

HUMBOLDT 21st
Century

A topographic map of Humboldt County, California, showing the terrain with color-coded elevations. The map is oriented vertically and features a mix of green, yellow, and brown tones, indicating different elevation levels. The word "GENERAL PLAN" is superimposed in large, bold, black capital letters across the center of the map.

GENERAL PLAN

**Humboldt County General Plan
for the Areas Outside the Coastal Zone**

Adopted
October 23, 2017

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Preamble

By law each county in California must adopt a general plan, which is a comprehensive long-term framework for development. The general plan establishes the kinds, locations, and intensities of land uses as well as applicable resource protections and development policies.

This General Plan is the product of the input and effort of many organizations and community members. The Plan reflects and responds to changes that have occurred in the county with respect to land use, resource management, community needs, and community values. Its intent is to guide future land use so as to preserve and enhance the character of Humboldt County and the unique quality of life it offers.

“The General Plan bridges the gap between community values and decisions about how the county will grow and develop in the future. To get a sense of community values, you need to listen to the views of as many people as possible.”

—Humboldt County Critical Choices Report, March 2001

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Humboldt County General Plan

Board of Supervisors Hearing Draft October 23, 2017

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Part 1 – Setting



Overview

Part 1 provides the overall setting and context of the Plan, including the Plan's intended uses and guiding principles. The purpose, form, and content of the Plan are reviewed, and a reader's guide and background on the Plan's development process are provided. Chapter 3 includes policies for administering the Plan, including policies on public participation, maintenance, and amendments to the Plan and inter-governmental coordination.

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Chapter 1. Introduction

1.1 What is a General Plan?

California state law requires that each city and county adopt a general plan “for the physical development of the county or city and any land outside its boundaries which bears relation to its planning” (California Government Code, Section 65300). The plan can be understood as an expression of a community’s values and its vision for the future, a “blueprint” for anticipated growth and development, both public and private, which forms the basis for most local government land-use decision making. In a larger sense a county general plan is a “constitution for future development,” which is how the California Supreme Court has described it.

The general plan establishes the kinds, locations, and intensities of land uses as well as applicable resource protection and development policies. Land use maps are used to show land use plan designations, constraints, and public facilities.

According to California law, a general plan must contain at least seven elements: land use, open space, conservation, housing, circulation, noise, and safety. It may also contain other elements that a county wishes to adopt. The law also requires periodic review and revision as necessary.

1.2 Purposes of a General Plan

In addition to expressing a community’s goals, visions, and policies for future land uses, the process of preparing, adopting, implementing, and maintaining a general plan serves to:

1. Identify the community’s land use, circulation, environmental, economic, and social goals and policies for land use and development.
2. Provide a basis for local government decision making, especially decisions on development approvals.
3. Promote equal opportunities for citizens to participate in the planning and decision-making processes of their communities.
4. Inform citizens, developers, decision makers, and other cities and agencies of the policies and standards that guide development within a particular community.
5. Establish a basis for subsequent planning efforts such as formulating specific development ordinances, preparing individual community plans, rezoning property, and conducting special studies.
6. Balance economic and social needs of the public with inherent characteristics of the land, plant and animal life, and air and water conditions.

1.3 Updating the Humboldt County General Plan

Humboldt County has relied on a general plan to guide its development since 1965. The general plan in effect prior to the adoption of this Plan was the Framework Plan. It was adopted by the Humboldt County Board of Supervisors in 1984 and was designed to cover a 20-year planning period. Among the hallmarks of the Framework Plan was a set of criteria intended to limit future plan amendments and thereby ensure the long-term integrity of the plan. The Framework Plan allowed amendments only in cases where circumstances had clearly changed, an error was detected, or a pre-existing nonconforming use was identified.

This General Plan represents a comprehensive update and revision of the 1984 Framework Plan. It reflects and responds to changes that have occurred in the County with respect to land use, resource management, community needs, and community values. It also ensures that the Plan is consistent with current law, and relies on the latest data (e.g., population changes, growth projections, and economic indicators) and modernized mapping.

The criteria for Plan amendments contained herein seeks a greater degree of flexibility. It relies on a set of guiding principles and goals that will determine whether future amendments are necessary (see Chapter 3 for more detail). This approach recognizes land use planning as both dynamic and yet necessarily anchored to fundamental principles.

A Cumulative, Collaborative Process

This General Plan represents a multi-year effort on the part of the County Planning and Building Department in collaboration with the Humboldt County community at large, the Board of Supervisors, the Planning Commission and various County departments. The Plan was developed through the use of the following six-phase process:

Phase I – Critical Choices

In this phase, the citizens of Humboldt expressed their views of the future of the County and the issues that should be addressed in the General Plan. Outreach was conducted through 40 public meetings and numerous discussions with organization and agency representatives. This phase resulted in the Critical Choices Report.

Phase II – Technical Background Reports

This was a data collection and analysis phase to develop a deeper understanding of the issues and trends that were identified in the Critical Choices Phase. Fourteen studies were published to inform citizens and decision makers.

Phase III – Selection of Preferred Sketch Plan

After comprehensive public input and review of a report entitled Sketch Plan Alternatives, the Board of Supervisors chose Sketch Plan “B” from among four growth and development pattern alternatives.

Phase IV – Draft Preliminary Plan and EIR

In this phase, the chosen alternative was used as a guide for writing preliminary drafts of each chapter of the General Plan Update. The preliminary chapters were prepared and presented to the Planning Commission for review and public comment. This round of input guided the preparation of the consolidated final Hearing Draft Plan and draft Environmental Impact Report.

Phase V and VI – Public Review and Adoption of Final Plan and EIR

During this phase, the Planning Commission held public hearings and developed Planning Commission recommendations for the preferred General Plan and EIR alternative. The Planning Commission preferred alternative was submitted to the Board of Supervisors for a final round of public input, modification, and decision making. The final General Plan and EIR were adopted by the Board of Supervisors

1.4 Guiding Principles

Guiding Principles are presented in this section to provide a statement of community values and of the overall objectives of the General Plan.

Throughout the process of updating this General Plan, the residents of Humboldt County have expressed their interest in preserving the County's unique character and quality of life. They want the County to retain a small town feel; a place to raise a family; a place with quality housing, schools, and recreational facilities. Residents also value the existing rural and natural character of their communities and, through an appropriate balance of regulations and incentives, want to protect forest and agricultural lands for continued timber and agricultural production. They also desire improved streets and roads and expanded pedestrian and bicycle access. Additionally, they want to grow and diversify the economy to create increased high-quality job and career opportunities that can support families. They want a range of housing opportunities and recognize there is a significant shortage of affordable housing in existing urbanized areas. Though they seek to discourage sprawl, they desire to encourage new development by simplifying and streamlining the development review process to minimize the risks and financial costs of getting new construction approved.

State of California General Plan guidelines indicate, "a principle is an assumption, fundamental rule, or doctrine guiding general plan policies, proposals, standards, and implementation measures. Principles are based on community values, generally acceptable planning doctrine, current technology, and the general plan's objectives." The Guiding Principles delineated below are the direct result of the public process involved in developing this General Plan. The principles have been used to guide the drafting of the goals and policies in each plan element, to create a vision for the future, and to serve as the basis for evaluating future amendments.

1. Ensure that public policy is reflective of the needs of the citizenry of a democratic society as expressed by the citizens themselves.
2. Preserve and enhance the diverse character of Humboldt County and the quality of life it offers.
3. Promote and facilitate the creation of affordable housing opportunities to meet current and future demands for all income levels.
4. Cooperate with service providers and promote efficient use of roads, water, and sewer services by encouraging development that is consistent with Land Use maps contained in the General Plan. Support home construction methods and alternative wastewater systems that are proven to minimize threats to human health and safety with a goal of reducing energy and water usage.
5. Support the County's economic development strategy and other efforts to retain and create living-wage job opportunities.
6. Encourage, incentivize and support agriculture, timber ecosystem services and compatible uses on resource lands.
7. Support individual rights to live in urban, suburban, rural or remote areas of the County while using a balanced approach to protect natural resources, especially open space, water resources, fisheries habitat and water quality in cooperation with state and federal agencies.

8. Adhere to practical strategies that can be implemented utilizing constructive cooperation and common sense.
9. Provide a clear statement of land use values and policies to provide clarity in the County's permit processing system and simplify review of projects.
10. Maximize the opportunities to educate the public about the planning process, in order to have meaningful participation in the development and maintenance of the Plan.
11. Support a broad public participation program at all levels of the decision making process; including study, workshops, hearings, a citizens handbook and plan revisions.

1.5 Planning Area

Humboldt County is among California's northern most counties, serving as a gateway to the vast boreal forests of the Pacific Northwest and alternatively to the legendary California wine country to the south (see Figure 1.1). The County's strikingly rugged coastline spans approximately 100 miles and includes Cape Mendocino, one of the western most portions of the continental United States. Offshore is an area of intensive ocean upwelling and rich marine productivity. It is also an area where three tectonic plates converge, creating one of the most seismically active areas in the world.

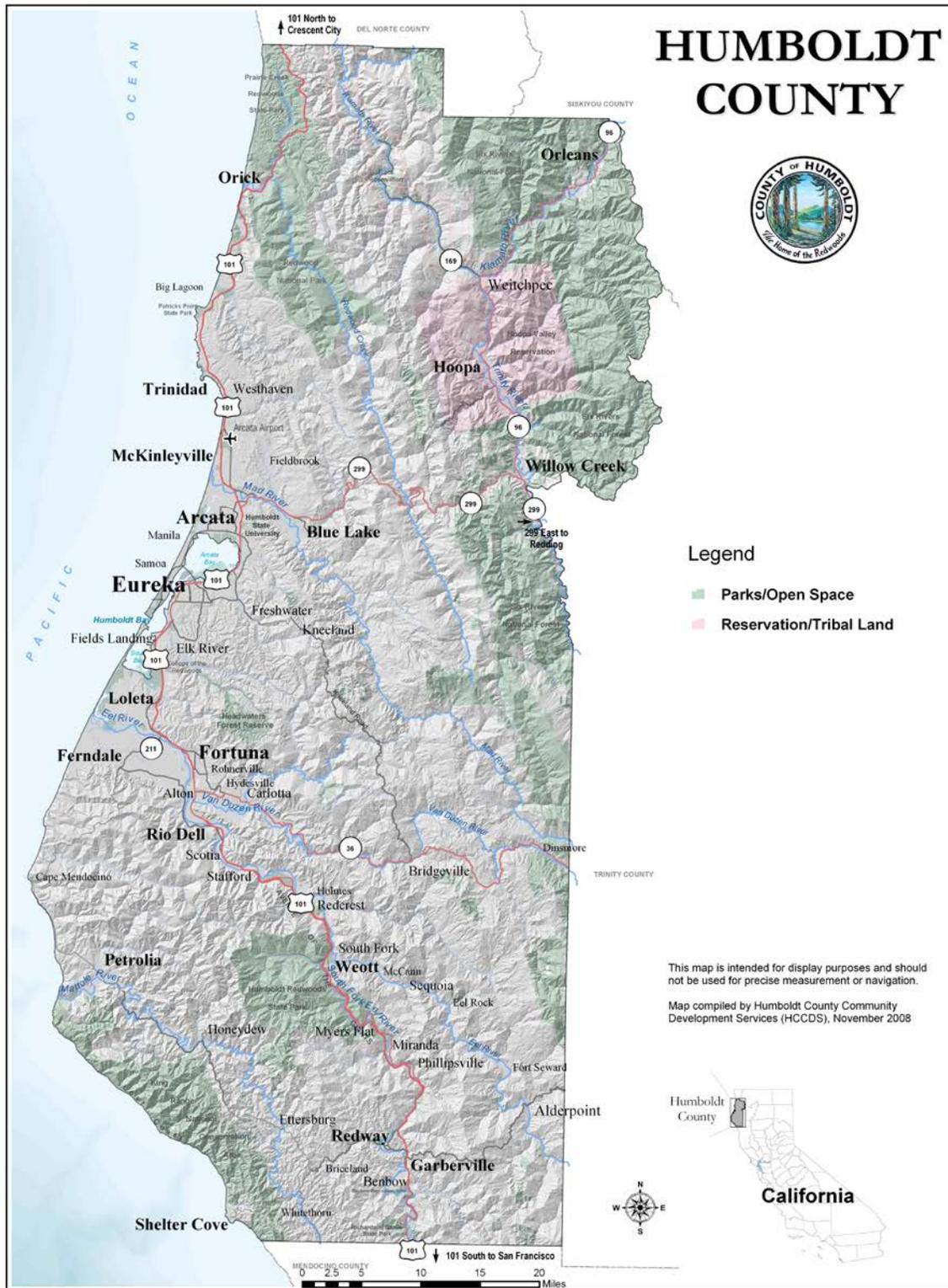
The sheltered waters of Humboldt Bay serve as an economic focal point, functioning as the principal port and a center of commerce. It is also a significant natural resource area featuring extensive wetlands, fertile bottomlands, and wildlife habitat, including the Humboldt Bay National Wildlife Area.

Moving inland, the Coast Range Mountains rise quickly and dominate most of the County's interior and include the Eel, Van Duzen, Mattole, and Mad River drainages in the central and southern areas, and the Redwood Creek drainage in the northwest. In the furthest northeastern reaches of the County, the Klamath Mountains represent some of the higher elevations, with steep slopes that feed the Klamath and Trinity rivers.

Eighty percent of the County's 2.3 million acres are forested. Fifty percent of this acreage is private commercial timberland (the County typically has led the state in timber production), and 35 percent is state or federal public land, including Redwood National and State Parks, Six Rivers National Forest, the King Range National Conservation Area, and Humboldt Redwoods State Park. While Douglas fir represents the most predominant forest type, the more emblematic tree is that of the Coast Redwood, whose towering groves thrive in the County's moist temperate climate.

Though forests are a defining feature, agriculture is a key part of the landscape and remains an important base industry. Approximately one-quarter of Humboldt County (634,000 acres) remains agricultural.

Figure 1.1 Planning Area



1.6 Economy

The Humboldt County economy has undergone significant diversification and restructuring. Resource production has declined but timber, dairy farming, cattle ranching, and fishing continue to contribute substantially to the economy and serve as its export base, while new local industries have emerged that generate more knowledge-based, specialty, and technology-driven products and services. Habitat restoration, sustainable forest management, organic milk production, and computer network services are all examples of innovative local products and services.

In the Framework General Plan of 1984, the economic development element reflected the realities of the downturn in the timber and fishing industries. The contraction of these sectors has leveled off in the last decade. The fishing industry has shrunk by two-thirds. Though hit hard by the recent national recession, in 2010 the forest products industry provided approximately 11% of the direct payroll in the County, about equal to the education and research and health care industries.

Though the traditional resource production industries have declined, they still play a vital role in the local economy. Their contributions are substantial and can remain so for many decades to come. Therefore, it is vital that the County retain an essential quantity, or "critical mass," of land and infrastructure to allow the forest products, agriculture, and fishing industries to remain viable.

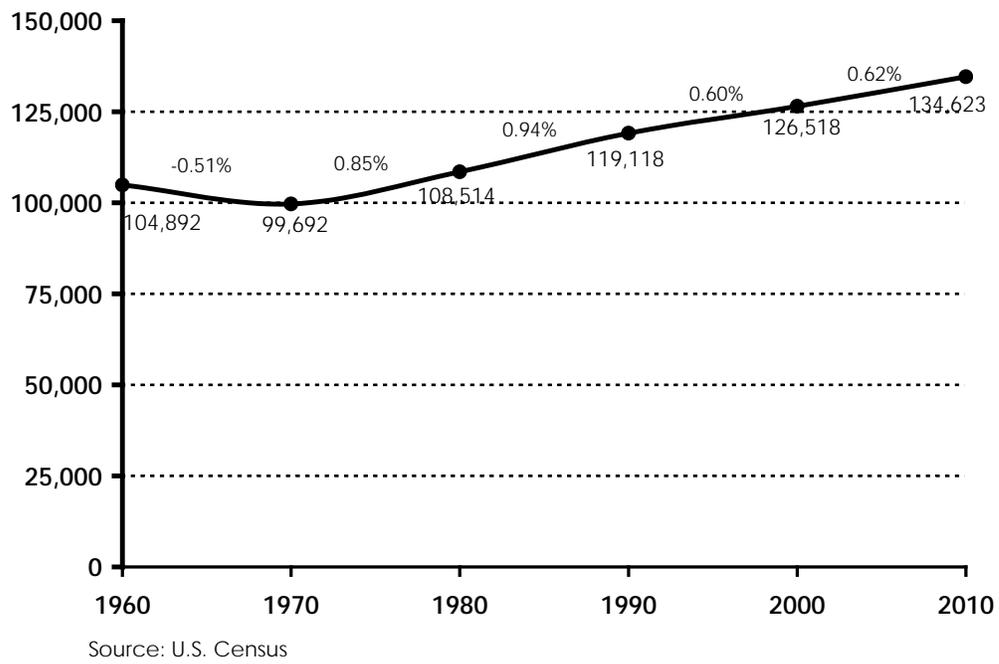
Quality of life is one of Humboldt County's most important assets for economic development. "Quality of life" can relate to almost every aspect of our lives, from public safety to natural beauty, and may be defined differently for different people. In economic terms, quality of life is primarily and inextricably linked to the workforce. It is about the value inherent in the natural, the built, and the cultural environments that attract creative, entrepreneurial talent. Research on rural economies consistently shows that rivers, beaches, forests, mountains, and a community "sense of place" are highly attractive to talented, innovative, creative people who are deciding where to live and start a business. In short, communities that emphasize social and cultural amenities are attractive to talented workers and entrepreneurial businesses.

1.7 Population

Humboldt County's major population centers include the cities of Eureka, Arcata, McKinleyville, and Fortuna. According to the 2010 Census, the total County population was 134,623, an increase of 8,105 from the 2000 Census. In 2016 the California Department of Finance population estimate for Humboldt County was 135,557.

The County's population declined between 1960 and 1970 due to changes in the local lumber industry. Following this decline, the countywide average annual growth rate was approximately 0.75 percent per year between 1970 and 2010, with growth surges above this rate in the 1970's and 1980's and declines to approximately 0.6 percent in the 1990's and 2000's. Demographic data indicates older persons represent an increasing percentage of the populace.

Figure 1.2 Humboldt County Population and Average Annual Growth Rate (1960-2010)



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Chapter 2. Public Guide

2.1 Purpose

This chapter provides a guide for reading and using the Plan. It describes the organization of the Plan, the layout of a typical chapter, and the relationship of this document to other planning documents.

To maximize the public participation in land use decision-making and to educate the public about the broad public participation opportunities, this chapter describes the history of public participation from the beginning of the 1984 Framework Plan, and outlines ways in which the public may continue to be involved. This chapter emphasizes the public participation policies and programs in the Governance Policy presented in Chapter 3. Additionally, this Public Guide provides guidance on the maintenance of the Citizens Handbook, a resource for those who want to participate in local land use decision-making.

2.2 Background

The State of California requires a general plan to address specified provisions of each of seven mandated elements—Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety—to the extent that the provisions are locally relevant. State law offers considerable flexibility to go beyond the mandatory elements of the general plan. To minimize redundancies, the elements of this Plan have been combined and organized along functional lines, and include legally mandated elements, and optional elements.

2.3 Overall Plan Organization

This Plan is divided into the following five principal parts:

Part 1—Setting. Part 1 describes the planning area, the purpose and use of the Plan, and how the Plan relates to other documents. Also included are policies regarding public participation and governance, which includes maintenance and amendments to the Plan as well as inter-governmental coordination.

Part 2—Building Communities. Part 2 addresses urban and rural lands and focuses on the built environment, such as the general location; appropriate mix, timing, and extent of land uses; and supporting infrastructure. This part of the Plan includes the state required Land Use and Circulation elements and a summary of the Housing Element, which is updated on a different schedule than the rest of the Plan (see note below). Elements included in this part that also address the built environment are the Community Infrastructure and Services, Telecommunications, and Economic Development elements.

NOTE: Chapter 8, Housing Element. The Housing Element is considered Chapter 8 of the General Plan and is found in Part 2, Building Communities. The Housing Element, one of the required elements of a General Plan, is updated every five to six years as required by state law. Because of this, the Housing Element has a separate review

process and implementation program from the other sections of the Plan. Sections 8.1 through 8.5 of this Element contain goals, policies, standards and implementation measures, similar to the other Elements of the Plan. These sections are part of the main body of the General Plan. The remainder of the Housing Element, due to its size, is included in the General Plan as Appendix G. Appendix G is a part of the Housing Element. It contains technical background information to support the policies, standards and implementation measures in the Housing Element chapter. It also provides a more detailed analysis on many other issues related to housing, such as governmental constraints on housing and the effectiveness of the previous Housing Element.

Part 3—Resource Management. Part 3 focuses on the natural environment and how land use activities interact with it. The state-required Conservation and Open Space elements are combined in this part of the Plan, including sections on waste management, cultural, scenic, mineral, and biological resources. Also included are the Water Resources and the Energy elements.

Part 4—Health and Safety. Part 4 includes policies and programs to protect people, property, and the environment from risks associated with seismic, geologic, noise, flood, air quality, and wildfire hazards. This part of the Plan contains the state required Noise and Safety elements, as well as the Air Quality Element.

Part 5—Appendices. Part 5 includes the Implementation Action Plan, Glossary and Definitions, Acronyms, Reference List, Community Area Plans Policy Extract, and Coastal Plans.

2.4 Chapter Structure

Individual chapters in this Plan are structured according to the following divisions:

Element Organization and Combined Element Organization: Provides additional guidance about chapter organization. The Land Use and Conservation and Open Space elements are large elements with multiple sections and, in the case of Conservation and Open Space, consolidated elements. The complexity of these chapters warranted additional explanation and they are the only elements containing this section.

Purpose: Presents the purpose of the chapter.

Relationship to Other Elements: Explains the chapter's relationship to other elements of the Plan.

Background: Discusses key findings from the technical background studies and other research supporting the proposed policy direction. Depending on the complexity of the particular topic, this section may be broken into subsections.

Goals and Policies: Presents goals and policies to set direction and guide decisions associated with the topic.

Standards: Identifies the standards that will be used to apply policies to a given situation.

Implementation Measures: Identifies measures that will be taken to implement the Plan.

2.5 Key Terms

As suggested above, the core of this Plan focuses on goals, policies, standards, and implementation measures. Because of the frequency of use and relative importance in the Plan, these terms are explained briefly below.

Goal: “A goal is a general expression of community values and, therefore, may be abstract in nature” (2003 General Plan Guidelines, Governor’s Office of Planning and Research). Goals should be expressed as ends, not action; they set the direction towards an ideal future. Goals are not necessarily quantifiable or time dependent.

Policy: A policy is a specific statement that must be followed when making decisions. It indicates an unambiguous commitment of the County to a particular course of action designed to achieve a specific goal.

The policies contained in the Plan are expressed in terms of “shall” or “should”. There is an important distinction between these two terms. As used in the Plan, “shall” indicates an unequivocal commitment, while “should” is advisory, in that it, like “may” is not mandatory, but “should” indicates a policy preference of the County.

Standard: A standard is a specific, often quantified rule or measure that helps define how a policy will be enacted. Standards define the abstract terms of goals and policies with concrete specifications.

Implementation Measure: An implementation measure is an action, procedure, program, plan, or technique used to carry out General Plan policy.

2.6 Maps

The General Plan includes official and background maps. Official maps show the geographic application of the Plan policies, while background maps (referenced as figures in the main text) provide support information. The official maps consist of the following map sets:

Land Use. These maps show planned land uses using General Plan land use designations. These maps do not always reflect existing land use, but rather the planned use. They indicate the kind and intensity of planned land uses, such as rural residential, 5 to 20 acres per dwelling unit.

Biological Resources. These maps show identified sensitive biological resources and prime agricultural soils. The level of detail and accuracy is highly variable, so project-specific mapping is usually necessary to determine the actual location and extent of such resources. These maps are useful for regional planning and to flag the need for specific on-site review to determine the nature and extent of the resources present.

Flood Hazard. This map series shows areas subject to periodic flooding, based on computer versions (Q3) of the 100-year floodplain. The hardcopy FEMA FIRM and floodway maps, which are referenced by this General Plan, provide specific regulatory implementation of floodplain management.

Geologic. These maps show relative slope stability, major faults, and areas subject to liquefaction. The level of detail and accuracy of these maps is also variable so, again, more specific on-site review is often necessary.

Circulation/Public Facilities. This map series shows the general location and extent of existing and proposed major transportation routes, airports, port terminals, trails and other utilities and facilities.

Noise Maps. This map series shows current and projected noise around local airports as well as other areas that are subject to potential noise impacts.

The County now uses a Geographic Information System (GIS) to generate its maps, so the above maps are actually individual layers in a unified comprehensive base map and are available in virtually any scale. The Planning and Building Department maintains an online GIS web application (<http://humboldt.gov/1357/Web-GIS>) that allows the public to view and print General Plan maps at any scale along with all of the information shown on the official maps listed above and the background maps referenced in the text of this Plan. Official versions of these maps will be produced as hardcopies at set scales and can be generated as PDF files for digital distribution.

There are inherent limitations on the accuracy associated with any countywide map set. State planning law, in fact, refers to "diagrams" rather than maps to emphasize this point. It is clear, however, that local governments need to be able to administer their plans with substantial certainty, and be clear about which land use designations and policies apply to any given parcel of land.

The linework on the General Plan map sets should be interpreted according to the following rule:

Where a line is intended to follow an administrative boundary such as a city limit or parcel line or a natural or manmade feature such as a river or road, the actual location of the administrative boundary or feature is the intended location of the General Plan line.

2.7 Relationship to Other Documents

The Humboldt County General Plan – Volume I - Framework Plan was adopted on December 10, 1984. The adoption of the Framework Plan did not specifically supersede the following previously adopted Humboldt County General Plan Elements or components:

- Open Space and Conservation Elements to the Humboldt County General Plan, adopted Dec. 27, 1973 (Resolution 73-164)
- Humboldt County General Plan Recreation Element, adopted July 13, 1976 (Resolution 76-92)
- Noise Element of the Humboldt County General Plan, adopted August 23, 1977 (Resolution 77-134)
- Trails Element of the Humboldt County General Plan, adopted June 26, 1979 (Resolution 79-80)
- Seismic Safety and Public Safety Element of the Humboldt County General Plan, adopted July 31, 1979 (Resolution 79-96)
- Scenic Highway Element of the Humboldt County General Plan, adopted September 16, 1980 (Resolution 80-102)

Prior to the adoption of the Framework Plan, land use planning outside the Coastal Zone was governed by the following land use plans that were adopted in the mid 1960's and together comprised the County General Plan:

- Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad-Westhaven (inland), Fieldbrook-Glendale, and Blue Lake unincorporated area)
- Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)
- Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)

These Plans also were not superseded with the adoption of the Framework Plan, and the County has continued to use the land use maps and land use designations associated with these plans within Community Plan Areas that do not have adopted Plans. As a result, these Plans and Elements remained a part of the Framework Plan.

Significant amendments were made to the Framework Plan several times following its adoption in 1984. Two amendments involved the addition of new Elements relating to solid waste:

- Hazardous Waste Management Plan, adopted as an amendment to the Humboldt County General Plan, November 28, 1989 (Resolution 89-157)
- Countywide Siting Element of the Humboldt County Integrated Waste Management Plan, adopted March 87, 1994 (Resolution 94-22)

The resolution adopting this Plan would clearly indicate that the Humboldt County Framework Plan and all of the other Plans and Elements listed above are superseded. Adoption of this Plan would also incorporate all Community Plan policies, except those contained in the Avenue of the Giants, Eureka, and McKinleyville Community Plans, into a single document, Appendix C, Community Area Plans Extract. As a result, the following Community Plans are amended and consolidated into this Plan, and this Plan is considered to be the Community Plan for those communities until such time that the Community Plans are updated:

- Jacoby Creek Community Plan (1982)
- Freshwater Community Plan (1985)
- Fortuna Community Plan (1985)
- Willow Creek Community Plan (1986)
- Hydesville-Carlotta Community Plan (1986)
- Garberville-Benbow-Redway-Alderpoint Community Plan (1987)
- Orick Community Plan (1985)

The following types of modifications to Community Plans were made in the process of consolidating these Community Plans into the General Plan:

- Each Community Plan policy was given a new unique policy number consistent with this Plan, and policies were grouped according to Community Planning Area and further grouped by topic area consistent with the organization of the proposed Plan (e.g., Circulation, Biological Resources, Hazards, etc.)
- Policies with obsolete references to the 1984 Framework Plan, such as references to land use designations, have been revised to reflect the appropriate land use designations and incorporated into Appendix C in the manner described above.

- Policies that were no longer relevant have been to be deleted, such as Orick Community Plan Policy 2230.3(B) “supporting the construction of the Redwood Park Bypass,” which has been completed.
- Policies that were identical to a 1984 Framework Plan policy, such as a land use designation or a development timing policy are not unique to the Community Plan Area, have been deleted in an effort to reduce redundant language and because the old land use designation would be superseded by the proposed Plan.

Local Coastal Plans. Within the Coastal Zone, the following Local Coastal Program land use plans will be modified to incorporate the new policies and land use maps of the General Plan once the coastal related portions of this document are certified through the California Coastal Commission:

- North Coast Area Plan
- Trinidad Area Plan
- McKinleyville Area Plan
- Humboldt Bay Area Plan
- Eel River Area Plan
- South Coast Area Plan

Companion Documents

These are documents that are bound separately but are part of the General Plan. They include the following:

Housing Element Appendix. The Housing Element (2014) is bound as a separate document and serves as the housing element portion of the General Plan for unincorporated areas.

Avenue of the Giants, McKinleyville and Eureka Community Plans. The Avenue of the Giants (2000), McKinleyville (2002) and Eureka (1995) community plans, because they were the most recent Community Plans to be adopted and due to their complexity, remain standalone separately bound documents, and in concert with this Plan serve as the applicable general plans for those areas. Their land use designations, which in most cases were identical to the Framework Plan, are amended as part of this General Plan. Policies that were in conflict with this Plan were amended or specific findings were made.

Documents Related to this Plan

These are documents that supported the adoption of the Plan or implement the Plan.. They include the following:

Environmental Impact Report. This document should be referred to for more extensive information on existing conditions, potential impacts of the Plan, and how impacts will be mitigated. A range of alternatives to the Plan are also discussed in the EIR.

County Regulations. Various County regulations are affected by this Plan and are important vehicles for carrying out policy directives. They are not part of the General Plan but must be consistent with it.

Zoning Regulations. Sections 311–319 of Title III, Division 1 of the Humboldt County Code provide zoning implementation for this General Plan. These ordinances have been revised to reflect the policies of this General Plan. The structure of the Zoning Ordinance parallels that of the Land Use Element in that they both contain maps depicting the distribution of land uses throughout the County and descriptions of development standards for various designations identified on the maps. However, while the General Plan embodies a long-term perspective, the Zoning Ordinance is immediate in its application.

Subdivision Regulations. Division 2, of Title III, of the Humboldt County Code governs subdivisions of lands and has been appropriately revised so that it is consistent with this Plan.

Building Regulations. Division 3, , of Title III, of the Humboldt County Code governs construction, grading, and flood plain management and is also an important tool for the implementation of this Plan and is referenced where appropriate.

Background Reports

Numerous technical background reports were prepared to provide a range of information and detail necessary to complete the Plan. Technical data found in this Plan originated from these reports unless otherwise noted and referenced in Appendix D. Although not part of the Plan, these reports can be found on the County website. Some of the key reports are listed below.

- Building Communities (February 2002)
- Natural Resources and Hazards (September 2002)
- Moving Goods and People (October 2002)
- Agricultural Resources and Policies (August 2003)
- Community Design Toolkit (October 2003)
- Forest Resources and Policies (October 2003, revised April 2006))
- Residential Land Availability Survey (February 2004)
- Sketch Plan Alternatives (June 2004)
- Draft General Plan Energy Element Technical Report (October 2005)
- Living in a Networked World – Telecommunications (December 2004)
- Water Resources Technical Report(November 2007)
- Community Infrastructure and Services Technical Report (July 2008)
- Related Studies:
 - Humboldt County Community Wildfire Protection Plan (May 2013)
 - Harbor Revitalization Plan and Rail Study
 - Airport Master Plan
 - Prosperity! Update
 - District Sphere Reports (LAFCO)

2.8 History & Overview of Public Participation in Land Use

“Broadened public participation at all levels of the decision making process; including education, study, workshops, hearings, and plan revisions” (1984 Framework Plan §1231.4) was a Major Plan Policy of the earlier General Plan for the County, the 1984 Framework Plan. The goal was to maximize the opportunity for individuals and groups to have meaningful participation in the planning process (1984 Framework Plan §1343).

This goal was developed from the understanding that the public would be more able to support policies guiding the development of the County when given an opportunity to participate in the development and review of the general plan. Through this exposure, and the contributions it made to the process and the product, the public gained greater understanding of the plan. Participation not only in the review of that document, but also in subsequent revisions improved what was adopted and ensured the Plan remained a current statement of public policy (1984 Framework Plan §1343).

As part of the Work Program authorized in October 1980 the Citizens Participation Advisory Committee (CPAC) was formed and charged with the responsibility of developing goals, policies and standards for public participation.

The material developed by the CPAC was reviewed by the Planning Commission and the Board of Supervisors. The Board approved these policies as direction for developing the Hearing Draft, as well as reviewing it. These goals, policies, and standards were again reviewed by the Planning Commission in their preparation of the Commission Rules of Procedure. Revisions made for those Rules of Procedure were also recommended for inclusion in the Hearing Draft General Plan on September 30, 1982.

The Board of Supervisors, following the 26 month review and public hearing process of the Hearing Draft, adopted the Rules of Procedure as the Planning and Coordination for Public Participation §1500 policies for inclusion as an integral part of the Humboldt County General Plan adopted on December 10, 1984.

The County recognizes the need for public involvement in the land use planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.

The most successful land use planning process will provide for the education of the public. Knowledge of the process allows citizens to have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations on hearing draft land use proposals.

In the most successful local determination of the future character of Humboldt County, the residents will understand the land use planning process, and the alternatives and reasons for decisions made that affect our County and our neighborhoods.

Besides the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities may also participate. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business

interests and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.

It is an essential function of a democratic society that public policy reflects the needs of the citizenry as expressed by the citizens themselves. Citizens will participate when they feel their participation will have an effect. But the large size of the County can make it difficult for citizen involvement. Plus, there are conflicting land uses and interests within the County which points to the need for creative solutions and a forum for resolution. The following goals and policies seek to provide the opportunities needed to overcome these challenges.

2.9 Goals and Policies

Goals

- PG-G1. Comprehensive Planning Documents.** A set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services.
- PG-G2. Community Plans.** Coordinated regional plans that include more than one incorporated city, community, special district, and/or unincorporated area.
- PG-G3. Accessible General Plan.** A comprehensive General Plan written in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.
- PG-G4. Meaningful Participation.** Maximum opportunity for individuals and groups to have meaningful participation in the planning process.
- PG-G5. Process Education.** Maximum opportunities to educate the public about the planning process and the citizen's role in it.
- PG-G6. Direct Access to Decision Making Process.** Maximum public access to the decision making process.
- PG-G7. Outreach Program.** Aggressive solicitation of input of the public through an "outreach" program of public participation.
- PG-G8. Direct Access to Decision Makers.** The Planning Commission and Board of Supervisors provide the most direct relationship between the public and the decision makers.
- PG-G9. Budgetary Constraints.** Funding to provide opportunities for public participation in the land use planning process is maximized consistent with the budgetary constraints of the County.

Policies

- PG-P1. Planning Process Education.** The County shall provide education and information to the public to encourage participation in the planning process prior to public hearings on the Plan proposals in adequate time to insure informed participation.

- PG-P2. Method of Education.** The education of the public shall be provided through, but not limited to, a Citizens Handbook, print and electronic media, and public meetings.
- PG-P3. Procedures for Clarity and Fairness.** The Planning Commission shall develop and maintain clear and fair procedures for operation and relationships with the public, the Board of Supervisors, ad hoc committees, and Local, State, and Federal agencies.
- PG-P4. Access to Procedures.** Planning Commission procedures shall be prepared in a format and language that is clear and readily available to the public.
- PG-P5. Citizen Committees.** The County shall encourage the formation of working groups, citizen organizations and citizen committees to provide input on specific matters in a format consistent with the adopted policies and procedures.
- PG-P6. Community Plans.** The County shall encourage the development of Community Plans consistent with overall County policies in the General Plan.
- PG-P7. Community Input.** The County shall encourage a variety of views, within an area, are taken into consideration in the development of Community Plans.
- PG-P8. Community Plans-Local Input.** The County shall seek out and give consideration to input from affected communities, ensuring that their views are heard and respected.
- PG-P9. Public Notification of Planning Commission Meetings.** The Planning Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.
- PG-P10. Planning Commission Meeting Accessibility.** The meetings of the Planning Commission shall be held in the geographic areas under consideration whenever practical, or where the meetings of the Commission concern countywide issues as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.
- PG-P11. Public Hearings.** Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.
- PG-P12. Cost.** The costs of review shall be minimized consistent with the requirements of this section by the following:
- A. Review on an exception or "consent calendar" approach
 - B. Focusing testimony and comments on specific issues being addressed
- PG-P13. Rules of Procedure for Planning Commission.** The Planning Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.

- PG-P14. Planning Commission Committees.** The Planning Commission should be authorized to create subcommittees or recommend the creation of ad hoc committees from their membership, and to create joint committees for the conduct of planning matters.

2.10 Standards

- PG-S1. Planning Advisory Committees.** Planning Advisory Committees (PAC) may be created to help educate and facilitate public participation, review and prepare recommendations concerning special or technical planning matters that may have county-wide significance. Such PAC's should:

- A. Be established and appointed, subject to Board concurrence, by the Planning Commission;
- B. Report directly to the Commission;
- C. Be charged with a specific list of tasks and a schedule for completion;
- D. Not be created as a standing committee;
- E. Be composed of lay citizens and technical advisors.

- PG-S2. Community Advisory Committees.** Community Advisory Committees (CAC) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:

- A. Be formed in the community
- B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;
- C. Contain not less than five (5) nor more than eleven (11) members;
- D. Adhere to common CAC organizational guidelines adopted by the Board;
- E. In cooperation with County staff, direct all comments and questions on planning matters to the Planning Commission; CAC's will be provided County staff for answering questions, and making recommendations to the Planning Commission and Board of Supervisors;
- F. Establish a work program, regular meeting schedule and completion date;
- G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;
- H. Designate a contact person who will communicate with the Planning Commission and inform the public;
- I. Hold local workshops and public meetings to receive public comments;
- J. Educate the public about its community plan and other planning programs that affect the community;
- K. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;

- L. Advise the Planning Commission on planning matters that affect the community;
- M. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;
- N. Develop hearing drafts of Community Plans consistent with overall County policies in the Framework Plan;
- O. Community Advisory Committees should be included in all planning notification procedures that affect their area.

PG-S3. Public Education. The education of the public shall be provided through any or all of the following, but not limited to:

- A. Citizens Handbook
- B. Print and electronic media
- C. Public meetings
- D. Community Advisory Committees
- E. Public workshops, charrettes, and facilitated discussions
- F. Direct mailings and email notices
- G. Internet Web pages
- H. Technical reports
- I. Interactive live remotes

2.11 Implementation Measures

PG-IM1. Documents in Library. The County shall provide a complete set of General Plan documents to each branch of the Humboldt County Library and provide the Library with internet addresses for web pages relating to Humboldt County land use planning. In addition, one loaner copy will be available at the Planning Department for the general public.

PG-IM2. Orientation for Planning Commissioners. The County should continue to familiarize new Planning Commissioners with their job, and to explain new programs and regulations to existing Commissioners by providing them all the following:

- A. Providing a Handbook which includes Planning Commissions Operational Procedures, League of Cities Procedures,
- B. Providing copies of the General Plan and Development Codes,
- C. Periodic training by County Counsel or other entities.

PG-IM3. Citizens Handbook. The County shall develop and maintain a Citizens participation handbook to explain the planning process to Community Advisory Committee members and the general public. To maximize the education of the public, and as a guide and reference for informed citizen and community involvement in the planning process, the Handbook, at minimum, should contain the following topics: planning law, the history of land use planning in Humboldt County, General Plan revisions, and public participation options.

Chapter 3. Governance Policy

3.1 Purpose

This chapter describes the County's governance policies related to this Plan. Administrative topics include Plan implementation, Plan amendment, public participation, and inter-governmental coordination. This chapter also discusses governance issues such as combining regulations and incentives and balancing private property rights and public interests. Additionally, the topics of environmental justice, sustainability, and climate change are addressed.

3.2 Relationship to Other Elements

Administrative policies guide the implementation of the entire Plan. Topics such as public participation, inter-governmental coordination, and the permit application process are central to the practical success of the entire Plan. Topics such as regulations and incentives, private property rights, environmental justice, sustainability, and climate change have been considered in the drafting of each of the elements with the intention of developing a coherent policy approach that is consistent throughout the Plan.

3.3 Background

Plan Implementation

One of the Plan's Guiding Principles is to adhere to a practical implementation strategy. Many of the Plan policies are implemented through the building and planning permit application process. Development proposals must be consistent with the Plan in order to obtain permit approval. Implementation also occurs through the work programs of County Departments. Public Works' road improvement projects and Planning and Buildings' affordable housing or small business assistance programs are examples of projects that implement the General Plan. Other implementation examples include updating a specific ordinance in accordance with this Plan and policy positions taken by the Board of Supervisors on issues that affect the County. With regard to the latter example, the Plan can provide the basis for the County's position on state legislation or a specific project, such as a dam relicensing application. To be effectively implemented, Plan policies must be clear, realistic, and, in the case of work programs, capable of being funded through state and federal grants or County revenues over time.

Amendments

As a long-term policy document with a 20-year planning horizon, the General Plan will likely undergo course corrections and refinements. While planning is a continuous process and periodic review to consider changes in circumstances is necessary, the Plan must also represent a sufficiently solid vision for long-term implementation such as infrastructure investments.

The Plan should strike a balance between the flexibility needed to respond to unique situations and the rigidity necessary to guide development decisions in a predictable and consistent manner.

Major reviews of the entire Plan are scheduled to coincide with state mandated five-year periodic review of the Housing Element. Major plan amendments should be responsive to changed circumstances, such as deviations from anticipated population growth, or address strategic needs, such as updates to community plans.

Apart from County-initiated amendments, there will be requests from private property owners for amendments to the land use designation for individual parcels. While this amendment process is critical to the flexibility of the Plan, the General Plan is a policy document for the entire County and may only be amended "in the public interest" as determined by the Board of Supervisors. In other words, the Plan can only be amended when the change benefits the entire County, not merely because the change would benefit a particular property owner. Every General Plan amendment must also be consistent with the rest of the Plan or appropriate changes need to be made to the Plan to achieve consistency with the proposed amendment.

Public Participation

The policies for citizen participation recognize the need for public involvement in the planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.

The planning process, then, must provide for the education of the public. Armed with knowledge of the process, the citizen can have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations in support of, or for change to, hearing draft proposals.

In the local determination of the future character of Humboldt County, the public must understand the process, the alternatives and the reasons for decisions made that affect our County and our neighborhoods.

The goals and policies in this chapter strive to increase transparency and improve access so that citizens may influence and shape the future of the County. They are rooted in the following findings from the 1984 Framework Plan:

1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves.
2. Citizens will participate when they feel their participation will have an effect.
3. The large size of the County limits the opportunity for centralized citizen participation.
4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution.
5. County financial resources can potentially limit the opportunity for citizen participation.

Citizens want opportunities for meaningful and informed participation in the County's land use decision-making processes. This participation can be fostered at the staff, advisory committee, Planning Commission, and Board of Supervisors levels through improved noticing, sharing of information and well designed participation processes. The

goals and policies of this chapter strive to increase transparency and improve access to give citizens the opportunity to influence and shape the future of the County. In order to provide for the maximum participation by the public the following process and educational tools should be considered for use by County staff and decision makers in planning processes:

- Community Advisory Committees
- Citizen Advisory Committees
- Planning Advisory Committees
- Community workshops
- Stakeholder workshops
- Presentations to community groups
- Planning charrettes
- Interviews with local media
- Citizen's Handbook
- Electronic noticing (including but not limited to maintaining an email distribution list for projects and updates)
- Print noticing (including but not limited to direct notices, newspaper notices, press releases, PSA's, flyers posted in the communities, posting in local libraries)
- Updated County Website and mapping GIS
- Technical reports

Inter-Governmental Coordination

Citizens expect close coordination and cooperation between local jurisdictions and branches of the state and federal government. Aligning goals and synchronizing processes is critical to achieving efficient governance and Plan implementation.

California planning law contains numerous provisions directing inter-governmental coordination during the administration and update of a general plan. In addition to enumerated coordination provisions, broad public and agency involvement in plan preparation is directed and encouraged. Of particular importance to this Plan is coordination with city and tribal governments.

Because areas adjacent to the County's major cities represent some of the better opportunities for locating new growth, which also has the potential to impact these cities, close cooperation between the County and municipalities is imperative. Meeting regional housing needs and providing infrastructure and services called for in this Plan will require unprecedented levels of coordination between the County, cities, and local service districts.

Fostering good working relationships with tribal governments is of particular importance to Humboldt County. The County has the highest per capita Native American population of any county in California. Tribal governments in Humboldt County govern significant land area and are important partners in stewardship of natural resources. There is a rich cultural resource history associated with Humboldt County and culturally sensitive areas need tribal consultation when development proposals are being considered.

Intergovernmental coordination in the regulatory process is particularly important to avoid redundancy and inefficiency. This Plan supports distinguishing relative authority between regulatory agencies unless polices of this Plan require overlap. For example, if a project requires an air quality permit from the North Coast Air Quality Management

District, the land use permitting process will rely on the air quality permit process to ensure compliance with state and federal standards and imposition of mitigations to maintain air quality impacts below levels of significance. Due to the legal requirements imposed on Lead Agencies under CEQA, which is typically the County's role, this form of reliance requires considerable coordination with permitting agencies.

Board of Supervisors

The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize public participation, has provided the greatest opportunities for public awareness and understanding of the plan.

Planning Commission

The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission is required by law to hold at least one public hearing to take testimony on plan proposals. In order to provide for maximum public input, the Commission may recommend the formation of advisory committees. The Commission held over seventy five public meetings on the draft plan concerning policy issues now included in the Hearing Draft of General Plan.

Planning and Building Department

The Planning and Building Department is responsible for planning and facilitating land use development based on the policies of the General Plan and its implementing Ordinances, as well as State and Federal regulations. Planning and Building works with many facets of the community to gather comments regarding proposed developments and provide input into the formation of policies and plans to guide the development of the County. The Planning and Building Department includes Current Planning, and Long Range Planning.

The Planning and Building Department also provides planning services to the Board, the Commission, and the public. These services include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. Planning staff makes recommendations on discretionary projects and/or legislative items to the decision making body (either the Planning Commission or the Board of Supervisors) based upon the policies of the General Plan and its implementing Ordinances, as well as State and Federal regulations. The Planning and Building Director is appointed by the Board with the staff appointed by the Director. The staff level and supporting appropriations are determined annually by the Board during the budget process.

Permit Application Process

An efficient and effective permitting system is critical to Plan implementation. Throughout the General Plan update process, permit applicants expressed their need for a fast permitting system that produces consistent, fair, and accountable decisions. Applicants want clear guidelines, a straightforward process, and a positive and helpful attitude from County employees. Citizens want an open and transparent process that produces credible and enforceable outcomes. Members of the Planning Commission and Board of Supervisors want public hearing processes that give interested parties an opportunity to be heard and focus on key issues with clear identification of problems and potential solutions. Maintaining a permit application process that achieves these objectives is a high priority of this Plan.

Regulations and Incentives

Regulations establish mandatory community standards. Incentives provide economic benefits to landowners when the proposed development is consistent with General Plan goals. For example, Planned Urban Developments offer density bonuses and design flexibility when the landowner voluntarily offers amenities supported by the Plan. The regulatory process can serve as an incentive, wherein the Plan specifies an expedited or minimal permit process for projects that fulfill the goals of the Plan.

This Plan contains a mix of regulatory and incentive-based approaches, recognizing that a combination of required and voluntary measures supported by public education and a competent permitting process provides the best means to achieve General Plan goals.

Private Property Rights and Public Interests

The Plan attempts to strike a balance between individual private property rights and the promotion of public health, safety, and welfare. The promotion of public welfare includes the protection of public trust resources, such as air, water, and wildlife. Restrictions on the use of private property can suppress lawful business and personal livelihood and affect the overall wealth of the community. Regulations that restrict the use of private property need to be justified based on a rational relationship to public interests.

Environmental Justice

Environmental justice is defined as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The concept of environmental justice is incorporated into the general policies put forth in this chapter and is reflected in various policies throughout the Plan.

The issue is a civil rights matter, grounded in the Equal Protection Clause of the U. S. Constitution. The Fourteenth Amendment expressly provides that the states may not “deny to any person within [their] jurisdiction the equal protection of the laws.” Both U. S. and California law includes directives to consider this issue in local decision making. Recent California law recommends general plan provisions that specifically foster equitable distribution of new public services and facilities, avoidance of pollution in proximity to schools and residential areas, and promotion of expanding opportunities for transit-oriented development.

Problems of environmental justice can manifest themselves through procedural inequities in the planning process as well as through geographic inequities that concentrate undesirable land uses in certain neighborhoods. Policies throughout all elements of the General Plan are designed to be supportive of environmental justice.

Sustainable Development

Meeting the needs of the present without compromising the ability of future generations to meet their own needs is the essence of sustainable community development. The State of California encourages cities and counties to consider policies to promote sustainability through general plans. The concept of sustainability was addressed by the Humboldt County Board of Supervisors in 1972 when they adopted the following resolution:

"We the people of Humboldt County recognize and acknowledge our total dependence upon the land and accept our obligation to use the land in a manner which will sustain and benefit man and all other living things."

During the Critical Choices phase of the General Plan update, individuals expressed concerns about trends they felt might undermine the County's long-term sustainability. These concerns were ultimately expressed through the Guiding Principles of this Plan. As a result, principles of sustainability are embedded in the various chapters and elements that make up the Plan. For example, community members expressed concerns that the declining profitability of timber harvesting combined with an increased demand for rural housing might lead to conversion of timberlands that could ultimately threaten the County's economy over the long term. To address this concern, several Plan policies are designed to protect timberlands from conversion and declining profitability.

In Part 2, Building Communities, sustainability objectives are translated into urban development policies that direct growth to areas where services are currently available or may be responsibly extended, while protecting the resource lands. Mixed-use policies in the Land Use Element encourage walkable communities and compact development and seek to restore traditional downtown areas. The Circulation Element encourages a balanced transportation network that accommodates motorized vehicles, public transit, bicycles, and pedestrians. These policies are intended to shore up the long-term economic viability of our urban development areas while protecting the long-term economic potential of resource lands. They also work to enhance the character of our urban areas, conserve fuel and reduce greenhouse gas emissions.

In Part 3, Resource Management, new elements such as Water Resources, Energy Resources, and Waste Management are introduced that, in combination with the other resource-related chapters, provide the framework for making land use decisions that offer long-term economic, social, and environmental benefits. The Open Space and Conservation elements provide a framework of goals and policies for long-term use and protection of open space lands. In some cases, this is achieved through policies that protect sensitive resource areas from development. In much of the County, because the long-term protection of open space depends upon profitable agricultural and forest resource production, policies have been designed to maintain profitability.

Climate Change

In the fall of 2006, Governor Schwarzenegger signed AB 32, the Global Warming Solutions Act, into law. The bill requires reductions in statewide greenhouse gas emissions to 1990 levels by the year 2020. This requires a 28% reduction in current annual greenhouse gas emissions. In 2016, Governor Brown signed SB 32, requiring California to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

This legislative action is a response to the effect of greenhouse gas emissions on the environment. Potential effects of concern to Humboldt include:

- Earlier snowmelt and significant reductions in snowpack, increasing stress on reservoirs, groundwater, and river systems, and reducing statewide water supplies.
- Increased rain on snow events, possibly causing increased flooding.
- Decreased yields of crops or health of forests that are already near climate thresholds.
- Changes in natural ecosystems resulting from higher temperatures.
- Increased wildfire potential.
- Rise in sea level.

The California Environmental Quality Act (CEQA) was amended to require a “good-faith effort” to “describe, calculate or estimate” greenhouse gas emissions of a project and the analysis of impacts should include consideration of the extent to which the project would increase or reduce greenhouse gas emissions; exceed a locally applicable threshold of significance; and comply with “regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. To be consistent with state legislation and recent court decisions, the Plan and its implementation programs will need to consider greenhouse gas impacts in future years that are consistent with both AB 32 and SB 32 in 2020 and 2030, and make “substantial progress” toward the statewide target of 80 percent below 1990 emissions levels by 2050.

This Plan supports continued County participation and leadership in the countywide climate protection campaign initiated through the Redwood Coast Energy Authority. The policies of the Plan also directly mitigate carbon emissions; for example, reductions in vehicle miles traveled are achieved through policies that promote compact growth and infilling, increased transit use, and pedestrian friendly design. Climate protection is directly addressed in the Air Quality Element. The Plan also includes an Energy Element that promotes energy self-sufficiency, conservation, efficiency, and green building standards; promotes increased reliance on renewable energy sources; and provides guidelines for siting wind and hydro energy developments. The Plan includes forest policies that support carbon banking and continued forest product production.

With respect to addressing adverse impacts of climate change, the Safety Element incorporates by reference a countywide multi-agency local hazard mitigation plan and a flood hazard mitigation plan pursuant to federal pre-disaster mitigation law. These plans provide systematic and ongoing programs to reduce or eliminate long-term risks from natural hazards. Intensified severe weather, dam and levee failure, wildland fire, flooding, and tsunamis are among the hazards addressed by these plans. Concerns

about the rising sea level are addressed by limiting development within the tsunami run-up area.

Lastly, the climate change issue is included in the Economic Development Element, recognizing that the world's efforts to reduce global warming may present economic opportunities for Humboldt County in the areas of green technology and expertise, and carbon sequestration incentives for agriculture and forestry.

3.4 Goals and Policies

Goals

- G-G1. Plan Implementation.** Consistent and successful implementation of Plan policies throughout the planning period.
- G-G2. Plan Maintenance.** A current General Plan responsive to community needs, which is updated on a regular basis.
- G-G3. Public Participation.** An open, inclusive, and responsive process for public participation in County land use decision making and greater understanding of the Plan.
- G-G4. Comprehensive Planning Documents.** A set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services.
- G-G5. Accessible General Plan.** A comprehensive General Plan written in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process in the geographic area under consideration, whenever possible.
- G-G6. Educated Public.** An informed and educated public with a meaningful planning role and multiple opportunities for participation in the planning process.
- G-G7. Timely and Effective Coordination.** Timely and effective intergovernmental coordination that encourages coherent planning and public communications and efficient permitting, service delivery, and expenditure of public funds.
- G-G8. Effective Permit Processing.** An efficient permitting system that permit applicants, community members, and decision makers can rely upon to implement the goals and policies of the General Plan.

Policies

Plan Implementation

- G-P1. Priority.** Implementing the General Plan shall be a high priority of the County and be given at least equal weight to the implementation of state and federal mandates.
- G-P2. Board of Supervisors Role.** The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board of Supervisors shall have the ultimate responsibility to interpret the General Plan and oversee its implementation. The Board holds public hearings to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.
- G-P3. Planning Commission Role.** The Planning Commission consists of seven people who are appointed by the Board of Supervisors and shall serve as the primary quasi-judicial body on land use matters and the primary advisory body to the Board of Supervisors on legislative land use matters. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission holds public hearings to take testimony on plan proposals. In order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees. The Commission procedures shall be prepared in a format and language that is clear and readily available to the public.
- G-P4. Planning and Building Department's Role.** Under the direction of the Board of Supervisors, the Planning and Building Department is responsible for planning and facilitating land use development based on the policies of the General Plan and its implementing ordinances, as well as State and Federal regulations. Planning works with many facets of the community to gather comments regarding proposed developments and provide input into the formation of policies and plans to guide the development of the County. The Planning Division also provides planning services to the Board, the Commission, and the public. These services include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. Planning staff makes recommendations on discretionary projects and/or legislative items (such as general plan amendments) to the decision making body (either the Planning Commission or the Board of Supervisors).
- G-P5. Community Plans.** Community Planning Areas shall continue to be individually planned through periodic updates of Plan and Zone designations and community-specific General Plan policies.
- G-P6. Environmental Justice.** County decision making shall avoid disproportionately impacting disadvantaged populations.

Plan Amendments

G-P7. Periodic Review. Periodically review and update the Plan for consistency with state law. At the Board of Supervisors' discretion, the County will comprehensively review and update chosen Element(s) to coincide with the state-mandated Housing Element periodic update cycle or every five years.

G-P8. Required Findings and Criteria for Amendments. A petition for amendment of this Plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

The Board must also determine the revision is not appropriate for the next scheduled update.

For approval of Plan Amendments, the Board must make the findings that the proposed revision is in the public interest, and is consistent with the Guiding Principles in Section 1.4 and applicable goals of the Plan.

G-P9. Errors in the Plan. Where there is an obvious error in the Plan that would prevent a land use decision otherwise consistent with the Plan, the Planning Commission or Board of Supervisors may act on the matter based on a comprehensive view of the Plan, noting the error in the decision and referring the error to the next available set of amendments.

Public Participation

G-P10. Public Participation. Encourage and facilitate the public's right to fully participate in all land use planning decisions by dissemination of information with adequate time for review through a variety of media sources, noticing of projects and Plan changes, and through direct communication with the public by the use of explanatory guides and handouts. Planning and implementation programs shall include actions designed to engage affected interests and ensure general public involvement.

A. **Outreach Program.** The County shall aggressively solicit the input of the public through an "outreach" program of public participation and encourage public participation through workshops and other methods of direct public education and engagement for County-initiated zone and plan amendments in the geographical area under discussion. To ensure general public involvement, planning and implementation programs shall include actions designed to motivate and engage the public and affected interests.

B. **Citizen Committees.** The County shall encourage the formation of working groups, citizen organizations, and citizen committees to provide

input on specific matters in a format consistent with the adopted policies and procedures. The Planning Commission should be authorized to create subcommittees or recommend the creation of adhoc committees from their membership, and to create joint committees for the conduct of planning matters.

- C. **Public Meeting Accessibility.** Public meetings pertaining to the General Plan shall be held in the geographic areas under consideration whenever practical,, or where the meetings of the Commission concern countywide issues as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.
- D. **Public Notification of Planning Commission Meetings.** The Commission shall provide notification of meetings adequate to insure time for the public to access and review relevant documentation in order to maximize informed public participation consistent with the goals of this Plan.
- E. **Timing.** The time period from public input to adoption of the plans shall be minimized.
- F. **Direct Access to Decision Makers.** The policy making organizational structure shall provide the most direct relationship between the public and the decision makers, and the planning process shall maximize public access to the decision making process.
- G. **Process Education.** The County shall maximize the opportunities to educate the public about the planning process, the citizen's role in the process, and be provided this information prior to public hearings on the plan proposals in adequate time to insure informed participation.
- H. **Evaluation of Alternatives.** Written materials and public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.
- I. **Educate the Public.** Educate the public about land use issues by supporting public access to video and audio broadcasts of Planning Commission and Board of Supervisors meetings on cable, satellite, internet, and radio.

G-P11. Accessibility. Use plain language in public communications and planning documents. Distribute information using modern information technology, such as remote interactive tools, but also use traditional means, such as libraries, copy centers, county offices, newspapers of general circulation, radio and TV and regular mail. The County shall make the Plan understandable and accessible to all segments of the population.

G-P12 Evaluations. Public participation in any general planning legislative amendment and revisions process shall be continually evaluated.

Intergovernmental Coordination

G-P13. City-State-County Coordination. Promote coordination between city, state, and County planning efforts through consistent communication, cooperative working relationships, and joint projects.

- G-P14. City General Plans.** Give consideration to city general plans and city council input when updating this Plan.
- G-P15. Joint Planning.** For major land use decisions adjacent to a city, involve the city early on in the planning stages through official notifications, joint staff meetings, and presentations to planning commissions and city councils.
- G-P16. Water Service Provider Coordination.** Coordinate with water service providers on water supply and demand in their respective areas, and participate in the five-year updates of urban water management plans.
- G-P17. Annexations.** Support annexation of urbanized areas to adjacent cities where they are the logical service provider and are in a better position to serve and support these areas. This includes annexation of planned urban development areas around the cities of Eureka and Fortuna and any other applicable areas around cities. The County shall utilize this Plan when representing its position on annexations to LAFCO.
- G-P18. Incorporation.** Support incorporation of McKinleyville.
- G-P19. Public Works Projects.** The County shall review public works projects for conformity with this Plan.
- G-P20. Real Property Transfers and Street Abandonment.** County acquisitions and disposals of real property and street vacations or abandonment shall be reviewed for conformity with this Plan.
- G-P21. Capital Improvement Plans.** The County shall encourage and support efforts by special districts and local agencies responsible for public facilities to prepare and maintain capital improvement programs.
- G-P22. Regional Transportation Plan.** The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.
- G-P23. Tribal Government Coordination.** The County shall coordinate with affected tribal governments during General Plan updates and amendments.
- G-P24. Tribal General Plans.** Within reservation boundaries, the County shall utilize the tribal government's general plan for policy guidance where the County may need to exercise land use or permitting authority on non-trust lands.
- G-P25. Legislative Priorities.** The policies included in this Plan are intended to be used by the County in formulating its legislative priorities and in drafting policy response to local, state, and federal proposals.

Permit Application Process

- G-P26. Continuous Improvement.** Building, Planning, Public Works, and Environmental Health land use permit processes shall be continually evaluated to eliminate inefficiencies, reduce response time, and simplify procedures.

- G-P27 Military Training Routes.** The County shall coordinate with the US Navy during discretionary review of projects that could encroach into military training routes or operating areas shown in Figure 14-1.
- G-P28. Customer Service.** The permit process shall be managed to increase customer communication and satisfaction. Customers include permit applicants, community members with interest in an application, involved agencies, and decision makers.
- G-P29. Customized Permit Processes.** The County shall design streamlined permit processes for high priority classes of projects identified in this Plan.
- G-P30. Adequate Resources.** Resources shall be provided to ensure adequate permit staffing levels, use of modern processes and technology, innovation, and continuous improvement.
- G-P31. Common Sense Principle.** The General Plan should be interpreted in a common sense manner to encourage reasonable development which can meet the needs of the community with minimal impacts on the environment and demands on public services. Taking a comprehensive view of all relevant plan policies, the result must balance the intent of these policies, in a practical, workable, and sound manner. When using the Common Sense Principle, findings shall be made by the Planning Commission and/or Board of Supervisors indicating how the use of this principle balances the needs of the community and Plan policies.

3.5 Standards

- G-S1. Environmental Justice.** The County shall consider social and economic effects, including effects on disadvantaged populations, when assessing the significance of physical changes on the environment under CEQA pursuant to Section 15131(b) of the CEQA Guidelines.
- G-S2. Tribal Government Coordination.** The County shall coordinate land use actions with tribal governments pursuant to Government Code Section 65092: Public Notice to California Native American Indian Tribes; Sections 65351–65352.5: General Plan Consultation; and Sections 65560–65562.5: Consultation on Open Space.
- G-S3. State and Federal Permitting Coordination.** The County shall rely upon local, state, and federal permitting processes and regulatory standards when compliance with the state and federal standards will meet or exceed the requirements of this Plan and are feasible, enforceable, and adequate to reduce environmental impacts to less than significant levels.
- G-S4. Public Education.** The education of the public shall be provided through, but not limited to:
- A. Citizens Handbook
 - B. Print and electronic media
 - C. Public meetings
 - D. Community Advisory Committees

- E. Public workshops, charrettes, facilitated discussions
- F. Direct mailings and email notices
- G. Internet Web pages
- H. Technical reports
- I. Interactive live remote

G-S5. Planning Advisory Committees. Planning Advisory Committees (PAC) may be created to help educate and facilitate public participation, and review and prepare recommendations concerning updates and special or technical planning matters that may have countywide significance. Such PAC's should:

- A. Be established and appointed, subject to Board concurrence, by the Planning Commission;
- B. Report directly to the Commission;
- C. Be charged with a specific list of tasks and a schedule for completion;
- D. Not be created as a standing committee; and
- E. Be composed of lay citizens and technical advisors.

G-S6. Community Advisory Committees. Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:

- A. Be formed in the community;
- B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;
- C. contain not less than five (5) nor more than eleven (11) members;
- D. Adhere to common CAC organizational guidelines adopted by the Board;
- E. In cooperation with County staff, direct all comments and questions on planning matters to the Planning Commission; CAC's will be provided County staff for answering questions, and making recommendations to the Planning Commission and Board of Supervisors;
- F. Establish a work program, regular meeting schedule and completion date;
- G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;
- H. Designate a contact person who will communicate with the Planning Commission and inform the public;
- I. Hold local workshops and public meetings to receive public comments.
- J. Educate the public about its community plan and other planning programs that affect the community;
- K. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;

- L. Advise the Planning Commission on planning matters that affect the community;
- M. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;
- N. Develop hearing drafts of Community Plans consistent with overall County policies in the Framework Plan;
- O. Should be included in all planning notification procedures that affect their area; and
- P. Be advised of the CAC's role and responsibility, and, in addition to the education of the public, to listen to community members, bring forward their preferences and concerns in order to facilitate consensus building.

G-S7. Citizens Handbook. The Citizens Handbook is intended to serve as a self-help tutorial and syllabus to facilitate individuals, communities and special interest groups in the understanding of the Humboldt County planning process. The handbook shall provide a user friendly format with figures and flowcharts, a reference index to locate specific topics, and a glossary of definitions for commonly used general planning and zoning nomenclature. The Handbook, at minimum, shall contain the following specific chapters:

CHAPTER ONE: PLANNING LAW

- A. California Legislative History - Milestones in Planning Laws
- B. Present State Statutes
- C. Office of Planning and Research Guidelines (OPR) Summary of What is Required of the County

CHAPTER TWO: COUNTY HISTORY OF PLANNING

- A. 1965 Adoption of Original Plans
- B. Subsequent Planning Activity
- C. Humboldt County General Plan Documents
 - 1. a. Regional Plans
 - 2. b. City/Community Plans
 - 3. c. Plan Elements

CHAPTER THREE: GENERAL PLAN REVISION PROGRAM

- A. 1980 - 1984: County General Plan Revision Program
- B. 1980: Twelve Policy Background Studies
- C. 1980 -1982: Citizen Participation Program Development
- D. 1981-1982: Public Participation Policy Adopted (§1500)
- E. 1982: Citizens Handbook Adopted
- F. 1984: Framework Plan Adopted
- G. 1982 - 2002: County Community Plans Adopted
- H. 1999 - Forward: General Plan Update Process

CHAPTER FOUR: PUBLIC PARTICIPATION

- A. Citizens Handbook, Maintenance and Updating
- B. Opportunities for participation

- C. Citizen Participation: Individuals; Planning Advisory Committees; Community Advisory Committees; Ad-hoc Workgroups; Special Interest & Stake Holder Workgroups;
- D. Hearing Drafts and Environmental Assessments
- E. Draft Plan Review and Adoption
- F. Mapping & Zoning
- G. General Plan Amendments

APPENDIX

- A. Glossary
- B. Bibliography

- G-S8. Evaluation of Planning Process.** Provide evaluation forms in paper and/or electronic format for input on special meetings and workshops. The evaluation forms submitted from each meeting shall be collected and made available to the public.

3.6 Implementation Measures

- G-IM1. Progress Reports.** A General Plan Annual Progress Report shall be prepared by the Planning and Building Department on or before April 1 of each year pursuant to Government Code Section 65400(a)(2). The Progress Report shall be copied to the Planning Commission and presented to the Board of Supervisors in a public hearing.
- G-IM2. Budget Allocations.** Planning and Building shall include priority Plan implementation measures in its annual budget submittals to the Board of Supervisors.
- G-IM3. Update Schedule.** Maintain a periodic review of the General Plan for consistency with state law. Review on a five-year cycle, updates of individual elements and community plans on an as-needed basis directed by the Board of Supervisors, and periodic General Plan amendments to respond to individual Plan Amendment petitions and routine maintenance requirements.
- G-IM4. Consistency Review of Ordinances for Plan Amendments.** Review and update related ordinances for consistency with criteria for Plan amendments and Plan revision schedules as required by Government Code Sections 65300 and 65583 et seq.
- G-IM5. Meaningful Participation.** Comprehensively review and update the public participation processes to provide adequate time, information, and means of input to ensure early and meaningful community involvement in planning projects as required by state law. Whenever possible, public input sessions for County-initiated legislative changes should be formatted in such a way as to encourage meaningful participation and be held in the geographic areas under consideration. Provide interactive live remote, whenever possible.

- G-IM6. City-State-County Coordination.** County staff shall be available to work with city and state staff on issues and projects of mutual interest. County staff shall keep the Planning Commission and Board of Supervisors informed to support policy level decision making on issues that require joint coordination pursuant to Government Code Section 65103(f).
- G-IM7. Water Service Provider Coordination.** County staff shall share land use data with service providers and support projects and plans that are consistent with this Plan pursuant to Government Code Sections 65302(d) and 65352.5
- G-IM8. Public Works Projects.** The Public Works Department shall list proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year to the Board of Supervisors for review, and report as to conformity with this Plan pursuant to Government Code Section 65401.
- G-IM9. Real Property Transfers and Street Abandonment.** The County shall not acquire, dedicate, dispose, vacate or abandon real property unless in conformance with this Plan pursuant to Government Code Section 65402.
- G-IM10. Capital Improvement Plans.** County staff shall be available to coordinate with special districts, including schools, in the preparation of five-year Capital Improvement Plans pursuant to Government Code Section 65403.
- G-IM11. Regional Transportation Plan.** The County shall maintain its representation on the Humboldt County Association of Governments (HCAOG), and staff of Public Works and Planning and Building shall participate in the preparation of the Regional Transportation Plan.
- G-IM12. Improvement Projects.** Planning and Building shall maintain a prioritized list of on-going permit process improvement projects. The status and implementation of improvement projects shall be periodically reported to the Board of Supervisors.
- G-IM13. Customer Service Training and Satisfaction.** Permitting staff shall receive periodic customer service training, and customer service satisfaction feedback should be collected and evaluated on a regular basis.
- G-IM14. Custom Permit Processes.** Planning and Building shall design less costly or less time consuming permit processes for specific classes of projects that have been deemed eligible to receive this incentive by this Plan.
- G-IM15. Performance Measurement.** Workload records and elapsed permit processing times shall be maintained by Planning and Building and reported to the Board of Supervisors on an annual basis through the budget process.
- G-IM16. Citizen Handbook.** A Citizen Handbook will be updated and made available to the public, in all County library branches, at public planning meetings, at the Planning Division front counter and to members of the Board of Supervisors, Planning Commission, Planning Advisory Committees and Community Advisory Committees, especially when beginning their services on these committees.

- G-IM17. Improve Public Participation With New Technology.** Staff shall annually review technology improvements as they relate to public participation and notification, and incorporate them into public participation processes whenever possible.

- G-IM18. Evaluation of Public Participation Process.** Establish a process to evaluate the effectiveness of ongoing citizen participation at community meeting and public workshops.

Part 2 – Building Communities



Overview

Part 2 of this plan focuses on the built environment, and includes the Land Use, Circulation, and Housing Elements. (The Housing Element is bound separately because of its bulk and special update cycles.) The Land Use Element also reflects policy considerations that are related to issues more thoroughly discussed in the Conservation, Open Space, and Noise and Safety Elements which appear in Parts 3 and 4 of this Plan.

This part of the Plan also includes discussion of the Community Infrastructure and Services Element and the Economic Development Element and addresses issues and policies related to growth planning and community design.

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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 Designations (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 2040. 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 is also 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.

4.2 Growth Planning

4.2.1 Purpose

This section 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

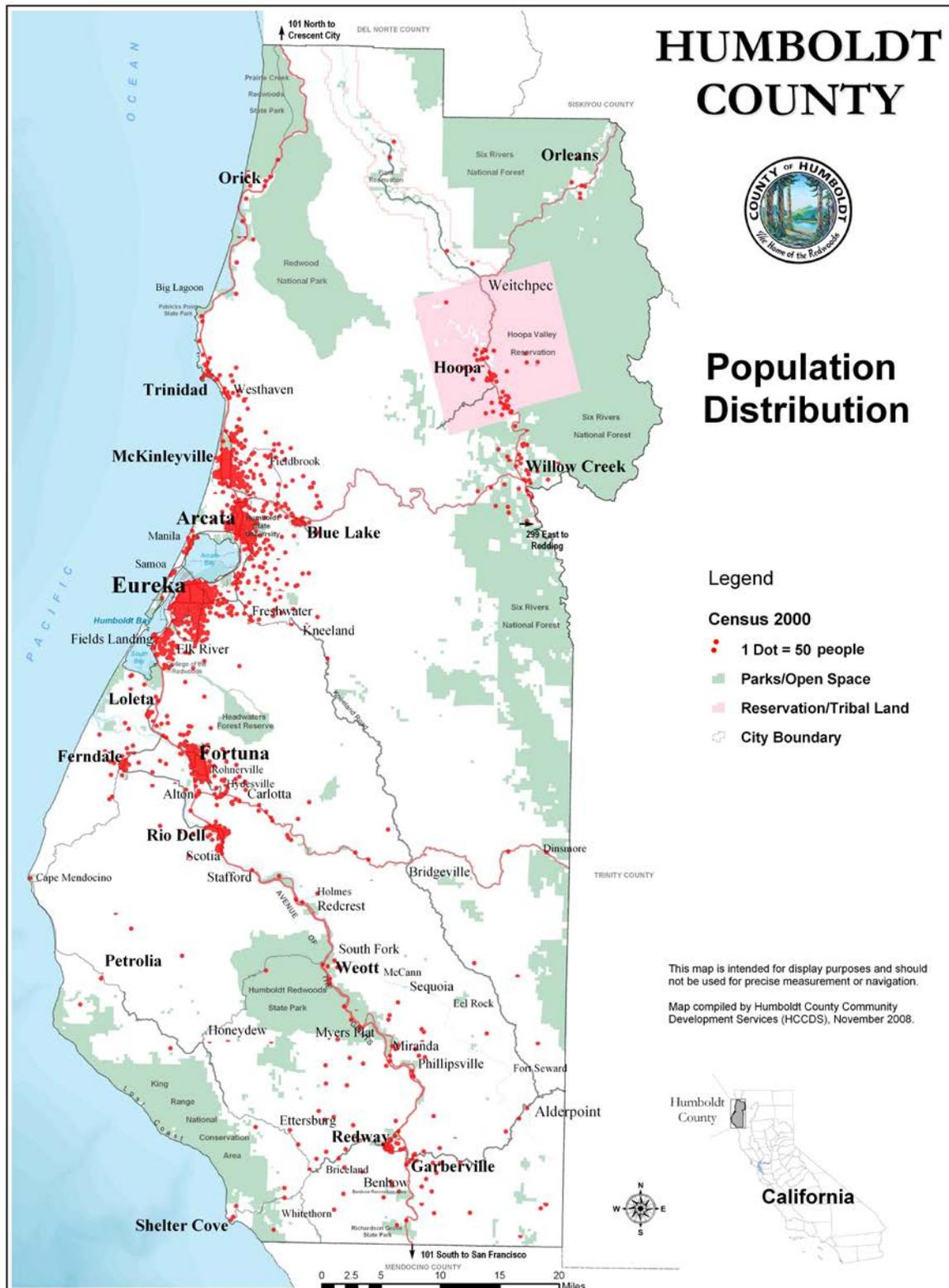
According to the 2010 Census, the total population in Humboldt County was 134,623, an increase of 8,105 persons in the past decade. The distribution of people within the County in 2000 is illustrated graphically in Figure 4-1.

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 0.6 percent. California Department of Finance projections indicate an anticipated average annual growth of 0.41 percent over the next 20 years which is lower than the 0.80 percent annual growth experienced in the past 30 years.

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	54.4%		
1990	119,118	62,169	52.2%	0.94%	9.76%
2000	126,518	67,236	53.1%	0.60%	6.21%
2010	134,623	71,916	53.4%	0.62%	6.41%
2016	135,116	71,830	53.2%	0.06%	0.37%
2020	139,033	73,912	53.2%	0.72%	2.90%
2030	140,608	74,750	53.2%	0.11%	1.13%
2040	138,307	73,526	53.2%	-0.16%	-1.64%

Source: Humboldt County Planning and Building Department, California Dept. of Finance, 2014; Humboldt County Planning and Building Department, 2016

Figure 4-1 Population Distribution 2000



These projections indicate that the population will have an average increase of approximately 360 people per year between 2016 and 2028 to a total of 141,441 and will decline at an average of -261 persons per year between 2028 and 2040, as shown in Table 4-A. The data also indicates that older persons represent an increasing percentage of the populace. The percentage of people over the age of 65 is expected to increase from 17 percent in 2016 to 23 percent by the year 2040.

The community of McKinleyville and the cities of Arcata and Fortuna represent the County's primary growth areas, accounting for 32.9 percent of the population 2010, 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 2010, rising from 59,046 to 71,916 people.

A 0.23 percent average annual growth rate is projected for Humboldt County in the coming years (2016 – 2025) compared to the 0.94 percent growth rate in the 1990's. Perhaps even more striking is that Humboldt County's population is projected to decline after 2028 from 141,441 persons in 2028 to 138,307 persons in 2040 at the end of the planning period. There are expected to be 6,325 more persons in 2028 than in 2016, and only 3,134 more persons in 2040 than in 2016. 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.

Figure 4-2 Community Planning Areas



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 is intended to create housing opportunities, assure the continued fiscal viability of infrastructure and urban services and safeguard the continued profitability of resource production in rural lands.

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:

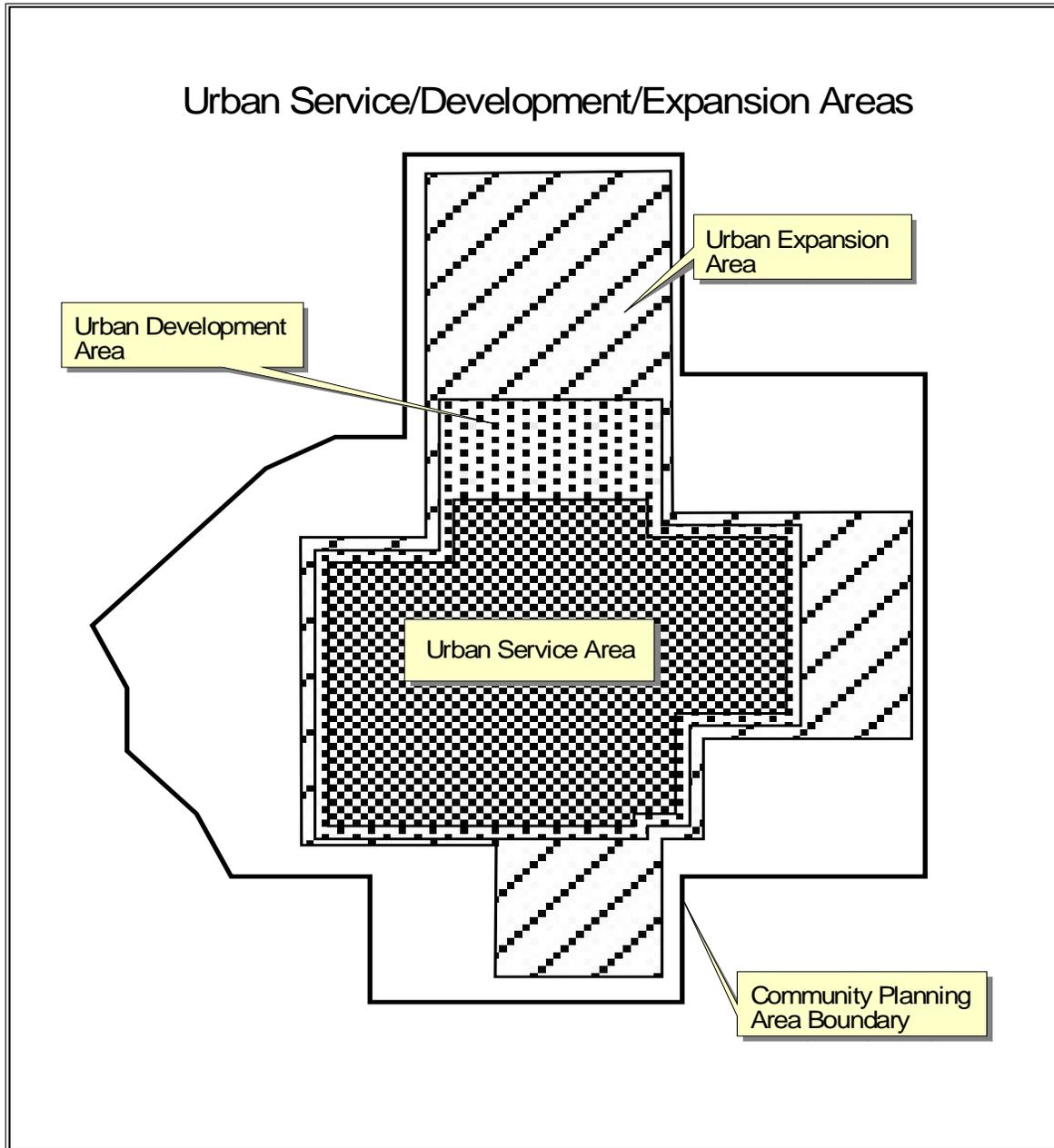
1. Timing growth to be consistent with public service capacity.
2. Arranging urban land uses to the benefit of the community, while giving due consideration to individual property rights.
3. Estimating the amount of development that can be absorbed and its relationship to the environment.

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 (Figure 4-3). This chapter provides a set of policies that guide 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.

<p style="text-align: center;">Urban Study Areas and Draft Land Use Plans</p> <p>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:</p> <p>Urban Service Study Areas</p> <p>Areas where sewer and water exist or may be feasible to be provided, and urban level densities of greater than one unit per acre may be appropriate.</p> <p>Water Study Areas</p> <p>Areas where water service exists or may be feasible to provide, and residential agriculture 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.</p> <p>Potential Water Study Areas</p> <p>Areas where water service or the authority to provide it does not exist but may be desirable to consider for planned water service.</p> <p>The urban study area process led to the designation of urban development areas, urban expansion areas, and water service areas within community plan areas.</p>
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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 Planning Areas to reflect areas that are served with existing, or planned, 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.
- 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 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 the Planning Commission makes specific factual findings that:
- A. The extension of services is physically infeasible; or,
 - B. The area is not planned for service in the service provider's Municipal Service Review and other written long-term plans; or,

C. The services are not reasonably available in a timely manner.

GP-P7. Connection to Public Water Systems. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by public water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to state and Humboldt County sewage disposal standards shall not be granted.

Urban Expansion Areas

GP-P8. Urban Expansion Areas. Establish and maintain Urban Expansion Areas within Community Planning Areas that consist of land not provided with public sewer services, but projected 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 Plan 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. Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within Urban Expansion Areas unless the County makes a finding that there are no alternatives to increase the Urban Expansion Area on lands less suitable for resource production.

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 shall 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. Necessary public service systems have current or expansion capacity to serve the proposed addition; and
 - C. The addition is adjacent to the existing urban development area and will assist in the completion of an orderly and contiguous extension of urban development; and
 - D. Such lands can feasibly be annexed to a district providing water and wastewater service; and
 - E. The expansion will have a neutral or positive impact on the financing of County services.
- GP-S9. Urban Reserve.** Lands given the land use designation "Urban Reserve", as defined in the Land Use Element, may 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. In the event the applicable service provider has acted to deny an annexation request, the property may be developed consistent with available services and the base land use designation.
- 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.** Review and revise community plan boundaries and policies to ensure compatibility with community needs as a part of Housing Element updates.

- GP-IM2. Map Urban Development Areas.** Identify and map Urban Development Areas for all community plan areas with 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 Housing Element updates.
- GP-IM3. Map Urban Expansion Areas** An urban expansion area may be identified and mapped for communities with 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 with 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.
- GP-IM6. Zoning Consistency.** Within two years after the adoption of the General Plan Update, revise the Zoning Regulations to re-establish zoning consistency with the policies of the General Plan and amend the Zoning Map to achieve consistency with the General Plan Land Use Map.

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 contributes 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 may also 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 a town center. 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 is important for smaller infill residential subdivisions that may have constraints related to size and location, and for 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 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 effect 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 neighborhoods 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, including those 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.

- 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 and in other designated areas, as long as residential use is subordinate to commercial uses.
 - 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 creates a central open space, or plaza, where passive activity can occur.
 5. Transparent ground-level façades designed for pedestrian-oriented sidewalks.
 6. Landscaped pedestrian walkways.
- 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, dead end roads, and block sizes.
- UL-P9. Historic Resources.** Encourage the retention and restoration of designated historic resources to serve as focal points of neighborhoods and communities.
- UL-P11. Natural Amenities.** Encourage the incorporation of natural amenities (e.g., landmark trees and rock outcroppings) into new project designs.
- 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.
- UL-P14. Adult Entertainment Establishments.** Adult entertainment establishments shall be limited to areas where they will not conflict with schools or other areas where children congregate, and the County shall identify standards to ensure they will be compatible with neighboring uses. Adult entertainment establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.
- UL-P15. 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-P16. Traffic Calming.** Traffic calming measures which emphasize pedestrian safety and convenience should be considered for all urban roadway designs. Possible traffic calming measures include chicanes, curb extensions, street trees and traffic circles.
- UL-P17. Underground Utilities.** Encourage and assist in undergrounding existing utilities.
- UL-P18. Landscaping.** All new residential and commercial projects shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.
- UL-P19. Cannabis Cultivation.** Cultivation of medical cannabis shall be regulated by ordinance to provide for the health, safety, and welfare of the community, but shall not interfere with a patient’s right to medical cannabis.

