
Humboldt County General Plan Update

CHAPTER 4. LAND USE ELEMENT – PART 2

Chapter 4. Land Use Element – Part 2

- 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

Thursday, April 16, 2009 staff presented the key issues and comparison charts for sections 4.2 – 4.4 and 4.8 the land use classifications. Tonight we'll focus on sections 4.5, 4.6. and 4.7. You can find the key issues and comparison charts by going to our website at planupdate.org and clicking on the “Plan Alternatives” or on “documents” in the drop down menu on the left. Also – a handout of explaining the organization of the charts and what the icons mean was distributed. Powerpoint will be placed on the web (show location).

Chapter 4. Land Use Element – Part 2

■ Presentation format –

- Background information
- Key Issues and policy options for the agricultural, forest resources and public lands
- Differences in the Plan Alternatives
- Inventory and mapping differences for the plan alternatives

Chapter 4. Land Use Element – Background Information

■ How did we get here?

- Sketch Plan Alternatives Report, 2004
 - Guiding Principles
 - Policy Options
 - Directives for Plan Alternatives (Alternatives A, B and C)

BACKGROUND: In September, 2004, **Sketch Plan Alternatives: Summary of Planning Commission and Board of Supervisors Recommendations** laid out policy guidance to be used in drafting the general plan and its alternatives, including:

A set of Guiding Principles, Policy options, a range of Plan Alternatives (A,B and C)

Plan Alternative B, “identified proposed project” under CEQA, designed for protection of resource lands and allowing some residential development through focused development, scalable urbanization expansion and an incentive-based Planned Rural Development (PRD) Program. Key characteristics of Plan Alternative “B” include: housing needs (up to twice fair share) are met through focused development in currently served areas and specific scalable urbanization expansion plans.

Plan Alternative A is intended as the “environmentally superior” option, as required by the California Environmental Quality Act (CEQA), with more limitations on resource land housing development than the proposed project alternatives Plan Alternative “B” and Plan Alternative “C”. Key characteristics of Plan Alternative “A” include: housing needs are met solely through infill of areas currently served by existing water and sewer lines and resource land protections and significant limitations on large lot residential development.

Plan Alternative C is an “alternative proposed project” under CEQA, allowing residential expansion in resource lands and recognition of existing large lot entitlements. Key characteristics of Plan Alternative “C” include: housing needs (up to three times fair share) are met through development in currently served areas and urbanization expansion plans - existing entitlements for large lot residential development would remain but not be increased.

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The total acreages tabulated by the Humboldt County GIS mapping program for lands planned for agricultural is approx. 477,000 acres. The Department of Agricultural 1997 Census statistics reports the County containing 584,538 acres of productive agricultural lands and the County Agricultural Commissioner puts the figure closer to 492,876 acres. These agricultural lands can be divided by their land type, such as delta land, river and mountain alluvial flats, and upland grazing. Some areas are actively engaged in ranching, row crops, and specialty agriculture while others have focused more on housing or park land acquisition.

Guiding Principles-

7)The proposed project must contain long-term agriculture and timber land protections such as increased restrictions on resource land subdivisions and patent parcel development.

Policy options to include:

A policy to ensure lot line adjustments and other development are consistent with the General Plan densities notwithstanding underlying land units.

A policy to allow flexibility for additional development at original homesite areas (similar to RCC standards) for large ranches.

A policy that the County take a proactive approach to conservation of working resource lands landscapes.

The preferred plan alternative to include:

Reduction in existing large lot residential subdivision potential outside of community planning areas

Increased resource land protection from residential and other conversion using a range of planning tools such as; clustered development incentives, minimum lot-sizes, patent parcel development standards, conservation easements and regulatory reform.

An “exit strategy” plan for alternative land use on large resource production lands proven to be no longer economically viable.

Key Topics and Issues – Agricultural Resources

Stable Land Base

- What blend of policies will provide the most protection for agricultural lands with the least impact on property values?

Stable Land Base

The long-term sustainability of Humboldt's agricultural economy hinges on the continued profitability of agricultural operations and the availability of farm land.

Conversion of agriculture lands to other uses, such as rural residential and natural resources preservation, can negatively impact the agricultural industry as a whole. Conversion of farmland to other uses has been a disturbing trend to a majority of the *Critical Choices* workshop participants. Despite protection policies in the Framework Plan, the conversion of agricultural lands to non-agricultural uses has been occurring at an alarming rate. Approximately 3,000 to 5,000 acres of agricultural lands has been converted to non-agricultural use each year since 1964. Rangeland has been converted to both timber production and rural subdivision. In a fifteen year period studied by the U.S. Census of Agriculture (1982-1997), the number of farms in the County declined from 876 to 792, while the acreage in farms declined from 648,820 to 584,538. According to the 1997 Census of Agriculture, between 1992 and 1997, 13,228 acres or two percent of farmland and 82 farms were lost. The average farm size increased in those five years from 684 acres to 738 acres. The number of full time farmers also decreased 13 percent from 482 to 417.

