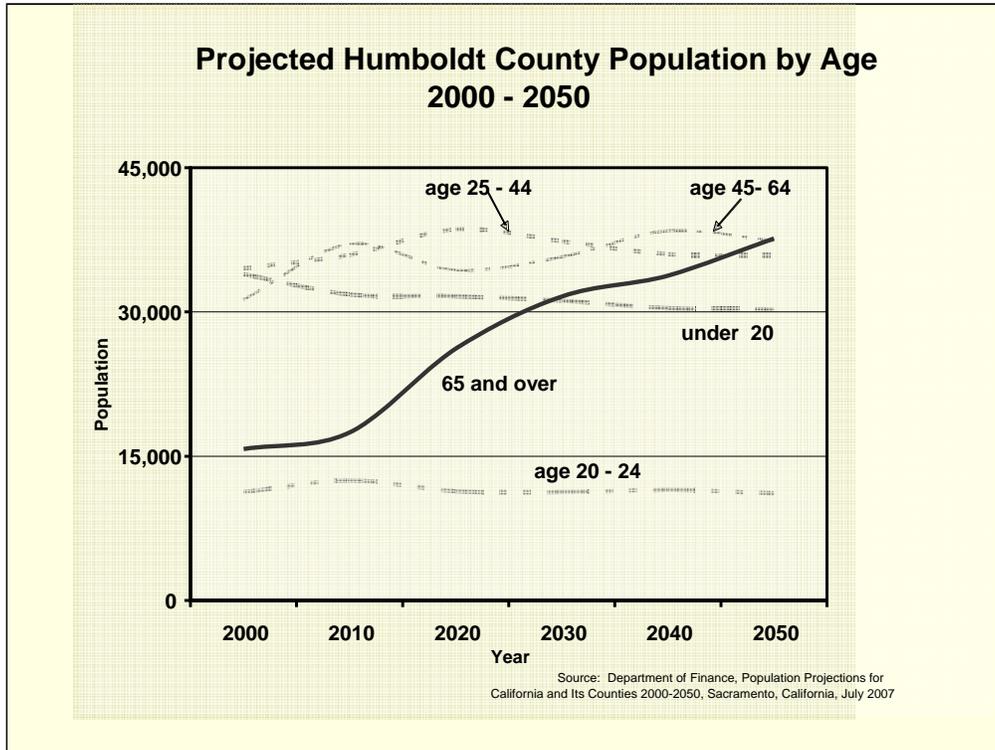


Here is the long-term population picture. From 1970 to 2000 we grew at an annual rate of .94%. From 2000 to 2030 we are expected to gradually slow down to less than half that, a rate of 0.433%. 2008 to 2030 increase is 14,400; to 2050 is 19,500. Avg 765/yr

We're projected to add about 17,000 people (16,680) in the next thirty years.

On an aside there are some interesting demographics. The number of people in retirement age is projected to double by the year 2025 and we are projected to have 1,486 less school age children in 2025 than we do today.

These projections are a compilation of 6 different model projections - 5 DOF one Woods and Poole Economics. While they are generally accurate, the 1984 General Plan projected population to be 125,635 in 2000 actual was 126,518,



One aspect of the pop trend that stands out is that all we're getting older, and the over 65 age cohort is expected to double by 2025. This has implications for the type of housing that will be needed and where it should be located.

Future Housing Demand

2030 Population	147,217
2008 Population	132,821
New Population	14,396
Avg. Persons per Household	2.4
Housing Unit Demand, Total	5,998
Housing Unit Demand – Pop. Unincorporated (54% of Total)	3,238

For the next 20 yr or so, a pop incr of 14,400 needing about 6,000 hsg units Countywide, at 2.4. The County share a little more than half, ~3200.

These figures are updated from those in the Plan on pg 4-5. In the unincorp area, avg 250 units/yr, range 165 to 445

These number are significantly different than the RHNA number, which set the bar high in part to ensure opportunities are not constrained. The 20 yr RHNA number would be 6000 to 7500. We have set the goal that our land use plan would at least accommodate our 20 yr fair share RHNA allocation.

Key Topics and Issues – Growth Planning

Land Supply, Public Services and Infrastructure and Development Timing

- Should growth be focused in and around existing infrastructure and services or should growth be more widely distributed without regard to the current location of services and infrastructure?
- How should increases in the supply of land to accommodate growth be timed with the expansion of public services and infrastructure?

Urban Development Boundaries, Urban Expansion Boundaries and Community Plans Areas are used to provide an adequate supply of land in proximity to services and infrastructure. Expansion of development areas is approved by the Planning Commission and Board of Supervisors as land within development areas is consumed. (GP-P1 through GP-P9, GP-S4, GP-S8, and GP-IM1). Policies require use of public sewer and water (for new development) inside Urban Development Areas and prohibit sewer connections outside (GP-P2, P5, P8, P9). New subdivisions can be served with on-site septic if there are no plans to extend sewer service (GP-P6).