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. New development should strive to achieve a balance between employment and housing.
- UL-S2. 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-S3. 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-S4. 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-S5. 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.

4.3.5 Implementation Measures

- UL-IM1. Neighborhood and Town Centers.** Prepare a Neighborhood and Town Center ordinance and establish Neighborhood and Town Center areas by zoning overlay during General Plan updates and Community Planning processes. Promote a more uniform commercial streetscape by establishing build-to lines rather than setback lines, or a combination of the two. 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-IM2. 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-IM3. 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-IM4. Sites for Commercial Development.** Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.
- UL-IM5. Revisions to the Non-Conforming Use and Structures Standards.** Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to provide flexibility for continuing buildings and uses in Urban Development Areas where they are found to be compatible with the neighborhood.
- UL-IM6. 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-IM7. 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-IM8. Review and Update the Sign Ordinance.** Comprehensively review and update the standards for signs in the zoning ordinance.

- UL-IM9. 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-IM10. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses.** Revise the zoning ordinance to incorporate standards for “big box” commercial uses
- UL-IM11. Adult Entertainment Ordinance.** Develop an ordinance for adult entertainment establishments to ensure they will be compatible with neighboring uses.
- UL-IM12. Cannabis Cultivation and Dispensary Ordinance.** Develop an ordinance for medical cannabis cultivation and dispensing that protects health, safety and welfare and ensures the cultivation and dispensing sites are compatible with neighboring uses.

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 residential agriculture 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 are about 156,000 acres designated Residential Agriculture (RA) 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 residential agriculture land varies with real estate market conditions and financial opportunities. This 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 residential agriculture lands, given consideration of 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. Residential Agriculture Development.** The orderly development of land suitable to meet projected demand during the General Plan planning period for residential agriculture use with access to Rural Community Centers and Community Planning Areas.
- RL-G2. Rural Land Development.** Homestead style independent living on residential agriculture lands that minimizes fire risks, impacts to water resources, public service demands and conflicts with resource production.

Policies

- RL-P1. Compatible with Resource Production.** Planned development on residential agriculture lands adjacent to designated agricultural and timberlands shall be compatible with agriculture and timber production.
- RL-P2. On-Site Water and Septic Systems.** Cumulative impacts of water withdrawal from surface and groundwater sources, and cumulative impacts from on-site sewage disposal systems, shall be assessed during the zoning and subdivision and, in critical watersheds, any other discretionary review of development in all areas designated for residential agriculture 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 Residential Agriculture Development.** Clustered residential agriculture 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.** Residential Agriculture subdivisions 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 Residential Agriculture 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) may be approved subject to a finding that the proposed division is consistent with preserving 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.** Modify cottage industry standards in areas designated Residential Agriculture (RA) to include the following changes:
- A. May be principally permitted where the use is conducted by occupants on the premises and not more than 5 non-resident full time employees in a manner which does not substantially affect the primary use of the parcel;
 - B. May be principally permitted where the use 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;
 - C. The use does not increase water withdrawals in Critical Watershed Areas during the dry season;
 - D. Remove Auto Repair as an allowable cottage industry.
- RL-S4. Subdivision Standards.** Subdivision of land designated Residential Agriculture 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 use is limited in accordance with the policies of the Water Resources Element.
 - 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.
- B. 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; and
 3. Not subject to adverse impacts caused by:
 - a. Geologic instability, steep slopes and erosion;
 - b. Seismic activity; or
 - c. Flooding.
- C. 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.
- D. Other findings specific to the area, zone, and land use designation can be made.

4.4.5 Implementation Measures

- RL-IM1. Inventory of Residential Agriculture Lands.** Maintain searchable GIS inventory of lands planned Residential Agriculture (RA) 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 a plan overlay designation over the affected area restricting further residential subdivision. This designation may be removed if remedies are proposed that alleviate the constraints.
- RL-IM3. Prime Agricultural Soils within Residential Agriculture Lands.** Inventory prime agricultural soils on parcels designated Residential Agriculture using maps of prime agricultural soils developed by other agencies.

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 farmland 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 farmland. The availability of farmland 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 the 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. Preservation of Agricultural Lands.** Agricultural land preserved to the maximum extent possible for continued agricultural use in parcel sizes that support 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) 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 establishing stable Urban Development, Urban Expansion and Community Planning Areas and promoting residential in-filling of Urban Development Areas, with phased urban expansion within Community Planning Areas.
- C. By developing lands within Urban Development, Urban Expansion and Community Planning Areas prior to the conversion of agricultural resource production lands (AE, AG) within Urban Expansion Areas.
- D. By not allowing the conversion of agricultural resource production lands (AE, AG) to other land use designations outside of Urban Expansion Areas.
- E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs, degradation of the environment, land fragmentation or conflicts in use.
- F. By increasing the effectiveness of the Williamson Act Program.
- G. By allowing historical structures and/or sensitive habitats to be split off from productive agricultural lands where it acts to conserve working lands and structures.
- H. 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. Agricultural Land Conversion - No Net Loss. Lands planned for agriculture (AE, AG) shall not be converted to non-agricultural uses unless the Planning Commission makes the following findings:

- A. There are no feasible alternatives that would prevent or minimize conversion;
- B. The facts support an overriding public interest in the conversion; and
- C. For lands outside of designated Urban Development Boundaries, sufficient off-setting mitigation has been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall

be known as the “No Net Loss” agricultural lands policy. “No Net Loss” mitigation is limited to one or more of the following:

1. Re-planning of vacant agricultural lands from a non-agricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or
2. The retirement of non-agricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or
3. Financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections a and b. The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance.

- 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 shall require continued management for agricultural production.
- AG-P8. Right to Farm or Harvest.** The County shall utilize the “Right-to-Farm or Harvest” 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 and other agricultural production losses.
- 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 organizations and affected individuals within 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) and Agricultural Grazing (AG) land use designations 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.
- AG-P15. Compliance with Regulations.** The County shall place a priority on abatement of violations that result in agricultural land conversion, loss of agricultural productivity or conflicts with neighboring agricultural operations.
- AG-P16. Protect Productive Agricultural Soils.** Development on lands planned for agriculture (AE, AG) shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or non-agricultural uses on land as defined in Government Code Section 51201(c) 1-5 as prime agricultural lands.

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.
- AG-S2. Agricultural Grazing (AG) Land.** Lands designated AG shall be zoned 160 acres but may be rezoned 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 improvements to the productive capacity of the land 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; and
- 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:

- | | |
|--------------------------|---|
| Density credit: | 1.5 times existing entitlements when 95% of subject lands are protected |
| Protection instrument: | Conservation easement or equivalent protection on remainder |
| Rezone homesite parcels: | County to conduct rezone. |

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 Program. Allow land divisions associated with public land acquisitions of lands planned agriculture to less than the minimum size when the division would serve to:

- A. Maintain land in agricultural production; or
- B. Protect existing residences and agriculture related structures; or,
- C. Protect existing water rights and existing water supply systems.

AG-S7. Prime Agricultural Land. Prime Agricultural land per California Government Code Section 51201(c) means:

- A. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- B. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- C. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.
- D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non- bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre.

- E. Land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for three of the five previous years.

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. Provide monitoring and enforcement to protect agricultural and taxpayer benefits and ensure compliance with state law and local guidelines.
- AG-IM7. Economic Development Assistance.** Develop programs within the County's Economic Development Division that assist local producers to promote strong local product identity and enhance economic viability of agricultural operations.
- AG-IM8. Compliance with Regulations.** The County shall maintain an agricultural protection compliance program to enforce land use and building regulations on agricultural lands (AE, AG).

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 of which is 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.

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,

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.

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.

<p>California Timberland Productivity Act – Residential Uses</p>
<p>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.</p> <p>CGC§ 51104(h) defines "Compatible use":</p> <p><i>"(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:"</i></p> <p>Residential use as a compatible use is addressed in CGC§ 51104(h)(6):</p> <p><i>"... A residence or other structure necessary for the management of land zoned as timberland production."</i></p> <p>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.</p>

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 relative to the value of land for residential uses and conservation purposes. In the conservation realm, large tracts 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 subdivisions, 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 range 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 and 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 to be bought, sold and ultimately developed as residential property. Fragmentation of timberlands into smaller lot sizes can accelerate this trend. Lower priced smaller lots appeal to a larger residential market, and 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. Forest Resources.** Public and private forests producing a wealth of multiple economic and natural resource values and ecosystem services. Constructive dialog and cooperation between state, federal and local agencies and private property owners and a regulatory framework that maximizes private and public interests and ecosystem services.
- 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. Supply of Productive Forestlands.** An adequate and stable supply of forestlands whose economic and ecosystem services are sustained by policies and standards governing minimum parcel sizes, public acquisition, incompatible uses, public infrastructure investments, environmental protection and incentives for sustainable uses.
- FR-G4. Incompatible and Conflicting Uses.** Timberlands protected from the encroachment of incompatible uses and managed for the inclusion of compatible uses.
- FR-G5. Infrastructure.** A public road system maintained for transportation of logs to mills and forest products to market. Sufficient industrially zoned 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 efforts by the California Department of Forestry and Fire Protection's (CAL FIRE) and other agencies to improve a regulatory system that encourages the productivity and resource protection 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 as directed by the Board.

- 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 economic 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 Long-Term Timber Management Plan(s).** Support broader use of Nonindustrial Timber Management Plans, Program Timberland Environmental Impact Reports, and other long-term management plans that would include increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans.
- FR-P5. Forest and Rangeland Improvement Programs.** Support continuance and funding of forest and rangeland improvement programs.
- FR-P6. Tax Incentive Programs.** Support tax incentive programs, such as the Timber Production Zone (TPZ), that maintain or 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, such as using bio-mass for energy and carbon storage.

Forest Resource Land Base

- FR-P8. Protection of High Quality Timberlands.** Timberlands planned and zoned for timber production should be retained for timber production, harvesting and compatible uses, and reclassification of the Timberland Production Zones (TPZ) shall be done in accordance with the statutory requirements.
- FR-P9. Residential Construction on TPZ Zoned Parcels.** Recognize the right to construct a residence and accessory buildings under a ministerial permitting process subject to County standard consistent with other Elements of the General Plan when the use does not detract from the growing and harvesting of timber and associated compatible uses.
- FR-P10. Secondary Residential Construction on TPZ Zoned Parcels.** Accessory dwelling units may be allowed on TPZ parcels greater than 160 acres, and on parcels less than 160 acres only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Accessory dwelling units may be allowed on TPZ parcels of less than 40 acres within Community Planning Areas. (GP amendments w ADU Ord., Res. 20-78)
- FR-P11. Substandard Lots and TPZ Rezoning.** The County supports County-initiated zoning of land from the Timberland Production Zone only when it can be found that:
- A. The original inclusion was in error or inappropriate; or
 - B. The conversion is necessary to provide for the logical expansion of an existing community; or

- C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or
- D. The parcel is three acres or less; or
- E. The parcel does not meet the definition of timberland, or timber production cannot be sustained as the primary use as determined by the Forestry Review Committee.

- FR-P12. Landowner-initiated Rezoning of TPZ Parcels.** Landowner-initiated rezoning of TPZ parcels shall be done according to state law (California Government Code Section 51120).
- FR-P13. Lot Line Adjustments.** Lot line adjustments of TPZ parcels may be approved in order to consolidate logical timberland management units or facilitate clustered residential development. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management unless a finding is made by the Board of Supervisors that it is in the public interest.
- FR-P14. Timberland Ownership.** The County shall provide incentives to maintain large-scale land ownerships for commercial timber production and to protect forest ecosystem services.
- FR-P15. Planned Rural Development.** The County shall consider, and if appropriate, develop a Planned Rural Development (PRD) program that allows voluntary clustering of home sites when lands most suitable for timber production are retained for permanent continued production. Consider incentives such as density bonuses.
- FR-P16. 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 effect on the production of timber or ecosystem services.
- FR-P17. Conservation Easements.** Support voluntary easement programs consistent with TPZ standards that combine conservation management with sustainable timber production.
- FR-P18. Transfer of Development Rights (TDR) Program.** Research and develop, if feasible, a voluntary Transfer of Development Rights program as a method of protecting larger tracts of resource lands based on community input. The density credit would not count Accessory Dwelling Units in the calculation.

Forestland-Residential Interface

- FR-P19. Planned Compatible Uses.** Lands adjacent to areas designated as Timberlands should be planned for uses compatible with timber management, including timber harvesting activities.
- FR-P20. Fire Safety Hazards.** The County shall continue to implement the 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.

- FR-P21. Right to Harvest.** The County shall utilize the “Right-to-Harvest” Ordinance to provide recorded notice about the nature of timber management activities to residents living adjacent to timberlands.

Infrastructure and Public Services

- FR-P22. Maintain Public Roads.** The County shall maintain public roads and drainage facilities to support log and forest products transportation.

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, and 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:

Density credit:	1.5 the existing entitlements when 95% of timberlands are protected
Protection instrument:	conservation easement or equivalent protection on remainder
Rezone homesite parcels:	County to conduct rezone
JTMP:	Required for all parcels

- FR-S2. Forestland-Residential Interface (FRI).**
 - A. Require new residential subdivisions adjacent to TPZ and public forestlands to include forested buffers and building setbacks between residential uses and adjacent timberlands to minimize use conflicts and safety hazards and, if necessary, require fire breaks around all or a portion of the development in consultation with CAL FIRE.
 - B. For residential development, require compliance with fire safe standards, and ongoing fire protection management programs developed by qualified experts.
 - C. For residential development in high and very high fire severity zones, require the establishment and maintenance of fire breaks and open space adjacent to forestlands, consistent with CALFIRE recommendations, and ongoing fire protection management programs developed by qualified experts 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.

reduction, dwelling fire protection and creation of defensible space for existing development.

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Infrastructure and Public Services

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- B. For residential development, require compliance with fire safe standards, and ongoing fire protection management programs developed by qualified experts.
- C. For residential development in high and very high fire severity zones, require the establishment and maintenance of fire breaks and open space adjacent to forestlands, consistent with CALFIRE recommendations, and ongoing fire protection management programs developed by qualified experts 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.** Subdivisions of lands designated as Timberland (T) that create parcels less than 160 acres may be permitted if the project meets the following criteria:
- A. The subdivision will improve the ability to manage the parcel for improved forest health and productivity, or the subdivision is necessary for the public interest, as determined by the Board of Supervisors with the recommendation from the Forest Resources Committee; 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. The residential site is located in areas of the lowest productivity, to the extent practical and considering proximity to existing infrastructure; and
 - D. A joint timber management plan (JTMP) is prepared for divisions below 160 acres.
- FR-S5. Harvest Road Access Protection.** Identify and protect preferred and necessary log haul route access to be acknowledged by residential users.

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 management and protection regulations that reduce overlapping regulations.
- FR-IM2. Develop Incentive Program to Encourage Timber Production and Ecosystem Values.** Develop incentives for property owners and forestland managers to encourage continued timber production and ecosystem services on forestlands. Support programs that provide technical assistance to small timber producers working to maintain timber production on lands also used as their primary residence.
- FR-IM3. Support Voluntary Conservation Programs.** Support 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 from Article II the requirement of merger of substandard TPZ lands, not currently under a Williamson Act Contract.
- 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. Prior to consideration by the Board of Supervisors, the Ordinance shall be referred to the Forestry Review Committee for review and recommendation to the Board.

- FR-IM6. Streamline County Forest Management Regulatory Requirements.** Develop streamlined processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction.
- FR-IM7. Coordination of County and State Policies.** Maintain policies and regulations that are consistent with the State Forest Practice Act and State Forest Practice Rules.
- FR-IM8. Review Standards and Process of Joint Timber Management Plans (JTMP).** With assistance from the Forestry Review Committee (FRC), review and provide recommendations to the Board of Supervisors on:
- A. The standards for JTMPs; and
 - B. Guides for subdivisions or conveyances of TPZ lands into units or ownerships below 160 contiguous acres; and
 - C. Establishing a process for review of all previously approved JTMPs, to include reviews for compatibility with the plan's management recommendations when new development is proposed, and on a periodic basis to evaluate changed conditions or circumstances (e.g., fire or infestation), with the frequency of such scheduled reviews to be determined by the FRC; and
 - D. Establishing a program to familiarize landowners with the concepts of TPZ and increase understanding of approved JTMPs; and
 - E. Work to reduce redundancy between NTMP and JTMP requirements in cases where NTMPs have been prepared.
- FR-IM9. Transfer of Development Rights (TDR) Program.** Research and develop, if feasible, a Transfer of Development Rights Program.

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 results 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. Coordinated Planning.** 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; and
 - B. Promote and protect adjacent private resource production lands; and
 - C. Effectively utilize the multiple-use concept; and
 - D. Emphasize the provision of low-cost recreational opportunities, provided such opportunities do not unfairly compete with private enterprise; and
 - E. Place priority on development and maintenance of facilities over future acquisition; and
 - 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, other than eminent domain, 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.
 - E. Is consistent with the agricultural "No Net Loss" policy.
- 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 state or federal acquisitions through eminent domain, unless it is found to be:
- A. The last option after the opportunity for mutual agreement has been exhausted; and
 - 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;
 - E. Subdivision Map Act requirements for access to navigable waterways; and,
 - F. Special needs of handicap and elderly persons.
- 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.

4.8 Land Use Designations

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 are included as notes to the tables. Other uses may be allowed or restricted as detailed by the zoning district implementing the land use designation.

Residential Land Use Designations

Residential Medium Density (RM)

The Residential Medium Density designation 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 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 designation is commonly used in water-only service areas.

Residential Agriculture (RA)

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. RA5-20 and RA20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RA40, RA60, and RA160 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 Designations

Allowable Use Types	RM	RL	RE	RA
Residential				
Single Family Residential	X	X	X	X
Accessory Dwelling Unit	X	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	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood Commercial	X	X	X	X
Non-Commercial Recreation	X	X	X	X
Office and Professional	X			
Private Institution	X	X	X	
General Agriculture			X	X
Intensive Agriculture			X	X
Stables & Kennels			X	X
Timber Production			X	X
Fish & Wildlife Management	X	X	X	X
Essential Services	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) designation 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 designation 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 designation 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 Designations

	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
Timber Production			X
Similar Compatible Uses	X	X	X
Development Standards			
Max. Floor Area Ratio	3	3	3
Maximum Structure Height and other development standards	per zoning	per zoning	per zoning

1. Family day care centers are considered an accessory commercial use.

Mixed-Use & Urban Reserve Designations

Mixed Use (MU)

This designation 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) designation 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) designation 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 designation 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 Designations

Allowable Use Types	MU	VC	RCC	UR/1
Residential				
Single Family Residential	X	X	X	X
Accessory Dwelling Unit	X	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	
Timber Production		X	X	X
Fish & Wildlife Management	X	X	X	X

Allowable Use Types	MU	VC	RCC	UR/¹
Essential Services	X	X	X	
Similar Compatible Uses	X	X	X	X
Development Standards				
Max. Floor Area Ratio	3	2	2	
Maximum Structure Height and other development standards	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 which indicates that when services are available, the area may be developed according to the RL designation.
2. Family day care centers are considered an accessory commercial use.

Industrial Designations

Industrial, General (IG or MG)

This designation (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. This designation may be accommodated in rural areas where full urban services are not required for the intended use.

Industrial, Resource Related (IR)

This designation 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 designation 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 designation 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 Designations

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		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		
Timber				
Timber Production	X	X	X ¹	
Commercial				
Heavy Commercial	X	X		
Neighborhood Commercial				X
Office & Professional	X		X	X
Warehousing, Storage, & Distribution	X	X	X	X
Retail Services				X
Transient Habitation				X
Civic				
Administrative	X			X
Essential Services	X		X	X
Extensive Impact Civic Uses	X		X	
Solid Waste Disposal	X			
Utilities and Energy Facilities	X	X	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				
Max. Floor Area Ratio	3	3	3	3
Maximum Structure Height and other development standards	per zoning	per zoning	per zoning	per zoning

1. Conditionally permitted.

Open Space, Public Lands, and Tribal Land Designations

Conservation Floodway (CF)

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

Natural Resources (NR)

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

Tribal Lands (TL)

The purpose of the Tribal Lands designation is to identify all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes ¹. At this time, the County does not have jurisdiction over land within the Reservations or Rancherias owned in fee by tribal members. The County may have jurisdiction over land owned in fee by non-

¹ If a property planned TL is found to be outside of a reservation or rancheria of federally-recognized Native American tribes, the predominant adjacent (non-TL) land use designation, allowed uses and development standards shall be applied.

tribal members within the boundaries of the Rancheria or Reservation. In the event the County has such jurisdiction, it shall defer to the tribal government's adopted land use plan as policy guidance for any land use and permit approvals relating to land owned in fee by non-tribal members that is planned Tribal Lands. Proposed subdivisions of land planned Tribal Lands within the County's jurisdiction shall be originated with contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government's adopted subdivision regulations, where applicable.

Where the County has jurisdiction and there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land designated Tribal Lands shall be determined in consultation with the Tribe as one (1) of the following:

- A. For properties zoned TPZ, the allowable use types and maximum allowable residential density shall be the same as those specified for land planned Timber. In addition, all policies relating to timber resources contained in Section 4.6, Forest Resources, shall apply.
- B. For properties within or adjacent to urbanized areas of Community Planning Areas, the allowable use types shall be the same as those specified for land planned land Residential Estates, and the maximum residential density for shall be one (1) to five (5) acres per dwelling unit.
- C. For properties not zoned TPZ and not within or adjacent to urbanized areas of Community Planning Areas, the allowable use types shall be the same as those specified for land planned Residential Agriculture, and the maximum residential density shall be 40 to 160 acres per dwelling unit. In addition, all policies relating to Rural Lands contained in Section 4.4, Rural Lands, shall apply.

Tribal Trust Lands (TTL)

The purpose of the Tribal Trust Lands designation is to identify all lands outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the Federal government. The County shall not assert jurisdiction over these lands once they are held in trust.

Railroad

The purpose of the Railroad designation is to protect contiguous rail rights of way currently held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake, from development that may interfere with the use of these rights of way for transportation purposes consistent with North Coast Railroad Authority policy.

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

Allowable Use Types	CF	NR	OS	PF	PR	P	MR/
Natural Resource							
Boating Facilities	X	X	X	X	X	X	X
Fish & Wildlife Habitat Mgt	X	X	X	X	X	X	X
Public Access Facilities	X	X	X	X	X	X	X
Resource-Related Recreational	X	X	X	X	X	X	X
Watershed Management	X	X	X	X	X	X	X
Wetland Restoration	X	X	X	X	X	X	X
Resource Production							
General Agriculture	X	X	X	X	X	X	X
Timber Production		X	X	X	X	X	X
Industrial							
Aquaculture	X	X	X		X	X	X
Coastal Dependent Industrial							X
Civic							
Administrative				X		X	
Community Assembly				X	X	X	
Essential Services				X		X	
Extensive Impact Civic Uses				X			
Public Recreation & OS	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	
Temporary RV Park	X			X	X	X	
Similar Compatible Uses	X	X	X	X	X	X	X
Development Standards							
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)

This 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, and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

Table 4-G Resource Production Land Use Designations

Allowable Use Types	T	AE	AG
Agricultural			
Agriculture-Related Recreation		X	X
Feed Lot/Slaughter House		X	X
General Agriculture	X	X	X
Hog Farming		X	X
Intensive Agriculture		X	X
Stables & Kennels		X	X
Timber			
Timber Production	X	X	X
Timber-Related Recreation	X		X
Commercial			
Agriculture-Related Visitor-Serving ¹		X	X
Timber-Related Visitor-Serving ²	X		X
Industrial/Extractive			
Agriculture & Timber Products Processing	X	X	X
Aquaculture	X	X	X
Oil & Gas Drilling & Processing	X		X
Metallic Mining	X	X	X
Surface Mining			
Natural Resource			
Fish & Wildlife Habitat Mgt	X	X	X
Public Access Facilities	X	X	X
Resource-Related Recreational	X	X	X
Watershed Management	X	X	X
Wetland Restoration	X	X	X
Other			
Cottage Industry		X	X
Farm Employee Housing		X	X
Labor Camps	X	X	X
Public Recreation	X	X	X
Second Agriculture Residence		X	X
Utilities & Energy Facilities ³	X	X	X
Single Family Residence	X	X	X
Accessory Dwelling Unit	X	X ⁴	X ⁴
Similar Compatible Uses	X	X	X
Development Standards			
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres
Ground Coverage		2 acres max.	2 acres max.
Additional Provisions	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.

⁴ Principally permitted Accessory Dwelling Units shall be within the same contiguous two (2) acre building envelope containing the primary residence.

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

Table4-H. Zoning Consistency Matrix – Inland

LAND USE DESIGNATIONS	C-1	C-2	C-3	C-H	MB	ML	MH	AV	PF1	PF2	DF	FP	RS	R-1	R-2	R-3	R-4	RA	AE	AG	TPZ	FR	U
Residential Land Use Designations																							
Residential-Medium Density (RM)															X	X	X		X ³	X	X ³		
Residential-Low Density (RL)														X	X*	X*			X ³	X	X ³		
Residential Estates (RE)												X	X*	X*				X*	X ³	X	X ³	X ^{2*}	
Residential Agriculture (RA)												X	X*	X*				X*	X ³	X*	X ³	X ^{2*}	
Commercial Land Use Designations																							
Commercial General (CG)	X	X																			X ³		
Commercial Services (CS)	X	X	X	X	X ²																X ³	X ²	
Commercial Recreation (CR)	X	X		X																	X ³	X ²	
Mixed Use (MU)	X	X											X ³	X ³	X	X	X				X ³	X ³	
Village Center (VC)	X	X		X		X	X					X	X	X						X	X ³	X	
Rural Community Center (RCC)	X	X		X		X	X					X	X	X					X ³	X	X ³	X	
Industrial Use Land Use Designations																							
Industrial, General (IG)			X		X ²	X	X												X ³		X ³	X ²	
Industrial, Resource Related (IR)						X ²	X ²					X							X		X		
Business Park (MB)		X ²	X ²		X	X ²																	
Open Space and Public Land Use Designations																							
Conservation Floodway (CF)									X	X	X	X							X				X
Natural Resources (NR)											X								X				
Open Space (OS)											X								X				
Public Facilities (PF)	X	X		X		X	X	X	X	X	X		X	X	X	X	X		X	X	X		X
Public Recreation (PR)									X	X	X								X	X*	X		
Public Lands (P)								X			X								X	X*	X		X
Tribal Lands (TL)								X			X								X	X	X		X
Tribal Trust Lands (TTL)								X			X												X
Railroad			X			X	X	X	X	X		X							X	X	X	X	X
Resource Production Land Use Designations																							
Timberlands (T)											X	X							X	X*	X		
Ag. Grazing (AG)											X	X							X	X*	X		
Ag. Exclusive (AE)											X	X							X		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.

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

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Chapter 5. Community Infrastructure and Services Element

5.1 Purpose

This Element identifies community infrastructure and service issues that affect Plan implementation. The Board of Supervisors opted to prepare this Element because of the pivotal role that infrastructure and services play in the growth of the County. The Element provides direct focus on existing infrastructure and service capacity, future demand, levels of service, timing, and funding issues.

5.2 Relationship to Other Elements

Infrastructure and services are important to many Plan elements, especially Land Use, Circulation, Safety, and Economic Development. The Telecommunications Element is also closely associated. The Community Infrastructure and Services Technical Report provides background information and policy support for this Element.

5.3 Background

Community Infrastructure and Services and Land Use

Adequate public infrastructure and services provide a foundation for growth and are essential for community health, safety, and quality of life. The availability of land for development and the pattern of land development within the County over the next 20 years will depend more on the availability of infrastructure than any other single factor. But the ability to maintain existing infrastructure and finance infrastructure has decreased over time and will remain limited in the future. In this fiscal environment it is absolutely essential to focus finite resources on clear priorities.

Finding new funding resources is also essential. This Plan proposes multiple approaches to fund capital projects and maintenance, including “pay as you go” standards for new development, assessment programs, and competing for state and federal infrastructure funds.

While the County has a direct role in maintaining or providing roadways, law enforcement, and drainage, various other providers are responsible for delivering the remainder of infrastructure and services. This Element includes policies that will strengthen partnerships between the County and local service providers.

Combining efforts and resources on mutually agreed upon infrastructure and service priorities is one of the most important goals of this Plan.

Roadways

Humboldt County contains approximately 1,400 miles of County and city roads, state highways, and roadways on federal lands. Issues affecting the County road system include roadway safety, capacity, and condition. Maintaining the condition of existing roads during the planning period will be a significant challenge. Urban roads are heavily used and are in constant need of maintenance. In rural areas, lower population densities and long travel distances mean that limited road maintenance funds are spread across an extensive network of roads. Roadway capacity is generally less of an issue for rural areas due to the lower population densities. However, some roadways in urbanized portions of unincorporated areas (such as those surrounding Eureka and McKinleyville) are subject to existing and projected areas of congestion.

Lack of funding is the limiting constraint on maintenance and increases in roadway capacity. The Public Works Department has identified a \$100 million current roadway maintenance backlog on County maintained collector and arterial roads. Statewide budget shortfalls in transportation improvement funding have severely limited new roadway improvement projects. Developing funding mechanisms for roadway capacity improvement projects is critical to the successful implementation of this Plan.

Storm Drainage and Flood Control

The Humboldt County Public Works Department is responsible for storm drainage within the unincorporated areas of the County and is responsible for the maintenance of flood control levees along the Eel River at Sandy Prairie, the Mad River at Blue Lake, and Redwood Creek at Orick. Aside from McKinleyville and the unincorporated area around Eureka, the majority of the County does not have improved stormwater conveyance systems. Outside of the County's urban areas, stormwater follows a natural drainage pattern before either infiltrating or entering a waterway. The County also maintains a significant number (estimated in the thousands) of culverts under roadways, which are located throughout the many drainage swales, creeks, and streams.

The County's stormwater system varies in condition. Much of the infrastructure is very old and is reaching the end of its design life. The County lacks a dedicated source of funding for drainage maintenance and does not have sufficient funding to make improvements to this system. A systematic master planning and replacement program intended to upgrade and expand stormwater infrastructure is needed, but funding to do so is lacking.

Law Enforcement

The Humboldt County Sheriff's Office is responsible for law enforcement in the unincorporated area and provides a range of law enforcement services throughout the County as well, including criminal investigation, court services, and corrections. Sheriff's Office facilities are insufficient for current needs and the Department does not have adequate funding to maintain generally accepted officer-to-population ratios.

Fire Protection Services

Fire protection services include more than fire suppression. Fire departments provide a range of services, including emergency medical services (approximately 80% of calls for service are emergency medical), auto extrication, technical rescue (rope, swift water, and confined space rescue), hazardous materials, and general public assistance responses. In responding to emergencies, local fire departments work closely with law enforcement, public utilities, the County Office of Emergency Services, and ambulance companies. Fire departments and ambulance companies are both dispatched to medical calls. In most cases, fire departments arrive on scene prior to the ambulance and are expected to gather vital signs, stabilize the patient, and prepare the patient for transport.

For the purposes of this General Plan Element, fire protection is defined to include all of the response types described above. Fire protection in Humboldt County includes one County Service Area (CSA), five Community Service Districts (CSDs), sixteen Fire Protection Districts (FPDs), one Resort Improvement District (RID), and two city fire departments. There are also 18 non-profit corporations which are volunteer fire departments not associated with a district. All but four of these departments are staffed entirely by volunteers. In spite of the array of fire-related districts and non-district related departments providing service to Humboldt County communities, substantial portions of the County are outside district boundaries. Fire departments regularly provide service to areas outside district boundaries. In addition, many areas within fire-related district boundaries are underserved.

The most critical issue facing fire protection service providers is the lack of adequate funding. Lack of funding for fire service providers results in limited administrative capacity; inadequate facilities, equipment, and apparatus; and contributes to the lack of adequate personnel. The Master Fire Protection Plan, 2006 (2013 Community Wildfire Protection Plan) and Community Infrastructure and Services Technical Report outline a series of actions intended to address these issues. This Element focuses on improving existing fire protection funding, requiring that new development pays its fair share of fire protection costs, and expanding fire-related districts to help ensure stable ongoing sources of funding.

Water and Wastewater Systems

There are 17 cities and special districts in Humboldt County that currently provide wastewater services, 14 of which operate wastewater collection systems and treatment plants; the remaining 3 operate only collection systems. In addition, there are two privately owned water and wastewater systems in company towns that are not regulated by the California Public Utilities Commission, that are transitioning to municipal systems. At least two additional special districts are considering developing new wastewater systems to address public health concerns in their community. The remainder of the County is served by on-site septic systems. Almost all of the wastewater service providers also provide water service. In addition, there are 18 other entities that provide water service, including cities, special districts, and public utility companies.

Most water and wastewater systems in the County were constructed using grant funds in the 1950s and 1960s. In general, the systems are quite old and deteriorating and are in need of improvement. Without exception, all service providers face the need to invest in maintenance and upgrades required to keep their systems in compliance with state

standards. Almost all service providers lack the funding to make the necessary improvements. Furthermore, many of the service providers in small communities have limited managerial, financial, or technical resources to draw from.

Developing new wastewater treatment and conveyance capacity in Urban Development Areas will be necessary to meet regional housing needs, particularly in the Eureka Community Plan Area. As such, wastewater system expansion and extension is a high priority of this Plan.

Parks and Recreation

As a rural area, Humboldt County has a wealth of outdoor recreational opportunities. More than 20% of the County's 2.3 million acres are protected open space, forests, and recreation areas. Within the County boundaries, there are federal and state parks, 16 County parks and beaches operated by the Humboldt County Parks Division, recreational areas and reserves, city parks, and parks operated by special districts and non-profit organizations. These areas contribute to the quality of life in Humboldt County and provide needed recreation opportunities for residents of neighboring counties and visitors from all over the world. However, most parks in Humboldt County are regional in scope. Outside the seven Humboldt County cities, there are few local community or neighborhood parks. Providing neighborhood parks in conjunction with new development is a goal of this Plan.

Street Lighting

Carefully placed street lighting can reduce accidents in urban and suburban areas where there are intersections and concentrations of pedestrians. In addition, lighting may serve as a crime deterrent, may aid law enforcement agencies, and contribute to a sense of safety and community pride. In Humboldt County, street lighting is provided by each of the seven cities, three community services districts, and eight street lighting districts formed by Humboldt County and governed by the Board of Supervisors. Street lighting services are available in only about half of the urbanized areas of the County. Streetlights should avoid unnecessary glare and night sky pollution, light trespass, and energy waste.

Other Public Utilities and Services

Communities are also served by public schools, libraries, social services, as well as public and quasi-public utilities providing energy and broadcast, cable, solid waste collection and recycling, and telecommunication services. Land use decisions should be closely coordinated with other service providers, particularly school districts and public utilities, to ensure that capacity is available when development occurs.

5.4 Goals and Policies

Goals

- IS-G1. Adequate Infrastructure and Services.** Well maintained public infrastructure and services supporting existing development.
- IS-G2. Sustainable Funding.** Adequate and sustainable revenue sources for capital improvements and maintenance of infrastructure and services.
- IS-G3. Interagency Coordination.** Coordinated planning, prioritization, funding, and implementation of infrastructure and public service projects across jurisdictional boundaries.

Policies

- IS-P1. Coordination with Service Providers.** The County shall work cooperatively with cities and service providers to identify needs and service limitations, secure funding, and implement infrastructure and public service projects consistent with this Plan and capital improvement plans.
- IS-P2. Public Infrastructure and Services Standards.** Use objective public infrastructure and service standards to:
- A. Assess service conditions;
 - B. Identify deficiencies; and
 - C. Rank priorities.
- IS-P3. Requirements for Discretionary Development.** The adequacy of public infrastructure and services for discretionary development greater than a single family residence and/or Accessory Dwelling Unit shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Such discretionary development may be approved if it can be found that:
- A. Existing services are adequate; or
 - B. Adequacy will be attained concurrent with project implementation through project conditions; or
 - C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or
 - D. Evidence in the record supports a finding that approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.
- IS-P4. Fiscal Impact Assessment.** The fiscal impacts of discretionary development (i.e. projects that require the preparation of an Environmental Impact Report that may have significant impacts on existing and planned public infrastructure and services) shall be considered during the project review process. Significant adverse effects shall be mitigated to the extent feasible.

- IS-P5. Mitigation of Cross-jurisdictional Impacts.** The County shall work with the cities to ensure impacts associated with new development are mitigated for each affected jurisdiction.
- IS-P6. Infrastructure and Services Capacity.** In coordination with service providers, the County shall periodically monitor the capacities of infrastructure and services in relation to existing and planned demand.
- IS-P7. Capacity of Facilities and Land Use Decisions.** The County shall evaluate the capacity and sizing of road and drainage facilities in coordination with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development.
- IS-P8. State and Federal Advocacy.** Coordinate with local service providers' efforts to influence legislation or regulations to achieve outcomes consistent with the goals and policies of this Plan.
- IS-P9. District Boundaries, Spheres of Influence, and Community Plans.** District boundaries, spheres of influence, municipal service reviews, and community plans shall be mutually compatible and support the orderly development and timing of infrastructure and services.
- IS-P10. Changes in District Boundaries.** Support the adjustment of service district or city boundaries to eliminate service area gaps, align district boundaries with already served areas, consolidate districts, improve service delivery, or to address an existing or impending threat to the public health or safety of the residents of the affected territory, consistent with this Plan.
- IS-P11. Out of Area Service to Address Threats to Public Health.** Encourage the Humboldt LAFCo to amend its policies and procedures to allow local agencies to provide new or extended services outside jurisdictional boundaries and outside spheres of influence to respond to existing or impending threats to the public health or safety, consistent with Government Code 56133, without requiring an annexation agreement.
- IS-P12. Road and Drainage System Funding Sources.** Develop funding mechanisms and sources to support the construction and maintenance of road and drainage facilities consistent with the policies and standards of the Circulation and Water Resources elements.
- IS-P13. Drainage and Flood Control.** Develop and maintain a countywide drainage and flood control plan to guide capital improvements and maintenance and serve as a basis for long-term sustainable funding mechanisms.
- IS-P14. Law Enforcement.** The County shall continue to monitor law enforcement needs and coverage.
- IS-P15. Expanded Fire Protection Services.** Encourage and support the expansion of existing special district boundaries, or the formation of County Service Areas with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries.

- IS-P16. Water and Wastewater System Capital Improvement Programs.** Support the efforts of service providers to develop and maintain capital improvement programs for construction of water and wastewater systems.
- IS-P17. On-Site Sewage Disposal Requirements.** Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies. Recognize and allow the use of alternative onsite sewage disposal systems that meet state standards.
- IS-P18. Parks and Recreation Service in Urban Development Areas.** Encourage and support special districts to provide neighborhood parks and recreation services within Urban Development Areas.
- IS-P19. Private Recreation Facilities.** The development of private or joint public-private sector recreation facilities shall be encouraged.
- IS-P20. Street Lighting.** Street lighting shall be required when necessary to improve public safety in urban and suburban areas and Village Centers.
- IS-P21. County Facilities.** Proposed County capital projects and facilities shall be analyzed for consistency with this Plan and applicable city general plans.
- IS-P22. County Library Facilities and Services.** Continue to assess needs of the County's residents and expand library facilities and services as necessary.
- IS-P23. Conversion of School Facilities.** Conversion of closed school sites and facilities to other uses shall be compatible with existing or planned land uses of adjacent areas and involve affected residents in the decision-making process.
- IS-P24. Building Permit Referrals.** Provide building permit referrals to the appropriate local fire chief for new buildings within the fire related district boundary and/or the identified response area.
- IS-P25. Fire Service Impacts from New Development.** During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.
- IS-P26. Unincorporated Legacy Communities.** On or before the due date for each subsequent revision of its Housing Element, the County shall review, and if necessary amend, the General Plan to update the analysis of unincorporated legacy communities.
- IS-P27. Parks Master Plan.** In cooperation with other park service providers, the County shall establish and maintain a Parks Master Plan that would assess current facilities within each inland and coastal planning area, determine appropriate locations for new facilities, and identify funding options.

5.5 Standards

- IS-S1. Adequate Public Infrastructure and Services Ordinance.** Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for discretionary development greater than a single family residence and/or Accessory Dwelling Unit or minor subdivision. Standards shall be specified by ordinance for County provided services. County standards shall be consistent with Plan policies. Standards for non-County services should be consistent with levels of service adopted by local service providers or, if standards have not been adopted, the County shall work in coordination with the local service providers to identify generally accepted standards.
- IS-S2. Service Inadequacies and Development Limitations.** The County shall request that water and wastewater service providers submit formal notice approved by their governing body of any newly identified capacity limitations within Urban Development Areas that have the potential to result in a development moratorium or other limitation of development otherwise allowed by this Plan. The County shall take appropriate actions as necessary to reflect new capacity limitations in land use and permitting decisions and communications to the public.
- IS-S3. Infrastructure Project CEQA and NEPA Land Use Consistency Determinations.** Policies of this Plan which avoid or mitigate environmental effects shall be considered by CEQA lead agencies and federal agencies conducting NEPA evaluations in the evaluation of the environmental impacts of proposed infrastructure projects. Policy conflicts should be considered potentially significant land use impacts pursuant to California Public Resources Code 21083 and Code of Federal Regulations Title 40, Part 6.
- IS-S4. Subdivisions Outside of Fire District Boundaries.** Subdivisions outside of fire district boundaries shall be conditioned to ensure the findings required by Government Code Section 66474.02 can be made.
- IS-S5. Other Development Outside of Fire District Boundaries.** New industrial, commercial, and residential development, excluding subdivisions pursuant to the Subdivision Map Act, outside of fire district boundaries shall be responsible prior to permit approval, to obtain from an appropriate local fire service provider written acknowledgement of the available emergency response and fire suppression services and recommended mitigations.
- If written acknowledgement indicates that no service is available or no acknowledgement is received, the following shall apply:
- A. For building permits, a note shall be placed on the permit indicating that no emergency response and fire suppression services are available.
 - B. For discretionary permits findings shall be made that no service is available and the project shall be conditioned to record acknowledgment of no available emergency response and fire suppression services.
- IS-S6. Water and Wastewater Service Commitment for Proposed Development Projects.** Discretionary development served by public water and/or

wastewater service shall receive written service commitments from the appropriate district or agency prior to receiving final approval from the County.

- IS-S7. Parkland Requirements** New residential subdivisions shall dedicate land or pay in-lieu fees for parkland pursuant to the Quimby Act, which requires up to five (5) acres of parkland per thousand persons, consistent with parkland dedication standards.
- IS-S9. Street Lighting.** Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.
- IS-S10. Interim Parks and Recreation Standards.** Parks and recreation standards contained in the Government Code Section 66477 shall be used as the standard for parkland dedication in the review of divisions of land for which a tentative map is required pursuant to Section 66426, until such time that the County has established parks and recreation standards for new development that differentiate between urban and rural settings; specify acreage of park land of 3 acres per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to fund park and recreation improvements and funding for operation and maintenance.

5.6 Implementation Measures

- IS-IM1. Coordination with Service Providers.** Coordinate as appropriate with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects.
- IS-IM2. Adequate Public Infrastructure and Services Standards.** Develop and adopt an ordinance establishing adequate public infrastructure and services standards.
- IS-IM3. Fiscal Impact Assessment.** Prepare guidelines for the preparation and evaluation of fiscal impact assessments for large scale discretionary projects. Establish threshold criteria to identify applicable large-scale projects.
- IS-IM4. Reimbursement.** Develop the ability to enter into voluntary agreements to reimburse developers over time as subsequent development is approved for expenditures in excess of the developer's fair share costs.
- IS-IM5. State and Federal Legislation, Appropriations, and Grant and Loan Programs.** The County shall actively advocate for state and federal legislation, appropriations, and grant and loan programs that increase funding for community infrastructure.

- IS-IM6. State and Federal Advocacy.** Maintain a list of legislative and regulatory priorities that include infrastructure and service issues and advocate actions that benefit the County and local service providers.
- IS-IM7. Drainage and Flood Control Plan.** Prepare a countywide Drainage and Flood Control Plan that inventories existing facilities, and prioritizes needs.
- IS-IM8. Fire Protection Levels of Service.** Support the development of a level of service standards by the Humboldt County Fire Chief's Association.
- IS-IM9. Standards of Fire Protection Response.** Encourage fire districts to prepare Standards of Coverage Studies and address substandard conditions. These studies may include: establishment of baseline conditions, risk assessment, level of service standards and objectives, critical task capability assessment, reliability assessment, and policy recommendations.
- IS-IM10. County Service Area-Fire Protection.** In close coordination with fire-related districts, non-agency fire departments, and CAL FIRE, establish county service areas and adequate ongoing fire protection funding sources in areas with developed and developable land that cannot be served by existing fire-related districts and where new districts cannot feasibly be established. Utilize fire protection service agreements with existing fire service providers, where appropriate. Utilize County Service Areas to augment the level of service and capacity of existing fire service providers, where appropriate.
- IS-IM11. Fire Protection Municipal Service Review.** Support the preparation of a comprehensive countywide fire protection municipal service review by the Humboldt LAFCO to determine the best approaches to improving levels of service countywide and expand service to areas outside existing fire-related district boundaries.
- IS-IM12. Monitor Infrastructure and Services Capacity.** Coordinate with water and wastewater providers to monitor the capacities of infrastructure and services to ensure that growth does not exceed acceptable levels of service.
- IS-IM13. Organization of Water and Wastewater Providers.** Assist in the establishment of an organization of local water agencies, such as an association or authority, to improve water quality, service capacity, and level of service of all water and wastewater services providers.
- IS-IM14. Sizing of Water and Wastewater Systems.** Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency. Coordinate with service providers to update the County land inventory.
- IS-IM15. Use of Parkland and Fees.** The County shall develop a schedule for the use of land and fees collected under parkland dedication provisions, including mechanisms for tracking the expenditure of funds for a five-year period in coordination with special districts providing parks and recreation.
- IS-IM16. Parks and Recreation.** Prepare parks and recreation standards for new development that consider community preference and differentiate between urban, suburban, and rural settings; specify acreage of park land

per 1,000 residents; and specify land dedication, in-lieu fees, or other mechanisms to make park and recreation improvements.

- IS-IM17. Street Lighting.** Prepare street lighting standards that allow for community-specific priorities and standards and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines.
- IS-IM18. Public Facilities and Services Funding Sources.** Investigate and implement funding sources for public facilities and services, such as state or federal appropriations, grant and loan programs, special taxes, special assessments, tax increment financing, and fees, as directed by the Board of Supervisors.
- IS-IM19. Fire Protection Services Funding Sources.** Support the development of funding sources, such as state or federal appropriations, grant and loan programs, special taxes, special assessments, and fees to support fire protection services, as directed by the Board of Supervisors.

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Chapter 6. Telecommunications

6.1 Purpose

Telecommunications infrastructure and services include basic telephone, wireless telephone, and broadband internet. This chapter addresses telecommunications access, reliability, and capacity.

6.2 Relationship to Other Elements

Land Use Element policies govern the siting of telecommunications facilities. Other telecommunications issues are considered in the Economic Development, Circulation, and Community Infrastructure and Services Elements.

6.3 Background

Telecommunication Infrastructure and Services

Telecommunications infrastructure and services are critical to businesses for economic growth and job creation. Residents rely on telecommunications for quality of life, education, research, and access to health care and government services. As a rural area with a dispersed population base, Humboldt County lags in its access to reliable telecommunications services, as compared to urban centers such as the San Francisco Bay Area. In fact, several communities on the Yurok Reservation are still without basic telephone service.

This Element draws from a series of technical reports, including: *Living in a Networked World* (2004), a comprehensive telecommunication assessment that included a supply and demand analysis and recommended actions to improve telecommunications in Humboldt County. The report identified several key telecommunication issues:

- **Planning.** Residents and businesses want more detailed, proactive telecommunications planning, not just general policies. They want the County and cities to take an active role.
- **Access/Coverage.** This is the single biggest issue. The County is not keeping up with the rest of the world, but there is a digital divide within the County as well. Broadband (high-speed) services are not available to half the County's residents, and cellular phone coverage is less than desirable.
- **Competition/Affordability.** There is little competition within the County, and because of that, services are more costly. Most believe there should be universal access to broadband, with a choice of providers.
- **Reliability.** Reliability has a different meaning in each part of the County. Eastern Humboldt residents seek a reliable means of making phone calls. In the area around the bay, residents would like redundancy to the single AT&T fiber path. (If the AT&T fiber link goes down, the majority of telecommunications users here

would be affected. Redundancy, if correctly implemented, would provide a needed backup.)

- **Applications.** Residents want access to government services, forms, and public meetings (e-government), and better bandwidth to take advantage of advanced applications, such as telemedicine, distance learning, VoIP (Voice over Internet Protocol), transfer of large files, and streaming audio, to name a few.
- **Education/Awareness.** Residents want to be more educated in technology skills and more aware of the potential of telecommunications. This includes training workers in tech skills, training businesses, and increasing awareness among the public and elected officials.
- **Advocacy.** This needs to happen at all levels — locally, statewide, and nationally. Residents want the County to actively advocate for telecommunications with state and national elected officials, the California Public Utilities Commission, and the Federal Communications Commission.

This Element addresses these issues in an effort to improve telecommunications access, reliability, and capacity in Humboldt County.

Cellular Service

Broadening cellular service to rural areas and eventually providing cellular access to broadband video and data is important to the County. Increasing the quality of coverage within urban areas and along major transportation corridors is also important. To accommodate these needs, this Plan provides a framework for adopting clear and reliable regulations for the siting of wireless telecommunication facilities. This Plan also establishes siting parameters to minimize community impacts, including demonstration of compliance with federal safety standards, low-profile facility designs, co-location whenever feasible, and minimum setbacks from residences.

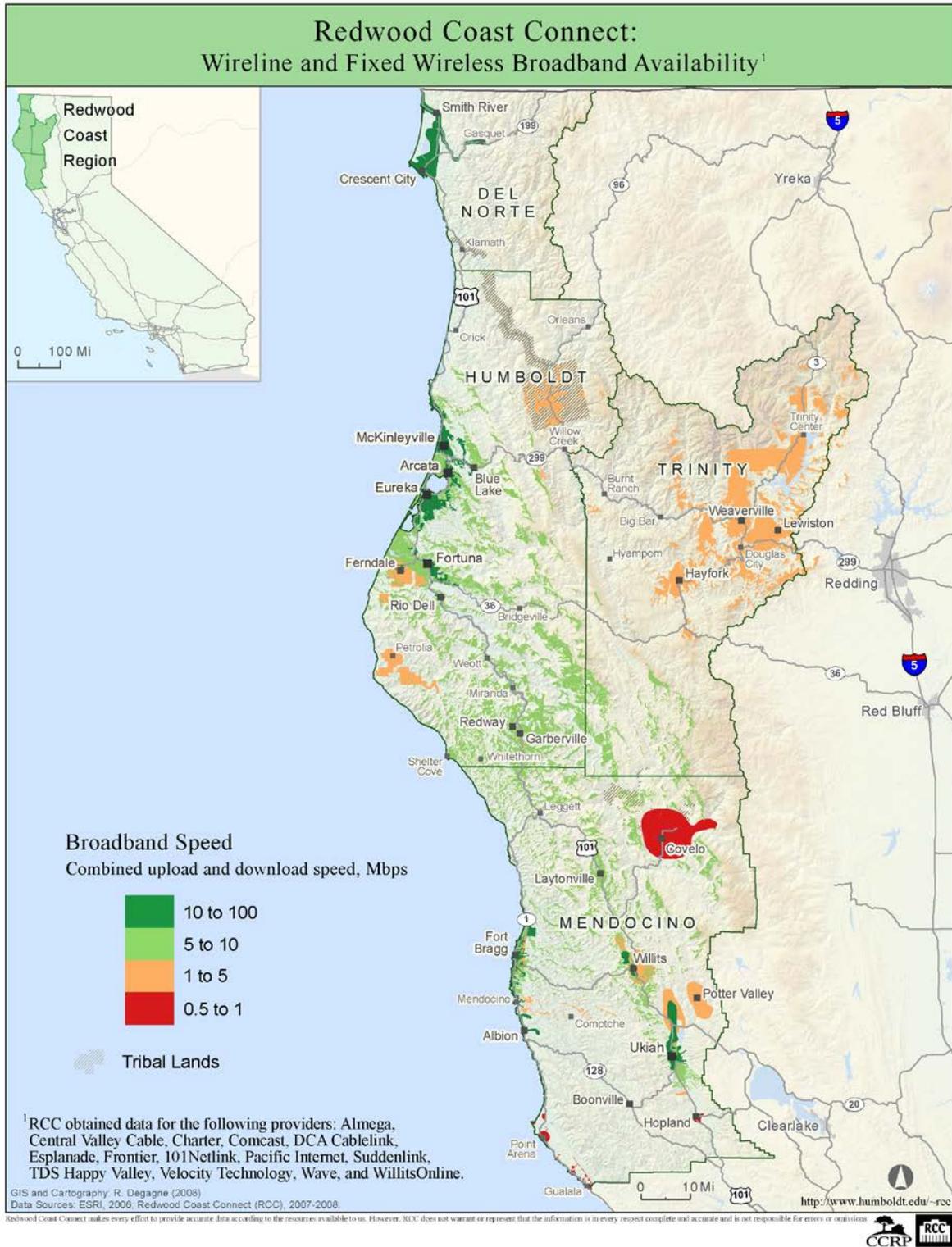
Broadband Communications Benefits and Availability

High-speed internet access, or broadband, is a fundamental aspect of the infrastructure required to educate our youth, create jobs, promote public safety, improve our standard of living, and deliver essential services like health care. According to the California Public Utilities Commission, reasonable broadband service in 2008 is 1 MB upload and 3 MB download (about 20 to 60 times the capacity of a telephone connection).

While some Humboldt County residents have access to broadband, many residents and businesses are underserved in terms of provider choice and speed. Humboldt County is seriously lagging behind the rest of the state in the quality and availability of broadband.

Figure 6-1, "Wireline and Fixed Wireless Broadband Availability," shows the geographic availability of broadband telecommunications in Humboldt County. The figure shows that broadband services are widely available in the greater Humboldt Bay Area. For many other areas of the County, broadband service is not available. Unserved areas include: Briceland, Bridgeville, Crannell, Fort Seward, Holmes, Korbel, Myers Flat, Orick, Orleans, Phillippsville, Redcrest, Richardson Grove, Weott, and the Yurok Reservation communities of Wautec/Johnsons and Pecwan (which do not have basic telephone

Figure 6.1, Wireline and Fixed Wireless Broadband Availability



service). Underserved areas are defined as having a combination of one or more of the following: slow speeds, less than three providers, backhaul issues (availability and/or cost), no wireline coverage, or small provider coverage. These areas include: Bayside, Carlotta, Fieldbrook, Honeydew, Hoopa, Hydesville, Kneeland, Petrolia, Weitchpec, and Willow Creek.

Ubiquitous broadband service availability will help the County accomplish many of its economic development objectives. Broadband will help strengthen and retain existing businesses and organizations. Broadband availability is also essential to creating and recruiting new jobs within identified targeted industry clusters that need reasonably priced advanced telecommunications services in order to compete from a rural location in a world economy. New residential and commercial development projects should include the infrastructure components necessary to support modern communication technologies, such as conduit space within joint utility trenches for future high-speed data equipment and flexibility in conduit placement to allow for easy retrofit for high speed data systems.

Expanding broadband and wireless services to smaller and remote communities will have several additional benefits. Improved telecommunications infrastructure will support public safety and emergency services by improving communications and access to information. Telemedicine, which is the use of communication technology to provide and support health care when distance separates the participants, could help improve healthcare in Humboldt County. Economic development objectives such as improved tourism, industry diversification, job creation, and promoting local businesses will benefit from a stronger on-line presence. Additionally, broadband technology will enable online education opportunities, telecommuting, and reduce the need for other vehicle trips.

A state law adopted in 2008 (SB 1191), authorizes community service districts to construct, own, improve, maintain, and operate broadband facilities and provide broadband services, if a private person or entity is unable or unwilling to deploy broadband service. This Plan supports this approach for the County's unserved smaller communities.

In 2007, the counties of Del Norte, Humboldt, Mendocino, and Trinity began a broadband demand aggregation study, entitled *Redwood Coast Connect*. The intent was to begin to understand and build a robust broadband market by increasing the supply of services (especially to underserved areas and constituencies), while at the same time growing business and home consumer demand in the region. In addition, the project investigated local, regional, and statewide policies that create a favorable environment for building new broadband services and fostering their use.

In 2007, the California Broadband Task Force, composed of industry leaders, public officials, and community representatives, including two representatives from Humboldt County, set three statewide goals:

- California must ensure ubiquitous and affordable broadband infrastructure, made available through a variety of technologies to all Californians.
- California must drive the creation and use of applications that produce the greatest economic, educational, and social benefits for California's economy and communities.
- California must construct next-generation broadband infrastructure, positioning California as the global economic leader in a knowledge-based economy.

This General Plan places a high priority on broadband market development and Humboldt's participation in the statewide diffusion of broadband technology and applications.

6.4 Goals and Policies

Goals

- T-G1. Deployment and Availability.** Communications, including high speed broadband, available to every resident, business, and institution in Humboldt County at a level of service and at a price comparable to urban communities.
- T-G2. Broadband Access.** A broadband internet infrastructure that reliably connects Humboldt to national networks and extends throughout urbanized areas to our most rural communities.
- T-G3. New Construction.** Broadband service capability integrated into new buildings and developments.
- T-G4. Communication Facilities.** Orderly planning and appropriate development of communication facilities within the County to achieve reliable access while protecting public health and safety; minimizing visual blight; and preserving the County's rural character including the protection of scenic, natural, and cultural resources.

Policies

- T-P1. Development of Communications Infrastructure and Services.** Support the development of communications infrastructure and services to facilitate the use of the best available technology for business, households, and government.
- T-P2. Broadband Service Reliability.** Support efforts to increase reliability and continuity of service by broadband media and communications providers through market development, installation of redundant infrastructure, diversification of providers, and system modernization.
- T-P3. Communications Facility Siting.** Design and site all facilities to minimize visibility, visual clutter, and reduce conflicts with surrounding land uses while recognizing that all communities in Humboldt County should have access to communication infrastructure.
- T-P4. e-Government Infrastructure.** Continue to expand the County's website and communications to deliver as many public services as possible online to decrease vehicle trips and reduce impacts on the environment. The County shall work towards providing all policies, plans, ordinances, and information about the jurisdiction online.
- T-P5. PEG Access.** Encourage the expansion of Public, Education and Government (PEG) access media in all communities in the County.

- T-P6. Communications Facilities Within County Rights of Way.** Strongly encourage communications service providers to size underground and overhead facilities to accommodate future expansion, changes in technology, and, where possible, the facilities of other communications providers.
- T-P7. County Right-Of-Way and Net Neutrality.** In negotiating franchise agreements and the use of County rights-of-way, the County shall strongly encourage providers to serve underserved communities and to adhere to the principal of net neutrality or unfiltered access to internet information.
- T-P8. Telecommuting.** Telecommuting and home-based businesses that use the internet shall be considered principally permitted accessories to residential uses when operated in compliance with cottage industry performance standards.
- T-P9. Broadband Internet.** Promote the provision of broadband infrastructure throughout the County.
- T-P10. Local Government Broadband Communications Services.** Encourage and support the efforts of community based organizations or community services districts to construct, own, improve, maintain, and operate broadband facilities and to provide broadband services within communities where communications service providers are unwilling or unable to so do.
- T-P11. Broadband Internet.** The County shall support the expansion and delivery of redundant, open broadband internet service throughout the County, and support the use of public resources to serve community anchors such as court houses, schools, libraries, civic and media access centers, and public safety and health care facilities.
- T-P12. Workforce Development.** Continue to work with local businesses and educational and other institutions to identify special communications needs, and to ensure that there are a variety of service providers and training opportunities available to address those needs.
- T-P13. Subdivision Improvement Requirements.** New residential and commercial development projects shall include the infrastructure components necessary to support modern communication technologies, such as conduit space within joint utility trenches for future high-speed data equipment and flexible telephone conduit to allow for easy retrofit for high-speed data systems.
- T-P14. Joint Telecom Planning.** Work with local governments, utilities, schools, medical facilities, communications and other service providers, neighboring counties, tribes, state and federal entities to unify and coordinate communication infrastructure planning on a local, regional, and global basis.
- T-P15. E-911.** Ensure that the County's broadcast and broadband media using wireless and wireline communications are capable of providing timely emergency information to facilitate rapid and reliable emergency response.
- T-P16. Cable Franchise Ordinance.** Ensure that the County's cable franchise ordinance is kept up-to-date to deal with the changing nature of federal and state law as well as the changing nature of communications technology so

that the best possible services are available to residents, businesses, community based organizations, educational institutions and other public agencies.

- T-P17. Free internet Access.** Encourage the installation and availability of free public-use broadband services at every County-owned building and other community anchor facilities.
- T-P18. Trip Reduction.** Encourage communications infrastructure improvements and expansion as a means to reduce transportation impacts and improve air quality.
- T-P19. Technology Awareness.** Promote awareness, innovation and utilization of broadband communications technology by businesses and residents, especially for the least served people and places.
- T-P20. Localism.** Promote development of locally owned networks through deployment and utilization of broadband media and communications services in all communities.

6.5 Standards

- T-S1. Communications Siting Standard.** Siting of new communications facilities shall comply with standards contained in a Communications Facilities Ordinance that incorporate the following:
- A. **Tiered Permitting.** Utilize permit processes that vary depending upon the physical characteristics of the facility, its location, and its compliance with specific development and performance standards, and include provisions for expanded noticing.
 - B. **Performance Standards.** Standards for siting design, visibility, construction impacts, noise, on-going operation, and other characteristics that affect the compatibility and environmental and safety impacts of proposed facilities.
 - C. **Site Co-location.** When feasible, communications facilities shall be located adjacent to, on, or incorporated into existing or proposed buildings, towers, or other structures. The County shall require new facilities to accommodate future co-location to the maximum extent feasible.
 - D. **Public Health and Safety.** Applicants shall demonstrate that proposed facilities operate within Federal Communications Commission (FCC) emission regulations and guidelines including initial and ongoing monitoring for compliance with FCC regulations.
 - E. **Location and Siting.**
 - 1. When designing and siting towers, screening should be used, if possible, to minimize visual impacts.
 - 2. Stealth siting methods should be used, if possible, within views of scenic highways, public parks, cultural facilities and coastal scenic areas.
 - 3. Stealthing and/or setbacks shall be used to ensure community

compatibility.

4. An alternatives analysis may be required at the time of application that documents why the proposed project is the best way to accomplish project alternatives while minimizing project impacts.

F. Design and Screening.

1. Support structures shall be designed to minimize their visibility with a preference towards each of the following in the order so listed: 1) use of existing structures, 2) stealth designs for concealment, and 3) monopoles.
2. Component parts, equipment cabinets, buildings, and security fencing shall be designed to achieve a minimum profile through painting, screening, landscaping, and architectural compatibility with surrounding structures.
3. Photo simulations or balloon tests with views from various vantage points may be required to show visual impact of the proposed facility.

G. Removal of Un-used Facilities. Require the timely removal of communications towers and equipment when they are no longer needed, as a condition of approval.

H. Independent Review. Applicants may be required to pay the cost of independent review to evaluate siting alternatives, necessity based on adequacy of coverage or evaluation of radio frequency emissions in relation to FCC Maximum Permissible Exposure Limits.

I. Waiver or Modification of Standards. Allow for a waiver or modification to standards and requirements based on specific findings showing non-detriment and necessity or that strict compliance would result in noncompliance with applicable federal or state law.

6.6 Implementation Measures

T-IM1. Communications Facilities Ordinance. Adopt a Communications Facilities Ordinance that ensures compatibility of communications facilities with nearby land uses, is proactive in the design and siting of wireless communications facilities, provides incentives for unobtrusive and compatible wireless antennas, and establishes clear standards for such facilities.

T-IM2. Broadband Deployment. Revise subdivision regulations to require the provision, where feasible, of infrastructure facilities for broadband communications network deployment.

T-IM3. Improvement Specifications within Road Rights-of-Way. Review the Standard Improvement Specifications for Public Improvements to determine if a location for the placement of conduit for communications use can be designated, and to develop safe zones for installing new communications infrastructure.

T-IM4. Communications Infrastructure Inventory. Create and maintain an inventory of communications infrastructure located within and outside public rights-of-way and all existing and proposed communications facilities and their locations in the County, including all available tall structures that could be

used for communications antennas.

- T-IM5. Public Conduit.** Work with other local, state and tribal jurisdictions to develop a standard for installing publicly owned communications conduit as part of capital construction projects.
- T- IM6. Ongoing Communications Planning.** Prepare and periodically update a communications improvement program based on existing local, countywide, and regional communications planning studies that identifies existing conditions, needed improvements, and funding programs, and that establishes criteria for prioritizing projects.
- T- IM7. Pre-Planning Facility Locations.** Establish and utilize wireless and wireline telecommunications siting standards, in coordination with other jurisdictions, to identify areas where future commercial or public communications facilities can be located.
- T- IM8. Communications for Under Served Communities.** Advocate for and seek grant funding to deliver improved communications to outlying rural areas and other under served communities. Provide technical assistance to community service districts, other local government jurisdictions and community based organizations interested in offering broadband communications services for public, education and government purposes.
- T- IM9. Broadband Reliability.** Advocate for and seek grant funding to support broadband service diversity and redundant network capacity to and from the County.
- T- IM10. e-Government.** Continuously improve County government's use of broadband communications and digital technology to educate and provide public services with a focus on internet services, geographic information systems, public safety and emergency communications.
- T-IM11. Remote Deployment Planning.** Seek funding to undertake a study and environmental review to determine appropriate places to deploy wireless communication facilities that would provide reliable coverage to every community within the County. Areas approved in the report should receive expedited and streamlined permitting.
- T-IM12. Increasing PEG Access.** Work with local, state, tribal and federal government-community based organizations and private sector entities to develop, improve, and maintain high quality communications service providing increased community access to affordable, broadband media services for public, education and government purposes.
- T-IM13. Communication Marketing.** Market the County to the outside world as a tech-aware place to live and work.

- T-IM14. Live Remote of Public Meetings.** Seek funding and deploy live remote and interactive coverage of public meetings to communities without access to public, education, and government channels.
- T-IM15. Research Possible Monitoring Policy.** Support community workshops to discuss the issue of monitoring radiation outputs from wireless equipment.

Chapter 7. Circulation Element

7.1 Purpose

This chapter describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local transportation facilities. It includes consideration of roads, public transportation, bicycle and pedestrian travel, airports, and marine and rail transportation.

7.2 Relationship to Other Elements

The goals and policies in this Element are directly correlated with that of the Land Use Element and Housing Element so that new and existing development will be adequately served by the transportation system, and will not interfere with existing or planned improvements. Transportation policies in this Element are also closely related to policies in the Energy Element and the Air Quality Element to minimize energy costs and air quality impacts. This Element is also directly related to the Community Infrastructure and Services Element, which contains policies regarding infrastructure financing and level-of-service standards. The Noise Element and Safety Element also include policies and standards to address airport noise and safety issues. The requirements set forth in the Land Use Element and Safety Element also reflect the residential densities allowed near airports.

7.3 Background

Circulation and Land Use

Coordinating land use and circulation decisions is necessary to achieve many of the goals of this Plan. For example, adequate roads and safe bicycle and pedestrian routes within Urban Development Areas are essential to accommodate growth. If circulation problems are fixed and improvements are made as development occurs, growth can be accommodated without creating traffic and traffic safety problems for existing residents. Land use planning must also complement transportation planning by locating uses in areas that can be cost effectively served, and by conditioning projects to mitigate impacts.

Synchronizing the County's efforts with local cities, California Department of Transportation (Caltrans), Native American Tribes, and the ongoing transportation planning of the regional Humboldt County Association of Governments (HCAOG) is a high priority of this Plan. The best results will be achieved through seamless coordination between all the land use and transportation service and planning agencies in the County. The Caltrans, City of Eureka, and County partnership to use the Humboldt County Travel Model (HCTM) as a joint-agency planning and decision-making tool is a good example of interagency coordination. Another good example is the recent grant funding proposal for a \$50 million regional trails system put together by the Redwood Community Action Agency; Humboldt County; the cities of Eureka, Arcata, Blue Lake, and Rio Dell; Caltrans; and the Hoopa and Karuk Tribes.

Roadway Infrastructure

The roadway network in Humboldt County includes 1,400 miles of County maintained roads and city streets, 378 miles of state highways (including U.S. Highway 101), and numerous roadways on federal lands. These roadways provide for the movement of goods and people on California’s north coast. The Humboldt County–maintained roadway system is primarily made up of two-lane roads that traverse varying degrees of flat, rolling, and mountainous terrain.

Level of Service

Level of Service (LOS) is a qualitative measure describing operational conditions within a traffic stream and their perception by motorists. The quality of traffic operations is expressed in terms of LOS A (no congestion) through LOS F (extreme congestions). LOS definitions generally describe traffic conditions in terms of speed, travel time, freedom to maneuver, traffic interruption, comfort, and convenience. Typically, level of service D is used as the design standard in urban areas and level of service C is used as the design standard in rural areas.

Roadway Capacity

As the County’s population grows over the 20-year General Plan period, corresponding increases in vehicle volumes will have impacts on the safety and functionality of County roadways. The HCM model can be used to assess a roadway’s “level of service” — a qualitative measure of a roadway’s peak hour performance, where a letter grade from “A” to “F” is assigned as a measure of traffic congestion (see text box for additional information). In several cases in the Eureka area, roadways are already operating at or above capacity during peak hours.

LOS	Description
A	Free-flowing conditions with no delay.
B	Free-flowing conditions; however, speed and maneuverability are slightly restricted due to the presence of other vehicles.
C	Stable traffic flow, with less freedom to select speed, change lanes, or pass. Some delay may be experienced.
D	A traffic stream approaching unstable flow, with reduced speed and maneuverability.
E	Unstable traffic flow with rapidly fluctuating speeds and flow rates
F	Forced traffic flow, where speed and flow may drop to zero with high densities.

The HCM was used to evaluate traffic conditions during the General Plan Update planning period. U.S. 101 between 6th Street and S.R. 255; U.S. 101 in Eureka between 6th Street and Herrick Avenue; Main Street Fortuna, between 7th Street and 13th Street; and Kenmar Road in Fortuna, between U.S. 101 and Fortuna Blvd are projected to fall below level of service “C” due to cumulative growth during the General Plan Update planning period

Roadway capacity is generally less of an issue for rural areas due to the lower population densities, but there are rural roadways where capacity and functionality must be addressed, especially to comply with Fire Safe—State Responsibility Area standards. Rural roadway capacity is usually limited by right-of-way width, lack of secondary roadway alternatives, roadway conditions, debris slides, and a lack of facilities for other transportation modes, including public transit, bicycles, and walking.

Several map series provide details of the County’s road system. Maps showing existing and planned future County roads and multimodal transportation facilities are shown in the Map Book Appendix, existing above-capacity road segments are in the Community Infrastructure and Services Technical Report, and maps showing the 2006 average daily traffic and level of service for the state highways in Humboldt County are in the 2006

Regional Transportation Plan prepared by HCAOG (this mapping was not included in the 2008 RTP or the 2014 Update, which is the current plan).

Impacts of new development on the safety and capacity of the road network are currently assessed on a project-by-project basis. Developments are required to make on-site improvements to the road frontage and to provide safe access to the new development. The County has been unable to fund road construction to support new development and generally has not accepted privately constructed roads into its maintained road system. Instead, new roads constructed to County standards must be maintained by a Home Owner or Road Maintenance Association. Recently the County developed a “Permanent Road Division” Program that allows a private road to be accepted into the County system if the property owners pay an annual fee to cover the long-term maintenance costs of the road.

Funding improvements to solve area-wide capacity problems is one of the most significant Circulation Element implementation challenges. Designing the improvements, estimating costs, and apportioning costs on a fair share basis through fees or assessments will be necessary to address area-wide capacity limitations. If capacity limitations are not addressed, there will not be sufficient capacity to accommodate new development and individual projects will have difficulty gaining approval because of cumulative traffic impacts and neighborhood concerns.

Roadway Maintenance

Roadway maintenance is currently one of the more significant challenges facing the County. At present there is over \$100 million in deferred maintenance on the County’s major roadways, which does not include maintenance costs for local streets. Without significant increases in maintenance spending, roadway conditions will continue to decline and the costs of repair will escalate.

In 2000, Humboldt County’s arterial and collector roadways were inspected and rated as part of the County’s new Pavement Management System (PMS). This system relies on assessments of roadway condition and helps roadway maintenance managers identify thresholds for maintenance measures. The PMS generates pavement distress data for a representative sample of arterial and collector roadways in Humboldt County. This data forms the basis for the creation of an Overall Condition Index (OCI), which rates roadway surfaces on a scale from 0-100 as shown in Table 7-A.

OCI	Condition	Maintenance Typically Required for this Condition	Avg. Cost (\$/ft²)
70-100	Very Good	Minor (OCI 70-85)—Variable maintenance.	<\$0.4
50-69	Good	Chip Seal - Pavement sprayed with asphalt, covered with aggregate and rolled.	\$0.4
25-49	Poor	Overlay - An increase in the pavement load carrying capacity by adding additional pavement layers.	\$4
<25	Very Poor	Reconstruction - Complete removal and replacement of the existing pavement structure.	\$10

Source: Five Year Road and Bridge Capital Improvement Program, 2003.

The County is updating the *Road and Bridge Capital Improvement Program* (CIP) to help guide the use of the County's transportation budget into the future. The County also maintains a list of road projects from its Pavement Management System to prioritize the maintenance and rehabilitation of its roadways. The Community Infrastructure and Services Element contains policies to establish transportation system funding sources for both construction and maintenance that are intended to reduce the maintenance deficit over time.

Watershed Protection

In response to the 1997 listing of Coho salmon as a threatened species, Humboldt County joined Del Norte, Mendocino, Trinity, and Siskiyou counties to form the Five Counties Salmonid Conservation Program (see the Water Resources Element for more discussion of the 5Cs program). This program works in a number of ways to protect salmon habitat, including the development of grading and road maintenance protocols.

In 2007, the National Marine Fisheries Service approved the *Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance*. Road maintenance activities carried out in accordance with the manual are considered to be adequate to protect threatened salmon and steelhead.

Greater emphasis must be placed on reducing sediment contributions from roads throughout the County to comply with the Clean Water Act's Total Maximum Daily Load targets and salmon recovery efforts. In addition, the Grading, Excavation, Erosion, and Sedimentation Control regulations (Title III, Land Use and Development, Division 3) contain requirements to reduce sediment transport off the site through the use of best management practices from sources such as the *State Water Resources Control Board Best Management Practices Construction Handbook*.

U.S. Highway 101 Safety Corridor Project

Arguably the single largest transportation project with the most potential impact on Humboldt County residents during the timeframe of the General Plan is the Caltrans U.S. Highway 101 Safety Corridor Project between Arcata and Eureka. The *2007 Draft Environmental Impact Report* (DEIR) described the alternatives under consideration, and the preferred alternative involves constructing an overpass at the intersection of Indianola Cutoff and U.S. Highway 101.

Policies in this Element reflect the comments made on the DEIR by the Board of Supervisors on September 18, 2007 to request consideration of land use and a strategy that treats all three main roads between Arcata and Eureka as one system. The strategy would develop an overall improvement plan that phases improvements on a prioritized basis between the three roads: U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue.

Public Transportation

Providing adequate public transportation to serve the needs of people who prefer or require public transportation for mobility is a priority of the Circulation Element. Increased use of public transportation will reduce air pollution, greenhouse gas emissions, traffic congestion, parking demand, energy consumption and the cost of personal transportation. The 2008 RTP contains a comprehensive description of public transit services of fixed and flexible route providers. The following fixed-route systems serve the

County's public transit needs: Redwood Transit System, Eureka Transit System, Southern Humboldt Rural Transit System, Arcata & Mad River Transit System, Klamath/Trinity Non Emergency Transportation (K/T Net), and Blue Lake Rancheria.

Flexible route services are available through Dial-a-Ride/Dial-a-Lift, K/T Net Paraneet, Blue Lake Rancheria Dial-a-Ride, Fortuna Senior Transit, Humboldt Community Access and Resource Center, Bridgeville Community Center Van, Ferndale Senior Resource Transportation Network "Bridging the Gap," Coastline Enterprises, Humboldt County Mental Health, and United Indian Health Services, Inc. Also described in the 2008 RTP are the services of Redwood Coast Transit (linking Crescent City and Humboldt County), Greyhound Bus Lines, AMTRAK, and City Cab.

The 2008 RTP identifies a 1-hour or less weekday service interval as the appropriate level of service for the urban areas of Eureka and Arcata, and an interval of 1.5 hours for the U.S. Highway 101 corridor between Trinidad and Scotia. This Element carries forward these public transit goals, policies, and implementation measures applicable to the unincorporated areas of the County.

Bicycle and Pedestrian Travel

This Plan supports improvements that accommodate bicycles, pedestrians, and the mobility-challenged population. These improvements mostly include sidewalks, crosswalks, trails, and bicycle lanes. While walking or cycling between destinations is a choice for some, it is a necessity for others who do not have access to motorized transport. Development of bicycle and pedestrian facilities can reduce vehicle miles traveled, enhance communities, increase the opportunities for an active and therefore healthy lifestyle, and reduce greenhouse gas emissions.

Most facilities dedicated to bicycles and pedestrians are located in urban areas of the County, for example, the Hammond Trail in McKinleyville. In rural areas, pedestrians and bicyclists typically use County roads that lack sidewalks and bicycle lanes. Cyclists also use Caltrans-maintained state routes. Major new trails are in the planning stages and under construction include the Annie and Mary Rail Line from Arcata to Blue Lake, along U.S. Highway 101 between Arcata and Eureka, and around Humboldt Bay, and the Hikshari trail and trail through PALCO Marsh and behind the Bayshore mall,. An ambitious new \$50 million grant proposal was recently submitted to the Federal Highway Administration to develop a regional trail system linking together these trails with others to the north in McKinleyville, to the south in Rio Dell and greater Southern Humboldt, and to the east in Willow Creek, Hoopa Valley and the Klamath Valley.

The need for bicycle and pedestrian transportation facilities is assessed on a project-by-project basis. While the County uses LOS standards for determining impacts of new development to vehicle traffic, assessing needs and the impacts to bicycle and pedestrian facilities has been less standardized.

HCAOG's 2008 Humboldt County Regional Pedestrian Plan and the 2004 Regional Bicycle Transportation Plan Update are the latest assessments of pedestrian and bicycle conditions and needs in the County. Maps and descriptions of existing and proposed future non-motorized transportation facilities are shown in the Map Book Appendix.

The connection between public health and pedestrian and bicycle transportation is receiving increasing attention both locally and nationally as childhood obesity and other health problems related to a more sedentary lifestyle become epidemic in our population. A Health Impact Assessment (2008) of General Plan alternatives generally concludes that reductions in vehicle miles traveled and increases in walking and biking would yield significant public health benefits.

Access conditions for students walking and bicycling to and from County schools is a major concern, especially at the elementary school level. Development of safe student access routes wherever children walk or bicycle to school is critical. "Walkability" audits have been used locally to identify problem areas and solutions. Caltrans administers a "Safe Routes to Schools" funding program, which has helped construct bicycle and pedestrian facilities in Humboldt County and can be a funding source in the future. This Element includes a policy to encourage coordination between school districts and the County on this important issue.

- 2008 General Plan Update Health Impact Assessment Safe and Healthy Transportation Indicators:**
- Average vehicle miles traveled by Humboldt residents per day
 - Average minutes traveled to work by zip code
 - Proportion of commute trips made by public transit
 - Proportion of households with 1/4-mile access to local bus service
 - Proportion of average income spent on transportation expenses
 - Ratio of miles of bike lanes/ pedestrian facilities to road miles
 - Proportion of commute trips and trips to school made by walking or biking
 - Number and rate of bicycle/pedestrian injury collisions
 - Proportion of population living on residential streets with speed limits greater than 35 mph.
 - Percent of population who have access to pedestrian facilities.

Truck Transportation

The primary routes into and out of the County used by commercial trucks are U.S. Highway 101 and State Route 299. These major highways provide many trucks adequate facilities and level of service for their operations. However, narrow, winding sections of these highways legally prevent larger trailers from entering the County, which increases shipping costs for both imported and exported goods.

Proposed improvements to the road alignment of U.S. Highway 101 through Richardson Grove south of Garberville, combined with recent state regulatory reforms, may eliminate the constraint on large truck access. This would reduce costs of shipping and may help local businesses become more profitable. Improvements underway to State Route 299 in the Buckhorn Summit area of Trinity County could provide trucks with larger trailers access from the east.

The benefits of the above described truck transportation improvements to existing businesses are significant and large truck access is critical to new business development, especially marine industrial use of Humboldt Bay. The shrinking nationwide fleet of smaller trailers that are legally allowed access to Humboldt County will make these improvements a necessity over time.

Air Transportation

The Arcata-Eureka Airport located in McKinleyville is the County’s sole commercial airport. Maintaining a wide selection of carrier, flight, and destination options is a high priority of this Element. Given the County’s remote location, providing convenient travel connections to urban centers is an important quality of life amenity and is essential to maintaining Humboldt’s connections to the world economy.

With the exception of Shelter Cove and Hoopa, airports in the unincorporated areas are managed by the Aviation and Airport Division of the County Public Works Department and operated according to Airport Master Plans. Airport Land Use Compatibility Plans have been prepared for the County operated Arcata-Eureka, Dinsmore, Garberville, Kneeland, Murray Field, and Rohnerville airport, and include maps that display “Land Use Compatibility Zones.” These zones restrict the allowed uses and residential densities in areas that would impact aircraft operations. The Airport Land Use Compatibility Plan also contains policies and criteria that regulate allowed uses and residential densities around the Hoopa and Shelter Cove airports.

Airport	Runway Length (ft)
California Redwood Coast – Humboldt County Airport (Arcata-Eureka Airport)	5,998 & 4,499
Dinsmore Airport	2,510
Samoa Field	2,700
Garberville Airport	3,050
Hoopa Airport	2,325
Kneeland Airport	2,270
Murray Field	3,000
Rohnerville Airport	4,005
Shelter Cove Airport	3,400

Marine Transportation

The Port of Humboldt Bay is a key fixture of the local economy. Shipped commodities passing through Humboldt Bay include petroleum products (gasoline and fuel oil), wood chips, logs, lumber, and paper pulp. Forest products remain the highest volume marine shipments passing through Humboldt Bay. The marine export of forest products has fluctuated over the years based on supply and demand and competition with trucking options. Occasionally whole logs are imported through Humboldt Bay as feed stock for local mills.

The marine transport of goods has been affected by changes in the shipping industry. Larger deep-draft vessels are becoming more common for moving cargo along Pacific Ocean shipping lanes. These vessels have higher cargo capacities and require deeper and wider channels and turning basins. In response to this need, the Humboldt Bay Harbor District and the U.S. Army Corps of Engineers completed a project in 2000 to deepen the bar, entrance, North Bay, and Samoa channels and widen the entrance channel. The bar and entrance channels have been deepened to a depth of 48 feet, and the North Bay and Samoa channels deepened to a depth of 38 feet. In addition, the Harbor District has been working with members of Congress and the U.S. Army Corps of Engineers to develop a companion project that would deepen and widen the Fields Landing channel.

The 2003 Harbor Revitalization Plan, prepared jointly by the Humboldt Bay Harbor District, City of Eureka, and County to encourage the economic development potential of the

Port, focuses on improvements to marine facilities, landside access, diversification opportunities and marketing. Significant new opportunities were identified for Humboldt Bay, including marine-dependent industrial projects, niche dry and liquid bulk cargoes, and the potential for tourism and marine science development. Opportunities for expansion or continuation of existing aquaculture and commercial fishing operations were also identified. The growth of Humboldt Bay's marine transport industry is linked to growth in the truck and rail transportation modes. All dock facilities have railroad spurs that connect to the main North Coast Railroad Authority facilities. Due to the current condition of railroad facilities and operations, goods loaded on and off of commercial vessels calling on Humboldt Bay are transported to and from the dock facilities by truck.

Rail Transportation

Rail service on the North Coast has a long history. Railroads were introduced to Humboldt County in the late 1800s by timber companies to carry logs from the forest to the mills. Eureka and San Francisco were connected by rail in 1914. Private carriers offered varying degrees of passenger and freight service along the line until the bankruptcy of Eureka Southern in 1986. In 1989 the California Legislature created the North Coast Railroad Authority (NCRA) in an effort to maintain rail service. In 1997, the rail line effectively ceased operation.

In the latter years of operation, it provided freight service to Humboldt County three days a week and occasional excursion passenger service on holidays. The principal freight was lumber transported to the California and Arizona markets. Additional traffic included dairy products, fish products, and aggregates. There was also some inbound traffic of coke and calcified lime used in pulp processing.