Key Topics and Issues – Agricultural Resources

Proposed Plan Policies:

- **AG-P5 – Conservation of Agricultural Lands**
- **AG-P5(f) – No residential subdivisions of AE lands (AG-S1 sets standards)**
- **AG-P5(g) – Lot Line Adjustments**
- **AG-P6 – No Net Loss of Ag lands**
- **AG-P8 – Continuation of Right to Farm notice**

Subdivision of agricultural land requires specific findings and residential subdivision of Agricultural Exclusive (AE) lands would not be allowed (AG-P5).

Conversion of prime agricultural lands must include offsetting protections so there is no net loss (AG-P6).

The Right-to-Farm Notice would continue to be used to protect producers from nuisance complaints from neighbors (AG-P8).

Key Topics and Issues – Agricultural Resources

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A - Contains development timing polices to control conversion of agricultural land for urban expansion and prohibits conversion for other purposes (AG-P5). Includes explicit permitting compliance program (AG-Px). Explicit protection of prime soils (AG-Pxx). Generally, no further subdivisions on lands planned AE and AGR would be allowed (AG-P5, AG-S1).

Alternative C - Allows conversion of agricultural lands if found consistent with public interests (AG-G2) Does not include planned rural development and clustering program. Provides conversions of resource lands to residential outside of Community Planning Areas when agricultural production is not economically feasible (AG-P6). Second residential units would be allowed conditionally regardless of density standards. Allows subdivision of agricultural lands for non-production purposes (AG-S3).

Alternative D -Protects resource lands by advocating infill and establishing logical boundaries between urban and resource production areas using plan and zone designations. Includes an annual reporting requirement for the conversion of agricultural lands to other uses (2523.2 and 5-2520.1).

Key Topics and Issues – Agricultural Resources

Economic Viability of Ag Lands and Land Use Programs

- What measures can the County take to increase the long-term profitability of agricultural land management and production?

Economic Viability of Ag Lands and Land Use Programs

While agriculture is one of the most enduring industries in Humboldt county, operators are facing increasing challenges to maintain economically viable operations. The long-term sustainability of the agricultural land base and industry depends on continued commercial profitability.

Key Topics and Issues – Agricultural Resources

Proposed Plan Policies:

- **AG-P1** – Planned Rural Development
- **AG-P2** – Support purchase of Development Rights
- **AG-P3** – Williamson Act Program

Includes a planned rural development program that provides a density bonus when residential development is clustered and located on the least productive areas in exchange for permanent protection on the remainder. Can allow fractional sale of ranchland while maintaining overall productivity (AG-P1). Supports voluntary sale of residential development rights (AG-P2). Continues support for Williamson Act program (AG-P3).

Key Topics and Issues – Agricultural Resources

Proposed Plan Policies (con't):

- **AG-P4** – Supplemental farm income
- **AG-P7** – Support continued farm production for public acquisitions
- **AG-P12** – Advice from Farm Community

Supports supplemental farm income from activities compatible with agriculture (AG-P4), i.e farm stays, sale of farm products, cottage industries. Supports continued agricultural production of lands under easement or purchased by a public agency (AG-P7). Includes a policy to seek advice from the farm community on planning projects near agricultural lands (Ag-P12). Includes program to brand and market local agricultural products (AG-IM7) through the Economic Division.

Key Topics and Issues – Agricultural Resources

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A - Similar to B. Explicitly adds research of a Transfer of Development Rights program and a carbon sequestration program into the County agricultural land conservation program (AG-IM2).

Alternative C - Fewer restrictions on agricultural conversion and subdivision can increase agricultural property values and sales (AG-G2, AG-P6, AG-S3). Support for Williamson Act Program (AG-P3) and supplemental farm income (AG-P4).

Alternative D - Supports the Williamson Act Program (AG-P3 - 5-2520.3). Supports Predator Control program (AG-P9 - 2523.5) and vegetation management (AG-P11 - 2523.6). Promotes economic parcel sizes (AG-P13 - 2523.4 and 2523.9). Supported adoption of the “Right to Farm” ordinance. Supports public services for the agricultural industry (2523.11).