Alt A Requires urban development to occur within Urban Development Areas (GP-P3). Relies on increasing urban densities and increasing land supply through expansion of Urban Development Areas as land within development areas is consumed (GP-9).

Key Topics and Issues – Growth Planning

Community Planning

- Should the Plan continue to support and facilitate the preparation and amendment of individual Community Plans?

Growth Planning Tools & Policies

- Community Planning Areas
- Urban Development Areas
- Urban Expansion Areas
- Urban Reserves
- Water Service Areas

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Key Topics and Issues – Urban Lands

Revitalization of Communities

- Which incentives and regulations would encourage investment in developed communities?

Community Identity

- What is the appropriate mix of policies to maintain and enhance community character?

...

Based on community input, the revitalization of developed communities for business expansion, residential growth, and renewed public investment in infrastructure and services should be one of the highest priorities of the Plan.

Urban Development Area designations are used to identify preferred areas for business expansion, housing opportunities and investments in infrastructure (UL-P1).

Includes streamlined approvals in core residential (UL-P2) and business areas (UL-P3), mixed-use zoning (UL-P6), and other policies to enhance core areas (UL-P4, -P7).

Key Topics and Issues – Urban Lands

Community Identity (cont.)

- Should the Plan provide for and/or encourage the use of mixed use areas?
- Should the Plan increase the level of design review for development, for example, streetscape appearance in business districts?
- The Board requested that the Plan address big box development and adult entertainment. What are the appropriate policies for these uses?

MU used in B, more in A, less in C

Urban Lands Tools & Policies

- Housing Opportunity Zones
- Business Opportunity Zones
- Neighborhood and Town Centers
- Mixed Use Land Use Designation
- Community and Streetscape Design Policies
- Big Box Design Policy

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Key Topics and Issues – Rural Lands

Adequate supply of lands planned Rural Residential

- Is the current inventory of vacant rural residential lands adequate for future rural development?
- Should the County re-zone lower quality agricultural and timber production lands to increase the inventory of lands planned for rural residential uses?

An adequate supply of land for rural living is critical to support rural lifestyles and culture, provide opportunities for growth for successive generations and people moving into the County, and to support the County's economy and rural town centers.

Key Topics and Issues – Rural Lands

Compatibility of rural residential uses and commercial resource production

Which policies are effective in maintaining profitable agricultural and timber production adjacent to lands planned primarily for rural homesteads?

Conflicts can occur between lands planned for commercial resource extractive uses and rural residential uses that can impact the profitability and viability of agriculture and timber production.

Key Topics and Issues – Rural Lands

Carrying capacity of rural lands, wild land fire risks and public service costs

- Is there a need for local land use regulation and permitting systems in rural residential areas?
- What practices or programs would increase the sustainability of rural development given anticipated increased in rural populations?

Water withdrawal, habitat fragmentation, sediment discharge to waterways, introduction of ignition sources and deficiencies in road maintenance can accompany rural residential development. Traditional regulatory approaches to protect public health and safety and minimize environmental impacts are often viewed as inappropriate infringement on rural property owner's rights and property values.

Rural Lands Tools & Policies

- Land Use Designations & Map
- Rural Community Centers
- Resource Production Compatibility Policy
- Clustered Development
- Subdivision Standards
- Cottage Industry Standards

RR planned capacity ranges from 2500 to 3500 units; Ag planned capacity ranges from 2900 to 4700; timberland ranges from 3000 to 10,000 unit capacity. Total planned capacity outside CPA's ranges from 7500 to 18,000. The avg number of bldg permits issued outside of CPA's has been ~40/yr, or 12%.

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Key Topics and Issues – Land Use Classifications

Adequate range of land use categories to serve the needs of multiple uses found within the County

- Should there be two-tiers of land use classifications for timberland and grazing lands?
- What are the appropriate densities for housing in resource production lands?
- What is the appropriate density range for the RM (Residential Medium Density) land use classification.

The Land Use Classifications identify the kinds, intensities, and locations of planned development in the County

Land Use Classifications Tools & Policies

- Land Use Designations & Map
- Adds MU, VC, OS, UR, and AGR
- Two tiers for grazing lands: AG and AGR
- Two tiers for Timberland in Alt A: T and TI
- Density options

Alternative B renames Agricultural Lands (AL) and Agricultural Rural (AR) designations to Rural Residential (RR) and Agricultural Suburban (AS) to Residential Estates (RE) to better reflect existing uses and land capabilities. Adds Mixed Use (MU), Village Center (VC), Open Space (OS), and Urban Reserve (UR), and Ranchlands (AGR) designations.

Includes two tiers for grazing lands, AG and AGR. 40–160 acres in T, 20-60 acres in AE, 20–160 in AG, and 160 acres in AGR.

Planning Commission Hearings on the Draft Plan Chapters

www.planupdate.org