Future rail transportation in the County depends on demand for rail service relative to trucking and marine transportation and the availability of capital to rebuild the line and fund the operation. Based on the conclusions of The Long Term Financial and Economic Feasibility of the Northwestern Pacific Railroad (2003), a considerable program of roadbed, track, bridge and tunnel, and station rebuilding would be necessary if operations are to resume. Maintaining the line in an operational condition through the Eel River Canyon also represents a challenge due to geologic instability and environmental concerns. When the Southern Pacific Railroad entered abandonment proceedings for the line in 1982, they estimated that the Northwestern Pacific cost them 2 to 3 times their normalized maintenance costs for all other Southern Pacific railroads across the country. In terms of market potential, the report found the greatest opportunity for growth in rail related shipments in solid waste, aggregate, and port-related marine industrial activities.

A potential use of the northern most portion of the rail line considered in the 2002 Moving Goods and People Report would be to support tourism by developing an excursion train. The Northern Counties Logging Interpretive Association (NCLIA) seeks to create a logging and timber technology museum in Humboldt County, coupled with an operating steam-powered "Humboldt Bay Scenic Railroad" excursion train. This tourist railroad would operate from South Fork (Dyerville) north to Samoa. The Humboldt Bay Trails Feasibility Study (2007) evaluated several options for using the railroad easement for a pedestrian and bike pathway between Eureka and Arcata.

The NCRA Board of Directors intends to focus on updating and implementing their adopted business plan and three major areas of future need:

- Executing public policy to protect the railroad as a public transportation asset and to promote its use.
- Overseeing the financial accounting and record keeping system through auditing and monitoring of all systems.
- Pursuing new funding sources and new legislation, as well as continuing management of grant funding from existing local, state, and federal sources to improve railroad infrastructure and operations.

The County has been involved in planning for a trail to connect Arcata and Eureka that includes the NCRA right-of-way. There are many examples of successful rails with trails projects that are in operation across the United States and the Federal Highway Administration has published a document entitled *Rails with Trails - Lessons Learned*, which includes a wealth of information regarding the safety of bicycle and pedestrian pathways along rail lines around the country. Consideration should be given to the use of rails with trails as a means to preserve the rail corridor between Eureka and Arcata for future rail use.

7.4 Goals and Policies

Goals

- C-G1 Circulation System Safety and Functionality.** A safe, efficient, accessible and convenient circulation system in and between cities, communities, neighborhoods, hamlets, and adjoining regions taking into consideration the context-specific needs of all users*, consistent with urban, suburban, rural or remote community character.
- *All users is defined in the Complete Streets Act to include: motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan.*
- C-G2. Diverse Transportation Opportunities.** A transportation system that provides the availability of options among modes of travel by considering the needs of all users* in a context sensitive manner that is appropriate to urban, suburban, rural or remote community character.
- *See above definition*
- C-G3. Interagency Cooperation.** Coordinated planning between the County, transportation system service providers and HCAOG for improved system design, development, operations, and maintenance.
- C-G4. Access to Active Transportation.** Improved access to non-motorized modes of transportation, including walking, bicycling, horseback riding and hiking.
- C-G5. Movement of Goods.** A circulation system with improved opportunities, reliability, connectivity, and cost-effectiveness for businesses and producers to move goods within, into and out of Humboldt County.

Policies

Circulation and Land Use

- C-P1. Circulation System.** Encourage development of a circulation system that supports:
- A. Access to higher density residential areas, local commercial facilities, neighborhood parks and schools, while maintaining maximum bicycle and pedestrian connectivity.
 - B. Designing access to residential areas to minimize disruptions to the flow of traffic while providing for user safety and connectivity on arterial or collector roads.
 - C. Improving connectivity between interrelated areas such as neighborhoods and common destinations.
 - D. Planning retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses that consider the location of collectors or arterial roads consistent with the Land Use Element.
- C-P2. Consideration of Land Uses in Transportation Decision Making.** Transportation decisions shall be based on a comprehensive planning approach that considers existing land uses, principally permitted land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.
- C-P3. Consideration of Transportation Impacts in Land Use Decision Making.** Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.
- C-P4. Mitigation Measures.** Development with potentially significant circulation impacts as determined by CEQA review shall be conditioned to proportionally mitigate such impacts through payment of impact fees, construction of on- and off-site improvements and dedication of rights-of-way or a combination of impact fees, improvements and dedications.
- C-P5. Level of Service Criteria.** The County shall strive to maintain Level of Service C operation on all roadway segments and intersections, except for U.S. 101, where Level of Service D shall be acceptable. Level of Service improvements for automobiles should not adversely affect Level of Service and/or Quality of Service for other modes of transportation, if possible.
- C-P6. Jurisdictional Coordination and Integration.** Use HCAOG, formal Memorandums of Understanding, and informal project level cooperation to integrate county-wide transportation planning and implementation efforts.
- C-P7. Joint Use of Traffic Models.** The County-Wide Transportation Plan (CWTP) and projects with potentially significant transportation impacts should integrate transportation planning through joint use of area-wide traffic models, including but not limited to the Greater Eureka Area Travel Model (GEATM) or

the Humboldt County Traffic Demand Model (HCTDM). Develop travel demand models with methods and inputs that incorporate walking, biking and transit. Support coordination with agencies to maintain the accuracy and utility of such models.

- C-P8. Coordination Between County Agencies.** County Public Works shall coordinate with Planning and Building and consider suggestions from other County departments to encourage uniform implementation of the Circulation Element and County-Wide Transportation Plan.
- C-P9. Circulation Planning for Bicycles, Pedestrians and Transit.** Circulation planning and project review shall include an assessment for bicycle, pedestrian and public transit access.
- C-P10. Regional Transportation Demand Management Funding.** Encourage HCAOG to seek funding to support transportation demand management planning and to promote strategies that can lower the demands made on the road and highway system, reduce energy consumption, and improve air quality.
- C-P11. Transportation Demand Management Programs.** Require residential subdivisions and multifamily development that would result in fifteen or more dwelling units, and non-residential development that would employ greater than ten persons, and that require a discretionary permit, to comply with County transportation demand management programs.
- C-P12. Countywide Traffic Impact Fee Program.** In coordination with the cities within the County, shall develop and implement a countywide traffic impact fee program that addresses impacts on major roads resulting from development in cities and unincorporated areas. Adopt this fee within one year of the adoption of the General Plan Update. A traffic impact fee is currently being evaluated for the Greater Eureka Area, encompassing the Eureka urbanized area.

Roadway Infrastructure

- C-P13. Acceptance of Roads into the County Maintained Road System.** Circulation Element roads, as specified by the County-Wide Transportation plan, shall be recommended to the Board of Supervisors for inclusion into the County Maintained Road System. Other roads shall not be recommended for acceptance into the County Maintained Road System unless an exception for public interest is supported by Public Works and adequate funding for the future maintenance of the road and its associated facilities is provided.
- C-P14. Rail Rights-of-Way.** All contiguous rail rights-of-way currently held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake, shall be planned Railroad in the Land Use Element.
- C-P15. Roadway Functional Classifications.** Adopt and consistently apply roadway design and right-of-way standards as part of a County-Wide Transportation Plan according to functional classifications that consider all modes of travel in the context of road location and applied usage, e.g. urban, suburban, rural or remote.

- C-P16. Prioritization of Investments.** Use objective criteria consistent with this Plan that can be applied uniformly and county-wide to prioritize transportation capital and maintenance expenditures. Work to reduce overall deferred maintenance liability. Subject to state law, maintenance of existing roads shall be a priority.
- C-P17. Highway Improvements.** Encourage state and federal highway improvements that promote safety and connectivity for all users, especially for communities with highway arterials. The County supports a strategy for safety and operational improvements to the U.S. Highway 101 Safety Corridor that is implemented in a manner consistent with the General Plan.
- C-P18. County Feedback to School Districts Regarding Transportation Planning.** The County shall provide feedback to school districts with new school site locations, opening or re-using closed school sites, and significant changes in attendance levels or hours of operation, to give advice on mitigating traffic impacts and promoting multimodal school site access.
- C-P19. Best Management Practices.** The County shall periodically update its grading ordinance to assure it is using best management practices.
- C-P20. State and Federal Consistency.** Road construction and maintenance activities shall be consistent with and support approved state and federal salmon or steelhead recovery plans, Clean Water Act Total Maximum Daily Loads (TMDLs), and the National Pollution Discharge Elimination System Stormwater Program.
- C-P21. U.S. 101/Broadway Corridor.** The County shall participate in joint planning for capacity improvements relating to the U.S. 101/Broadway corridor with HCAOG, Caltrans, and the City of Eureka.

Public Transportation

- C-P22. Public Transit.** The County shall support the implementation of guiding goals, policies, and objectives of the Public Transit and Paratransit Service Element of the Regional Transportation Plan as amended, to the extent they are consistent with the General Plan.
- C-P23. Public Transit Service.** The County shall coordinate and integrate with transportation providers so that a full range of travel patterns and connectivity with other modes of transportation are provided.
- A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Convenience facilities should be made available so that transfer areas are attractive, well lit, protected from the weather and have bus information posted.
 - B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, by transporting bicycles on intercity and regional buses.

C. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients.

C-P24. Long Term Transit Plan. The County shall support HCAOG's long term transit planning with the goal of increasing the percentage of public transit trips compared to automobile trips.

C-P25. County-Wide Transportation Plan. The County shall maintain a clear plan for development and improvement of multi-modal transportation infrastructure consistent with land use plans, intended community character and community priorities.

Bicycle and Pedestrian Travel

C-P26. Investment in Improvements. The County's Capital Improvement Plan shall be consistent with the County-Wide Transportation Plan. It will prioritize, assess and address existing road conditions consistent with the goal of increasing the safety, network functionality and facility efficiency, and capacity for all modes. The level of service and quality of service for all users shall not be diminished, and where practical, shall be increased when expanding roadway capacity for motorized circulation. Road resurfacing projects should provide improved access and safety for bicycles.

C-P27. Multimodal Level of Service (LOS) and Quality of Service (QOS) Standards. Use objective methods and criteria to formulate Level of Service (LOS) and Quality of Service (QOS) standards, which consider "walkability audits" and "bikeability audits" suitable for the locality, to assess and plan the multi-modal quality and capacity of County roads and intersections.

C-P28. Bicycles and Pedestrian Facilities in New Subdivisions. Bicycle and pedestrian facilities should be encouraged to connect neighborhoods. Standards for urban, suburban, rural and remote contexts shall be developed.

C-P29. Right-of-Way Design Standards. The County shall develop and include in the County-Wide Transportation Plan right-of-way design standards incorporating the needs of all users, consistent with urban, suburban, rural or remote community character. The County shall develop incentives for development of multi-modal facilities to offset any potential loss of developable land.

C-P30. Landscape Buffer Strips. The County Wide Transportation Plan shall provide landscape buffer strip standards as part of the road cross-section standards and according to the urban, suburban, rural and remote context. Landscape buffer strips should be used, where feasible, to segregate pedestrian walkways from arterial and collector roadways.

C-P31. Removal of Obstacles in Pathways. Where feasible and consistent with the County-Wide Transportation Plan, new pathways and sidewalks shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, pedestrian facilities shall be widened or otherwise designed to provide the least amount of obstruction to users.

- C-P32. On-Street Parking.** Design on-street parking to minimize conflicts with all users consistent with the County-Wide Transportation Plan. Where appropriate, creative on-street parking arrangements such as parking pockets or bays shall be considered to improve design flexibility.
- C-P33. Design Standards for All Pathways.** Design standards appropriate to urban, suburban, rural and remote character shall be used by the County Public Works Department for the design and construction of pedestrian and bicycle facilities.
- C-P34. Traffic Calming.** Use traffic calming measures, where feasible and appropriate, as a means of improving safety for all users. Traffic calming measures may include, but are not limited to, roundabouts, chicanes, curb extensions, and traffic circles.
- C-P35. Protection of Designated Pedestrian and Bicycle Routes.** New development along and adjacent to planned and designated pedestrian and bicycle routes shall consider and incorporate those routes.
- C-P36. Bicycle Facilities.** Encourage the planned placement of secure and/or weather-protected bicycle storage facilities at public buildings and bus stops, where appropriate. Incentivize placement of bicycle parking and storage at businesses, new or modified bus stops and multi-family housing.
- C-P37. Preservation of Railroad Right-of-Ways.** The County shall work to preserve railroad rights-of-way as a contiguous corridor for rail and other public transportation uses.
- C-P38. Develop a Regional Trails System.** Support efforts to establish and connect regional trails, particularly in the greater Humboldt Bay and lower Mad River areas, the Eel River Valley, along the Avenue of the Giants and in the Klamath-Trinity area. The System should include the California Coastal Trail system and consist of multi-use trails where feasible.
- C-P39. Encourage Bicycle and Pedestrian-Friendly Development:** Incentives should be given to developers who provide non-motorized facilities that connect neighborhoods in a design appropriate to the character of those neighborhoods.

Marine Transportation

- C-P40. Channel Maintenance.** Support continued maintenance of harbor channels to provide deep water access to existing and planned port facilities.
- C-P41. Commercial Fishing Facilities.** Support the improvement and modernization of facilities that provide support and access to markets for the commercial fishing industry.
- C-P42. Public Infrastructure Supporting Private Investment.** Support investments in public infrastructure that increase readiness and facilitate private initiatives and investment into port enterprises such as marine-dependent industrial use, boat building and repair facilities, fleet service facilities, tourism, recreation, and fish processing facilities.

- C-P43. Marine Transportation.** Encourage marine transport options and associated facilities.

Rail Transportation

- C-P44. Re-establishing Regional Rail Service.** Support and encourage rail service in and out of the County and connected to other parts of the state and the national rail system. Public investment to re-establish regional rail service should be contingent on a private or public demand for sustained rail service and an analysis of net benefits to the County's economy, transportation systems, and environment.

Air Transportation

- C-P45. Expansion of Airline Service.** The County shall work to sustain and expand commercial passenger airline and freight service to and from the County consistent with the Airport Master Plan and the economic development goals of the County.
- C-P46. Commercial Areas.** Where feasible, commercial projects should be encouraged to develop inter-connecting traffic features with other commercial projects.
- C-P47. Frontage Improvements.** As properties are developed, all road frontages of the property shall be improved to the appropriate standard for the road according to the County-Wide Transportation Plan. Exceptions may be granted by the Planning Commission. Current standards will be used in evaluating frontage improvements until they are superseded by the approved County-Wide Transportation Plan.
- C-P49. Bus Turnouts.** Bus turnouts are preferred over in-lane bus stops. Projects constructing curbs on Collector and Arterial roads shall be coordinated with the local transit authority to determine if bus turnouts are warranted to meet the current and future needs of the transit authority. Additional right-of-way may be required for the turnouts, including areas for sidewalks and bus shelters.
- C-P50. Highway Improvement:** Encourage state and federal highway improvements that promote safety and connectivity for all users, especially for communities with highway arterials.
- C-P51. Discretionary Road Funds:** First priority for discretionary road funds shall be used to address deferred maintenance.

7.5 Standards

- C-S1. Functional Classifications.** Roadway functional classifications and standards are shown in Table 7-B (pages 7-20 and 7-21), and further specified in Title III—Land Use and Development Division 2 Subdivision Regulations.
- C-S2. Neighborhood Connectivity.** Local roads shall be planned to allow for orderly development of the community. Standards for neighborhood connectivity

shall be those specified in Title III - Land Use and Development Division 2 Subdivision Regulations. Connectivity standards shall govern:

- A. Intersection spacing
- B. Block sizes
- C. Cul-de-sacs and dead-end roads
- D. Secondary access requirements
- E. Gated communities and other restricted access roads
- F. Access connections between local, connector and arterial roads
- G. Pedestrian and cycling connections
- H. Construction and connection of street "stubs," to adjacent parcels

The Department of Public Works shall approve all road alignments.

C-S3. Traffic Thresholds of Significance. Apply objective measures, such as roadway capacity and level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, to make determinations on the significance of traffic impacts for CEQA purposes.

C-S4. Pavement Management Criteria. Strive to maintain the Pavement Condition Index (PCI) of 68th percentile or above.

C-S5. Prioritizing Transportation Capital Expenditures. Objective criteria shall be used to prioritize transportation capital expenditures. Criteria shall be developed to reflect consideration of:

- A. Accident data and multi-modal traffic engineering safety analysis for safety projects.
- B. System preservation.
- C. Multi-modal LOS and Quality of Service (QOS) measures for congestion relief projects.
- D. Analysis of future development potential based on the Housing Element land inventory for growth accommodating projects.
- E. Reductions in roadway system maintenance costs.
- F. Community demand and public interest.

C-S6. Prioritizing Road Maintenance Projects. Use and refine the PCI rating system to prioritize road maintenance projects for roads that have been assessed under this system.

C-S7. Transit, Bicycle, and Pedestrian Quality/Level of Service Standards. Bicycle and pedestrian Quality of Service and Level of Service Standards shall be specified in County code land use planning purposes. The County shall reference Transit Level of Service standards specified in the Public Transit Service Element of the Regional Transportation Plan as amended.

C-S8. Pedestrian and Bicycle System. A Board adopted Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan shall identify trails and routes considered a part of the County maintained circulation system. Development projects proposed on lands that include a County maintained

trail or route may be required to dedicate easements or make improvements if an individualized determination is made that the dedication is related both in nature and extent and is roughly proportional to the impact of the proposed development, consistent with standards specified in Title III - Land Use and Development Division 2 Subdivision Regulations. The Pedestrian and Bicycle System Plan should be coordinated with a Long-term Transit Plan, and the as CWTP.

- C-S9. Prioritization of Pedestrian and Bicycle Facilities and Routes.** Objective criteria shall be used to prioritize construction of pedestrian and bicycle facilities and routes. Criteria shall be developed to reflect consideration of:
- A. Providing safe and continuous connections between:
 - 1. Neighborhoods and public schools; and
 - 2. Residential areas and workplaces, shopping districts, daily retail and social services; and
 - 3. Transit stops and public facilities; and
 - 4. Adjacent open spaces or recreation areas.
 - B. Reductions in motorized vehicle miles traveled.
 - C. Community demand and public interest.
- C-S10. Equestrian Trails.** The Federal Highway Administration “Equestrian Design Guidebook for Trails,” or its equivalent, shall be used as a guide for the analysis and design of equestrian trails.
- C-S11. Developer’s Preference.** Developer’s preference shall be considered by the Planning Commission or the Board of Supervisors in determining whether developers mitigate impacts on the circulation system by installing the required improvements or paying a development fee that will result in construction of the required improvements.

7.6 Implementation Measures

- C-IM1. County-Wide Transportation Plan.** The County shall adopt a clear plan for development and improvement of multi-modal transportation infrastructure consistent with land use plans, intended community character and community priorities in unincorporated Humboldt County. The plan will include a review and update of roadway, pedestrian, and bicycling facility standards in the Humboldt County Roadway Design Standards Manual, Title III—Land Use and Development Division 2 Subdivision Regulations, and other appropriate ordinances. The plan shall be reviewed and updated as needed.
- C-IM2. Tracking Road Improvement Requirements.** Develop, maintain, and publish an inventory of road segments and intersections that do not meet LOS or road classification standards given existing traffic levels or number of currently developed parcels. The inventory shall also include needed multimodal transportation improvements, including bicycle and pedestrian Class I multi-use paths, using multi-modal quality of service (QOS) measures.
- C-IM3. Road Abandonment.** Proposals to vacate or abandon ownership or maintenance of County roads shall include a General Plan consistency review and analysis.
- C-IM4. Regional Coordination.** Support and participate in joint circulation system and land use planning with HCAOG, affected cities, Caltrans, and other transportation agencies and providers.
- C-IM5. Roadway System Construction.** Develop funding mechanisms to complete construction of critical segments of the roadway system designated in the Circulation Element and identified in the Capital Improvement Plan. Include bicycle and pedestrian infrastructure funding in all appropriate requests.
- C-IM7. Transit Infrastructure.** Work with regional transit providers to situate transit stops and hubs at locations that are convenient for transit users, and promote increased transit usage through the provision of shelters, benches, and other amenities.
- C-IM8. Park and Ride Facilities.** Support Caltrans' efforts to add park-and-ride lots at locations as appropriate.
- C-IM9. Adoption of Water Quality and Stream Habitat Protection Measures.** Formally adopt and maintain the Five County "Water Quality and Stream Habitat Protections Manual for County Road Maintenance", or its equivalent, to guide the following activities:
- A. Routine and emergency road repair
 - B. Maintenance of County roads and related facilities, including actions taken to prevent erosion and/or the deterioration of a roadway, such as activities affecting the cutbank, road surface, fillslope, and all drainage structure
 - C. Maintenance and replacement of bridges and culverts

- D. Activities on County-owned maintenance yards
 - E. Measures to protect the traveling public, such as snow and ice removal
- C- IM10. Transit Service to East, South and North County.** Pursue funding and partnerships with the Humboldt Transit Authority, Native American tribes, and non-profit transportation organizations to establish and sustain transit services to rural communities.
- C-IM11. Pedestrian and Bicycle System Plan.** Prepare a Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan and incorporate appropriate implementation standards in Title III – Land Use and Development Division 2 Subdivision Regulations. The Pedestrian and Bicycle System Plan should be coordinated with a Long-term Transit Plan and the CWTP.
- C-IM12. Joint Use of Traffic Models.** The County-Wide Transportation Plan (CWTP) should integrate joint use of area-wide traffic models, including but not limited to the Greater Eureka Area Travel Model (GEATM) or the Humboldt County Traffic Demand Model (HCTDM). Develop travel demand models with methods and inputs that consider all users. Support coordination with agencies to maintain the accuracy and utility of such models. Applicants may use studies and reports done by others, including the County, to develop mitigation for their proposed projects for reasons including, but not limited to, reducing costs and making projects affordable.
- C-IM13. Humboldt County Travel Model.** Maintain, update, and validate the Humboldt County Travel Model or its equivalent on a regular basis, and use the model to evaluate development-related multi-modal transportation impacts on the existing and proposed circulation system.
- C-IM14. Safe Routes To School.** The County shall seek funding through Safe Routes to Schools Programs, grants and other non-fee based funds to make non-motorized improvements around schools.
- C-IM15. Municipal Advisory Committee Review.** The County shall utilize the municipal advisory committees in those areas where they exist when updating community plan circulation components.
- C-IM16. Direct Driveway Access:** Avoid, where feasible, direct residential driveway access off of arterials and collectors.
- C-IM16. Mapping of Rail Rights-of-Way as Railroad.** All contiguous rail rights-of-way currently held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake, shall be designated Railroad in the Land Use Element and shown as a line symbol on the land use maps. A combining zone shall be applied to these properties to protect the rail rights-of-way from development that may interfere with the use of the rights-of-way for transportation purposes.
- C-IM17. Transportation Demand Management.** Amend the Zoning Regulations to include criteria for the development and implementation of transportation demand management programs as required by this Plan.

C-IM18. Congestion Relief Planning and Implementation Program. The County shall utilize the best available traffic information, including the Humboldt County Travel Demand Model, other models and plans, and transportation impact analyses to identify roads that are currently capacity constrained or projected to become capacity constrained at some point as a result of General Plan implementation, and shall work cooperatively with HCAOG, Caltrans, applicable cities, HTA, or other agencies to implement a coordinated traffic management strategy to plan and prioritize transportation demand measures and roadway improvements to reduce roadway congestion along such roadways.

The County shall use state and federal transportation improvement funds available directly to the County or through HCAOG, other grant funds, project related exactions, other available County funds, and impact fees to fund congestion relief improvements.

The following steps shall be taken to address specific capacity limitations:

- A. Monitor vehicle trips and other modes of travel at regular intervals.
- B. Solicit public involvement in transportation improvement planning prior to implementing any improvements.
- C. Identify transportation demand management measures that could be applied to the areas served by the specific roadway(s) to reduce peak-hour vehicle trips and congestion, such as:
 1. Coordinate with school districts to expand school bus operations, create a "walking school bus" program, create programs for shared rides to school, or other programs to reduce school-related vehicle trips;
 2. Coordinate with transit providers to identify strategies to improve and expand bus service and encourage ridership;
 3. Coordinate with businesses served by the roadway(s) and encourage the use of appropriate transportation demand measures to reduce employee-related vehicle trips;
 4. Identify bicycle and pedestrian enhancements that improve the ability of motorists to shift short trips to non-motorized modes.
- D. Use the following roadway and intersection improvements, as appropriate, in combination with "E" below, to accommodate additional traffic volumes while providing a safe multi-modal circulation system:
 1. Public education
 2. Signage
 3. Stop signs
 4. Traffic signals or roundabouts
 5. Traffic signal timing changes and signal coordination
 6. Striped turn-lanes
 7. Turn movement prohibitions
 8. Bulb-outs and chicanes
 9. Change stop sign location of two-way stop signs at four-way intersections to reduce unwarranted stops on parallel alternative routes
 10. Develop parallel routes or make parallel routes into couplets
- E. Implement the following measures in a stepwise manner to provide additional vehicle capacity on existing two-lane roads:

1. Within the existing curbs, provide a two-way left turn lane (2WLTL), two travel lanes, and up to two parking lanes when space permits – provides a capacity of up to 16,000 vehicles per day.
 2. Provide 2WLTL, two travel lanes, two bike lanes, and up to two parking lanes when space permits (usually a parking lane needs to be removed to add bike lanes) - provides a capacity of up to 16,000 vpd.
 3. Identify parallel alternate routes with available traffic capacity to which some of the excess traffic can be diverted and utilize intersection improvements listed in “D” above to encourage drivers to divert to identified alternate routes.
- F. If transportation demand management measures and capacity improvements located within the existing two-lane cross-section have been demonstrated to be inadequate:
1. Consider accepting a lower level of service;
 2. Within the existing curbs, provide four lanes consisting of two travel lanes and no parking - provides a capacity of up to 20,000 vpd. Note: Although a four-lane undivided roadway section provides more capacity than two lanes and one 2WLTL, the section with a 2WLTL is considered safer.
 - a. Within the existing curbs, same as above but with a.m. and p.m. peak hour left turn prohibitions into driveways and side streets - provides a capacity of up to 22,000 vpd.
 - b. Within the existing curbs, same as above but with a.m. and p.m. peak hour left turn prohibitions into driveways and side streets; widen curbs to provide left turn pockets at key intersections – provides a capacity of 24,500.
 3. Consider widening the curbs to provide additional travel lanes, bike lanes, 2WLTL, medians, parking lanes, and sidewalks, all as needed to meet demands.

Functional Classification	Recmnd. ROW	Min. ROW	Sum =>	Sidewalk	Landscape Strip	Parking Lane	Travel Lanes				Median / CLT	Travel Lanes				Parking Lane	Landscape Strip	Sidewalk
							Bike	No. 3	No. 2	No. 1		No. 1	No. 2	No. 3	Bike			
Urban ³ Arterial - Other Principal (6 lane + Median/CLT)	129 ¹	129	129	6	10		5	12	12	12	15	12	12	12	5		10	6
Urban ³ Arterial - Minor (4 lane + Median/CLT)	105 ¹	105	105	6	10		5		12	12	15	12	12		5		10	6
Urban ³ Arterial - Minor (2 lane + Median/CLT)	81 ¹	81	81	6	10		5			12	15	12			5		10	6
Urban ³ Collector (4 lane + Median/CLT)	97 ¹	97	97	6	6		5		12	12	15	12	12		5		6	6
Urban ³ Collector (2 lane + Median/CLT)	86 ¹	86	86	6	6	8	5			12	12	12			5	8	6	6
Urban ³ Local	62 ²	62	62	5	6	8				12		12				8	6	5
Urban ³ Local up to 400 parcels	62 ²	60	60	5	6	8				11		11				8	6	5
Urban ³ Local up to 300 parcels	62 ²	58	58	5	6	8				10		10				8	6	5
Urban ³ Local up to 80 parcels	62 ²	56	56	5	6	8				9		9				8	6	5
Urban Local (non-SRA) up to 12 parcels	62 ²	54	54	5	6	8				8		8				8	6	5
Urban Local (non-SRA) up to 6 parcels	62 ²	50	50	5	6	8				6		6				8	6	5
Urban ³ Alley	20	20	20							10		10						

¹Additional right of way for Arterial Roads and Collector Roads will be needed at intersections for dedicated right turn lanes and bus stops.
²Recommended Right of Way should always be used. Minimum Right of Way may be used when it is demonstrated that a road will never be able to serve more than the parcels shown.
³Meets County Fire Safe Regulation Ordinance regarding minimum roadway width.
⁴Rural roads assume that all parking will be provided on-site (no on street parking is permitted). If on street parking is expected, then an urban road should be built.

Table 7-B. Right of Way Requirements for Roads - Rural

Functional Classification		Recmnd. ROW*	Min. ROW	Sum =>			Shoulder	Travel Lanes				Median / CLT	Travel Lanes				Shoulder
								Bike	No. 3	No. 2	No. 1		No. 1	No. 2	No. 3	Bike	
Rural ^{3,4}	Arterial - Other Principal (6 lane + Median/CLT)	129 ¹	129	113			8	5	12	12	12	15	12	12	12	5	8
Rural ^{3,4}	Arterial - Minor (4 lane + Median/CLT)	105 ¹	105	89			8	5		12	12	15	12	12		5	8
Rural ^{3,4)}	Arterial - Minor (2 lane + Median/CLT)	81 ¹	81	65			8	5			12	15	12			5	8
Rural ^{3,4}	Collector - Major (4 lane + Median/CLT)	97 ¹	97	81			4	5		12	12	15	12	12		5	4
Rural ^{3,4}	Collector - Minor (2 lane + Median/CLT)	86 ¹	86	54			4	5			12	12	12			5	4
Rural ^{3,4}	Local	62 ²	62	40			8				12		12				8
Rural ^{3,4}	Local up to 400 parcels	62 ²	60	34			6				11		11				6
Rural ^{3,4}	Local up to 300 parcels	62 ²	58	30			5				10		10				5
Rural ^{3,4}	Local up to 80 parcels	62 ²	56	26			4				9		9				4

¹Additional right of way for Arterial Roads and Collector Roads will be needed at intersections for dedicated right turn lanes and bus stops.
²Recommended Right of Way should always be used. Minimum Right of Way may be used when it is demonstrated that a road will never be able to serve more than the parcels shown.
³Meets County Fire Safe Regulation Ordinance regarding minimum roadway width.
⁴Rural roads assume that all parking will be provided on-site (no on street parking is permitted). If on street parking is expected, then an urban road should be built.

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Chapter 8. Housing Element

8.1 Purpose

This Element identifies existing and projected housing needs and establishes goals, policies, standards and implementation measures for the preservation, improvement, and development of housing. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County's share of the state prescribed regional housing need.

8.2 Relationship to Other Elements

Sections 8.1 through 8.5 of this Element contain goals, policies, standards and implementation measures. These sections are part of the main body of the General Plan. The remainder of the Housing Element, due to its size, is included in the General Plan as Appendix G. Appendix G is a part of the Housing Element. It contains technical background information to support the policies, standards and implementation measures in the Housing Element chapter. It also provides a more detailed analysis on many other issues related to housing, such as governmental constraints on housing and the effectiveness of the previous Housing Element. Appendix G also contains the detailed 2019 residential land inventory.

The Housing Element is central to the entire General Plan but is most closely linked with the Land Use Element, the Community Infrastructure and Services Element, Circulation Element, and the Open Space and Conservation Element, Chapters 4, 5, 7, and 10 and respectively. General Plan and zoning designations implement Land Use Element policies that guide overall patterns of development and specific locations for subdivisions and housing developments. Policies within the Community Infrastructure and Services Element are intended to develop public infrastructure and services necessary to support continued housing production. The Circulation Element plans transportation connections between housing and the balance of the community. These and other components of the General Plan, provide an integrated framework to guide and promote housing development.

Until recently the Housing Element was updated on a 5-year cycle according to a state-mandated schedule. As result of statutory changes, the Humboldt County region elected to change from a 5-year housing element cycle to an 8-year cycle. The last comprehensive update for Humboldt County was completed in 2014. The planning horizon for this Housing Element extends to August 2027. The planning horizon for the balance of the General Plan extends through 2040.

8.3 Background

An adequate supply of housing affordable to county residents is fundamental to community well-being and economic prosperity. Although economic conditions have generally improved housing affordable for purchase or rental remains out of reach for a majority of residents. The

housing needs of the very low income and the shelter needs of the homeless are not being adequately met and the supply of land available for multi-family housing is constrained by infrastructure limitations and zoning. Table 8-1 below provides the income levels for the various income categories referenced in the Housing Element.

Table 8-1. 2018 State Income Limits

Income Category	Annual Household Income	Percent of Area Median Income
Extremely Low Income	\$0 - \$25,100	<30%
Very Low Income	\$25,201 - \$29,950	31 - 50%
Low Income	\$29,951 - \$47,900	51 - 80%
Median Income	\$59,900	100%
Moderate Income	\$47,901 - \$71,900	81 - 120%
Above Moderate Income	\$71,901+	>120%

Source: Housing and Community Development, 2018.

Note: The limits for the various income categories for Humboldt County in 2018 are based on a four person household.

One of the key priorities of this Housing Element is to increase the supply of housing affordable for all income levels by implementing regulatory policies, practices, and financial incentives that promote the creation of housing that is affordable to residents. This priority extends to all incomes levels and includes the housing needs of the vulnerable populations including residents experiencing homelessness, seniors, and farmworkers.

Another priority of this plan is to stimulate the production of workforce rental housing, particularly for those earning less than the median income. For the 2011 to 2015 period, 82% of low income renters in the County spent more than 30% of their income on housing, a 4 percent increase over 2010 data. An adequate supply of workforce housing in proximity to work will help businesses retain and recruit employees. Expansion of workforce housing will also provide opportunities for seniors with limited incomes looking for appropriately sized and priced housing near commercial and public services.

Continuing to provide an adequate supply of land for housing is one of the most significant goals of this Plan. The inventory of land available for large lot rural housing is more than adequate to meet foreseeable demands. The inventory of land for single family residential development served by public water and sewer is more limited, although it too is adequate to meet housing demands through 2027.

Vacant land zoned for multifamily housing remains in short supply. These properties are the most likely to result in workforce housing affordable to those earning minimum wage. While the inventory of land available for multi-family residential development is able to meet housing demands through 2027 there would be little left afterward. The 2014 Housing Element included a program to rezone properties to multifamily to increase the supply. That effort successfully added property to accommodate an additional 66 multifamily units. A selection of additional potential multifamily sites has been identified, and review of the proposed rezoning of those sites is scheduled for completion in 2019.

As of January 2019, there were over 1,400 residents experiencing homelessness. As the existing provisions that allow by-right development of emergency shelters have seen little implementation since adoption, the Housing Element includes programs to broaden the variety of emergency shelter options to improve housing and shelter options to better address the needs of people experiencing homelessness.

As part of the Housing Element update, the Department of Housing and Community Development requires jurisdictions to include an update whether a jurisdiction has adopted new land use regulations that directly affect affordability, specifically ordinances for inclusionary zoning and allowing short-term rentals, more commonly known as vacation home rentals. At this time, the County has not adopted an inclusionary zoning ordinance, nor do the 2019 housing element amendments contemplate a housing program to advance such an ordinance. As for short term rentals: in 1997 Humboldt County amended the Zoning Regulations to allow for short term rentals where parcels are specifically mapped and subject to a discretionary permit (Reference: Humboldt County Code Section 314-37.1). The geographic extent of parcels specifically mapped is limited to the non-Coastal portions of Shelter Cove. Since the adoption, only 14 permits have been issued, although it is recognized there are a number of unpermitted vacation home rentals operating in the unincorporated area.

Significant new state legislation described in more detail later in this Element intended to stimulate production of affordable housing and to address the housing needs of those experiencing homelessness has led to several new policies and programs in this Housing Element. The State Department of Housing and Community Development (HCD) will review it for conformance with state housing element law. Approval of the Housing Element by HCD dramatically improves the County's eligibility to receive funding from numerous federal and state grant programs. State incentives, combined with legal liability associated with non-compliance, have led to more than 70% of local jurisdictions in California with state approved Housing Elements.

There are a wide variety of topics covered in the Housing Element; some are state-mandated, others are optional. This background section focuses on the following key topics;

- The effectiveness of the previous Housing Element in meeting the County's housing needs.
- The projected future housing needs for the 2019 - 2027 time period.
- The residential land inventory.
- New measures to make housing more affordable with federal and state program funding, and by reducing governmental constraints to the development, repair and maintenance of housing.

8.3.1 Effectiveness of the Previous Housing Element

The information presented in this section is supplemented by a more detailed analysis in Section 8.12.20 of Appendix G (Housing Element Appendix). In summary, as reported in the table contained in the referenced section, progress on the 5th cycle housing programs: twenty of the forty programs completed; eight programs were not completed, or were deleted or modified with new programs; eight were carried over as part of the 2019 Housing Element amendments; and four are ongoing. The 2019 amendments add over 35 new implementation measures in response to public and Planning Commission input that many existing needs are not being met, especially of low income households and individuals experiencing homelessness, and that traditional approaches to address these issues are not effective.

Progress Toward Meeting Projected Housing Needs and Quantified Objectives: The following table shows the projected regional housing needs assigned to the County by the state and compares the number of units permitted during the timeframe of the 2014 Element and the projected housing needs during that time period.

Table 8-2. Comparison of Housing Units Constructed and Projected Housing Needs; Humboldt County Unincorporated Areas, 2014 – 2018

Household Income Category	HOUSING UNITS Unincorporated Areas			
	Projected Housing Needs	Permitted Housing Construction*	Surplus (Deficit)	% of Projected Needs
Extremely Low & Very Low	212	33	(179)	16%
Other Low	135	44	(91)	33%
Moderate	146	226	80	107%
Above Moderate	366	201	(165)	55%
Total	859	504	(435)	58%

* Reported values are for building permits issued.
 Source: Humboldt County Planning and Building Department, 2019

The table shows the County permitted construction of 435 fewer units than the total projected housing need during the 2014-2018 time period, and constructed 58% of the projected need. Although there was surplus of 80 moderate income units constructed, there were fewer units built than the projected needs in every other income category, even for the highest income category where there is an abundance of property in the land inventory to accommodate the need. The slower pace of home building compared to the projections is understandable with the local economy still recovering from the Great Recession. Another contributing factor is the cost of new housing construction continues to be more than what most people can afford. Also, legalization of commercial cannabis cultivation during the planning period introduced volatility to the local land and labor markets, which may also have contributed to the gap between projected housing needs and new housing construction during the previous planning period.

The 2014 Housing Element also included locally derived quantified objectives in standard H-S1 which are shown in the table below; they were based on the development patterns in the 2002 – 2007 time period, which was characterized by a strong housing market. The table shows the County did not meet its quantified objectives because the housing market slowed considerably compared to 2002-2007 levels.

Table 8-3. Comparison of Housing Constructed and Quantified Objectives, 2014 – 2018

Housing Type	HOUSING UNITS Unincorporated Areas		
	Quantified Objective	Actual Housing Construction*	Surplus (Deficit)
Single Family	814	376	(438)
Multifamily	206	116	(90)
Second Units	113	57	(56)
Total	1,133	549	(584)

* Reported values are for building permits finalized.
 Source: Humboldt County Planning and Building Department, 2019

The quantified objectives in the 2019-2027 Housing Element scale back expectations to reflect

current housing market conditions and align with the housing construction starts from the previous planning period. For the 2019 Housing Element the quantified objectives are for the permitting and construction by year 2027 of:

- 1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
- 2) 186 multifamily units
- 3) 91 second units.

This Housing Element's quantitative objectives are markedly more conservative than the previous two housing elements. The adjustment reflects the expectation that the County will permit at the same rate as the previous Housing Element cycle. While 2019 Housing Element includes programs to relax the allowances for accessory dwelling units and enable construction of more affordable forms of housing, the efficacy of these programs is unknown at this time, and their effect on housing production is too speculative to justify an upward adjustment to the quantified objectives.

Progress Toward Making Housing More Affordable with Federal and State programs, and Reducing Governmental Constraints: During the time period of the previous Housing Element, the County was successful in securing state and federal funding for projects shown in the following table.

Table 8-4. Grant Funded Programs between January 2013 – December 2018

Name	Type of Project	County's involvement	Number of Units
First Time Homebuyer	First Time Homebuyer	Low-Interest deferred loans	36 low income
Owner Occupied Rehab	Rehab for low-income owners	Low-Interest deferred loans	7 low income

Source: Humboldt County Planning and Building Department, 2019

In addition to the federal and state programs administered by the County, the County also implemented the following measures to make housing more affordable by reducing governmental constraints:

- Amended the General Plan and Zoning Ordinance to:
 - Added an allowance for the Multifamily portion of split-zoned sites to be treated as a floating zone on properties to facilitate construction of multifamily units.
 - Added an allowance to expand the timeframes for multifamily building permits so they don't automatically expire in one year.
 - Adopted a mobile home conversion ordinance and mobile home rent stabilization.
 - Continued to rezone properties to multifamily consistent with the 2014 Housing Element implementation measure H-IM37. In 2018 this effort resulted in the rezoning of a two acre property in the Myrtle town area that will lead to the construction of 66 multifamily units.
- Maintained the County GIS system to the internet, making parcel specific development information available to applicants.
- Maintained the County's parcel-specific residential land inventory on the internet, with updated development potential estimates.
- Established an amnesty program, the Safe Homes program, for unpermitted residential development available to all homeowners in the unincorporated area.

A more comprehensive analysis of the effectiveness of the previous Housing Element is presented in Appendix G.

8.3.2 Projected Future Housing Needs for the 2019-2027 Time Period

As with the previous Housing Element, HCD in consultation with the Humboldt County Association of Governments ("HCAOG") determined the projected housing need for the Humboldt county region for the current planning period – 2019 through 2027 - as shown in Table 8-5. The housing targets for this planning period are similar to the previous planning period, which had an annualized production rate of 172 units.

The table shows 1,413 new residential units will need to be built in the unincorporated areas to meet the projected housing need for the 2019 – 2027 time period. This is an annualized production rate of 177 housing units per year over the eight-year planning cycle. State law requires local governments to provide an inventory of adequate sites for the construction of housing to meet the County's fair share housing needs.

Table 8-5. Projected Fair Share Housing Needs, Humboldt County Unincorporated Areas, 2019 – 2027

Income Category	Projected Housing Needs	Percent of Total RHNA
Extremely Low*	175	12.3%
Very Low	176	12.4%
Low Income	223	16%
Moderate	256	17%
Above Moderate	583	42%
Total	1,413	100%

Source: 2019 Humboldt County Regional Housing Needs Assessment Plan, HCOAG, March, 2019

* This Element assumes 12.3% of the Extremely Low-Income category is in the Very Low-Income category.

8.3.3 Updated Residential Land Inventory

The residential land inventory identifies sites suitable for residential development with the capacity to meet the County's projected housing needs for all income levels. If there are not sufficient sites to meet the projected future housing needs, state law requires jurisdictions to bring additional sites into the inventory.

Table 8-6 below summarizes the residential land inventory in the Housing Element Appendix. Parcel specific information and maps are contained in the Housing Element Appendix, and on the County's website (gis.co.humboldt.ca.us). The inventory has been updated to reflect new residential development, information from services districts regarding the capacity of public water and sewer, new mapping information, and other site-specific information.

Except in rare cases, the residential land inventory excludes development potential on parcels planned Agricultural Exclusive, Agriculture Grazing and Timber Production because the land is primarily used for agriculture, timber production or other conservation and open space uses.

The land inventory also excludes properties with existing improvements and properties with extensive mapped physical constraints. The land inventory includes development potential for second units (136 units) and properties proposed to be changed to "Rural Residential Agricultural" with the General Plan Update (162 units). The inventory excludes development potential on lots in areas with public water and sewer constraints and in the Shelter Cove area, which are often built as second homes and vacation homes that do not satisfy the County's RHNA. See §8.12.21 of the Housing Element Appendix for more detail.

Table 8-6. Residential Land Inventory Summary

Zoning Group	Dev. Acres	Potential Units (Gross)	Parcel Count	Potential Units for the Current RHNA Planning Period (Net)
Rural Residential (RR)	12,715	798	734	747
Rural Residential properties added by the GPU (RA)	5,061	613	162	162
Residential Estates (RE)	897	430	220	305
Residential Low Density (RL)	953	3,232	1,261	2,009
Residential Multifamily (RM)	158	1,438	295	965
Total	14,723	5,898	2,510	4,188

Source: Humboldt County Planning and Building Department, 2019

The above table shows the County has sites in the residential land inventory to accommodate its projected future housing needs of 1,413 units.

Inventory of Affordable Multifamily Housing Sites: The inventory of suitable sites to meet the County’s housing needs for lower income households includes only those sites larger than one (1) acre in size that are planned and zoned for a density of 15 units per acre or more with public water and sewer services available. Consistent with self-imposed limitations from previous Housing Elements, no more than 100 potential units are assigned to any parcel even though the size and density would allow it. This is to help ensure the County has sites available to meet its lower income housing needs even if some of the sites in the residential land inventory are not available due to property owners’ unwillingness to develop housing on their property during the planning period.

Based on these criteria, the land inventory contains sites with a development potential of 802 units affordable to lower income households. Second units will provide an additional 68 units affordable to lower income households. These figures demonstrate the County has sites in the Affordable Housing Inventory to meet the projected need of 574 units for the lower income categories.

8.3.4 New State Housing Element Laws

As mentioned earlier, significant new state legislation has led to several new policies and programs in this Housing Element as described in the following paragraphs.

1. Government Code Section 65650 et seq. Article 11, commencing at Section 65650, was added to the Government Code as a result of AB 2162 (2018). This legislation expanded allowances for the development of supportive housing as a means to address California’s growing homelessness crisis. Supportive housing is statutorily defined an affordable rental with intensive services promoting housing stability works to reduce chronic homelessness. Supportive housing benefits communities by reducing local homelessness locally. This Housing Element includes policies and implementation measures for the County to adopt local regulations that are consistent with state law, and to actively work with developers and nonprofits to develop supportive housing.

In response to this statutory mandate, the Housing Element includes the following amendments:

- Goal H-G6: has been expanded to include of supportive housing.
- Policy P-36: mimics the statutory language regarding supportive housing and establishes as matter of policy that up to fifty (50) units of supportive housing is a by-right use in zoning districts that permit multifamily and mixed uses inclusive of nonresidential zones that permit multifamily.
- Implementation Measure H- IM51 is the program that directs the County undertake the necessary amendments to the zoning regulations for supportive and transitional housing. The timeline for completion of the needed amendments to the zoning regulations in December 31, 2019.

Prior to passage of AB 2162, Government Code Section 65583(c)(3) was amended to stipulate that transitional and supportive housing are residential uses of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The County amended the Zoning Regulations in 2004 and 2012 to reflect the statutory amendments. The allowance for supportive and transitional housing is only fully codified in accordance with the statute in the definitions section, Humboldt County Code Section 314-155. Section 314-177 "Residential Use Types" of the Zoning Regulations only contains the definition of transitional housing. Completion of H- IM51 will bring the County's Zoning Regulations in full alignment with the current statute for transitional and supportive housing.

2. Government Code Section 65583.2 et seq. This section spells out the content and analysis requirements of the land inventory, and establishes thresholds for suitability for regional housing needs. Several substantive amendments were made to this section of the housing element law.

Replacement Policy: Government Code Section 65583.2(g)(3) was added and requires nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b), that currently have residential uses, or had residential uses within the past five years, and are/were occupied by low or very low income households, are subject to a replacement policy. Development that would remove those units must replace all units with equivalent units affordable to the same or lower income level. Further, the replacement requirements must be consistent with those found in the density bonus regulations, Government Code Section 65915(c)(3). These provisions define replacement, and specify the terms of affordability. In short, parcels in the Land Inventory are subject to no net-loss requirements. The Housing Element provides both a policy and program, H-P47 and H-IM69, respectively, to implement this statutory requirement.

Inclusionary Zoning: Vacant and nonvacant sites identified to accommodate housing for lower income households cannot be deemed adequate unless the site is zoned at residential densities of at least 15 units per acre and the housing element includes a program that allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.¹ [Reference: Government Code Section 65583.2(c)]

All parcels in the County's affordable land inventory, both vacant and nonvacant, are zoned Residential Multi-Family ("RM", coastal), Residential Multiple Family ("R-3", inland) or Apartment Professional ("R-4", inland). All of these zoning districts permit residential use by right for housing developments, including developments in which at least 20 percent of the units are affordable to lower income households, at a minimum density of 15 dwelling units per acre. Moreover, many of the parcels in the County's affordable land inventory are subject to Ordinance No. 2460, adopted on August 11, 2011. Ordinance No. 2460 applies an overlay zone, also known as Qualified (or "Q") zone, to subject parcels and stipulates multiple dwellings and dwelling groups are allowed by right,

¹ Consistent with Land Inventory standard in Appendix G, vacant sites shall be parcels with an Assessor's improvement value equal to \$0.

and that the minimum density is 16 units per acre. Residential density can be increased up to 30 units per acre as qualified.

While the County's existing regulations infer that housing projects that include development of 20 percent or more of the units affordable to low income households are allowed by right, measure H-IM73 calls for a Zoning Regulations amendment to add language to clearly provide the allowance for qualified parcels. The list of qualified properties is contained in Table Z13 in Appendix G. In conclusion, the County's existing regulations as outlined above and as proposed to be modified satisfy the requirements specified in Government Code Section 65583.2(c). The County's analysis of the affordable inventory in Appendix G provides a detailed review of evidence qualifying the parcels in the Affordable Multifamily Land Inventory.

3. Government Code Section 65583(a)(6). This section stipulates the analysis requirements of nongovernmental constraints that may hinder a jurisdiction's ability to accommodate their fair share allocation. It was amended to add two requirements: 1) the housing element must identify and analyze requests to develop at densities below the density identified in the site inventory; and 2) the housing element must describe the length of time between the project's discretionary approval and the time of building permit application filing. Appendix G provides a detailed analysis of these constraints.

4. Government Code Section 8899.50 et seq., Chapter 15, commencing with Section 8899.50, added Affirmatively Furthering Fair Housing (AFFH) to State law. AFFH originates from the federal Fair Housing Act. While compliance with the State's AFFH will be a mandatory component of the next housing element, jurisdictions that are a grantee or subgrantee receiving funds from Community Development Block Grant (CDBG), Emergency Solutions Grants program, or HOME Investment Partnerships program are now subject to AFFH and have the duty to affirmatively further fair housing.

As the County is a grantee for these funding programs and will continue to pursue funding from these programs, the Housing Element includes measures to initiate implementation of AFFH, including an implementation measure for the County to participate in and complete a multijurisdictional Assessment of Fair Housing (AFH). Because U.S. Census data is an important component of AFH, the timeline to initiate the AFH will occur after completion of the 2020 Census.

Other measures to implement AFFH include amending the County's Reasonable Accommodation regulations to clarify the procedure and appeal process and identify the reviewing authority. This program is to be completed by December 31, 2019. An additional AFFH policy and program is for the tenant displacement caused by housing code enforcement actions. More specifically, that the fines and penalties are to include relocation costs, and that these funds are to be forwarded to tenants when the owner fails to do so in a timely manner. The timeline for completion of this amendment is also December 31, 2019.

8.3.4 Funding for Housing Programs

The County's Department of Health and Human Services ("DHHS") and the Planning and Building Department both actively pursue federal and state funding for housing. The Planning and Building Department focuses on funding programs aimed at workforce housing, while DHHS focuses on programs that focus on transitional and supportive housing and shelter and housing for individuals experiencing homelessness or at-risk of homelessness. DHHS and the Planning and Building Department will continue to coordinate their efforts to ensure efficiency, and best leverage their areas of expertise during the 2019-2027 planning period.

In 2018 the Board of Supervisors established and appointed a Housing Trust Fund and Homelessness

Solutions Committee (“HTFHSC”) and identified the source of seed money for the HTFHSC. At this time, however, HTFHSC does not yet have the capital to set up a revolving loan or grant program for housing projects. Allowable HTFHSC expenditures will be based on program standards currently under development and will be determined and governed by the Board of Supervisors. Once the HTFHSC is able to fund projects, their funding programs will be an important addition to the federal and state funding secured by DHHS and the Planning and Building Department for housing projects.

The lack of available funding, including local funding, has been identified more or less unanimously as a barrier for the development shelter and housing for all income categories. The State has declared that California has a housing/shelter supply and affordability crisis of historical proportions with the State's most vulnerable populations hardest hit by underserved needs, constrained supply, and protracted unaffordability. In response, the State is removing regulatory barriers and markedly prioritizing funding for housing and shelter development. This funding will be as low-interest loans and grants to local jurisdictions, private developers, nonprofits depending on the funding program utilized.

While the State is signaling that a significant proportion of the State's budget will be allocated for housing and shelter development programs, these programs will be extremely competitive as jurisdictions throughout the State are experiencing similar housing issues as our local community, if not worse. Moreover, loans and grants sourced from the State by their nature are not reliable or consistent sources of funding as the county has little to no say in the awarding of projects, priorities, the funding cycles, etc. Reliance solely on these funding sources cannot assure the needed housing or shelter will be developed. Implementation measure H-IM1 includes the provision that the Board of Supervisors will identify and commit a revenue stream to fund the development of housing and shelter within budgetary constraints as part of the annual budget process. The measure also includes preparing and adopting of program guidelines as part of the budget allocation process.

The Planning and Building Department has responsibility for implementation of most of the implementation measures in this Housing Element. During the planning period the Planning and Building Department's budget requests will supplement federal and state funding to implement the programs for which it is responsible.

8.3.5 Public Engagement

Preparation of this Housing Element was informed by the public at 13 public workshops held since August 2018. The first public outreach event to socialize the County's launch of the housing element update effort occurred as part of an Accessory Dwelling Unit Fair held in October 2018. The ADU fair was a free public event held in the Eureka area, the county seat and the largest city in the Humboldt County. Multiple jurisdictions participated in the event, which began Friday afternoon, and ran all-day Saturday. For both days of the event Humboldt County participated and supported the event by:

- Staffing an ADU information table;
- A department manager gave a presentation on developing ADUs in the County; and
- A Senior Building Inspector was available to answer building code questions.

Contact information was collected from interested participants to ease future public outreach.

In January and February 2019, County Planning staff held stakeholder workshops with the general assembly of the Humboldt Housing and Homeless Coalition, the designated continuum of care; the Humboldt Association of Realtors; and the County Department of Health and Human Services, the

County agency that administers social service programs. The Humboldt Builder's Exchange, a local association for the construction industry and related services, was also contacted and was provided information, although a formal workshop was not held. Over the subsequent months, Planning staff has been working with local water and sewer providers, and other community organizations to obtain input.

To gather public input on the effectiveness existing housing element and unaccounted needs, Planning staff held a round of public workshops in four distinct and dispersed communities in late February 2019 and early March 2019. While these workshops were held during the week, all meetings were conducted in the evening to improve opportunities for the public to attend and participate. The workshops were advertised in local newspapers, social media, and continual updates to the County's interactive website. To keep interested people abreast of workshops, the County employed an existing voluntary subscription service that pushes out notification to subscribers.

This first round of workshops was followed by a second round of workshops held in late April 2019. Again, workshops were held in four communities. Prior to launching this series of workshops, County staff prepared a draft policy and program report consisting of draft revisions to the element's goals, policies, standards, and implementation measures based on input heard during the first round of public workshops. The report also included measures to address known statutory changes. This report was made available for download on the County's website and subscribers were notified. For a couple of these workshops, the County purchased radio airtime.

The Housing Element Appendix (Appendix A) includes a detailed synopsis of the public engagement effort for this Housing Element update. In summary, significant interest expressed in the workshops focused on the following topics:

- Relaxing allowances for accessory dwelling units (formerly known as secondary dwelling units),
- Creating allowances for tiny houses, moveable tiny houses, and tiny house villages,
- Improved availability and access to technical expertise,
- Improving shelter and housing opportunities for residents experiencing homelessness, and
- Improving housing opportunities for existing development, and to not rely as much on new construction to meet housing needs.

8.4 Goals and Policies

Goals

- H-G1. Housing Production.** Regulatory policies, practices and financial incentives that promote the creation of affordable housing, protect the public health, safety and welfare, promote clear development requirements, advance equity, minimize the environmental impacts of housing development and reflect the goals and priorities of this Plan.
- H-G2. Housing Diversity.** An adequate supply of all types of housing affordable for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.
- H-G3. Workforce Housing.** An adequate supply of rental and homeownership opportunities affordable to wage earners within close proximity to local businesses, recreational facilities, community services, transit corridors and schools.
- H-G4. Residential Land Inventory.** An inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle, which provides adequate capacity to meet projected regional housing needs for all income levels.
- H-G5. Housing Needs of Special Populations.** Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families.
- H-G6. Emergency Shelters, Supportive and Transitional Housing.** Address the housing and access needs of vulnerable populations and provide sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing.
- H-G7. Affirmatively Furthering Fair Housing.** Regular meaningful actions to affirmatively further and promote fair housing, to improve access to opportunity, and prohibit discrimination.²

² *Meaningful Actions* are defined as "significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity." (Title 24 Code of Federal Regulations Part 5 Section 5.152)

Policies

- H-P1. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
- H-P2. Flexibly Apply Development Standards to Low Income Housing.** The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations.
- H-P3. Use of Surplus County-owned Property.** The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels in close proximity to commercial services and public and shared transit shall be preferred for development of affordable housing.
- H-P4. Maintenance of an Adequate Supply of Residential Land.** The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.
- H-P5. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code Section 65863 et seq. supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).
- H-P6. Contributions to Infrastructure and Service Development.** Market-rate housing will pay its fair share of infrastructure and public service costs. Housing with long-term affordability covenants and restrictions requiring units to be available to, and occupied by, persons or families of low, very low or extremely low income for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.
- H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.** The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S2 unless the County makes specified findings.
- H-P8. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
- H-P9. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized thresholds of significance. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for parcels eligible for subdivision into five or more parcels.
- H-P10. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.
- H-P11. Emergency Shelters.** Emergency shelters, day centers and navigation centers, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.

- H-P12. Housing and Support Services for Elders and Disabled Persons.** The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.
- H-P13. Support Innovative Construction and Design Methods.** The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.
- H-P14. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques for housing.
- H-P15. Support Alternative Owner Builder Program.** The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.
- H-P16. Reduce and Avoid Impacts to Biological Resources.** The County shall refer all building permit applications for structures whose water source is from perennial streams or rivers, or from wells within 100 feet of a perennial stream or river, or from springs within 100 feet of a perennial stream or river to the Department of Fish and Wildlife (DF&W).
- H-P17. Promote Infill, Reuse and Redevelopment.** The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.
- H-P18. Housing Opportunity Zones.** The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones. The County shall review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.
- H-P19. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing manufactured home parks and long-term occupancy special occupancy parks and shall support expansion of existing parks as an important source of affordable housing.
- H-P20. Retain Historic and Legal Non-Conforming Housing.** The County shall support retention of historic and legal non-conforming housing which exceeds the general plan density standards.
- H-P21. Siting of Multifamily Housing Developments.** The County shall plan, prioritize, and support development proposals that locate multifamily uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.

H-P22.Allowances for a Mixture of Housing Sizes and Types. The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.

H-P23.Housing Rehabilitation. The County's code enforcement requirements and program shall develop habitability and maintenance provisions in county code to prioritize rehabilitation of existing sub- standard housing and require maintenance of residential structures in a suitable condition for housing.

H-P24.Promote Fair Housing and Improved Access to Opportunity. The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.

H-P25.Reduce Impacts of Displacement Caused by Enforcement Actions. The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.

H-P26. Technical Assistance Program. The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability of information and expertise regarding residential land use regulations and the residential development permitting process.

H-P27.Pre-Approved Housing Plans. The County shall increase the variety of housing designs available as pre-approved housing plans offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.

H-P28.Streamline Housing Review and Approval. When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

H-P29.Encourage Accessory Dwelling Units. The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.

H-P30.Allowance for Tiny Houses and Moveable Tiny Houses. The County shall encourage development of new low-cost housing by allowing tiny houses and moveable tiny houses as permanent single- family dwellings and detached bedrooms in single family and multifamily zones.

H-P31.Allowance for Tiny House Villages. The County shall improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow allowing tiny house villages as a type of multifamily dwelling allowed in zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety. Multifamily zones.

H-P32.Farmworker Housing. The County shall encourage-sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers, consistent with Health and Safety Code Sections 17021.5 and 17021.6.

H-P33.Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall estimate the population of farmworkers in the cannabis industry that may be underrepresented in the census data of the Department of Agriculture Agricultural Census.

H-P34.Transitional Housing. Transitional housing shall be considered a residential use of property. The County shall increase Transitional housing capacity to meet the documented housing needs consistent with Government Code Sections 65582(j) and 65583(c)(3).

H-P35.Supportive Housing. Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily and mixed uses are allowed, including commercial and industrial zones where multifamily uses are allowed above commercial uses. The County shall increase Supportive housing capacity to meet the documented housing needs consistent with Housing Element requirements (Section 65650_of the Government Code).

H-P36.Single Room Occupancy Units. The County shall support the conversion and use of motels, and hotels, and discontinued hospitals, schools, and care facilities for single room occupancy units (SRO) units consistent with public health, safety and welfare.

H-P37.Support Emergency Shelters. The County shall continue to allow emergency shelters by right in areas mapped for that use, and shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

H-P38.Allowance for Safe Parking. The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter to provide sufficient opportunities and capacity to provide emergency shelter to meet the documented needs of those experiencing homelessness.

H-P39.Fee Deferrals for Affordable Housing, Emergency Shelters and Transitional and Supportive Housing. The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term covenants and restrictions that require the units to be available to and occupied by lower income households for at least 30 years. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Single Room Occupancy developments, Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

H-P40.Fast Track Application Review. All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.

H-P41.Density Bonuses. Consistent with Gov't Code Section 65915 et seq., the County shall offer and provide density bonuses for housing, including for Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Code Section 65913.4 et seq., that has long-term affordability covenants and restrictions that require units to be available to,

affordable to, and occupied by, persons or families of low-, very-low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements, and shall amend the Zoning Regulations consistent with Gov't Code Section 65915 et seq. The County shall continue to offer and provide density bonuses for housing affordable to lower income households consistent with Government Code Section 65915.

H-P42. Deferral of Minor Subdivision Improvements. The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income for at least 20 years. Public Works shall specify allowable deferments on a project by project basis.

H-P43. Funding for Supportive and Transitional Housing. The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.

H-P44. Alternative Utility Systems. Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.

H-P45. Housing First. The County shall continue to support the Housing First approach for reducing homelessness as adopted by Board of Supervisors Resolution 16-30 on March 1, 2016.

H-P46. Replacement Policy for Inventory Sites. The County shall amend the Zoning Regulations to require development located on nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b)(3), that have residential uses or had residential uses within the past five years that have been vacated or demolished, that are or were subject to an affordability agreement or local law restricting rents or other forms of price controls, or occupied by low or very low income households, and will remove or convert housing affordable to low or very low income households to be replaced with equivalent units. Replacement housing units shall be subject to the requirements of Government Code Section 65915(c)(3).

8.5 Standards

- H-S1. Housing Program Implementation.** The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:
- 1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
 - 2) 186 multifamily units
 - 3) 91 second units
- H-S2. Achieving the Target Densities in Housing Opportunity Zones.** Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the “mid-point” density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development is consistent with the general plan; remaining sites identified in the Housing Element inventory are adequate to accommodate the County’s regional housing needs pursuant to Government Code 65584 et seq.; and the property contains insurmountable physical or environmental limitations and clustering of residential units has been maximized.
- H-S3. Calculation of the Target Density in Housing Opportunity Zones.** The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints
- H-S4. Calculation of the Maximum Number of Residential Units on a Parcel.** The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.
- H-S5. Infrastructure Development.** Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones, Legacy Communities, or other areas where health and safety concerns are evident shall be given priority for funding and development.
- H-S6. Retain Historic and Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing historic and legal non-conforming housing in new subdivisions, and planned and multifamily developments.
- H-S7. Ten-Year Plan to END Homelessness and Resolution 16-30, and the Homeless Strategy and Implementation Plan—Phase 1.** The County’s adopted Ten-Year Plan to End Homelessness and Resolution 16-30 and the Homeless Strategy and Implementation Plan—Phase 1 will guide the County’s efforts to address the housing and service needs of the homeless, and “at risk of homelessness” populations.
- H-S8. Single Room Occupancy Units.** The County shall allow conversion of hotels and motels, and discontinued hospitals, schools, and care facilities to single room occupancy units (SRO) under specified conditions in selected zones in areas with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for conversions to SRO units and for reviews of the historic

and legal non-conforming status, or Plan amendments or zone reclassifications for conversions that have already occurred.

H-S9. Calculation of Development Potential for the Residential Land Inventory. The County shall identify land suitable for residential development consistent with Government Code Section 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.

H-S10. Publication and Maintenance of the Residential Land Inventory. The County's residential land inventory, found consistent with state law according to Government Code Section 65583(a)(3), shall be published to the internet as a web-based GIS layer to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.

H-S11. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory. The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.

H-S12. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones.

The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

- Aesthetic Impacts
- Agricultural and Forest Impacts
- Air Quality Impacts
- Land Use and Planning Impacts
- Mineral and Energy Impacts
- Noise Impacts
- Population and Housing Impacts
- Public Services
- Recreation
- Utilities and Service Systems
- Cumulative Impacts

H-S13. Fast Track Building Permit Application Review. All applications for housing projects, including mixed-use development consisting of residential and nonresidential with at least two-thirds of the square footage designated for residential use shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis. The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. If a housing

application has not been approved within the specified timeframe net the time lapse waiting for applicant corrections, amendments, or other required information, the application shall be deemed approved by the Planning and Building Department.

H-S14. Vacant and Nonvacant Inventory Sites to Accommodate Housing for Lower Income

Households and Used in Previous Housing Elements. Vacant sites identified in two or more consecutive housing elements, and nonvacant sites identified in the prior housing element, identified to accommodate housing for lower income households and meeting any of the following criteria: 1) residentially zoned and capable of being developed at a higher density; 2) sites owned or leased by the county; or 3) sites zoned for nonresidential use that can be redeveloped for residential use for there is a program to rezone the sites, as necessary, shall be zoned at residential densities of at least 15 units per acre and subject to zoning regulation that allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.⁴

⁴ Vacant site means a site having no improvements on the site other than being a finished lot; there are no existing uses including parking lots. Nonvacant sites include parking lots, underutilized or blighted sites, and sites having abandoned or unoccupied uses.

8.6 Implementation Measures

H-IM1. Pursue Funding for Housing and Emergency Shelter Programs. The County shall pursue funding for housing and shelter programs, including for single room occupancy housing and rehabilitation of housing. Funding and subsidies shall prioritize development of housing affordable to very low-income households, and where there are extraordinary costs for development affordable housing. Potential federal and state sources of funding (not intended to be an exhaustive list), include:

- Humboldt County's First-time Homebuyer Program: up to five units per year
- Humboldt County's Owner-Occupied Rehabilitation Program: up to three units per year

In partnership with developers, assist with one to two development projects per year:

- Home Investment Partnership Program (HOME)
- State Community Development Block Grant (CDBG)*
- Multifamily Housing Program (MHP)
- Permanent Local Housing Allocation (SB 2, 2017)*
- Building Equity and Growth in Neighborhoods Program (BEGIN)*
- United States Department of Agriculture (USDA) Housing Programs
- California Housing Finance Authority Loans (CHFA)
- Federal and State Low Income Housing Tax Credit (LIHTC)
- Infill Infrastructure Grant Program (IIG)

* Indicates sources of funding for which the County has to be applicant. Others, developers may access funding from the source.

As part of the annual budget process the Board of Supervisors shall identify and commit a revenue stream to fund the development of housing and shelter, including for the purpose of matching federal or state funds for housing and shelter development, or off-site improvements in support of eligible projects, within budgetary constraints.

A. The County shall prepare and adopt program guidelines similar to or equivalent to the Department of Housing and Community Development housing and shelter program guidelines found in the California Code of Regulations, Title 25, Division 1, Chapter 7.

Responsible Agency: Planning and Building Department, Department of Health and Human Services, and Housing Trust Fund and Homelessness Solutions Committee. Timeframe: Ongoing.

H-IM2. Tiered Environmental Review. The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County shall tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports. The County shall maintain Fault Evaluation Reports prepared for sites within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. Copies of these reports shall be available upon request to residential developers within Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM4. Tsunami Hazard Areas. The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall

work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019 County to file Local Coastal Program Amendment with the California Coastal Commission. In 2020 the State is to release guidelines and tsunami hazard mapping.

- H-IM5. Initiate Annexation of Multifamily Housing Sites.** The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-011 to provide sewer services to the property for development of multifamily housing. Responsible Agency: Planning and Building Department. Timeframe: Ongoing until completion of annexation process.
- H-IM6. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** The County shall include in its Annual General Plan Progress Report prepared pursuant to Section 65400 of the Government Code a description of the development that has occurred on the properties in the Affordable Multifamily Housing Land Inventory. The County shall also include in the 2019-2027 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households and propose changes to that program as necessary to increase its effectiveness. Responsible Agency: Planning and Building Department. Timeframe: Annually.
- H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County is in the process of adopting a traffic impact fee in conjunction with the City of Eureka that is consistent with the requirements of the certified Environmental Impact Report ("EIR") for the MSI project. If the County and City have not adopted the measure by December 31, 2019, the Planning and Building Department shall bring forward a program to either amend the project EIR or take other actions to address the requirements of the traffic impact mitigation measures for consideration by the Board of Supervisors and City Council. If the traffic mitigation has not been addressed in a manner that will permit sewer service connection of development of the land inventory at densities consistent with multi-family housing by December 31, 2020 the County shall replace the loss of inventory in the area served by the Martin Slough Interceptor on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2022.
- H-IM8. Encourage Energy and Water Conservation.** The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water storage and water conservation measures intended to reduce surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2026.
- H-IM11. The Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan.** The County shall actively support the implementation of the Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan, and adopted updates to those plans. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate implementation of the strategies specified in both plans for increasing access to stable and affordable housing for people experiencing homeless or most at risk of

homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

H-IM12. Homeless Humboldt Housing and Homeless Coalition.

- A. The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent as the designated continuum of care, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.
- B. The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: By December 31, 2020.

H-IM13. Housing Accessibility for People with Disabilities. The County shall support housing access for persons with disabilities, including development disabilities, by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM14. Housing Trust Fund. The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:

- State and Federal Grants
- Local Financial Institutions
- Local Jurisdictions
- Sale of Surplus County Property
- County General Fund
- Private Foundations and Individuals

Responsible Agency: Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing

H-IM15. Facilitate Development of All Sites in the Affordable Housing Land Inventory. Specifically, the County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved for the parcel. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs as per H-IM1. The County shall offer the following incentives for the development of affordable housing, including, but not limited to,

- priority processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,

- expedited review for subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds), and
- modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.

Quantified objective: Assist 10 units per year. Responsible Agency: Planning and Building Department. Timeframe: Ongoing

H-IM16. Housing Rehabilitation. The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing. The County shall identify the top 20 geographic areas for which to conduct housing condition surveys:

A. Interview the Humboldt County Code Enforcement Manager and Chief Building Official to identify communities with concentrations of substandard housing, and cross reference the identified communities with all of the following data:

- a. The most recent census block groups in which more than 50 percent of the residents are Low Income, as defined by HUD,
- b. Geographic areas identified as a low income community pursuant to AB 1550 or disadvantage or low income communities pursuant to SB 535.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2022.

H-IM17. Retain Historic and Legal Nonconforming Housing. The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal non-conforming housing involved in new subdivisions or planned, or multifamily development. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

H-IM18. Inventory of Nonconforming Housing. The County shall conduct an inventory to estimate the number of affordable housing units located in C- and M- zoning districts as nonconforming housing. The County shall publish the results of the inventory on the County website upon completion. Should the outcome of the inventory estimate that at least 30 percent of the housing units may be affordable to low income or very low income households, the County shall consider the adoption of the replacement policy. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

H-IM19. Assisted Units. The County shall seek to preserve all assisted-housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. The County shall implement improvements to the Internet-Based Permit Tracking software and Geographic Information Systems to function as an early warning system for units at risk of conversion. The improvements will track assisted housing units, flag, and generate real-time reports enabling Planning and Building notify property owners, and provide financial assistance when funding is available. Quantified Objective: the 20 units of the RCAA Murray Road Duplexes which sunsets in 2028. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM20. "Safe Homes" Program to Increase Building Code Compliance. The County shall consider extending the Safe Homes program prior to the program's sunset date. The Safe Homes Program allows qualified unpermitted homes to become permitted with reduced or eliminated penalty fees as an incentive to bring the unpermitted units into compliance. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.

H-IM21. Use of Surplus County-owned Property. The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. Following the initial evaluation, the County shall regularly evaluate surplus County-land for development or financing of housing. For properties located within incorporated cities, the County shall coordinate with the city. Quantified Objective: The sale proceeds of one County-owned property are now earmarked to provide source funding for trust fund. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.

H-IM22. Affordable Housing Development on Excess State -Owned Properties. The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM23. Post Information Regarding Fair Housing and Employment. The County shall continue to support the State Fair Employment and Housing Commission enforcement program. The Planning Division shall make information available about fair housing rights and the procedures for filing fair housing complaints at locations readily accessible to the public, such as public libraries, the Humboldt County Housing Authority, and the County's website. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM24. Noticing Regarding Fair Housing and Employment, and Antidiscrimination. The County shall develop standardized public notice language regarding fair employment and housing, and antidiscrimination to be used by all County agencies and affiliates. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

H-IM25. Complete an Assessment of Fair Housing. The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion. Responsible Agency: Planning and Building Department. Timeframe: Commence no sooner than completion of the 2020 US Census and Housing and Urban Development (HUD) acceptance for filing of the State of California's Consolidated Plan for the period of 2021-2026.

H-IM26. Repeal of Article 34 to Increase the Supply of Affordable Housing. The County shall support and actively lobby for State and/or local initiatives and referendums that seek the repeal of Article 34 of the State Constitution. Should the State or local initiatives or referendums fail to progress or pass, the County shall initiate an Article 34 initiative that, if passed by a majority of qualified voters, would allow the County to develop, construct or acquire low cost housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Responsible Agency: Planning and Building Department. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.

H-IM27. Elder Housing Needs Assessment. Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an

implementation program to address needs identified. Responsible Agency: Planning and Building Department. Timeframe: Humboldt County's annual progress report filed pursuant to Government Code Section 65400 for calendar year 2020, shall include a detailed program; ongoing thereafter.

H-IM28. Access and Relevancy of Pre-Approved House Plans. The County shall make pre-approved house plans available (at the Planning and Building Department and online) to the public. Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM29. Provide Pre-Approved House Plans. The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:

- A. Accessory dwelling units in different configurations, including:
 - o Non-moveable tiny houses.
 - o Conversion of a garage to an ADU.

Quantified Objective: two plans for non-moveable tiny house, and one plan for conversion of a garage. Timeframe: Initiate by June 30, 2020.

- B. Small footprint single family residences not exceeding 1,000 square feet. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.
- C. A duplex. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.
- D. Farmworker housing group quarters for more than six employees. Quantified Objective: one plan. Timeframe: Initiate by December 31, 2021.
- E. Universal accessible bathroom that can be installed into an existing residence. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.

Responsible Agency: Planning and Building Department.

H-IM30. Internet Accessible Residential Land Inventory and Development Constraint Maps. The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing. The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories:

- A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Government Code Sections 65913.4(b) and (c).
- B. Sites for supportive housing.
- C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks for long term occupancy.
- D. County-owned properties suitable for Emergency Shelters.

Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2021; ongoing thereafter.

H-IM32. Internet-Based Permitting Software to Increase Transparency of Permit Review Process. The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the

specific factors contributing to processing times of ministerial permits, such as the length of review times for projects. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019; ongoing thereafter.

H-IM33. Improve Reporting from the Internet-Based Permit Tracking Software. The County shall implement improvements to the permit tracking software to result in the on-time delivery of data meeting the annual reporting requirements of the Department of Finance and Housing and Community Development for residential entitlements. Timeframe: Complete by December 31, 2019; ongoing thereafter.

H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures. The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

H-IM35. Revised Length of Stay Limits for Recreational Vehicles. The County shall revise local regulations to remove the 6 month time limit for tenants residing in special occupancy parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM36. Review the Single Room Occupancy Unit Zoning Regulations. The County shall conduct an evaluation of the Zoning Regulations governing the development of Single Room Occupancy (SRO) housing. This evaluation shall include the following activities:

- A. A comparison evaluation of SRO land use regulations of similarly situated jurisdictions.
- B. Literature review for SRO development land use regulation Best Practices.
- C. An Objective Standard review of the County's existing SRO regulations.
- D. Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.

Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

H-IM37. Density Bonuses. The County shall amend the Zoning Regulations consistent with Government Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of Government Code Section 65913.4 et seq. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

H-IM38. Allowance for Tiny Houses. The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed or installed on a foundation, and objective health, safety and design standards are met. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM39. Allowance for Moveable Tiny Houses. The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks. The amendment to the Zoning Regulations shall consider allowing recreation vehicles (RVs) to be used as permanent single-family dwellings. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM40. Allowance for Tiny House Villages. The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM41. Allowance for Accessory Dwelling Units. The County shall amend the Zoning Regulations consistent with Government Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units. The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2025.

H-IM43. Estimating Affordability of Accessory Dwelling Units. In order to estimate the affordability of accessory dwelling units, the County shall survey property owners who have received building permits for the construction of an accessory dwelling unit. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

H-IM44. Incentivize ADU Development. The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs. Quantified Objective: 3 units per year. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

H-IM45. Estimating Affordability of Tiny Houses. In order to estimate the affordability of tiny houses, the County shall survey property owners who have received building permits for the construction or installation of a tiny house. Responsible Agency: Planning and Building

Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

H-IM46. Accounting for Tiny Houses and Tiny House Villages in the Regional Housing Needs

Assessment. The County shall work with the State Housing and Community Development (HCD) to develop an appropriate method to count tiny houses and tiny house villages as dwelling units for the Regional Housing Needs Assessment. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2022; ongoing thereafter.

H-IM47. Farmworker Housing. The County shall amend the Zoning Regulations for farmworker housing consistent with Health and Safety Code Sections 17021.5 and 17021.6. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM48. Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall prepare an estimate the number of cannabis industry farmworkers. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

H-IM49. Provide Information to Agricultural Employers. The County shall provide information to agricultural employers pertaining to state standards and permitting regulations. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020; ongoing thereafter.

H-IM50. Farmworker Housing Program. Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information:

- A. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County's cannabis industry farmworker estimate.
- B. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
- C. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
- D. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
- E. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
- F. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.
- G. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.

Responsible Agency: Planning and Building Department. Timeframe: December 31, 2021; ongoing thereafter.

H-IM51. Supportive Housing and Transitional Housing. The County shall amend the Zoning Regulations consistent with Government Code Article 11, commencing at Section 65650, and Government Code Section 65582(j) and 65582(c)(3) for transitional and supportive

housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM52. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy

Special Occupancy Parks. The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for the expansion of existing manufactured home parks and long-term occupancy special occupancy parks on parcels eligible for the addition of five or more spaces. The County shall consider adoption of a Qualified (or "Q") combining zone for existing special occupancy parks to modify and restrict by-right uses to the existing special occupancy park use. Responsible Agency: Planning and Building Department. Timeframe for adoption of Qualified combining zone: By December 2021. Timeframe for other actions: Ongoing.

H-IM53. Property Owner Outreach Program. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

H-IM54. Emergency Shelters. The County shall amend the Zoning Regulations for emergency shelters consistent with Government Code Section 65583(a)(4)(A) et seq. to allow emergency shelters as a principally permitted use in the Limited Industrial (ML), Community Commercial Zone (C-2), Industrial Commercial (C-3), and Residential Multiple Family (R-3) zoning districts and eliminate the "*where specifically mapped*" qualifying language, and to meet the requirement that the management standards are objective. The County shall also amend the General Plan to remove Attachment G of Appendix G, "Parcel Which are Zoned to Principally Permit Emergency Shelters". The County shall also amend the Mixed Use Urban and Mixed Use Rural (MU1 and MU2, respectively) zoning districts consistent with the General Plan to:

- A. Enumerate emergency shelters as a principally permitted use.
- B. Meet the requirement that the MU1 and MU2 development standards are objective and consistent with H-P29, and encourage and facilitate the development of, or conversion to, emergency shelters consistent with Government Code Section 65583(a)(4)(A).

Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM55. Support Emergency Shelters. The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM56. Safe Parking Pilot Program. The County shall fund and implement a safe parking pilot program consisting of the following actions:

- A. Identify and develop sources of funding for program.
- B. Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services

and resources, and other best practices.

- C. Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, schedule, including incentives to improve property owner participation, a public outreach campaign, and metrics for program evaluation.
- D. Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
- E. Inventory potential public lots and private lots, and poll property owners.
- F. Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
- G. Throughout the pilot program collect data from service providers, and at the close prepare a closeout evaluation report. The closeout evaluation report shall be considered by the Board of Supervisors within ninety days.
- H. Should the pilot program be evaluated to be successful, the extension and/or expansion of the pilot program shall be considered.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

H-IM57. Improve and Increase Temporary Shelter Options. Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as Government Code Section 65583(a)(7); that is, elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

H-IM58. Alternative Lodge Park. Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.

- Siting standards to include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.
- The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

H-IM59. Expedited Residential Subdivision Review in Housing Opportunity Zones. The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

H-IM60. Reduce Building Permit Application Fees. The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee

schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM61. Establish a Mixed Housing Zoning District. The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allow higher residential densities and flexible housing configurations to address workforce housing needs for existing and new development. The new Mixed Housing Zone shall include development standards to address community character and priorities established through a community plan update process. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

H-IM62. Fast Track Application Review Timelines and Priorities. For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters shall be prioritized.

H-IM63. Definition of Family. The County shall amend the Zoning Regulations to remove the definition of "Family" and references thereto except where "family" is defined by statute. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM64. Technical Assistance Program. The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events:

- A. Regular "How To" webinars for different stages of the residential entitlement process.
- B. Regular online "Ask Me About", or AMA, for the residential entitlement process.
- C. Post a "How To" media series for different stages for the residential entitlement process.
- D. Regular building and planning summits in population centers outside the greater- Eureka area. Participation by Public Works and Division of Environmental will be encouraged
- E. Initiate and facilitate multiagency preliminary review of residential projects that propose to result in three or more housing units.
- F. Regular review of posted media content for significant changes in code or procedures and update as needed.
- G. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

H-IM65. Permitting Unpermitted Special Occupancy Parks. The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

H-IM66. Expand Public Water and Sewer Capacity for Housing. The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well. The County shall also work with the McKinleyville Community Services District (MCSD) to identify capacity constraints and develop phasing plans to allow development within the limits of utility constraints and work to pursue funding mechanisms for the MCSD to design and implement capacity improvements. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

H-IM67. Reasonable Accommodation. The County shall amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and Fair Housing standards. The amendments shall specify the Planning Director as the appropriate authority to review and decide requests for reasonable accommodation; that the decision on the request shall be rendered in writing within thirty (30) days; provide for an appeal to the Board of Supervisors, and remove reference to special permit procedures or requirements. Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

H-IM68. Replacement Program. The County shall amend the Zoning Regulations consistent with H-P47 and Government Code Section 65583.2(g)(3). Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

H-IM69 Housing Rehabilitation. The County shall consider amending Humboldt County Code to incentivize the maintenance of residential structures in a suitable condition for housing and to give priority to rehabilitation of sub-standard housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM70 Tenant Displacement Caused by Enforcement Actions. The County shall amend Humboldt County Code to provide for the penalties and fines charged in housing code enforcement actions to include tenant relocation expenses in accordance with Article 2.5 of the Health and Safety Code, commencing at section 17975. The amendment shall also provide for the advance of relocation expenses to the tenant prior to, or at the time of displacement, when the owner fails to do so in a timely manner. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM71. General Plan Amendments for Emergency Shelters and Supportive Housing. The County shall amend the General Plan Land Use Element to identify Emergency Shelters as an allowed use in the Commercial and Industrial Land Use Designations consistent with the Zoning Regulations. The County shall amend the Residential, Commercial, and other applicable land use designations that allow multifamily uses consistent with H-P36 to enumerate Supportive Housing as an allowed use. The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM72. Local Coastal Program Amendment for Special Occupancy Parks. The County shall initiate and pursue amendments to the Humboldt Bay Area Plan Local Coastal Program to permit special occupancy parks as an allowed Interim Use. Responsible Agency: Planning and Building Department. Timeframe: Initiate by December 31, 2022.

H-IM73. By-Right Development for Housing Developments with Units Affordable to Low Income Households and Inventory of Eligible Parcels.

- A. The County shall maintain an inventory parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. Responsible Agency: Planning and Building Department. Timeframe: review and update at least annually.
- B. The County shall amend the Zoning Regulations to allow by-right approval for housing developments that include 20 percent or more of the housing units affordable to lower income households on parcels meeting the requirements of Government Code Section 65583.2(c). Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2020.

H-IM74. Off-Street Parking Zoning Regulations. The County shall consider amendments to the Zoning Regulations to facilitate review of exceptions for off-street parking reductions for residential uses. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2020.

H-IM75. Special Occupancy Parks. The County shall initiate amendments to the Zoning Regulations to increase the number of sites where Special Occupancy Parks are allowed. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2021.

H-IM76. Progress Reports to the Planning Commission. The County shall report the progress of implementing the 2019 Housing Element to the Planning Commission within sixty (60) days of the Planning and Building Department filing the annual progress report as required by Government Code Section 65400. At the 6th cycle mid-point, being 2024, the Planning Commission shall review and evaluate progress of Housing Element implementation, and the Planning Commission may recommend that the Board of Supervisors initiate amendments to the Housing Element if the Planning Commission finds that insufficient progress has been made. Responsible Agency: Planning and Building Department. Timeframe: Annually beginning in 2020.