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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 yield since 2000.

Guiding Principle The proposed project must contain long-term agriculture and timber land protections such as increased restrictions on resource land subdivisions and patent parcel development.

Policy options –

- adjacent uses are compatible with industrial timber operations
- support for long term continued timber production
- protect beneficial uses of sensitive watersheds and critical water supply areas
- address urban interface / timber issues in urban fringe areas

Preferred plan alternative to include:

reduction in existing large lot residential subdivision potential outside of community planning areas

increased resource land protection from residential and other conversion using a range of planning tools such as; clustered development incentives, minimum lot-sizes, patent parcel development standards, conservation easements and regulatory reform.

a plan for alternative land use on large resource production lands proven to be no longer economically viable.

Key Topics and Issues – Forest Resources

State and Federal Regulatory Issues

- Should the County advocate for improved state and federal regulatory efficiency as a means to support continued timber harvesting as the primary land use in Timberlands (T)?

State and Federal Regulatory Issues

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.

High regulatory costs for timber harvesting can have the unintended consequence of promoting the conversion of Timberlands to potentially more environmentally harmful residential uses. Increased regulatory efficiency for timber harvesting may yield lower process and compliance costs with little or no loss in environmental performance.

Key Topics and Issues – Forest Resources

Proposed Plan Policies:

- **FR-P1,3 – Support more effective, low-cost timber regulations**
- **FR-P4 – Support broader use of NTMP**
- **FR-IM8,9 – Periodic review of County policies for consistency w/ FPA**
- **FR-P2 – Defer THP review to CALFIRE unless significant land use conflicts**

Defers timber harvest reviews to CAL FIRE unless significant land use conflicts require input from the County (FR-P2). Provides policy guidance to the Board of Supervisors for state and federal regulatory issues to support fewer more effective and lower-cost timber regulation to maintain forestlands in timber production (FR-P3). Provides specific support for broader use of NTMP's (Non Industrial Timber Management Plans – for forestland owners of 2,500 acres or less) for multiple land owners to help reduce permit-ting costs (FR-P4). Requires periodic review of County policy and the Forest Practices Act to promote compatibility (FR-IM8 and IM9).

Supports CAL FIRE's plans to increase regulatory efficiency and productivity of timberlands (FR-P1).

Key Topics and Issues – Forest Resources

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A – Same as Alternative B.

Alternative C – Same as Alt. B except policy FR-P2. Alternative C defers all Timber Harvest Plan reviews to CAL FIRE.

Alternative D -Provides policy guidance to “encourage the long-term management of timberlands” (2514.1).

Supports the use of forest improvement programs (2514.4) and more local control for rezoning of lands in TPZ (5-2510.5).

Key Topics and Issues – Forest Resources

Stable Land Base

- What can the County do to maintain the commercial viability of Timberlands so they continue to attract the investment necessary for logging and sustained timber production?
- Should the County be involved in managing the impacts of residential use of Timberland?

Stable Land Base

Lands planned with a Timberland (T) designation are arguably the County's greatest long-term economic asset for creation of employment and wealth. (990,000 acres – 20 percent of the state's total yield since 2000) Lumber-based manufacturing generates about 55 percent of total county manufacturing employment (Humboldt Economic Index).

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. Acquisition of Timberlands by public agencies has had the largest impact to this land base; increasing conservation values but decreasing timber production. Looking forward, continued declines in timber profitability and demand for rural homesteads has the potential to further decrease economic productivity. 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. Some indications of this trend include:

Sale of over 6500 acres of timberlands owned by Eel River Sawmills to private real estate investors in 2004 (compare with lands sold from Louisiana Pacific to Simpson).

Applications for Certificate of Compliance (usually for recognition of patent parcels) received by the Department has tripled on timberlands in the last 5 years (recent applications by Barnum Timber company alone has included over 23,500 acres of lands zoned TPZ/AE (Barnum Timber holds a total of approximately 38,000 acres)).

The Pacific Lumber Company sold over 8,000 acres of their timberlands to a land development company.

PALCO bankruptcy filing.

Key Topics and Issues – Forest Resources

Proposed Plan Policies:

- **Timberlands Designation**
- **FR-P8,9 – Regulates impacts of residential uses**
- **FR-P10 – Supports removal of lands from TPZ on substandard lots**

Establishes timber production as the primary use of Timberlands (T) and regulates the impacts of residential use (FR-P8, FR-P9). Supports removal of lands from TPZ designation on substandard lots when residential use is the primary use and timber production is secondary (FR-P10).