H-IM77.Support and Create Partnerships with State and Federally Recognized Indian Tribes. The County shall work with State and Federally recognized Indian tribes and their respective housing authorities, to develop housing affordable to low income households, and infrastructure in support of housing that is affordable to low income households. The State and Federally recognized Indian tribes as of June 2019 are:

- Bear River Band of the Rohnerville Rancheria
- Big Lagoon Rancheria
- Blue Lake Rancheria
- Cher-Ae Heights of the Trinidad Rancheria
- Hoopa Valley Tribe
- Karuk Tribe
- Wiyot Tribe
- Yurok Tribe
- Tsnungwe Council
- Covelo Indian Community

Responsible Agencies: Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

Text edits adopted by the Humboldt County Board of Supervisors on August 20, 2019, Resolution No. 19-84.

Chapter 9. Economic Development Element

9.1 Purpose

This Element provides an overview of the economy, characterizing the trends, land, and infrastructure needs that will shape the future. A set of goals, policies, and implementation measures are included to promote and sustain economic prosperity.

9.2 Relationship to Other Elements

The Economic Development Element was prepared to ensure the General Plan considered the needs of the economy. General Plan policies can have significant effects on economic well-being and the sustainability of economic activity. For example, the Governance Chapter establishes regulatory and permit processing policies, which affect the cost of gaining regulatory approvals. The Land Use Element plays a central role in economic activity and growth by establishing rules for the location and manner of development. Housing Element policies affect the supply of housing and, therefore, housing cost. The policies of the General Plan, and this Element specifically, are intended to achieve a balance between the need to sustain and promote Humboldt County's economy and the need to protect and advance the community's collective interests.

The Economic Element also achieves consistency between the General Plan and the County's economic development strategy. In this light, the policies of every element and chapter of the General Plan should support the County's economic development strategy in the same way the policies should support the County's health, safety, welfare, and environmental protection strategies.

9.3 Background

During the last 40 years, Humboldt County has experienced a dramatic restructuring and diversification of its economy. Historically, the local economy was built on natural resources that supported timber production and manufacturing, dairy farming, cattle ranching, and fishing. These industries served as the county's export base, importing capital that helped grow the rest of the economy.

While this historic economic base has diminished and no one industry dominates the local economy today, these industries still contribute substantially to the County's economy. New local industries have emerged that export more knowledge-based, specialty, and technology-driven products and services. In fact, our traditional industries have provided the basis for many of these emerging businesses. Habitat restoration, sustainable forest management, organic milk production, and computer network services are all examples of innovative local products and services that the world needs and wants to buy. These new industries have joined traditional natural resource and agricultural industries to diversify and integrate the County into the global economy.

Diverse Economy

A diversified local economy is desirable because it is stable. A stable local economy sees slower, steadier economic growth and less volatility. In the early 1980s, Humboldt County's unemployment rate was around 12%. During the Great Recession in the US (2008-2012), Humboldt County's unemployment rate tracked at or below California's rate. From 2000-2007, our lowest rate was 5.5% and the state's was 4.9%. During the recession, after the economic peak in 2007, Humboldt's unemployment rate reached a high of 11%, but just below the state average of 11.4%. The recession of 2008-2010 affected the sectors related to financial services, housing construction and retail, the same as the national economy. In the Framework General Plan of 1984, the economic development element reflected the realities of the downturn in the timber and fishing industries. The contraction of these sectors has leveled off in the last decade. The fishing industry has shrunk by two-thirds. Though hit hard by the recent national recession, the forest products industry provides approximately 11% of the direct payroll in the County today, about equal to the education, and research and health care industries.

Though the traditional natural resource industries have declined, they still play a vital role in the local economy. Their contributions are substantial and can remain so for many decades to come. Therefore, it is vital that the County retain an essential quantity, or "critical mass," of land and infrastructure to allow the forest products, agriculture, and fishing industries to remain viable.

Comprehensive Economic Development Strategy

In 2012, the County engaged the public and business community in an extensive economic development process, called *Prosperity 2012*, to update the County's *Comprehensive Economic Development Strategy* (CEDS). CEDS guide local economic development investments, including those from the U.S. Economic Development Administration, Community Development Block Grants and Rural Development. The CEDS lays out a strategy that prioritizes the needs of eight target industries—those that have demonstrated growth in jobs, firms, wages and/or substantial export of products and services to customers outside the region. This strategy applies the leading economic theory and research on how economies function and grow, as well as the knowledge and priorities of local industry, business and community leaders. The county's target industries include:

- Diversified Health Care
- Building & Systems Construction
- Specialty Food, Flowers & Beverages
- Investment Support Services
- Management & Innovation Services
- Niche Manufacturing
- Forest products
- Tourism

The first six industries were based on their fast growth in new jobs, firms, wages and concentration (an indicator of export). The *Redwood Coast Targets of Opportunity Report 2012* (Part V of the CEDS) provides the economic performance data for the CEDS and profiles each of the eight industries in detail. The Redwood Coast region includes Humboldt, Del Norte, Trinity, Siskiyou and Mendocino counties. From 1995-2009, the top six Target of Opportunity industries combined grew new jobs at 14%, versus the region which lost jobs at -6.1%. They also grew wages at an average of 36%. The region lost

firms at -15.5%, while firms in the Target of Opportunities closed at half that rate (-8.8%). These industries now provide 42% of the region's private sector jobs.

Additionally, Forest Products and Tourism are identified as important target industries. Each utilizes Humboldt County's natural resource assets, exporting lumber and attracting tourists. Six of the eight total target industries pay (29% to 47%) above the regional average annual wages. All the target industries demonstrate competitive advantage in national and international markets, and provide opportunity for living wage careers, entrepreneurship, and future growth.

Industry leaders throughout the CEDS planning process identified entrepreneurship, innovation, and quality of life as critical requirements of the new economy. They emphasized that the County's economic competitiveness depends a great deal on its beautiful natural setting, small-town character, and vibrant creative culture. On March 26, 2013, the Humboldt County Board of Supervisors adopted Prosperity 2012 Parts I-V as Humboldt County's Comprehensive Economic Development Strategy, and it was accepted by the US Economic Development Administration.

Regional Role

Economies form around natural geographic boundaries, clusters of similar industries, natural resource assets, infrastructure, and a common culture or history. These pieces work together to define a regional economy, which often includes and crosses several jurisdictional boundaries of cities and counties. Nationally, economists and the federal government emphasize the value of aligning strategies and resources with the needs of regional economies.

Humboldt County is part of a regional economy that includes the neighboring counties of Del Norte, Mendocino, western Trinity and Siskiyou counties, and the cities within those boundaries, as indicated in the *Redwood Coast Targets of Opportunity Report 2012*. The export industries of the County span the region with many companies operating both here and in neighboring counties. Many economic assets, such as productive timber and agricultural lands, microclimates that provide long growing seasons, recreational opportunities, a desirable quality of life, and high levels of innovation and entrepreneurship are shared across the region. Obstacles such as lack of interstate truck access, widespread and redundant broadband Internet service, a serviceable railroad, and deteriorating infrastructure and geographic isolation are also shared with our neighboring counties. These shared assets and obstacles provide good reason to coordinate economic development strategies and investments.

Economic Trends

The General Plan must consider local, state, national, and international trends to maximize and sustain traditional natural resource industries and support growth in emerging industries. Land use policies and infrastructure investments must both protect and enhance the ability of traditional industries to compete and allow emerging industries to thrive.

State, national, and international trends have a significant impact on the local economy. Though market forces are beyond the control of local governments, Humboldt County can implement measures to protect and enhance the region's competitive advantages.

Quality of Life

Quality of life is one of Humboldt County's most important assets for economic development. "Quality of life" can relate to almost every aspect of our lives, from public safety to natural beauty, and may be defined differently for different people. This Element does not attempt to define quality of life in every aspect, but rather to focus on the economic implications of quality-of-life factors. In economic terms, quality of life is primarily and inextricably linked to the workforce. It is about the value inherent in the natural, the built, and the cultural environments that attract creative, entrepreneurial talent. Research on rural economies consistently shows that rivers, beaches, forests, mountains, and a community "sense of place" are highly attractive to talented, innovative, creative people who are deciding where to live and start a business. In short, communities that emphasize social and cultural amenities are attractive to talented workers and entrepreneurial businesses.

The built environment of talent-attractive communities is typically "human scale." Hallmarks of human-scale communities include mixed commercial and housing uses, allowing people to work close to home; the use of multiple modes of transportation, including walking and biking; access to childcare, recreation, and commercial services during business hours; and conduct business in cafes and other small meeting spaces.

As the global economy increasingly values knowledge-based workers to provide innovations and solutions, businesses and industry have increasingly sought to employ these creative, technologically savvy workers, the so-called "creative class." Businesses follow this talent base wherever it exists, knowing it provides them with a competitive advantage. The "creative class," in turn, is mobile, willing, and able to locate where the amenities and community appreciate and stimulate their creativity.

Workforce and Targets of Opportunity

Prior to the recession of 2008-2010, the United States was anticipating a massive labor shortage, particularly at middle to upper management levels, from the retirement of the Baby Boom Generation. While large-scale retirements did not occur due to the dramatic drop in stock market values during the recent Great Recession, as retirement funds rebound, it is likely that people will retire and open up many positions. Prior to the recession, local employers in many sectors struggled to fill entry-level and advanced positions, a situation only blunted for a few years by the recession. Labor shortages at all levels will affect local industries and will likely be exacerbated by the national shortage over the next ten years or more.

In the Targets of Opportunity industry study of 2007, which first identified the Target of Opportunity industries, they demonstrated fast growth: employment grew by 37%, firms by 23%, and wages by up to 26% in the 15 years studied (1990-2004), compared to 4% job growth, 1.5% firm growth, and 6% wage growth for the overall regional economy. The 2012 report covers an overlapping period 1995-2009 ending with the recession, which clearly muted the Target industry growth. Still these industries far outperformed the region as a whole, as noted earlier.

While these growth industries offer real opportunities for prosperity, they are not an absolute guarantee of success. In focus groups for the study, employers universally identified the chronic need for workers as constraining their growth. Our region has workforce in transition from one shrinking industry, like forest products, and into multiple emerging industries, like management & innovation services. This workforce needs re-

training to find meaningful careers and meet employer needs. Nationally, four groups in particular are expected to continue to suffer a shortage of employees: (1) health care, (2) manufacturing, (3) energy, and (4) public sector. In addition to future anticipated losses due to retirements, skilled workforce shortages already exist (and will continue) in decision sciences (e.g., finance, accounting, marketing, etc.), hard sciences, and engineering.

Education and training, both professional and vocational, determine an individual's ability to earn a living wage and provide value to business. While Humboldt County has a high proportion of people with a bachelor's degree or higher, it has low high school graduation and continuation to college rates. Only 48% of the county's high school graduates go on to college or vocational school, compared to 56% statewide.

The County must continue to invest in workforce-training services to ensure that workers have the ability to acquire skills and advance throughout their careers. In addition, protecting and enhancing quality-of-life assets is the best way to attract and retain skilled workers.

Regulatory Policy

Federal, state, and local regulatory policies and codes have a significant effect on the economy. Efforts to mitigate the environmental effects of timber harvesting have resulted in compliance costs that threaten the economic viability of the industry. Fisheries management efforts control harvest levels and the size of the fishing industry. Ranching and dairy industries are under increasing regulatory scrutiny. The building industry feels mounting pressure from increasing fees and mitigation requirements, cumbersome permit processes, and complaints from project neighbors. Small businesses and microenterprises are often discouraged from legitimizing their businesses because of the high costs and complexity of regulatory permitting.

Regulations may have unintended economic consequences. For example, conversion of forest and rangeland to residential uses is being accelerated by the rising costs of timber harvesting. Permit timeframes for land development are out of step with the pace of business, which can stifle investment and put Humboldt County at a competitive disadvantage. Excessive small business compliance costs promote an underground economy that marginalizes economic benefits.

Many disagree on the cost and benefits of regulations, but there is widespread agreement and support for regulatory systems that are simple, transparent, and efficient.

Microenterprises and Home-based Businesses

Microenterprises and home-based businesses with five or fewer employees provide an important source of family income, and they often grow with time and investment. From 1997 to 2001, microenterprises accounted for 22% of the job growth, and provided 18% of employment in California. Microenterprises can double household income and help keep families above the poverty line. Typically, microenterprises account for a higher proportion of the jobs in rural counties. Humboldt County's high rate of new firm creation underscores the importance of microenterprises.

Energy

Energy costs affect all levels of production and distribution of goods and services. Energy costs are expected to continue to increase and impact business operations. This trend will impact the goods distribution sector the most. Rising energy costs are another reason Humboldt County should focus on knowledge-based industries that utilize broadband Internet. Providing broadband services to all communities will also help residents and visitors rely less on cars and reduce the number of vehicle trips required for work and necessities. Energy strategies that move the county from an energy importer to an energy exporter could build significant economic wealth. Policies supporting this transition are included in the Energy Element.

Global Warming

Global warming and climate change has the potential to directly impact Humboldt County. The potential for more intense storms could result in more frequent disruptions and damage to critical infrastructure such as energy, Internet, and road systems. The County should plan for and invest in emergency management systems to minimize damage and reduce the risk of a catastrophic disruption. The health of our forests may be affected through increased susceptibility to disease or forest fires. Climate change initiatives, such as carbon cap and trade schemes, may represent an economic opportunity for the county because of the sequestration value of our forests and the export potential of our energy efficiency and alternative energy expertise.

Workforce Housing

Like most of California, Humboldt County struggles with providing opportunities for first-time homebuyers as well as multi-family housing options. In the past, investment in real estate has increased equity and property values but exacerbated constraints on housing for the poor, elderly, and working families. Though still lower than much of California, the county's housing prices have risen to a level where it can no longer market low-cost housing to attract businesses and a workforce. In order to provide housing for the workforce of emerging industries, the County must produce new types of housing in a mix of affordable ranges and work with cities to provide more mixed-use and multi-family housing developments. The County should also provide affordable housing opportunities in the urban unincorporated areas.

Childcare

Childcare enables parents to work productively and is an essential support service industry for a functioning economy. Unscheduled absences result in significant costs to both small businesses and large companies. In Humboldt County, one in five workers have children under age 18 and live in a household where both parents work. The need for childcare in the County is expected to grow as the demand for labor increases. There is a need for subsidized care for parents working in lower paying service and retail trade sectors, as well as a need for affordable care for middle-income working parents.

Aging Population

While census data does not indicate that Humboldt County is acquiring a disproportionately large population of retirees, the national trend of an aging Baby Boomer population is happening here. The percentage of retirement age persons is just

1.8% above the state. The median age is 35.7 years, the lowest in the region, and only 1.3 years older than the state average age. The economic consequences of an aging population include a shift in the demand for local goods and services. The main demands are expected to be health and aged care, home support services, subsidy of medical services, community transport, and a range of cultural and recreation services. Providing these services presents an opportunity to serve the local population and attract seniors seeking desirable retirement communities.

Cannabis

The production and sale of medicinal and illicit cannabis contribute significantly to Humboldt County's economy. The impact is difficult to measure but its effects are unmistakable. For example, the size of the retail and restaurant sector is out of proportion to official income levels. While the production and sale of medicinal cannabis is legal and local jurisdictions are collecting data that can be used to measure the size of this industry, the size of the illegal industry cannot be measured directly. Many assume it is the largest single industry in Humboldt County.

While cash circulating is undisputedly good for the local economy, the industry's use of residential, agricultural and timberlands can result in environmental impacts and land use conflicts. The competition for labor can also be problematic, for example there is a strong appeal to local youth to enter the cannabis trade instead of preparing themselves for a legal career.

If statewide efforts to legalize cannabis are successful, the County may enjoy a legal and economically viable industry based on the expertise, quality and market reputation that Humboldt County gained in the production of illicit cannabis. While there are practical and legal limitations on the County's ability to support illicit cultivation, support for legal cultivation should be a part of the County's overall economic policy.

Large Format Retail

The transition from small-scale decentralized locally owned businesses to large-format, chain-operated businesses is driven by economic factors beyond the control of Humboldt County. These factors include, but are not limited to, corporate globalization and how the state allocates property tax revenue. So-called "big box" developments can occupy more than 50,000 square feet, with typical ranges between 90,000 and 200,000 square feet depending on the product line of the retailer. Business operations derive profits from high sales volumes rather than price mark up.

Big box development can have profound impacts on the character of a community. Hallmarks of big box development include large windowless, single-story buildings; standardized facades; reliance on automobile-based shopping; significant acreage dedicated to parking; minimal site development lacking community or pedestrian amenities; and difficulty in marketing sites if an operation shuts down.

Big box developments can provide low prices and convenience to local consumers as well as sales tax revenue to local governments. They can also recapture sales made to big box stores by local residents outside the local area. Whether these benefits outweigh the social, community, economic, and environmental impacts of big box development is highly disputed. For example, reliance on the automobile for these developments can have a tremendous impact on the capacity of transportation facilities and contribute to air pollution. Large format retailers that focus on one product line can become

“category killers” for existing decentralized small businesses. Local capital spent on purchases at big box stores leaves the region prematurely, without circulating amongst support and secondary businesses. Permit processes for big box retail should consider impacts on the existing retail economy, as well as design, location, and economic standards to mitigate the potential impacts.

Infrastructure

The efficient and reliable movement of goods, people, and ideas is essential to all industries. Transportation and freight facilities, highways and roads, Internet and utilities, and water and wastewater facilities are all examples of critical economic infrastructure.

Broadband Internet

The Internet is the backbone of business today. Through broadband Internet connectivity, small and large companies can have employees and consultants distributed around the world. The location of a company’s headquarters is no longer determined by access to raw materials, but driven by a range of considerations, including access to talent, customers, industry networks, and quality of life for the principal owner and key talent of the company.

With quality of life as a competitive advantage, Humboldt County is positioned to attract and grow entrepreneurs and businesses with products and services marketed through the Internet. Already, the county is home to numerous companies organized this way, with employees and consultants who telecommute.

To take full advantage of the broadband internet trend, the county must invest in telecommunications, including construction of a second fiber optic line to the county and internet access for outlying communities.

Water and Wastewater

Many water and wastewater systems for cities and unincorporated communities have either reached the limit of their planned capacity or are failing. The situation is resulting in pollution concerns, where residents are being exposed to health hazards in some communities, while imposing limits on new housing and business development in others. Lack of adequate and expandable water and wastewater infrastructure severely inhibits communities’ ability to maintain or enhance quality of life, or provide space for businesses to locate. The upgrading, expansion, and construction of new water and wastewater facilities is necessary to build affordable housing and livable communities, as well as to expand opportunities for business to locate and to grow.

Highways

Because of its rural and remote location on the North Coast of California, Humboldt County is at a disadvantage in the transportation of freight, particularly by truck. Standard-size interstate trucks are not allowed to pass through several tight turns on highways 101, making the import and export of equipment, products, and cattle more expensive, time consuming, or impossible in some cases. Highway restrictions are reported as a concern by every industry in the region and are a substantial and serious constraint to economic growth and sustainability. Caltrans has completed improvements to allow interstate trucks along the entire length of highway 299 from Redding to Arcata.

Facilities construction and other solutions are planned for sections on both highways, but not all are funded at this time. The bypass of Confusion Hill on U.S. 101 was completed in October 2009. While it addressed the issue of frequent landslides and reduced one area of constraint for interstate trucks, the bypass did not relieve the restriction on interstate trucks completely. As obtaining state highway funding is a highly competitive process and lobbying by metropolitan areas often diverts funding away from North Coast priority projects, the need for regional transportation solutions and advocacy is urgent.

Rail

The only rail line into Humboldt County has been closed since 1990 due to storm damage in the Eel River canyon. The North Coast Railroad Authority (NCRA) estimates the cost of re-opening the complete line to Arcata/Samoa to range between \$151 and \$500 million, depending on the standard to which the line is prepared. Despite sustained efforts, the funds for all phases are not committed at this time.

The funding and demand for rail transportation appears to change in cycles as a result of national and international factors. Currently, national policy focuses on funding for highways and truck transportation. Should national (and state) policies change to favor rail infrastructure, perhaps as a result of energy costs, the prospects for funding the re-opening of the line to the County could improve.

Rail is typically a cost-effective and environmentally preferable mode of transportation for both goods and people. In order to take advantage of opportunities as cycles change, County policy should be to maintain the railroad right-of-way and remain supportive of re-opening the line when it can be economically justified. At the same time, the County must pursue improvements in other transportation modes. (For additional discussion of the use of county railways see the Circulation Element, Chapter 7.)

Port and Bay of Humboldt

Humboldt Bay is the only deep-water port on California's North Coast, and as the second largest natural bay in the state, it is an economic asset that supports commerce, conservation, and valuable cultural and recreational amenities.

For commerce, the Port of Humboldt Bay provides essential infrastructure to the forest products industry (for exporting and importing raw logs to local mills), and to the fishing and aquaculture industry (for fishing boat facilities, fish processing, and growing shellfish). Humboldt Bay's capacity to be a major import or export facility for container ships is limited by other transportation infrastructure. As mentioned previously, there is currently no railroad to carry goods into or out of Humboldt Bay, and the restriction on interstate trucks makes exporting goods by truck inefficient.

Continuing and enhancing the existing commercial value of the port requires substantial maintenance investment, such as periodic dredging, dock repairs, and development of appropriate facilities. Ready-to-build land, capable of supporting marine-dependent coastal industries, is also a critical constraint. The infrastructure for the fishing industry (docks, fueling stations, and ice supply) has deteriorated to a critical state. Maintaining and enhancing the port infrastructure is critical to the continuation and recovery of these industries.

Mariculture (shellfish farming) has particularly strong potential in Humboldt Bay. These operations depend on protecting the water quality of the bay. Expansion of this industry should be supported with permit coordination and streamlining, improved dock and processing facilities, and public education.

Rural regions with more access to natural water amenities (bays, rivers, and oceans) tend to attract higher paying, knowledge-based jobs and companies. Accessing Humboldt Bay for recreational activities, such as kayaking, bird watching, walking, cycling, and fishing, supports all local industries in their efforts to attract and retain talent, customers, and innovate, new products and services. Combined with the historical and cultural sites currently being developed, Humboldt Bay could become an anchor attraction for local residents, workforce talent, and tourists.

Commercial usage and recreational access should be carefully planned to allow maximum access for both purposes and avoid use conflicts. Development of bicycle and pedestrian trails, docks, and other access points, in coordination with the railroad and other rights-of-way, should be supported and facilitated in order to maximize Humboldt Bay as a quality-of-life and tourism asset. (For additional discussion see the Circulation Element, Chapter 7.)

Airport

The Arcata/Eureka Airport serves the entire North Coast region. One commercial air carrier, United Express, consistently provide direct scheduled service to Portland, Los Angeles, Sacramento, and San Francisco (with other carriers intermittently serving additional flights to Salt Lake City). The airport is a critical economic asset, allowing the movement of people who do business with customers and partners outside the region.

The U.S. Department of Agriculture reports that airports are key components of a transportation infrastructure that can substantially improve the economic potential of a rural region. Access to an airport both increases businesses' ability to market their products and services to global customers and makes air commuting possible for those who depend on urban centers but seek a rural lifestyle and its amenities. While 98.2% of Humboldt County's residents live and work inside Humboldt County, the 300–400 people who live here and work elsewhere commute to distant cities like Los Angeles and Sacramento, likely via airline.

Additionally, five general aviation airports in Garberville, Murray Field (Eureka), Rohnerville, Kneeland, and Dinsmore provide important services for air couriers, air ambulance, air charter, law enforcement, and private pilots. Each airport is critical to the community it serves during natural disasters due to the rural nature of the county. The County must actively work to protect and enhance our airports' service capacity so that more flight destinations become available, weather-related delays are minimized, adjacent land use conflicts are avoided, and overall reliability and safety increases. (For additional discussion see the Circulation Element, Chapter 8.)

Lands

The approach to determining industrial and other employment land needs involves inventorying current land supply, projecting future demand, and then comparing the current supply with anticipated demand.

Supply and Demand of Land for Employment

The February 2002 *Building Communities* report—prepared for the General Plan Update—projects a net increase in the number of jobs in Humboldt County for the next 25 years. This trend will be accompanied by an increased demand for land for industrial and other employment-related uses.

The report found that, in unincorporated areas of the county, a total of 244 acres would be required to meet anticipated future development. Of this total acreage, 15 acres would be required to meet the demand for retail space, 181 acres needed for office/business park space, and 48 acres needed for industrial purposes.

Ensuring that land is available where job and retail growth is likely to occur, and that the size and configuration of lots is suitable for the likely uses, is critical. The supply of industrial and other employment sites is described in the Commercial and Industrial Sites Database, an online searchable inventory of all the commercial and industrial sites maintained by the County. To ensure an adequate land base for commercial and industrial demands, the inventory should be maintained to support suitability analyses of individual lots and supply and demand evaluations of the entire inventory. Plan and zone changes of individual properties should be conducted to maintain a 20-year supply of industrial commercial properties.

Conversion of Prime Employment Lands

The conversion of prime employment lands to other uses is an issue facing many jurisdictions along the West Coast. Prime employment lands are the most economically productive. These lands possess unique characteristics, such as location, soils, access to infrastructure, or other factors that make them difficult to replace within a planning area or region if converted. Prime employment lands include, but are not limited to, large industrial sites; productive agricultural, timber, and mineral resource lands; and coastal dependent lands.

The conversion of land through the changing of a general plan or zoning designation is *not* always undesirable. In some cases up-zoning a property with brownfield issues (discussed below) can enable cleanup and redevelopment. In other cases, changing a designation represents flexibility in the land use system to respond to changes in the market over time. The conversion of productive and suitable employment lands, however, should not reduce the available quantity below a minimum critical landmass for industries. Conversions should also avoid creating deficits in certain land categories, leaving the County poorly positioned for business recruitment, expansion, and retention.

In addition to the threat of conversion, prime employment lands must also be protected from the encroachment of incompatible uses. Residential uses can conflict with industry and agriculture if effective buffers or transition areas are not adequately planned. Protecting these lands from conversion and encroachment is an important strategy for maintaining economic productivity.

Brownfields

A “brownfield” is real property for which reuse is complicated by the presence or perception of contamination. Brownfields can, but do not always, pose risks to human and environmental health. Cleaning up and redeveloping brownfields takes

development pressure off of resources lands, reuses existing infrastructure, protects the environment, and can address environmental justice concerns.

Humboldt County has approximately 2,000 acres of brownfields. Most are artifacts of the timber industry. As that industry has diminished, certain sites, typically zoned heavy industrial, have become underutilized. Some of these sites should remain in industrial designations, while others may be appropriate for conversion to other uses. The competition for land in the county will continue to intensify over time. Therefore, the cleanup and redevelopment of brownfields is a strategic and necessary component of the County's land management policies.

9.4 Goals and Policies

Goals

- ED-G1. Stable Economy.** A diverse, stable, and growing local economy.
- ED-G2. Natural Resource Assets.** Long term economically viable and environmentally sustainable, utilization and enjoyment of natural resources.
- ED-G3. Strategic Planning.** A comprehensive economic development strategy that guides progress on economic development goals and informs the public on emerging markets, innovations, and opportunities for entrepreneurship that benefit the region's economic prosperity.
- ED-G4. Cooperation and Collaboration.** Productive partnerships with cities, neighboring counties, and the private sector that build and enhance common assets and resolve common obstacles.
- ED-G5. Economic Development Assistance Programs.** Financial and technical assistance programs that support wage growth, full employment, and businesses inclusive of disadvantaged communities.
- ED-G6. Competitive Quality of Life.** Maintained and enhanced natural resources, recreational opportunities, quality education, vibrant town centers, access to employment, housing, retail, health care, childcare, safety, multimodal transportation, advanced telecommunications, and cultural and natural amenities.
- ED-G7. Skilled and Ready Workforce.** Proactive development of the workforce through access to early and higher education, vocational training and retraining.
- ED-G8. Regulatory and Permit Streamlining.** Stated and clear permitting and licensing processes which engage with businesses, (including micro-enterprise and home-based startups) in a timely, effective and proactive manner.
- ED-G9. Telecommunications.** Reliable, redundant and modern telecommunications infrastructure and services that can attract and retain businesses.
- ED-G10. Public Water and Wastewater.** Adequate public water and wastewater facilities to accommodate the needs of the community. Utilize available

industrial water resources to provide jobs, revenue, economic resources, and economic enhancement to the county.

ED-G11. Transportation Networks. Transportation facilities and services that allow competitive connectivity for freight and people to metropolitan areas and worldwide markets.

ED-G12. Land Inventory. A sufficient land inventory ready to meet the current and future demand for high value uses such as commercial and industrial expansion and natural resource production.

ED-G13. Brownfields. A successful recycling program converting underutilized brownfields into valuable land uses.

Policies

ED-P1. Economic Stability and Diversity. Promote economic stability, growth and diversity by emphasizing development of industries identified as priorities in the County's Comprehensive Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition.

ED-P2. Financial Resources. The County shall acquire state, federal, and private grants for workforce training, economic research, infrastructure, and local business development consistent with the County Economic Development Strategy.

ED-P3. Job Growth and Workforce. Collaborate with economic development entities in the region to promote job growth, and entrepreneurship in industries identified as priorities in the County's Comprehensive Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.

ED-P4. Affordable Housing. Promote housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Allocation, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.

ED-P5. Childcare. Promote the provision of childcare facilities within business, commercial and industrial centers, and housing developments. Streamline the permitting requirements for new childcare facilities. Foster private/public partnerships with childcare service and information providers.

ED-P6. Aging Population. Plan for and respond to the increasing transportation, service, and housing needs of the county's aging population.

ED-P7. Broadband Internet. Support broadband improvements necessary to maintain the County's business competitiveness and serve remote communities.

ED-P8. Public Infrastructure. Assist local service providers in the pursuit of state and federal funding and development of land use assessment, rates and

connection fee programs to upgrade and enhance infrastructure, including water, wastewater and recreational facilities.

- ED-P9. Freight Mobility.** Support pursuit of financial and technical solutions to improve interstate truck and rail access.
- ED-P10. Rail.** Support protection for the NCRA right-of-way and assets to preserve the ability to re-open the line in response to a demand for rail service.
- ED-P11. Port Development.** Support efforts to maintain and develop the port for shipping, the fishing industry, aquaculture, renewable energy, coastal-dependent and-associated industries.
- ED-P12. Airport Service Expansion.** Support expansion of airport services to include reliable service to multiple major airport hubs, carriers and expanded flight schedules.
- ED-P13. Airport-Related Business Development.** Support efforts to maintain and develop airports to accommodate air service-dependent and -associated industries, including air freight.
- ED-P14. Prime Employment Land Protection.** Plan and zone sufficient land to maintain a 20 year supply of industrial and commercial properties and protect prime employment land.
- ED-P15. Industrial and Business Parks.** Promote development of planned and designed industrial and business parks with special consideration for ports, airports, value-added manufacturing and industries identified as priorities in the current County Economic Development Strategy. Encourage master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.
- ED-P16. Revitalization.** Promote strategies such as infrastructure and/or economic development to revitalize disadvantaged communities.
- ED-P17. Brownfields.** Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfields. Streamline the County's review process for proposed development in commercial and industrial zoned Brownfields.
- ED-P18. Higher Education.** Support College of the Redwoods and Humboldt State University education and training programs that provide residents with the skills and knowledge to qualify for living wage careers and enhance the competitive edge of the industries in our region. Support K-12 educational programs that prepare students for careers in regional industries.
- ED-P19. Local Vendor Preference.** Support and assist with the Development and implementation of procurement policies and procedures that increase access for locally-owned companies to bidding process, and that considers local economic impact in selection process.
- ED-P20: Value Added Manufacturing.** Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing.

- ED-P21: Tribal Government Partnership.** Pursue and support economic and infrastructure partnerships with Tribal Governments.
- ED-P22: Telecommuting and Workforce Development.** Promote and seek resources to ensure that the county has a broadband infrastructure that encourages economic and workforce development and promotes telecommuting.

9.5 Standards

- ED-S1. Childcare.** The County shall consider childcare facilities within commercial and industrial zones as a principally permitted accessory use when supporting that business or industrial use. Develop a tiered permitting system ranging from principally permitted to conditionally permitted, according to size and location when in commercial or industrial zones but not directly supporting the business or industrial use and within residential zones.
- ED-S3. Disadvantaged Communities.** Communities shall be considered disadvantaged based on one or more of the following factors: disproportionately lower median incomes, higher unemployment rates, deteriorated housing conditions, or high commercial and industrial land vacancy rates.

9.6 Implementation Measures

- ED-IM1. Economic Development Strategy.** Maintain the County's Comprehensive Economic Development Strategy in collaboration with local jurisdictions, businesses, economic development organizations and the public. Conduct and disseminate economic research relating to emerging markets, innovations, and opportunities in which the region may have competitive advantages.
- ED-IM2 Economic Development Programs.** Operate economic development programs that promote workforce development for industry needs and provide technical and financial assistance. Provide incentives including but not limited to delivering capital, technical expertise, and training to businesses starting up and expanding. Seek funding to support programs, particularly US Small Business Administration and Community Development Block Grants for micro-enterprise.
- ED-IM3. Disadvantaged Community Assistance Programs.** Operate economic development programs that promote and seek funding for development assistance to disadvantaged communities.
- ED-IM4. Permit Streamlining for Business Growth.** Update ordinances and permit processes to increase efficiency and reduce permit-processing times addressing constraints to business growth including micro enterprises and home-based businesses.
- ED-IM5 Regulatory Incentives for Emerging Industries.** Provide regulatory incentives for base and emerging industries proposing to expand their business operations and workforce.

- ED-IM6. Commercial and Industrial Sites.** Maintain and update the commercial and industrial sites database, including identification of prime employment sites, on a six month cycle and provide current online maps of vacant industrial and commercial properties using the County's Geographic Information System.
- ED-IM7. Childcare.** Modify land use ordinances to reduce permitting requirements for childcare facilities and support development of funding sources.
- ED-IM8. Large Format Retail.** Develop guidelines for conducting economic and workforce impact analysis for "big box" commercial uses.
- ED-IM9. Transportation and Infrastructure.** Operate economic development programs that promote and seek funding for transportation and infrastructure development critical to economic growth, including telecommunications, regional highway improvements, port development, airport expansion, and water and wastewater systems.
- ED-IM10. Special Economic Development Zones.** Support promotion of benefits and usage of special economic development zones to the business community.
- ED-IM11. Brownfields.** Develop zoning standards to provide increased flexibility for interim land uses and continuation of legal non-conforming uses to encourage cleanup and reuse of underutilized commercial and industrial zoned brownfields.
- ED-IM12: Support Entrepreneurial Business Systems Efficiency.** Encourage local economic development entities to provide support and information resources for entrepreneurial business systems efficiency and management, particularly as the marketplace evolves (e.g. licensed Point of Sale systems).
- ED-IM13. Economic Data Sharing.** Publish economic data showing how the county, the region and the target industries are performing at least annually. Compare Humboldt to other rural counties in the region, the state and the nation.
- ED-IM14. Material Reuse.** Identify under-utilized and discarded materials and the waste byproducts of local industry (especially manufacturing, forest products and agriculture/food production). Work with other entities to encourage "highest and best use" opportunities for waste reduction and end-use markets with in the local economy such as reuse or as feedstock for local manufacturers.

Part 3 – Resource Management



This part of the General Plan focuses on the natural environment and how land use activities interact with it. Included in this part are the Conservation and Open Space elements, which are required pursuant to California planning law. It also includes the optional Water Resources, Energy, and Air Quality elements.

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Chapter 10. Conservation and Open Space Elements

10.1 Combined Element Organization

This chapter combines the Plan’s required Conservation Element and Open Space Elements. The Conservation Element guides the conservation, development, and utilization of natural resources (water, forests, soils, rivers, mineral deposits, and others), while the Open Space Element guides the comprehensive and long-range preservation and conservation of open-space lands. Together, these elements present a framework of goals and policies for use and protection of all the natural resource and open space assets of the county.

Because these two elements naturally overlap, they have been combined into this single chapter, which has been organized into six related sections: Open Spaces, Biological Resources, Mineral Resources, Waste Management, Cultural Resources, and Scenic Resources. The relationship of these sections to the two elements of this chapter and other elements in this Plan is set forth in Table 10-A.

10.1.1 Relationship to Other Elements

State planning law provides a detailed description of open space lands and the topics that must be addressed in the Conservation and Open Space Elements. These topics include:

- **Open Space for the Preservation of Natural Resources**—areas required for the preservation of plant and animal life, such as habitat for fish and wildlife and areas required for ecological and other scientific study (for example: rivers, streams, bays and estuaries, coastal beaches, lakeshores, riverbanks, and watersheds).
- **Open Space for the Managed Production of Resources**—including forest lands, rangelands, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; areas that are important for the management of commercial fisheries; and areas containing major mineral deposits.
- **Open Space for Outdoor Recreation**—areas of outstanding scenic, historical, and cultural values; areas suited for park and recreational purposes (for example: access to lake shores, beaches, rivers, and streams); and areas that serve as links between major recreation and open-space reservations such as highway corridors, trails, and utility easements.
- **Open Space for Public Health and Safety**—areas that require special management or regulation because of hazardous conditions such as earthquake fault zones, floodplains, high fire hazard areas, and areas required for the protection of air and water resources; areas designed for fuel breaks, fire access, and fuel reduction zones; and historical natural hazard boundaries (for example: inundation areas, landslide paths, debris flows, and earthquake faults).

- **Open Space for military bases, installations, and operating and training areas** — areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.
- **Open Space for Native American historic, cultural or sacred site** — Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

These open space areas and topics are covered throughout the General Plan as detailed below and in Table 10-A:

Open Space for the Preservation of Natural Resources

- Maintenance of natural resources and public lands managed for resource protection are addressed in the Land Use Element.
- Preservation of fish, plants, and wildlife, including protection of rivers and streams is a main topic of the Biological Resources section of this element.
- Protection of watersheds and their water resources is covered in the Water Resources Element.
- Bay, estuary, and coastal beach protections can be found in the coastal plans.

Open Space for the Managed Production of Resources:

- Timber and agricultural production topics are contained in the Forest and Agricultural Resources section of the Land Use Element.
- Production of mineral resources, including rock, sand, and gravel, are addressed in the Mineral Resources section of this element.

Open Space for Outdoor Recreation:

- Public lands managed for public recreation and open space are addressed in the Land Use Element and the Community Infrastructure and Services Element.
- Demands for trails and trails oriented recreational uses and bikeways are primarily covered in the Circulation Element.
- Protection of scenic, historic, and cultural assets, including Native American cultural heritage resources, is the primary topic of the Cultural and Scenic Resources section of this Element.
- Coastal access and recreational is a major topic of the Coastal Plans.

Open Space for Public Health and Safety:

- Policies to minimize risks and manage development in hazardous areas are included in the Land Use Element and the Safety Element.
- Community design and circulation for public health is a topic of the Circulation Element and the Land Use Element.
- Policies to retain publicly owned corridors for future trail use are found in the Circulation Element.
- Policies to integrate city and county trail routes with state trail systems are included in the Circulation Element. The Water Resources Element addresses water supply and water quality. The Air Quality Element addresses the protection and enhancement of air quality.

Open Space for military bases, installations, and operating and training areas:

- Narrative description of these open space lands and a map showing their locations is included in the Safety Element.
- Policies to minimize impacts to military trainings areas are included in the Safety Element.
- Policies to provide notification to the military are included in the Safety Element.

Open Space for Native American historic, cultural or sacred site:

- Narrative description of these open space lands is included in the Cultural Resources Section of the Conservation and Open Space Elements.
- Policies relating to Native American Tribal consultation are included in the Cultural Resources Section of the Conservation and Open Space Elements.
- Policies relating to the identification, protection, and enhancement of cultural resources are included in the Cultural Resources Section of the Conservation and Open Space Elements.

Table 10-A Conservation and Open Space Policy Summary

Policy Summary	General Plan Elements/Sections
<p>Open Space for the Preservation of Natural Resources</p> <p>Maximize the long-term public and economic benefits from the biological resources within the county by maintaining and restoring fish and wildlife habitats.</p>	<p>Conservation and Open Space Element, Biological Resources Section</p> <p>Water Resources Element</p>
<p>Sustainable Development of Natural Resources / Open Space for Managed Production of Resources</p>	
<p><u>Forest Resources</u></p> <ul style="list-style-type: none"> ▪ Actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities. 	<p>Land Use Element, Forest and Agricultural Resources and Land Use Maps</p>
<p><u>Agricultural Resources</u></p> <ul style="list-style-type: none"> ▪ Promote and increase Humboldt County's agricultural production and the economic viability of its agricultural operations. ▪ Conserve agricultural land for continued agricultural use. ▪ Protect working landscapes. 	<p>Conservation and Open Space Element</p>
<p><u>Mariculture</u></p> <ul style="list-style-type: none"> ▪ Support mariculture expansion with permit coordination and streamlining, improved dock and processing facilities, and public education. 	<p>Economic Development Element</p>
<p><u>Water Resources</u></p> <ul style="list-style-type: none"> ▪ Maintain or enhance the quality of the county's water resources and the fish and wildlife habitat utilizing those resources. ▪ Maintain a dependable water supply, sufficient to meet existing and future domestic, agricultural, industrial needs and to assure that new development is consistent with the limitations of the local water supply. 	<p>Water Resources Element</p>
<p><u>Mineral Resources</u></p> <ul style="list-style-type: none"> ▪ Assure the long-term availability of adequate supplies of mineral resources and construction materials, to protect mineral resource areas from incompatible land uses, and to minimize adverse environmental impacts. 	<p>Conservation and Open Space Element, Mineral Resources</p>
<p><u>Energy Resources</u></p> <ul style="list-style-type: none"> ▪ Develop and implement countywide strategic energy planning. ▪ Increase energy efficiency and conservation. ▪ Increase the supply of energy from renewable sources, distributed generation, and cogeneration. ▪ Pursue opportunities for local management of energy supply. ▪ Move toward self-sufficiency in energy use, with maximum reliance on local renewable resources for local energy needs. 	<p>Energy Element</p>

Table 10-A. Conservation and Open Space Policy Summary

Policy Summary	General Plan Elements/Sections
<p>Sustainable Development of Natural Resources / Open Space for Managed Production of Resources (continued)</p> <p><u>Fish and Wildlife</u></p> <ul style="list-style-type: none"> ▪ Maximize, where feasible, the long-term public and economic benefits from the biological resources within the county by maintaining and restoring fish and wildlife habitats. <p>Open Space for Outdoor Recreation & Cultural and Scenic Values</p> <ul style="list-style-type: none"> ▪ Provide for compatible recreation opportunities on forestland. ▪ Encourage a safe, efficient, and enjoyable county transportation and trails system for the transportation and recreation needs of bicyclists, equestrians, hikers, and joggers. ▪ Increase participation in active recreational opportunities. ▪ Maximize public access to and along the coast. ▪ Provide for recreation needs of residents with public parks in the urban study areas. ▪ Provide for the protection and enhancement of cultural resources including Native American cultural heritage resources. ▪ Provide park and recreation opportunities in the county. ▪ Develop a program to coordinate acquisition of important open space property through conservation easements and other mechanisms. ▪ Promote the individual identities of communities by maintaining scenic open space areas between cities and communities. 	<p>Conservation and Open Space Element, Biological Resources, Water Resources Element</p> <p>Land Use Element – Forest Resources Circulation Element</p> <p>Community Infrastructure and Services Element</p> <p>Conservation and Open Space Element: Cultural and Scenic Resources</p> <p>Conservation and Open Space Element</p>
<p>Open Space for Public Health and Safety</p> <p>Minimize the potential for loss of life and property resulting from natural and manmade hazards.</p>	<p>Safety Element</p>
<p>Open Space for Military Training Areas</p> <ul style="list-style-type: none"> • Minimize impacts to military trainings areas • Provide notification to the military of projects that could affect military readiness. 	<p>Safety Element</p>

Section 10.2 Open Space

10.2.1 Purpose

This subsection of the Conservation and Open Space elements addresses the conservation of open space lands, including issues related to working lands and park lands, the orderly development of residential land, and coordination with other agency programs related to conserving open space lands. Open spaces distinguish and showcase the county's natural environment and rural lands and provide attraction and enjoyment to residents and visitors.

10.2.3 Background

Humboldt County has vast and beautiful natural resources, areas of incomparable ecological value and a wealth of outdoor recreational opportunities. These are the defining characteristics of Humboldt County and represent its most significant environmental, social and economic assets. Approximately 1.4 million of the county's 2.3 million acres are used for agricultural and timber production. More than 550,000 acres are protected open space, forests, and recreation areas. Within county boundaries, there are 4 federal parks and beaches; 10 state parks; and 16 county parks and beaches, recreational areas, and reserves. There is also considerable National Forest land, as well as a number of city parks and open space areas owned by non-profit conservation groups. Conserving and protecting these assets to benefit multiple generations is a key goal of the General Plan.

State law (Government Code 65560 et seq.) requires a local open-space plan (element) for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction, and that the open space plan contain an action program that identifies how the plan or element is to be implemented.

10.2.3 Open Space Action Program

Table 10-A summarizes the goals from various sections of the general plan that outline the comprehensive and long-range preservation and conservation of open-space land. The County's open space action program includes the policies, standards, and implementation measures intended to achieve these goals. The County's strategy involves identifying and mapping significant natural resources and open spaces and implementing conservation and protection policies through zoning, project review, and proactive programs. Zoning designations will apply natural resource and open space development standards to individual properties. Discretionary projects will be evaluated for conformance with conservation and open space policies and standards of this Plan and the requirements of the California Environmental Quality Act (CEQA). Standards for the issuance of building permits and subdivision approvals are required by state law (Government Code Section 65567) to be consistent with Open Space Element policies.

The County will continue to implement state programs such as the Williamson Act and the Timberland Productivity Act, and work with the Coastal Commission for consistent implementation of the Coastal Act and other relevant state and federal resource agencies for implementation of other resource protection laws and programs.

Several regulatory agencies manage parks, recreation, and open space resources in the county, including the U. S. Forest Service (USFS), Bureau of Land Management (BLM), California State Parks Department, California Department of Fish and Game, Native American tribes, local city governments, and the County itself. The County will coordinate with federal and state agencies involved with managing resource land, as well as cities and tribes.

The County will seek to expand its ability to implement and sustain voluntary natural resource and open space protection programs such as the County's existing Conservation and Recreation Easement Program. The County will also participate in regional conservation efforts such as the Five County Salmon Conservation Plan and the Integrated Regional Water Management Plan.

The County will work to protect and develop outdoor recreation areas and opportunities necessary to maintain competitiveness as a tourist destination and as a desirable place to work and conduct business.

To maintain working landscapes, the County will refrain from measures that reduce the economic viability of continued timber, mining, and agricultural operations and lobby for more efficient application of state and federal regulatory standards. The County will also work to improve the infrastructure and workforce necessary for the forest products and agriculture industries and help promote innovative forest and agriculture products.

Conservation and Recreation Easement Program

Program Description

In July 2004, the Board of Supervisors initiated a county-level program to preserve Humboldt County working lands and improve access to public lands. This Conservation and Recreation Easement Program (the "Program") will be further developed to implement a full range of General Plan conservation and open space goals. Currently, the Program provides support for conservation easements, including new Williamson Act contract fees and public access easements. The Program provides small grants to facilitate conservation and open space easements and pays processing fees for owners enrolling new lands in the Williamson Act program. The Program also helps secure non-motorized access to public lands to support hunting, fishing, and recreational use.

The goals of the Program are as follows:

1. Position the County as an active participant in local conservation and preservation activities.
2. Implement General Plan conservation and open space policies, including the conservation of working lands and access to public lands.
3. Create cooperative working relationships with local land trust and conservancy organizations.
4. Provide incentives for voluntary participation by producers and landowners in the conservation of working lands.
5. Provide non-motorized access to public lands for hunting, fishing, and recreational uses.

Program strategies will focus on incentive-based, voluntary, and cooperative approaches to implementing access and conservation easements in the county. The County GIS will be used to identify, inventory, and prioritize working lands that may be eligible and appropriate for the Program. With the input of Program partners, potential benefits of placing conservation easements on particular parcels can be examined in light of specific threats or development pressures. Partners will include local land trusts, the Humboldt Farm Bureau, agricultural and timber interest groups, and agencies that fund easements or manage public lands. Access easement will be explored with groups concerned with non-motorized access to public lands for hunting, fishing, and other recreational purposes, as well as with affected public lands agencies

Legal Lots and Open Space Provisions

Parcels have legal status if at the time they were created applicable laws were followed.

For older lots the Subdivision Map Act sets out a process that a property owner can use to determine if a parcel was created legally and can be considered a separate legal parcel under the law. This "Determination of Status" process results in the issuance of a Certificate of Compliance or Conditional Certificate of Compliance depending upon the legal status of the property.

Patent Parcels

A land patent is the right of ownership to a parcel of land usually granted by the federal or state government to an individual or private company. Over 18,000 patent parcels have been issued in Humboldt County. Based on historical records, the County has been able to map over 17,000 of these parcels. A number of these have been altered by subdivision, lot line adjustments, and mergers and do not retain their original status. The mapped parcels range from a fraction of an acre to over 11,000 acres, with an average size of 153 acres. Within Timber Production Zones TPZ, 7,304 original patents were mapped, with sizes ranging from 5 to 2,227 acres, with an average size of 136.5 acres.

Owning a legal lot does not necessarily guarantee the right of development. Modern lots created through the subdivision process were required to undergo review for consistency with a General Plan and development standards such as access, sewage disposal, water supply, and resource protection. This process guaranteed their suitability for development. Lots that were created legally but without these considerations may not be suitable for development; for example, the entire parcel may be located in a floodway or wetland. Because Open Space Element protection policies must be considered before issuing a building permit (Government Code Section 65567) development potential on legal lots can be restricted.

10.2.4 Goals and Policies

Goals

- CO-G1. Conservation of Open Spaces.** Open spaces that distinguish and showcase the county's natural environment, including working resource lands while not impacting the ability to provide livelihoods, profitable economic returns and ecological values.
- CO-G3. Conservation and Open Space Program.** An Open Space and Conservation Program that implements this Element's policies and is complimentary to the

conservation and open space lands and programs of cities, tribes, and state and federal agencies while respecting private property rights.

- CO-G4. Parks and Recreation.** Well maintained and accessible parks offering a range of popular recreation opportunities and a regional trail system that meets future recreational and non-motorized transportation demands.
- CO-G5. Open Space and Residential Development.** Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to natural hazards, and seeks to minimize the costs of providing public infrastructure and services.
- CO-G6. Community Separation.** Open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities.

Policies

- CO-P1. Conservation and Open Space Program.** The County shall inventory and appropriately zone conservation, resource and open space lands and work to maintain these lands through discretionary or ministerial review, Williamson Act programs, TPZ zoning designations, conservation easement and recreation programs, and support for continued resource production.
- CO-P2. Transfer of Development Rights.** Research and develop, if feasible, a voluntary transfer of development rights program as a method of protecting resource lands and open space based on community input.
- CO-P3. Open Space Acquisition.** The County may consider opportunities to acquire high value open space lands, including community forests, and open space conservation easements from willing sellers.
- CO-P4. Support for Working Lands.** The County shall support policies that maintain profitable resource production on timber and agricultural lands as a means to secure long-term protection and sustainability of open space lands through programs such as the Williamson Act and Timber Production Zone programs.
- CO-P5. Conservation Easements.** Support conservation easement programs that protect natural resource and open space assets. Where private and/or non-profit options do not exist or are not needed, the County may consider accepting voluntary offers of conservation easements that generate economic returns to the landowners and continued resource production, in exchange for permanent protection of natural resource and open space values.
- CO-P6. Community Separation.** Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.
- CO-P7. Development within Community Separation Areas.** Retain a rural character and promote low intensities of development in community separation areas, consistent with the LAFCo process. Provide opportunities for transfer of

development rights in exchange for permanent open space preservation within community separation areas.

- CO-P8. Planning for Recreational Needs within Communities.** Policies addressing community recreational needs shall be prepared as part of planning efforts within each community. Implement park in-lieu fee programs in major communities.
- CO-P9. Develop and Maintain County Parks.** Secure, develop, and maintain county parks and recreation areas that are highly accessible to the public in order to serve the present and future needs of county residents.
- CO-P10. Encourage Private Outdoor Recreation.** Encourage private acquisition, development, and management of compatible outdoor recreational services and facilities as a means to generate economic returns for the landowner from conservation and open space lands where such recreational uses do not significantly detract from the agricultural capability or timber productivity of lands planned and zoned for agriculture or timber.
- CO-P11. Public Recreation.** Support acquisition, development and management of parklands and trails primarily in locations that are highly accessible to the public in order to serve the outdoor recreation and ADA needs of current and future residents, and where such uses do not reduce the agricultural capability, timber productivity and ecological services on open space lands.
- CO-P12. Development Review.** Development proposed on conservation and open space lands shall be reviewed for consistency with Conservation and Open Space Element policies.

10.2.5 Standards

- CO-S1. Identification of Local Open Space Plan.** The County's local open space plan consists of the goals, policies, standards, and implementation measures of the following sections of this general plan:
- A. Preservation of Natural Resources:
 1. Sections 10.1 and 10.2 - Conservation and Open Space
 2. Section 10.3 – Biological Resources
 3. Chapter 11 – Water Resources Element
 - B. Managed Production of Resources:
 1. Section 4.5 – Agricultural Resources
 2. Section 4.6 – Forest Resources
 3. Section 10.4 – Mineral Resources
 4. Chapter 12 – Energy Element
 - C. Outdoor Recreation, and Cultural and Scenic Values:
 1. Section 4.7 – Public Lands
 2. Section 10.6 - Cultural Resources
 3. Section 10.7 – Scenic Resources
 4. Chapter 7 - Circulation

- D. Public Health and Safety:
 - 1. Chapter 14 – Safety Element
 - 2. Chapter 15 – Air Quality Element

CO-S2. Identification of the Open Space Action Program. The specific programs which are intended to implement the open space plan:

- A. The following land use designations:
CF, NR, OS, PR, P, MR/, T, TC, AE, AG, and AEG.
- B. The following zoning classifications:
 - 1. Agriculture Exclusive (AE)
 - 2. Timber Production Zone (TPZ)
 - 3. Commercial Timber (TC) [Coastal Zone]
 - 4. Natural Resources (NR) [Coastal Zone]
 - 5. Public Recreation (PR)
- C. The following combining zone classifications:
 - 1. Archaeological Resource Combining Zone (A)
 - 2. Alquist-Priolo Combining Zone (G)
 - 3. Streams and Riparian Corridors Protection Combining Zone (R)
 - 4. Flood Hazard Combining Zone (F)
 - 5. Alquist-Priolo Fault Hazard (G)
 - 6. Mineral Resources Combining Zone (MR) [Coastal Zone]
 - 7. "T" Combining Zone [Coastal Zone]
 - 8. Streamside Management Areas and Wetlands (WR)
- D. The following plan overlay areas:
 - 1. FEMA mapped flood hazard zones
 - 2. Sensitive cultural resource area
 - 3. Special biological areas
 - 4. Streamside Management Areas and Other Wet Areas
 - 5. Areas mapped of geologic instability
 - 6. Areas mapped as Very High Fire Severity hazard
 - 7. Critical Water Supply
 - 8. Critical Watersheds
- E. The implementation measures of the chapters and sections listed in CO-S1.

CO-S3. Conservation and Open Space Element Consistency Determination. No building permit may be issued, no subdivision map approved, and no open space ordinance adopted unless the proposed action is consistent with the local open space plan as identified in CO-S1 and CO-S2 above.

- CO-S4. Open Space Consistency Determination on Legal Non-Conforming Parcels.** Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:
- A. Legal Non-Conforming residentially designated lots may be developed with a residential structure if:
 - 1. the lot was lawfully created, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Special Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zoned or a Streamside Management Area (SMA) or Other Wet Area (OWA).
 - B. Resource production, open space, and public land designated lots may be developed with a residential structure if:
 - 1. the lot was lawfully created for uses other than utility or right of way purposes.
- CO-S5. Lot Line Adjustments on Resource Lands.** Lot line adjustments for lands planned for resource production may be allowed to create logical management units where densities are met and there is no resulting increase in the number of building sites.
- CO-S6 Development in Community Separation Areas.** New development within community separation areas shall:
- A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors.
 - B. Minimize cuts and fills on hills and ridges.
 - C. Minimize the removal of trees and other mature vegetation.
 - D. Install landscaping consisting of native vegetation in natural groupings that fit with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors.
 - E. Design structures to use building materials and color schemes that blend with the natural landscape.
 - F. Cluster structures on each parcel within existing built areas to the maximum extent feasible.
 - G. Locate building sites and roadways to preserve natural features, native vegetation and existing trees.

- CO-S7 Subdivisions in Community Separation Areas.** Subdivisions in community separation areas shall:
- A. Ensure developments are subordinate to or consistent with the viewscape, from the point of view of public roadways and public trails.
 - B. Reduce visual impact where consistent with the Land Use Element by clustering.
 - C. Locate building sites and roadways to preserve natural features and native vegetation.
 - D. Where appropriate, encourage the dedication of permanent open space easement at the time of subdivision.
- CO-S8. Location of Community Separation Areas.** Community Separation Areas consist of the following areas:
- A. The Forested Hillside Area in Figure 3 of the McKinleyville Community Plan.
 - B. The McKay Community Forest Phase 1 and Conservation Easement Area shown.

10.2.6 Implementation Measures

- CO-IM1. Conservation and Recreation Easement Program.** Provide staffing and secure continued funding to support the Williamson Act Program and continue the County's Conservation and Recreation Easement Program as a means to maintain and protect working landscapes, priority open space lands, and outdoor recreational opportunities.
- CO-IM2. Working Landscapes.** Advocate for state and federal regulatory policy that sustains profitable resource production as a means to sustain the conservation and open space values of forest and agricultural land. Support market development efforts that maximize financial returns to the landowner for agriculture and timber products, recreation, and ecological services.
- CO-IM3. Review of New Development for Impacts on Recreational Resources.** Seek input from Parks and Recreation Division staff regarding land use planning decisions related to recreational opportunities in the county.
- CO-IM4. Pursuit of Funding.** The County shall maintain its Parks and Recreation Program within Public Works and shall pursue state and federal grant funding for the acquisition and maintenance of recreational facilities, trails, and other programs consistent with this Plan.
- CO-IM5. Zoning Ordinance Revision for Open Space Consistency Determinations.** Revise the Zoning Regulations governing development in open space lands to guide development consistency determinations pursuant to Government Code Section 65567.

Section 10.3 Biological Resources

10.3.1 Purpose

This section addresses biological resources including wildlife, fisheries, special status species and their habitats; it is a subsection of the Conservation and Open Space Element. Biological resource considerations are also reflected in the policies and development standards of the Land Use Element. For example, the list of primary and compatible uses in a given zone can be reflective of wildlife and fisheries considerations. Policies within the Growth Planning section of the Land Use Element (Chapter 4) have been developed to balance the need for growth with the need to protect biological resources. Finally, there are additional biological resource considerations reflected in the County's Local Coastal Program to achieve consistency with the California Coastal Act.

10.3.2 Background

Humboldt County is part of California's Klamath/North Coast bioregion. The major terrestrial habitat types in the county are coniferous forests (61%), oak woodlands (21%), and grasslands (10%). They represent a vast store of plant species and are home to numerous animals including deer, fox, elk, bears, and mountain lions. Nearly 400,000 acres of the county's mountains and coastline are within state and national park systems, leaving large tracts of existing terrestrial habitat in a natural condition.

A signature asset of the county is its aquatic habitats, including rivers, estuaries, and wetlands. Humboldt Bay, one of California's largest coastal estuaries, is second only to San Francisco Bay in size. The bay is home to many invertebrates, fish, birds, and mammals. Humboldt's rivers and the ocean off the coast have tremendous productive potential. In the seventies, over half of the fish produced and consumed in California were landed in the Humboldt Bay Area. Restoring this biological productivity to the region, especially the recovery of threatened Coho salmon and steelhead, is a high priority of this Plan.

In total, there are more than 20 species of plants and animals listed as Endangered or Threatened under federal and state classification systems in Humboldt County. Making land use decisions consistent with the special protections afforded these species is also a high priority of this Plan.

The County's biological resource conservation strategy relies on an understanding and mapping of the locations and extent of sensitive and critical biological habitat. Known habitats can then be protected for future generations by applying conservation policies and standards to development that has the potential for significant adverse effects. For example, new development in proximity to wetlands will trigger protective measures. Riparian corridors will be protected from encroachment with development restrictions. The protective measures will serve to minimize habitat loss and degradation with an emphasis on the protection and restoration of endangered or threatened species.

Sensitive and Critical Habitats

When habitat requirements for a specific species of plant or wildlife are in short supply because either the habitat is limited to a small geographical area or is threatened by rapidly changing conditions, then the habitat is designated in this Plan as *sensitive*. A *critical* habitat is a type of sensitive habitat that is presently threatened, and reduction or loss would cause the extinction of a federal or state listed threatened, rare, or endangered species.

Sensitive Habitats

The protection of sensitive habitats is an important part of planning and environmental assessment for land use development. Impacts to sensitive habitats must be assessed under the California Environmental Quality Act (CEQA), and the Open Space and Conservation elements of the General Plan (Government Code, Sections 65302(d) and (e) and 65560-65567).

10.3.3 Goals and Policies

Goals

- BR-G1. Threatened and Endangered Species.** Sufficient recovery of threatened and endangered species to support de-listing.
- BR-G2. Sensitive and Critical Habitat.** A mapped inventory of sensitive and critical habitat where biological resource protection policies apply.
- BR-G3. Benefits of Biological Resources.** Fish and wildlife habitats protected on a sustainable basis to generate long-term public, economic, and environmental benefits.

Policies

- BR-P1. Compatible Land Uses.** Area containing sensitive habitats shall be planned and zoned for uses compatible with the long-term sustainability of the habitat. Discretionary land uses and building activity in proximity to sensitive habitats shall be conditioned or otherwise permitted to prevent significant degradation of sensitive habitat, to the extent feasible consistent with California Department of Fish and Wildlife guidelines or recovery strategies.
- BR-P2. Critical Habitat.** Discretionary projects which use federal permits or federal funds on private lands that have the potential to impact critical habitat shall be conditioned to avoid significant habitat modification or destruction consistent with federally adopted Habitat Recovery Plans or interim recovery strategies.
- BR-P4. Development within Stream Channels.** Development within stream channels shall be permitted when there is no lesser environmentally damaging feasible alternative, and where the best feasible mitigation measures have been provided to minimize adverse environmental effects. Development shall be limited to essential, non-disruptive projects as listed in Standard BR-S6 - Development within Stream Channels.

- BR-P5. Streamside Management Areas.** To protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and interference with surface water flows, the County shall maintain Streamside Management Areas, along streams including intermittent streams that exhibit in-channel wetland characteristics and off-channel riparian vegetation.
- BR-P6. Development within Streamside Management Areas.** Development within Streamside Management Areas shall only be permitted where mitigation measures (Standards BR-S8 - Required Mitigation Measures, BR-S9 - Erosion Control, and BR-S10 - Development Standards for Wetlands) have been provided to minimize any adverse environmental effects, and shall be limited to uses as described in Standard BR-S7 - Development within Streamside Management Areas.
- BR-P7. Wetland Identification.** The presence of wetlands in the vicinity of a proposed project shall be determined during the review process for discretionary projects and for ministerial building and grading permit applications, when the proposed building development activity involves new construction or expansion of existing structures or grading activities. Wetland delineation by a qualified professional shall be required when wetland characterization and limits cannot be easily inventoried and identified by site inspection.
- BR-P8. Wetlands Banking.** The County supports the development of a wetlands banking system that minimizes potential conversion of prime agriculture lands to wetlands.
- BR-P9. Oak Woodlands.** Oak woodlands shall be conserved through the review and conditioning of discretionary projects to minimize avoidable impacts to functional capacity and aesthetics, consistent with state law.
- BR-P10. Invasive Plant Species.** The County shall cooperate with public and private efforts to manage and control noxious and exotic invasive plant species. The County shall recommend measures to minimize the introduction of noxious and exotic invasive plant species in landscaping, grading and major vegetation clearing activities.
- BR-P11. Biological Resource Maps.** Biological resource maps shall be consulted during the ministerial and discretionary permit review process in order to identify habitat concerns and to guide mitigation for discretionary projects that will reduce biological resource impacts to below levels of significance, consistent with CEQA.
- BR-P12. Agency Review.** The County shall request the California Department of Fish and Wildlife, as well as other appropriate trustee agencies and organizations, to review plans for development within Sensitive Habitat, including Streamside Management Areas. The County shall request NOAA Fisheries or U.S. Fish and Wildlife Service to review plans for development within critical habitat if the project includes federal permits or federal funding. Recommended mitigation measures to reduce impacts below levels of significance shall be considered during project approval, consistent with CEQA.

- BR-P13. Landmark Trees.** Establish a program to identify and protect landmark trees, including trees that exhibit notable characteristics in terms of their size, age, rarity, shape or location.)

10.3.4 Standards

Sensitive and Critical Habitats

- BR-S1. Development Excluded from Sensitive Habitat Policies.** Proposed development occurring within areas containing sensitive habitats shall be subject to the conditions and requirements of this chapter except for these exclusions (which do not preempt other County regulations or those of other agencies):
- A. Timber management and harvest activities conducted under the California Forest Practice Act (Z' Berg-Nejedly) and Rules or activities exempt from local regulation as per California Public Resources Code 4516.5(d). These standards shall not be used to reduce buffers specified under the State Forest Practice Rules and mining activities pursuant to Surface Mining and Reclamation Act.
 - B. Any area proposed for development, which upon examination of the biological resource maps and field inspection is not actually within or does not contain the indicated habitat.
 - C. Agricultural practices which are principally permitted within the zone shall not be considered development for the purposes of this standard.
- BR-S2. Agency Consultation.** For discretionary projects with potential to impact critical, or sensitive habitats, the County will seek specific recommendations from the appropriate agencies, as applicable to the specific project location, class of development, or natural resource involved
- BR-S3. Critical Habitat Defined.** Critical habitats are habitats necessary for the protection of threatened or endangered species listed under the Federal Endangered Species Act. Designation, mapping and enforcement of critical habitat is the responsibility of federal agencies.
- BR-S4. Sensitive Habitat Defined.** Sensitive habitats are defined as a biologically unique, limited, or an especially valuable habitat type for a species whose habitat requirements, if significantly changed, would cause a threatening change to the species population across its range and may include the following:
- A. Habitat necessary for the protection of rare, threatened and endangered species as listed under the FESA or CESA
 - B. Migratory deer winter range
 - C. Roosevelt elk range
 - D. Sensitive avian species rookery and nest sites (e.g. osprey, great blue heron and egret)
 - E. Streams and streamside areas
 - F. Wetlands

- G. Protected vascular plant communities as listed by the US Fish & Wildlife Service or the California Department of Fish and Wildlife.
- H. Other sensitive habitats and communities as may be currently, correctly and accurately listed in the California Department of Fish and Wildlife's California Natural Diversity Data Base, as amended periodically.

BR-S5. Streamside Management Areas Defined. Streamside Management Areas (SMA) are identified and modified as follows:

- A. Areas specifically mapped as SMA and Wetland (WR) Combining Zones, subject to verification and adjustment pursuant to site-specific biological reporting and review procedures.
- B. For areas along streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as:
 - 1. 100 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of perennial streams.
 - 2. 50 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of intermittent streams.
 - 3. The width of Streamside Management Areas shall not exceed 200 feet measured as a horizontal distance from the top of bank.
- C. The width of Streamside Management Areas shall be expanded to up to 200 feet measured as a horizontal distance from the top of bank as necessary to include slides, or areas with visible evidence of slope instability.
- D. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that the mapping of the SMA is not accurate, there are no in-channel wetland characteristics or off-channel riparian vegetation, the reduction will not significantly affect the biological resources of the SMA on the property. When the prescribed buffer would prohibit development of the site for the principal use for which it is designated, measures shall be applied that result in the least environmentally damaging feasible project.
- E. SMAs do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.

Stream Channels

- BR-S6. Development within Stream Channels.** Development within stream channels may be approved where consistent with Policy BR-P4, Development within Stream Channels, and is limited to the following projects.
- A. Fishery, wildlife, and aquaculture enhancement and restoration projects.
 - B. Road crossings consistent with Standard BR-S9, Erosion Control, of this section.
 - C. Flood control and drainage channels, levees, dikes, and floodgates.
 - D. Mineral extraction consistent with other County regulations.
 - E. Small-scale hydroelectric power plants in compliance with applicable County regulations and those of other agencies.
 - F. Wells and spring boxes, and agricultural diversions.
 - G. New fencing, so long as it would not impede the natural drainage or wildlife movement and would not adversely affect the stream environment or wildlife movement.
 - H. Bank protection, provided it is the least environmentally damaging alternative.
 - I. Other essential projects, including municipal groundwater pumping stations, provided they are the least environmentally damaging alternative, or necessary for the protection of the public's health and safety.

Streamside Management Areas

- BR-S7. Development within Streamside Management Areas.** Development within Streamside Management Areas may be approved where consistent with Policy BR-P6, Development within Streamside Management Areas, and shall be limited to the following uses:
- A. Development permitted within stream channels per BR-S6, Development within Stream Channels.
 - B. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(d).
 - C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.
 - D. Removal of vegetation for disease control or public safety purposes.
 - E. Normal, usual and historical agricultural practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.
 - F. Normal, usual and historical agricultural and surface mining practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.

- BR-S8. Required Mitigation Measures.** Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:
- A. Retaining snags unless felling is required by CAL-OSHA, by CAL FIRE forest and fire protection regulations or for public health and safety reasons. The felling must be approved by the Planning Director. Felled snags shall be left on the ground if consistent with fire protection regulations and the required treatment of slash or fuels.
 - B. Retain live trees with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.
 - C. Erosion control measures (as per Standard BR-S9- Erosion Control).
 - D. Maximum feasible retention of overstory canopy in riparian corridors.
- BR-S9. Erosion Control.** Erosion control measures for development within Streamside Management Areas shall include the following:
- A. During construction, land clearing and vegetation removal will be minimized, following the provisions of the Water Resources Element and the standards listed here.
 - B. Consistent with BR-S8, construction sites with at least 100 square feet of exposed soil will be planted or seeded as appropriate per mitigations as recommended in writing by the lead agency with native or non-invasive vegetation and mulched with natural or chemical stabilizers to aid in erosion control and ensure revegetation.
 - C. Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction.
 - D. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, non-erodible channels, diversion dikes, interceptor ditches, slope drains, or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels.
 - E. Runoff shall be controlled to prevent erosion by on-site or off- site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over non-erodible vegetated surfaces where it would not contribute to downstream erosion or flooding.
 - F. Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the Streamside Management Area to comply with California Department of Fish and Wildlife and the North Coast Regional Water Quality Control Board requirements.

- G. Winter operations (generally October 15 thru April 15) shall employ the following special considerations:
1. Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds, such as barley or rye grass, and mulched with protective coverings such as natural or chemical stabilizations, and
 2. Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction.

Wetlands and Other Wet Areas

BR-S10. Development Standards for Wetlands. Development standards for wetlands shall be consistent with the standards for Streamside Management Areas, as applicable except that the widths of the SMA for wetlands are as follows:

seasonal wetlands = 50 ft.

perennial wetlands = 150 ft.

and the setback begins at the edge of the delineated wetland. Buffers may be reduced based on site specific information and consultation with the California Department of Fish and Wildlife. No buffer shall be required for man-made wetlands except wetlands created for mitigation purposes.

BR-S11. Wetlands Defined. The County shall follow the US Army Corps of Engineers Wetland Delineation manual in the identification and classification of wetlands which considers wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Other Sensitive and Critical Habitats

Oak Woodlands

BR-S12. Discretionary Review within Oak Woodlands. Discretionary projects which may result in a significant effect on oak woodlands shall evaluate and mitigate any impacts, consistent with the provisions of CEQA, specifically Public Resources Code Section 21083.4.

Invasive Plant Species

BR-S13. Principally Permitted Accessory Use. Invasive plant species management and control measures shall be considered a principally permitted accessory use in all zones, except in the Coastal Zone.

10.3.5 Implementation Measures

- BR-IM1. Biological Resource Maps.** The County shall maintain the best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, Habitat Conservation Plan Areas, rookeries, and ranges of species identified in the California Natural Diversity Database.
- BR-IM2. State and Federal Agency Permitting Coordination.** The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.
- BR-IM3. Biological Review and Referral.** Building and Planning Division staff shall receive periodic training, and be encouraged to receive certification, related to the field identification of biological resources and mitigation of impacts.
- BR-IM4. Wetlands Bank.** The County shall assist in the development of a wetlands bank that minimizes potential conversion of prime agriculture lands to wetlands.
- BR-IM5. Oak Woodlands Conservation Program.** The County shall maintain an Oak Woodland Management Plan and attain eligibility for Oak Woodland Preservation Program funding (Fish and Game Code, Section 1360, Division 2, Chapter 4) to conserve and protect high-value oak woodlands.
- BR-IM6. Modifications to the Streamside Management Area Ordinance.** The County shall modify the SMA Ordinance for consistency with BR-S5 and to allow reductions to SMA widths through ministerial review in consultation with California Department of Fish and Wildlife. The SMA Ordinance shall provide exemptions for minor additions of up to 500 square feet aggregate for buildings or structures existing on April 25, 1995.

Section 10.4 Mineral Resources

10.4.1 Purpose

This chapter is a subsection of the Conservation and Open Space Element. The purpose of this chapter is to identify the county's known mineral resources and support the conservation, development, and utilization of these resources. Energy production and conservation are discussed in the Energy Element.

10.4.2 Background

Humboldt County has a wealth of mineral resources. Over ninety extraction sites produce sand and gravel, hard rock, and metals essential for the economic well-being of the county (see Figure 10.1).

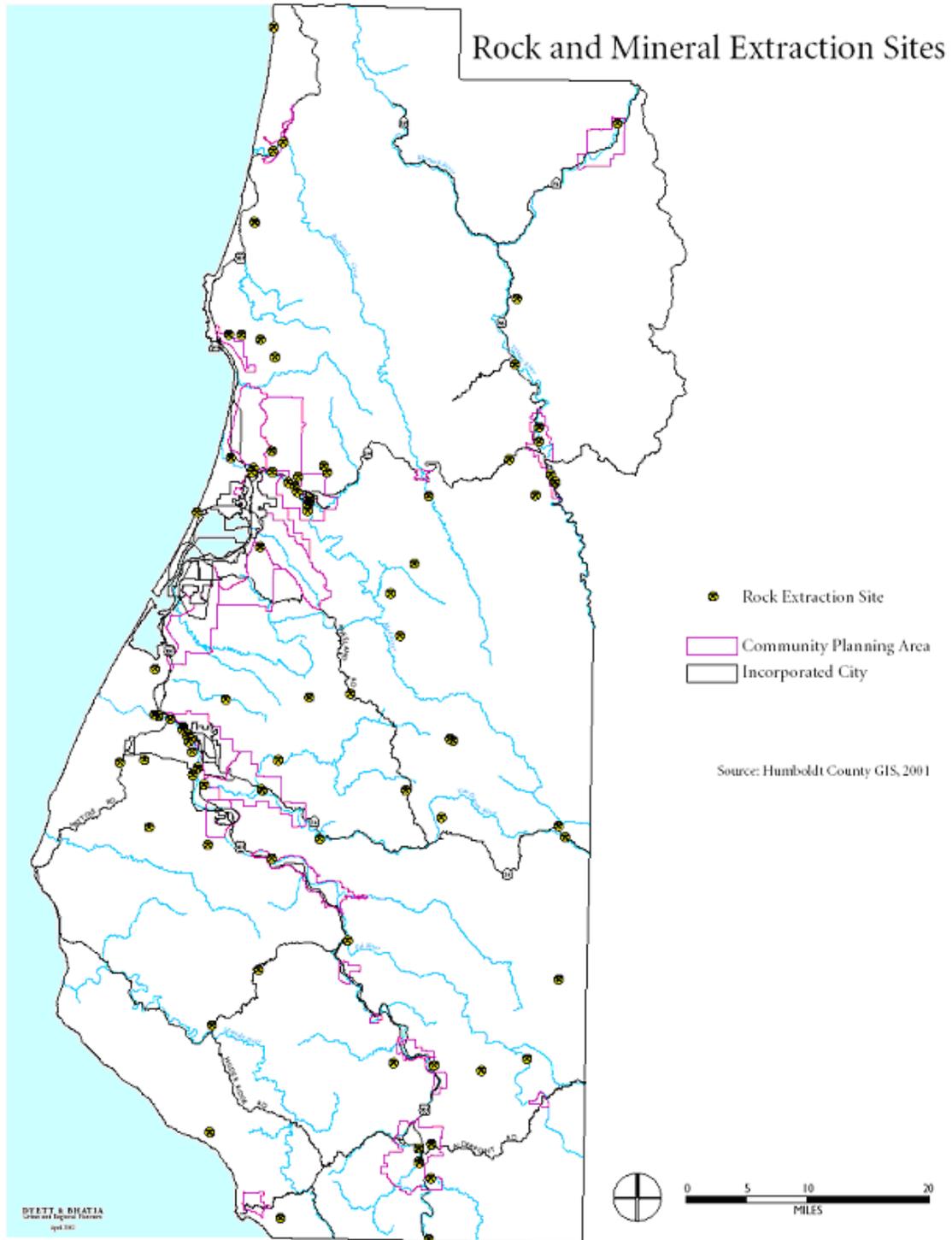
Mineral Resource Production

While gold was the first local mineral of interest. Current mineral resource production is primarily limited to sand, gravel, and rock. In-stream mining of gravel bars above low flow water levels, but within the active riverbed, supplies most of the area's sand and gravel needs. Gravel and sand extraction in 2007 was 612,000 cubic yards from mining along the Eel and Van Duzen Rivers (70 percent), Mad River (25 percent), and Trinity River (5 percent).

Mines and quarries in Humboldt County primarily produce shale and quarry stone used for base rock and other structural applications. There are over 30 active rock quarries permitted in the county, with a permitted annual potential yield of approximately 660,000 cubic yards per year. Actual extraction amounts are significantly less than this and vary depending on local demand. Rock quarries are an important augmentation of the in-stream sand and gravel mining operations. These quarries provide rock products of various sizes that are not obtainable from in-stream operations or are closer to the demand. Of particular importance are the rock quarries that mine blue schist, a hard rock used in construction and the rock quarries that provide road base for rural roads and timber operations.

Sand, gravel, and rock mining are essential to road construction, road maintenance, concrete, streambank protection, erosion control, and engineered fill and drainage systems. Mine closures raise costs and negatively impact development and maintenance projects within the county.

Figure 10.1 Rock and Mineral Extraction Sites



In-Stream Gravel Mining Regulatory Coordination

To address state, federal, and County permitting requirements in a coordinated way and to implement mitigation required in program environmental impact reports for in-stream gravel mining, the County established the County of Humboldt Extraction Review Team (CHERT).

CHERT serves as a vehicle for interagency cooperation and annually reviews in-stream mining operations for compliance with CEQA mitigations and the California Surface Mining and Reclamation Act of 1975 (SMARA). The CHERT review process involves extensive interagency coordination and on-site annual inspections. Through this process, the following agencies have input and can annually establish extraction quantities and permit restrictions, up to limits contained in pre-existing vested or permitted rights, for in-stream gravel mining operations:

- California Department of Fish and Game, through their Streambed Alteration Agreements.
- National Oceanographic Atmospheric Administration, National Marine Fisheries Service, through the Endangered Species Act, Section 7 consultation.
- U.S. Fish and Wildlife Service, through the Endangered Species Act, Section 7 consultation.
- U.S. Army Corps of Engineers, through Section 404 of the Clean Water Act authorization for gravel mining.
- California Coastal Commission, for operations requiring coastal development permits within Coastal Commission jurisdiction
- County of Humboldt, for oversight of conditional use permits, coastal development permits, reclamation plans, financial assurances, and monitoring of required CEQA mitigations.

Additionally, the California Department of Conservation is involved in the review and approval of reclamation plans and financial assurances.

Environmental Protection and Reclamation of Mined Lands

SMARA established state standards for mining activities and the reclamation of mined lands. These standards require that local governments obtain reclamation plans and set operational standards in granting permits for surface mining. Humboldt County is the local SMARA lead agency and administers the County's Surface Mining and Reclamation Act Ordinance (#1373 as amended) to comply with this state requirement.

It is a high priority of this Plan to protect fisheries habitat, riparian vegetation, and snowy plovers from in-stream mining impacts in order to maintain watershed health and the viability of in-stream mining. This goal will be accomplished primarily through the CHERT review process, interagency cooperation, and continued CEQA environmental review. The alternative to in-stream mining is mining off-river terrace deposits, which can be expensive and negatively impact agricultural lands or importation of sand and gravel, which is prohibitively expensive.

When naturally occurring asbestos is present at hard rock quarries, precautions are necessary to prevent exposure to employees and neighboring residents. This Plan relies on the site registration, sampling, and operational protocols of The North Coast Unified Air

Quality Management District Airborne Toxic Control Measures (ATCM) to mitigate the effects of naturally occurring asbestos.

The surface mining standards adopted within the County's Surface Mining Ordinance set environmental protection standards and prevent new mining operations from becoming nuisances to nearby communities or from creating problems of traffic, noise, water quality, or visual degradation.

Land Use Compatibility

In the 1980s and early 1990s, numerous surface mining conditional use permits were issued with a permit term of 15 years, subject to renewal. Furthermore, many vested mining operations in Humboldt County qualified and still qualify as legal non-conforming uses. A number of these permits have recently come up for renewal, and through the renewal notification and hearing process it has become apparent that there are currently a greater number of concerned neighboring property owners than there were when the permits were first being issued. In one instance, it was found that over 70% of parcels adjacent to an active extraction operation or haul route had changed ownership since the initial permit issuance. In order to ensure the continued production of essential mineral resources, all mining operations and haul routes need to be identified and recognized in land use decision making and disclosed during real estate transactions to promote land use compatibility.

10.4.3 Goals and Policies

Goals

- MR-G1. Long-Term Supply of Mineral Resources.** A geographically distributed inventory of mining sites protected from incompatible land uses, permitted and operated to prevent or minimize to the extent feasible significant environmental impacts and to satisfy long-term demand for mineral resources and construction materials. Mining permits may be issued for any term consistent with the resource and subject to ongoing regulatory review.
- MR-G2. In-stream Sand and Gravel Extraction.** Continued supplies of in-stream sand and gravel using extraction methods and rates that are consistent with state and federal endangered species regulations and will not adversely impact public infrastructure. Where possible, extraction should take place in a manner beneficial to endangered or threatened species.

Policies

- MR-P1. Scientific Review of In-stream Mining.** The County shall maintain the County of Humboldt Extraction Review Team (CHERT) to advise the County on in-stream mining methods, extraction volumes and environmental impacts.
- MR-P2. Production and Conservation.** Encourage the production and conservation of minerals, while preserving to the maximum extent feasible the values relating to recreation, watershed, wildlife, timber management and agriculture, science, and aesthetic enjoyment.

- MR-P3. Right to Mine.** Discretionary projects within 1000 feet of vested and permitted surface mining extraction sites or a minimum of 300 feet along existing haul routes shall be required to record a notice of the right to mine against the property for which a discretionary permit is sought. The notice shall advise owners and subsequent interests in ownership that the existing mining operation has a permitted right to continued mining operations.
- MR-P4. Identify Mineral Deposits.** The County shall maintain an inventory of the county's mineral deposits and permitted and/or vested mining sites.
- MR-P5. Sand and Gravel Extraction and Mean Annual Recruitment.** Annual in-stream gravel extraction prescriptions shall be based on maintaining long-term extraction at rates that do not exceed the best available scientific estimate of Mean Annual Recruitment for the affected river segment, while considering existing vested or permitted rights.
- MR-P6. New Permit Applications on over-subscribed River Segments.** New permit applications for in-stream mining shall not be approved on over-subscribed river segments where the total existing entitled permit extraction volumes, as stated in Conditional Use Permits or Reclamation Plans, exceeds the best available scientific estimate of Mean Annual Recruitment, unless it can be conclusively shown that the current estimate of Mean Annual Recruitment is inaccurate and the river segment is not over-subscribed. This policy does not apply to permit renewals.
- MR-P7. Reclamation.** Mined lands subject to SMARA shall be reclaimed consistent with the proposed and/or potential uses identified in an approved Reclamation Plan. End uses of reclaimed mining sites shall be consistent with the uses allowed by the site's General Plan designation and zoning.
- MR-P8. Future Development Planning.** Plan future development such that it will not interfere with the utilization of identified mineral deposits.
- MR-P9. Location of Mineral Haul Routes.** Design mineral haul routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, and schools, when feasible.
- MR-P10. Maintenance of Mineral Haul Routes.** Permits for mining operations shall ensure that roads are maintained in a safe condition.
- MR-P11. Permit Conditions to Reduce Impacts.** Permit conditions for mineral extraction operations, subject to SMARA, shall address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks, and other performance standards necessary to minimize significant environmental impacts and conflicts with adjacent land uses to the extent feasible.
- MR-P12. Off-Channel Terrace Mining.** Off-channel commercial terrace mining of sand and gravel deposits is prohibited where such mining would result in the loss or degradation of prime agricultural land.