Includes a Planned Rural Development program that provides a density bonus when residential development is clustered and located on the least productive areas in exchange for permanent protection on the remainder (FR-P13). Supports tax incentive programs, such as TPZ and voluntary purchase of Conservation Easements (FR-P6 and P15). Supports funding for Forest Improvement Programs (FR-P5) and development of programs to promote the use of bio-mass for energy or carbon storage (FR-P7, FR-IM2). Allows subdivisions to minimum parcel size to improve site productivity (FR-S4). Repeals existing Merger Ordinance (FR-IM4). Does not provide for second units as an allowable use.

Key Topics and Issues – Forest Resources

Proposed Plan Policies:

- **FR-P13 – Planned Rural Development**
- **FR-P6,15 – Supports tax incentives and purchase of development rights**
- **FR-P7 – Promotes bio-mass for energy**
- **FR-IM4 – Repeals merger ordinance**
- **Does not provide for second residences on TPZ lands.**

Establishes timber production as the primary use of Timberlands (T) and regulates the impacts of residential use (FR-P8, FR-P9). Supports removal of lands from TPZ designation on substandard lots when residential use is the primary use and timber production is secondary (FR-P10).

Includes a Planned Rural Development program that provides a density bonus when residential development is clustered and located on the least productive areas in exchange for permanent protection on the remainder (FR-P13). Supports tax incentive programs, such as TPZ and voluntary purchase of Conservation Easements (FR-P6 and P15). Supports funding for Forest Improvement Programs (FR-P5) and development of programs to promote the use of bio-mass for energy or carbon storage (FR-P7, FR-IM2). Allows subdivisions to minimum parcel size to improve site productivity (FR-S4). Repeals existing Merger Ordinance (FR-IM4). Does not provide for second units as an allowable use.

Key Topics and Issues – Forest Resources

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A – Establishes an Industrial Timber (IT) designation for large contiguous timberland holdings and increases restrictions on residential development and subdivisions (FR-P8, FR-P9, FR-S4).

No residential subdivisions would be allowed for lands planned IT (FR-S6). Supports voluntary conservation easement programs and possible acquisition and management of community forests by the County (FR-P15, IM-3). Does not repeal Merger Ordinance (FR-IM4). Alternative A would extend support to homesteads in Timberlands (T) only when they are managed under a Non-Industrial Timber Management Plan (FR-P5). Provides an Implementation measure to remove substandard parcels from TPZ (FR-IMxx)

Alternative C – Generally avoids restrictions on residential use in Timberlands (T) and would not require analysis or mitigation of impacts. Allows lot-line adjustments to facilitate residential development (FP-11). Allows Timberland subdivisions that do not improve site productivity (FR-S4). Provides for increased housing in Timberlands through second residences and by reducing the standards for compatibility with timber production (FR-Sx). Alternative C does not include a policy to support innovative development of forest programs such as bio-mass for energy or revenue for carbon credits (FR-P7).

Alternative D -Regulates residential use through rural development standards (Section 2550) and does not contain a policy for sub-standard TPZ parcels. Does not include a Planned Rural Development program or policies that advocate clustering houses. Advocates for the protection of forestlands by utilizing TPZ zoning according to statutory requirements (2514.1) and utilizing forest improvement programs as a mechanism to protect forestlands (2514.4). Allows second units for caretakers (2721.6). Allows subdivisions to minimum parcel size to improve site productivity with an approved Joint Timber Management Plan (Sec 5-2510.4)

Key Topics and Issues – Forest Resources

Conflicts of Land Use in the Forest-Residential Interface Areas (“FRI zone”)

- Should the County implement development standards to address potential use conflicts?

Conflicts of Land Use in the Forest-Residential Interface Areas (“FRI zone”)

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.

Key Topics and Issues – Forest Resources

Proposed Plan Policies:

- **FR-P17 – Recommends the establishment of the “FRI” zone**
- **FR-IM7 – FRI zone would be mapped around RCC’s and CPA’s**

Recommends the establishment of a Forestland- Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around Rural Community Centers and Community Planning Areas (FR-IM7).

Key Topics and Issues – Forest Resources

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A – Also recommends the establishment of a Forestland- Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around all residentially zoned areas next to resource lands (FR-IM7).

Alternative C – Also recommends the establishment of a Forestland- Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around Community Planning Areas only (FR-IM7).

Alternative D -Does not include land use policies to resolve conflicts between residential and timber production uses.

Key Topics and Issues – Forest Resources

Infrastructure and Public Services

- What level of road maintenance and public services should the County provide to support continued timber production and residential uses of Timberlands?

Infrastructure and Public Services

Continued timber production requires reliable road access and wild land fire suppression. Residential uses additionally require police, structural fire and emergency medical 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.

Key Topics and Issues – Forest Resources

Proposed Plan Policies:

- **FR-P19, IM11 – Supports infrastructure for transport of forest products not residential use**
- **FR-P14 – Avoid locating utilities on TPZ lands that could affect timber production**

Advocates for a public road system to support the transportation of logs and forest products in the rural areas (FR-P19, FR-IM11). Also provides a policy to avoid locating public improvements and utilities on lands zoned TPZ where the project will adversely affect timber production (FR-P14).

Key Topics and Issues – Forest Resources

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A – Same as Alternative B.

Alternative C – Broadens road maintenance to support residential uses (FR-IM11). Supports extension of 911 initiated police, structural fire and emergency services to Timberlands (T) containing residential uses (FR-IMx).

Alternative D -Generally the same as Alternative B (2514.5 and 2514.2).

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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.

Key Topics and Issues – Public Lands

Influencing Public Land Management and Acquisition

- What influence should the County exert on State and federal land management and acquisition decisions?
- Under what conditions would the use of eminent domain be appropriate?

Influencing Public Land Management and Acquisition.

A significant portion of county lands are in public ownership. The County does not have regulatory control over land management by other agencies but can influence decisions. State and federal land acquisitions can have a significant affect on open space, economic growth, job creation, tax revenue and adjacent communities.

Key Topics and Issues – Public Lands

Proposed Plan Policies:

- **PL-P1,P9 – Plan consistency**
- **PL-P3 – Support acquisition from willing sellers**
- **PL-P4 – discourages acquisition that converts resource lands**
- **PL-P5 – limits use of eminent domain**

Encourages land management agencies to prepare management plans that are consistent with this Plan (PL-P1), and requires the use of this Plan in the review of public land plans (PL-P9). Support for acquisition of public lands only from willing sellers (PL-P3), discourages acquisition and conversion of resource lands (PL-P4), and limits the use of eminent domain as a means of County land acquisition (PL-P5).

Key Topics and Issues – Public Lands

Differences in Plan Alternatives

- **Alternative A**
- **Alternative C**
- **Alternative D (Framework Plan)**

Alternative A – Same as Alternative B.

Alternative C – Same as Alternative D.

Alternative D -Similar to Alternative B, with the exception of the proposed new policy requiring this General Plan to be used as the basis for comment on public land plans (PL-P9).

Key Topics and Issues – Public Lands

Coordination Between Land Management Agencies

- How should County land use policy be coordinated with other agencies' management plans and doctrines?

Coordination Between Land Management Agencies.

The County has the opportunity to comment on proposed State and federal land actions through environmental documents, proposed legislation, and rulemaking. The County can also encourage coordination by participating with agencies in forums of common interest.

How should County land use policy be coordinated with other agencies' management plans and doctrines?

Key Topics and Issues – Public Lands

Proposed Plan Policies:

- **PL-P1 – Facilitates coordination by Plan consistency**
- **PL-P2, P6 – Review development projects for consistency with public land management plans**
- **PL-P7, P8 – encourages access to public lands**
- **Continues use of “P” Land Use Designation**

Facilitates coordination between land management agencies by encouraging public agencies to prepare land management plans that are consistent with this Plan (PL-P1) as well as by reviewing proposed developments for consistency with specific public land management plans (PL-P2). The proposed Plan carries forward policies allowing the development of privately held lands designated “P,” encourages the provisions of access to public lands (PL-P7-8), and has broadened project review to include consistency with applicable land management plans (PL-P6).

Key Topics and Issues – Public Lands

Differences in Plan Alternatives

- Alternative A
- Alternative C
- Alternative D (Framework Plan)

Alternative A – Same as Alternative B.

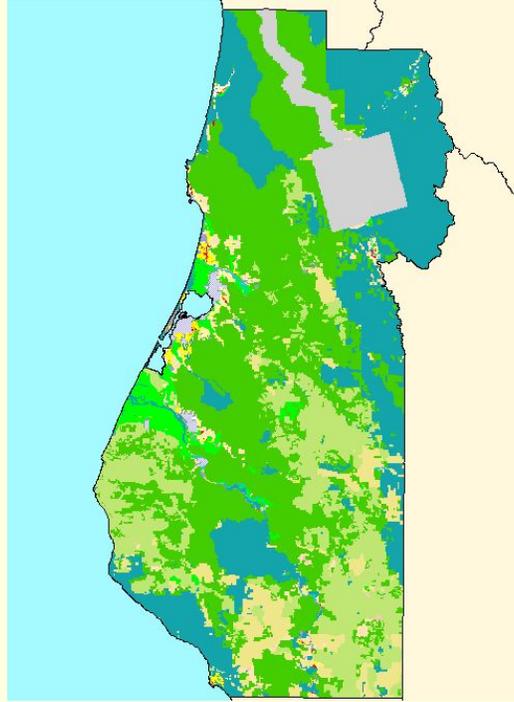
Alternative C – Does not require consistency between development adjacent to public lands and public land management plans and limits the requirements for providing public land access (PL-P6).