- MR-P13. Protection of In-stream Water Collection and Transmission Facilities on the Mad River.** Prescribed sand and gravel extraction rates shall not cause channel bed degradation to levels that adversely impact public infrastructure, or the source-water classification of the drinking water for the regional water system.

10.4.4 Standards

- MR-S1. Surface Mining Standards.** Surface mining operations shall conform to standards contained in Surface Mining and Reclamation Act Ordinance, Title III, Division 9, County Ordinance #1373 as amended.
- MR-S2. Timberland Conversion.** Timberland conversion as a consequence of surface mining activities shall meet the requirements of the California Forest Practice Rules, and the Timberlands Productivity Act.
- MR-S3. Permitted Land Use Designations.** SMARA shall be conditionally permitted in all land use and zoning designations.
- MR-S4. Reclamation Plan Requirements.** Reclamation of mining operations may be ministerially approved if consistent with the Conditional Use Permit or Vested Rights Determination, CEQA evaluation, and approved Reclamation Plan.
- MR-S5. Forest and Agricultural Borrow Pits.** Borrow pits to support farming activities and timber road construction and maintenance operations shall be considered a principally permitted use when operated within SMARA exemption parameters, a grading permit is secured (if required by Humboldt County code) and the activity is otherwise consistent with this Chapter.
- MR-S6. Subdivision for Mineral Production.** Subdivisions shall be allowed to create parcels dedicated exclusively to the production of mineral resources.
- MR-S7. Hearing Notification.** For discretionary decisions associated with SMARA mining operations shown on maps in Appendix F - Map Book, public notice shall be provided to landowners within 1000 feet of the mining operation or 1,500 feet from any associated processing plant, and a minimum of 300 feet along proposed haul routes. Similarly, for discretionary projects within 1000 feet of mining operations, notice shall be provided to the mine owners.

10.4.5 Implementation Measures

- MR-IM1. Scientific Review of In-stream Mining.** The County shall contract with the County of Humboldt Extraction Review Team (CHERT) to advise the County on in-stream mining methods, extraction volumes and environmental impacts. CHERT and other related in-stream mining regulatory program cost shall be subject to full cost recovery billing procedures according to the County of Humboldt's adopted fee schedules.
- MR-IM2. Mapping of Mineral Deposits and Mine Sites.** The County shall maintain GIS maps of the county's known mineral deposits and SMARA mining sites.

- MR-IM3. Development Consultant.** The County has the right, after consulting with the applicant, to hire a consulting firm of the County's choosing qualified in mining and reclamation practices to advise the County when surface mineral deposits are proposed for development or when an environmental impact report (EIR) is required. This should include, but is not limited to, EIR preparation, mitigation measures, and reclamation plans. The consultant's fees should be paid via reimbursements from the mine developers.
- MR-IM4. Combining Zone.** Establish a mineral resources (MR) combining zone to facilitate implementation of the County's regulations for surface mining, conservation, and reclamation. The purpose of the MR combining zone is to ensure compatibility of adjacent uses. The MR combining zone shall be applied to parcels with permitted surface mining operations. Notification shall be provided to parcels within 1000 feet of permitted surface mining extraction sites and along existing haul routes.
- MR-IM5. Coordination with the Air Quality Management District.** The County shall defer to the North Coast Unified Air Quality Management District during discretionary review of proposed mining operations in ultramafic rock areas with naturally occurring asbestos to develop asbestos control plans for the duration of quarrying activities.

Section 10.5. Waste Management

10.5.1 Purpose

This section describes the County's approach to solid waste management and waste diversion. The policies are designed to help implement the Countywide Integrated Waste Management Plan (CIWMP) currently administered through individual city and County solid waste diversion programs and under certain circumstances, on a multi-jurisdictional basis by Humboldt Waste Management Authority (HWMA).

10.5.2 Background

Integrated Waste Management

The Countywide Integrated Waste Management Plan (CIWMP), jointly adopted by the County of Humboldt and the county's seven cities in 1995, provides an integrated approach to materials management and includes the following elements:

- **Source Reduction and Recycling.** Includes County and city program plans for source reduction, recycling, organics diversion, special wastes management, education, funding, and organization, and is updated annually.
- **Household Hazardous Waste.** Includes County and city program plans for the safe reduction, recycling, and disposal of household hazardous wastes, and is updated annually.
- **Countywide Siting.** Quantifies landfill capacity needs, identifying general areas of the county potentially suited for landfill development or landfill expansion, and demonstrating a strategy for long-term disposal capacity. With the adoption of the Countywide Siting Element in 1994, Section 4600 of the General Plan was amended to ensure consistency and solid waste facility siting exclusion area maps were added the Public Facilities map sheets. The Countywide Siting Element was last updated in 2006.
- **Non-Disposal Facility.** Identifies the disposal and diversion capacities of, transfer stations, and other facilities with solid waste facility permits located within the County and cities, and was last updated in 2006.
- **Integration Summary Plan.** Summarizes countywide goals and objectives for integrated waste management, administration of the plan, current waste management practices, future diversion and disposal strategies, education needs, and programs financing. The Integration Summary Plan serves as the introduction to the CIWMP.

The Countywide IWMP includes a process and schedule for future review and revision of each element. This approval and revision process may trigger amendments to the General Plan to ensure consistency between the documents. Revisions to the CIWMP require approval from the California Department of Resources, Recovery and Recycling (CalRecycle).

Waste Diversion Goals

In 2012, the county as a whole disposed of 84,145 tons of solid waste in landfills. Of the solid waste tonnage disposed in Humboldt County in 2012, approximately 43% came from the unincorporated area. In 2012, six of the eight reporting jurisdictions within Humboldt County, including the unincorporated area met or exceeded the waste diversion mandate of 50% set by the Integrated Waste Management Act of 1989 (AB 939). HWMA estimates that of the County's current 74% diversion rate, approximately half is due to wood ash diversion in the early 1990's. Future State legislation will likely require jurisdictions to increase diversion beyond the current 50% diversion target. In anticipation of state requirements and to reduce environmental impacts, the County is continuing to work toward achieving the higher diversion rates in municipal waste streams, including the establishment of curbside recycling collection in the unincorporated area. CalRecycle has set an overall statewide diversion rate target of 75% by 2020.

Solid Waste Facility Siting

California general plan law requires that the Land Use Element designate areas for solid and liquid waste disposal facilities. The location of these facilities must also be reflected in a Countywide Siting Element which is required to be consistent with the General Plan.

The County conducted an extensive municipal landfill siting study in the mid 1990's to locate a replacement site for the Cummings Road landfill, which was reaching initial design capacity. While the County identified some potentially feasible sites for further study and potential expansion opportunities at the Cummings Road site, it determined that it was more cost effective to export to a proven site. The County, through HWMA, has been trucking its solid waste approximately 175 miles to two out-of-county landfills. One third of this waste is shipped to Dry Creek landfill near Medford, Oregon under a long-term contract which expires in November, 2016. Beginning in June, 2014 the remaining two thirds of solid waste will be hauled by Solid Waste of Willits to the Potrero Hills landfill located in Solano County, California. Together, these two landfills will allow the County to meet its landfill disposal needs over the next 20 years. Consequently, no additional local municipal landfill capacity is expected to be required during the 20-year planning horizon of this General Plan. Approximately 6,000 tons of solid waste that is not subject to curbside franchise agreements is also self-hauled to landfills outside of the county directly by local garbage haulers and self-haulers. Other materials designated as Class 2 "Special Waste"; such as contaminated soil and large amounts of non-friable asbestos, is sometimes hauled to specially permitted landfills.

Additional facilities are needed for handling, transferring or recycling diverted materials, such as construction and demolition debris, organic materials (e.g., food, fats/oils/grease, food soiled paper, biodegradable foodware) and household hazardous waste. Such facilities can be accommodated in various general plan land use designations depending on the nature and scale, of the facility. While not expected, it may also be necessary to consider siting non-municipal solid waste facilities such as construction demolition debris disposal sites. Land use clearance standards are included to address that potential need to regulate these facilities.

Hazardous Waste

The Humboldt County Division of Environmental Health Hazardous Materials Program has been designated by the state as the Certified Unified Program Agency for Humboldt County. The CUPA is responsible for conducting compliance inspections of over 800 facilities in Humboldt County. These facilities handle hazardous materials, generate or treat a hazardous waste and/or operate underground storage tanks. The CUPA uses education and enforcement programs to minimize the risk of chemical exposure to human health and the environment. The CUPA forwards important facility information to local fire prevention agencies that enables them to take appropriate protective actions in the event of an emergency at regulated facilities. The Humboldt County CUPA program elements include:

- Hazardous Materials Release Response Plans and Inventory (Business Plans)
- California Accidental Release Program (CalARP)
- Underground Storage Tanks (UST)
- Aboveground Petroleum Storage Spill Prevention Control and Countermeasures (SPCC)
- Hazardous Waste Generation and Onsite Treatment

Pursuant to AB 2948 (Tanner, 1986), Humboldt County prepared the Hazardous Waste Management Plan that was adopted as part of the Framework General Plan in 1989. The Hazardous Waste Management Plan identifies the type and quantity of hazardous waste that is generated in the County; projects future quantities; includes goals, policies, and standards for the management of hazardous waste; and establishes procedures for the siting of new hazardous treatment, storage, and disposal facilities. The Hazardous Waste Management Plan will remain a part of the General Plan and will be reviewed for consistency as amendments to the General Plan are proposed.

Litter and Illegal Waste Disposal

Litter and illegal waste disposal remains a countywide problem, particularly in remote areas. The County's Division of Environmental Health and Code Enforcement Unit handle complaints and share enforcement duties. In FY13/14, over \$67,000 in funding has been allocated to illegal dumping management, including \$35,400 in disposal costs and \$32,000 in solid waste tip fee pass-throughs for code enforcement clean-up efforts. State, federal and tribal resources are also utilized in large-scale cleanup efforts. The illegal disposal of junk cars is a significant source of blight in remote rural areas. Maintaining car dismantling and recycling centers in populated and rural areas provides a legal and accessible alternative to illegal disposal. Motorhomes and travel trailers are another major issue, as unlike passenger cars and pickups, they do not have salvage value and can have a higher disposal cost. To combat illegal disposal of wastes, the Plan promotes public education, maintaining easily accessed affordable disposal and recycling opportunities and code enforcement.

10.5.3 Goals and Policies

Goals

- WM-G1. Comprehensive System.** A flexible system for the management of solid wastes and waste resources on a countywide basis, which encompasses storage, collection, separation, processing, reduction, reuse and repair, recycling, recovery, marketing, and, when necessary, landfill disposal.
- WM-G2. Environment, Health, and Safety.** A solid waste management system that protects and improves the county's environment, public health, safety, and economy.
- WM-G3. Reduce Waste Toxicity.** A low toxicity waste stream that reduces risk of exposure to residents, solid waste and recycling industry workers, and the environment.
- WM-G4. Management Strategy Hierarchy.** An integrated waste management hierarchy that first emphasizes source reduction, followed by reuse and repair, recycling, composting, materials recovery, environmentally safe energy recovery, environmentally safe transformation, and, as a last resort, landfill disposal.
- WM-G5. Maximize Achievement of Objectives.** Successful achievement or exceedance of integrated waste management objectives through education, economic incentives, and increased participation in waste reduction programs.
- WM-G6. Convenient, widespread participation.** High participation rates of recycling and waste diversion programs by making options convenient and widely available, such as through curbside recycling collection.
- WM-G7. Recovered Materials for Local Industry.** Growth in local businesses using previously discarded materials as a resource for value added manufacturing.
- WM-G8. Coordination.** An integrated waste management strategy emphasizing cooperation and coordination among local jurisdictions, waste haulers, and recyclers consistent with state and federal regulations and programs.
- WM-G9. Self-sufficient Disposal Practices.** Disposal capacity within the county or a contingency plan to develop local disposal capacity in order to achieve self-sufficiency and to hedge against increasing transportation, or waste export costs, and deal with catastrophic events.

Policies

- WM-P1. Implementation of Waste Reduction Programs.** Waste reduction, re-use and recycling programs should be implemented countywide on a continuous basis to achieve the maximum possible waste diversion rate using the following criteria for program prioritization and selection:
- A. Achieves the maximum feasible reduction in volume and/or weight of waste requiring landfill disposal;
 - B. Supports regional efforts that maximize the reduction and diversion of additional materials in a consistent fashion for affected parties; such as local bans on the use of plastic bags or mandatory recycling of construction and demolition debris;
 - C. Ensures the feasibility of expanding diversion programs by requiring that, in addition to solid waste collection bins, new commercial and multi-family land use plans include on-site space for diversion collection bins, such as recycling and organics;
 - D. Maximizes the economic value of materials heretofore discarded;
 - E. Benefits the environment and health and safety of county citizens;
 - F. Is able to be implemented on a timely, practical, and cooperative basis;
 - G. Is supported by and is sustainable over the long-term by residents, businesses, and jurisdictions; and
 - H. Allows cost-effective achievement of the above criteria.
- WM-P2. Support Successful Programs.** Support successful existing programs and diversion activities through increased promotion and technical assistance. Identify, develop, and fund new programs using selection and prioritization criteria identified in WM-P1.
- WM-P3. Joint Facility Planning.** Facilities that are intended to serve all county residents should be jointly planned and implemented by all affected stakeholders. Priority facilities recommended for joint planning are:
- A. County disposal facility: local new landfill, expansion, or export;
 - B. Centralized composting facility: materials to be processed, size, location, design, and cost; and,
 - C. Household hazardous waste transfer facility: ownership, operation, funding, and liability issues.
 - D. Centralized organic waste processing facility: reliable feedstock sources, design, size and cost.
- WM-P4. Information Sharing.** The County shall support ongoing dialogue between HWMA, city or County waste management staff to reduce duplication of efforts and increase cooperative implementation of integrated waste management strategies.
- WM-P5. Administrative Structure.** The County supports unified administration and funding of countywide integrated waste management strategies and programs cooperatively sustained by HWMA, the County and cities.

- WM-P6. Illegal Waste Disposal.** The County shall work to reduce dumping and other illegal waste disposal items such as automobiles, e-wastes, and toxics through better code enforcement and increased fines, public education, maintaining affordable and geographically distributed opportunities for waste disposal and recycling, proactive prevention programs, and site cleanups.
- WM-P7. Countywide Integrated Waste Management Plan (IWMP).** The County shall abide by and participate in revisions to the CIWMP lead by the HWMA, per HMWA's current contract with the County, and consider the need to amend this General Plan to maintain consistency.
- WM-P8. Support for Waste Diversion and Recycling Operations.** The County shall recognize the importance of siting waste diversion and recycling operations within the County to attain state mandated waste reduction goals. Permitting processes and decisions should balance this public interest with the health, safety and welfare of those living in the vicinity of proposed facilities.

10.5.4 Standards

- WM-S1. Solid Waste Facility Permit.** When seeking approval for the construction or expansion of a solid waste facility in Humboldt County, project applicants must obtain a Solid Waste Facility Permit from the Department of Health and Human Services Division of Environmental Health with concurrence by the CalRecycle pursuant to the requirements of California Code of Regulations, Title 14, Division 7, or successor regulations.
- Prior to submitting an application for a Solid Waste Facility Permit, a project applicant must obtain the clearances, approvals, or permits listed below:
- A. Certification of compliance with the California Environmental Quality Act (CEQA) pursuant to the requirements of the California Code of Regulations Division 6.3.
 - B. Land use approval from the appropriate city or County land use authority.
 - C. Approval from the North Coast Unified Air Quality Management District.
 - D. Approval from the North Coast Regional Water Quality Control Board.
Note: that NCRWQCB approval may require permits for stormwater discharges (NPDES) and/or waste discharge permits.
 - E. Other approvals and clearances such as streambed alteration agreements, Williamson Act cancellation, timberland conversion approval from the Board of Forestry, a Section 404 permit from the Army Corps of Engineer, if wetlands are involved, and any others which are required as a result of site design or facility location.

- WM-S2. Solid Waste Disposal Facility Conformance with Countywide Integrated Waste Management Plan (CIWMP).** Any proposed new or expanded solid waste facility must be in conformance with the IWMP and included in the adopted Countywide Siting Element or the Non-Disposal Facility Element prior to issuance of a Solid Waste Facility Permit.
- WM-S3. Solid Waste Facility Consistency with State and Federal Laws.** Proposed solid waste facilities shall meet any applicable requirements of the Resources Conservation and Recovery Act's Subtitle D, CalRecycle regulations (Title 14, Division 7), and requirements of the State Water Resources Control Board regulations (Title 23, Division 3), or successor regulations.
- WM-S4. Land Use Permits for Solid Waste Facilities.** Solid waste facilities are allowed by Conditional Use Permit in most non-residential land use and zoning designations and where otherwise consistent with this Chapter. To ensure consistency with the IWMP at the time of issuance of applicable land use permits for solid waste management facilities, the applicant shall submit the following supplemental information with the land use permit application:
- A. Assessment of conformance with the adopted Countywide Siting Element or Non-Disposal Facility Siting Element.
 - B. Projections of the quantity of waste to be managed in weight and volumetric measures and the area required for disposal or processing on an annual basis for the life of the facility.
 - C. Operational plans in compliance Solid Waste Facility Permit requirements.
 - D. Analysis of a minimum of three alternative sites with a summary description of the operational characteristics and environmental impacts associated with each alternative.
 - E. Relationship of the solid waste facility to existing solid waste facilities in terms of waste streams, end products, operational capacity, and compatibility.
 - F. A site post closure plan consistent with applicable state and federal regulations and a description of any land use limitations after project completion.
 - G. Assessment of conformance with the policies and provisions of the (CIWMP).

10.5.5 Implementation

- WM-IM1. Local Enforcement Agency.** The Division of Environmental Health will continue to function as the designated local enforcement agency.
- WM-IM2. Solid Waste Management Authority.** Continue the County's participation in the Humboldt Waste Management Authority, including contracting and advocacy for the Countywide Integrated Waste Management Plan and Source Reduction and Recycling Element.
- WM-IM3. Code Compliance.** Maintain a code compliance program to respond to complaints of illegal waste disposal.
- WM-IM4. Support for Waste Diversion and Recycling Operations.** Provide technical and permitting assistance to waste diversion activities, particularly those that reduce illegal disposal activities; for example, junk yards and car dismantling and other recycling operations.

Section 10.6 Cultural Resources

10.6.1 Purpose

This is the Cultural Resources subsection of the Conservation and Open Space Element. It includes policies to protect cultural heritage, including historic, prehistoric, and architectural resources.

10.6.2 Background

Cultural resources are elements of cultural heritage. From a land use perspective, important cultural resources include archaeological sites, historic architecture, industrial relics, artifacts, cultural landscapes, spiritual places, and historic districts. These elements provide traces of Humboldt County's rich history and add to the unique character and identity of the county.

The importance of history to local residents can be seen in the many celebrations and expressions of Native American cultural heritage, the architectural preservation efforts of numerous local home and business owners, and the high level of support for local museums and historical societies. The educational, social, and economic benefits of historic preservation to the county are tremendous; protecting outstanding cultural resources and the legacy they represent is a priority of this Plan.

Resource Inventories

Over one thousand sites of cultural significance have been surveyed and officially designated as cultural resources in Humboldt County. The participation of state and federal historic registration programs include 13 sites as California Historical Landmarks, 16 sites included on the National Register of Historic Places, 58 sites as California Historical Resources, and nearly 700 sites as historical and prehistoric archeological sites. Many of these sites, as well as numerous unlisted sites, are of cultural and religious significance for Native American populations. Any scientific archeological interest in such sites must be respectful of the cultural and religious significance they may hold.

Site Preservation

Protection of significant cultural resources has become recognized as a vital part of planning and environmental assessment. The passage of the National Historic Preservation Act of 1966 (NHPA), the National Environmental Policy Act of 1969 (NEPA), the California Environmental Quality Act (CEQA), the California Public Resources Code (commencing with §5097.5), and passage in 2014 of Assembly Bill (AB) 52 relating to Native Americans and CEQA, among others) all speak to the importance of protecting and preserving these essential resources.

The NHPA, NEPA and CEQA provide environmental policy guidance to preserve important aspects of our cultural legacy. Section 101(b)(4) of NEPA stresses the preservation of important historic, cultural, and natural aspects of our national heritage. Similarly, §21001(b) of CEQA states that it is a California policy to "take all action necessary to provide the people of this state with . . . enjoyment of aesthetic, natural, scenic, and historic environmental qualities."

The protection of the cultural environment in general and heritage resources in particular is also given priority in the California Public Resources Code. Sections 5097.9 et seq. provide protection from damage to Native American historic, cultural, or sacred sites and features, artifacts, and objects. Moreover, California Government Code §65351 et seq. provide for public involvement and required consultation with Native American tribes (Senate Bill 18, 2004) during the preparation of a general plan for purposes of preserving or mitigating impacts to California Native American cultural places.

The County's Board of Supervisors established a policy in 1971 to evaluate archeological sites not only for their scientific value, but also for their importance to the Native American community (Resolution No. 71-14.1). The County currently maintains an agreement with the Northwest Information Center of the California Historical Resources Information System (NWIC) to review development proposals to assess any potential impact to culturally sensitive areas. The County also refers development proposals to local tribes within their defined area of interest for review and recommendation. These practices are consistent with the new requirements for Native American consultation under CEQA codified by passage of AB 52 (2014).

In addition to numerous sites of archeological significance in the county, there are many other sites of historic worth. For example, sites may be significant for their architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural value. Judgment of significance and the need for protection is straightforward if a site is eligible for, or listed in, state or federal historic registration programs. Determining significance and the need for protection of uncatalogued sites must be assessed on a case-by-case basis to avoid adverse change in the significance of a historical resource. Determination can require cultural resource studies prepared by qualified professionals to inform the judgment of decision makers.

10.6.3 Goals and Policies

Goal

CU-G1 Protection and Enhancement of Significant Cultural Resources. Protected and enhanced significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations.

Policies

CU-P1. Identification and Protection. The potential for impacts to significant cultural resources shall be identified during ministerial permit and discretionary project review, impacts assessed as to significance, and if found to be significant, protected from substantial adverse change per California Public Resources Code (PRC) §5020.1.

- CU-P2. Native American Tribal Consultation.** Native American Tribes (as defined below in CU-S3) shall be consulted during discretionary project review for the identification, protection and mitigation of adverse impacts to significant cultural resources. Consultation on ministerial permits shall be initiated if it has been determined the project may create a substantial adverse change to a significant cultural resource. At their request, Tribes shall be afforded the opportunity to review and provide comments to the County early in project review and planning (screening) about known or potential Tribal cultural resources located in project areas within their respective tribal geographical area of concern.
- CU-P3. Consultation with Other Historic Preservation Agencies and Organizations.** Historic preservation agencies and organizations shall be consulted during discretionary project review for the identification, protection and mitigation of adverse impacts to significant cultural resources. These include, but may not be limited to, the County's Cultural Resources Advisory Committee, Humboldt County Public Works Department and the Planning and Building Divisions, the Northwest Information Center of the California Historical Resources Information System (NWIC), the California Office of Historic Preservation, the Native American Heritage Commission, local historical societies, museums, colleges and universities, and incorporated cities historic preservation commissions or committees for their respective LAFCO sphere of influence, and local historians, cultural resources consultants and historic preservation staff affiliated with various state and federal agencies.
- CU-P4. Avoid Loss or Degradation.** Projects located in areas known, or suspected to be archeological sites or Native American burial sites shall be conditioned and designed to avoid significant impacts to significant sites, or disturbance or destruction to Indian burial grounds. Preserving Native American remains undisturbed and in place shall be selected as the preferred alternative unless substantial factual evidence is presented demonstrating that no alternative(s) are feasible. Conditions of approval shall include standard provisions for post-review inadvertent archaeological discoveries and discovery and respectful treatment and disposition of Native American remains with or without funerary objects in accordance with state law (Health and Safety Code (HSC) §7050.5 and PRC §5097.98).
- CU-P5. Findings Necessary for Loss or Destruction.** Substantial adverse changes to significant cultural resources shall not be allowed through a ministerial or discretionary action unless:
- a. The cultural resource has been found not to be significant based on consultation with culturally affiliated Native American Tribe(s) and other historic preservation agencies and organizations as required by CU-P2 and CU-P2x; or
 - b. There is an overriding public benefit from the project, and compensating mitigation to offset the loss is made part of the project.
- CU-P6. Mitigation.** Mitigation measures shall be required for any permitted project or County action that would adversely impact significant cultural resources.

10.6.4 Standards

- CU-S1. Significant Cultural Resources Defined.** Significant cultural resources include, but are not limited to, any object, building, structure, site, district, area, or place that is culturally, historically, or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Humboldt County, the State of California or the Nation. Sites, resources, or structures listed in federal, state, or local registration programs, or formally determined eligible for listing, or that meet the criteria for listing in the California Register of Historical Resources as well as those cultural resources determined to be significant by a lead agency shall also be recognized as significant cultural resources. Significant cultural resources also include Tribal Cultural Resources defined by the 2014 Assembly Bill 52 (Native Americans: CEQA), Native American Sacred Sites such as sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines and Native American Historic Resources such as any historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register, including any "historic or prehistoric ruins, any burial grounds, and any archeological or historic sites" (PRC §5097.9 and §5097.993).
- CU-S2. Confidentiality.** As prescribed by California Public Records Act, Government Code § 6250 et seq., and the Information Practices Act of 1977, Civil Code §1798 et seq, the exact location of Native American grave sites, burial grounds, sacred sites, sensitive cultural places, and prehistoric and historic archaeological sites shall not be publicly disclosed in order to prevent the possibility of theft or vandalism.
- CU-S3. Cultural Resources Community.** The cultural resources community includes:
- A. Native American Tribes, defined as federally recognized and non-recognized tribes and tribal organizations that have ancestral lands in Humboldt County that are on the contact list maintained by the Native American Heritage Commission; and, the appointed Tribal Historic Preservation Officers (THPOs) of such tribes.
 - B. Historic preservation agencies and organizations referenced in CU-P2x.
 - C. Other interested parties who have requested in writing to be notified of such matters.
- CU-S4. Conditioning, Designing, or Mitigating Projects to Avoid Loss or Reduce Impacts to Archaeological Resources.** Conditioning, designing, and/or mitigating projects to avoid or reduce impacts to archaeological resources, significant for their cultural value to descendent communities and/or scientific value shall consider the following options:
- A. **Avoidance.** Design projects involving any ground disturbance to avoid known archaeological sites, or
 - B. **Capping.** Provide protective cover (e.g. cap with geotextile material and/or other barrier and cover with imported fill soil using light-weight rubber tired equipment) and confine development to the protective cover for all or portions of known sites that cannot be feasibly avoided, after the site has been adequately characterized (depth, area,

constituents) and reported on using appropriate scientific excavation techniques, or

- C. **Data Recovery.** Where site avoidance or capping is infeasible, design and implement a research design guided mitigation excavation program, in consultation with culturally affiliated Tribe(s) or other descendant groups, as appropriate, under the direction of a professional archaeologist knowledgeable about regional archaeology, to recover and document significant scientific information that would otherwise be lost by project implementation. Preserving Native American remains undisturbed in place shall be selected as the preferred alternative unless substantial factual evidence is presented demonstrating that no alternative(s) is (are) feasible.
- D. **Conservation Easements.** Voluntary deeding of the site into a permanent conservation easement.
- E. **Standard Conditions and Notations for Inadvertent Archaeological or Native American Remains Discoveries.** In addition, for discretionary projects and ministerial permits that involve ground disturbing activities, the following measures shall be included as standard conditions of approval or as notations to be placed on development plans:

"The project site is not located within an area where known archaeological sites have been identified. However, as there exists the possibility that undiscovered archaeological resources may be encountered during construction activities, the following post-review, inadvertent archaeological discovery measures are required under state and federal laws:

If archaeological resources are encountered, all ground disturbing work at the find location plus a reasonable buffer zone must be immediately suspended, the approving County department contacted, and a qualified professional archaeologist retained to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable.

Pursuant to California Health and Safety Code §7050.5, if known or suspected Native American or other human remains are encountered, all ground-disturbing work must cease in the vicinity of the discovery, and the County Coroner contacted. The respectful treatment and disposition of remains and associated grave offerings shall be in accordance with PRC §5097.98.

The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition."

- CU-S5. Professional Archaeologist Qualification Standards and Practices.** For the purpose of this chapter, a professional archaeologist meets the Secretary of the Interior's Professional Qualification standards for Archaeology Principal Investigator and the explicit education and experience qualification standards adopted by the Society for California Archaeology in 2012. The professional archaeologist shall make a good faith effort to inform and include the descendant community in all aspects of their work, as applicable, to respect sensitive or confidential information, and to integrate the

community's policies and practices in respectful handling of archaeological material.

CU-S6. Assessment and Treatment of Impacts to Significant Historic Structures, Buildings and Districts.

- A. **Ministerial Permit Review.** For ministerial permits, a records check will be conducted by staff. If the project site and/or structures are listed on the local, State, or federal register, or has been surveyed and determined to be eligible for listing on the local, State, or federal register, it will be considered a significant cultural resource. The project will either be modified as may be necessary to ensure continued protection of the significant historic structures, buildings or districts, or the project will be subjected to the discretionary review process described below.
- B. **Discretionary Project Review.** For discretionary projects, a records check will be conducted by staff, and if no listing or survey for eligibility has been done, an initial screening will be conducted to determine whether there is a potential for significant historic structures, buildings or districts to be significantly impacted by the project. Where it is found that there is a potential for significant adverse impacts, an historic architectural resources report meeting the Secretary of the Interior's Standards for Historic Preservation prepared by a qualified professional shall be required. The report shall assess the presence, extent, condition, and explicit significance values of all extant cultural resources and the likely impact upon such resources found to qualify as significant historical resources under CEQA. The report shall include recommendations for avoiding and/or mitigating identified significant adverse impacts.
- C. **Areas of Historic Concern.** To assist in protecting potential historical structures yet to be surveyed, the Board of Supervisors may designate areas of historical concern, in which all structures 45 years or older would be assessed as outlined for discretionary projects above. Designating an "area of historic concern" shall require providing written notice to all the affected property owners and at least one public hearing by the Board of Supervisors prior to approving the designation.
- D. **Encouraging Nomination to the California Register.** To assist in identifying historical resources of significance, the County encourages the cultural resources community to utilize the nomination process for the California Register of Historical Resources, which provides notice and comment opportunities for local government and the property owner, in determining eligibility for register listing.

CU-S7. Cultural Resource Advisory Committee Recommendations and Mitigation.

The conclusions, findings and recommendations of the Historic Architectural Report and other types of cultural resources reports shall be evaluated during the project review process including referral for comments from the advisory Cultural Resources Committee. The Cultural Resources Committee will make recommendations on cultural resources to County staff and the Planning Commission. Applicants shall be encouraged to plan projects to avoid substantial adverse change to significant cultural resources, otherwise, mitigation measures shall be required to lessen the impacts to a less than significant level.

10.6.5 Implementation Measures

- CU-IM1 Cultural Resources Ordinance and Advisory Committee.** Review existing ordinances and guidelines and make necessary amendments to assure the protection of cultural resources, resulting in the adoption of a comprehensive Cultural Resources Ordinance and establishment of (an) advisory Cultural Resources Committee(s). The purpose of the Ordinance is to implement the goals, policies and standards of this section (10.6- Cultural Resources), including a clearly prescribed process for the identification, evaluation, assessment and treatment (mitigation) of cultural resource impacts for County permitted projects or actions that could result in significant adverse impacts. The Ordinance shall include establishing a Cultural Resources Committee composed of local historic preservation professionals that are knowledgeable and experienced in CEQA and historical resources, and in the fields of regional prehistoric and historic archaeology, historic architecture, and cultural landscapes, plus County tribal representatives (THPOs), which shall advise County staff and the Planning Commission about the adequacy, findings and recommendations of CEQA review and reporting in accordance with applicable laws and best practices in historic preservation. In addition the Committee will advise and educate the public about historic preservation, tribal cultural resources, and the field of cultural resources management.
- CU-IM3 Cultural Resources Designation.** Develop a process to encourage and actively support nominations with the owner's consent to the federal, state, and local cultural resource registration programs.
- CU-IM4. Historic Building Code.** Promote the use of the Historic Building Code of the State of California for historical sites.
- CU-IM5. Historic Building Identification.** Establish and maintain a process for identifying significant historic buildings and structures (individually or as part of districts or landscapes).
- CU-IM6. Map Resource Areas.** In consultation with the cultural resources community (as defined), and the Cultural Resources Committee, the Planning Division shall (1) map Overlay Zones for culturally sensitive areas (including potentially significant cultural landscapes) especially in rural, inland areas outside the Coastal Zone to expand the County's review of projects that may affect known & unknown cultural resources to facilitate Initial Project Screening (CU-P1), (2) develop a confidential database that identifies locations of archaeological or cultural heritage sensitivity, and (3) compile and maintain a listing of listed, eligible or potentially eligible cultural resources including but not necessarily limited to architectural sites, districts and cultural landscapes, within the County's jurisdiction. Continue to contract with the NWIC to provide rapid-response, reduced fee initial review of project locations for purposes of determining if known cultural resources are recorded on or near project areas, and for opinions on cultural resources sensitivity with appropriate recommendations.

Section 10.7 Scenic Resources

10.7.1 Purpose

This is the Scenic Resources Section of the Conservation and Open Space Element. It includes policies to protect outstanding scenic resources that may be adversely affected by land use and development. Signs and billboards are addressed in this chapter as well as in the Land Use Element. Protection programs and the identification of high-value visual resources are also addressed in this section.

10.7.2 Background

Scenic beauty is perhaps the most notable characteristic of Humboldt County for visitors and one of the most appreciated attributes among residents. Forested hillsides, working agricultural land, river corridors, and the coast provide a range of stunning scenic areas. Certain of these are exemplary and warrant protections to maintain the county's characteristic scenic beauty and unique sense of place.

Forests

Forestland is a prominent component of the visual landscape of Humboldt County, covering more than 80% of the total land area. Redwood National Park, Six Rivers National Forest, Redwoods State Park, and King Range National Conservation Area are all significant, protected forests. However, these and other public forested lands total only 26% of the 1.9 million acres of forested land in the county. Forestland in private ownership constitutes the remainder. The scenic value of these natural resources is important to residents, and there is strong public support for protecting working forests and other productive resource lands from conversion to other uses.

Policies in this Plan for protecting scenic qualities of forestlands are limited to supporting the continued timber production uses of these lands, and discouraging their conversion to residential, commercial, or industrial use. State laws governing timber harvest regulations significantly narrow the scope of scenic protection measures the County may apply to forest lands. The Forest Resources Section of this Plan provides more comprehensive discussion of this and other forestry-related issues.

Open Space and Agricultural Lands

Agricultural land vistas are too many a quintessential characteristic of Humboldt County; agriculture and grazing land uses comprise 15% of unincorporated lands. Scenic protection of agricultural lands is, for the most part, accomplished by policies in the Land Use Element, by encouraging continued agricultural production and discouraging conversion to residential, commercial, or industrial uses. The State Coastal Act and Williamson Act also protect agricultural lands. This Plan provides recognition of "heritage landscapes," which are lands with combined historical, cultural, and scenic values, such as the Arcata and Ferndale Bottoms areas.

Scenic Roads

The following Scenic Highway Element goals outlined in the County's 1984 Framework Plan remain relevant for local scenic roadways:

- To establish a system of scenic routes.
- To conserve scenic views observable from the routes.
- To provide multiple recreational uses on publicly owned lands adjacent to the routes.
- To recognize the dual scenic and economic value of lands planned for the growing and harvesting of timber, and agricultural products.

Several highways in the county have unique scenic qualities owing to their natural setting. A scenic highway is defined as a highway that, in addition to its transportation function, provides opportunities for the enjoyment of natural and scenic resources. Scenic highways direct views to areas of exceptional beauty, natural resources or landmarks, or historic and cultural interest.

Although no highways in the county are "officially designated" as California State Scenic Highways, several state highways could be eligible for official designation:

- Route 36 from Route 101 near Fortuna to the Trinity County line
- Route 96 from Route 299 at Willow Creek north to Siskiyou County
- Route 101 for its entire length in Humboldt County
- Route 254 in the Avenue of the Giants Community Plan Area
- Route 299 from Arcata to Willow Creek

Wild and Scenic Rivers

Portions of several rivers in the county are designated as part of the National and/or California Wild and Scenic River Systems. Sections of the Eel, Klamath, Trinity, and Van Duzen rivers are designated "wild," "scenic," or "recreational." Policies relating to protection of water resources are found in the Water Resources Element.

Other Scenic Areas

Coastal Scenic and Coastal View Areas

Humboldt County's varied and extensive coastline allows for a wide range of scenic vistas from roads and highways, and from beaches, state parks, and coastal access points. Considerable work has been done to assess scenic resources in developing the County's Local Coastal Program (LCP). This program relies on a technical study and a detailed inventory of visual resources along the coastline. The scenic qualities of these areas are protected by land use designations that encourage open space, permit review under the LCP, and design review requirements that minimize visual impacts of new development.

Inland Scenic Areas

Many scenic natural features outside of the coastal zone are protected by virtue of being within public lands, provisions of various county timber production, agricultural land use designations, and California Environmental Quality Act (CEQA) review. There are also areas in Shelter Cove and along the Avenue of the Giants that have design review requirements intended to protect natural features.

The policies and standards presented in this Plan support protections already in place, including timber production and agricultural land use designations, design review, and CEQA review.

Community Separators

Maintaining a visible separation between communities enhances a sense of community identity. Open space areas can serve as community separators, helping to avoid the look of continuous corridor-style urbanization. These areas are frequently subject to pressure for development because they are close to developed areas and major roads. A set of goals, policies, and programs to retain community separators is presented in this section.

Off Premise Billboards

Billboards along scenic roadways and other scenic areas impact the scenic quality by blocking views and introducing a source of outdoor lighting. Policies and standards in the Land Use Element minimize these impacts by limiting placement of new billboards to commercial and industrial areas. This section includes a standard which establishes a 15-year limit to the lifespan of new billboards.

There are numerous existing billboards in areas not zoned for commercial or industrial use. These billboards are considered “non-conforming.” State law prohibits local jurisdictions from requiring removal of existing non-conforming billboards without compensation. New policies support efforts of the North Coast Railroad Authority to remove billboards from the railroad right-of-way, and to prioritize enforcement of Humboldt County’s existing regulations requiring removal of illegal billboards.

10.7.3 Goals and Policies

Goals

- SR-G1. Conservation of Scenic Resources.** Protect high-value scenic forest, agriculture, river, and coastal areas that contribute to the enjoyment of Humboldt County’s beauty and abundant natural resources.
- SR-G2. Support for a Designated Scenic Highway System.** A system of scenic highways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County without detracting from allowed uses.

Policies

- SR-P1 Working Landscapes.** Recognize the scenic value of resource production lands.
- SR-P2. Development in Mapped Scenic Areas.** In mapped scenic areas, new discretionary and ministerial development shall be consistent with and subordinate to natural contours, hilltops, tree lines, bluffs and rock outcroppings. Visible disturbance and interruption of natural features shall be minimized to the extent feasible.
- SR-P3. Scenic Highway Protection.** Protect the scenic quality of designated Scenic Highways for the enjoyment of natural and scenic resources, coastal views, landmarks, or points of historic and cultural interest.
- SR-P4. Term of Off-Premise Billboards and Prohibition.** Limit the term of new and existing off-premise billboards by ordinance to provide for removal consistent with the Outdoor Advertising Act. Prohibit the construction of new off-premise billboards along mapped Scenic Highways and coastal views.
- SR-P5. Billboards in Sensitive Habitat Areas.** Prohibit construction of billboards in mapped sensitive, habitat areas.
- SR-P6. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way.** Support efforts of public agencies; such as the North Coast Railroad Authority and the U.S. Fish and Wildlife Service to remove or relocate billboards from their right-of-way between Fields Landing and Arcata on lands under their control.
- SR-P7. Removal of Illegal Billboards.** Illegal billboards on property within County jurisdiction shall be removed through code enforcement. The County shall advocate for removal of illegal billboards in areas outside of County jurisdiction, including petitioning Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.
- SR-P9 Vandalism of billboards.** If vandalism of legal nonconforming billboards requires repair or reconstruction, the billboard shall not lose its legal, nonconforming status, consistent with Humboldt County Zoning Code.

10.7.4 Standards

- SR-S1. Development in Mapped Scenic Areas.** Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be as narrow as feasible and follow natural contours. Natural features disturbed for construction purposes shall be restored to as close to natural condition as feasible. The construction of new off-premise billboards is prohibited.

- SR-S2. Scenic Highway Standards.** The following standards apply to mapped Scenic Highways:
- A. **Visual Buffer Width.** The width of the visual buffer along the road shall not exceed 200 feet from the edge of the traveled roadway.
 - B. **Permitted Uses.** Permitted uses shall be allowed except the construction of new off premise billboards is prohibited. Permitted uses that are within the visual buffer area measures may be required to protect scenic qualities of the site.
 - C. **Site Development.** Buildings and landscaping within the visual buffer shall be designed and located on the site to create a harmonious visual relationship with surrounding development and the natural terrain and vegetation.
 1. Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development.
 2. Structures and signs shall be limited in height, bulk, and siting to be visually compatible with, and subordinate to, the character of surrounding areas.
 - D. **Consideration of Views.** Structures, signs, and plant materials within the visual buffer shall be constructed, installed, and planted to complement, enhance, and retain scenic views. Vegetative screening shall be used where needed to prevent significant intrusion or degradation of public views.
 - E. **Location and Screening of Unsightly Features.** Potentially unsightly features within the visual buffer area, such as parking lots etc., shall be located in areas not visible from the scenic highway. Where it is not feasible to locate such features out of view, features shall be screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation, in conjunction with low-earth berms.
 - F. **Site Grading.** Grading or earth-moving operations within the visual buffer area shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain both on, and adjacent to, the site.
 1. Vegetative cover shall be provided within a reasonable time after grading is completed to prevent visible scars remaining on the land from such operations.
 2. Contours altered by grading shall be restored by means of land sculpturing and a cover of topsoil in such a manner as to minimize runoff and erosion and prevent ponding of water.
 3. Finished contours shall be planted with native vegetation, so as to require minimum care and to be visually compatible with the existing landscaping.
 - G. **Access Roads.** The location and design of access roads within the visual buffer area shall not detract from the scenic quality of the road.

- H. **Utilities.** New, relocated, or existing utility distribution lines within the visual buffer area shall be placed underground whenever feasible. When it is not feasible to place lines underground, they shall be located so as to be inconspicuous from the scenic route wherever feasible. Combined or adjacent rights-of-way and common poles shall be used wherever feasible.
- I. **Railroads and Public Facilities.** Visual buffers shall exclude railroad rights-of-way and public facilities.

SR-S3. New Off-Premise Billboards. New off-premise billboards shall be restricted to a maximum term of 15 years and limited to areas designated as Commercial Services or Industrial General. Off-premise billboards shall not include animation or electronic messaging unless for public service purposes and be restricted to a size of 300 square feet.

SR-S4. Light and Glare. New outdoor lighting shall be compatible with the existing setting. Exterior lighting fixtures and street standards (both for residential and commercial areas) shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.

SR-S5. Permits for Billboards. Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards, as well as the expansion of existing billboards. These requirements shall not apply to Customary Maintenance of billboards, as defined in the Outdoor Advertising Act.

SR-S6. Scenic Highway Map. Until such time as a General Plan Scenic Highway Roadway Map is prepared and adopted, Humboldt County Highways listed in Sections 263.1 through 263.8 of the California Streets and Highways Code shall be considered to be Scenic Highways pursuant to Policy SR-P3, Scenic Highway Protection, and the County shall address the potential for significant impacts to scenic resources during ministerial and discretionary permit review.

10.7.5 Implementation Measures

SR-IM1. Mapping of Scenic Areas and Scenic Highways. Initiate a public process to identify, map, and designate Scenic Areas and Scenic Highways, including specific ordinance standards for scenic protections and design review.

SR-IM2. Sign Ordinance Revision. Amend the sign ordinance to implement adopted policies for off-premise billboards and to consider other revisions to ensure community compatibility.

SR-IM3. Removal of Illegal Billboards. Identify billboards that may have been placed without permits or have expired permits and, with the help of Caltrans' Outdoor Advertising Office, pursue removal of billboards found to be illegally placed as defined by the California Outdoor Advertising Act.

SR-IM4. Wayfarers Signage. Establish a local scenic byways network designed to direct travelers to areas of scenic, cultural, and historic interest.

SR-IM5 Lighting Design Guidelines. Amend the Zoning Regulations to include lighting design guidelines for discretionary projects. Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address:

- A. Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre.
- B. Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc.
- C. Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds.
- D. Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged.
- E. Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones.
- F. Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.

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Chapter 11. Water Resources Element

11.1 Purpose

This Element addresses water planning issues including river and stream water quality, stormwater runoff, groundwater management, water needs of fish and wildlife, water consumption, conservation and re-use methods, and state and federal regulations.

11.2 Relationship to Other Elements

These and other water-related topics can be found throughout the General Plan. Water availability for development is addressed in the Land Use Element. The Conservation and Open Space elements address riparian corridors, wetlands, wildlife protection, fishery resources, other biotic resources, water-oriented recreation, and soil erosion. The Community Infrastructure and Services Element addresses public water and wastewater systems.

11.3 Background

Surface and Groundwater

Large rivers and biologically rich watersheds are defining characteristics of Humboldt County. These resources provide local water supply, spawning habitat for fisheries, recreation opportunities, and local wealth for the fishing and tourism industries. The Eel, Trinity, and Klamath rivers extend well beyond county borders linking Humboldt to the complex regional, state, and interstate water resource and habitat management issues affecting their respective watersheds. The average annual runoff of the rivers running through the county reflects almost 30% of the state's total runoff. Significant sections of these rivers and the Van Duzen River have been designated by the California legislature as wild, scenic, or recreational under the California Wild and Scenic River System. North Coast watersheds retain some of the last viable salmon and steelhead populations in the state and are a focal point for regional, state, federal, and tribal habitat recovery efforts. Managing these water resources will be a significant challenge in the years ahead as competition between statewide water demand, habitat requirements, and local water supply intensifies.

While mean annual runoff in Humboldt County from the major rivers and streams is approximately 23 million acre feet, over 80% of this flow occurs during November through March, and the total potential annual groundwater yield of the entire county is only approximately 100,000 acre feet. Ground water has been developed for individual domestic requirements, the agricultural demands of the Eel and Mad River delta areas, and to provide supplements to municipal water supply. Potential concerns are saltwater intrusion in coastal areas and the effects of groundwater withdrawal on streams that rely on groundwater recharge to sustain flows during the dry season.

State law passed in 2014 (AB 1739) requires counties or other local agencies to develop and implement "groundwater sustainability plans" by 2020 for groundwater basins that have been assigned a priority rating of "high" or "medium" by the State Department of

Water Resources (DWR). The Eel River Valley groundwater basin has been assigned an initial priority of “medium,” requiring a groundwater sustainability plan. The other 13 mapped groundwater basins in the County have been given a “very low” priority, although the groundwater basin boundaries and prioritizations could change in the future based on local habitat considerations, stream flows and improved hydrologic and geologic information.

Groundwater sustainability plans are required to take into account the most recent planning assumptions stated in local general plans of jurisdictions overlying the basin. The Eel River Valley basin underlies coastal and inland portions of the unincorporated area as well as the cities of Ferndale, Fortuna, and Rio Dell. In addition, any substantial amendment to a general plan will be required to consider comments from any agency that manages groundwater, and from the State Water Resources Control Board if it has adopted an interim plan for the planning area.

Water Resources and Land Use

The General Plan can help to sustain and enhance water resources. Through its policies and standards, it is an effective tool to ensure that new development occurs without damaging water resources on an individual and cumulative basis. The Plan also serves to guide the County in its interaction with neighboring counties, state, and federal agencies and lawmakers. It also directs the County’s activities and commitment of resources.

State and federal agencies through the California Water Code and Clean Water Act typically have primary jurisdiction over water resource issues, and in those cases their roles do not have to be duplicated by the County. In the event of overlapping jurisdiction or in instances where the County has interests that are distinct from the interests of state and federal agencies, the County will make independent judgments consistent with the policies of this Plan.

Watershed Planning

Humboldt County is part of the State Water Resources Control Board’s Klamath-North Coast Hydrologic Basin Planning Area 1, which includes all basins draining into the Pacific Ocean from the Oregon border southerly through the Russian River Basin. The County’s 12 planning watersheds (see Table 11-A) are displayed in Figure 11-1. For water resource planning purposes and to improve coordination with state and federal agencies, the County uses watersheds as logical planning areas to consider all the activities in a watershed in relation to their effect on water supply, quality, and biological resources.

North Coast Basin Plan and Beneficial Uses
California’s comprehensive water quality control law, the Porter-Cologne Water Quality Control Act of 1969, requires the adoption of water quality control plans (basin plans) by the state’s nine Regional Water Quality Control Boards to protect water quality and beneficial uses in watersheds within their regions. Basin plans are reviewed every three years and updated as necessary. The Water Quality Control Plan for the North Coast Region, or the North Coast Basin Plan, covers Humboldt, Del Norte, Trinity, Siskiyou, Mendocino, and portions of several other counties.

An essential part of the Basin Plan is an assessment of the beneficial uses that are designated and are to be protected for each hydrologic area in the region. Beneficial uses include the use of water for public water supplies; protection and propagation of fish, shellfish, and wildlife; recreation in and on the water; agriculture; industrial; and other purposes, including navigation. Beneficial uses can either be existing or potential and are enumerated on a uniform list prepared by the State Water Board and are applied throughout all basins of the state.

Controlling sedimentation, preventing further increases in water temperature, preserving flow rates, and monitoring water quality are the chief watershed management challenges in Humboldt County. As of 2008, Humboldt County has 19 river segments or water bodies that require Total Maximum Daily Load (TMDL) pollution prevention plans because of their “impaired” designation under Section 303(d) of the federal Clean Water Act (see text box for a description of the TMDL rules). Major soil-disturbing activities include road building, logging, vegetation clearing, over-grazing, mining, and certain agricultural practices. Accelerated erosion and sedimentation can increase flooding and damage riparian habitat. Temperature is an important habitat requirement for salmon and steelhead. High water temperatures result from reduced flows, degraded stream channels and removal of riparian vegetation along watercourses.

Watershed	Basin	Total Acres within County	Total Acres
Lower Klamath	Klamath-Trinity	332,787	493,453
Lower Trinity	Klamath-Trinity	192,286	654,967
South Fork Trinity	Klamath-Trinity	73,205	596,497
Redwood Creek	Mad-Redwood	187,788	187,819
Trinidad	Mad-Redwood	83,684	83,684
Mad River	Mad-Redwood	221,337	322,143
Eureka Plain	Mad-Redwood	124,617	124,617
Van Duzen	Eel	234,899	274,083
Lower Eel	Eel	191,052	191,052
Middle Main Eel	Eel	138,509	333,345
South Fork Eel	Eel	200,395	441,213
Cape Mendocino	Mattole	311,774	319,628
Total		2,292,332	4,039,132

Humboldt County’s watersheds typically flow with an abundance of water in the winter and spring but limited water in the summer and fall, making both flooding and low-flow shortages significant water management issues. For example, the Mattole River has a maximum-recorded winter discharge in excess of 90,000 cubic feet per second and a typical summer flow of less than 20 cubic feet per second.

Humboldt County watersheds are within the National Marine Fisheries' Southern Oregon/Northern California Coast Salmon and Steelhead Recovery Domain and are a part of Five Counties Salmonid Conservation Program (5C's Program). Recovery of Coho and Chinook salmon, and steelhead populations is a priority of numerous governmental agencies, local tribes and private businesses and organizations from forest product companies to local watershed groups. The 5C's Program has implemented programs to replace culverts, reduce soil loss and erosion, and define best management practices for road maintenance. The County has replaced approximately one-third of the significant barriers to fish migration so far.

Total Maximum Daily Load (TMDL)

The federal Clean Water Act (CWA) requires states to develop a list of their impaired waterbodies. Impaired waterbodies are those that do not meet water quality standards even after pollution controls for point sources of pollution are in place, such as wastewater treatment plants and industrial facilities. The CWA also requires states to establish priority rankings for waters on the 303(d) list and develop Total Maximum Daily Loads (TMDLs) for these waters based on their individual priority ranking.

A TMDL is a pollution budget for a specific waterbody (river, stream, lake, etc.) that identifies the maximum amount of a pollutant (sum of allowable pollutant loads from point and nonpoint sources) that can be released without causing the waterbody to become impaired. A TMDL also must include a margin of safety to allow for any uncertainties in the scientific methods used to derive the TMDL (water quality modeling assumptions, etc.)

Humboldt County is also a participating member of the North Coast Integrated Regional Water Management Plan (NCIRWMP). The NCIRWMP covers a seven county area corresponding to the Regional Water Quality Control Board Region 1 boundary. This collaborative planning framework was selected because impacts to fisheries and other beneficial uses may occur from local land use decisions and actions, but the effects can be cumulative across large geographic areas, with effective solutions often requiring a watershed approach and ultimately a regional approach that can be adopted and implemented by many stakeholders. The NCIRWMP provides an organized framework for identifying local and regional issues, evaluating water management planning objectives and strategies, and implementing the most promising approaches and projects across the region. Many polices and principles of the NCIRWMP have been integrated into this Water Resources Element.

Public Water Supply

Municipal water supplies are provided primarily from surface water sources by four water service districts, along with several cities and numerous community service districts.

The Humboldt Bay Municipal Water District provides the majority of drinking water within the County. It supplies treated drinking water to seven municipal agencies, who in turn serve all communities in the greater Humboldt Bay region. The District also delivered large volumes of water to two pulp mills for industrial purposes; however both pulp mills have ceased operation. The District currently has 40 - 45 million gallons per day (MGD) of water available beyond which is needed for its municipal customers. If this water is not used, the District will eventually lose a substantial portion of its water rights which have been granted by the State, and those rights would be available to any other interested party. This additional supply is an asset for the area and could support new agricultural, commercial and industrial development. If such uses do not materialize within Humboldt

County, the District could transport available water to another public agency for an authorized public use, thereby maintaining local control of its water rights, and generating additional revenue for the benefit of its municipal customers and local ratepayers. The District could also allocate a portion of the available water for an instream flow dedication in the Mad River for the purpose of preserving or enhancing habitat or fish and wildlife resources.

Protection of water quality in the watersheds that are sources for municipal water is important to maintaining these supplies. Threats include discharge from sewage treatment plants, failing septic systems, non-point source urban pollution, and turbidity from sediment discharge.

Rural water supplies are provided by private water associations or from on-site surface and groundwater sources. Some rural parcels have been created that cannot support residential usage based on on-site water availability, so availability must be determined on a case-by-case basis. Another concern is the cumulative effects of surface and groundwater withdrawals in rural areas where allowed land uses, if fully developed, would require more water than what is locally available during low-flow periods.

Water storage and water conservation techniques can be solutions to the extremes of water availability. Increased municipal storage in urbanized areas and off-channel water storage in rural areas can increase water security and maintain essential flows for habitat purposes.

Water Exports

The amount of water exported from North Coast watersheds is perhaps the county's most significant water resource policy issue. Diversions of water on the Trinity, Klamath, and Eel rivers have significantly affected water quality, quantity, and beneficial uses within Humboldt County. As a County of origin, the County of Humboldt has certain rights pursuant to state water law. Water Code Section 10505 provides that no water right will be released or assigned for any application that would deprive the County of origin of any water necessary for the development of the County. Section 11460 provides that state water projects must meet standards that protect existing beneficial needs of the watershed. Because of the importance of river flows to the county's economy and environment, the General Plan includes policies that actively pursue reductions in water exports from the Klamath, Trinity and Eel rivers and provide standards for the protection of water quality, fisheries, and habitat for any proposed new water export projects. The Humboldt Bay Municipal Water District is evaluating the feasibility of transferring a portion of its available water from the Mad River using the District's existing water rights and infrastructure to another municipal agency. Such a transfer would not constitute an export in the same manner that other water diversions do. There would be no upstream out-of-basin transfer from one watershed to another. Water available for a transfer would come from the natural discharge of the Mad River and releases from Ruth Lake which flow down the Mad River to the District's existing point-of-diversion at Essex. This option could preserve local control of water rights and bring water revenue into the County.

Stormwater

Communities with County stormwater infrastructure include McKinleyville; the areas surrounding Eureka, including Cutten, Ridgewood, Pine Hill, and Humboldt Hill; and Shelter Cove. Other areas with minor amounts of drainage infrastructure include Redway, Manila, King Salmon, Loleta, Garberville, and Willow Creek.

The State Water Resources Control Board regulates storm water discharges from certain small municipal separate storm sewer systems (MS4s) in accordance with the Phase II storm water program authorized by the federal Clean Water Act. The purpose of the Phase II small MS4 General Permit is to control the discharge of pollutants to storm sewer systems which ultimately drain to natural waterways.

The Phase II Small MS4 General Permit applied to McKinleyville starting in 2006. In February 2013, the State Water Board made significant revisions to the permit requirements and expanded the coverage areas to include the unincorporated Eureka area and Shelter Cove. The revised Phase II Small MS4 General Permit requires a variety of program elements which are phased in over the five-year term of the permit. Compliance dates range from June 30, 2014, to June 30, 2018.

In addition to controlling storm water runoff from construction sites, the County will need to develop a new "post-construction" storm water management program to ensure compliance with source control measures, low impact development (LID) design standards, and hydromodification standards specified in the Phase II Small MS4 General Permit. Other requirements include illicit discharge detection and elimination; water quality monitoring; pollution prevention at County operations; public education and outreach; and program effectiveness evaluation.

Public Works will continue to administer the County's overall implementation efforts for compliance with the Phase II Small MS4 General Permit. The construction site storm water runoff program and post-construction storm water management program will be implemented in conjunction with the Building and Planning Department. New requirements will be adopted by ordinance.

11.4 Goals and Policies

Goals

- WR-G1. Water Supply, Quality, and Beneficial Uses.** High quality and abundant surface and groundwater water resources that satisfy the water quality objectives and beneficial uses identified in the Water Quality Control Basin Plan for the North Coast Region.
- WR-G2. Water Resource Habitat.** River and stream habitat supporting the recovery and continued viability of wild, native salmonid and other abundant coldwater fish populations supporting a thriving commercial, sport and tribal fishery.
- WR-G3. Planning, Coordination, and Advocacy.** A system of local coordination and intra-regional cooperation to advance local, regional, and state water management priorities and objectives.

- WR-G4. Watershed Planning Framework.** Land use decision making that makes use of watersheds as a planning, management, and coordinating framework to cooperatively manage water and natural resources with local communities, neighboring counties, and state and federal agencies.
- WR-G5. Watershed Management.** A system of water resource management that recognizes watersheds as natural systems producing multiple economic, social, and environmental benefits that can be sustained in perpetuity and optimized with education, sound data, cooperative public processes, adaptive management, and science based leadership.
- WR-G6. Public Water Supply.** Public water systems able to provide adequate water supply to meet existing and long-term community needs in a manner that protects other beneficial uses and the natural environment.
- WR-G7. Effective Conservation Strategies.** Effective application of conservation, water re-use, and low impact storage strategies such as rainwater catchment in meeting year-round water supply needs.
- WR-G8. Restoration of Impacted River Flows.** Restoration of water flow regimes in the Trinity, Klamath, Eel, and other river systems impacted by out of basin water diversions to meet all beneficial uses, including salmon and steelhead recovery plans, recreational activities, and the economic needs of river dependent communities with no additional watershed exports from rivers flowing through the County that are detrimental to beneficial uses.
- WR-G9. Restored Water Quality and Watersheds.** All water bodies de-listed and watersheds restored, providing high quality habitat and a full range of beneficial uses and ecosystem services.
- WR-G10. Storm Drainage.** Storm drainage utilizing onsite infiltration and natural drainage channels and watercourses, while minimizing erosion, peak runoff, and interference with surface and groundwater flows and storm water pollution.
- WR-G11. Wastewater Management.** Individual wastewater systems that do not contaminate surface and ground water.

Policies

Water Resources and Land Use

- WR-P1. Sustainable Management.** Ensure that land use decisions conserve, enhance, and manage water resources on a sustainable basis to assure sufficient clean water for beneficial uses and future generations.
- WR-P2. Protection for Surface and Groundwater Uses.** Impacts on Basin Plan beneficial water uses shall be considered and mitigated during discretionary review of land use permits that are not served by municipal water supplies.

- WR-P3. Proactive Protections.** Focus regulatory attention and educational efforts in specified watersheds where limited water supply or threats to water quality have potentially significant cumulative effects on the availability of water for municipal or residential water uses or the aquatic environment.
- WR-P4. Critical Municipal Water Supply Areas.** The Board of Supervisors shall designate all or portions of watersheds as "Critical Water Supply Areas" if cumulative impacts from land uses within the area have the potential to significantly impact the quality or quantity of municipal water supplies. Water resources within Critical Water Supply Areas shall be protected by the application of specific standards for such areas.
- WR-P5. Critical Watershed Areas.** The Board of Supervisors shall designate all or portions of watersheds as "Critical Watersheds" if cumulative impacts from existing or planned land and water resource uses within the area have the potential to create significant environmental impacts to threatened or endangered species; including Chinook salmon, coho salmon or steelhead. Land and water resources within Critical Watersheds shall be protected by the application of specific standards for such areas to avoid the take of threatened or endangered species.
- WR-P6. Subdivision Water Supply.** Any subdivision of land shall be conditioned to require evidence of sufficient water supply during normal and drought conditions to meet the projected demand associated with the proposed subdivision. Sufficient water supply shall include the requirements of the proposed subdivision and existing and planned future uses. Written service letters from a public water system written in conformance with this policy is sufficient evidence. Subdivisions to be served through on-site water supplies or private water systems must provide evidence of sufficient water supply to the County Department of Environmental Health.
- WR-P7. Funding.** Coordinate with local, state and federal agencies, and conservation and watershed restoration related organizations, to identify and obtain sources of funding for water quality enhancement, fish passage projects, stormwater pollution management, and water conservation efforts.
- WR-P8. Requirements for Water Storage in Flow Impaired Watersheds.** New development not served by a public water system that seeks to rely upon surface water shall install water storage capable of providing 100 percent of the necessary water storage volume for the summer low-flow season (e.g. July-August-September). A forbearance agreement prohibiting water withdrawals during low-flow season shall be included as a performance standard for the project.
- WR-P9. Mitigate Controllable Sediment Discharge Sites** Proposed development applications involving a site identified as part of the TMDL Controllable Sediment Discharge Inventory shall be conditioned to reduce sediment discharge.

- WR-P10. Erosion and Sediment Discharge.** Ministerial and discretionary projects requiring a grading permit shall comply with performance standards adopted by ordinance and/or conditioned to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies consistent with best management practices, adopted Total Maximum Daily Loads (TMDLs), and non-point source regulatory standards.
- WR-P11. County Facilities Management.** Design, construct, and maintain County buildings, roads, bridges, drainages, and other facilities to minimize erosion and the volume of sediment in stormwater flows.
- WR-P12. Project Design.** Development should be designed to compliment and not detract from the function of rivers, streams, ponds, wetlands, and their setback areas.
- WR-P13. Small and Micro Hydroelectric.** Encourage small and micro hydroelectric development when impacts to surface water flows, aquatic species, and habitat have been adequately mitigated and are in conformance with state and federal permits and standards.
- WR-P14. Groundwater Quality Protection.** Commercial and industrial discretionary uses shall be evaluated for their potential to contaminate groundwater resources, and mitigated as necessary.
- WR-P15. Saltwater Intrusion.** Discretionary projects involving groundwater withdrawals in proximity to coastal areas with a potential to create saltwater intrusion shall demonstrate that groundwater supplies will not be adversely affected by saltwater intrusion.
- WR-P16. Pathogen and Nutrient Discharge from Septic Systems.** Support programs that reduce coliform bacteria and nitrate discharges from septic systems.
- WR-P17. Nutrient Discharge from Agricultural Operations.** Support programs that reduce nutrient discharge from agricultural operations, such as the voluntary manure management programs used by local dairies.
- WR-P18. State and Federal Regulation.** Encourage state and federal agencies to maintain responsibility for water resources supply and water quality management. The County shall not accept administrative responsibility for state or federal regulatory programs unless sustainable funding sources are secured.
- WR-P19. Alternative Disposal Systems.** Support programs and ordinance revisions that modify the permit process for alternative disposal systems to make such systems more accessible to individual households under conditions that do not threaten the public health.
- WR-P20. Rain Catchment Systems.** Encourage the installation of rain catchment systems to support domestic and outdoor water needs during low-flow summer months.

- WR-P21. Enhance Groundwater Recharge Capacity.** Encourage watershed management practices that enhance infiltration of rainfall into the groundwater.

Watershed Planning

- WR-P22. Watershed Planning.** Use watersheds as the geographic planning framework for water resource planning and coordination with other regional, state, and federal planning, implementation, and funding efforts. Maintain relevant land use data on watershed basis to support watershed based management and decision-making processes. Encourage and support continued research, investigation, and analysis of the County's water resources by federal and state water resource agencies, and local watershed restoration groups. Encourage compilation of data, such as the State Water Resources Control Board's water allocation data, the National Marine Fisheries Services and Department of Fish and Wildlife coho recovery plans, on a watershed basis.
- WR-P23. Watershed and Community Based Efforts.** Support the efforts of local community watershed groups to protect, restore, and monitor water resources and work with local groups to ensure decisions and programs take into account local priorities and needs.
- WR-P24. Regional Water Management Planning.** Work on a regional basis through the North Coast Resource Partnership (NCRP) to ensure coordination and adaptive management between statewide water resource planning efforts, regional priorities, and local needs. The goals and objectives identified in the North Coast Integrated Regional Water Management Plan shall be considered in establishing County water resource priorities and policy positions.
- WR-P25. State and Federal Watershed Initiatives.** Support implementation of state and federal watershed initiatives such as the Total Maximum Daily Loads (TMDLs), the North Coast Regional Water Quality Control Board's (NCRWQCB) Watershed Management Initiative, the National Marine Fisheries Services and Department of Fish and Game coho recovery plans and the California Non-Point Source Program Plan.

Public Water Supply

- WR-P26. Sufficient Water Supply.** Support the actions and facilities needed by public water systems to supply the water demands projected in this Plan.
- WR-P27. Critical Water Supply Areas.** Coordinate with public water systems in the designation and regulation of water resources in Critical Water Supply areas.

WR-P28. Conservation and Re-use Strategy. Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public and private water systems. Encourage the installation of water storage, rain catchment and graywater systems to support domestic and outdoor water needs. Encourage and support conservation for agricultural activities that increase the efficiency of water use for crop irrigation and livestock. Support the use of treated water for irrigation, landscaping, parks, public facilities, and other appropriate uses and coordinate with cities and other wastewater treatment entities in planning uses and minimizing impacts for treated water in unincorporated areas. Avoid water reuse that could adversely affect the quality of groundwater or surface water.

Water Exports

- WR-P29. Restoration of Flow Rates.** The County shall advocate for reductions in water exports and improved flow release from existing reservoirs on the Trinity, Klamath and Eel rivers to restore and enhance fisheries, natural sediment transport, water quality, recreational opportunities, and other beneficial uses as identified in the Basin Plan.
- WR-P30. New Water Diversion Projects.** Review and make recommendations on significant new water diversion projects to ensure that they do not reduce the replenishment rate of in-stream gravel, taking into account the impact the projects would have on local mineral supplies in Humboldt County.
- WR-P31. Impact Analysis.** All new export proposals and renewal of licenses for existing water exports shall include a full assessment of impacts on the environment, economy, and water supply needs of the county.
- WR-P32. County Needs.** Any consideration of exporting additional water resources shall place primary priority upon the benefit of and need for the water resources in the county and shall ensure that water needed by water users and natural resources will not be exported outside the county.
- WR-P33. Public Trust Resources and Interests.** The County shall advocate that dam relicensing projects redress the historical over-emphasis on development values (electric power, flood control, and water supply) at the expense of non-developmental values (environmental resource protection, habitat restoration, and water quality).
- WR-P34. Public Input.** The County shall advocate for the relicensing applicant to sponsor a participatory process involving all affected stakeholders prior to the submittal of a final relicensing application to the Federal Energy Regulatory Commission.

Stormwater Drainage

- WR-P35. Implementation of NPDES Permit.** Implement and comply with the National Pollutant Discharge Elimination Systems (NPDES) Permit issued by the State Water Resources Control Board to the designated portions of the County.

- WR-P36. Natural Stormwater Drainage Courses.** Natural drainage courses, including ephemeral streams, shall be retained and protected from development impacts which would alter the natural drainage courses, increase erosion or sedimentation, or have a significant adverse effect on flow rates or water quality. Natural vegetation within riparian and wetland protection zones shall be maintained to preserve natural drainage characteristics consistent with the Biological Resource policies. Stormwater discharges from outfalls, culverts, gutters, and other drainage control facilities that discharge into natural drainage courses shall be dissipated so that they make no significant contribution to additional erosion and, where feasible, are filtered and cleaned of pollutants.
- WR-P37. Downstream Stormwater Peak Flows.** Peak downstream stormwater discharge shall not exceed the capacity limits of off-site drainage systems or cause downstream erosion, flooding, habitat destruction, or impacts to wetlands and riparian areas. New development shall demonstrate that post-development peak flow discharges will mimic natural flows to watercourses and avoid impacts to Beneficial Uses of Water.
- WR-P38. New Drainage Facilities.** Where it is necessary to develop additional drainage facilities, they shall be designed to be as natural in appearance and function as is feasible. All drainage facilities shall be designed to maintain maximum natural habitat of streams and their streamside management areas and buffers. Detention/retention facilities shall be managed in such a manner as to avoid reducing streamflows during critical low-flow periods.
- WR-P39. Restoration Projects.** The County shall encourage restoration projects aimed at reducing erosion and improving habitat values in Streamside Management Areas and wetlands.
- WR-P40. Commercial and Industrial Activities.** Commercial and industrial activities shall minimize, and eliminate to the extent feasible, facility-related discharges to the stormwater system. As required by state codes and local ordinances, commercial and industrial stormwater discharge must be routed to a wastewater collection system; for example, minimizing runoff from vehicle maintenance yards, car washes, restaurants cleaning grease, contaminated mats/carts into storm drains, and other wash practices that result in materials other than plain water entering the storm drain system.
- WR-P41. Oil/Water Separation.** Parking lot storm drainage shall include facilities to separate oils from stormwater in accordance with Public Works requirements and the recommendations of the Stormwater Quality Association's California Stormwater Best Management Practices Handbooks or their equivalent.
- WR-P42. Erosion and Sediment Control Measures.** Incorporate appropriate erosion and sediment control measures into development design and improvements.

- WR-P43. Storm Drainage Design Standards.** Drainage design standards for new development shall be adopted by ordinance. The design standards shall ensure that storms of specified intensity, frequency, and duration can be accommodated by engineered drainage systems and natural drainage courses.
- WR-P44. Storm Drainage Impact Reduction.** Develop and require the use of Low-Impact Development (LID) standards consistent with Regional Water Board requirements to reduce the quantity and increase the quality of stormwater runoff from new development and redevelopment projects in areas within the County's MS4 boundary or as triggered under other Regional Water Board permits. For all other watersheds, develop storm drainage development guidelines with incentives to encourage LID standards to reduce the quantity and increase the quality of stormwater runoff from new developments.
- WR-P45. Reduce Toxic Runoff.** Minimize chemical pollutants in stormwater runoff such as pesticides, fertilizers, household hazardous wastes, and road oil by supporting education programs, household hazardous waste and used oil collection, street and parking lot cleaning and maintenance, use of bio-swales and other stormwater best management practices described in the California Stormwater Best Management Practices Handbooks or their equivalent.
- WR-P46. Fish Passage Designs.** Work with federal and state agencies and local watershed restoration groups to retrofit existing drainage and flood control structures and design new structures to facilitate fish and other wildlife passage in partnership with federal and state agencies.

11.5 Standards

Water Resources and Land Use

- WR-S1. Designation of Critical Water Supply and Watershed Areas.** The designation by the Board of Supervisors of Critical Water Supply and Watershed Areas shall be a public process, involving a recommendation from the Planning Commission and input from the public, affected water providers, and state and federal agencies.
- WR-S2. Development within Critical Water Supply Areas.** Ministerial land use development proposed within Critical Water Supply areas shall comply with performance standards adopted by ordinance. Discretionary development within the Critical Water Supply Areas shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall require: 1) demonstrating that risk of contamination to the water supply as a result of the development activity is minimized by providing mitigation to avoid significant adverse effects; and 2) avoiding degradation of municipal water supplies by reducing cumulative impacts to surface water quality and water quantity during low-flow periods to below levels of significance.

- WR-S3. Development within Critical Watershed Areas.** Ministerial land use development proposed within Critical Watershed Areas shall comply with performance standards adopted by ordinance. Discretionary development shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall avoid take of endangered or threatened species by reducing cumulative impacts to aquatic habitat to below levels of significance.
- WR-S4. Water Withdrawal Permitting.** Ministerial and discretionary permits for land use development that include development of new in-stream water sources or other streambed alterations subject to California Fish and Game Code Section 1602 shall provide evidence of, or be conditioned to obtain a Streambed Alteration Agreement from the Department of Fish and Game as well as a Water Right Permit or a small scale domestic use registration from the State Water Board.
- WR-S5. Subdivisions Demonstration of Sufficient Water Supply.** Demonstration of sufficient water supply shall include the requirements of the proposed subdivision, existing uses, and planned future uses. Subdivisions for residential development subject to state requirements of SB 610 and SB221 shall make the appropriate demonstrations consistent with regulations (as amended) established by these acts. Written service letters from a public water system written in conformance with this policy is sufficient evidence. Subdivisions to be served through on-site water supplies or private water systems must provide evidence of sufficient water supply to the County Department of Environmental Health.
- WR-S6. Total Maximum Daily Loads (TMDLs) Implementation.** Discretionary development within watersheds containing impaired water bodies as defined under Section 303(d) of the federal Clean Water Act and governed by TMDL implementation plans shall be conditioned to reduce or prevent further impairment consistent with applicable TMDLs.
- WR-S7. Erosion and Sediment Discharge.** Ministerial and discretionary projects shall conform to grading ordinance standards for erosion and sediment control.
- WR-S8. County Facilities Management.** The design, construction, and maintenance of County roads, bridges, drainages, and other facilities shall minimize stormwater runoff erosion and discharge of sediments and other pollution by following best management practices in accordance with the Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds (5C's Manual) or its equivalent.
- WR-S9. Projects in Proximity to Wild and Scenic Rivers.** Projects located within state designated wild, scenic, or recreational river basins shall be consistent with the guidelines in the State Wild and Scenic Rivers Act as amended.
- WR-S10. Micro Hydroelectric.** Development of run-of-the-river micro hydroelectric projects on privately owned lands are considered accessory to allowed uses if they are sized to meet the electrical demands of the subject property only and designed to avoid impacts to streamflow and fisheries.

Water Exports

- WR-S11. Water Export Projects on Humboldt County Rivers.** The Humboldt County Board of Supervisors will require the following information to demonstrate the export project's adherence to the requirements of California Water Code Section 10505 protecting development rights and Section 11460 protecting beneficial needs of the watersheds. The analysis of the export project shall include:
- A. Effects on in-stream flows including flood events.
 - B. Assessment of the environmental impact of the proposed project using appropriate ecological studies by a team of independent experts, qualified to conduct such studies, funded by the project sponsor and completed before project authorization.
 - C. Effects on fisheries and native wildlife habitat and restoration efforts. Analysis of the sustainability of any proposed fisheries and wildlife habitat mitigations.
 - D. Impacts to Native American communities, including cultural and archaeological resources, economies, fisheries, and water supplies.
 - E. Water supplies necessary to meet the ultimate future development needs of residential, agricultural, municipal, industrial, and recreational users and to promote environmental protection and fisheries habitat restoration.
 - F. Cost and benefits to recreation.
 - G. Water quality impacts and provisions for enhancement of any impaired water bodies (Section 303(d) of the federal Clean Water Act).
 - H. Property tax and other fiscal or economic losses to local entities.
 - I. Public infrastructure and service demands and costs including roads and recreation facilities.
 - J. Public cost and benefits on statewide, regional, county, and local scales including the monetized value of impacted ecological services.
- WR-S12. Minimizing Effects of Water Exports.** The County shall prevent water exports from damaging the county's environmental and economic setting by ensuring that "no unreasonable effect" occurs in the transfer and withdrawal of water resources pursuant to Section 1810 of the State Water Code. County standards for defining "no unreasonable effect" include actions that will not:
- A. Contribute to a decline in, or interfere with the recovery of, the population of any sensitive or protected plant, fish, or wildlife species.
 - B. Reduce water levels in any existing public or private groundwater wells to levels that preclude withdrawal by existing users or would substantially increase the costs or such withdrawal.
 - C. Contribute to any impacts on water quality that reduces water quality below health standards or federal or state water quality standards.

- D. Contribute to effects on water quality that would result in a deficiency by the water treatment agency's ability to treat water to appropriate standards.
- E. Reduce available groundwater or surface water resources to levels that would make access and/or use of these waters uneconomical for development planned in accordance with this General Plan.
- F. Directly or indirectly discharge contaminants into surface or groundwater resources.

Stormwater Drainage

- WR-S13. Storm Water Management.** All commercial, industrial, multi-family, quasi-public, and public parking facilities shall, whenever possible, provide stormwater treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practices that be integrated into required landscaping areas and traffic islands. In all other cases, oil/water separators shall be required. A maintenance plan for oil/water separators shall be required. During construction, the following erosion and sediment control measures shall be incorporated into development design and improvements:
- A. Minimize soil exposure during the rainy season by proper timing of grading and construction;
 - B. Retain natural vegetation where feasible;
 - C. Vegetate and mulch denuded areas to protect them from winter rains;
 - D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches;
 - E. Minimize length and steepness of slopes by benching, terracing, or constructing diversion structures;
 - F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; and
 - G. Inspect sites prior to significant rain events to ensure control measures are working properly and correct problems as needed.

11.6 Implementation Measures

Water Resources and Land Use

- WR-IM1. Critical Water Supply and Watershed Area Ordinance.** Prepare and adopt an ordinance to implement Critical Water Supply and Watershed Area policies.
- WR-IM2. Critical Water Supply and Watershed Area Designation.** Identify and designate Critical Water Supply and Watershed Areas through a zoning overlay process using best available scientific data, consultation with municipal water suppliers and resource agencies, and public outreach and input.

- WR-IM3. Require Restoration of Degraded Areas.** Require replanting of vegetation and remediation of erosion conditions in conjunction with related discretionary land use approvals, especially those including roads and grading on steep slopes.
- WR-IM4. County Facilities.** The Department of Public Works shall manage and conduct internal reviews of County construction and maintenance activities to ensure conformance with adopted best management practices for erosion and sediment control.
- WR-IM5. Septic Systems.** Actively pursue the abatement of failing septic systems that have been demonstrated to represent a health and safety hazard.
- WR-IM6. Permitting Coordination.** The County shall maintain efficient and timely procedures for project referral to the North Coast Regional Water Quality Control Board for review and consultation.
- WR-IM7. Basin Plan Septic Requirements.** Update and amend existing County septic regulations to reflect the latest Basin Plan standards for design and maintenance of on-site wastewater systems.
- WR-IM8. Graywater Re-use Standards.** Update and amend the existing County Code to implement the revisions to the State California Plumbing Code, Title 24, Part 5, Chapter 16A regarding Graywater Standards, as reflected in SB1258.
- WR-IM9. Update Water Quality Regulations.** Amend the Grading, Excavation, Erosion, and Sedimentation Control Regulations and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance to reflect the new erosion, sediment control, vegetation, restoration, and stormwater drainage policies and standards contained in the Water Resources Element, and the Biological Resources Chapter of the Conservation and Open Space Elements and evaluate as part of the five-year Housing Element Update to determine if additional measures are needed to protect water quality.
- WR-IM10. Unpermitted Development Ordinance for Critical Watersheds.** Prepare an ordinance to provide enforcement capabilities for un-permitted development within critical watershed areas if the development impacts water resources. Work with the State Departments of Water Resources and California Department of Fish and Wildlife to address illegal water diversions and over-subscribed water right allocations.
- WR-IM11. Water Supply Evaluation and Monitoring.** Within five years after the adoption of the General Plan Update the County shall prepare a watershed analysis to determine whether the long term surface and groundwater supply is available, including seasonal, average, dry year, and multiple dry year supplies, and preservation of existing beneficial uses of water. The study shall determine an estimate of the quantity of water available for the level of future development described in the Revised Draft EIR for the GPU. Work with water and wastewater related special districts, regulators, and other appropriate organizations to monitor watershed conditions.

Watershed Planning

- WR-IM12. Watershed Planning.** The County shall maintain relevant land use data on a watershed basis to support watershed based management and decision-making processes.
- WR-IM13. North Coast Integrated Regional Water Management Planning.** The County shall participate in the continued update and implementation of the North Coast Integrated Regional Water Management Plan.
- WR-IM14. TMDL Controllable Sediment Discharge Inventory and Reduction Program.** Map impaired water bodies as defined under Section 303(d) of the federal Clean Water Act with associated impairment parameters, water quality objectives, and pollution budgets contained in TMDL implementation plans. Seek funding to identify controllable sediment discharge sites and establish a program to prioritize, treat, monitor, and subsequently reevaluate such sites.
- WR-IM15. Watershed Data.** Seek and secure funding to evaluate the quality and quantity of water resources in each of the watershed basins. Support studies that correlate the quality and quantity of water captured, stored, and contained within watersheds to the needs of beneficial water uses by residents, local industry, agriculture, and the natural environment. Identify and map important groundwater recharge areas.
- WR-IM16. Sustainable Groundwater Plans.** Support the development of Sustainable Groundwater Plans consistent with California Water Code.
- WR-IM17. Water Planning and Coordination.** Actively encourage and participate in local and state water resource planning efforts that have the potential to achieve Water Resource Element goals.
- WR-IM18. Watershed Planning with Public Land Managers.** Participate in the planning activities of federal and state land management agencies to advocate for watershed-based planning and management approaches and policies and projects that are consistent with Water Resource Element policies.
- WR-IM19. Coordinate and Support Watershed Efforts.** Seek funding and work with land and water management agencies, community-based watershed restoration groups, and private property owners to implement programs for maintaining and improving watershed conditions that contribute to improved water quality and supply.
- WR-IM20. Basin Plan.** Work cooperatively with the North Coast Regional Water Quality Control Board and other interested parties in the update and implementation of Basin Plan policies and programs.
- WR-IM21. Water Resources Funding.** Work with public water suppliers, utility districts, stakeholder groups, and interested parties to seek and secure outside funding sources to implement this Element.

WR-IM22. Facility Construction. Coordinate with public water suppliers in the planning, development, and construction of the storage and transmission facilities needed to supply water pursuant to this Plan's policies, urban water management plans, water supply agreements, municipal service reviews, and programs to mitigate identified water quantity conditions, where applicable.

Public Water Supply

WR-IM23. Water Facilities Consistency with the General Plan. Pursuant to the requirements of California Government Code, Sections 65400-65402, require public water suppliers—including cities, county-dependent districts, special districts, and other local public agencies—to consult with the County prior to acquiring a site or developing any well or facilities for public water supplies in the unincorporated area, by requesting a determination of the proposal's consistency with the General Plan.

WR-IM24. Technical Assistance Water Supply and Quality. Assist public water suppliers in the assessment of available water supplies and protection of water quality.

WR-IM25. Long-term Water Supply Planning. Work with Humboldt Bay Municipal Water District and other public water suppliers in the development and implementation of long-term plans for water supply, storage, and delivery necessary to first meet existing water demands and, secondly, to meet planned growth within the designated service areas, consistent with the sustainable yield of water resources.

WR-IM26. Promoting Water Conservation and Re-use. Encourage water conservation and re-use practices by providing information resources for permit applicants on:

- A. Water-conserving design and equipment in new construction.
- B. Water conserving landscaping and other land management practices.
- C. Water conserving retrofit options for existing buildings.
- D. Residential water re-use options including graywater systems.
- E. Off-stream water storage systems including tanks and ponds. ()

WR-IM27. Urban Water Management Plans. Review and comment on Urban Water Management plans (California Water Code Sections 10610–10656) prepared by urban water suppliers.

Importing and Exporting

WR-P28. Restoration of Flow Rates. The County shall actively participate in decision-making processes that affect water flows in the Trinity, Klamath, Eel, Mad and Van Duzen rivers to advocate for the goals and policies of this Plan.

Storm Drainage

- WR-IM29. Drainage Ordinance.** The County shall develop and maintain an ordinance that regulates stormwater drainage consistent with the policies and standards of the Element.
- WR-IM30. Low Impact Development Methods.** Require projects to utilize best management practices for Low Impact Development to meet surface water run-off standards.
- WR-IM31. Nutrient Discharge from Agricultural Operations.** Seek funding and support voluntary manure management programs.
- WR-IM32. Continue to Implement Water Quality Regulations.** Continue to implement Division 3, Building Regulations, Section 331-12, Grading, Excavation, Erosion, and Sedimentation Control Regulations, and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance.

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Chapter 12. Energy Element

12.1 Purpose

The purpose of this chapter is to present policies and programs to address energy needs, use, and conservation. This chapter provides goals, policies, standards, and implementation measures that strive for sustainable renewable energy and self-sufficiency.

12.2 Relationship to Other Elements

Energy conservation is reflected in the Land Use and Circulation elements' policies, promoting in-fill development supported by transit, bike, and pedestrian transportation options; and in Housing Element policies promoting construction of energy efficient homes. Policies that facilitate energy production are located in the Land Use Element and Water Resources Element.

12.3 Background

Energy and Land Use

There is a close link between energy consumption and production and the physical development of land. Land use development policies strongly impact how much energy is consumed, and zoning and development strategies can affect the ability to develop and transport future energy resources.

Humboldt County has a number of unique features with respect to energy. It is isolated at the end of electricity and natural gas transmission lines, and the capacity of these lines is not great enough to import all of the county's required energy. Related to these capacity constraints is the fact that the county currently produces a large portion of its electricity locally and also supplies some of its own natural gas needs. The county also has a tremendous amount of potential local energy resources, in the form of wind, wave, biomass, hydroelectric, and solar power. Conservation is also viewed as an energy resource and is considered in the Housing and Circulation elements of this Plan. And finally, there is much local interest and expertise and a strong desire to develop long-term energy self-sufficiency for the region.

Local Energy Resources

The majority of primary energy used in Humboldt County is imported, with the exception of biomass energy. Local biomass resources are used to provide about 25% to 30% of the county's electricity needs. The biomass resource is primarily derived from lumber mill wood residue. There is significant growth potential in biomass energy through the use of logging slash, forest thinning and fuel-load reduction materials.

Roughly half of the electricity serving Humboldt County is generated at the Pacific Gas and Electric Company Humboldt Bay Generating Station. This new 163-megawatt natural gas-fired power plant is 35% more efficient than its predecessor and is well suited to meeting rapidly changing power demands on the grid. Although the majority of electricity consumed is generated in the county, a large portion is generated using imported natural gas. The county imports about 90% of its natural gas; the rest is obtained locally from fields in the Eel River valley. Total gas production in the county in 2010 was 785 MMCF (million cubic feet). Active gas wells are concentrated in the Tompkins Hill gas field and additional fields are being developed in the Grizzly Bluff area near Alton.

Energy Use and Cost

It is estimated that in 2010 Humboldt County spent \$460 million to meet local energy demands, the majority of which left the county. Approximately half of the energy was used as a transportation fuel (gasoline and diesel), with large amounts also used to meet end use electrical demands and end use natural gas heating demands. It is estimated the county's end use energy consumption totaled about 18.5 trillion BTUs. Humboldt County electricity use totaled 1000 GWh. Natural gas was 87 million therms, with about half of this being used to generate electricity at both the Pacific Gas and Electric Company (PG&E) Humboldt Bay Power Plant.

Growth in electricity and natural gas demand over the next 20 years is expected to range from 0.5% per year to 2.5% per year. Gasoline and diesel consumption for light duty vehicles in Humboldt County in 2010 was about 76 million gallons. Historically, petroleum distillate consumption has increased at a rate of 1.5% per year. Future consumption rates will depend primarily on changes in vehicle miles traveled (VMT) and fleet fuel efficiency.

It is projected that local renewable resources could provide the majority of our local electricity needs and a substantial portion of our heating and transportation energy demands. Meeting heating and transportation demand with local resources would likely include the use of electric heat pumps and electric vehicles. Key renewable energy resources include biomass, wind, wave, and small run-of-river hydroelectric. However, there are many potential barriers that could impede development, including high costs, regulatory hurdles, lack of financing, siting, and transmission access issues, and lack of public support. Nonetheless, the potential of these local resources is large and offers significant economic development potential. Using local resources to meet local energy needs would keep energy dollars circulating in the local economy, and exporting local energy resources to surrounding communities could bring in a new source of income to the county. In addition, use of local renewable energy resources can help the County meet its greenhouse gas reduction goals.

Opportunities to Reduce Energy Use

The results of statewide energy efficiency potential studies were used to estimate the efficiency potential in Humboldt County. It is estimated that in ten years, electricity savings in Humboldt County could total 9% of the county's projected total electricity use, and natural gas savings could total 1.5% of the county's projected retail natural gas use. This represents a total retail value for electricity cost savings of \$16 million per year and for natural gas of \$1.4 million per year.

Efforts to reduce energy consumption in the transportation sector are also critical to the establishment of a secure energy future for the county, and decreasing the number of vehicle miles traveled is probably the most effective measure for reducing transportation energy use. Implementing land use planning that locates housing, jobs, and shopping in close proximity to one another and provides bicycle, pedestrian, and public transit access will encourage alternative transportation modes and result in reduced vehicle

travel. Replacing the importation of goods and exportation of waste with increased production and consumption of local goods (such as locally grown food) and local waste processing (through recycling, reusing, and composting) can also help reduce vehicle miles traveled.

Strategic Energy Planning

Formed in 2003, the Redwood Coast Energy Authority (RCEA) is a joint powers authority (JPA) representing seven cities (Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Trinidad, and Rio Dell), the Humboldt Bay Municipal Water District, and Humboldt County. As a JPA, RCEA is governed by a board composed of a representative from each jurisdiction. RCEA's mission statement is:

The Redwood Coast Energy Authority's purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient, and renewable resources available in the region.

As the regional energy authority, the Board of Supervisors has designated RCEA to implement Energy Element strategies on a regional basis through a Comprehensive Action Plan for Energy. This action plan will be maintained by the RCEA Board and periodically presented to the Humboldt County Board of Supervisors for review. The County will also implement Energy Element strategies through policies, implementation measures, and standards contained in this Plan.

This Energy Element promotes self-sufficiency, independence, and local control in energy management and supports diversity and creativity in energy resource development, conservation, and efficiency. This strategy can reduce the drain on the county's economy for energy, stimulate local businesses and the economy, and help the county meet greenhouse gas emission reduction targets.

12.4 Goals and Policies

Goals

- E-G1. Countywide Strategic Energy Planning.** An effective energy strategy based on self-sufficiency, development of renewable energy resources and energy conservation that is actively implemented countywide through Climate Action Plans, General Plans and the Redwood Coast Energy Authority's Comprehensive Energy Action Plan.
- E-G2. Increase Energy Efficiency and Conservation.** Decrease energy consumption through increased energy conservation and efficiency in building, transportation, business, industry, government, water and waste management.
- E-G3. Supply of Energy from Local Renewable Sources.** Increased local energy supply from a distributed and diverse array of renewable energy sources and providers available for local purchase and export.

Policies

- E-P1. Energy Conservation Standards and Incentives.** Develop incentives to encourage residential and commercial building plans that exceed California Building Standards Code requirements for energy.
- E-P2. Oil and Gas Development.** Oil and gas development shall be permitted consistent with the following:
- A. The development is performed safely and is consistent with the geologic conditions of the well site.
 - B. New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.
 - C. Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.
 - D. Hydraulic fracturing for release and recovery of hydrocarbons is prohibited.
- E-P3. Local Renewable Energy Supply.** The County shall support renewable energy development projects including biomass, wind, solar, “run of the river” hydro-electric, and ocean energy, consistent with this Plan that increases local energy supply.
- E-P4. Transportation Energy Conservation and Alternative Fuels Substitution.** Support revitalization and infill projects within Urban Development Areas as a means to reduce long-term vehicle miles traveled as an energy conservation strategy. Support the development and implementation of Electric Vehicle (EV) charging stations and other alternative fueling infrastructure.
- E-P5. Regional Energy Authority.** Recognize the Redwood Coast Energy Authority (RCEA) as the regional energy authority, which will foster, coordinate, and facilitate countywide strategic energy planning, implementation and education through a Comprehensive Action Plan for Energy.
- E-P6. County Government Energy Consumption.** The County government shall reduce building and transportation energy consumption by implementing energy conservation measures and purchasing renewable energy and energy efficient equipment and vehicles whenever cost-effective. Conservation and renewable energy investments should be planned and implemented in accordance with performance-based action plans and County Greenhouse Gas Emission Reduction goals.

- E-P7. County Building Design Standards.** Design, construct and operate all new and renovated County-owned facilities to U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) "Silver" or better energy efficiency standards consistent with State Executive Order S-20-04, or to similar California Green Building Standards.
- E-P8. Electrical Transmission.** Promote PG&E funded capacity upgrades to electric distribution lines to facilitate distributed renewable energy production and electricity export from the county.
- E-P9. Electricity Buyback.** Support revisions to the electricity buyback program that encourages more distributed local generation and more equitably compensates such generation.
- E-P10. Transportation Management Plans.** Major commercial, business, or industrial, facility developments shall be required to submit a transportation management plan that addresses energy conservation measures such as connectivity to alternative transportation modes; preferential parking for carpools, vanpools, motorcycles, mopeds, and bicycles; shuttle services; alternative fueling stations; transit passes; bike lockers; and locker-room facilities. Develop incentives for projects not deemed as major that incorporate such energy conservation measures.
- E-P11. Energy-efficient Landscape Design.** Encourage and incentivize energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, and conserve water.
- E-P12. Water Efficiency.** Promote the efficient use of water in residences, businesses, industries, and agriculture.
- E-P13. Incentives for Using Alternative Energy.** Encourage the use of renewable energy and environmentally preferable distributed energy generation systems in the county.
- E-P14. Renewable Energy Overlay Zones.** Develop renewable energy overlay zones based on community input to protect the unique value of sites that are identified as having substantial renewable energy potential and/or will be critical for renewable energy infrastructure while still allowing uses permitted in the underlying zone.
- E-P15. Land Use Planning and Compatibility.** Coordinate with local agencies, communities, and landowners to assess potential wind and offshore renewable energy development. Such an assessment shall consider site suitability, energy potential, and potential impacts to biological and cultural resources.
- E-P16. Sustainable Biomass Energy Production.** Coordinate with local agencies, communities, and landowners to develop biomass energy plans that are consistent with forest management, hazardous fuels reduction, and restoration needs and priorities.

- E-P17 Residential Design.** Proposed single-family residential structures should be designed to maximize solar access, energy conservation and passive solar energy generation. Solar access potential should be evaluated based on each climate zone within the County as established by the National Weather Forecast Center in Eureka.

12.5 Standards

E-S1. Oil and Gas.

- A. Development associated with onshore oil and gas wells shall be conditionally permitted by a conditional use permit in agricultural, timber, rural lands, industrial general, and resource-related industrial land use classifications.
- B. A permit will be required for each drill site and a separate permit will be required for production facilities. Additional wells proposed for an approved drill site may be administratively approved provided that they can be accomplished within the limitations and conditions of the original use permit for the drill site.

E-S2. Application Requirements and Standards for Oil and Gas Energy Exploration or Extraction Projects.

- A. Applications for oil and gas energy exploration or extraction projects shall include:
 - 1. A plot plan for the entire area under lease or ownership, showing the relationship of the proposed facilities to ultimate potential development, and a map showing the relationship of contours, buildings, structures, and/or natural features.
 - 2. A description of the relationship of the proposed facilities to existing facilities.
 - 3. Procedures for the transport and disposal of all solid and liquid wastes to meet discharge requirements of the North Coast Regional Water Quality Control Board (NCRWQCB).
 - 4. Grading plans and procedures for minimizing erosion.
 - 5. Where public views are affected by production facilities, landscaping plans and measures for minimizing visual impacts.
 - 6. Fire prevention procedures.
 - 7. Air emission control measures.
 - 8. Oil spill contingency procedures.
 - 9. For production facilities, a phasing plan for the staging of development, indicating an approximate anticipated timetable and production levels for the project.
 - 10. Procedures for the abandonment and restoration of the site, which provide for removal of all equipment; disposal of wastes; and re-contouring, reseeded, and planting to conform to surrounding topography and vegetation.

- B. Drill sites should generally not be established at a density greater than one per 80 acres.
- C. All solid and liquid wastes shall meet the discharge requirements of the NCRWQCB.
- D. Projects shall meet all applicable air quality regulations.
- E. All earthen sumps or other depressions shall be regraded to restore the area to its original condition.
- F. Hydraulic fracturing for release and recovery of hydrocarbons is prohibited.
- G. Financial assurance requirements may be imposed on the property owner at the discretion of the Planning Commission to ensure site restoration consistent with 1.J. above.

E-S3. Wind Generating Facilities.

- A. Unless allowed by right pursuant to California Government Code, Section 65892.13(f) as amended, wind generating facilities shall be a conditionally permitted use in all land use designations except "resource dependent" (MR).
- B. The following shall be considered in reviewing proposed wind generating facilities: parcel size, relationship to other structures, effect on potential down-wind sites, compliance with Uniform Building Code and national Electrical Code, rotor and tower safety, noise, electromagnetic interference, utility notification, height, liability insurance, and appearance and design.
- C. Findings necessary for project approval shall be:
 - 1. The proposed use is not detrimental to the public health, convenience, safety, and welfare.
 - 2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity.
 - 3. Within the Coastal Zone, the project will not have a significant adverse effect on coastal resources, including wildlife qualities.

E-S4. Oil and Gas Pipelines. For pipelines serving oil and gas facilities, the following shall apply:

- A. Pipelines should, where feasible, avoid sensitive habitat areas and archaeological sites and follow existing utility corridors where they are present. Active faults or other geologically unstable areas should be avoided, where feasible, or pipelines should be designed to mitigate such hazards.
- B. When avoidance of a sensitive habitat area is not feasible, effective mitigation measures shall be employed to minimize adverse impacts. Directional drilling shall be employed to avoid wetlands and riparian habitats, unless an independent engineering contractor selected by the County determines that to do so would not be feasible.
- C. All right-of-ways shall be regraded and revegetated to their original state. When a responsible agency identifies a degraded habitat along the

proposed right-of-way, when it might be preferable to restore it to a condition other than its present state, said agency shall recommend plans to the lead agency for restoration of the habitat. The lead agency shall require restoration of the habitat as a condition of approval, unless a review of the public record indicates it would be more appropriate to do otherwise.

- D. All compressor, metering, or odorizing stations shall be visually and acoustically buffered with vegetation and other means as necessary.
- E. Above-ground pipelines should be sited to minimize visual impacts, when feasible. When an aboveground pipeline must be sited in a highly scenic area, it shall be visually buffered with vegetation and other means as necessary.
- F. For liquid carrying pipelines passing through important coastal resource areas including recreation, habitat, and archaeological sites and geologically unstable areas, segments shall be isolated by automatic shutoff valves. The County may determine whether spacing of automatic shutoff valves is required at intervals less than the maximum set by the U.S. Department of Transportation to protect sensitive coastal resources.

E-S5. Electrical Transmission Lines.

- A. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in highly scenic areas, and to avoid locations that are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be minimized and revegetated with plants similar to those in the area.
- B. Where above-ground transmission line placement would unavoidably affect views, underground placement shall be required where it is technically and economically feasible, unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
- C. Above-ground transmission lines should be sited so as to minimize visual impacts.
- D. Siting of transmission lines should avoid the crests of roadways to minimize their visibility on distant views. Where visual impacts would be minimized, lines should cross the roadway at a downhill low elevation site or a curve in the road.
- E. New major steel tower electrical transmission facilities should be consolidated with existing electrical steel-tower transmission facilities unless there are social, aesthetic, or significant economic concerns.
- F. Existing rights-of-way should be utilized for other related utilities to provide consolidated corridors wherever such uses are compatible or feasible.
- G. Access and construction roads should be located to minimize landform alterations. Road grades and alignments should follow the contour of the land with smooth, gradual curves where possible.

- E-S6. Solar Access Protection.** Proposed structures and landscaping associated with planned unit developments and/or subdivisions that create five (5) or more new parcels should be designed and located to avoid blocking views and solar access from other properties to the maximum extent feasible. The lot size, configuration, and proposed building envelope in a subdivision or planned development shall be oriented to ensure that no additional shadows will be cast on the south side of an existing building between the hours of 10:00 a.m. and 2:00 p.m. on December 21. A shade projection map shall be required showing the height and orientation of existing and proposed buildings and the slope of land and that identifies the length of shadows projected.

12.6 Implementation Measures

- E-IM1. Alternative Energy Use.** Develop or modify regulations that eliminate obstacles to alternative energy use. Regulations may include, but are not limited to:
- A. Allowing height exceptions for solar equipment.
 - B. Allowing alternative heating and cooling systems components such as collectors, shading louvers, or reflectors to project into yards in a manner similar to cornices and canopies.
 - C. Defining solar heating systems and cogeneration facilities as accessory uses.
 - D. Preventing planned development covenants, conditions, and restrictions (CC&Rs) from unreasonably restricting alternative energy systems.
- E-IM2. Comprehensive Action Plan for Energy.** Support efforts to implement the Redwood Coast Energy Authority (RCEA) Comprehensive Action Plan for Energy.
- E-IM3. County Energy Consumption Reduction.** Develop a comprehensive program to reduce the County's energy consumption in operations including: public buildings and facilities, street lighting, vehicle fleet management, equipment procurement, and employee energy awareness program.
- E-IM4. Install County Systems.** Pursue the installation of cost-effective conservation measures, renewable energy systems, cogeneration systems, and distributed energy systems in County owned/operated facilities.
- E-IM5. Wind Energy Development.** Develop wind-permitting guidelines for residential and small commercial-scale wind energy systems. Adopt and modify, as appropriate, the guidelines established in California State Law AB 1207. Educate the public about the benefits of small-scale wind energy systems.
- E-IM6. Energy-conserving Landscaping.** Consider the use of natural and drought-resistant planting materials, efficient irrigation systems, utilizing pervious surfaces and the siting of trees to reduce energy demand in the preparation of the County landscaping ordinance.

- E-IM7. Small Hydroelectric Development.** Support development of cost-effective, environmentally sensitive, small-scale, run-of-the-river hydroelectric facilities in the County.
- E-IM8. Energy Efficiency Standards.** Develop and implement energy-efficiency standards for subdivision, mixed use, infill, and planned unit development that shall incorporate cost effective measures.
- E-IM9. Develop Incentives for Private Sector.** Develop incentives to encourage the installation of cost-effective energy efficiency measures, distributed generation, and solar electric and solar heating systems in all new construction and building retrofits. Develop incentives that support the development and implementation of Electric Vehicle (EV) charging stations and heat pumps in new commercial developments and retrofits. Incentives may include: density bonuses, fast-track permitting, fee reductions, expedited low-cost approval of standardized designs, property tax exemptions, sales tax rebates, and award programs that recognize builders and developers for well-designed systems.
- E-IM10. County Energy Efficiency and Renewable Energy Improvements Plan.** The County shall develop and maintain a performance-based action plan to guide the implementation of energy efficiency and renewable energy improvements in county operations.
- E-IM12. Existing Regulations.** Assess and revise, as necessary, the existing subdivision, zoning, and building code implications associated with the potential development of renewable energy and distributed energy generation facilities and related electrical transmission lines.
- E-IM13. Renewable Energy Permitting Process.** Develop a clear permit process to provide for the installation of renewable energy and distributed energy generation systems. Identify zones where renewable energy and distributed energy generation facilities will be allowed as a permitted use. Identify small-scale systems that meet annual onsite energy needs, and that would not require a use permit. Zoning regulations should address the following types of renewable energy and distributed energy generation facilities: commercial wind farms, wave and tidal energy facilities, biomass energy facilities, biogas energy facilities, small-scale hydroelectric facilities, cogeneration and distributed generation facilities, and solar electric and solar heating facilities.
- E-IM14. Energy Conservation Ordinance.** The County shall adopt a residential and commercial energy conservation ordinance for building construction and retrofit that establishes energy conservation incentives and performance standards for projects exceeding state building codes.

Part 4 – Health & Safety



Overview

Part 4 includes policies and programs to protect people, property, and the environment from risks associated with seismic, geologic, noise, flood, air quality, and wildfire hazards. This part of the Plan contains the state required Noise and Safety elements, as well as the Air Quality Element.

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Chapter 13. Noise Element

13.1 Purpose

This Element identifies the County’s approach to managing noise levels to minimize the exposure of community residents to excessive noise. The analysis follows the guidelines adopted by the Office of Noise Control of the California Department of Health Services.

13.2 Relationship to Other Elements

Noise levels are considered in the Land Use Element to avoid direct conflicts between neighboring uses and to establish patterns of land uses that minimize noise exposure. Policies in the Circulation Element related to road location, design, and non-motorized transportation can affect traffic noise levels. Policies of the Housing Element and Open Space Element also reflect noise considerations.

13.3 Background

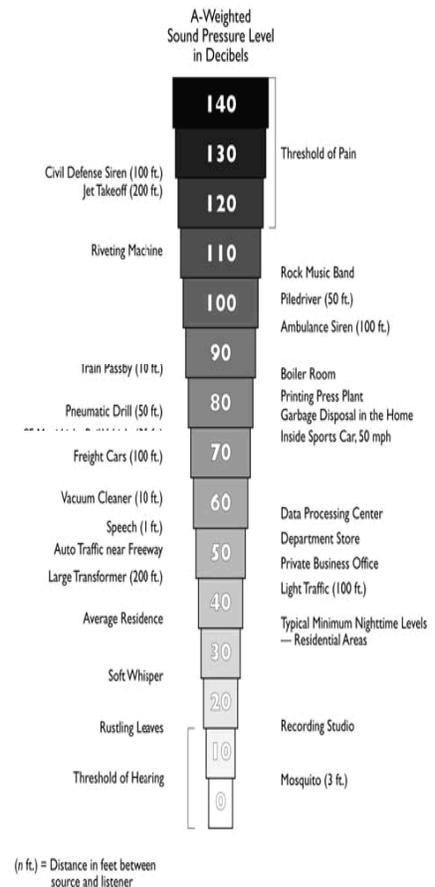
Measuring and Characterizing Noise

Assessing the community noise environment involves measuring three aspects of sound: level, frequency, and variation. Sound level is the magnitude or loudness of a sound, expressed in decibels (see Figure 13-1 and the glossary). Frequency is a measure of the pitch of the sound, and variation is the change in noise exposure over time. When sound is disagreeable or unwanted, it is considered noise.

Most community noise is produced by many distant sources, which rise and fall gradually throughout the day creating a relatively steady background sound having no identifiable source. The Community Noise Equivalent Level (CNEL) is a measure that describes average noise exposure over a period of time.

Because communities are more sensitive to impacts from nighttime noise, noise descriptors must specifically take this time period into account. Common measures include the CNEL and the Day-Night Average Level (Ldn). Both reflect noise exposure over an average day, with greater weight given to noise occurring during the evening and night. The two descriptors are roughly equivalent but CNEL is used in this Plan for regulating cumulative noise exposure over a 24-hour period.

Figure 13.1: Sound Level Comparison Chart



Noise levels of short duration, such as aircraft flyovers or concerts, are not well characterized by average noise level measurements yet are often the source of complaints. Maximum Noise Level (Lmax) is used in this Plan for the purposes of regulating short-term noise levels.

Principal Noise Sources

Table 13-A lists prominent noise sources within unincorporated areas of the county and Table 13-B provides the results of community noise surveys by ESA conducted in November 2016 for selected roadways in the incorporated, unincorporated, and rural areas of the County.

The Map Book Appendix contains noise level contours for state highways, selected county roads, county airports, and other prominent sources. Other noise sources not included in the inventory include noises from persons, pets and livestock, industrial equipment, and construction sites.

Table 13-A. Inventory of Prominent Sources of Noise within Communities of Humboldt County				
	SOURCE OF NOISE			
COMMUNITY	ROADS	AIRPORTS	RAILROAD*	STATIONARY SOURCES
ALTON	U.S. 101, State Highway 36	Rohnerville	Northwestern Pacific	NONE
ARCATA	U.S. 101, State Highways 299 & 255	NONE	Northwestern Pacific	NONE
BLOCKSBURG	NONE	NONE	NONE	Gravel operations
BLUE LAKE	State Highway 299	NONE	NONE	Gravel operations
BRIDGEVILLE	NONE	NONE	NONE	Gravel operations
CAPETOWN	NONE	NONE	NONE	Gravel operations
CARLOTTA	State Highway 36	NONE	NONE	Gravel operations
DINSMORE	State Highway 36	Dinsmore Airport	NONE	NONE
DYERVILLE	NONE	NONE	NONE	Gravel operations
EUREKA	U.S. 101, Myrtle Ave. Harris, Henderson & "H" St	Murray Field	Northwestern Pacific	Redwood Acres
FAIRHAVEN	New Navy Base Rd.	City of Eureka Airport	NONE	Racetrack
FERNDALE	State Highway 211	NONE	NONE	Fairgrounds, Gravel operations
FLDDBROOK	NONE	NONE	NONE	NONE

COMMUNITY	SOURCE OF NOISE			
	ROADS	AIRPORTS	RAILROAD*	STATIONARY SOURCES
FIELDS LANDING	U.S. 101	NONE	Northwestern Pacific	Shipping operations
FORTUNA	U.S. 101, Main St.	Rohnerville Airport	Northwestern Pacific	Gravel operations
FRESHWATER	Freshwater Rd.	NONE	NONE	NONE
GARBERVILLE	U.S. 101	Airport	NONE	Gravel operations
HOOPA	State Highway 96	Former County Airport	NONE	Gravel operations
HYDESVILLE	State Highway 36, Rohnerville Rd.	Rohnerville	NONE	NONE
KNEELAND	NONE	Kneeland Airport	NONE	NONE
LOLETA	NONE	NONE	Northwestern Pacific	NONE
MANILA	State Highway 255 (New Navy Base Rd.)	NONE	NONE	NONE
MAPLE CREEK	NONE	NONE	NONE	Gravel operations
MARTIN'S FERRY/ WEITCHPEC	NONE	NONE	NONE	Gravel operations
McKINLEYVILLE	U.S. 101, Central Ave.	Eureka/Arcata Airport	NONE	Gun Club
MOONSTONE/ WESTHAVEN	U.S. 101	NONE	NONE	NONE
ORLEANS	NONE	NONE	NONE	Gravel operations
ORICK	U.S. 101	NONE	NONE	NONE
PETROLIA	NONE	NONE	NONE	Gravel operations
REDWAY	Redwood Dr.	NONE	NONE	NONE
RIO DELL	U.S. 101, Wildwood Ave.	NONE	Northwestern Pacific	NONE
ROHNERVILLE (See Fortuna)				
SAMOA	New Navy Base Rd.	NONE	NONE	Pulp mill, cogeneration plant, shipping operations

Table 13-A. Inventory of Prominent Sources of Noise within Communities of Humboldt County (Continued)

COMMUNITY	SOURCE OF NOISE			
	ROADS	AIRPORTS	RAILROAD*	STATIONARY SOURCES
SCOTIA	U.S. 101	NONE	Northwestern Pacific	Mill, gravel operations
TRINIDAD	U.S. 101	NONE	NONE	NONE
SHELTER COVE	Shelter Cove Rd.	Shelter Cove	NONE	NONE
WEOTT	U.S. 101	NONE	NONE	NONE
WILLOW CREEK	State Highways 299 & 96	NONE	NONE	Gravel operations

* Note: The former Northwestern Pacific Railroad is now under the direction of the North Coast Railroad Authority. While local rail lines have not operated on a regular basis for several years, future rail usage should continue to be considered in land use planning decisions, unless the railroad right-of-ways are abandoned.

Traffic Noise

Traffic noise depends primarily on the speed of traffic and the percentage of truck traffic. The primary source of noise from automobiles is high-frequency tire noise, which increases with vehicle speed. In addition, trucks and older automobiles produce engine and exhaust noise, and trucks generate wind noise.

As illustrated in Table 13-B, Humboldt County is primarily subject to noise impacts from U.S. Highway 101, which creates noise in areas up to 500 feet away. Differences in elevation can amplify or dampen noise levels; for example, noise from a thoroughfare in a trough or valley between residential areas will be reflected upward and focused while noise from an elevated thoroughfare may dissipate. On flat ground, a buffer, such as a sound wall or dense vegetation, will greatly reduce noise escaping to surrounding areas. The California Department of Transportation (Caltrans) sometimes installs sound walls along state roads when new construction or widening is proposed. In Humboldt County, Caltrans has not pursued sound wall construction along existing highways.

Location	Route	Post Mile	Measured CNEL	Distance from Centerline (feet)	Distance to 65 CNEL (feet)	Distance to 60 CNEL (feet)
Benbow	US 101	9.1	73.4	86	312	673
North of Metropolitan Rd.	US 101	54.9	71.4	74	198	426
South of Loleta Dr.	US 101	65.6	75.1	56	264	569
North of Indianola Cutoff	US 101	82.8	75.6	112	570	1,228
North of Airport Rd.	US 101	94.2	69.6	106	215	463
South of Seawood Dr.	US 101	102.8	67.2	130	182	393
South of Bald Hills Rd.	US 101	122.0	68.0	58	92	198
South of Corbett Ranch Ln.	SR 36	7.7	68.1	27	43	94
East of Blue Lake Blvd.	SR 299	8.5	65.7	64	71	154
West of Will Rd.	SR 299	37.8	69.4	56	110	237
South of Orchard Park Ln.	SR 96	2.1	65.2	38	39	84
South of Owl Mine Rd.	SR 96	35.8	63.1	31	23	50

Source: ESA, 2016

Noise surveys were conducted at various locations along US 101, State Route (SR) 299, SR 96 and SR 36 over a 24-hour period in November 14 through November 18, 2016. Monitoring sites included incorporated, unincorporated, and rural areas of the County. Distances to the 60 dBA CNEL contour ranged from 50 feet south of Owl Mine Road along SR 96 near Orleans to 1,228 feet north of Indianola Cutoff along Highway 101 near Brainard.

Airport Noise

Airport noise caused by aircraft depends on the type of aircraft and the frequency and direction of flights. Noise from aircraft warming up early in the morning can also be a significant source of noise from airports. Diagrams showing existing and projected noise levels associated with airport noise are contained in the County's Airport Land Use Compatibility Plans. The most current diagrams are shown in the Map Book Appendix.

Noise Compatibility

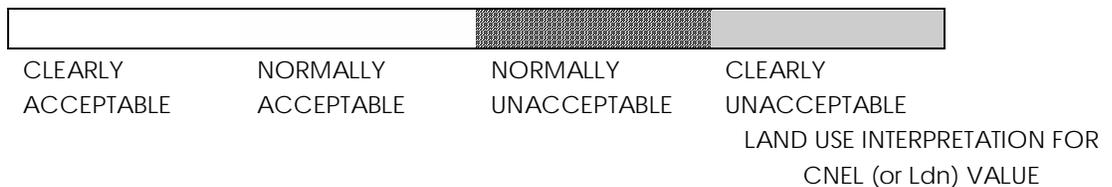
Evaluating new development projects for noise impacts should be based on a comparison of the noise compatibility standards in Table 13-C with noise contours and other available information. Fences, landscaping, and noise insulation can be used to mitigate the hazards of excessive noise levels.

A standard construction wood frame house reduces noise transmission by 15dBA. Since interior noise levels for residences are not to exceed 45dBA, the maximum exterior noise level for residences is 60dBA without requiring additional insulation. In areas where CNEL noise levels exceed 60dBA, the need for additional noise insulation will vary depending on the land use designation; adjacent uses; distance-to-noise source; and intervening topography, vegetation, and other buffers. The building code provides standards for meeting noise insulation requirements.

Appropriate standards for short-term noise levels measured by Lmax varies with the type of land use and time of day. Acceptable daytime levels in industrial and commercial areas are typically based on a combination of health and nuisance considerations and typically do not exceed 85 dBA. In residential areas, standards are typically set to avoid the perception of nuisance, such as noise levels that block normal conversation. Noise level above 66 dBA requires raised voices to be heard at a distance of three feet. Indoor noise levels between 50 and 60 dBA can disturb sleep.

The perception of nuisance will vary based upon sound level, frequency, and fluctuation. It also depends upon the character of the sound, number of noise events, familiarity and predictability, and the attitude of the listener. CNEL and Lmax are typically the basis for making nuisance determinations but other factors may be considered. For example, an annual high school parade may exceed residential noise levels but might not be deemed a nuisance.

Table 13-C Land Use / Noise Compatibility Standards



LAND USE CATEGORY	Maximum Interior Noise Levels*	50 – 60	61 - 70	71 - 80	81 - 90	91+
Residential Single Family, Duplex, Mobile Homes	45					
Residential Multiple Family, Dormitories, etc.	45					
Transient Lodging	45					
School Classrooms, Libraries, Churches	45					
Hospitals, Nursing Homes	45					
Auditoriums, Concert Halls, Music Shells	35					
Sports Arenas, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Rec., Cemeteries						

LAND USE CATEGORY	Maximum Interior Noise Levels*	50 – 60	61 - 70	71 - 80	81 - 90	91+
Office Buildings, Personal, Business & Professional	50					
Commercial: Retail, Movie Theaters, Restaurants	50					
Commercial: Wholesale, Some Retail, Ind., Mfg., Util.						
Manufacturing, Communications(Noise Sensitive)						
Livestock Farming, Animal Breeding						
Agriculture (except Livestock), Mining, Fishing						
Public Right-of-Way						
Extensive Natural Recreation Areas						

*Due to exterior sources
 (Source: Bolt, Beranek, and Newman, Inc., 1974)

CLEARLY ACCEPTABLE: The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference. (Residential areas: both indoor and outdoor noise environments are pleasant.)

NORMALLY ACCEPTABLE: The noise exposure is great enough to be of some concern, but common constructions will make the indoor environment acceptable, even for sleeping quarters. (Residential areas: the outdoor environment will be reasonably pleasant for recreation and play at the quiet end and will be tolerable at the noisy end.)

NORMALLY UNACCEPTABLE: The noise exposure is significantly more severe so that unusual and costly building constructions are necessary to ensure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)

CLEARLY UNACCEPTABLE: The noise exposure at the site is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)

13.4 Goals and Policies

Goals

- N-G1. Excessive Noise.** A quiet and healthful environment with limited disagreeable noise.
- N-G2. Incompatible Land Uses.** Land uses arranged to reduce annoyance and complaints and minimize the exposure of community residents to excessive noise.

Policies

- N-P1. Minimize Noise from Stationary and Mobile Sources.** Minimize stationary noise sources and noise emanating from temporary activities by applying appropriate standards for average and short-term noise levels during permit review and subsequent monitoring.

- N-P2. Guide to Land Use Planning.** Evaluate current noise levels and mitigate projected noise levels when making community planning and zoning decisions to minimize the exposure of community residents to nuisance noise levels. Minimize vehicular and aircraft noise exposure by planning land uses compatible with transportation corridors and airports, and applying noise attenuation designs and construction standards. Avoid zoning patterns that permit people to “move to the nuisance” unless mitigated through project conditions or recorded notice.
- N-P3. Noise from U.S. Highway 101 (U.S. 101) and State Highway 299.** The County shall support efforts to reduce noise levels on U.S. 101 and State Highway 299 along sections in proximity to concentrated residential development through prioritized roadway surface maintenance, use of noise-reducing surface treatments, traffic-safe tree or shrub plantings, or, in cases of significant noise exposure, use of lower speed limits and construction of sound walls.
- N-P4. Protection from Excessive Noise.** Protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property.

13.5 Standards

- N-S1. Land Use/Noise Compatibility Matrix.** The Land Use/Noise Compatibility Standards (Table 13-C) shall be used as a guide to ensure compatibility of land uses. Development may occur in areas identified as “normally unacceptable” if mitigation measures can reduce indoor noise levels to “Maximum Interior Noise Levels” and outdoor noise levels to the maximum “Normally Acceptable” value for the given Land Use Category.
- N-S2. Noise Impact Combining Zones.** The 20-year projected noise contours in the Map Book Appendix and the most current Airport Land Use Compatibility Plans shall be used to identify noise impact combining zone areas to indicate where special sound insulation measures may apply.
- N-S3. Environmental Review Process.** For noise sensitive locations where noise contours do not exist, the environmental review process required by the California Environmental Quality Act shall be utilized to generate the required analysis and determine the appropriate mitigation per Plan and state standards. Future noise levels shall be predicted for a period of at least 10 years from the time of building permit application.

- N-S4. Noise Study Requirements.** When a discretionary project has the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable plans to assure compliance with the standards shall be required. The noise study shall measure or model as appropriate, Community Noise Equivalent Level (CNEL) and Maximum Noise Level (Lmax) levels at property lines and, if feasible, receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations, and projected noise impacts. *The Noise Guidebook* published by the U.S. Department of Housing and Urban Development, or its equivalent, shall be used to guide analysis and mitigation recommendations.

- N-S5. Noise Standards for Habitable Rooms.** Noise reduction shall be required as necessary in new development to achieve a maximum of 45 CNEL (Community Noise Equivalent Level) interior noise levels in all habitable rooms per California building standards.

- N-S6. Noise Reduction Requirements for Exterior Areas in Residential Zones.** Newly created single family residential lots of 5,000 square feet or more, should contain a usable outdoor area at least 200 square feet in size per dwelling unit that meets the 60 CNEL (Community Noise Equivalent Level) standard.

- N-S7. Short-term Noise Performance Standards (Lmax).** The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.

SHORT-TERM NOISE STANDARDS (Lmax)		
Zoning Classification	Day (maximum)	Night (maximum)
	6:00 a.m. to 10:00 p.m. dBA	10:00 p.m. to 6:00 a.m. dBA
MG, MC, AE, TPZ,TC, AG, FP, FR, MH	80	70
CN, MB, ML, RRA, CG, CR C-1, C-2, C-3,	75	65
RM, R-3, R-4	65	60
RS, R-1, R-2, NR	65	60

Exceptions. The Short Term Noise levels shown in the above table shall not apply to uses such as, but not limited to:

1. Portable generator use in areas served by public electricity when electrical service is interrupted during emergencies as determined by the Planning Director.
2. Temporary events in conformance with an approved Conditional Use Permit.
3. Use of chainsaws for cutting firewood and power equipment used for landscape maintenance when accessory to permitted on-site uses.

4. Heavy equipment and power tools used during construction of permitted structures when conforming to the terms of the approved permit.
5. Emergency vehicles.

Protocol for measuring exceedances:

1. Calibrate and establish reference for sound meter:
Decibel measurement made shall be based on a reference sound pressure of 0.0002 microbars as measured with a sound level meter using the "A" weighted network.
2. Determine ambient background noise levels:
Ambient noise without the noise source in operation shall be observed at 15 second intervals for a period of 15 minutes, measured along the property line in a direct line between the noise source and the nearest receptor. The lowest reading is interpreted as the ambient noise level of that sampling point. If this reading is above the standard set for the noise zone, steps must be taken to determine the source or sources of the intruding high-level noise followed by appropriate control action before continuing the survey. If the reading is equal to or below the standard, the survey can proceed.
3. Measure for exceedances:
With the noise source in operation, record the instantaneous response at 15 second intervals for a 15 minute period. Or, for a noise source of less than 15 minutes, record the instantaneous response at 15 second intervals for the time the noise source is in operation. The lowest response level recorded while the noise source is in operation is interpreted as the intruding noise level. Compare the intruding noise levels with the standard. If the noise level generated from the noise source exceeds the standard, the noise source is generating noise levels in excess of the allowable standards set for the noise zone.

13.6 Implementation Measures

- N-IM1. Noise Impact Combining Zone.** Utilize Noise Impact Combining Zone designations to identify areas where noise impact mitigations are required.
- N-IM2. Periodic Review of Combining Zones.** Periodically identify and evaluate potential noise problem areas for mitigation or as candidates for noise impact combining zones, particularly during Airport Land Use Compatibility Plan updates.
- N-IM3. Compliance Program.** The County shall investigate complaints of excessive noise and control noise sources consistent with the standards established by the Plan. Nuisance determinations shall be based on noise levels, duration, and number of noise events.

- N-IM4. Noise from U.S. Highway 101 (U.S. 101) and State Highway 299.** Working through its representation on Humboldt County Association of Governments (HCAOG), the County shall work with other affected jurisdictions and request California Department of Transportation (Caltrans) to consider implementing noise reduction measures on U.S. 101 and State Highway 299 along sections in proximity to concentrated residential development.
- N-IM5. Adoption of Performance Standards.** Adopt Industrial Performance Standards Countywide.
- N-IM6. Noise Control Ordinance.** Prepare and consider a noise control ordinance to regulate noise and vibration sources in order to protect persons from existing or future excessive levels of noise and/or vibration which interfere with sleep, communication, relaxation, health or legally permitted use of property. The ordinance shall define excessive levels of noise for construction activities to be incorporated as permit requirements and other noise sources and may exempt or modify noise requirements for agricultural uses, school functions, property maintenance, waste collection and other sources. The ordinance shall include responsibilities and procedures for enforcement, abatement and variances.
- N-IM7. Highways Noise Contours.** Request Caltrans to update current and projected noise contours for highways.
- N-IM8. Airport Noise Contours.** Incorporate into the Noise Impact Maps in Appendix F the new noise contour data for airports and surrounding areas from Airport Master Plans, and from new ALUPs within six months of adoption of a new ALUP.
- N-IM9. Garberville Airport Noise Impact Combining Zone.** Add a Noise Impact (N) Combining Zone to the areas surrounding the Garberville Airport that are subject to noise levels equal to or above 60 CNEL according to Figure 5B of the 2007 Garberville Airport Master Plan Report, or the most recent Garberville Airport Master Plan Report.

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Chapter 14. Safety Element

14.1 Purpose

The purpose of the Safety Element is to reduce the risk of death, injuries, property damage, and economic and social dislocation resulting from earthquake, fire, flood, and other hazards. The components of this element include:

- Geologic/Seismic Hazards
- Flooding and Drainage
- Fire Hazards
- Airport Safety
- Industrial Hazards
- Emergency Management

This Element identifies hazards and hazard abatement provisions to guide local decisions related to zoning, sub, and entitlement permits. Hazard and risk reduction policies supporting hazard mitigation implementation measures are contained in this Element.

14.2 Relationship to Other Elements

The hazards discussed in The Safety Element are considered in applying the policies and land use designations of the Land Use Element. For instance, lands subject to recurring flooding are planned for open space uses such as agriculture wherever practical. The Conservation and Open Space, Circulation, Community Infrastructure and Services and Water Resources Elements share common related subject matter.

14.3 Background

Hazard and Risk Reduction

Land development is subject to a number of hazards to life and property, including seismic and non-seismic land instability, flooding, fire, and dangers from airport operations.

The degree of risk associated with these hazards can only be measured in relative terms. What constitutes "acceptable risk" varies with the type of development involved. For instance, a hospital should meet very strict earthquake standards in order to ensure that it is able to function in the event of a serious earthquake. A warehouse, on the other hand, would not need to be designed to the same rigorous standards because its functions during an earthquake would not be critical to the community's response to the emergency, nor would it pose serious risk to large numbers of people should it fail.

This General Plan manages risk through the use of land use designations to limit exposure to hazardous areas and through policies tailored to specific hazardous conditions. The implementation measures of this Element are designed to proactively improve overall safety conditions within the county.

Geologic/Seismic Hazards

Humboldt County is a relatively hazardous area in terms of land sliding and soil erosion, and an extremely hazardous area in terms of groundshaking and fault rupture. The following sections briefly describe the seismic setting, bedrock geology, and soils of the county.

Seismicity

Humboldt County is located within two of the highest of five seismic risk zones specified by the Uniform Building Code. The area near Cape Mendocino is a complex, seismically active region, where three crustal plates intersect to form the Mendocino Triple Junction. The area offshore Cape Mendocino has the highest concentration of earthquake events anywhere in the continental United States.

The subducting Gorda and Juan de Fuca Plates form the "Cascadia Subduction Zone," which runs north offshore of Humboldt, Del Norte, Oregon, and Washington. Research shows that this system produced a series of great earthquakes (magnitude 8 to 9) over the last 20,000 years at intervals of 300–500 years. The last great earthquake occurred about 300 years ago.

The above described seismic setting has the potential to cause significant groundshaking, leading to: (1) a serious liquefaction and subsidence hazard, particularly around the muds and sands of Humboldt Bay; (2) a nearshore tsunami striking the coast within 15 minutes of groundshaking; (3) a significant landslide hazard countywide; and, (4) surface fault rupture along the San Andreas, and possibly along the Little Salmon and Mad River fault zones, and other active or potentially active faults in the county. This scenario is Humboldt County's most significant risk. Planning proactively for this risk to protect life, minimize damage to critical infrastructure, and respond in the event of this emergency are high priorities of this Plan.

Surface Fault Rupture

Surface fault rupture is a particular type of seismic hazard that is specifically addressed by state legislation, the Alquist-Priolo Earthquake Fault Zoning Act. This act generally requires disclosure and avoidance. Humboldt County has a number of fault zones mapped under this law. The County utilizes a combining zone designation ("G") to flag these areas where special geologic study is required to identify the precise location of active fault traces to ensure structures for human occupancy are not placed astride them.

Liquefaction and Landsliding

Groundshaking gives rise to two secondary natural hazards, liquefaction and landsliding. Liquefaction involves a sudden loss in strength of a water-saturated soil, and results in temporary transformation of the soil into a fluid mass. Recent alluvial flood plain soils and coastal sand deposits exhibit the highest liquefaction hazard. To mitigate this hazard soils engineering investigations can assess the potential for liquefaction and specify appropriate foundation and building design.

Groundshaking can induce landslides, especially under saturated conditions. Again, soils engineering investigations can evaluate the seismic stability of slopes and prescribe appropriate setbacks.

Active Fault Near-Source Zones

Since 1997, the UBC (Uniform Building Code) requires that in Seismic Zone 4 (most of Humboldt is in this zone) each listed ground motion fault shall be assigned a near-source seismic factor to be used in building design. Applying these factors to building construction substantially increases building strength and, for large multi-story buildings, cost. In Humboldt County, there are "A" and "B" designated fault zones, with "A" zones (including the San Andreas and Little Salmon faults) having more stringent design requirements.

Bedrock Geology

The bedrock geology of the county is divided generally into two provinces: the Klamath Mountains province in the northeast and the Coast Ranges province in the central and southwest portion of the county. The dividing line between the two provinces is the South Fork Mountain Ridge, which separates the Trinity River basin from the Mad River and Redwood Creek drainages.

The Klamath Mountains province is an area of high alpine peaks east of the Humboldt County line. The province is drained by the Klamath and Trinity Rivers and, farther north, by the Smith River. Rocks in the Klamath Mountains province are generally older than those in the Coast Ranges. Rocks of sedimentary origin such as sandstone, chert, slate, and schist occur abundantly, with occasional granite intrusions.

The Coast Ranges province is the dominant geologic province in the county, trending northwest and drained by the Mad, Eel, and Mattole River drainages. The Franciscan and Yager complexes dominate inland, with sand and other alluvial deposits characterizing the lower reaches of the river basins and the area surrounding Humboldt Bay.

The Franciscan complex can be divided into two distinct units: Franciscan sandstone and Franciscan mélangé. Franciscan sandstone consists mainly of sandstone and siltstone. Although this sandstone unit is frequently sheared, there is little evidence of massive rock deformation. Slopes are fairly stable, but subject to debris sliding along steep river banks and in steep headwater drainages.

Franciscan mélangé consists of sheared sandstone and siltstone along with blocks of volcanic rock, chert, and schist. Mélangé terrain is generally unstable and characterized by rolling hummocky slopes that are highly susceptible to mass movement.

The Yager formation is predominantly shale and sandstone. Local shearing occurs but, in general, the formation is much less deformed and more stable than the Franciscan. However, it is subject to debris slides on steep slopes and river banks.

Alluvial sediments dominate the lower reaches of the river basins and in the area surrounding Humboldt Bay. These unconsolidated to partially consolidated sediments have been mildly folded and faulted but, when forested or gently sloped, are generally stable.

Recent advances have been made but the bedrock geology is still poorly mapped in much of the county. In most cases, lack of detailed mapping precludes determining stability without a site investigation. However, it may be valid to conclude varying degrees of relative risk based on general mapping of rock units when averaged over time.

Soils

There are many varied soils in Humboldt County. Some of the more abundant agricultural and lowland soils found in the county are the Ferndale series, a deep, well-drained soil formed on recent flood plains; the Bayside and the Loleta series, both deep, poorly drained soils found in depressed areas or on nearly level alluvial fans; and the Rohnerville, Carlotta, and Hookton soils series, all moderately well-drained soils.

Rohnerville soils are found on relatively flat, high marine terraces. The Hookton soils are on sloping, dissected marine terraces and the Carlotta soils are found on flat, low-lying terraces. Most of these agricultural soils are rated 80-100 in the Storie Index of agricultural productivity (good to excellent productivity) except the Bayside soils where drainage problems may reduce agricultural potential.

Forest Soils

In general, the forest soils of the county are medium textured, acid in reaction, and generally increasing in acidity with depth. They are permeable and well drained.

In the lowlands forest soils are formed on alluvial flood plains or low-lying terraces. Here they are either unclassified or of the Carlotta and Ferndale groups. The most superlative old growth redwood groves are found on these soils.

Grassland Soils

The general characteristics of grassland soils vary widely. They range from shallow loamy soils to deep clay soils. Their permeability ranges from moderate to slow. The general nutrient level of these grassland soils is higher than that of the adjacent forest soils. The major portion of these soils is intermingled with other soils in the Douglas fir zone beyond the fog belt. Some of these soils are formed on Franciscan parent material. Many of these are found in the shear zone or fault gouge material or on the mélange material of the Franciscan. This parent material weathers rapidly, forming a grey-blue clay subsoil (commonly called "blue goo") that tends to slip when wet. Thus, because of the parent material, these soils are found in landslide topography.

Woodland Soils

Most of the woodland soils are inland beyond the cool, foggy belt. They are intermingled with the conifer forest soils of the Douglas fir belt and the adjacent grassland soils. These are shallow soils, usually well drained, but permeability may be slow in some locations. The natural nutrient level of these soils tends to be somewhat higher than for the neighboring forest soils. Because the parent material is predominantly Franciscan mélange, these soils can be relatively unstable.

In contrast to the information on the county's bedrock geology, the available soils information is quite detailed. Soil-vegetation maps prepared by the California State Cooperative Soil-Vegetation Survey are available for the county at the 7-1/2 minute scale. These maps describe vegetation and soils, including information of parent rock materials, soil depth, erosion, and slope.

Slope Stability

Slope stability refers to the landslide susceptibility of slopes composed of natural rock, soils, artificial fill, or combinations thereof. Landslides move along surfaces of separation by falling, sliding, and flowing, giving rise to many characteristic features. The features range in appearance from being clearly discernible, largely unweathered and uneroded, to highly weathered and eroded, recognized only by topographic configurations.

Landslides are characteristically abundant in areas of high seismicity, steep slope, and high rainfall, but may be triggered by any, or a combination, of the following: (1) type and structure of earth materials, (2) steepness of slope, (3) water, (4) vegetation, (5) erosion, and (6) earthquake-generated groundshaking.

The prediction of slope failure at a specific site, therefore, requires an analysis of all possible factors. As part of the County General Plan, relative slope stability maps have been prepared to show areas susceptible to sliding.

Flooding and Drainage Management

This section examines four aspects of flood-related hazards: river flooding, dam failure, coastal high water, and drainage management.

River Flooding

The 1955 and 1964 floods caused extensive damage along the Eel, Mad, and Trinity Rivers. Damages from the 1964 flood alone totaled \$100 million. Flood prone areas have been mapped by the Federal Emergency Management Agency (FEMA). The maps provide the basis for regulating flood plains in conformance with the National Flood Insurance Program. The County has adopted flood plain regulations in order to continue participation in the federal flood insurance program.

Dam Failure

While providing some degree of flood control, dams also present a possible hazard in the event of failure. Trinity Dam and Ruth Dam pose the most substantial risk, with their large volumes and, in the event of a failure, short downstream warning times.

Hazards from dam failure are those associated with the downstream inundation that would occur given a major structural failure of a nearby impoundment. Such failures would most likely be caused by geologic phenomena, including seismic events and slope stability problems.

Five dams are located in adjacent counties on rivers that drain into Humboldt County and the failure of any one of these structures could significantly impact this county. The County maintains emergency response plans for the Trinity, Ruth (Matthews), Scott, Copco, and Iron Gate dams.

Coastal High Water Hazards

Tsunamis and storm surges are coastal flooding concerns. Damaging tsunamis are rare but potentially catastrophic events. Over the past 150 years, California has had 12 tsunamis which have caused damage, the worst occurring in 1964 when 12 people died from a tsunami generated by an Alaskan earthquake. Local earthquakes can produce damaging tsunamis that will provide very little warning time. The geologic record indicates that the Cascadia Subduction Zone has been a near-shore source for a number of significant tsunami events affecting Humboldt County, the most recent occurring about 300 years ago. Tsunami run-up elevations in excess of 30 feet above mean sea level have been estimated for the north and south spit of Humboldt Bay. The Plan addresses this risk through mapping of high risk areas, standards for new development located in run-up zones, and tsunami preparedness efforts in low-lying coastal communities.

Storm surges occur when coastal storms produce large ocean waves that sweep across coastlines inundating low lying areas and causing flooding. If a storm surge occurs at the same time as high tide, flooding is more extensive.

Drainage Management

Drainage management becomes increasingly important as new development converts additional areas in a watershed to hard surfaces. Impervious surfaces reduce infiltration and increase peak flows during storms. Increased peak flows can accelerate erosion and the loss of fish habitat and riparian areas or require the conversion of natural drainage ways into higher capacity conveyances that can more rapidly transport stormwater. The loss of natural stream and riparian systems in urban areas may cause water quality problems downstream by concentrating runoff, which may contain pollutants such as sediment, oil and greases, pesticides, fertilizers, metals, and bacterial and viral contaminants. Higher capacity conveyances are problematic for Humboldt's flood basins because moving water faster to these areas only prolongs flooding of the low-lying areas.

Drainage problems and associated flooding are reduced through this Plan by use of various measures to decrease runoff. These measures include upstream retention and detention basins, improved watershed management and stream protection, reduction of impervious surfaces, proper siting of development projects, and other similar measures.

Fire Hazard

Fire Hazard Severity Mapping

The wildfire hazard in the county has been analyzed using the methodology of CAL FIRE's Fire and Resource Assessment Program (FRAP) (2007). This method takes into account fuels, terrain, weather, and other relevant factors. The potential for destructive fires in Humboldt County ranges from moderate to very high in severity classification.

CAL FIRE's severity classifications for SRA areas within Humboldt County are shown on the CAL FIRE Fire Hazard Severity Zone Map. The Map generally reflects a moderate to high rating on the western portions of the county where the fuel potential is high but the climate is damp. The very high ratings are generally in the drier eastern portions of the county or in very steep terrain.

The Fire Hazard Severity Zone Map is used to apply mitigation strategies in proportion to wildland fire risk. The mitigation strategies and standards in SRA are a locally adopted version of the State's SRA Fire Safe Regulations (Humboldt County Code, Division 11 of Title III). These regulations constitute local alternative standards, as authorized by California Public Resources Code, Section 4290, and have been approved by CAL FIRE as meeting or exceeding the state regulations.

Fire Service Providers

Fire hazards fall into two general categories: wildland fires, which emanate from forest, grassland, or open chaparral; and structural fires, which damage homes and workplaces and may spread to other areas. In general, structural fire protection is the responsibility of local agencies, such as fire protection districts and volunteer fire companies; wildland fire protection is the responsibility of federal and state agencies.

Due to the highly diverse range of community characteristics and emergency service needs throughout Humboldt County, each local fire department strives to develop an emergency response and deployment system that reflects its constituents' expectations, community needs, and local risks, while staying within the organization's revenue and support constraints. Most local fire departments are multi-service providers, responding to structure fires, wildland fires, vehicle accidents, medical aid calls, and more. In response to such a diverse range of service demands, the County receives fire protection and related emergency services from a variety of fire organizations.

A majority of the local fire departments are associated with a special district formed to provide services within a specific jurisdictional boundary. However, there are many areas throughout the county where homeowners live outside the boundaries of an established district. District resources often respond to these "good will" service areas even though they are under no obligation to do so and receive no dependable compensation for their service. Redwood Valley, Maple Creek, upper Jacoby Creek, and other remote areas currently fall into this category. There are other areas outside of local district boundaries where volunteer fire companies have assumed responsibility for community fire service. These companies have no government affiliation and do not receive a reliable source of funding to support services.

The California Department of Forestry and Fire Protection (CAL FIRE) is responsible for wildland fires on State Responsibility Areas (SRA), which includes most of the rural privately owned lands within the county. When staffed, CAL FIRE provides emergency response for wildland fires, structure fires, vehicle accidents and medical aid calls, and support for local fire agencies as needed. CAL FIRE and the Forest Service are at peak staffing from July through October. During the off-peak part of the year, CAL FIRE responds as available. As cooperators, local agencies frequently assist the federal and State agencies with vegetation fires.

CAL FIRE also provides structural fire protection through an annually renewable contract with the County for County Service Area No. 4 (CSA No. 4). CSA No. 4 covers an area along U.S. Highway 101 (U.S. 101) from the southern boundary of the Orick Community Service District (CSD) to the northern boundary of the Arcata Fire Protection District. CAL FIRE is also under contract with the County and Arcata Fire Protection District to provide local fire dispatch services, which includes the majority of the county fire agencies.

The U.S. Forest Service is primarily concerned with wildfires in national forests. The Forest Service participates in mutual aid agreements with other fire agencies when crews and equipment are available. The National Park Service provides wildland fire protection within the boundaries of Redwood National park. The Hoopa tribe has responsibility for wildland protection within the Hoopa Square through a federal agreement.

Community Wildfire Protection

In 2006, the Humboldt County Board of Supervisors approved the Master Fire Protection Plan, as a resource to assist in the development of appropriate policies in this General Plan, and was updated in 2013 as the Humboldt County Community Wildfire Protection Plan (CWPP). The CWPP serves as a framework for fire coordination, prevention, and protection throughout the county. The CWPP also contains significant findings and recommendations relating to fire protection capability, fire safe education, fire risk and hazard assessment, fire risk reduction and management, community preparedness and response, and fiscal issues relating to fire protection.

Some of the key findings of the CWPP are summarized below. Addressing these issues is a priority of this Plan.

- Volunteers for both non-district fire companies and fire protection districts with varying degrees of experience are primarily responsible for delivering emergency response services in some areas of the county;
- Many developed areas of the county are located outside jurisdictions responsible for year-round structural fire protection and receive services on a "good will" basis;
- Most local fire organizations report having insufficient funding to adequately respond to the demands placed on their service; and,
- Hazardous wildland fuel loading is increasing within and adjacent to local communities at a faster rate than it can be managed.

Airport Safety

The County Public Works Department operates six county airports: Arcata-Eureka (McKinleyville) Airport, Murray Field, Dinsmore Airport, Garberville Airport, Kneeland Airport and Rohnerville Airport. The Board of Supervisors has adopted Airport Master Plans for each of the County maintained airports. In addition, the Board of Supervisors adopted the Airport Land Use Compatibility Plan, which outlines policies for land uses surrounding the airports.

In addition to the airport facilities, the Department of the Navy operates Military Training Routes (MTR) or Military Operating Areas (MOA) that traverse the central parts of the County. The Military Training Routes are comprised of a three dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). The MTR boundaries and minimum altitudes are identified in the Military Operation Area Figure 14-1. Within the MOA, the County needs to consider the impact of new development on military readiness activities and provide notice to the military of new discretionary development within MOA's.

Zone	Location	Impact Elements	Maximum Densities		Required Open Land ³
			Residential du/ac ¹	Other Uses (people/ac) ²	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> High risk High noise levels 	0	10	All remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway Substantial noise 	0.1	60	30%
B2	Extended Approach / Departure Zone	<ul style="list-style-type: none"> Significant risk - aircraft commonly below 800 ft. AGL Significant noise 	0.5	60	30%
B3	Extended Approach / Departure Zone	<ul style="list-style-type: none"> Significant risk - aircraft commonly below 800 ft. AGL Significant noise 	4	60	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	4	150	15%
C*	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	8	150	15%
C1	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	2	150	15%
C1*	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	2.4	150	15%
D	Other Airport Environs	<ul style="list-style-type: none"> Negligible risk Potential for annoyance from overflights 	No limit	No limit	No requirements

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses ⁴	Uses Not Normally Acceptable ⁵
A	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of aviation easement 	<ul style="list-style-type: none"> Aircraft tiedown apron Pastures, field crops, vineyards Automobile parking 	<ul style="list-style-type: none"> Heavy poles, signs, large trees, etc.
B1 B2 and B3	<ul style="list-style-type: none"> Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Storage of highly flammable materials Hazards to flight⁶ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR⁷ of 25 dBA in residential and office buildings Dedication of aviation easement 	<ul style="list-style-type: none"> Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices 	<ul style="list-style-type: none"> Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple story offices Hotels and motels
C C* C1 and C1*	<ul style="list-style-type: none"> Schools Hospitals, nursing homes Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of overflight easement for residential uses 	<ul style="list-style-type: none"> Uses in Zone B Parks, playgrounds Low-intensity retail offices, etc. Low-intensity manufacturing, food processing Two-story motels 	<ul style="list-style-type: none"> Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings
D	<ul style="list-style-type: none"> Hazards to flight⁶ 	<ul style="list-style-type: none"> Deed notice required for residential development 	<ul style="list-style-type: none"> All except ones hazardous to flight 	

Source: Airport Land Use Compatibility Plan - Humboldt County Airports (Hodges & Shutt, 1993, amended 1/27/98)

The Airport Land Use Commission (presently embodied as the Board of Supervisors) coordinates with applicable agencies in ensuring compatible land uses for areas surrounding County airports.

The principal airport/airspace/land use compatibility issues at most airports are:

Noise: Often the most significant of the adverse impacts of airport activities.

Airspace: The height of structures, trees, and other objects in the MOA or in the vicinity of an airport greatly affects the use of that airport.

Safety: Controls on land uses near airports can reduce potential risks both to people on the ground and to the occupants of aircraft.

The key policy guidance is given by an Airport Land Use Compatibility Matrix (included here as Figure 14-1).

The Airport Master Plans (www.co.humboldt.ca.us/aviation/) provide more information about onsite airport land use issues and policies.

This Plan requires close coordination between County Planning and Public Works when making land use and zoning decisions around the airports. Specific attention to this issue is given in the community plans, most importantly the McKinleyville Community Plan.

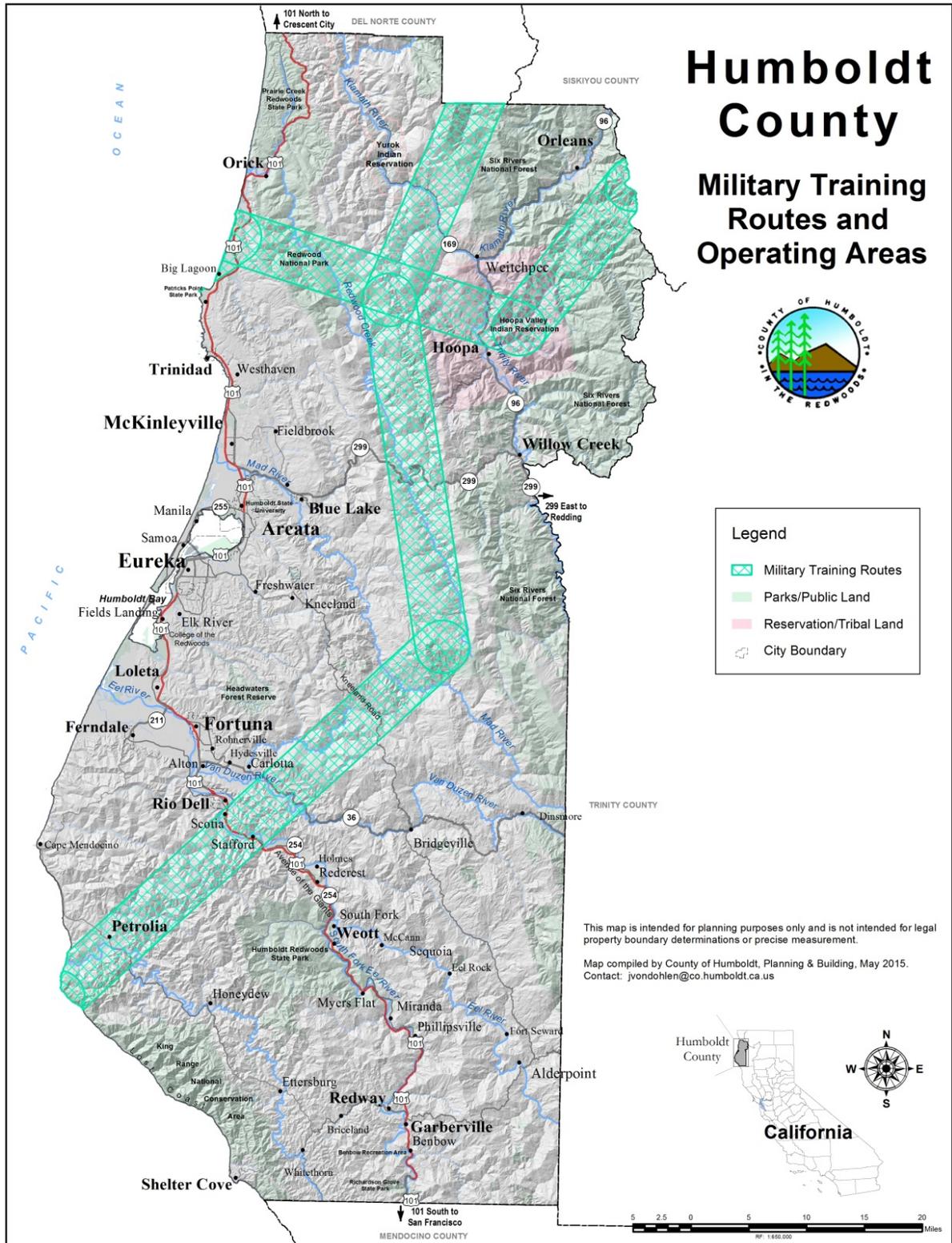
Industrial Hazards

Several specific industrial activities have been identified as having the potential to cause significant damage to the surrounding area in the event of an accident. These activities include the use of chlorine at the regional sewage treatment plants, shipping and receiving of hazardous materials other than chlorine, and the nuclear materials at the PG&E Humboldt Bay Power Plant. Each of these activities/facilities has a contingency plan that directs the appropriate disaster responses. In addition, policy is provided here to address the siting of new hazardous industrial facilities.

Emergency Management

Humboldt County Ordinance 2203 established the Humboldt Operational Area (OA) and identified the Sheriff as Director of Emergency Services for the County. The Humboldt OA is composed of the County of Humboldt, serving as the lead agency, and all political subdivisions (cities and special districts). The Office of Emergency Services (OES) assists the Sheriff in controlling and directing the effort of the emergency organization of the County and is part of the Special Operations Division within the Sheriff's Department.

Figure 14-1 Military Training Routes and Operating Areas



The OES is responsible for maintaining the Humboldt County Emergency Operations Plan, which serves to address the planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in, or affecting, Humboldt County. OES also maintains specific hazard response plans for earthquake, flooding, tsunamis, coastal storms, and other events. These response plans are used to determine the most appropriate evacuation routes based on the nature and extent of hazard. Pre-disaster evacuation route planning is addressed through a variety of efforts including the FEMA local hazard mitigation plan program, the seismic retrofit program for state bridges and overpasses, tsunami response planning, and the application of the CAL FIRE SRA standards for emergency access.

14.4 Goals and Policies

Goals

- S-G1. Minimize Loss.** Communities designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards.
- S-G2. Prevent Unnecessary Exposure.** Areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury.
- S-G3. Natural Drainage and Watershed Protection.** Natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding.
- S-G4. Fire Risk and Loss.** Development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential for loss of life, property, and natural resources.
- S-G5. Airport Safety.** Land use and development in the vicinity of airports that minimizes exposure to unsafe levels of noise and aircraft hazards consistent with the applicable Airport Land Use Compatibility Plan.
- S-G6. Industrial Safety.** Industrial development regulated by performance standards, monitored by the appropriate agencies, and supported by land use plans that minimizes risk and exposure of the population to industrial hazards.
- S-G7. Response Preparedness.** Interagency readiness and capacity to respond to emergencies to reduce loss of life and property, support the population, and facilitate recovery.
- S-G8. Cascadia Event Preparation.** A community prepared to withstand and recover from a high magnitude, long-duration local earthquake along the Cascadia subduction zone.

Policies

General

- S-P1. Reduce the Potential for Loss.** Plan land uses and regulate new development to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from natural and manmade hazards, including but not limited to, steep slopes, unstable soils areas, active earthquake faults, wildland fire risk areas, airport influence areas, military operating areas, flood plains, and tsunami run-up areas.
- S-P2. Coastal Zone Hazards.** Development within the coastal zone shall minimize risks to life and property in areas of high geologic, tsunami, flood, and fire hazard; assure stability and structural integrity; and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- S-P3. Hazard Education.** Encourage the education of the community regarding the nature and extent of hazards and community disaster preparation and response.
- S-P4. Disaster Response Plans.** The County shall prepare and maintain current disaster response plans. The County shall support and participate in the preparation of disaster response plans by community organizations, companies, cities, and state and federal agencies.
- S-P5. Hazard Mitigation.** The County shall actively seek opportunities to reduce the impacts of disasters through hazard mitigation planning.
- S-P6. Military Operating Areas.** Provide notification and project information to the military for discretionary development projects within military airspace operating areas as may be required by the California Government Code.

Geologic/Seismic

- S-P7. Structural Hazards.** The County shall protect life and property by applying and enforcing state adopted building codes and Alquist-Priolo requirements to new construction.
- S-P8. Improved Information.** Encourage and support more detailed scientific analysis of Cascadia Subduction Zone earthquake risks, probabilities, and anticipated effects.
- S-P9. Earthquake Mitigation Planning.** The potential for a local earthquake in excess of magnitude 9.0 (Richter scale) shall be considered in disaster planning, risk assessment, and pre-disaster mitigation efforts.
- S-P10. Cascadia Event Disaster Response.** The County shall maintain readiness for a comprehensive response to a major earthquake consistent with the nationwide emergency management hierarchy and the adopted Emergency Response Plan for the Humboldt Operational Area.

- S-P11. Site Suitability.** New development may be approved only if it can be demonstrated that the proposed development will neither create nor significantly contribute to, or be impacted by, geologic instability or geologic hazards.

Flooding

- S-P12. Federal Flood Insurance Program.** The County shall participate in the Federal Flood Insurance Program and maintain Flood Damage Prevention regulations in the County Code to regulate land uses in flood hazard areas in order to minimize loss of life and property and public flood-related expense.
- S-P13. Flood Plains.** Agricultural lands that are in mapped floodplains shall be retained for use in agriculture.
- S-P14. Prohibition of Residential Subdivisions within Floodplain.** The creation of new parcels that increase residential density wholly within the 100 year floodplain, as identified in the most recent FEMA flood insurance rate maps, shall be prohibited unless the Board of Supervisors makes specific findings that the potential for loss of life and property can be reduced to less than significant levels.
- S-P15. Construction Within Special Flood Hazard Areas.** Construction within a floodplain identified as the 100-Year Flood Boundary on FEMA's Flood Insurance Rate Map shall comply with the County's Flood Damage Prevention Regulations. Fill in the floodplain shall only be allowed if it can be demonstrated that the fill will not have cumulative adverse impacts on or off site and such fill shall not be detrimental to productive farm land, and is otherwise in conformance with the County's Flood Damage Prevention Regulations.
- S-P16. Development on, or Adjacent to, Coastal Bluffs and Beaches.** Allow development in areas immediately adjacent to coastal bluffs and beaches only if it can be demonstrated by a certified engineering geologist that wave action, storm swell, tsunami inundation, and projected sea level rise using the best available scientific information and at the time of review, are not a hazard to the proposed development.

Fire Hazards

- S-P17. Joint Planning and Implementation.** The County shall plan collaboratively with local fire agencies and companies, CAL FIRE, and federal fire organizations on countywide fire prevention and response strategies. Implementation shall be coordinated to maximize efficiency and ensure efforts are complimentary.

- S-P18. Subdivision Design in High and Very High Fire Hazard Zones.** Subdivisions within State Responsibility Area (SRA) high and very high fire severity classification areas shall explicitly consider designs and layout to reduce wildfire hazards and improve defensibility; for example, through clustering of lots in defensible areas, irrigated green belts, water storage, perimeter roads, roadway layout and design, slope development constraints, fuel modification plans, and vegetation setbacks.
- S-P19. Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.** Development shall conform to Humboldt County SRA Fire Safe Regulations.
- S-P20. Level-of-Service Standards.** Support the development of a level of service standard by the Humboldt County Fire Chief's Association for all emergency response services (fire, EMS, HazMat, and rescue) and make such information public so that landowners and residents understand the distribution and quality of service.
- S-P21. Fire District Boundary Maps.** The County shall maintain and publish fire district boundary maps.
- S-P22. Prescribed Burning.** Encourage the use of prescribed burning as a management tool for hazardous fuels reduction, timber management purposes, livestock production, and enhancement of wildlife habitat.
- S-P23. Hazardous Fuel Reduction.** Encourage land management activities that result in the reduction of hazardous fuels and also support timber management, livestock production, and the enhancement of wildlife habitat, through the use of prescribed burning, hand or mechanical methods, firewise plants, biomass utilization, and animal grazing.
- S-P24. Fire Safe Education.** Expand fire prevention and mitigation education capacity in the county.
- S-P25. Fire Service Provider Support.** Make information available to fire service providers about creating districts, increasing organizational capacity, developing funding streams, and improving Insurance Services Office (ISO) ratings for reduced insurance costs.
- S-P26. Protection of Native Plants.** The County shall promote fire-safe practices that encourage conservation and use of native plants and native plant ecosystems, while protecting citizens, firefighters, and property.
- S-P27. Alternative Owner Builder High and Very High Fire Severity Zones.** Alternative Owner Builder (AOB) permits for construction of new dwellings in high and very high fire severity zones shall be required to comply with the materials and construction methods for exterior wildfire exposures of the California Residential Code (CRC) and chapter 7-A of the California Building Code (CBC) as amended, unless the construction materials can be found to be in substantial conformance with the California Building Codes by the Humboldt County Building Official.

Airport Safety

- S-P28. Development Compatibility.** Encourage the Airport Land Use Commission to review the Airport Land Use Compatibility Plan (ALUCP) at least every five years to ensure that the ALUCP accurately defines planning areas around airports and establish land use policies and standards appropriate for the public safety and protection of airport operations. Amend the General Plan Safety Element to be consistent with changes to the ALUCP.
- S-P29. Airport Land Use Compatibility Criteria.** Regulate and plan land use around airports according to the Airport/Land Use Safety Compatibility Criteria (Table 14-A), which shall be consistent with the ALUCP.
- S-P30. Obstruction-free Approach Surfaces.** The maintenance of obstruction-free approach surfaces at all airports identified on the Approach and Clear Zone plans consistent with FAA requirements shall be principally permitted.
- S-P31. Airport Safety Combining Zone.** Utilize an airport safety combining zone within airport influence areas to ensure consistent application of the Airport/Land Use Safety Compatibility Criteria matrix.

Industrial Hazards

- S-P32. Hazardous Industrial Development.** Hazardous industrial development may be permitted when:
- A. It includes mitigation measures sufficient to offset increased risks to adjacent human populations and the environment; and
 - B. Increased risks to adjacent human populations and the environment have been adequately mitigated by approved disaster response plans. (See definition of "hazardous industrial development" in Standard S-S16, Hazardous Materials Handling and Emergency Response).
- S-P33. Hazardous Waste.** Eliminate the use of toxic materials within Humboldt County, where feasible, and require the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible. Require new development which may generate significant quantities of hazardous wastes to be consistent with all the goals and policies of the Hazardous Waste Management Plan (Appendix H).

Emergency Management

- S-P34. Pre-disaster Planning and Mitigation.** The County shall proactively reduce known hazards through pre-disaster planning and mitigation efforts.
- S-P35. Hazard Mitigation Plan.** The County incorporates by reference into this Safety Element the Humboldt Operational Area Hazard Mitigation Plan for unincorporated areas (Volume I and the Humboldt County Annex and the Appendices of Volume II) as adopted and amended by the Board of Supervisors, in accordance with the Federal Disaster Mitigation Act of 2000 and California Government Code, Section 65302.6.

- S-P36. Emergency Operations Capability.** The County shall maintain the ability to implement the nationwide National Incident Management System (NIMS), statewide Standardized Emergency Management System (SEMS), activate the Operational Area Emergency Operations Center (EOC), coordinate responders, and implement other tactical response measures as required. Emergency operations shall conform to the Humboldt County Operational Area Emergency Operations Plan.
- S-P37. Tsunami Ready Program.** The County shall support efforts of low-lying coastal communities to attain TsunamiReady™ status, as developed by the National Weather Service.

14.5 Standards

Geologic

- S-S1. Geologic Report Requirements.** Site specific reports addressing geologic hazards and geologic conditions shall be required as part of the review of discretionary development and ministerial permits. Geologic reports shall be required and prepared consistent with land use regulations (Title III, Land Use and Development, Division 3, Building Regulations, Chapter 6—Geologic Hazards.)
- S-S2. Landslide Maps.** Utilize California Division of Mines and Geology, North Coast Watersheds landslide mapping as information to assist in review of developments.
- S-S3. Alquist-Priolo Fault Hazard Zones.** Utilize California Mines and Geology Board Policies and Criteria for Alquist-Priolo Fault Hazard Zones (Special Publication #42) as standards of implementation within zones.
- S-S4. Tsunami Emergency Response Plan.** The Tsunami Emergency Response Plan shall guide interagency response efforts.

Flood Management

- S-S5. Flood Regulations.** Regulatory standards for flood mitigation shall be based on FEMA Flood Insurance Rate Maps and regulations and local ordinances.
- S-S6. Flood Plains.** No new essential facilities that would be rendered inoperable by flooding shall be permitted to locate within the 100-year flood plain.
- S-S7. Tsunamis.** New development below the level of the 100-year tsunami run-up elevation as described in Tsunami Predictions for the West Coast of the Continental United States (Technical Report H-78-26 by the Corps of Engineers) shall be limited to public access, boating, public recreation facilities, agriculture, wildlife management, habitat restoration, and ocean intakes, outfalls, pipelines, and dredge spoils disposal.
- S-S8. Flooding and Drainage Management Activities.** Flooding and drainage management shall be principally permitted in all zones when consistent with applicable state, federal, and local regulations.

Fire Hazards

- S-S9. SRA Fire Safe Regulations.** Development within SRA shall conform to SRA Fire Safe Regulations (Humboldt County Code, Division 11 of Title III as amended).
- S-S10. California Building Codes.** New construction shall conform to the most recently adopted California building codes.
- S-S11. California Fire Code.** The California Fire Code shall be applied to all applicable development.
- S-S12. Fire Hazard Severity Zone Maps.** The County shall use the most recently adopted CALFIRE Fire Hazard Severity Zone Maps for fire planning and local land use and development review purposes.
- S-S13. Community Wildfire Protection Plan.** Utilize the Community Wildfire Protection Plan for countywide fire prevention and response strategy and implementation.

Airport Safety

- S-S14. Airport Land Use Compatibility Plan.** Development within the jurisdiction of Airport Land Use Compatibility Plans (ALUCP) shall conform to the policies and standards of the ALUCP.
- S-S15. Airport Land Use Compatibility Zone Overlay.** An Airport Land Use Compatibility Zone for all public use airports shall be established that matches the Recommended Compatibility Zones contained in the March 1993 Airport Land Use Compatibility Plan, as amended, for Humboldt County Airports, and that limits the maximum allowable residential density and building occupancy for each land use designation subject to such zones, to the Airport/Land Use Safety Compatibility Criteria of the Airport Land Use Compatibility Plan (Table 14-A).

Industrial Hazards

- S-S16. Hazardous Materials Handling and Emergency Response.** The County shall condition new development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development to conform to the applicable state or federal materials handling and emergency response plans.
- S-S17. Transport of Nuclear Materials.** Transport of nuclear materials shall conform to the prohibitions of Ordinance #1403; Humboldt County Code, Title III, Division 8, Chapter 3, as amended.

Emergency Management

- S-S18. Humboldt County Operational Area Office of Emergency Services (OES).** Local emergency management and response operations shall be consistent with Humboldt County Operational Area Emergency Operations Plan and Humboldt County Ordinance 2203.
- S-S19. Consistency with State and Federal Framework.** County emergency response efforts shall be consistent with the California Emergency Services Act (California Government Code, Section 8550 et seq.) and the federal National Response Framework (effective March 2008, as amended) and the National Incident Management System (NIMS).

14.6 Implementation

- S-IM1. Code Review.** Review and amend, as needed, the land use code and subdivision regulations for consistency with fire protection policies of the General Plan.
- S-IM2. Hazard Planning Information on the Internet.** Maintain countywide hazard land use planning data, such as fire district boundaries, State Responsibility Areas (SRA), hazard areas and plans, on the internet.
- S-IM3. Drainage Ordinance.** The County shall implement drainage course flood mitigation policies through the adoption of a drainage ordinance.
- S-IM4. Update County State Responsibility Areas (SRA) Fire Safe Regulations.** Humboldt County SRA Fire Safe regulations should be updated to ensure that fire mitigation is proportional to risk as identified in State Fire Hazard Severity Maps.
- S-IM5. Coordination with CAL FIRE on State Responsibility Areas (SRA) Exception Requests.** The County shall maintain efficient and timely procedures for processing SRA Exception Requests to CAL FIRE.
- S-IM6. Community Wildfire Protection Plan (CWPP).** Actively support and pursue the implementation recommendations in the CWPP. Periodically update the CWPP. The risk assessment portion of the CWPP shall be updated at least every five years.
- S-IM7. Funding Fire Planning Activities.** The County shall pursue state and federal funding sources to support the coordination and planning needs of local fire safe councils and fire agencies.
- S-IM8. Local Hazard Mitigation Plan.** Participate in FEMA's pre-disaster mitigation program by developing, maintaining, and implementing a Local Hazard Mitigation Plan.
- S-IM9. Flood Elevation Markers.** To increase public awareness of flood hazard levels, seek funding to place flood elevation markers along roadways in flood-prone communities.

- S-IM10. Emergency Operations Plan.** The County shall maintain a Humboldt County Operational Area Emergency Operations Plan consistent with FEMA standards.
- S-IM11. Geologic Reports Correction.** Correct errata in the Geologic Hazards Land Use Matrix contained in the grading and building regulations (Title III, Land Use and Development, Division 3, Building Regulations, Chapter 6—Geologic Hazards.)
- S-IM12. Probabilistic Tsunami Inundation Mapping.** The County shall seek funding to conduct studies and prepare probabilistic tsunami hazard mapping for the unincorporated areas and prepare and publish probabilistic tsunami run-up maps for use in ministerial and discretionary project review.
- S-IM13. Firewise Plants.** The County shall provide a list of recommended “Firewise” plants suited to, and/or native to, the local area. This list should be developed with the cooperation of the County and fire authorities having jurisdiction and botanical experts, and made available at the Humboldt County Planning Department and include information about how to maintain plants to maximize fire resistance.
- S-IM14. Structural Hazards.** The County shall assist property owners in making upgrades to existing structures to mitigate structural hazards.
- S-IM15. Update Airport/Land Use Safety Compatibility Criteria.** The County shall update Airport/Land Use Safety Compatibility Criteria (Table 14-A), consistent with amendments to the ALUCP.
- S-IM16. Airport Safety Review Combining Zone.** Amend the Zoning Maps to apply an Airport Safety Review Combining Zone, indicated by “AP”, that matches the outer boundaries of the Recommended Compatibility Zones contained in the March 1993 Airport Land Use Compatibility Plan, as amended, for Humboldt County Airports. Until such time as the Zoning Maps are amended, place a note on the record for each parcel in Humboldt County’s online permit management system that lies within the outer boundaries of the Recommended Compatibility Zones.
- S-IM17. Airport Compatibility Zones.** Incorporate into the Safety Element Maps in Appendix F the new airport compatibility zone data for airports and surrounding areas from Airport Master Plans, and from new ALUPs within six months of adoption of a new ALUP.

Chapter 15. Air Quality Element

15.1 Purpose

The purpose of this Element is to describe the county's existing air quality, sources of air pollution, and strategies for improving air quality. Policies to reduce greenhouse gas emissions and mitigate climate change are included in this Element.

15.2 Relationship to Other Elements

Air quality considerations, including greenhouse gas emissions, are reflected in policies within the Land Use, Circulation, Energy, and Safety elements and in the Mineral Resources Chapter of the Conservation and Open Space elements.

15.3 Background

Air Quality Standards and Sources of Emissions

As a whole, air quality in this county is better than other parts of the state. Local measurements by the North Coast Unified Air Quality Management District (NCAQMD) reveal that the county currently meets all federal standards for air quality and all state standards except for one pollutant – airborne particles that are 10 microns in diameter and smaller (PM₁₀). Continued review and refinement of national and state standards may require additional control technologies.

Emissions of PM₁₀ come from a number of sources within Humboldt County:

- Stationary sources such as power plants and manufacturing facilities. These sources are not the most significant PM₁₀ contributors locally.
- Area-wide sources in which emissions originate from many points over a wide area. These include emissions from, fireplaces, construction and demolition, road dust, and agricultural operations. Wood stove emissions are a significant source of PM₁₀ emissions during the winter months when the county exceeds PM₁₀ thresholds. Road dust is a significant source during dry months.
- Mobile sources including “on-road sources” such as automobiles, and “off-road sources,” such as farm and construction equipment. Automobiles are significant sources of PM₁₀ locally.
- Natural sources include wildfires, sea salts, windblown dust, and biogenic emissions from plants and trees. Along the coast, sea salts are a significant source of PM₁₀.

The emissions from stationary sources are subject to General Plan policies if the project requires discretionary land use permits. Environmental review of new development requires coordination between NCUAQMD and the County to ensure project conditions are consistent with state air quality laws and to reduce impacts below levels of significance. There is also direct coordination with NCUAQMD on the demolition of

commercial structures that may involve asbestos and on surface mining and grading that occurs in areas containing naturally occurring asbestos. This Plan supports complimentary policies and supports frequent communication between the County and the NCUAQMD to coordinate efforts, avoid regulatory redundancy and minimize permit costs and delays.