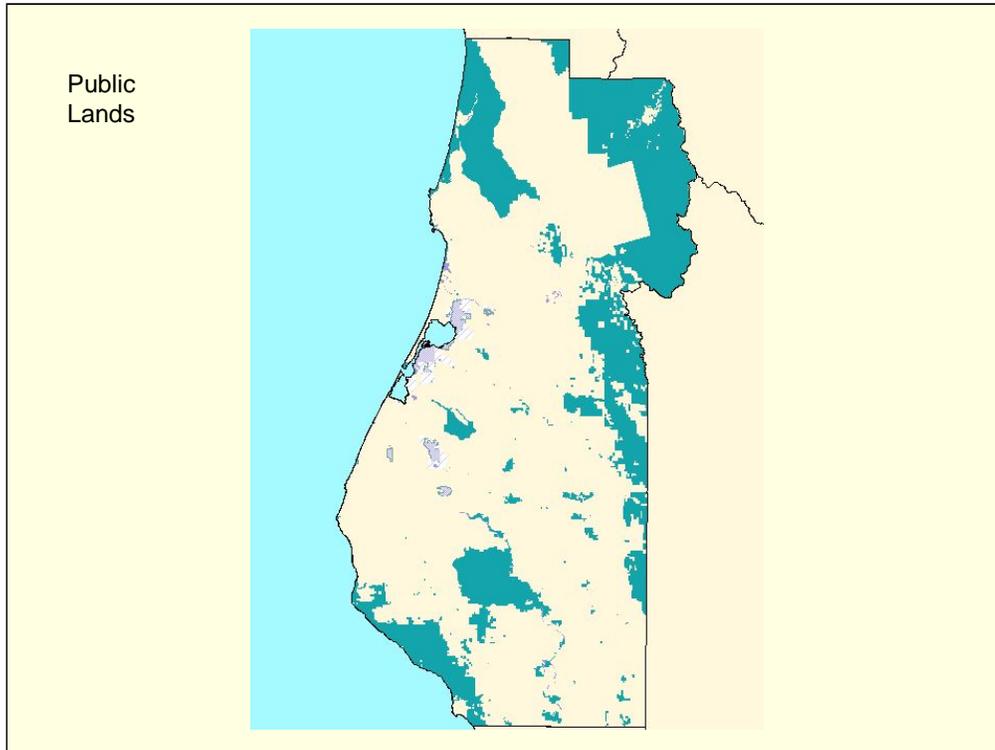
Alternative D -Similar to Alternative B. Broadens engagement with agencies beyond Planning Commission (PL-P1 - 2543.3).

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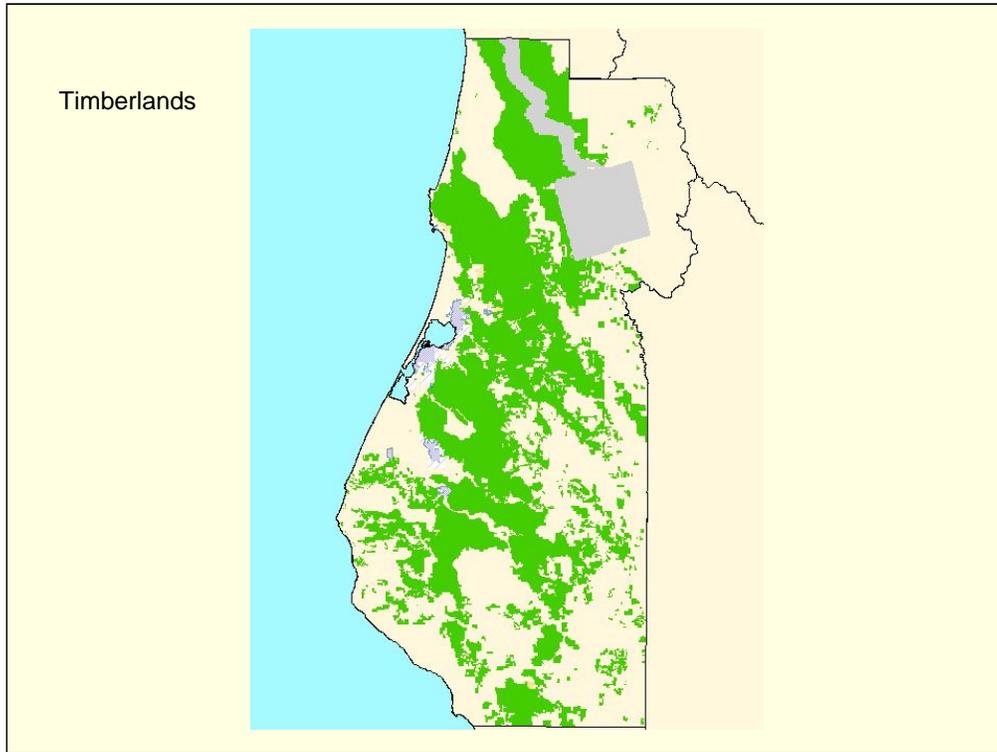
- **Mapping and Inventory for Public Lands,
Agricultural Resources and Forest
Resources**