Area-wide and mobile source emissions are addressed through General Plan policies that target specific sources. Transportation policies have been designed to reduce area-wide PM₁₀ levels by reducing both the number of vehicle miles traveled and the number of vehicle trips. Grading and road maintenance policies also work to reduce particulates in dust. Incentives for energy efficient building construction will help reduce emissions related to residential and commercial energy consumption, including woodstove emissions.

Naturally occurring PM₁₀ from wildfires may be reduced by decreasing the occurrence and severity of wildfires. Provisions in the Forest Resources Chapter and Safety Element support fuel hazard reduction programs and initial attack on wildfires that may adversely impact the air quality of local population centers.

Greenhouse Gas Emissions and Climate Change

California is the fifteenth largest emitter of greenhouse gases (GHGs) in the world, representing about two percent of worldwide emissions. In an effort to help curb global warming, new state laws regulating GHGs were enacted in 2006. Assembly Bill 32, the Global Warming Solutions Act, requires the state to implement a series of actions to achieve a reduction in GHG emissions to 1990 levels by 2020.

Through AB 32, the statewide cap for 2020 GHG emissions has been set at 427 million metric tons of carbon dioxide equivalents (MMTCO₂E). Reducing GHG emissions to this level means cutting approximately 30% from business-as-usual emission levels projected for 2020, or about 10% from today's levels. On a per-capita basis, that means reducing our annual emissions of 14 tons of carbon dioxide for every person in California down to about 10 tons per person by 2020.

California's draft Climate Change Scoping Plan (June 2008) recommends 2 million metric tons carbon dioxide equivalent MMTCO₂E reduction in GHG emissions by 2020 from local government actions. The Scoping Plan believes local government can directly influence:

- **Energy.** The energy used in local government buildings, equipment, and infrastructure as well as the amount of energy used by community businesses and residents through building codes, conservation programs, and other mechanisms.
- **Waste and Recycling.** Local government's own waste and recycling activities and the carbon footprint of their jurisdiction's waste and recycling operations through collection system adjustments and promotion of waste reduction and recycling.
- **Water and Wastewater Systems.** Water use in municipal operations and through community-wide water conservation and reclamation program efforts.
- **Transportation.** Increases in the carbon efficiency of government fleets and local transportation planning processes to increase the use of transit, carpooling, biking, and walking. New development can be planned and distributed in a carbon-efficient way.

- **Design.** Siting and design of new developments in a way that reduces greenhouse gases associated with energy, water, waste, and vehicle travel.

On December 4, 2007, the Board of Supervisors joined the International Council on Local Environmental Initiatives' (ICLEI) campaign to reduce local carbon emissions using a five-step process:

1. Conduct a baseline emissions inventory and forecast of emissions growth.
2. Set an emissions reduction target.
3. Develop a Climate Action Plan to meet the emissions reduction target.
4. Implement the Climate Action Plan.
5. Monitor and verify progress and results.

Through this process, the County intends to lead by example and reduce GHG emissions in its own operations to 10% below 2003 levels by 2020 (current AB 32 goal). Through this General Plan and participation in a countywide Climate Action Plan, the County intends to reduce GHG emissions in the unincorporated area resulting from its discretionary land use decisions to 10% below 2003 levels by 2020. The County will also partner with local cities to attain this level of reduction for the entire county.

CEQA requires public agencies to identify the potentially significant effects on the environment of projects they intend to carry out, or approve, and to mitigate significant effects whenever it is feasible to do so. AB 32 establishes that GHG emissions cause significant adverse impacts to the environment so the General Plan must include feasible mitigations to offset the GHG emissions associated with the Plan.

The Plan includes a range of mitigations for reducing GHG emissions and mitigations to achieve increased carbon storage within the County. Increasing carbon storage on timber and agricultural lands may be the County's most effective means to combat global warming.

The State's 2020 target for California's forest lands is to retain the current carbon storage capacity of California's forests through sustainable management practices, reducing the risk of wildfire, and the avoidance or mitigation of land use changes that reduce carbon storage. This equates to 5 MMTCO₂E of carbon storage, which is more than 10% of all non-transportation reductions planned through 2020, underscoring the role that forest lands will play in California's efforts to reduce GHG emissions.

The state's first forest carbon storage project to be verified through the California Climate Action Registry was located in Humboldt County on 2,100 acres owned by the van Eck Forest Foundation. The project generated more than 500,000 tons of carbon credits that are being sold to interested purchasers. Under AB 32, California is planning to implement a cap-and-trade program by 2012 that could increase the demand for verifiable carbon credits. This may create increased financial opportunities for forest and agricultural landowners in Humboldt County willing to manage their lands consistent with accepted carbon storage protocols.

While timber management is regulated by the state under the Forest Practices Act, this Plan proposes the development of a program that could provide carbon credits to local forest landowners who voluntarily agree to long-term restrictions on land uses that increase GHG emissions. These carbon credits could be registered and potentially sold under a GHG emissions cap-and-trade program and provide a financial incentive to maintain lands in resource production.

15.4 Goals and Policies

Goals

- AQ-G1. Improved Air Quality.** Air quality that meets state and federal ambient air quality standards.
- AQ-G2. Particulate Emissions.** Successful attainment of California Ambient Air Quality Standards for particulate matter.
- AQ-G3. Other Criteria Pollutants.** Maintain attainment of Ambient Air Quality Standards for ozone and other criteria pollutants which may be subject to tightening standards.
- AQ-G4. Greenhouse Gas Emissions.** Successful mitigation of greenhouse gas emissions associated with this Plan to levels of non-significance as established by the Global Warming Solutions Act and subsequent implementation of legislation and regulations.

Policies

- AQ-P1. Reduce Length and Frequency of Vehicle Trips.** Reduce the length and frequency of vehicle trips through land use and transportation policies by encouraging mixed-use development, compact development patterns in areas served by public transit, and active modes of travel.
- AQ-P2. Reduce Localized Concentrated Air Pollution.** Reduce or minimize the creation of "hot spots" or localized places of concentrated automobile emissions.
- AQ-P3. Fireplace and Woodstove PM₁₀ Emissions.** Support incentives to minimize emissions from fireplaces and woodstoves.
- AQ-P4. Construction and Grading Dust Control.** Dust control practices on construction and grading sites shall achieve compliance with NCAQMD fugitive dust emission standards.
- AQ-P5. Air Quality Impacts from New Development.** During environmental review of discretionary permits, reduce emissions of air pollutants from new commercial and industrial development by requiring feasible mitigation measures to achieve the standards of the NCAQMD.
- AQ-P6. Buffering Land Uses.** During environmental review of discretionary commercial and industrial projects, consider the use of buffers between new sources of emissions and adjacent land uses to minimize exposure to air pollution.
- AQ-P7. Interagency Coordination.** Coordinate with the NCAQMD early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving:

- A. CEQA environmental review;
- B. Building demolition projects that may involve removal of asbestos-containing material subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and
- C. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos.

Rely on the air quality standards, permitting processes, and enforcement capacity of the NCAQMD to define thresholds of significance and set adequate mitigations under CEQA to the maximum extent allowable.

- AQ-P8. Reduce Air Quality Impacts from Wildfires.** Support and encourage fire suppression of wildfires that may have an acute air quality health impact on local population centers.
- AQ-P9. County Climate Action Plan.** Through public input and review, develop and implement a multi-jurisdictional Climate Action Plan to achieve reductions in greenhouse gas emissions consistent with the state Global Warming Solutions Act and subsequent implementing legislation and regulations.
- AQ-P10. County Government Greenhouse Gas Emission Reductions.** To lead by example, the County of Humboldt shall reduce its 2003 greenhouse gas emissions from governmental operations consistent with the state Global Warming Solutions Act and subsequent implementing legislation and regulations.
- AQ-P11. Review of Projects for Greenhouse Gas Emission Reductions.** The County shall evaluate the GHG emissions of new large scale residential, commercial and industrial projects for compliance with state regulations and require feasible mitigation measures to minimize GHG emissions.
- AQ-P12. Transfer of Development Rights.** The County shall encourage the transfer of development rights from resource lands and other rural areas into areas served with public water and sewer to reduce GHG emissions from new development.
- AQ-P13. Forest Sequestration and Biomass Energy.** Provide incentives for increased carbon sequestration on forest lands and encourage the reduction of smoke production through the utilization of excess forest biomass for sustainable energy generation and other uses.
- AQ-P14. Solar Electric System Capacity.** Encourage and provide incentives to increase solar-electric capacity in residential, commercial, and industrial sectors.
- AQ-P15. Energy Efficient Building Design.** Encourage and provide incentives for construction of buildings and energy saving measures beyond Title 24 requirements for residential and commercial projects.
- AQ-P16. Electric Vehicle Accommodations.** Encourage and provide incentives for commercial and residential design that supports the charging of electric vehicles.

AQ-P17. Preservation and Replacement of On-site Trees. Projects requiring discretionary review should preserve large trees, where possible, and mitigate for carbon storage losses attributable to significant removal of trees.

15.5 Standards

AQ-S1. Construction and Grading Dust Control. Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD regulations and prevent public nuisance.

AQ-S2. Evaluate Greenhouse Gas Emission Impacts. During environmental review of large scale residential, commercial and industrial projects, include an assessment of the project’s GHG emissions and require feasible mitigation consistent with best practices documented by the California Air Pollution Control Officers Association in their 2008 white paper “CEQA & Climate Change” or successor documents.

AQ-S3. Evaluate Air Quality Impacts. During environmental review of discretionary projects, evaluate new commercial and industrial sources of emissions using analytical methods and significance criteria used, or recommended by, the NCAQMD.

AQ-S4. Buffering Land Uses. When considering buffers between new commercial and industrial sources of emissions and adjacent land uses follow the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Health Perspective* and NCAQMD recommendations.

AQ-S5. Sensitive Receptors. Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of air emissions to the following sensitive receptors: residential uses, hospitals and nursing/convalescent homes, hotels and lodging, schools and day care centers and neighborhood parks. New development shall follow the recommendations for siting new sensitive land uses consistent with the ARB’s recommendation as shown in the following Table:

Source	Category Advisory Recommendations
Freeways and High-Traffic Roads	Avoid concentrating sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day
Distribution Centers	Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week). Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points. Rail Yards
Rail Yards	Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard.

Source	Category Advisory Recommendations
	Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.
Refineries	Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloroethylene	Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. Do not site new sensitive land uses in the same building with perc dry cleaning operations.
Gasoline Dispensing Facilities	Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities.

Notes:

1. These recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues.
2. Recommendations are based primarily on data showing that the air pollution exposures addressed here (i.e., localized) can be reduced as much as 80 percent with the recommended separation.
3. The relative risk for these categories varies greatly. To determine the actual risk near a particular facility, a site-specific analysis would be required. Risk from diesel PM will decrease over time as cleaner technology phases in.
4. These recommendations are designed to fill a gap where information about existing facilities may not be readily available and are not designed to substitute for more specific information if it exists. The recommended distances take into account other factors in addition to available health risk data (see individual category descriptions).
5. Site-specific project design improvements may help reduce air pollution exposures and should also be considered when siting new sensitive land uses.
6. This table does not imply that mixed residential and commercial development in general are incompatible. Rather it focuses on known problems like dry cleaners using perchloroethylene that can be addressed with reasonable preventative actions.
7. A summary of the basis for the distance recommendations can be found in Table 1-2 (ARB, 2005).

AQ-S6. Preservation and Replacement of On-site Trees. Large scale residential, commercial and industrial projects which remove a significant number of large trees (for example, more than 50 trees of greater than 12 inches DBH) shall plant replacement trees on-site or provide offsetting carbon mitigations.

15.6 Implementation Measures

- AQ-IM1. Review Attainment Plan Revisions.** Review local Attainment Plan revisions to guide future General Plan and Housing Element updates, as necessary, and implement new land use and transportation policies and other regulatory controls as identified by the attainment.
- AQ-IM2. North Coast Air Quality Management Permitting Coordination.** The County shall maintain efficient and timely procedures for project referral to the North Coast Air Quality Management District for review and consultation.
- AQ-IM3. County-wide Climate Action Plan.** Develop and implement a Climate Action Plan that effectively mitigates the carbon emissions attributable to this Plan, consistent with the requirements of the state Global Warming Solutions Act and subsequent implementing legislation and regulations.
- AQ-IM4. County Government Greenhouse Gas Emission Reductions.** The County shall prepare a Climate Action Plan for its governmental operations consistent with the Countywide Climate Action Plan that seeks emission reductions in the following areas:
- A. Energy Efficiency and Conservation
 - B. Green Building
 - C. Waste Reduction and Recycling
 - D. Climate-Friendly Purchasing
 - E. Renewable Energy and Low-Carbon Fuels
 - F. Efficient Transportation
 - G. Offsetting Carbon Emissions
 - H. Promoting Community and Individual Action
- AQ-IM5. Greenhouse Gas Emissions.** Update the General Plan and Land Use Ordinances, as appropriate, to reflect the adopted countywide Climate Action Plan and the new state laws and regulations for greenhouse gas emissions when they become available.
- AQ-IM6. Review of Greenhouse Gas Emissions Impacts of New Development.** Modify the Zoning and Subdivision Ordinances to assess GHG emissions of discretionary large scale residential, commercial and industrial projects, and require feasible mitigation.
- AQ-IM7. Programs to Reduce Air Quality Impacts of Wildland Fires.** Support and encourage programs such as fuel reduction, prescribed fires, and vegetation management as recommended in the County's Fire Plan to reduce air quality impacts of wildfires.
- AQ-IM8. Transfer of Development Rights Program.** The County shall develop a voluntary transfer of development rights program which provides incentives to transfer entitlements from resource lands and other rural areas into areas served with public water and sewer to reduce GHG emissions from new development.

AQ-IM9. Reduce Air Quality Impacts from Surface Mining. To reduce air quality impacts from asbestos and other pollutants, refer all discretionary review actions for new and existing rock quarries and other surface mining activities to the North Coast Air Quality Management District for review and recommendations.

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Part 5 – Appendices

Overview

Part 5 includes the Implementation Action Plan, Glossary and Definitions, Community Area Plans Policy Extract, Reference List, Coastal Plans and Map Book.

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Appendix A Implementation Action Plan

Introduction

Each element of the General Plan contains background information and a series of goals, policies standards and implementation measures. It is the responsibility of the County to implement the General Plan through its actions. According to California Government Code Section 65103, the County is required to “implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.” Implementation of the General Plan will require a multifaceted approach given the scope of the General Plan and the County’s diverse communities and geographic scope.

Implementation Action Plan

For the most part, the implementation measures in the General Plan are programs, steps or processes intended to help achieve the outcomes defined by the goals and policies of each element. However, the County must take additional steps to implement each action. In this Implementation Plan, each action is organized to reflect the overarching goal and policy of a General Plan Element. In some instances, policies and standards are not directly associated with an implementation measure, such policies and standards are listed and the implementing actions are identified as though they are implementation measures. The General Plan contains a total of 224 implementation measures. In addition, the General Plan contains 170 policies and 77 standards that are not directly associated with an implementation measure.

The Implementation Action Plan arranges implementation measures in the Chapter order of the General Plan. The implementation measures are presented in a table that identifies the method of implementation, responsibility for implementation, timing of implementation, cost of implementation as well as the policies in the corresponding General Plan element.

Implementation Phases

Immediate and Ongoing Actions

Some of the implementation measures, policies, and standards that do not have associated implementation measures, will be implemented immediately as part of project review and these actions will occur on an ongoing basis. Examples include S-P11, Site Suitability, where new development may only be approved if it can be demonstrated that the proposed project will neither create nor significantly contribute to, or be impacted by, geologic instability or geologic hazards.

The Implementation Action Plan identifies approximately 70 percent of the implementation measures as being implemented immediately or on an ongoing basis. Although some of the implementation measures that are identified as being implemented immediately or on an ongoing basis also involve an amendment to the Zoning or Building Regulations, Current Planning staff can refer to these policies or standards during the review of a proposed development project.

Within 1 to 2 Years

The first two years following the adoption of the General Plan will involve some of the most critical implementation programs. Among the most important will be the Zoning Map amendments to resolve Zone Classification/General Plan Land Use inconsistencies resulting from the General Plan Update and the precise Zoning Map amendments to apply appropriate Zone Classifications to areas currently zoned Unclassified. In addition, there will be need to make amendments to the Zoning Regulations to modify regulations changes by the General Plan Update such as Streamside Management Area regulations, and to implement new Zone Classifications such as the new mineral resources (MR) combining zone. State planning guidelines suggest that these changes that relate to General Plan consistency should be completed within two years.

Within 5 Years

During the first two to five years after the adoption of the General Plan, broader planning will take place to implement new programs to facilitate commercial development, streamline permitting, and to protect important resources. Examples include;

- FR-IM6. Streamline County Forest Management Regulatory Requirements. Develop streamlined processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction.
- UL-P3. Streamlined Approval of Business Expansion. The County shall streamline the approval process for business development.
- WR-IM1. Critical Water Supply and Watershed Area Ordinance. Prepare and adopt an ordinance to implement Critical Water Supply and Watershed Area policies.

For each implementation measure, and policy and standard not directly associated with an implementation measure, the following actions are identified (the following tables contain abbreviations of the following):

Method of Implementation:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Amendment to the Zoning or General Plan Map • Amendment to the Zoning Regulations • Amendment to other County Codes that govern development (Subdivision, Building, Water & Sewage Regulations etc.) • Preparation of an additional Plan or Study • Legislative Advocacy / Seeking Grants • Core County Service • Project Review | <ul style="list-style-type: none"> • Current Planning (staff of the Planning and Building Department) • Long Range (staff of the Planning and Building Department) • Building (Building Inspection staff of the Planning and Building Department) • OES (Humboldt County Sheriff’s Office of Emergency Services) • Board of Supervisors • County Administration (County Administrative Office) • RREDC or Regional Group (Redwood Region Economic Development Commission or other regional economic organizations) |
|--|---|

Responsibility for Implementation

- | | |
|---|---|
| <ul style="list-style-type: none"> • Planning / Administration (Planning and Building Department in general) | <ul style="list-style-type: none"> • HCAOG (Humboldt County Association of Governments) • RCEA (Redwood Coast Energy Authority) |
|---|---|

- Public Works (Public Works Department in general)

- Every 5 Years
- At the time of subsequent Housing Element Updates

Responsibility for Implementation (continued)

- PW Land Use (Public Works Land Use Division staff)
- Environmental Health (Department of Health and Human Services, Public Health, Division of Environmental Health)
- HRCD/Agricultural Commissioner (Humboldt County Resource Conservation District or Agricultural Commissioner)
- Fire Safe Council (Humboldt County Fire Safe Council)

Cost of Implementation

- Covered by the County's normal operations budget
- TBD (to be determined)
- ~ \$100s
- ~ \$1,000s
- < \$10,000
- < \$50,000
- \$50,000 - \$100,000
- >\$100,000

Timing of Implementation

- Immediately
- Ongoing
- Annually
- Within 6 Months
- Within 1 Year
- Within 1 to 2 Years
- Within 2 to 5 Years
- Within 5 Years

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
Chapter 2 Public Guide					
PG-IM1. Documents in Library	Core County Service	Long Range Planning	Immediately	~ \$100s	G-P1. Priority
PG-IM2. Orientation for Planning Commissioners	Core County Service	Planning/Administration	Ongoing	~ \$100s	PG-P3. Procedures for Clarity and Fairness
PG-IM3. Citizens Handbook	Core County Service	Planning/Administration	1 Year	< \$10,000	PG-P1. Planning Process Education, PG-P2. Method of Education, PG-S3. Public Education, G-S7. Citizens Handbook, G-S4. Public Education
Chapter 3 Governance					
G-IM1. Progress Reports	Core County Service	Long Range Planning	Annually	Normal Operations	G-P1. Priority
G-IM2. Budget Allocations	Core County Service	Planning/Administration	Annually	Normal Operations	G-P1. Priority, G-P30. Adequate Resources
G-IM3. Update Schedule	Core County Service	Long Range Planning	Every 5 Years	< \$10,000	PG-P6. Community Plans, G-P7. Periodic Review
G-IM4. Consistency Review of Ordinances for Plan Amendments	Zoning Regulations	Long Range Planning	Ongoing	TBD	G-P1. Priority
G-IM5. Meaningful Participation	Core County Service	Planning/Administration	Ongoing	~ \$1,000s	PG-P7. Community Input, PG-P11. Public Hearings, G-P10. Public Participation
G-IM6. City-State-County Coordination	Core County Service	Planning/Administration	Ongoing	Normal Operations	G-P12. City-State-County Coordination, G-P13. City General Plans, G-P14. Joint Planning
G-IM7. Water Service Provider Coordination	Core County Service	Long Range Planning	Ongoing	Normal Operations	G-P15. Water Service Provider Coordination, IS-P1. Coordination with Service Providers
G-IM8. Public Works Projects	Core County Service	Public Works	Annually	Normal Operations	IS-P21. County Facilities

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
G-IM9. Real Property Transfers and Street Abandonment	Core County Service	Public Works	Ongoing	Normal Operations	G-P18. Public Works Projects, G-P19. Real Property Transfers and Street Abandonment
G-IM10. Capital Improvement Plans	Core County Service	Long Range Planning	Ongoing	Normal Operations	G-P20. Capital Improvement Plans, IS-P16. Water and Wastewater System Capital Improvement Programs
G-IM11. Regional Transportation Plan	Core County Service	Public Works	Ongoing	Normal Operations	G-P21. Regional Transportation Plan
G-IM12. Improvement Projects	Core County Service	Planning/Administration	Ongoing	Normal Operations	IS-P26. County Facilities
G-IM13. Customer Service Training and Satisfaction	Core County Service	Planning/Administration	Annually	~ \$1,000s	G-P26. Continuous Improvement, G-P28. Customer Service
G-IM14. Custom Permit Processes	Zoning Regulations	Planning/Administration	1 Year	< \$10,000	G-P29. Customized Permit Processes
G-IM15. Performance Measurement	Core County Service	Planning/Administration	Annually	Normal Operations	G-P28. Customer Service
G-IM16. Citizen Handbook	Core County Service	Planning/Administration	1 Year	< \$10,000	PG-IM3. Citizens Handbook
G-IM17. Improve Public Participation With New Technology	Core County Service	Planning/Administration	Ongoing	Normal Operations	PG-P9. Public Notification of Planning Commission Meetings, G-P12. Evaluations
G-IM8. Evaluation of Public Participation Process	Core County Service	Planning/Administration	Ongoing	Normal Operations	PG-P9. Public Notification of Planning Commission Meetings, G-P12. Evaluations
Chapter 4 Land Use Element – Growth Planning					
GP-IM1. Community Plans and Boundaries	Core County Service	Long Range Planning	Housing Element Update	< \$50,000	G-P5. Community Plans, GP-P1. Maintain Community Plans, GP-S1. Characteristics of Community Plan Areas, GP-S2. Designation of Community Plan Areas, IS-P9. District Boundaries, Spheres of

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
					Influence, and Community Plans
GP-IM2. Map Urban Development Areas	Zoning or Plan Map Revision	Long Range Planning	1 to 2 Years	< \$50,000	GP-P2. Urban Development Areas, GP-P4. Urban Service Area, GP-S4. Urban Development Area, UL-P1. Urban Development Areas
GP-IM3. Map Urban Expansion Areas.	Zoning or Plan Map Revision	Long Range Planning	1 to 2 Years	< \$10,000	GP-P8. Urban Expansion Areas, GP-P9. Urban Expansion Area Review, GP-P11. Evaluation of Urban Expansion Area Proposals, GP-S6. Urban Expansion Area, GP-S7. Required Findings for Urban Expansion
GP-IM4. Map Water Service Areas	Zoning or Plan Map Revision	Long Range Planning	1 to 2 Years	< \$10,000	GP-S5. Urban Service Area, GP-S10. Water Service Areas
GP-IM5. Urban Service Coordination	Core County Service	Long Range Planning	1 to 2 Years	< \$10,000	GP-S3. Public Wastewater Service
GP-IM6. Zoning Consistency	Zoning Regulations	Long Range Planning	1 to 2 Years	TBD	Various
Chapter 4 Land Use Element – Urban Lands					
UL-IM1. Neighborhood and Town Centers	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000	UL-P6. Mixed-Use Zoning, UL-P7. Neighborhood and Town Centers, UL-S1. Allowed Uses in Mixed-Use Areas
UL-IM2. Business Opportunity Zones	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000	UL-S2. Business Opportunity Zones
UL-IM3. Support for Micro and Small Business Development	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000	UL-P4. Support for Micro and Small Business Development
UL-IM4. Sites for Commercial Development	Zoning or Plan Map Revision	Long Range Planning	Ongoing	TBD	UL-P7. Neighborhood and Town Centers, ED-P14. Prime Employment Land Protection, ED-P15. Industrial and Business Parks
UL-IM5. Revisions to the Non-Conforming Use and Structures Standards	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000	ED-IM10. Brownfields

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
UL-IM6. Review and Update the Subdivision Ordinance	Other Development Code Revisions	Long Range Planning	1 to 2 Years	< \$10,000	UL-P2. Streamlined Subdivision Approval
UL-IM7. Review and Update Design Review Ordinance and Areas	Zoning Regulations	Long Range Planning	5 Years	< \$50,000	UL-P12. Design Review
UL-IM8. Review and Update the Sign Ordinance	Zoning Regulations	Long Range Planning	5 Years	< \$50,000	UL-G2. Design and Function
UL-IM9. Simplify the Zoning Ordinance with Illustrations and Matrices	Zoning Regulations	Long Range Planning	5 Years	< \$50,000	G-G5. Effective Permit Processing
UL-IM10. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	UL-P13. Big Box Design, UL-S3. Definition of a "Big-Box" Retail Store
UL-IM11. Adult Entertainment Ordinance	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	UL-P14. Adult Entertainment Establishments, UL-S4. Standards for Adult Entertainment Establishments
UL-IM12. Cannabis Cultivation and Dispensary Ordinance	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	UL-P19. Cannabis Cultivation
Chapter 4 Land Use Element – Rural Lands					
RL-IM1. Inventory of Rural Residential Lands	Core County Service	Long Range Planning	Housing Element Update	Normal Operations	GP-G1. Land Inventory and Service Availability
RL-IM2. Identification of Substandard Roads	Zoning or Plan Map Revision	Long Range Planning	5 Years	< \$50,000	RL-P5. Road Constraints and Rural Development
RL-IM3. Prime Agricultural Soils within Residential Agriculture Lands	Preparation of an additional Plan or Study	Long Range Planning	5 Years	< \$10,000	RL-P1. Compatible with Resource Production
Chapter 4 Land Use Element – Agricultural Resources					
AG-IM1. Develop Planned Rural Development Program	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	RL-P7. Clustered Rural Residential Development, AG-P1. Planned Rural Development, AG-S4. Planned Rural Development Program Clustering Incentive Options

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
AG-IM2. Manage an Agricultural Conservation Program	Core County Service	Planning/Administration	5 Years	\$50,000 - \$100,000	AG-P3. Support the Williamson Act Property Tax Incentive Program, AG-P5. Conservation of Agricultural Lands, AG-P7. Agricultural Production in Conservation Areas, AG-P10. Support Land Trusts
AG-IM3. Supplemental Farm Income	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	AG-P4. Supplemental Farm Income
AG-IM4. No Net Loss of Prime Agricultural Lands	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	AG-P6. Agricultural Land Conversion - No Net Loss, AG-P16. Protect Productive Agricultural Soils
AG-IM5. Monitor Conversion of Agricultural Lands	Core County Service	Long Range Planning	Annually	Normal Operations	AG-P15. Compliance with Regulations
AG-IM6. Williamson Act Contracts	Core County Service	Current Planning	Annually	~ \$1,000s	AG-P3. Support the Williamson Act Property Tax Incentive Program
AG-IM7. Economic Development Assistance	Core County Service	County Administration	Ongoing	TBD	AG-P4. Supplemental Farm Income
AG-IM8. Compliance with Regulations	Core County Service	Planning/Administration	Ongoing	< \$10,000	AG-P13. Agricultural Zoning and Parcel Size, AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands
Chapter 4 Land Use Element – Forest Resources					
FR-IM1. Advocate for Regulatory Reform	Core County Service	Planning/Administration	Ongoing	~ \$1,000s	FR-P1. Timberland Regulatory Review, FR-P3. Timber Management Regulations
FR-IM2. Develop Incentive Program to Encourage Timber Production and Ecosystem Values	Plan or Study	Long Range Planning	5 Years	< \$10,000	FR-P6. Tax Incentive Programs, FR-P14. Timberland Ownership
FR-IM3. Support Voluntary Conservation Programs	Core County Service	Planning/Administration	Ongoing	TBD	FR-P17. Conservation Easements
FR-IM4. Merger Ordinance Revisions	Other Development Code Revisions	Long Range Planning	1 to 2 Years	~ \$1,000s	FR-G1. Forest Resources

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
FR-IM5. Develop Ordinance to Regulate Land Uses in TPZ lands	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	FR-P8. Protection of High Quality Timberlands, FR-P9. Residential Construction on TPZ Zoned Parcels, FR-P10. Secondary Residential Construction on TPZ Zoned Parcels, FR-P11. Substandard Lots and TPZ Rezoning, FR-P12. Landowner-initiated Rezoning of TPZ Parcels, FR-P13. Lot Line Adjustments, FR-P15. Planned Rural Development, FR-P21. Right to Harvest, FR-S1. Planned Rural Development Program Clustering Incentive Options
FR-IM6. Streamline County Forest Management Regulatory Requirements	Zoning Regulations	Long Range Planning	5 Years	~ \$1,000s	FR-P20. Fire Safety Hazards
FR-IM7. Coordination of County and State Policies	Core County Service	Long Range Planning	Ongoing	Normal Operations	FR-P2. Timber Harvest Plan Review
FR-IM8. Review Standards and Process of Joint Timber Management Plans (JTMP)	Plan or Study	Long Range Planning	5 Years	< \$10,000	FR-P3. Timber Management Regulations
FR-IM9. Transfer of Development Rights (TDR) Program	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	FR-P18. Transfer of Development Rights (TDR) Program, CO-P2. Transfer of Development Rights
Chapter 5 Community Infrastructure and Services Element					
IS-IM1. Coordination with Service Providers	Core County Service	Long Range Planning	Ongoing	Normal Operations	G-P16. Annexations, IS-P5. Mitigation of Cross-jurisdictional Impacts, IS-P10. Changes in District Boundaries, ED-P8. Public Infrastructure
IS-IM2. Adequate Public infrastructure and Services Standards	Zoning Regulations	Long Range Planning	5 Years	< \$50,000	IS-P2. Public Infrastructure and Services Standards, IS-S1. Adequate Public Infrastructure and Services Ordinance
IS-IM5. Fiscal Impact Assessment	Zoning Regulations	Current Planning	5 Years	< \$10,000	IS-P4. Fiscal Impact Assessment
IS-IM4. Reimbursement	Other Development Code Revisions	Long Range Planning	5 Years	< \$10,000	S-S1. Adequate Public Infrastructure and Services Ordinance

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
IS-IM5. State and Federal Legislation, Appropriations, and Grant and Loan Programs	Core County Service	Long Range Planning	Ongoing	Normal Operations	G-P24. Legislative Priorities, IS-P8. State and Federal Advocacy
IS-IM6. State and Federal Advocacy	Core County Service	Planning/Administration	Ongoing	Normal Operations	IS-P8. State and Federal Advocacy
IS-IM7. Drainage and Flood Control Plan	Plan or Study	Public Works	5 Years	< \$50,000	IS-P13. Drainage and Flood Control
IS-IM8. Fire Protection Levels of Service	Core County Service	Fire Safe Council	Ongoing	Normal Operations	S-P25. Level-of-Service Standards
IS-IM9. Standards of Fire Protection Response	Core County Service	Fire Safe Council	Ongoing	Normal Operations	IS-S1. Adequate Public Infrastructure and Services Ordinance
IS-IM10. County Service Area-Fire Protection	Core County Service	PW Land Use	Ongoing	Normal Operations	IS-S4. Subdivisions Outside of Fire District Boundaries, S-S5. Other Development Outside of Fire District Boundaries
IS-IM11. Fire Protection Municipal Service Review	Core County Service	Fire Safe Council	Every 5 Years	Normal Operations	S-P20. Fire Service Provider Support
IS-IM12. Monitor Infrastructure and Services Capacity	Core County Service	Long Range Planning	Ongoing	Normal Operations	IS-P6. Infrastructure and Services Capacity, IS-P6. Capacity of Facilities and Land Use Decisions, IS-S2. Service Inadequacies and Development Limitations
IS-IM13. Organization of Water and Wastewater Providers	Core County Service	Public Works	Ongoing	TBD	G-P15. Water Service Provider Coordination
IS-IM14. Sizing of Water and Wastewater Systems	Core County Service	Long Range Planning	Ongoing	Normal Operations	IS-S2. Service Inadequacies and Development Limitations
IS-IM15. Use of Parkland and Fees	Core County Service	Planning/Administration	Ongoing	Normal Operations	CO-P8. Planning for Recreational Needs within Communities

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
IS-IM16. Parks and Recreation	Plan or Study	Long Range Planning	5 Years	~ \$1,000s	IS-S7. Parkland Requirements, IS-P27. Parks Master Plan
IS-IM17. Street Lighting	Other Development Code Revisions	PW Land Use	5 Years	~ \$1,000s	IS-P20. Street Lighting, IS-S9. Street Lighting
IS-IM18. Public Facilities and Services Funding Sources	Plan or Study	Planning/Administration	5 Years	TBD	IS-G2. Sustainable Funding
IS-IM19. Fire Protection Services Funding Sources	Core County Service	Fire Safe Council	Ongoing	Normal Operations	S-P25. Fire Service Provider Support
Chapter 6 Telecommunications Element					
T-IM1. Communications Facilities Ordinance	Zoning Regulations	Long Range Planning	5 Years	< \$50,000	T-P3. Communications Facility Siting, T-P13. Subdivision Improvement Requirements, T-S1. Communications Siting Standard
T-IM2. Broadband Deployment	Other Development Code Revisions	Long Range Planning	5 Years	~ \$1,000s	T-P2. Broadband Service Reliability, T-P9. Broadband Internet, T-P11. Broadband Internet, T-P19. Technology Awareness, ED-P7. Broadband Internet
T-IM3. Improvement Specifications within Road Rights-of-Way	Other Development Code Revisions	PW Land Use	5 Years	~ \$1,000s	T-P6. Communications Facilities Within County Rights of Way
T-IM4. Communications Infrastructure Inventory	Plan or Study	RREDC or Regional Group	5 Years	< \$50,000	T-G4. Communication Facilities.
T-IM5. Public Conduit	Plan or Study	Long Range Planning	5 Years	Normal Operations	T-P1. Development of Communications Infrastructure and Services
T-IM6. Ongoing Communications Planning	Plan or Study	RREDC or Regional Group	5 Years	< \$10,000	T-P14. Joint Telecom Planning
T-IM7. Pre-Planning Facility Locations	Plan or Study	Long Range Planning	5 Years	< \$50,000	T-G4. Communication Facilities

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
T-IM8. Communications for Under Served Communities	Legislative/Grants	RREDC or Regional Group	Ongoing	TBD	T-P11. Broadband Internet
T-IM9. Broadband Reliability	Legislative/Grants	RREDC or Regional Group	Ongoing	TBD	T-P11. Broadband Internet
T-IM10. e-Government	Core County Service	County Administration	Ongoing	TBD	T-P4. e-Government Infrastructure
T-IM11. Remote Deployment Planning	Plan or Study	RREDC or Regional Group	5 Years	TBD	T-P10. Local Government Broadband Communications Services
T-IM12. Increasing PEG Access	Plan or Study	RREDC or Regional Group	5 Years	TBD	T-P5. PEG Access, T-P10. Local Government Broadband Communications Services
T-IM13. Communication Marketing	Core County Service	RREDC or Regional Group	5 Years	TBD	T-P1. Development of Communications Infrastructure and Services
T-IM14. Live Remote of Public Meetings	Legislative/Grants	County Administration	5 Years	TBD	T-P5. PEG Access.
T-IM15. Research Possible Monitoring Policy	Core County Service	Board of Supervisors	5 Years	TBD	T-S1. Communications Siting Standard
Chapter 7 Circulation Element					
C-IM1. County-Wide Transportation Plan	Plan or Study	PW Land Use	5 Years	TBD	UL-P8. Neighborhood Connectivity, UL-P18. Traffic Calming, C-P11. Roadway Functional Classifications, C-P25. County-Wide Transportation Plan, C-P29. Right-of-Way Design Standards, C-P30. Landscape Buffer Strips, C-P39. Encourage Bicycle and Pedestrian-Friendly Development, C-P47. Frontage Improvements, C-S1. Functional Classifications, C-S2. Neighborhood

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
					Connectivity, C-S5. Prioritizing Transportation Capital Expenditures, C-S10. Equestrian Trails
C-IM2. Tracking Road Improvement Requirements	Core County Service	PW Land Use	5 Years	TBD	C-S3. Traffic Thresholds of Significance
C-IM3. Road Abandonment	Project Review	Current Planning	Ongoing	Normal Operations	G-G1. Plan Implementation
C-IM4. Regional Coordination	Core County Service	Public Works	Ongoing	Normal Operations	C-P6. Jurisdictional Coordination and Integration
C-IM5. Roadway System Construction	Core County Service	Public Works	5 Years	Normal Operations	C-P17. Highway Improvements
C-IM7. Transit Infrastructure	Core County Service	Public Works	Ongoing	Normal Operations	C-P49. Bus Turnouts
C-IM8. Park and Ride Facilities	Core County Service	Public Works	Ongoing	Normal Operations	C-P24. Long Term Transit Plan
C-IM9. Adoption of Water Quality and Stream Habitat Protection Measures	Core County Service	Public Works	5 Years	Normal Operations	C-P19. Best Management Practices, WR-S8. County Facilities Management
C-IM10. Transit Service to East, South and North County	Plan or Study	Public Works	5 Years	Normal Operations	C-P23. Public Transit Service

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
C-IM11. Pedestrian and Bicycle System Plan	Plan or Study	Long Range Planning	5 Years	< \$50,000	C-P28. Bicycles and Pedestrian Facilities in New Subdivisions, C-P31. Removal of Obstacles in Pathways, C-P33. Design Standards for All Pathways, C-S8. Pedestrian and Bicycle System, C-S9. Prioritization of Pedestrian and Bicycle Facilities and Routes
C-IM12. Joint Use of Traffic Models	Core County Service	PW Land Use	Ongoing	Normal Operations	C-P7. Joint Use of Traffic Models
C-IM13. Humboldt County Travel Model	Core County Service	PW Land Use	Ongoing	Normal Operations	C-P7. Joint Use of Traffic Models
C-IM14. Safe Routes To School	Core County Service	PW Land Use	Ongoing	Normal Operations	UL-P8. Neighborhood Connectivity
C-IM15. Municipal Advisory Committee Review	Core County Service	Long Range Planning	Ongoing	Normal Operations	PG-P5. Citizen Committees
C-IM16. Direct Driveway Access	Project Review	Current Planning	Ongoing	Normal Operations	C-S2. Neighborhood Connectivity
C-IM16. Mapping of Rail Rights-of-Way as Railroad	Zoning or Plan Map Revision	Long Range Planning	1 to 2 Years	< \$10,000	C-P10. Rail Rights-of-Ways
C-IM17. Transportation Demand Management	Amendment to the Zoning Regulations	Long Range Planning	Within 5 Years	TBD	C-P11. Transportation Demand Management Programs
Chapter 9 Economic Development Element					
ED-IM1. Economic Development Strategy	Plan or Study	RREDC or Regional Group	Every 5 Years	TBD	ED-P1. Economic Stability and Diversity
ED-IM2. Economic Development Programs	Core County Service	County Administration	Ongoing	Normal Operations	ED-P3. Job Growth and Workforce

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
ED-IM3. Disadvantaged Community Assistance Programs	Core County Service	County Administration	Ongoing	Normal Operations	ED-P16. Revitalization, ED-S3. Disadvantaged Communities
ED-IM4. Permit Streamlining for Business Growth	Plan or Study	Long Range Planning	5 Years	~ \$1,000s	UL-P3. Streamlined Approval of Business Expansion
ED-IM5. Regulatory Incentives for Emerging Industries	Plan or Study	County Administration	5 Years	TBD	G-IM14. Custom Permit Processes
ED-IM6. Commercial and Industrial Sites	Plan or Study	Long Range Planning	5 Years	TBD	ED-P14. Prime Employment Land Protection, ED-P15. Industrial and Business Parks
ED-IM7. Childcare	Zoning Regulations	Long Range Planning	5 Years	~ \$1,000s	ED-P5. Childcare, ED-S1. Childcare
ED-IM8. Large Format Retail	Plan or Study	Long Range Planning	5 Years	TBD	UL-P13. Big Box Design
ED-IM9. Transportation and Infrastructure	Core County Service	County Administration	5 Years	TBD	ED-P9. Freight Mobility, ED-P10. Rail, ED-P11. Port Development, ED-P12. Airport Service Expansion, ED-P13. Airport-Related Business Development
ED-IM10. Special Economic Development Zones	Core County Service	County Administration	5 Years	TBD	UL-S2. Business Opportunity Zones
ED-IM11. Brownfields	Zoning Regulations	Long Range Planning	5 Years	TBD	ED-P17. Brownfields
ED-IM12. Support Entrepreneurial Business Systems Efficiency	Core County Service	County Administration	Ongoing	Normal Operations	ED-P1. Economic Stability and Diversity
ED-IM13. Economic Data Sharing	Core County Service	County Administration	Ongoing	Normal Operations	ED-P3. Job Growth and Workforce
ED-IM14. Material Reuse	Plan or Study	RREDC or Regional Group	Ongoing	Normal Operations	WM-P1. Implementation of Waste Reduction Programs

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
Chapter 10 Conservation and Open Space Elements – Open Space					
CO-IM1. Conservation and Recreation Easement Program	Core County Service	Planning/Administration	5 Years	TBD	CO-P3. Open Space Acquisition, CO-P4. Support for Working Lands, CO-P5. Conservation Easements
CO-IM2. Working Landscapes	Legislative/Grants	Planning/Administration	5 Years	TBD	AG-P3. Support the Williamson Act Property Tax Incentive Program, CO-P4. Support for Working Lands
CO-IM3. Review of New Development for Impacts on Recreational Resources	Project Review	Public Works	5 Years	TBD	IS-S1. Adequate Public Infrastructure and Services Ordinance
CO-IM4. Pursuit of Funding	Legislative/Grants	Public Works	5 Years	TBD	CO-P9. Develop and Maintain County Parks
CO-IM5. Zoning Ordinance Revision for Open Space Consistency Determinations	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000	CO-S2. Identification of the Open Space Action Program, CO-S3. Conservation and Open Space Element Consistency Determination, CO-S4. Open Space Consistency Determination on Legal Non-Conforming Parcels, BR-P1. Compatible Land Uses
Chapter 10 Conservation and Open Space Elements – Biological Resources					
BR-IM1. Biological Resource Maps	Core County Service	Planning/Administration	Ongoing	Normal Operations	BR-P11. Biological Resource Maps
BR-IM2. State and Federal Agency Permitting Coordination	Project Review	Current Planning	Ongoing	Normal Operations	G-S3. State and Federal Permitting Coordination, BR-P2. Critical Habitat, BR-P12. Agency Review
BR-IM3. Biological Review and Referral	Core County Service	Planning/Administration	Ongoing	~ \$1,000s	BR-P12. Agency Review
BR-IM4. Wetlands Bank	Plan or Study	Long Range Planning	5 Years	TBD	BR-P8. Wetlands Banking
BR-IM5. Oak Woodlands Conservation Program	Plan or Study	Long Range Planning	5 Years	TBD	BR-P9. Oak Woodlands, BR-S12. Discretionary Review within Oak Woodlands
BR-IM6. Modifications to the Streamside Management Area Ordinance	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000	WR-P36. Natural Stormwater Drainage Courses

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
Chapter 10 Conservation and Open Space Elements – Mineral Resources					
MR-IM1. Scientific Review of In-stream Mining	Project Review	Planning/Admini stration	Ongoing	TBD	MR-P1. Scientific Review of In-stream Mining
MR-IM2. Mapping of Mineral Deposits and Mine Sites	Core County Service	Planning/Admini stration	Ongoing	Normal Operations	MR-P4. Identify Mineral Deposits, MR-P8. Future Development Planning
MR-IM3. Development Consultant	Project Review	Planning/Admini stration	Ongoing	Normal Operations	MR-P1. Scientific Review of In-stream Mining
MR-IM4. Combining Zone	Zoning Regulations	Long Range Planning	2 to 5 Years	< \$10,000	MR-P4. Identify Mineral Deposits
MR-IM5. Coordination with the Air Quality Management District	Core County Service	Current Planning	Ongoing	Normal Operations	AQ-P7. Interagency Coordination
Chapter 10 Conservation and Open Space Elements – Waste Management					
WM-IM1. Local Enforcement Agency	Core County Service	Environmental Health	Ongoing	Normal Operations	WM-P2. Support Successful Programs
WM-IM2. Solid Waste Management Authority	Core County Service	Environmental Health	Ongoing	Normal Operations	WM-P1. Implementation of Waste Reduction Programs, WM-P4. Information Sharing, WM-P5. Administrative Structure, WM-P7. Countywide Integrated Waste Management Plan (IWMP)
WM-IM3. Code Compliance	Core County Service	Environmental Health	Ongoing	Normal Operations	WM-P6. Illegal Waste Disposal
WM-IM4. Support for Waste Diversion and Recycling Operations	Core County Service	Environmental Health	Ongoing	Normal Operations	WM-P8. Support for Waste Diversion and Recycling Operations

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
Chapter 10 Conservation and Open Space Elements – Cultural Resources					
CU-IM1. Cultural Resources Ordinance and Advisory Committee	Zoning Regulations	Long Range Planning	2 to 5 Years	< \$10,000	CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation, CU-P3. Consultation with Other Historic Preservation Agencies and Organizations, CU-P4. Avoid Loss or Degradation, CU-P5. Findings Necessary for Loss or Destruction, CU-P6. Mitigation, CU-S4. Conditioning, Designing, or Mitigating Projects to Avoid Loss or Reduce Impacts to Archaeological Resources, CU-S6. Assessment and Treatment of Impacts to Significant Historic Structures, Buildings and Districts, CU-S7. Cultural Resource Advisory Committee Recommendations and Mitigation
CU-IM3. Cultural Resources Designation	Plan or Study	Long Range Planning	5 Years	~ \$1,000s	UL-P9. Historic Resources
CU-IM4. Historic Building Code	Project Review	Current Planning	Ongoing	Normal Operations	CU-P1. Identification and Protection
CU-IM5. Historic Building Identification	Plan or Study	Long Range Planning	2 to 5 Years	< \$10,000	CU-P1. Identification and Protection
CU-IM6. Map Resource Areas	Zoning or Plan Map Revision	Long Range Planning	5 Years	< \$10,000	CU-P1. Identification and Protection
Chapter 10 Conservation and Open Space Elements – Scenic Resources					
SR-IM1. Mapping of Scenic Areas and Scenic Highways	Plan or Study	Long Range Planning	5 Years	< \$50,000	CU-P1. Identification and Protection, Development in Mapped Scenic Areas, SR-S1. Development in Mapped Scenic Areas,
SR-IM2. Sign Ordinance Revision	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	SR-P4. Term of Off-Premise Billboards and Prohibition, SR-P5. Billboards in Sensitive Habitat Areas, SR-P9. Vandalism of billboards, SR-S3. New Off-Premise Billboards, SR-S5. Permits for Billboards

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
SR-IM3. Removal of Illegal Billboards	Plan or Study	HCAOG	Ongoing	TBD	SR-P6. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way, SR-P9. Removal of Illegal Billboards
SR-IM4. Wayfarers Signage	Plan or Study	Public Works	5 Years	TBD	SR-S2. Scenic Highway Standards
SR-IM5 Lighting Design Guidelines	Zoning Regulations	Long Range Planning	2 to 5 Years	TBD	SR-S4. Light and Glare
Chapter 11 Water Resources Element					
WR-IM1. Critical Water Supply and Watershed Area Ordinance	Zoning Regulations	Long Range Planning	2 to 5 Years	TBD	WR-P4. Critical Municipal Water Supply Areas, WR-P5. Critical Watershed Areas, WR-P27. Critical Water Supply Areas, WR-S1. Designation of Critical Water Supply and Watershed Areas, WR-S2. Development within Critical Water Supply Areas, WR-S3. Development within Critical Watershed Areas
WR-IM2. Critical Water Supply and Watershed Area Designation	Zoning or Plan Map Revision	Long Range Planning	3 to 5 Years	TBD	WR-P4. Critical Municipal Water Supply Areas, WR-P5. Critical Watershed Areas WR-P39. Restoration Projects
WR-IM3. Require Restoration of Degraded Areas	Core County Service	Current Planning	Ongoing	Normal Operations	WR-P39. Restoration Projects
WR-IM4. County Facilities	Core County Service	Public Works	Ongoing	Normal Operations	C-P20. State and Federal Consistency, WR-P11. County Facilities Management
WR-IM5. Septic Systems	Core County Service	Environmental Health	Ongoing	Normal Operations	WR-P16. Pathogen and Nutrient Discharge from Septic Systems
WR-IM6. Permitting Coordination	Core County Service	Current Planning	Ongoing	Normal Operations	WR-P2. Protection for Surface and Groundwater Uses
WR-IM7. Basin Plan Septic Requirements	Other Development Code Revisions	Environmental Health	5 Years	Normal Operations	IS-P17. On-Site Sewage Disposal Requirements, WR-P21. Enhance Groundwater Recharge Capacity

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
WR-IM8. Graywater Re-use Standards	Other Development Code Revisions	Environmental Health	5 Years	Normal Operations	WR-G7. Effective Conservation Strategies
WR-IM9. Update Water Quality Regulations	Other Development Code Revisions	Long Range Planning	2 to 5 Years	< \$10,000	BR-P4. Development within Stream Channels, BR-P5. Streamside Management Areas, BR-P6. Development within Streamside Management Areas, BR-P7. Wetland Identification, BR-S5. Streamside Management Areas Defined, BR-S6. Development within Stream Channels, BR-S7. Development within Streamside Management Areas, BR-S8. Required Mitigation Measures, BR-S9. Erosion Control, BR-S10. Development Standards for Wetlands, BR-S11. Wetlands Defined, WR-P9. Mitigate Controllable Sediment Discharge Sites, WR-P10. Erosion and Sediment Discharge, WR-P12. Project Design
WR-IM10. Unpermitted Development Ordinance for Critical Watersheds	Zoning Regulations	Long Range Planning	2 to 5 Years	< \$10,000	WR-P5. Critical Watershed Areas, WR-S3. Development within Critical Watershed Areas
WR-IM12. Watershed Planning	Core County Service	Planning/Administration	Ongoing	Normal Operations	WR-P17. Watershed Planning
WR-IM13. North Coast Integrated Regional Water Management Planning	Core County Service	Public Works	Ongoing	Normal Operations	WR-P24. Regional Water Management Planning, WR-P25. State and Federal Watershed Initiatives
WR-IM14. TMDL Controllable Sediment Discharge Inventory and Reduction Program	Plan or Study	Public Works	5 Years	TBD	WR-S6. Total Maximum Daily Loads (TMDLs) Implementation
WR-IM15. Watershed Data	Plan or Study	Public Works	5 Years	TBD	WR-P17. Watershed Planning
WR-IM16. Sustainable Groundwater Plans	Core County Service	Public Works	Ongoing	Normal Operations	WR-P3. Proactive Protections

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Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
WR-IM17. Water Planning and Coordination	Core County Service	Long Range Planning	Ongoing	Normal Operations	WR-P17. Watershed Planning, WR-P23. Watershed and Community Based Efforts, WR-P28. Conservation and Re-use Strategy
WR-IM18. Watershed Planning with Public Land Managers	Core County Service	Long Range Planning	Ongoing	Normal Operations	WR-P17. Watershed Planning
WR-IM19. Coordinate and Support Watershed Efforts	Legislative/Grants	Public Works	Ongoing	TBD	WR-P7. Funding
WR-IM20. Basin Plan	Plan or Study	Public Works	Ongoing	TBD	
WR-IM21. Water Resources Funding	Legislative/Grants	Long Range Planning	Ongoing	TBD	WR-P22. Watershed Planning
WR-IM22. Facility Construction	Plan or Study	Long Range Planning	Ongoing	TBD	IS-P16. Water and Wastewater System Capital Improvement Programs
WR-IM23. Water Facilities Consistency with the General Plan	Core County Service	Long Range Planning	Ongoing	Normal Operations	G-P20. Capital Improvement Plans
WR-IM24. Technical Assistance Water Supply and Quality	Core County Service	Public Works	Ongoing	TBD	WR-P18. Watershed and Community Based Efforts
WR-IM25. Long-term Water Supply Planning	Plan or Study	Long Range Planning	Ongoing	TBD	WR-P26. Sufficient Water Supply
WR-IM26. Promoting Water Conservation and Re-use	Project Review	Current Planning	Ongoing	Normal Operations	WR-P3. Proactive Protections
WR-IM27. Urban Water Management Plans	Core County Service	Long Range Planning	Ongoing	Normal Operations	WR-P26. Sufficient Water Supply

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
WR-IM29. Drainage Ordinance	Other Development Code Revisions	Long Range Planning	2 to 5 Years	TBD	WR-P35. Implementation of NPDES Permit, WR-P37. Downstream Stormwater Peak Flows, WR-P38. New Drainage Facilities, WR-P40. Commercial and Industrial Activities, WR-P41. Oil/Water Separation, WR-P42. Erosion and Sediment Control Measures, WR-P43. Storm Drainage Design Standards, WR-P44. Storm Drainage Impact Reduction, WR-P45. Reduce Toxic Runoff, WR-S13. Storm Water Management
WR-IM30. Low Impact Development Methods	Project Review	Current Planning	Ongoing	Normal Operations	WR-P35. Implementation of NPDES Permit
WR-IM31. Nutrient Discharge from Agricultural Operations	Legislative/Grants	HRCD/Agricultural Commissioner	Ongoing	Normal Operations	WR-P17. Nutrient Discharge from Agricultural Operations
WR-IM11. Water Supply Evaluation and Monitoring. Within five years after the adoption of the General Plan Update the County shall prepare a watershed analysis to determine whether the long term surface and groundwater supply is available, including seasonal, average, dry year, and multiple dry year supplies, and preservation of existing beneficial uses of water. The study shall determine an estimate of the quantity of water available for the level of future development described in the Revised Draft EIR for the GPU. Work with water and wastewater related special districts, regulators, and other appropriate organizations to monitor watershed conditions.	Core County Service	Long Range Planning	5 years	< \$10,000	Implementation measure of the EIR
WR-IM32. Continue to Implement Water Quality Regulations	Project Review	Current Planning	Ongoing	Normal Operations	WR-P10. Erosion and Sediment Discharge, WR-P42. Erosion and Sediment Control Measures, WR-P43. Storm Drainage Design Standards, WR-S13. Storm Water Management
Chapter 12 Energy Element					
E-IM1. Alternative Energy Use	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	E-P13. Incentives for Using Alternative Energy, AQ-P14. Solar Electric System Capacity

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
E-IM2. Comprehensive Action Plan for Energy	Plan or Study	RCEA	2 to 5 Years	< \$10,000	E-P5. Regional Energy Authority
E-IM3. County Energy Consumption Reduction	Plan or Study	Public Works	2 to 5 Years	< \$50,000	E-P6. County Government Energy Consumption
E-IM4. Install County Systems	Core County Service	Public Works	Ongoing	TBD	E-P6. County Government Energy Consumption
E-IM5. Wind Energy Development	Plan or Study	Long Range Planning	5 Years	TBD	E-P14. Renewable Energy Overlay Zones
E-IM6. Energy-conserving Landscaping	Zoning Regulations	Long Range Planning	5 Years	TBD	E-P11. Energy-efficient Landscape Design, E-P12. Water Efficiency
E-IM7. Small Hydroelectric Development	Plan or Study	RCEA	Ongoing	TBD	WR-P13. Small and Micro Hydroelectric, E-P3. Local Renewable Energy Supply
E-IM8. Energy Efficiency Standards	Zoning Regulations	Long Range Planning	2 to 5 Years	TBD	E-P1. Energy Conservation Standards and Incentives, AQ-P15. Energy Efficient Building Design
E-IM9. Develop Incentives for Private Sector	Plan or Study	RCEA	2 to 5 Years	TBD	E-P4. Transportation Energy Conservation and Alternative Fuels Substitution, AQ-P16. Electric Vehicle Accommodations
E-IM10. County Energy Efficiency and Renewable Energy Improvements Plan	Plan or Study	Public Works	5 Years	TBD	E-P6. County Government Energy Consumption
E-IM12. Existing Regulations	Other Development Code Revisions	Long Range Planning	5 Years	TBD	E-P3. Local Renewable Energy Supply
E-IM13. Renewable Energy Permitting Process	Zoning Regulations	Long Range Planning	1 to 2 Years	Normal Operations	E-P14. Renewable Energy Overlay Zones
E-IM14. Energy Conservation Ordinance	Zoning Regulations	Long Range Planning	5 Years	TBD	E-P17. Residential Design
Chapter 13 Noise Element					
N-IM1. Noise Impact Combining Zone	Project Review	Current Planning	Ongoing	Normal Operations	N-S2. Noise Impact Combining Zones

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
N-IM2. Periodic Review of Combining Zones	Zoning or Plan Map Revision	Long Range Planning	Every 5 Years	TBD	N-S2. Noise Impact Combining Zones
N-IM3. Compliance Program	Core County Service	Planning/Administration	Ongoing	Normal Operations	N-P1. Minimize Noise from Stationary and Mobile Sources
N-IM4. Noise from U.S. Highway 101 (U.S. 101) and State Highway 299	Plan or Study	Public Works	Ongoing	TBD	N-P3. Noise from U.S. Highway 101 (U.S. 101) and State Highway 299
N-IM5. Adoption of Performance Standards	Zoning Regulations	Long Range Planning	2 to 5 Years	< \$10,000	N-P1. Minimize Noise from Stationary and Mobile Sources, N-P4. Protection from Excessive Noise
N-IM6. Noise Control Ordinance	Zoning Regulations	Long Range Planning	5 Years	< \$50,000	N-P4. Protection from Excessive Noise
N-IM7. Highways Noise Contours	Plan or Study	Board of Supervisors	Ongoing	Normal Operations	N-P3. Noise from U.S. Highway 101 (U.S. 101) and State Highway 299
N-IM8. Airport Noise Contours	Zoning or Plan Map Revision	Long Range Planning	Ongoing	Normal Operations	N-S2. Noise Impact Combining Zones, N-IM9. Garberville Airport Noise Impact Combining Zone
Chapter 14 Safety Element					
S-IM1. Code Review	Zoning Regulations	Long Range Planning	5 Years	< \$10,000	S-G4. Fire Risk and Loss
S-IM2. Hazard Planning Information on the Internet	Core County Service	Planning/Administration	Ongoing	Normal Operations	S-P21. Fire District Boundary Maps
S-IM3. Drainage Ordinance	Plan or Study	Public Works	5 Years	< \$50,000	S-P14. Prohibition of Residential Subdivisions within Floodplain, S-S5. Flood Regulations, S-S8. Flooding and Drainage Management Activities
S-IM4. Update County State Responsibility Areas (SRA) Fire Safe Regulations	Other Development Code Revisions	Long Range Planning	Ongoing	Normal Operations	S-P17. Joint Planning and Implementation, S-P18. Subdivision Design in High and Very High Fire Hazard Zones, S-P19. Conformance with State Responsibility Areas (SRA) Fire Safe Regulations

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
S-IM5. Coordination with CAL FIRE on State Responsibility Areas (SRA) Exception Requests	Project Review	Current Planning	Ongoing	Normal Operations	S-P19. Conformance with State Responsibility Areas (SRA) Fire Safe Regulations
S-IM6. Master Fire Protection Plan (MFPP)	Plan or Study	Fire Safe Council	5 Years	TBD	S-P24. Fire Safe Education, S-S13. Master Fire Protection Plan
S-IM7. Funding Fire Planning Activities	Legislative/Grants	Fire Safe Council	Ongoing	Normal Operations	S-P25. Fire Service Provider Support
S-IM8. Local Hazard Mitigation Plan	Plan or Study	OES	Ongoing	Normal Operations	S-P5. Hazard Mitigation, S-P34. Pre-disaster Planning and Mitigation, S-P35. Hazard Mitigation Plan
S-IM9. Flood Elevation Markers	Legislative/Grants	Public Works	Ongoing	TBD	S-P1. Reduce the Potential for Loss
S-IM110. Emergency Operations Plan	Plan or Study	OES	Ongoing	Normal Operations	S-P4. Disaster Response Plans, S-P36. Emergency Operations Capability, S-S18. Humboldt County Operational Area Office of Emergency Services (OES), S-S19. Consistency with State and Federal Framework
S-IM11. Geologic Reports Correction	Other Development Code Revisions	Building	Ongoing	TBD	S-S1. Geologic Report Requirements
S-IM12. Probabilistic Tsunami Inundation Mapping	Plan or Study	Long Range Planning	5 Years	Normal Operations	S-P9. Earthquake Mitigation Planning
S-IM13. Firewise Plants	Plan or Study	Fire Safe Council	Ongoing	Normal Operations	S-P26. Protection of Native Plants
S-IM14. Structural Hazards	Legislative/Grants	Board of Supervisors	Ongoing	TBD	S-P7. Structural Hazards
S-IM15. Update Airport/Land Use Safety Compatibility Criteria	Plan or Study	Long Range Planning	Ongoing	Normal Operations	

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
S-IM16. Airport Safety Review Combining Zone	Zoning or Plan Map Revision	Long Range Planning	1-2 Years	Normal Operations	
S-IM17. Airport Compatibility Zones	Zoning or Plan Map Revision	Long Range Planning	Ongoing	Normal Operations	S-P29. Airport Land Use Compatibility Criteria, S-P31. Airport Safety Combining Zone, S-S14. Airport Land Use Compatibility Plan
Chapter 15 Air Quality Element					
AQ-IM1. Review Attainment Plan Revisions	Plan or Study	Long Range Planning	Ongoing	Normal Operations	AQ-P7. Interagency Coordination
AQ-IM2. North Coast Air Quality Management Permitting Coordination	Project Review	Current Planning	Ongoing	Normal Operations	AQ-P3. Fireplace and Woodstove PM10 Emissions, AQ-P4. Construction and Grading Dust Control, AQ-P5. Air Quality Impacts from New Development, AQ-P7. Interagency Coordination, AQ-S3. Evaluate Air Quality Impacts
AQ-IM3. County-wide Climate Action Plan	Plan or Study	RCEA	Ongoing	TBD	AQ-P9. County Climate Action Plan
AQ-IM4. County Government Greenhouse Gas Emission Reductions	Plan or Study	County Administration	2 to 5 Years	TBD	AQ-P10. County Government Greenhouse Gas Emission Reductions
AQ-IM5. Greenhouse Gas Emissions	Zoning Regulations	Long Range Planning	2 to 5 Years	TBD	AQ-S2. Evaluate Greenhouse Gas Emission Impacts
AQ-IM6. Review of Greenhouse Gas Emissions Impacts of New Development	Zoning Regulations	Long Range Planning	2 to 5 Years	TBD	AQ-P11. Review of Projects for Greenhouse Gas Emission Reductions, AQ-S2. Evaluate Greenhouse Gas Emission Impacts
AQ-IM7. Programs to Reduce Air Quality Impacts of Wildland Fires	Core County Service	Fire Safe Council	Ongoing	Normal Operations	AQ-P8. Reduce Air Quality Impacts from Wildfires
AQ-IM8. Transfer of Development Rights Program	Other Development Code Revisions	Long Range Planning	2 to 5 Years	TBD	AG-P2. Support Voluntary Purchase of Development Rights, AQ-P12. Transfer of Development Rights

2017 Humboldt County General Plan - Implementation Action Plan					
Text of Measure	Method	Responsibility	Timing	Cost Range	Policies Implemented
AQ-IM9. Reduce Air Quality Impacts from Surface Mining	Project Review	Current Planning	Ongoing	Normal Operations	AQ-P7. Interagency Coordination

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
Chapter 2 Public Guide				
PG-P14. Planning Commission Committees	Core County Service	Board of Supervisors	Ongoing	Normal Operations
PG-S1. Planning Advisory Committees	Core County Service	Board of Supervisors	Ongoing	Normal Operations
PG-S2. Community Advisory Committees	Core County Service	Board of Supervisors	Ongoing	Normal Operations
Chapter 3 Governance				
G-P2. Board of Supervisors Role	Core County Service	Board of Supervisors	Ongoing	Normal Operations
G-P3. Planning Commission Role	Core County Service	Board of Supervisors	Ongoing	Normal Operations
G-P4. Planning and Building Department's Role	Core County Service	Planning/Administration	Ongoing	Normal Operations
G-P6. Environmental Justice	Core County Service	Board of Supervisors	Ongoing	Normal Operations
G-P8. Required Findings and Criteria for Amendments	Project Review	Board of Supervisors	Ongoing	Normal Operations
G-P9. Errors in the Plan	Core County Service	Long Range Planning	Annually	Normal Operations
G-P11. Accessibility	Core County Service	Long Range Planning	Ongoing	Normal Operations
G-P17. Incorporation	Core County Service	Board of Supervisors	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
G-P22. Tribal Government Coordination				
G-P23. Tribal General Plans	Project Review	Current Planning	Ongoing	Normal Operations
G-P27. Military Training Routes	Project Review	Current Planning	Ongoing	Normal Operations
G-P31. Common Sense Principle	Core County Service	Board of Supervisors	Ongoing	Normal Operations
G-S1. Environmental Justice	Project Review	Current Planning	Ongoing	Normal Operations
G-S2. Tribal Government Coordination				
G-S5. Planning Advisory Committees	Core County Service	Board of Supervisors	Ongoing	Normal Operations
G-S6. Community Advisory Committees	Core County Service	Board of Supervisors	Ongoing	Normal Operations
Chapter 4 Land Use Element – Growth Planning				
GP-P3. Urban Levels of Development	Project Review	Current Planning	Ongoing	Normal Operations
GP-P5. Connection to Public Wastewater Systems within Urban Service Areas	Project Review	Current Planning	Ongoing	Normal Operations
GP-P6. Use of On-Site Sewage Systems within Urban Development Areas	Project Review	Current Planning	Ongoing	Normal Operations
GP-P7. Connection to Public Water Systems	Project Review	Current Planning	Ongoing	Normal Operations
GP-P10. Conversion of Resource Lands				
GP-S9. Urban Reserve	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
Chapter 4 Land Use Element – Urban Lands				
UL-P3. Streamlined Approval of Business Expansion	Zoning Regulations	Long Range Planning	2 to 5 Years	< \$10,000
UL-P5. Community Identity	Project Review	Current Planning	Ongoing	Normal Operations
UL-P11. Natural Amenities	Project Review	Current Planning	Ongoing	Normal Operations
UL-P15. High Density Uses Near Parks	Zoning or Plan Map Revision	Long Range Planning	Ongoing	Normal Operations
UL-P17. Underground Utilities	Core County Service	Public Works	Ongoing	Normal Operations
UL-P18. Landscaping	Project Review	Current Planning	Ongoing	Normal Operations
UL-S5. Landscaping Standards	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 4 Land Use Element – Rural Lands				
RL-P1. Compatible with Resource Production	Project Review	Current Planning	Ongoing	Normal Operations
RL-P2. Water Withdrawal	Project Review	Current Planning	Ongoing	Normal Operations
RL-P3. Rural Commercial Uses	Project Review	Current Planning	Ongoing	Normal Operations
RL-P4. Fire Safety Hazards	Core County Service	Planning/Administration	Ongoing	Normal Operations
RL-P6. Rural Development in the King Range	Project Review	Current Planning	Ongoing	Normal Operations
RL-S1. Compatibility with Timber and Agricultural Production	Project Review	Current Planning	Ongoing	Normal Operations
RL-S2. Subdivisions Near Identified Resource Lands	Project Review	Current Planning	Ongoing	Normal Operations
RL-S3. Cottage Industry Standards	Zoning Regulations	Long Range Planning	1 to 2 Years	< \$10,000

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
RL-S4. Subdivision Standards	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 4 Land Use Element – Agricultural Resources				
AG-P8. Right to Farm or Harvest	Project Review	Current Planning	Ongoing	Normal Operations
AG-P9. Predator Control	Core County Service	HRCDA/Agricultural Commissioner	Ongoing	Normal Operations
AG-P11. Support Vegetative Management Programs	Core County Service	Fire Safe Council	Ongoing	Normal Operations
AG-P12. Advice from Agricultural Community	Core County Service	Long Range Planning	Ongoing	Normal Operations
AG-P14. Residential Uses on Timberland Production Zone (TPZ) Lands within Agricultural Preserves	Project Review	Current Planning	Ongoing	Normal Operations
AG-S2. Agricultural Grazing (AG) Land	Project Review	Current Planning	Ongoing	Normal Operations
AG-S3. Subdivision of Planned Agricultural Grazing Lands	Project Review	Current Planning	Ongoing	Normal Operations
AG-S5. Historical Preservation	Project Review	Current Planning	Ongoing	Normal Operations
AG-S6. Resource Protection Acquisition Program	Project Review	Current Planning	Ongoing	Normal Operations
AG-S7. Prime Agricultural Land	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 4 Land Use Element – Forest Resources				
FR-P4. Broader Use of Long-Term Timber Management Plan(s)	Core County Service	Board of Supervisors	Ongoing	Normal Operations
FR-P5. Forest and Rangeland Improvement Programs	Legislative/Grants	Board of Supervisors	Ongoing	Normal Operations
FR-P7. Innovative Forestland Programs	Core County Service	Board of Supervisors	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
FR-P16. Public Utilities on TPZ Lands	Project Review	Current Planning	Ongoing	Normal Operations
FR-P19. Planned Compatible Uses	Project Review	Current Planning	Ongoing	Normal Operations
FR-P20. Fire Safety Hazards	Core County Service	Planning/Administration	Ongoing	Normal Operations
FR-P22. Maintain Public Roads	Core County Service	Public Works	Ongoing	Normal Operations
FR-S2. Forestland-Residential Interface (FRI)	Project Review	Current Planning	Ongoing	Normal Operations
FR-S3. State Clearance	Project Review	Project Review	Current Planning	Ongoing
FR-S4. Timberland Subdivisions	Project Review	Current Planning	Ongoing	Normal Operations
FR-S5. Harvest Road Access Protection	Plan or Study	Public Works	2 to 5 Years	< \$50,000
Chapter 4 Land Use Element – Public Lands				
PL-P1. Management Plans	Core County Service	Board of Supervisors	Ongoing	Normal Operations
PL-P2. In-holdings	Project Review	Current Planning	Ongoing	Normal Operations
PL-P3. Acquisitions	Core County Service	Board of Supervisors	Ongoing	Normal Operations
PL-P4. Resource Production Lands	Core County Service	Board of Supervisors	Ongoing	Normal Operations
PL-P5. Eminent Domain	Core County Service	Board of Supervisors	Ongoing	Normal Operations
PL-P6. Planning Adjacent to Public Lands	Project Review	Current Planning	Ongoing	Normal Operations
PL-P7. Public Access	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
PL-P8. Private Ownership	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 5 Community Infrastructure and Services Element				
IS-P3. Requirements for Discretionary Development	Project Review	Current Planning	Ongoing	Normal Operations
IS-P11. Out of Area Service to Address Threats to Public Health	Core County Service	Board of Supervisors	Ongoing	Normal Operations
IS-P12. Road and Drainage System Funding Sources	Plan or Study	Public Works	2 to 5 Years	< \$50,000
IS-P14. Law Enforcement	Core County Service	Long Range Planning	Ongoing	Normal Operations
IS-P15. Expanded Fire Protection Services	Core County Service	Board of Supervisors	Ongoing	Normal Operations
IS-P18. Parks and Recreation Service in Urban Development Areas	Core County Service	Board of Supervisors	Ongoing	Normal Operations
IS-P19. Private Recreation Facilities	Core County Service	Board of Supervisors	Ongoing	Normal Operations
IS-P22. County Library Facilities and Services	Core County Service	County Administration	Ongoing	Normal Operations
IS-P23. Conversion of School Facilities	Project Review	Current Planning	Ongoing	Normal Operations
IS-P24. Building Permit Referrals	Project Review	Building	Ongoing	Normal Operations
IS-P25. Fire Service Impacts from New Development	Project Review	Current Planning	Ongoing	Normal Operations
IS-S3. Infrastructure Project CEQA and NEPA Land Use Consistency Determinations	Project Review	Current Planning	Ongoing	Normal Operations
IS-S4. Subdivisions Outside of Fire District Boundaries	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
IS-S5. Other Development Outside of Fire District Boundaries	Project Review	Current Planning	Ongoing	Normal Operations
IS-P26. Unincorporated Legacy Communities	Amendment to the Zoning or General Plan Map	Long Range Planning	At the time of subsequent Housing Element Updates	Normal Operations
IS-S6. Water and Wastewater Service Commitment for Proposed Development Projects	Project Review	Current Planning	Ongoing	Normal Operations
IS-S10. Interim Parks and Recreation Standards	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 6 Telecommunications Element				
T-P1. Development of Communications Infrastructure and Services	Core County Service	Board of Supervisors	Ongoing	Normal Operations
T-P7. County Right-Of-Way and Net Neutrality	Core County Service	Board of Supervisors	Ongoing	Normal Operations
T-P8. Telecommuting	Project Review	Current Planning	Ongoing	Normal Operations
T-P12. Workforce Development	Core County Service	County Administration	Ongoing	Normal Operations
T-P15. E-911	Core County Service	County Administration	Ongoing	Normal Operations
T-P16. Cable Franchise Ordinance	Core County Service	County Administration	Ongoing	Normal Operations
T-P17. Free internet Access	Core County Service	Board of Supervisors	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
T-P18. Trip Reduction	Core County Service	Board of Supervisors	Ongoing	Normal Operations
T-P20. Localism	Core County Service	Board of Supervisors	Ongoing	Normal Operations
Chapter 7 Circulation Element				
C-P2. Consideration of Land Uses in Transportation Decision Making	Core County Service	Public Works	Ongoing	Normal Operations
C-P4. Mitigation Measures	Project Review	Current Planning	Ongoing	Normal Operations
C-P5. Level of Service Criteria	Project Review	Current Planning	Ongoing	Normal Operations
C-P8. Coordination Between County Agencies	Core County Service	Public Works	Ongoing	Normal Operations
C-P9. Circulation Planning for Bicycles, Pedestrians and Transit	Project Review	Public Works	Ongoing	Normal Operations
C-P10. Regional Transportation Demand Management Funding	Legislative Advocacy / Seeking Grants	Board of Supervisors	Ongoing	Normal Operations
C-P12. Countywide Traffic Impact Fee Program	Core County Service	Public Works	Ongoing	Normal Operations
C-P13. Acceptance of Roads into the County Maintained Road System	Project Review	Public Works	Ongoing	Normal Operations
C-P16. Prioritization of Investments	Core County Service	Public Works	Ongoing	Normal Operations
C-P18. County Feedback to School Districts Regarding Transportation Planning	Core County Service	Public Works	Ongoing	Normal Operations
C-P22. Public Transit	Core County Service	Public Works	Ongoing	Normal Operations
C-P24. Long Term Transit Plan	Core County Service	Public Works	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
C-P27. Multimodal Level of Service (LOS) and Quality of Service (QOS) Standards	Core County Service	Public Works	Ongoing	Normal Operations
C-P32. On-Street Parking	Core County Service	Public Works	Ongoing	Normal Operations
C-P34. Traffic Calming	Core County Service	Public Works	Ongoing	Normal Operations
C-P35. Protection of Designated Pedestrian and Bicycle Routes	Core County Service	Current Planning	Ongoing	Normal Operations
C-P36. Bicycle Facilities	Core County Service	Public Works	Ongoing	Normal Operations
C-P37. Preservation of Railroad Right-of-Ways	Core County Service	Public Works	Ongoing	Normal Operations
C-P38. Develop a Regional Trails System	Core County Service	Public Works	Ongoing	Normal Operations
C-P40. Channel Maintenance	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-P41. Commercial Fishing Facilities	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-P42. Public Infrastructure Supporting Private Investment	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-P43. Marine Transportation	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-P44. Re-establishing Regional Rail Service	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-P45. Expansion of Airline Service	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-P46. Commercial Areas	Project Review	Current Planning	Ongoing	Normal Operations
C-P50. Highway Improvement	Core County Service	Board of Supervisors	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
C-P51. Discretionary Road Funds	Core County Service	Board of Supervisors	Ongoing	Normal Operations
C-S4. Pavement Management Criteria	Core County Service	Public Works	Ongoing	Normal Operations
C-S6. Prioritizing Road Maintenance Projects	Core County Service	Public Works	Ongoing	Normal Operations
C-S7. Transit, Bicycle, and Pedestrian Quality/Level of Service Standards	Core County Service	Public Works	Ongoing	Normal Operations
C-S11. Developer’s Preference	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 9 Economic Development Element				
ED-P2. Financial Resources	Legislative/Grants	County Administration	Ongoing	Normal Operations
ED-P3. Job Growth and Workforce	Core County Service	Current Planning	Ongoing	Normal Operations
ED-P4. Affordable Housing	Core County Service	Board of Supervisors	Ongoing	Normal Operations
ED-P6. Aging Population	Plan or Study	Board of Supervisors	Ongoing	Normal Operations
ED-P18. Higher Education	Legislative/Grants	Board of Supervisors	Ongoing	Normal Operations
ED-P19. Local Vendor Preference	Plan or Study	County Administration	1 to 2 Years	Normal Operations
ED-P20. Value Added Manufacturing	Core County Service	Board of Supervisors	Ongoing	Normal Operations
ED-P21. Tribal Government Partnership	Core County Service	Board of Supervisors	Ongoing	Normal Operations
ED-P22. Telecommuting and Workforce Development	Core County Service	Board of Supervisors	Ongoing	Normal Operations
Chapter 10 Conservation and Open Space Elements – Open Space				

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Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
CO-P6. Community Separation	Project Review	Current Planning	Ongoing	Normal Operations
CO-P7. Development within Community Separation Areas	Project Review	Current Planning	Ongoing	Normal Operations
CO-P10. Encourage Private Outdoor Recreation	Core County Service	Board of Supervisors	Ongoing	Normal Operations
CO-P11. Public Recreation	Core County Service	Board of Supervisors	Ongoing	Normal Operations
CO-P12. Development Review	Project Review	Current Planning	Ongoing	Normal Operations
CO-S1. Identification of Local Open Space Plan	Core County Service	Long Range Planning	Ongoing	Normal Operations
CO-S5. Lot Line Adjustments on Resource Lands	Project Review	Current Planning	Ongoing	Normal Operations
CO-S6. Development in Community Separation Areas	Project Review	Current Planning	Ongoing	Normal Operations
CO-S7. Subdivisions in Community Separation Areas	Project Review	Current Planning	Ongoing	Normal Operations
CO-S8. Location of Community Separation Areas	Plan or Study	Long Range Planning	5 Years	< \$50,000
Chapter 10 Conservation and Open Space Elements – Biological Resources				
BR-P10. Invasive Plant Species	Core County Service	Public Works	Ongoing	Normal Operations
BR-P12. Landmark Trees	Preparation of an additional Plan or Study	Long Range Planning	Within 5 Years	TBD
BR-S1. Development Excluded from Sensitive Habitat Policies	Project Review	Current Planning	Ongoing	Normal Operations
BR-S2. Agency Consultation	Project Review	Current Planning	Ongoing	Normal Operations
BR-S3. Critical Habitat Defined	Project Review	Long Range Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
BR-S4. Sensitive Habitat Defined	Project Review	Long Range Planning	Ongoing	Normal Operations
BR-S13. Principally Permitted Accessory Use	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 10 Conservation and Open Space Elements – Mineral Resources				
MR-P2. Production and Conservation	Core County Service	Board of Supervisors	Ongoing	Normal Operations
MR-P3. Right to Mine	Project Review	Current Planning	Ongoing	Normal Operations
MR-P5. Sand and Gravel Extraction and Mean Annual Recruitment	Project Review	Current Planning	Ongoing	Normal Operations
MR-P6. New Permit Applications on over-subscribed River Segments	Project Review	Current Planning	Ongoing	Normal Operations
MR-P7. Reclamation	Project Review	Current Planning	Ongoing	Normal Operations
MR-P9. Location of Mineral Haul Routes	Project Review	Current Planning	Ongoing	Normal Operations
MR-P10. Maintenance of Mineral Haul Routes	Project Review	Current Planning	Ongoing	Normal Operations
MR-P11. Permit Conditions to Reduce Impacts	Project Review	Current Planning	Ongoing	Normal Operations
MR-P12. Off-Channel Terrace Mining	Project Review	Current Planning	Ongoing	Normal Operations
MR-P13. Protection of In-stream Water Collection and Transmission Facilities on the Mad River	Project Review	Current Planning	Ongoing	Normal Operations
MR-S1. Surface Mining Standards	Project Review	Current Planning	Ongoing	Normal Operations
MR-S2. Timberland Conversion	Project Review	Current Planning	Ongoing	Normal Operations
MR-S3. Permitted Land Use Designations	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
MR-S4. Reclamation Plan Requirements	Project Review	Current Planning	Ongoing	Normal Operations
MR-S5. Forest and Agricultural Borrow Pits	Project Review	Current Planning	Ongoing	Normal Operations
MR-S6. Subdivision for Mineral Production	Project Review	Current Planning	Ongoing	Normal Operations
MR-S7. Hearing Notification	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 10 Conservation and Open Space Elements – Waste Management				
WM-P3. Joint Facility Planning	Core County Service	Environmental Health	Ongoing	Normal Operations
WM-S1. Solid Waste Facility Permit	Project Review	Current Planning	Ongoing	Normal Operations
WM-S2. Solid Waste Disposal Facility Conformance with Countywide Integrated Waste Management Plan (CIWMP)	Project Review	Current Planning	Ongoing	Normal Operations
WM-S3. Solid Waste Facility Consistency with State and Federal Laws	Project Review	Current Planning	Ongoing	Normal Operations
WM-S4. Land Use Permits for Solid Waste Facilities	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 10 Conservation and Open Space Elements – Cultural Resources				
CU-S1. Significant Cultural Resources Defined	Project Review	Current Planning	Ongoing	Normal Operations
CU-S2. Confidentiality	Project Review	Current Planning	Ongoing	Normal Operations
CU-S3. Cultural Resources Community	Project Review	Current Planning	Ongoing	Normal Operations
CU-S5. Professional Archaeologist Qualification Standards and Practices	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 10 Conservation and Open Space Elements – Scenic Resources				

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
SR-P1. Working Landscapes	Core County Service	Board of Supervisors	Ongoing	Normal Operations
SR-S2. Scenic Highway Standards	Project Review	Current Planning	Ongoing	Normal Operations
SR-S4. Light and Glare	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 11 Water Resources Element				
WR-P1. Sustainable Management	Project Review	Current Planning	Ongoing	Normal Operations
WR-P3. Proactive Protections	Core County Service	Long Range Planning	Ongoing	Normal Operations
WR-P6. Subdivisions Water Supply	Project Review	Current Planning	Ongoing	Normal Operations
WR-P8. Requirements for Water Storage in Flow Impaired Watersheds	Project Review	Current Planning	Ongoing	Normal Operations
WR-P14. Groundwater Quality Protection	Project Review	Current Planning	Ongoing	Normal Operations
WR-P15. Saltwater Intrusion	Project Review	Current Planning	Ongoing	Normal Operations
WR-P18. State and Federal Regulation	Core County Service	Board of Supervisors	Ongoing	Normal Operations
WR-P19. Alternative Disposal Systems	Core County Service	Board of Supervisors	Ongoing	Normal Operations
WR-P20. Rain Catchment Systems	Project Review	Current Planning	Ongoing	Normal Operations
WR-P46. Fish Passage Designs	Core County Service	Public Works	Ongoing	Normal Operations
WR-S4. Water Withdrawal Permitting	Project Review	Current Planning	Ongoing	Normal Operations
WR-S5. Subdivisions Demonstration of Sufficient Water Supply	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
WR-S7. Erosion and Sediment Discharge	Project Review	Current Planning	Ongoing	Normal Operations
WR-S9. Projects in Proximity to Wild and Scenic Rivers	Project Review	Current Planning	Ongoing	Normal Operations
WR-S10. Micro Hydroelectric	Project Review	Current Planning	Ongoing	Normal Operations
WR-S11. Water Export Projects on Humboldt County Rivers	Core County Service	Board of Supervisors	Ongoing	Normal Operations
WR-S12. Minimizing Effects of Water Exports	Core County Service	Board of Supervisors	Ongoing	Normal Operations
Chapter 12 Energy Element				
E-P2. Oil and Gas Development	Project Review	Current Planning	Ongoing	Normal Operations
E-P7. County Building Design Standards	Core County Service	Public Works	Ongoing	Normal Operations
E-P8. Electrical Transmission	Core County Service	Board of Supervisors	Ongoing	Normal Operations
E-P9. Electricity Buyback	Core County Service	Board of Supervisors	Ongoing	Normal Operations
E-P10. Transportation Management Plans	Core County Service	Current Planning	Ongoing	Normal Operations
E-P15. Land Use Planning and Compatibility	Core County Service	Board of Supervisors	Ongoing	Normal Operations
E-P16. Sustainable Biomass Energy Production	Core County Service	Board of Supervisors	Ongoing	Normal Operations
E-S1. Oil and Gas	Project Review	Current Planning	Ongoing	Normal Operations
E-S2. Application Requirements and Standards for Oil and Gas Energy Exploration or Extraction Projects	Project Review	Current Planning	Ongoing	Normal Operations
E-S3. Wind Generating Facilities	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
E-S4. Oil and Gas Pipelines	Project Review	Current Planning	Ongoing	Normal Operations
E-S5. Electrical Transmission Lines	Project Review	Current Planning	Ongoing	Normal Operations
E-S6. Solar Access Protection	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 13 Noise Element				
N-P1. Minimize Noise from Stationary and Mobile Sources	Project Review	Current Planning	Ongoing	Normal Operations
N-P2. Guide to Land Use Planning	Core County Service	Long Range Planning	Ongoing	Normal Operations
N-S1. Land Use/Noise Compatibility Matrix	Project Review	Current Planning	Ongoing	Normal Operations
N-S3. Environmental Review Process	Project Review	Current Planning	Ongoing	Normal Operations
N-S4. Noise Study Requirements	Project Review	Current Planning	Ongoing	Normal Operations
N-S5. Uniform Building Code	Project Review	Building	Ongoing	Normal Operations
N-S5. Noise Standards for Habitable Rooms	Project Review	Current Planning	Ongoing	Normal Operations
N-S6. Noise Reduction Requirements for Exterior Areas in Residential Zones	Project Review	Current Planning	Ongoing	Normal Operations
N-S7. Short-term Noise Performance Standards (Lmax)	Project Review	Current Planning	Ongoing	Normal Operations
Chapter 14 Safety Element				
S-P1. Reduce the Potential for Loss	Core County Service	Long Range Planning	Ongoing	Normal Operations
S-P2. Coastal Zone Hazards	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
S-P3. Hazard Education	Core County Service	OES	Ongoing	Normal Operations
S-P6. Military Operating Areas	Project Review	Current Planning	Ongoing	Normal Operations
S-P8. Improved Information	Core County Service	Board of Supervisors	Ongoing	Normal Operations
S-P9. Earthquake Mitigation Planning	Plan or Study	OES	Ongoing	TBD
S-P10. Cascadia Event Disaster Response	Core County Service	OES	Immediately	Normal Operations
S-P11. Site Suitability	Project Review	Current Planning	Ongoing	Normal Operations
S-P12. Federal Flood Insurance Program	Core County Service	Building	Ongoing	Normal Operations
S-P13. Flood Plains	Project Review	Current Planning	Ongoing	Normal Operations
S-P15. Construction Within Special Flood Hazard Areas	Project Review	Current Planning	Ongoing	Normal Operations
S-P16. Development on, or Adjacent to, Coastal Bluffs and Beaches	Project Review	Current Planning	Ongoing	Normal Operations
S-P22. Prescribed Burning	Core County Service	Fire Safe Council	Ongoing	Normal Operations
S-P23. Hazardous Fuel Reduction	Core County Service	Fire Safe Council	Ongoing	Normal Operations
S-P27. Alternative Owner Builder High and Very High Fire Severity Zones	Project Review	Current Planning	Ongoing	Normal Operations
S-P28. Development Compatibility	Core County Service	Board of Supervisors	Ongoing	Normal Operations
S-P30. Obstruction-free Approach Surfaces	Project Review	Current Planning	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
S-P32. Hazardous Industrial Development	Project Review	Current Planning	Ongoing	Normal Operations
S-P33. Hazardous Waste	Project Review	Current Planning	Ongoing	Normal Operations
S-P37. Tsunami Ready Program	Core County Service	Board of Supervisors	Ongoing	Normal Operations
S-S1. Geologic Report Requirements	Project Review	Current Planning	Ongoing	Normal Operations
S-S2. Landslide Maps	Project Review	Building	Ongoing	Normal Operations
S-S3. Alquist-Priolo Fault Hazard Zones	Project Review	Building	Ongoing	Normal Operations
S-S4. Tsunami Emergency Response Plan	Core County Service	OES	Ongoing	Normal Operations
S-S6. Flood Plains	Project Review	Current Planning	Ongoing	Normal Operations
S-S7. Tsunamis	Project Review	Current Planning	Ongoing	Normal Operations
S-S9. SRA Fire Safe Regulations	Project Review	Current Planning	Ongoing	Normal Operations
S-S10. California Building Codes	Project Review	Current Planning	Ongoing	Normal Operations
S-S11. California Fire Code	Project Review	Current Planning	Ongoing	Normal Operations
S-S12. Fire Hazard Severity Zone Maps	Project Review	Current Planning	Ongoing	Normal Operations
S-S15. Airport Land Use Compatibility Zone Overlay	Project Review	Current Planning	Ongoing	Normal Operations
S-S16. Hazardous Materials Handling and Emergency Response	Project Review	Current Planning	Ongoing	Normal Operations
S-S17. Transport of Nuclear Materials	Core County Service	Board of Supervisors	Ongoing	Normal Operations

2017 Humboldt County General Plan - Implementation Action Plan				
Policies and Standards Not Directly Associated with Implementation Measures				
Text	Method	Responsibility	Timing	Cost
Chapter 15 Air Quality Element				
AQ-P1. Reduce Length and Frequency of Vehicle Trips	Project Review	Current Planning	Ongoing	Normal Operations
AQ-P2. Reduce Localized Concentrated Air Pollution	Project Review	Current Planning	Ongoing	Normal Operations
AQ-P6. Buffering Land Uses	Project Review	Current Planning	Ongoing	Normal Operations
AQ-P13. Forest Sequestration and Biomass Energy	Core County Service	Board of Supervisors	Ongoing	Normal Operations
AQ-P17. Preservation and Replacement of On-site Trees	Project Review	Current Planning	Ongoing	Normal Operations
AQ-S1. Construction and Grading Dust Control	Project Review	Building	Ongoing	Normal Operations
AQ-S4. Buffering Land Uses	Project Review	Current Planning	Ongoing	Normal Operations
AQ-S5. Sensitive Receptors	Project Review	Current Planning	Ongoing	Normal Operations
AQ-S6. Preservation and Replacement of On-site Trees	Project Review	Current Planning	Ongoing	Normal Operations

Appendix B Glossary and Definitions

Some terms included in this Glossary may have specific legislative or regulatory definitions, in which case such definitions shall prevail. This glossary is intended to provide generalized, useful, readable definitions to assist the reader, but does not supplant applicable legislative and regulatory definitions.