General Plan
Thematic Map

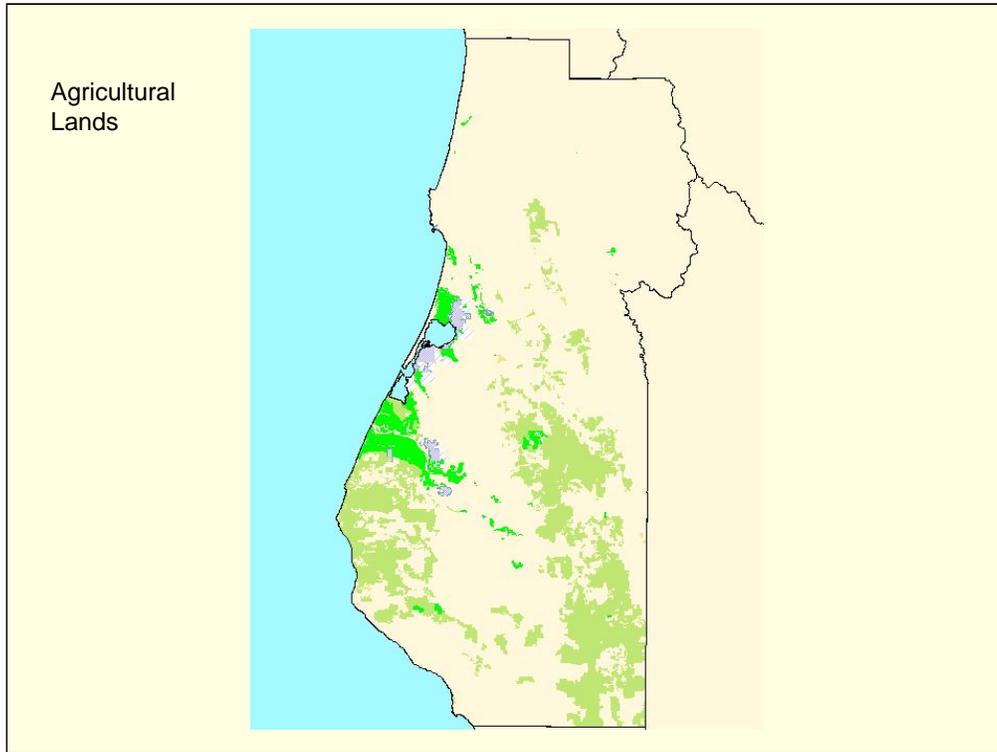




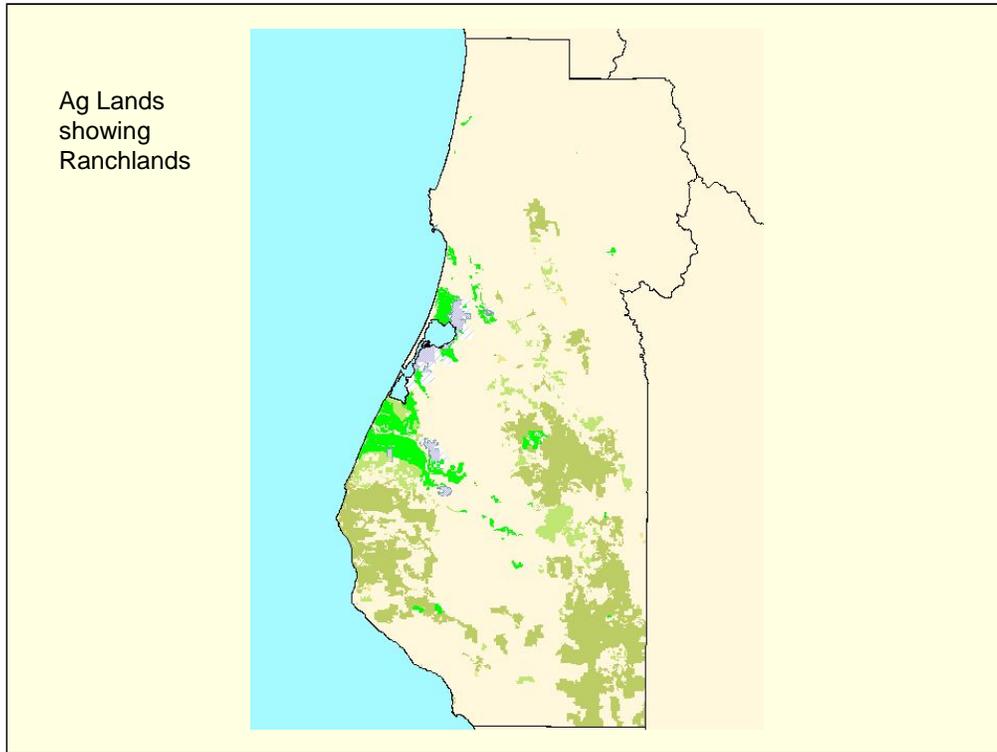
The Public Land area classification includes about 580,000 acres. Tribal lands comprise an additional 128,000 acres. These areas do not vary significantly among alternatives A,B, and C, but all show an increase of about 44,000 acres from the 1984 Plan.



There is a range of about 888 to 900,000 acres among the alts.



450-456,000 in A,B,C 477,000 in D



315-330,000 acres

Humboldt County
General Plan Update

GENERAL PLAN UPDATE
WEBSITE
PLANUPDATE.ORG

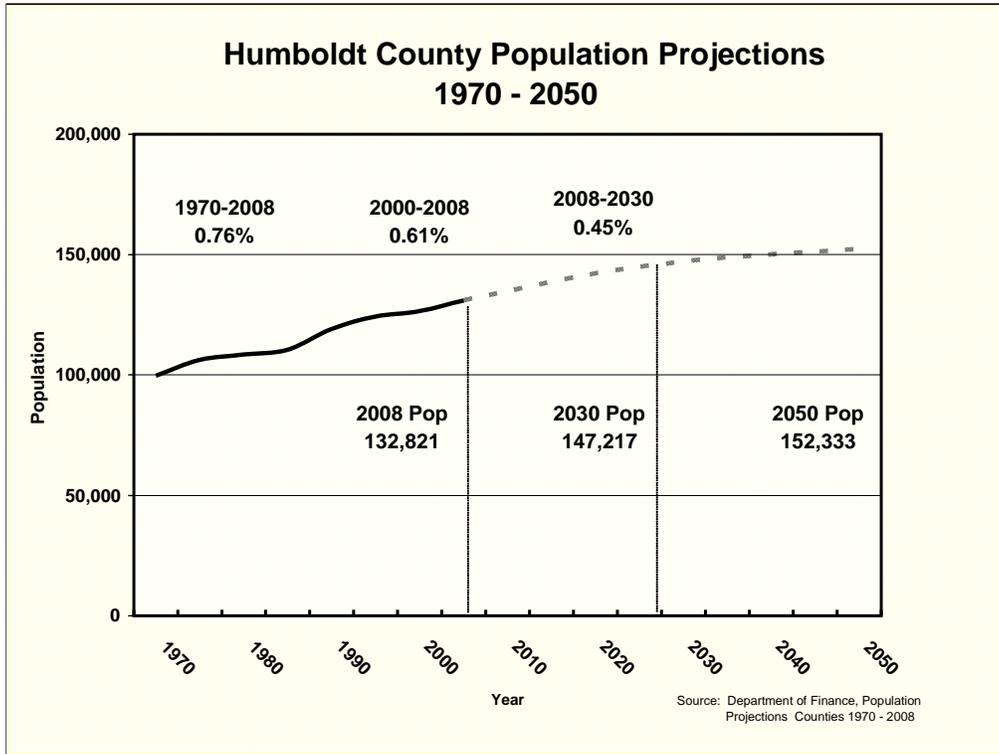
Future Housing Demand

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.



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,