Glossary of General Terms:

Access: A public right-of-way or prescriptive easement normally required to a parcel before subdivision is approved.

Active Recreation: Recreational pursuits that involve activities or the use of equipment for which sanctioned areas or support facilities (i.e., play fields, rinks, bowls, tracks, etc.) are required; as opposed to passive recreation, such as hiking, fishing, sunbathing.

Ad Hoc Work Group. A self-appointed group of persons with a diversity of interests that came together in 2012 to advise the Board of Supervisors on the Draft Plan.

Adult Entertainment Establishments: A businesses where persons may appear in a state of nudity for the purpose of entertaining the patrons of such establishments.

Affordability: The ability of low and moderate income households to accommodate housing costs without having to pay a disproportionate share of their income. Those households occupying housing units whose housing costs are greater than 25% of their gross income are considered to be "overpaying".

- a. *Very Low Income Household:* A household whose income does not exceed 50% of the median household income of the County.
- b. *Other Lower Income Household:* A household whose income is between 50% and 80% of the median household income of the County.
- c. *Moderate Income Household:* A household whose income is between 80% and 120% of the median household income of the County.
- d. *Above Moderate Income Household:* A household whose income exceeds 120% of the median household income.

Agricultural Land Conservation Contract: An agreement between a property owner or owners and the county or city jurisdiction pursuant to the "Williamson Act" (California Government Code Section 56000 et seq.) wherein land is placed into an Agricultural Preserve for a period of 10 years, automatically renewable unless not extended by request of the property owner or city/county.

Agricultural Preserve: Lands subject to a County resolution establishing uniform rules and compatible uses for continued agricultural use. These lands may or may not be under an Agricultural Land Conservation Contract.

Airport Land Use Compatibility Plan: A plan for public use airports adopted by the Airport Land Use Commission, which is the Board of Supervisors in Humboldt County, detailing areas of relative degrees of co-existence of other land uses in proximity to an airport, especially its runways. Typically, these compatibility zones list permissible land uses, residential development densities, heights, and other development parameters to allow for minimizing hazards and nuisances to and from the airport.

Airport Master Plan: A plan adopted by the Airport Land Use Commission detailing facility operations for airport properties. An Airport Master Plan is complimented by an Airport Land Use Compatibility Plan addressing standards for surrounding properties under the influence of the airports' operations.

Alluvium or Alluvial Soils: A general term for clay, silt, sand, gravel or similar unconsolidated detritus material deposited during comparatively recent geologic time by a stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its flood plain or delta, or as a cone or fan at the base of a mountain slope.

Alquist-Priolo Earthquake Fault Zone Act: Formerly the Alquist-Priolo Special Studies Act, this state legislation establishes requirements for the State Geologist to prepare and publish maps indicating earthquake fault zones wherein development may be exposed to surface rupture hazards. The Act also directs local agencies to require the preparation of fault evaluation reports for certain classes of development proposed within such zones, peer review of the report, and other disclosure responsibilities for agencies and real estate agents offering such properties for sale or lease.

Alternative Disposal Systems: A method other than a centralized sewer system, a standard or a non-standard water-carried treatment (septic) system intended to treat human-generated waste and wastewater such that it is rendered biologically harmless. Also known as an Alternative Wastewater Treatment System, it includes but is not limited to composting and incineration.

Ambient Air Quality Standards: Health- and welfare-based standards for outdoor air, which identify the maximum acceptable average concentrations of air pollutants during a specified period of time.

Aquaculture: The culture and husbandry of aquatic organisms, including, but not limited to, fish, shellfish, mollusks, crustaceans, kelp, and algae. "Aquaculture" does not include the culture and husbandry of commercially utilized inland crops, including, but not limited to, rice, watercress, and bean sprouts.

Aquifer: An aquifer is a body of saturated rock or sediment through which water can move readily. An aquifer is the underground area that stores groundwater resources.

Area Wide Sources: An area-wide source is defined as any source that emits less than 10 tons per year of a single hazardous air pollutant (HAP) or 25 tons per year of all HAPs.

Arterial (street): In traffic engineering, a term that refers to a higher order class of street designed to provide through transit for large volumes of vehicles. In the hierarchy of street type classification, arterials convey traffic from collector streets to highways or other regional controlled-access road facilities.

Assessor parcel: A tract or plot of land identified for tax assessment purposes.

“Big-Box” Store: A large commercial structure, usually in excess of one acre floor area, where one proprietor or a set of discrete franchises, offer retail sales and services in a centralized warehouse-like setting intended to serve a regional area.

Biodiesel: A biologically derived fuel (biofuel) suitable as a substitute, additive, or extender to petroleum diesel fuel. Biodiesel, an ester, is made using plant matter, vegetable oils, animal fats, algae, or recycled cooking greases.

Board of Supervisors: A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. The board adopts the general plan, zoning, and subdivision regulations.

The “Brown Act”: The Ralph M. Brown Open Meeting Act (commencing with Government Code Section 54950) requires cities and counties to provide advance public notice of hearings and meetings of their councils, boards, and other bodies. Meetings and hearings with some exceptions must be open to the public.

Buffer: A neutral area separating conflicting land uses.

Build To Line: An imaginary line, drawn parallel to the street frontage, along which some portion of the building front *must* be built.

Buildout: The process or end state of land being developed to its planned density or intensity.

CAL FIRE: See “California Department of Forestry and Fire Protection”.

CAL-OSHA: See “California Occupational Health and Safety Administration”.

California Department of Fish and Wildlife (CDFW): An agency of the State of California who, with the Fish and Wildlife Commission, are responsible for the establishment and administration of wildlife management programs for the protection of fish and wildlife species and their habitat. CDFW functions as both a direct permitting and licensing bureau for various resource-related activities, and as a “trustee agency” having input and guidance in the review and approval of development projects involving such species and their habitat.

California Department of Forestry and Fire Protection (CAL FIRE): An agency of the State of California responsible for the administration of state regulations of the growing and harvesting of timber and the provision of fire protection services to rural areas outside of established fire districts.

California Environmental Quality Act (CEQA): (commencing with Public Resources Code Section 21000). In general, CEQA requires that all private and public projects be reviewed prior to approval for their potential adverse effects upon the environment.

California Forest Practices Act: (see “Z’Berg-Nejedly Forest Practice Act”)

California Occupational Health and Safety Administration (CAL-OSHA): An agency of the State of California responsible for the administration of state and local regulations for the protection of persons from worksite related hazards.

California Public Utilities Commission (CPUC): The CPUC regulates privately owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation **companies**, in addition to authorizing video franchises and is comprised of five Governor-appointed Commissioners.

Capital Improvement Program (CIP): A Capital Improvement Program is a local agency's plan, usually with a five-year planning horizon, for providing infrastructure improvements, including project priorities and funding strategies, as defined by Section 65403 of the Government Code.

Category "5" Road Standard: One of a set of six categories of road design criteria within the Humboldt County Subdivision Ordinance detailing right-of-way width, surface improvements, curb & gutter, and shoulder requirements to service the circulation needs for urban and urbanizing areas.

CC&Rs – See "Covenants, conditions and restrictions".

CDFW: See "California Department of Fish and Wildlife".

CEQA: See "California Environmental Quality Act":

Charter City: A city which has been incorporated under its own charter rather than under the general laws of the state. Charter cities have broader powers to enact land use regulations than do general law cities. The City of Eureka and all of California's largest cities are charter cities.

CHERT: See "County of Humboldt Extraction Review Team".

CIP: See "Capital Improvement Program".

Circulation Plan: A module or "element" of a General Plan identifying the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities to determine and constrain the pattern and extent of development. Circulation plans generally contain detailed maps, standards of operation (i.e., Level of Service (LOS) thresholds or criteria, policies), and identifies financing mechanisms for implementation.

City Council: A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The council adopts the local general plan, zoning, and subdivision ordinance.

Citizens Handbook: A reference for educating the public about the many ways they can participate in the County's decision-making process on land use issues.

Cliff Retaining Wall: An upright structure designed to stabilize or prevent erosion of a cut bank or cliff.

Cluster Development; Clustering: A development pattern or layout, usually seen in Planned Unit Developments, where structures are grouped onto relatively smaller lots and the traditional front, side and rear yards areas are reduced and aggregated into larger, common areas. Cluster development is a technique for avoiding hazardous areas, to prevent intrusion into environmentally sensitive areas, or to reduce the costs and disruptions of streets and infrastructure associated with more conventional design layouts.

CNEL: See "Community Noise Equivalent Level"

Community Plan: A portion of the local general plan that focuses on a particular area or community within the city or county. Community plans supplement the policies of the general plan.

Coastal Conservancy: An agency of the State of California established under State law (PRC §31000) to foster planning, acquisition, transfer to public agencies or other appropriate entities, funding and development of coastal access and access facilities, and the protection of agricultural lands.

Coastal Zone: The land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, as officially mapped on 7.5 minute U.S.G.S. quadrangle maps and adopted by the California Coastal Commission, seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five (5) miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards.

Cogeneration: The simultaneous production of electricity and useful thermal energy (e.g., heat or steam) from a common fuel source. This byproduct energy (or "waste" heat) from industrial processes can sometimes be used to power an electric generator. Conversely, byproduct heat from an electric generator can often be used for industrial processes or for other heating purposes.

Collector (street): In traffic engineering, a term that refers to a medium order class of street designed to provide through transit for moderate to large volumes of vehicles. In the hierarchy of street type classification, collectors convey traffic from local streets to arterial streets that in turn connect to highways or other regional controlled-access road facilities.

Common Sense Principle. The General Plan should be interpreted in a common sense manner to encourage reasonable development which can meet the needs of the community with minimal impacts on the environment and demands on public services. Taking a comprehensive view of all relevant plan policies, the result must balance the intent of these policies, in a practical, workable, and sound manner. When using the Common Sense Principle, findings shall be made indicating how the use of this principle balances the needs of the community and Plan policies by the Planning Commission and/or Board of Supervisors.

Community-Based Policing: A concept in law enforcement administration which places an emphasis on a high visibility presence of public safety officers within a community (e.g., foot or horse patrols) and promotes citizen-police interaction through neighborhood watch programs, volunteer citizen patrols, crime prevention education and other outreach programs.

Community Character: The prevailing qualities and characteristics of a community. At a minimum, community character should consider historical development patterns, the present natural and built environment, the resources and needs of the area, and the planned and projected growth.

Community Noise Equivalent Level (CNEL): A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7PM to 10 PM) and nighttime (10PM to 7AM) periods, respectively, to allow for the greater sensitivity to noise during those hours.

Community Plan: A portion of the local general plan that focuses on a particular area or community within the city or county. Community plans supplement the policies of the general plan.

Community Planning Area (CPA): The geographic extent of a Community Plan.

Community Services District (CSD): A special district, governed by an independently elected board of directors, formed to provide any one or more of a range of authorized services, including water, wastewater, fire protection, parks and recreation, and street lighting (see California Government Code Section 61000 and following).

Conditional Use Permit: Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. It is a discretionary permit issued by the Planning Commission for any of the numerous "conditional uses" indicated within the Zoning Ordinance. Findings to allow the granting of a Conditional Use Permit involve an affirmative determination on the project's conformance with the general plan, consistency with zoning regulations, satisfying all related development standards, and that the proposed use and improvements may be operated or maintained in such a manner as to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Conflicting Uses: Land uses by which the quality of each individual use is harmed by the others when they occur together in the same area, due to either competition for limited resources or use by-products which damage alternative uses. When one use prevents another, "conflicting uses" become incompatible uses.

Conservation Easement: Voluntary legal agreement between a landowner and conservation organization (government agency or land trust) that permanently limits some of the land's uses (i.e. development rights, etc.). The property still belongs to the landowner, but restrictions are placed both on the current landowner and on subsequent landowners, based upon the terms of the agreement.

Conversion (of agricultural land): A change in the use or character of agricultural land, through subdivision parcelization, zoning reclassification, or other overt or indirect means, whereby the continued viability of the property for agricultural use is precluded or substantially decreased.

Conveyance of Development Rights: The action of an owner of real property wherein the future rights for further development – either allowed by-right or potentially pursuable through permits or other grants or authorization – is conveyed to another party, generally a public or non-profit agency such as a land trust. Development rights conveyances are generally associated with a deferral of required improvements, to allow for clustered development, or to protect or avoid development in hazardous or environmentally sensitive areas of a property.

Cottage Industry: Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:

- a. Are conducted by occupants on the premises and not more than 3 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 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 principal use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.

County of Humboldt Extraction Review Team (CHERT): A technical review committee appointed by the Board of Supervisors that reviews surface mining operations.

County Service Area (CSA): A special district governed by the Board of Supervisors formed to provide any one or more of a range of authorized service including water, wastewater, fire protection, parks and recreation, and street lighting within an area of the County (see California Government Code Section 25210.1 and following).

County Water District: A special district, governed by an independently elected board of directors, formed to provide water service, but can also provide a limited range of other services (see California Water Code Section 30000 and following).

Covenants, conditions and restrictions (CC&R's): Covenants, Conditions, and Restrictions are private legal restrictions on the use of land, contained in the deed to the property or otherwise formally recorded. CC&R's are enforced by home owner's associations, not by the County.

CPUC: See "California Public Utilities Commission"

Criteria Air Pollutant: An air pollutant for which acceptable levels of exposure can be determined and for which an ambient air quality standard has been set. Examples include: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM₁₀, and PM_{2.5}.

Critical Water Supply Area: The specific area, used by a municipality or community for its water supply system, which is so limited in area that it is susceptible to a potential risk of contamination from development activities.

Cumulative Impacts: Two or more individual effects which, when considered together, are considerable or which compound or increase other impacts.

dB (Decibel): a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA: "A-weighted decibels". A measurement of noise weighted to reflect the sound frequency range audible to the human ear.

Density: In the context of land use planning, the number of residential living units per unit area, such as seven units per acre.

Density Bonus: An increase in the allowable number of dwelling units granted by the city or county in return for the project's providing low- or moderate-income housing (see Government Code Section 65915).

Design Review: A process in which the exterior expression of a development project's design are reviewed against a set of desired features or characteristics in the interest of promoting visual harmony and coordinated design in a given area. For purposes of this Plan, design review does not involve discretionary review by an appointed or elected panel or board, but ministerial review against a checklist of parameters, constraints, and favorable characteristics detailed within the design review standards ordinance.

Design Review Committee: A group appointed a city or county elected officials to consider the design and aesthetics of development within design review zoning districts.

Design Review Standards: A checklist of parameters, constraints, favorable characteristics, and desirable attributes against which development project proposals are reviewed.

Design Standards Committee (DSC): An ad hoc committee appointed by the Board of Supervisors responsible for developing design review standards.

Detention Basin: A topographic feature, either naturally occurring or terra-formed where stormwater runoff is intercepted and detained to reduce peak discharge volumes into downstream watercourses.

Developed: Developed with a structure that is a principle or conditionally use permitted under a parcel's land use designation in the applicable general plan.

Development: As defined in California Government Code Section 65927: Development means, on land, or in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the intensity of use of land including but not limited to subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity or use of water, or of access to thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973 (commencing with Section 4511 of the Public Resources Code).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Section 56021, or the "reorganization", as defined in Section 56073.

Development Fees: Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

Development Review. Evaluation of proposed development by the County. This term is used to describe all types of evaluation, including, but not limited to, ministerial "over-the-counter" permits as well as discretionary evaluations, for instance conditional use permits.

Dikes: A bank constructed to control or confine tidal, river, or other waters.

Discretionary Project: Discretionary project means an activity defined as a project which requires the exercise of judgment, deliberation, or decision on the part of the public agency or body in the process of approving or disapproving a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Downzone: This term refers to the rezoning of land to a more restrictive or less intensive zone (for example, from multi-family residential to single-family residential or from residential to agricultural).

Drip Line: The outer edge of a tree crown or canopy.

Dwelling Unit: A housing unit. (See Housing Unit).

Earthquake Fault Zone: A delineated area established under the provisions of the Alquist-Priolo Earthquake Fault Zone Act, wherein certain classes of development projects are subject to geologic investigations, report review, and disclosure requirements.

Easement: A recorded right or interest in the land of another, which entitles a holder thereof to a use, privilege or benefit over said land.

Ecosystem Services. The contributions that a biological community and its habitat provide to our day-to-day lives (National Oceanic and Atmospheric Administration). Examples of ecosystem services include basic services like the delivery of food, fresh water, fresh air, wood and fiber, and medicine – and services that are less tangible and harder to measure but equally critical: regulating services like carbon sequestration, erosion control, and pollination; cultural services like recreation, ecotourism, and educational and spiritual values; and supporting services like nutrient cycling, soil formation, and primary productivity (United States Department Agriculture).

EIR: See “Environmental Impact Report”

Eminent Domain: The power of a governmental entity to take privately owned property, especially land, and convert it to public use, subject to reasonable compensation for the taking.

Endangered Species: These species' prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Energy Star: A U.S. Environmental Protection Agency program that began in 1992 as a voluntary labeling program designed to identify and promote energy-efficient products to reduce greenhouse gas emissions.

Environmental Impact Report (EIR): A report that analyzes the environmental effects of a proposed project prepared pursuant to the California Environmental Quality Act of 1970.

Environmental Impact Statement: Similar to an EIR, but a federal level document prepared pursuant to the National Environmental Policy Act of 1969.

Environmentally Sensitive Areas: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (Coastal Act Section 30107.5), including: areas of special biological significance as identified by the State Water Resources Control Board; rare and endangered species habitat identified by the State Department of Fish and Wildlife; all coastal wetlands and lagoons; all marine, wildlife and education and research reserves; nearshore reefs; tidepools; sea caves; islets and offshore rocks; kelp beds; indigenous dune plant habitats; and wilderness and primitive areas.

Ephemeral Stream: A watercourse whose waterflows occur less than year-round, in episodic events such as following a rainstorm.

Fault: A surface or zone of rock fracture along which there has been displacement from a few centimeters to a few kilometers.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Federal Emergency Management Agency (FEMA): Federal agency responsible for management of natural hazards, including the flood plain zones.

Fee: A charge imposed on an applicant or property owner to defray the cost of providing public facilities or services. There are three types of fees: (1) fees for services (such as water or wastewater service) generally referred to as service charges; (2) fees for regulatory activities such as plan review fees; and (3) development fees, which include impact fees that are levied on a developer to off-set the cost of infrastructure to serve that development.

Feed Lot: A large yard with pens or stables, other than those part of a typical livestock ranch, where cattle, sheep, etc. are kept for finishing, shipment or slaughter.

Fill: Earth or other substance or material, including piling placed for the purpose of erecting structures thereon, placed in a submerged area.

Final Map Subdivision: Final map subdivisions (also called tract maps or major subdivisions) are land divisions which create five or more lots. They must be consistent with the general plan and are generally subject to stricter requirements than parcel maps. Such requirements may include installing road improvements, the construction of drainage and sewer facilities, parkland dedications, and more.

Fire Protection District: A special district, in most instances governed by an independently elected board of directors, formed to provide fire protection services (see California Health and Safety Code Section 13800 and following).

Flood, 100-Year: A flood having a one percent chance of occurring in any single year.

Flood Hazard Areas, or Floodplain: Typically refers to those areas subject to inundation by a 100-year flood; or, other defined flood event or flood risk area.

Floor Area Ratio: Abbreviated as FAR, this is a measure of development intensity. FAR is the ratio of the amount of floor area of a building to the amount of area of its site. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5. A FAR greater than 1 indicates allowance for multi-story buildings. A FAR of 3 indicates a three-story building covering the entire lot.

Forestland: Resource land which may include conifer, timberland, oak woodland and other hardwood types.

Forest Operations: The cutting and/or removal of timber or other solid wood forest products for forest management or commercial purposes, together with all of the work incidental to the harvest including, but not limited to: construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, landings, skid trails, beds for the falling of trees, and fire hazard abatement (Public Resources Code Section 4527(a)(1) and (2))

Forest Practices Act: Z'Berg-Nejedly Forest Practices Act"

Form-Based Code: A regulatory document or type of zoning code that controls land use by placing primary emphasis on the physical form of the built environment with the end goal of producing a specific type of “place”.

Framework Plan: Volume I of the Humboldt County General Plan adopted in 1984 establishing county-wide policies for land uses, hazard avoidance, resource protection, and public facilities and services. The Framework Plan is supplemented by the elements of Volume II, including the Housing Element, Hazardous Waste Plan, Integrated Solid Waste Plan, Airport Master Plan, and the Community Plans.

General Law City: A city incorporated under and administered in accordance with the general laws of the state. See also Charter law city.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.).

General Plan Amendment: A revision to the text or maps of a general plan. Under California state law, the Legislative Body (Board of Supervisors or City Council) is the only recognized entity authorized to instigate and direct such changes.

Geologic Hazards: include the following:

1. seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction and in local and regional seismic safety plans;
2. tsunami runup areas identified on U.S. Army Corps of Engineers 100-year recurrence maps, by other scientific or historic studies and other known areas of tsunami risk;
3. landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;
4. beach areas subject to erosion; and
5. other geologic hazards such as expansive soils and subsidence areas.

GHGs: See “Greenhouse Gases”

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

"Granny" Housing: Typically, this refers to a second dwelling attached to or separate from the main residence that houses one or more elderly persons.

Grandfathering. The act of recognizing a non-conforming land use, a use which was lawfully conducted prior to the effective date of the use regulations for the area in which it is located and with which regulations it does not comply.

Greater Eureka Area Travel Model (GEATM): A county-wide travel demand forecasting model used to assess impacts of land use and transportation changes, and help determine the effectiveness of potential improvements to the road system.

Greenbelt: Areas of natural terrain, drainage, and vegetation located adjacent to undeveloped areas or between adjoining developed areas slated for open space uses (buffers between development and hazardous or environmentally sensitive areas and other adjoining development, for non-vehicular paths and trails, and other passive recreation uses as appropriate).

Greenhouse Gases (GHGs): Carbon dioxide and other gases that trap heat radiating from the Earth's surface much like a greenhouse's windows trap heat from radiating sunlight.

Groundwater Basin: A groundwater basin is the aboveground area from which water flows or seeps into a particular aquifer or series of linked aquifers.

Groundwater Transfer: Groundwater transfer refers to the mechanical or artificial relocation of groundwater resources to a location outside the source location.

HCAOG: See "Humboldt County Association of Governments"

Highly Scenic Areas: generally include:

1. landscape preservation projects designated by the State Department of Parks and Recreation in the California Coastline Preservation and Recreation Plan;
2. open areas of particular value in preserving natural land-forms and significant vegetation, or in providing attractive transitions between natural and urbanized areas; and
3. other scenic areas and historical districts designated by cities and counties.

Home Occupation: An accessory use of a non-residential nature which is performed within a dwelling unit, by an occupant of the living unit and which is clearly incidental and secondary to the residential use of the dwelling unit. Home Occupations are subject to the Home Occupation Regulations of the Humboldt County Zoning Ordinance.

Homesite: An area suitable for the placement of a dwelling.

Household: The person or persons occupying a housing unit.

Housing Unit: A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

Humboldt Bay Municipal Water District (HBMWD): A quasi-public agency providing treated domestic drinking water supplies to the cities, special districts (e.g., MCSD), and residents of the greater Humboldt Bay area.

Humboldt County Association of Governments (HCAOG): The Humboldt County Association of Governments is a Joint Powers Agency comprised of the seven incorporated cities (Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, Trinidad), and the County of Humboldt and is the designated Regional Transportation Planning Agency (RTPA). HCOAG is largely responsible for programming State highway, local street and road improvements, public transportation resources, and the road side call box program and the preparation and implementation of the Regional Transportation Plan (RTP).

Humboldt - Del Norte Public Health Department: A department of the County of Humboldt responsible for administering federal, state and local regulations regarding certain domestic water supplies, sewage disposal systems, hazardous materials management, and other public health programs.

Humboldt Local Agency Formation Commission (LAFCo): The Humboldt Local Agency Formation Commission (LAFCo). Created by the State Legislature in 1963 to discourage urban sprawl and encourage the orderly formation and development of local government agencies. LAFCo reviews proposals for the formation of new local governmental agencies and for changes in the organization of existing agencies. There is a LAFCo in each county in California except San Francisco. LAFCo is a seven-member Commission comprised of two city council members (chosen by the Council of Mayors), two county supervisor members (chosen by the Board of Supervisors), two special district members (chosen by Independent Special District election), and one public member (chosen by the members of the Commission).

Hydrophytic Plant: Any plant growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (i.e., plants typically found in wet habitats).

Impact Fees: See "*Development Fees*".

Impervious Surface: A land surface graded, covered, or constructed upon by pavement, structures, or other improvements such that the area has been rendered impenetrable by stormwater or surface runoff infiltration.

Implementation Measure: An action, procedure, program, or technique that carries out General Plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the General Plan".

Implementation Program (Action Program): A coordinated set measures to carry out the policies of the General Plan. Example: Open-space action program for implementing open-space policies.

Incidental Public Service Purposes: Projects, such as burying cables and pipes, inspection of piers, etc. which temporarily impact the resources of a habitat area.

Industrial Noise Protection Standards: A set of performance standards and identified mitigation measures to be abided by and undertaken to prevent adverse impacts of industrially process generated noise to adjacent persons and property.

Infrastructure: A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

Initial Study: Pursuant to CEQA, an analysis of a project's potential environmental effects and their relative significance. An initial study is preliminary to deciding whether to prepare a negative declaration or an EIR.

Initiative: A legislative measure which has been placed on the election ballot as a result of voter signatures. At the local level, initiatives usually propose changes or additions to the general plan and zoning ordinance. The right to initiative is guaranteed by the California Constitution.

In-lieu Fee(s): see "Parkland Dedication In-lieu Fee(s)"

Insurance Services Office (ISO): Private organization that formulates fire safety ratings based on fire threat and responsible agency's ability to respond to the threat. ISO ratings from one (excellent) to ten (no fire protection). Many insurance companies use ISO ratings to set insurance premiums. ISO may establish multiple ratings within a community, such as a rating of 5 in the hydranted areas and one of 8 in the non-hydranted areas.

Interested Parties of Record: Those individual persons, groups or organizations registered with the Humboldt County Planning & Building Department on a project-by-project, or area-specific basis, who have expressed an interest in receiving public notices and other information regarding development projects and other land use activities for the stated area or project.

Intermittent Stream: A watercourse whose waterflows occur less than year-round, but within a definable period, such as "October to August."

ISO: See "Insurance Services Office".

Joint Timber Management Plan: Provides a guide for the management and continuous harvesting of timber, existing and proposed access by the original and any subsequent owners, and recorded as a deed restriction on all newly created parcels smaller than 160 acres in the Timberland Production Zone as recommended by the Forestry Review Committee.

LAFCo: See Humboldt Local Agency Formation Commission

Landbanking: The advance purchase of property which can be used in affordable housing and the holding (banking) of that property until such development is feasible.

Landscape Maintenance Zone: Areas of private property adjacent to a public street or right-of-way where landscaping and maintenance thereof have been required as a condition of development.

Land Use: Defined as

1. a description of the existing use of the land, according to categories, such as residential single family - vacant, heavy industrial - improved, etc.
2. shorthand for the planned land use designation of the general plan (see below).

Land Use Designation: A classification on a general plan planned land use map or diagram that indicates the kinds, intensities, and location of planned land uses, such as RL -Residential Low Density, Commercial General, etc.

Lateral Access: A recorded dedication or easement granting to the public use the right to pass and repass over dedicator's real property, generally parallel to, and inland from, the mean high tide line.

Ldn: (Day-Night Average Sound Level): the A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Leadership in Energy and Environmental Design (LEED): This is a proprietary rating system known as the Green Building Rating System[®] which is a voluntary standard for developing high-performance sustainable buildings.

LEED: See "Leadership in Energy and Environmental Design"

Leq (Energy Equivalent Level): defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Letter of Permission (LOP): A letter issued by the U. S. Army Corps of Engineers to authorize in-stream gravel extraction.

Levee: A bank constructed to control or confine flood waters.

Level of Service (LOS):

1. In traffic engineering, the performance rating ("A" through "F") for a segment of street or intersection. Level of Service ratings are based on generalized perceptions of the performance of the roadway or intersection in terms of length of transit time and the degree of stress and frustration to the driver.
2. can also refer to other services such as fire response, police, bike trails, etc.

Leverage:

1. Use of borrowed funds to purchase property in anticipation of substantial increase in value of the property which then attaches to the equity;
2. Use of supplemental non- equity capital (as senior securities or borrowed money) to increase the returns on equity.

Liquefaction: The temporary transformation of soil into a fluid- acting mass, sometimes occurring when earthquakes affect water- saturated granular soil.

Local Street: In traffic engineering, a term that refers to a low order class of street designed to provide immediate low volume ingress and egress to individual properties. In the hierarchy of street type classification, traffic from local streets are channeled onto collectors leading to arterial streets who in turn connect to highways or other regional controlled-access road facilities.

Long term: More than ten years in the future.

LOP: See "Letter of Permission"

Lot Line Adjustment. The adjustment of a common lot line or lot lines between two or more existing adjacent parcels, where the land(s) taken from one or more parcels is added to an adjacent parcel or parcels, and where a greater number of parcels than originally existed is not thereby created.

Low Density: A form of residential development which typically involves only single family uses.

Low Income: Includes both "very low" and "low" income, meaning households whose income does not exceed 50% and 80%, respectively, of the median household income of the Standard Metropolitan Statistical Area (SMSA) the jurisdiction is located in, or the county where there is no SMSA, in accordance with Chapter 13339 of the California Health and Safety Code.

Major subdivision: A division of land resulting in five or more lots for the purpose of sale, transfer, or financing as regulated by the Subdivision Map Act (CGC §65000 et seq.).

Management Plans: Plans prepared by public land agencies for use in managing agency lands.

Man-Made Wetlands. Man-made wetlands consisting entirely of a man-made drainage ditch, or other man-made drainage or storage device, construction, or system.

May. The term 'may' is used to indicate a permissible possibility that is optional.

Mean Annual Recruitment (MAR): mean amount of aggregate (gravel) replenished by natural processes over the previous year for a given river segment.

Mello-Roos Community Facilities District: Districts (not a "special district" as defined below) often referred to as either Mello-Roos Districts or Community Facilities Districts, established to finance public infrastructure and services through voter approved property taxation (see Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311 and following).

Memorandum of Agreement (MOA): An executed agreement between two entities wherein an understanding has been formalized regarding specified actions and responsibilities each entity is to undertake.

Mesophytic Plant: Any plant growing where moisture and aeration conditions lie between extremes (i.e., plants typically found in habitats with average moisture conditions, not usually dry or wet).

Micro Hydroelectric System: Very small scale electrical generating systems using run of the river type diversions with up to 100 kilowatts of electrical generating capacity.

Mining Groundwater or Overdraft: Overdraft is a condition of a groundwater basin or aquifer in which withdrawals exceed recharge (i.e., more water is taken out than is put back in).

Minor subdivision: A division of land resulting in four or less lots for the purpose of sale, transfer, or financing as regulated by the Subdivision Map Act (CGC §65000 et seq.).

Mitigation Measure: A measure that will eliminate, avoid, rectify, compensate for or reduce an adverse environmental effect.

Mixed Use Areas: Areas that allow a mix of uses, typically commercial and residential uses.

Mobile Sources: Sources of air pollution such as automobiles, motorcycles, trucks, off-road vehicles, boats, and airplanes (compare with Stationary Sources).

Moderate Income: A household whose income does not exceed 120% of the median household income of the SMSA (subject to adjustments in some areas) in accordance with Chapter 1339 of the California Health and Safety Code.

Modified Overall Condition Index (MOCI): A measure developed by consultants to apply the OCI more broadly to all roads in the Urban Study Areas. Like the OCI, the MOCI is used to prioritize road maintenance projects.

Multi-Modal Transportation: A balanced multi-modal transportation system is one that accommodates public transit, bicycles, and pedestrians, as well as motorized vehicles.

Multiple Use: Management for a variety of uses, including resource production.

Municipal Advisory Committee (MAC): A standing committee appointed by the Board of Supervisors for the purpose of advising the Board on community matters.

Municipal Service Review: LAFCo determination for each service provider and service type with respect to infrastructure needs or deficiencies; growth and population projections for the affected area; financing constraints and opportunities; cost avoidance opportunities; opportunities for rate restructuring and shared facilities; government structure options, including advantages and disadvantages of consolidation or reorganization of service providers; evaluation of management efficiencies; and local accountability and governance (see California Government Code Section 56430).

Mutual Water System: A mutual water system is a user owned service. Common users together pay the cost of providing service without legal authority to tax.

Natural groundwater recharge: Increasing groundwater quantity by natural percolation of rainfall or by surface irrigation so as not to have any significant impact on groundwater quality, and excludes intentional underground injection of treated wastewater or other contaminants that degrade aquifers.

Natural Hazards. Threats to human health and safety resulting from any of the following sources: flooding, including flooding from dam inundation and tsunamis; wildland fires; earthquakes and other seismic related hazards such as liquefaction; and geologic hazards including landslides and unstable soils.

Natural Park(s) (area): Areas within a park left in a natural state (i.e., not graded, cleared of vegetation, landscaped, or otherwise developed).

Negative Declaration: When a project is not exempt from CEQA and will not have a significant adverse effect upon the environment a negative declaration must be prepared. The negative declaration is an informational document that describes the reasons why the project will not have a significant effect and proposes measures to completely mitigate or avoid any possible effects.

Neighborhood Associations: An organization of residents of a certain defined area or neighborhood formed with the expressed intent of monitoring and participating in community issues affecting or involving the area or neighborhood.

Neighborhood Commercial: Retail services which provide convenient sales facilities to residential areas, such as coin operated laundries, food markets and variety stores.

Neighborhood Watch Program: An organization of residents of a certain defined area or neighborhood formed in coordination with local law enforcement agencies to provide supplemental public safety and security measures for the area or neighborhood. Typical neighborhood watch programs can include neighborhood citizen patrols, diligence in reporting suspicious activities or persons, and crime-prevention education outreach.

New Development: Conversion of land from a natural state to a different use. Typically new development involves construction of structures, but it also includes pre-development activities, including land clearing and grading.

Non-Agricultural Uses: Land uses not directly or ancillary related to the production of food and fiber.

Non-conforming Use (also known as "Grandfathered Use"): A use which was lawfully conducted prior to the effective date of the use regulations for the area in which it is located and with which regulations it does not comply.

Non-motorized transportation facilities: Improvements for bicycles and pedestrians, and for the mobility-challenged, including sidewalks, crosswalks, and bicycle lanes associated with the road system.

Non-Point Source Pollution: As compared with "point-source pollution", substances introduced into the air, soil, and water from indistinct, multiple, non-specific sources or locations. Examples of non-point source pollution include automobile exhaust emissions, grease, oil and lubricants from parking lots, and stream sedimentation from graded areas.

Non-Tidal Slough: Any portion of a slough which is not inundated with sea water by the daily ebb and flow of the tides.

Non-Traditional Recreation: Novel, unique, and contemporary recreational activities departing from the more generally recognized and traditional, or organized sport pursuits. Examples of non-traditional recreation includes skateboard parks, "Frisbee® golf" courses, and mountaineering climb-walls.

North Coast Unified Air Quality Management District: The North Coast Unified Air Quality Management District is a local government agency formed to protect the air resources of Humboldt, Del Norte, and Trinity counties. The NCUAQMD is governed by five member Board comprised of elected officials that are appointed by the respective Board of Supervisors, and one member is a city representative who is selected by a committee comprised of mayors of the incorporated cities that are within the North Coast Unified Air District.

Off Street Parking: Parking areas outside the street right of way.

On Street Parking: Parking areas within the street right of way.

Open Space: An area of reserved land that does not include built-up residential, commercial, industrial or other urban land uses. Open spaces are designated and set aside for the purposes of avoiding hazardous conditions, protecting environmentally sensitive resources, to buffer and break-up contiguous developed areas, and to provide open areas for recreational uses. See Open Space Element.

Open Space Implementation Standards: The set of regulations administered by the Humboldt County Planning & Building Department to ensure that the issuance of building permits and other grants of development authority are consistent with established policies for the protection of open space areas, especially watercourses, riparian corridors and wetlands.

Overall Condition Index (OCI): A measure used by Humboldt County to rate the condition of a sample of arterial and collector roadway surfaces on a scale from 0-100. This measure is used to prioritize road maintenance projects.

Overcrowding: A condition caused by insufficient living space. A housing unit is defined as overcrowded when there are more than 1.01 people per habitable room.

Overlay Zone: A set of zoning requirements that is superimposed upon a base zone. Overlay zones are generally used when a particular area requires special protection (as in a historic preservation district) or has a special problem (such as steep slopes, flooding or earthquake faults). Development of land subject to overlay zoning requires compliance with the regulations of both the base and overlay zones.

Parcel: A legally recorded tract or plot of land.

Parcel Map: A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances. The regulations governing the filing and processing of parcel maps are found in the state Subdivision Map Act and the local subdivision ordinance.

Parkland Dedication: Pursuant to the Quimby Act, the requirements for dedication of land (or the payment of a fee) for the development of parkland to serve the recreational needs of new residents of the subdivision and the community at-large.

Parkland Dedication In-lieu Fee(s): Fees paid in-lieu of the dedication of land for park purposes required under the Quimby Act.

Passive Recreation: Non-consumptive recreational pursuits that do not involve activities or the use of equipment for which sanctioned areas or facilities (i.e., play fields, rinks, bowls, tracks etc.) are required. Examples of passive recreation include walking, hiking, or nature study.

Patent Parcel. A parcel created by a grant of formerly public land to an individual from the federal or state government.

Pavement Management System (PMS): The system used by Humboldt County to generate pavement distress data for a representative sample of arterial and collector roadways in Humboldt County. This data forms the basis of an "Overall Condition Index" (OCI), which rates roadway surfaces on a scale from 0-100.

Pedestrian and Bicycle Facilities: Sidewalks, walking trails, bike paths, bike lanes, and other facilities for the mobility of pedestrians and bicyclists.

PEIR: See "Program Environmental Impact Report".

Perennial Stream: A watercourse whose waterflows occur year-round.

Performance Standards: A set of operational constraints on a particular land use to limit the effects of noise, traffic, glare, dust, odors, emissions, vibration, and other impacts to adjacent properties.

Plan Lines: The schematic location of future road and street connections identified in the Circulation Plan to provide coherent pedestrian, bicycle, and vehicular transit throughout the community. Developments occurring on properties adjacent or crossed by plan lines are responsible for the establishment of the street right-of-way or physical improvements proportional to the effects of that development on overall community circulation.

Planned Development Combining Zone (-P): An overlay zone used in conjunction with an area's principal zoning to designate the area where a Planned Unit Development may be allowed.

Planned Rural Development Program (PRD Program): A program for lands designated AG, AGR and T that allows voluntary clustering of homesites at a density above what would otherwise be allowed when lands most suitable for resource production are retained for higher protection and/or permanent continued production.

Planned Unit Development (PUD): A class of development intended to be assessed in its unified entirety, not on a lot-by-lot, basis. Exceptions to base zone standards may be granted to Planned Unit Developments allow a more integrated development (i.e, mixed uses, clustering) compared to that which could be developed under standard established zoning standards.

Planning Commission: A group of residents appointed by the city council or board of supervisors to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

PM10: Particulate matter less than 10 microns in diameter. A pollutant caused by airborne particles that are 10 microns in diameter and smaller.

Policy:

1. A specific statement guiding action and implying clear commitment;
2. A collective term describing those parts of a General Plan that guide action, including goals, policies, standards and implementation measures.

Population Projection: An estimate of future population based on current demographic trends.

Prescriptive Easement: An easement created through the open, adverse, and continuous use of land owned by another person over a statutory period granted by a court of law.

Prime Agricultural land: (per California Government Code Section 51201 (c) means:

1. all land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
2. land which qualifies for rating 80 through 100 in the Storie Index Rating.
3. land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.
4. land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre.
5. land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for three of the five previous years.

Program Environmental Impact Report (EIR): A Program EIR is prepared on a series of actions that can be characterized as one large project (see CEQA guidelines Section 15168). A Program EIR generally establishes a framework for "tiered" or project-level environmental documents that are prepared in accordance with the overall program.

Property Right. A generic term which refers to any type of right to specific real property.

Public Services: Public services include water supply and wastewater systems, fire protection, law enforcement, street lighting, and recreation.

Public Water Systems: Public water system means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year (Health and Safety Code §116275). Public water systems are regulated by the State Department of Public Health, Drinking Water Programs. The County Department of Health Services, Environmental Health regulates other water systems.

Quimby Act: Pursuant to California Government Code Section 66477, legislation which authorizes local agencies to require parkland dedication or the payment of parkland dedication in-lieu fee(s) as a condition of subdivision.

Rare Species: These species may not presently be in danger of extinction, but are of such few number that survival is threatened if its habitat is degraded. (See also Critical Habitat, Endangered Species; California Endangered Species Act of 1970, California Species Preservation Act of 1970; Federal Endangered Species Act of 1973, amended in 1978 to include plants; California Native Plant Protection Act of 1977).

RCEA: See “Redwood Coast Energy Authority”.

Reclamation Plan: Prepared by mine operator pursuant to the Surface Mining and Reclamation Act detailing reclamation requirements for mined lands.

Recreation Private and Noncommercial: Clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organizations and their guests.

Redwood Coast Energy Authority (RCEA): RCEA was formed in 2003 as a Joint Powers Association (JPA), representing seven municipalities (the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Trinidad and Rio Dell) and Humboldt County. The Redwood Coast Energy Authority’s (RCEA) purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in the region.

Redwood Community Action Agency (RCAA): A not-for-profit quasi-public agency responsible for the administration of numerous federal, state and local grant and community service programs.

Referendum: A ballot measure challenging a legislative action by the city council or county board of supervisors. When sufficient voter signatures are filed before the council or board action becomes final, the council or board must either set aside its action or call an election on the matter. Use permits, variances, and subdivisions cannot be challenged by referendum.

Regional Transportation Plan (RTP): A regional transportation plan developed updated every two (2) years by the Humboldt County Association of Governments (HCAOG).

Resource Lands: Properties primarily used for natural resource production which also provide environmental benefits. Examples include, but are not limited to, timberland, agricultural lands, rangeland, open space and parklands.

Retention Basin: A topographic feature, either naturally occurring or terra-formed where stormwater runoff is intercepted and retained for on-site percolation into the ground.

Right(s)-Of-Way: An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

Right to Farm Ordinance: An ordinance within the Humboldt County Code which states the policy of the County to protect planned and zoned agricultural uses from untoward nuisance claims for adjacent properties in non-agricultural uses.

Riparian: The transitional area between terrestrial and aquatic habitats where vegetation favors moist soil conditions and has a different species composition compared to adjacent uplands. Riparian vegetation is often characterized by the presence of alder, willow, and cottonwoods.

Riparian Corridor: The area containing and immediately adjoining streams, creeks, rivers and other waterways. These areas usually contain vegetation commonly occurring adjacent to streambanks and including such plants as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc. The width of a riparian corridor may vary depending upon the extent of this vegetation.

Riparian Vegetation: refers to vegetation commonly occurring adjacent to stream banks and includes such plants as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc.

Road Standards: (Appended by Res. No. 85-55)

1. The "*Rural Principal Arterial*" system consists of a connected rural network of continuous routes which have trip length and travel density characteristics indicative of substantial statewide or interstate travel.
2. The "*Rural Minor Arterial*" road system, in conjunction with the rural principal arterial system, links cities and towns above 5,000 in population and other major traffic generators, and forms an integrated network providing interstate and intercounty service.
3. "*Rural Connectors*" provide connections between the higher order systems and have low volume/ long trip length characteristics.
4. The "*Rural Collector*" routes generally serve travel of primarily regional importance rather than statewide importance and constitute those routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes. The collector road system is subclassified into two categories:
 - a. "Major Collectors" are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
 - b. "Minor Collectors" are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
5. The "*Rural Local Road*" system serves primarily to provide access to adjacent land and accommodate travel over relatively short distances as compared to higher systems. (Not shown individually on circulation map.)
6. "*Urban Principal Arterials*" in conjunction with Rural Principal Arterials, provide the highest level of conventional street service to virtually all area traffic generators.

Rural Lands: For the purposes of administering the policies of this Plan, all lands beyond the Urban Development Area.

Rural Character: The prevailing qualities and characteristics of non-urban, non-suburban areas. At a minimum, rural character includes those distinct attributes such as low intensity development, a diverse landscape of open spaces and relatively small developed areas, and social and economic activities that stress a continuance of historical basic industry land uses of the area such as agriculture, forestry, and fishing. Rural character contrasts with urban or suburban characteristics in the absence of high intensity or sprawling development, limited natural areas, centralized commercial, industrial, or service sector based economy, and cultural pursuits more akin to metropolitan areas.

Sanitary District: A special district, governed by an independently elected board of directors, formed to provide wastewater service, but can also provide a limited range of other services (see California Water Code Section 30000 and following).

Scenic Highway: Roads designated as part of the State or county scenic highway system pursuant to the policies contained in Chapter 3 of this plan

School Impact Fees: Proposition 13 put a limit on property taxes and thereby limited the main source of funding for new school facilities. California law allows school districts to impose fees on new developments to offset their impacts on area schools.

Seismic: Of, subject to, or caused by an earthquake.

Sound Exposure Level (SEL): the total noise energy produced from a single noise event. It is computed from measured dBA sound levels, and is the integration of all the acoustic energy contained within the event.

Self Help Housing Sponsor: An existing entity that is willing and able to assist in applying for and carrying out a grant under the Self Help Housing Program of the Farmers House Administration as provided in Section 1933.403(k), Title 7, Code of Federal Regulations (Department of Agriculture).

Sensitive Habitats: See definition in §10.3.4 BR-S4.

Setback: A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

Shall. "shall" indicates an unequivocal commitment.

Short Term: Ten years or less.

Should. "Should" is advisory, in that it, like "may" is not mandatory, but "should" indicates a policy preference of the County.

Slope Instability: Areas where soil and geologic conditions are such that earth movement is eminent to varying degrees of magnitude and frequency.

Small Hydroelectric System: Small scale electrical generating systems using run of the river type diversions and existing impoundments.

SMARA: See “Surface Mining and Reclamation Act of 1975”.

Soil Vegetation Map: Prepared by the California State Cooperative Soil Vegetation Survey, which classifies soil and vegetation types.

Solis Waste Facility: A facility that includes non-deposal facilities such as transfer stations and container sites, and disposal facilities such as land fills, incinerators, or wood waste disposal sites.

Special Assessment. A charge imposed on a particular real property parcel for a public improvement or service of benefit to that parcel, where the parcel receives direct benefit over and above that received by the general public (see Article XIII D of the California Constitution).

Special Communities and Neighborhoods: include the following:

1. areas characterized by a particular cultural, historical or architectural heritage that is distinctive in the coastal zone;
2. areas presently recognized as important visitor destination centers on the coastline;
3. areas with limited automobile traffic that provide opportunities for pedestrian and bicycle access for visitors to the coast;
4. areas that add to the visual attractiveness of the coast.

Special District: A local governmental agency formed pursuant to general law of the state or special act (for a list of special districts subject to LAFCo authority see California Government Code Section 56436), such as a community services district or fire protection district, that delivers specific public services within defined boundaries. The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the state law that governs the activities of LAFCO) more narrowly defines a special district and excludes school related districts, financing districts and numerous other districts.

Special Tax: A tax, the proceeds of which are dedicated to a specific purpose. Because it is a tax, not a fee or assessment, the amount of the special tax is not limited to the relative benefit it provides to taxpayers. Special taxes cannot be imposed on an ad valorem (property value) basis (see Article XIII C of the California Constitution).

Special Treatment Area Standards: Those criteria and requirements found in Title 14, Chapter 4 of the California Code of Regulations.

Specific Plan: A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action (see Government Code Sections 65450 et seq.).

Sphere of Influence: A Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (see California Government Code Section 56076).

Spillways: An alteration of a dike or levee above the level of mean higher high water for the purpose of drainage of flood waters.

Sprawl: A form of development that makes large amounts of land available for low density development, encouraging automobile use, and discouraging other forms of travel, such as walking or biking.

Special Permit: A type of discretionary permit issued by either the Planning and Building Director or Planning Commission for any of the numerous uses or developments indicated within the Humboldt County Zoning Ordinance as requiring such a permit. Findings to allow the granting of a Special Permit involve an affirmative determination on the project's conformance with the general plan, consistency with zoning regulations, satisfying all related development standards, and that the proposed use and improvements may be operated or maintained in such a manner as to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Special Treatment Area Standards: Those criteria and requirements found in Title 14, Chapter 4 of the California Code of Regulations, regarding the harvesting of timber in designated environmentally sensitive habitat areas. As intended in this Plan, only those performance standards for the protection of Streamside Management Areas associated with non-commercial, personal-use firewood cutting apply (i.e., retention of snags and live trees with visible evidence of nesting by eagles, osprey, herons, egrets or any endangered species, as identified by the Department of Fish and Wildlife; minimized ground disturbance and erosion; avoidance of watercourse siltation and sedimentation). Standards regarding timber re-stocking, silvicultural practices, ground preparation, slash treatment, pre-harvest inspection and monitoring by a registered professional forester do not apply.

Standards: A specific, often quantified, guideline defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

State Small Water System: A State Small Water System is a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year. State small water systems are regulated by the Humboldt County Department of Health Services, Environmental Health.

State Subdivision Map Act: Enabling legislation establishing statewide uniformity in local subdivision procedures, generally leaving the standards for regulating the design and improvement of subdivisions to local government.

Stationary Sources – Air Quality: Non-mobile sources such as power plants, refineries, and manufacturing facilities that emit air pollutants (compare with Mobile Sources).

Storie Index: A system for rating soils according to its quality based on four soil factors including: soil profile, soil texture, slope, and a set of soil limitations.

Streamside Management Area: An area containing lands within and adjacent to a perennial stream, creek, river or other waterway for protecting sensitive fish and wildlife habitats and minimizing erosion, runoff and interference with surface water flows.

Stream Channel: The area of a stream between its stream transition lines.

Stream Transition Line: That line closest to a stream where riparian vegetation is permanently established.

Streetscape: View of the street

Structure: includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (Public Resources Code Section 30106).

Substantial Adverse Change: Demolition, destruction, relocation, or alteration such that the significance of the resource or its immediate surroundings would be impaired.

Surface Mining and Reclamation Act of 1975 (SMARA): Requires the State Mining and Geology Board to adopt State Policy for the reclamation of mined lands, mandates local governments to require reclamation plans for surface mining operations.

Sustainable Yield: Is defined as the amount of water (or other resource) that can be used over the long term without exceeding the replenishment rates over time or causing long term declines in the resources.

Tentative Map: The map or drawing illustrating a subdivision proposal. The city or county will approve or deny the proposed subdivision based upon the design depicted by the tentative map. A subdivision is not complete until the conditions of approval imposed upon the tentative map have been satisfied and a final map has been certified by the city or county and recorded with the county recorder.

Terrace Mining: The excavation of pits on the adjacent floodplain or river terraces for purposes of gravel extraction.

Timber Harvest: See "Forest Operations"

Timberland: Land, other than land owned by the federal or state government and land designated by the Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the Board of Forestry and Fire Protection on a district basis (Public Resources Code Section 4526).

Timberland Conversion Permit: A permit issued by the Director or the Board of Forestry and Fire Protection, approving the application for timberland conversion and authorizing a conversion of timberland to use or uses other than the growing of timber.

Timber Management: The cutting and/or removal of timber, other solid forest wood products, or other vegetation from timberlands for the purpose of improving the productivity of commercial species on the site together with all of the work incidental to this activity, such as construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, and fire hazard abatement. Timber management activities include, but are not limited to: pre-commercial thinning, removal of non-preferred species (release), pruning, site preparation, protection practices, and incidental follow-up treatments. Pruning, protection practices, and incidental follow up treatments do not constitute development as defined by the 1976 Coastal Act. (See definition of "Development").

Timber Products Processing: Commercial processing of raw wood and wood products, including but not limited to sawmills, lumber mills and plywood mills.

Timber Site Classes: The classification of productive potential of timberland into one of five classes by Board of Forestry and Fire Protection regulation, consistent with normally accepted forestry practices. Site I shall denote sites of highest productivity, site II and site III shall denote sites of intermediate productivity potential, and site IV and site V shall denote sites of lowest productivity potential (Public Resources Code Section 4528(d)).

Timber Production Zone (TPZ): An area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h) of Section 51104 of the California Government Code.

TMDLs: See "Total Maximum Daily Load"

Top of Bank: The land that confines or otherwise defines the outermost boundary of a lake or stream, when its waters rise to the highest level of confinement.

Topsoil: The uppermost portion of the soil profile, known as the "A horizon", characterized by a high concentration of humus and suitable for the rooting of plants and providing habitat for soil organisms. Topsoil varies in depth, but terminates at the "B horizon", where the presence of sand, silt, clay, gravel, and altered parent materials having a lack of organic material are encountered.

Total Maximum Daily Load (TMDL): A TMDL is a pollution budget for a specific waterbody (river, stream, lake, etc) that identifies the maximum amount of a pollutant (sum of allowable pollutant loads from point and nonpoint sources) that can be released without causing the waterbody to become impaired. A TMDL also must include a margin of safety to allow for any uncertainties in the scientific methods used to derive the TMDL (water quality modeling assumptions, etc.)

Tract Map: See "Final Map Subdivision".

Traditional Recreation: Those recreational pursuits historically established, commonly recognized and familiar to the general public. Examples of traditional recreation include softball, baseball, basketball, hockey, and soccer. Many traditional recreational activities can be considered active recreation.

Traffic Calming: A comprehensive traffic planning approach that seeks to maximize mobility while reducing the undesirable effects of that mobility. Traffic calming measures strive to develop a "streetscape" that serves the needs of all modes of transportation – pedestrians, bicyclists, and motorists – while incorporating traffic control devices, landscaping, and other techniques to integrate the street with uses on adjacent properties.

Trail: A surfaced pedestrian walkway, bicycle path, semi-improved recreational trail for walkers, bicyclists, and equestrians, an unimproved rural trail for hikers, mountain biking, and horse-riding.

Transitional Agricultural land: A wetland which has been altered for production of crops, including pasture, hay, or other forage, but where hydrophytes typical of non-farmed wetlands will predominate if farming is discontinued. In Humboldt County, these areas are typically diked former tidelands or clearly defined non-tidal sloughs used for hay or pasture.

Trespass to Land. Wrongful entry on another's real property.

Urban Development/Expansion Area: "Urban development area" refers to land generally developed to a density of one or more dwelling units per acre where adequate public water and/or sewer services are provided. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands. "Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not "possible or economically feasible." The urban expansion area contains an adequate supply of land as determined in the community planning areas.

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.

Usable Parcel: A parcel that can be developed for the principle use permitted under its land use designation and other policies of the applicable area plan.

USDA CLASS I & II SOILS: An interpretive soils classification for agricultural purposes which use soil and climatic data to place delineated lands into groups requiring similar management practices. Class I soils have virtually no limitations that restrict their use; Class II have some limitations that reduce the choice of crops or require moderate conservation practices.

Variance: A discretionary permit issued by the Planning Commission or Board of Supervisors to construct a structure or carry on an activity not otherwise permitted under zoning regulations. The statutory justification for a variance is that the owner would otherwise suffer unique hardships under the general zoning regulations because their particular parcel is different from others to which the regulation applies due to size, shape, topography or location. Variance may not be granted to authorize a land use or activity that is not otherwise authorized by the zoning regulations.

Vehicle Miles Traveled (VMT): The miles traveled by motor vehicles over a specified length of time (e.g., daily, monthly, or yearly) or over a specified road or transportation corridor.

Viable: Capable of working, functioning, or developing adequately.

Visitor Serving Facilities: means public and private developments that provide accommodations, food and services, including hotels, motels, campgrounds, restaurants, and commercial recreation developments such as shopping, eating and amusement areas for tourists.

Volume to Capacity Ratio (V/C Ratio): A measure of the volume of traffic on a road and its capacity to move traffic efficiently.

Watershed: Drainage area of a river, stream, lake or groundwater recharge area.

Water Table: The upper surface of an aquifer (zone of saturation).

Water User: A person or entity whose diversion, appropriation, extraction, acquisition, storage usage of water meets all applicable legal requirements.

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.

Wetland(s): See definition in §10.3.4 BR-S11

Wetland(s) Buffer: An area adjoining a wetland where development constraints have been applied to reduce adverse effects to the wetland from adjacent development and human activities. The width and extent of wetland buffers may vary depending upon the environmental significance or sensitivity of the wetlands, or the amount or degree of adjacent development and activity.

Wetland Combining Zone (-WR): An overlay zone used in conjunction with an area's principal zoning to designate the area subject to wetland protection polices and or the creation of wetland(s) buffers.

Wetland Restoration: Those activities undertaken within a wetland or wetland(s) buffers to reconstruct and revitalize an area that has been filled or otherwise degraded. Wetland restoration includes the extractive grading of overburden down to or near the water table, supplementing water in-flow, replanting of plants suited for permanent or periodic inundation or anaerobic soils, and other measures to establish fish and wildlife habitat.

Williamson Act: California Land Conservation Act of 1965 (Gov. Code Sec. 51201). Combines preferential taxation and restrictive agreement in a program through which cities and counties can offer tax incentives to qualifying landowners based on use value assessments.

Working Lands: Resource production lands, that is, timber and agricultural lands being used to produce timber and agricultural products.

Xerophytic Plant: Any plant growing in a habitat in which an appreciable portion of the rooting medium dries to the wilting coefficient at frequent intervals (i.e., plants typically found in very dry habitats).

Z'Berg-Nejedly Forest Practice Act: That portion of California state law (Division 4, Chapter 8, Public Resources Code) which establishes regulations for the growth, harvesting, management, and restocking of timberlands.

Zone: A discrete delineated area in which land use activities are subject to affirmative, conditional, or prohibitive regulations and prescriptions in the interest of promoting and protecting human health, safety, and welfare.

Zoning:

1. (verb) The division of a community into districts and the prescription of allowable uses and development standards for each;
2. (noun) Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Administrator: A Planning and Building department staff member or other individual who serves as a hearing officer responsible for hearing minor zoning permits. Typically the zoning administrator considers variances and conditional use permits and may interpret the provisions of the zoning ordinance when questions arise. His/her decision may be appealed to the local planning commission and/or legislative body.

Zoning Consistency: The state in which the location, design, improvements, and effects of a development project proposal have been determined to be in harmony with established standards for the zone in which it is located.

Zoning Reclassification: A local legislative action to change the zoning district classification of an area from its existing classification to another. Such an action must be consistent with the general plan.

Glossary Use Types:

This glossary of use types is excerpted from the Humboldt County Zoning Regulations to provide a complete listing of the Allowable Use Types used in the Land Use Classification Tables found in Chapter 4 – Land Use Element.

AGRICULTURAL USE TYPES

Agricultural use types include the on site production of plant and animal products by agricultural methods. The following are agricultural use types:

Agriculture-Related Recreational. The Agriculture-Related Recreation Use Type includes recreational facilities developed in conjunction with agriculture, including hunting and duck camps, skiing and dude ranches, but not including such recreational activities as golf courses which require non-agricultural development.

Feed Lot/Slaughter House. The Feed Lot/Slaughter House Use Type includes large on-site yard(s) with pens or stables and other structures, other than those which are a part of a typical livestock ranch, where cattle, sheep, and similar animals are kept for finishing, shipment or slaughter.

General Agriculture. The General Agriculture Use Type includes cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including feed lots, stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter.

Hog Farming. The Hog Farming Use Type refers to any premises used solely or primarily for the raising or keeping of three (3) or more hogs, when raised, fed or fattened for the purposes of sale and consumption by other than the owner or resident of the site.

Intensive Agriculture. Any premises used solely or primarily for the raising or keeping of animals such as furbearers, frogs, or turkeys, when raised, fed or fattened for the purpose of sale and/or consumption by other than the owner of the site.

Stables and Kennels. The Stables and Kennels Use Type refers to raising and keeping of dogs or horses (or similar hoofed animals) for hire or animals boarded and fed for compensation. (See "Stable" and "Kennel" in Section C: "Index of Definitions of Language and Legal Terms.")

CIVIC USE TYPES

Civic Use Types include the performance of utility, educational, recreational, cultural, medical, Protective, governmental, and similar uses of importance to the public. The following are Civic Use Types:

Administrative. The Administrative Use Type includes the uses performed by public, public non-profit, parochial, and public utility administrative offices.

Community Assembly. The Community Assembly Use Type includes the activities typically performed by, or at, the following institutions or installations:

Churches, temples, synagogues, and other places of worship;

Public parochial, and private non-profit clubs, lodges, meeting halls, and recreation centers;

Public swimming pools.

Cultural, Non-Assembly. The Non-Assembly Cultural Use Type includes the activities typically performed by the following institutions:

Public, parochial, and private non-profit museums and art galleries and similar organizations;

Public, parochial, and private non-profit libraries and observatories and similar institutions.

Electrical Distribution Lines, Major.

This use type includes electrical utility wires, 60 kilovolt or larger, either above ground or underground, including supporting towers, poles and appurtenances, which are used for distributing, conveying or transmitting electrical energy.

This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance.

Essential Services. The Essential Services Use Type includes uses which are necessary to support principal development. Typical Essential Services uses include:

Fire and police stations;

Ambulance services;

Post offices, excluding major processing centers;
Dumpster sites, solid waste transfer stations, and road maintenance yards;

Community wells, water storage tanks, and associated water treatment facilities.

Public, parochial and private day-care centers, family day care centers, nursery schools, elementary, junior high, and high schools. (Amended by Ord. 1842, Sec.

18, 8/16/88)

Public and parochial parks, playgrounds and playing fields.

Extensive Impact Civic Use. The Extensive Impact Civic Use Type includes the uses typically performed by, or the maintenance and operation of, the following institutions and installations:

Airports, heliports, and helistops;

Railroad stations;

Bus Depots;

Publicly operated parking garages;

Water and wastewater treatment plants;

Cemeteries, mausoleums, crematoriums and columbariums;

Sites for storage, repair and processing of materials and equipment and vehicles operated by governmental entities;

Military installations;

Electrical power plants operated by a government entity or public utility;

Gas and oil storage facilities for power plants operated by a government entity or public utility.

Generation and Distribution Facilities, Minor.

The Minor Generation and Distribution Facilities Use Type includes wind generators and accessory structures; small hydroelectric generators (less than 5 megawatt) and accessory structures and utility lines; and communication transmission facilities, including radio and television transmission antennae, communication equipment installations and exchanges, and substations.

The Minor Generation and Distribution Facilities Use Type does not include broadcasting and offices or sites for the storage or processing of materials or equipment.

Health Care Services.

The Health Care Services Use Type includes the uses typically performed by the following institutions:

Health and medical clinics;

Hospitals;

Nursing homes, convalescent hospitals, rest homes, and homes for the aged with seven or more patients, or with mental, drug addict, or alcohol addict

cases;

Medical centers for observation or rehabilitation, with full-time supervision or care.

This use type does not include Community Care Facilities, which are a residential use (See, Community Care Facilities.)

Oil and Gas Pipelines.

The Oil and Gas Pipelines Use Type includes any gas pipeline, carrying 60 PSI pressure or above, distribution line, above or below ground, used to transport, convey, or distribute oil, petroleum, petroleum products, natural gas, or other flammable or hazardous substances.

This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance.

Public Recreation and Open Space. The Public Recreation and Open Space Use Type refers to a publicly-owned and maintained parkland and low intensity uses attendant thereto, such as tent camps and picnic areas and food service and other concessions.

Solid Waste Disposal.

The Solid Waste Disposal Use Type includes:

The disposal of all putrescible and non-putrescible solid and semi-solid wastes, such as refuse, garbage, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes; and

Liquid wastes disposed of in conjunction with solid wastes at solid waste transfer stations, processing facilities or disposal sites.

The Solid Waste Disposal Use Type excludes:

Sewage collected and treated in a sewerage system; or

Materials or substances having commercial value that have been salvaged for reuse, recycling or resale.

Utilities, Minor. The Minor Utilities Use Type includes the erection, construction, alteration or maintenance of private wells and on-site sewage disposal system, gas, electric and water.

COMMERCIAL USE TYPES

Commercial Uses include the distribution and sale or rental of goods; the provision of services other than those classified as Civic Uses; and the administrative and research operations of private, profit-oriented firms. The following are Commercial Use Types:

Automotive Sales, Service and Repair. The Automotive Sales, Service and Repair Use Type includes the sales from the premises of motor vehicles, accessory parts and supplies, and the provision of services generally required in the operation and maintenance of motor vehicles; the major repair or painting of motor vehicles, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles. Auto sales from the premises are also included.

Bed and Breakfast Establishment.

The Bed and Breakfast Establishment Use Type refers to a residential structure with one family in permanent residence where a maximum of four (4) bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided.

This use type does not include "hotels and motels" which are included in the Transient Habitation Use Type; nor does this use type include rooming and boarding houses which are included under the Group Residential Use Type.

Coastal-Dependent Commercial Recreation. The Coastal-Dependent Recreation Use Type includes visitor serving recreational facilities which require channel access, such as marinas serving other than solely commercial vessels, fishing piers, boat launching facilities, bait shops, and marine hardware.

Commercial Recreation. The Commercial Recreation Use Type refers to facilities serving recreational needs but operated for private profit, including, for example, riding stables, chartered fishing boats, tourist attractions and amusement or marine parks, including special occupancy parks and tent camps.

Heavy Commercial. The Heavy Commercial Use Type includes activities such as transfer, storage or processing of used, scrap or waste materials, including automobile wrecking, the sales, storage of building materials, construction and agricultural equipment, kennels, and animal hospitals.

Incidental Camping Area. "Incidental Camping Area" as used in this ordinance has the same meaning as stated in Sec. 18208 of the California Health and Safety Code (Incidental camping area), which is any area or tract of land where camping is incidental to the primary use of the land for agriculture, timber management, or water or power development purposes, and where two (2) or more campsites used for camping are rented or leased or held out for rent or lease. The density of usage shall not exceed twenty-five (25) camping parties within a radius of 265 feet from a campsite within the incidental camping area. (Added by Ord. 2167, Sec. 12, 4/7/98)

Neighborhood Commercial. The Neighborhood Commercial Use Type includes retail sales and services which provide convenient facilities to residential areas, such as coin operated laundries, food markets, variety stores, and automobile gas or filling stations.

Office and Professional Services. The Office and Professional Services Use Type includes administrative activities of private, profit-oriented administrative firms; radio and television broadcasting stations and offices; medical, dental and related services; professional, consultative, and financial services.

Private Institution.

The Private Institution Use Type includes sanitariums, rest homes and convalescent homes providing for the rooming or boarding of any aged or convalescent person, whether ambulatory or nonambulatory, for which a license has been acquired from county, state or federal agencies.

This use type does not include accessory residential uses.

Private Recreation. The Private Recreation Use Type includes clubs or recreation facilities operated by a nonprofit organization and open only to members of such nonprofit organizations and their guests.

Recreational Vehicle Parks. "Recreational Vehicle Park" as used in this ordinance has the same meaning as stated in Sec. 18215 of the California Health and Safety Code (Recreational Vehicle Park), which is any area or tract of land, or a separate designated section within a manufactured home park where one or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles or tents and which are occupied for temporary purposes subject to the Special Occupancy Park Regulations in this Chapter (Section 313-113.1).

Retail Sales. The Retail Sales Use Type includes the rental or sale, from the premises, of various consumer goods including food, household goods, business supplies, small equipment, agricultural supplies, and parts and accessories, and incidental storage activities.

Retail Service. The Retail Service Use Type includes the provision of services other than those classified as Civic Uses, including personal service, business service, eating and drinking establishments, automobile gas or filling station, minor automotive repair, group assembly for entertainment or athletic events, animal care and treatment, and undertaking services.

Temporary Recreational Vehicle Park. "Temporary Recreational Vehicle Park" as used in this ordinance has the same meaning as stated in Section 18217 of the California Health and Safety Code (Temporary Recreational Vehicle Park), which is any area or tract of land or a separate designated section within a manufactured home park where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles, and which is established for one occupancy not to exceed eleven (11) consecutive days, and is then removed.

Tent Camp. "Tent Camp" as used in this ordinance has the same meaning as stated in Title 25, California Code of Regulations, Section 2208 (Definitions - Tent Camp). "Tent Camps" are any area or tract of land where one or more lots are rented or leased or held out for rent or for the exclusive use of camping parties.

Transient Habitation. The Transient Habitation Use Type includes motels, hotels, resorts and other facilities other than special occupancy parks providing lodging services

to guests on a less-than-weekly basis.

Visitor Serving Facilities. The Visitor Serving Facilities Use Type includes public and private developments that provide accommodations, food and services for tourists, including, for example, hotels, motels, tent camps, restaurants, vacation home rentals, and commercial-recreation developments such as art galleries, antique shops, curio shops, eating and amusement areas.

Warehousing, Storage and Distribution. The Warehousing, Storage and Distribution Use Type refers to establishments or places of business primarily engaged in enclosed or open-air wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants.

COMMERCIAL TIMBER USE TYPES

The Commercial Timber Use Type includes the on-site production of commercial timber products. The following are Commercial Timber Use Types:

Timber Production. The Timber Production Use Type refers to the growing, management, and harvesting of trees of any commercial species used to produce timber and other forest products including Christmas trees, and may include any use which is integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas, portable chippers and portable sawmills. (See also, definitions for "Timber Harvest" and "Timber Management.")

Timber-Related Recreation.

The Timber-Related Recreation Use Type includes recreational facilities developed in conjunction with timber production, including hunting and duck camps, skiing, and dude ranches.

The Timber-Related Recreation Use Type does not include such recreational activities as golf courses which require non-timber related development.

EXTRACTIVE USE TYPES

Extractive Use Types include the on-site production of mineral products by extractive methods. The following are Extractive Use Types:

Metallic Mineral Extraction. The Metallic Mineral Extraction Use Type refers to the surface or subsurface extraction of metallic minerals such as gold, copper, chromium, and zinc, and not including stationary on-site processing facilities of any type; subject to Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

Oil and Gas Drilling and Processing. The Oil and Gas Drilling and Processing Use Type refers to the operation and maintenance of oil and gas drilling including essential on-site processing, subject to the Oil and Gas Drilling and Processing Regulations in this Chapter (see Section 313-57.1).

Surface Mining - 1. The Surface Mining - 1 Use Type refers to surface extraction of nonmetallic minerals, such as sand, gravel and rock, and including fixed on-site processing facilities such as stationary crushers, separators, kilns, and transfer stations; or similar fixed facilities subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

Surface Mining - 2. The Surface Mining - 2 Use Type refers to surface extraction of nonmetallic minerals such as sand and gravel, but not including stationary on-site processing facilities of any type, subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

Surface Mining - 3. The Surface Mining - 3 Use Type refers to surface extraction on nonmetallic minerals such as sand and gravel, confined only to rivers and areas of wind-blown sands, and not including stationary on-site processing facilities of any type; subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

INDUSTRIAL USE TYPES

Industrial and Manufacturing Uses include the on-site production of goods by methods not agricultural or extractive in nature. The following are Industrial Use Types:

Aquaculture. The Aquaculture Use Type refers to aquaculture operations, including but not limited to oyster and mussel culturing, crab holding facilities and including support facilities such as earthen impoundments, steel or concrete holding tanks and raceways.

Coastal-Dependent. The Coastal-Dependent Use Type includes any coastal-dependent industrial use which requires a maintained navigable channel to function, including, for example: public docks, water-borne carrier import and export operations, ship building and boat repair, commercial fishing facilities, including berthing and fish receiving, and fish processing when product is for human consumption (fish waste processing and fish processing of products for other than human consumption are permitted under the Coastal-Related Use Type), marine oil terminals, Outer Continental Shelf (OCS) service or supply bases, ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities, aquaculture and aquaculture support facilities.

Coastal-Related. The Coastal-Related Use Type includes coastal-related industrial uses, including but not limited to fish waste processing and fish processing of products for other than human consumption, gas or oil processing and treatment facilities, electrical generating facilities or other facilities which require an ocean intake, outfall, or pipeline. Within the MC Zone, this use type includes alterations, improvements, and relocations of existing general industrial uses.

Cottage Industry. The Cottage Industry Use Type refers to establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, custom jewelry or small furniture and cabinet manufacturers.

Hazardous Industrial. The Hazardous Industrial Use Type includes any industrial activity which involves the handling of toxic, highly flammable, explosive or radioactive

materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development.

Heavy Industrial. The Heavy Industrial Use Type refers to industrial plants engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, wrecking and salvage yards, petroleum refining, animal and fish products processing, electrical generation and distribution, and pulp mills, but excludes activities included within the Hazardous Industrial Use Type.

Research/Light Industrial. The Research/Light Industrial Use Type includes non-nuisance, industrial, low-impact manufacturing, and development activities which do not create objectionable levels of noise, vibration, air pollution, odor, humidity, heat, cold or glare on nearby residential or commercial uses, such as the manufacture of electrical and electronic equipment, industrial and scientific research, medical testing and analysis and product testing, carpentry and cabinetmaking shops, clothing manufacture, contractor's yards, dry cleaning and laundry plants, lumber yards, metal-working shops, wholesale outlet stores, painter's and decorators' yards, plumbing shops, printing and lithographing, and associated administrative offices.

Timber Products Processing. The Timber Products Processing Use Type refers to the commercial processing of raw wood and wood products, including saw mills, lumber mills and plywood mills, but not including pulp mills.

NATURAL RESOURCE USE TYPES

Natural Resource Use Types include the on-site structures and activities which are compatible with the protection and enhancement of sensitive coastal resources. The following are Natural Resource Use Types:

Boating Facilities. The Boating Facilities Use Type includes the maintenance, improvement, and minor alteration of existing boating facilities in estuaries, consistent with Public Resources Code Section 30233.

Fish and Wildlife Habitat Management. The Fish and Wildlife Habitat Management Use Type refers to the manipulation or maintenance of vegetation or streams, or construction of minor structures to yield desired results in terms of habitat suitable for designated wildlife or fishery species or groups of species.

Coastal Public Access Facilities. The Coastal Public Access Facilities Use Type includes the development of coastal access facilities consistent with the Coastal Access Development Requirements.

Resource-Related Recreational. The Resource-Related Recreational Use Type includes activities such as nature study, hunting and fishing, and includes the development of hunting blinds and similar minor facilities.

Watershed Management. The Watershed Management Use Type includes manipulation or maintenance of a total area or portion of an area draining into a given waterway or reservoir for purposes of wildlife or fishery enhancement, water quality or quantity enhancement, siltation and erosion control and for flood plain management.

Wetland Restoration. The Wetland Restoration Use Type includes manipulation or management of an area to create or enhance wetland resource values such as fish and wildlife habitat, siltation and erosion control, and flood storage.

RESIDENTIAL USE TYPES

Residential Use Types include the occupancy of dwelling units on a wholly or principally non-transient basis. Residential uses do not include institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylum, and prisons, except as otherwise provided for various community care facilities.

Caretaker's Residence. The Caretaker's Residence Use Type refers to living quarters which are incidental to and under the same ownership as the principal use.

Community Care Facility. This term includes all the use types defined in State Law as Community Care Facilities (currently at Chapter 3 of the Health and Safety Code, commencing with Section 1500) and refers to any facility, place, or building which is maintained and operated to provide non-medical residential care, day care, or home finding agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, incompetent persons and abused or neglected children. Community Care Facilities providing these services for six or fewer individuals shall be considered a residential use of the property for the purposes of zoning. (See also, "Family Day Care Homes" and "Family Day Care Centers.")

Family Day Care Center. Any facility which provides, to more than twelve persons, non-medical care, or personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than twenty-four hour basis. Such Day Care Centers are a residential use of property. A Use Permit shall be required for the establishment of such a center. (See also, "Community Care Facilities" and "Family Day Care Homes.")

Family Day Care Home. Any facility which provides, to twelve or fewer children (including children of the owner or operator of the facility who reside at the home), non-medical care, or personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than twenty-four hour basis. (See also, "Community Care Facility" and "Family Day Care Center.")

Farm Employee Housing. The Farm Employee Housing Use Type refers to the occupancy by four or fewer farm employees and their families of any living accommodations, without regard to duration, which occurs exclusively in association with the performance of agricultural labor. (See also, "Farm Employee" in Section C: Index of Definitions of Language and Legal Terms.)

Group Residential. The Group Residential Use Type refers to the residential occupancy, for compensation, by groups of persons or individuals by pre-arrangement for definite periods. Typical uses include occupancy of sorority houses, retirement homes, and boarding houses.

Guest House. The Guest House Use Type refers to living quarters within a detached accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, which living quarters have no kitchen facilities and are not otherwise used as a separate dwelling.

Labor Camp. The Labor Camp Use Type refers to the occupancy of five or more farm or timber production employees and their families of any living quarters in association with the performance of agricultural or timber production labor. Labor camps shall be located on the premises where the work is performed and shall have a maximum continuous permitted duration of one year (1yr) from the effective date of the required Use Permit.

Manufactured Home Park Development. The Manufactured Home Park Development Use Type refers to a tract of land where two or more manufactured home lots are rented or leased or held out for rent or lease to accommodate manufactured homes or recreational vehicles used for human habitation. The Home Park Development Use Type includes manufactured home development constructed according to the requirements of Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code. (Reference: Section 65852.7, Government Code.)

Multi Family Residential. The Multi Family Residential Use Type includes the residential occupancy of a duplex, or multiple main building or buildings by individuals or families on a non-transient basis. The specific types of multi-family uses allowed on a lot are specified in the Zoning Designations contained in this Chapter 3, Section A: Regulations for Zoning Districts.

Residence Incidental to Agriculture or Commercial Timber Production. (See Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)

Second Agriculture or Commercial Timber Production Residence. (See Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)

Accessory Dwelling Unit. The Second Residential Accessory Dwelling Unit Use Type refers to a fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot for occupancy by individuals or a family.

Single Family Residential. The Single Family Residential Use Type includes the residential occupancy of a single detached main building by one family on a non-transient basis, except for rental of single family dwellings as vacation homes, where the use would not be otherwise different than the uses allowed to be made of single family dwellings. (See also, Residential Use Types, Vacation Home Rental.)

List of Acronyms and Abbreviations:

AASHTO	American Assoc of State and Highway Transportation Officials
ALUCP	Airport Land Use Compatibility Plans
ATCM	Airborne Toxic Control Measures
BCF	Billion Cubic Feet
BLM	Bureau of Land Management
CAL FIRE	California Department of Forestry and Fire Protection
CAL-OSHA	California Occupational Health and Safety Administration
Caltrans	California Department of Transportation
CCI	Committee for Citizen Involvement
CC&Rs	Covenants, codes and restrictions
CDFW	California Department of Fish and Wildlife
CEDS	Comprehensive Economic Development Strategy
CEQA	California Environmental Quality Act
CHERT	County of Humboldt Extraction Review Team.
CIP	Capital Improvement Plan
CNEL	Community Noise Equivalent Level
COG	Council of Governments
CPA	Community Planning Area
CPUC	California Public Utilities Commission.
CSA	County Service Area
CSD	Community Service District
CWA	Clean Water Act
DEIR	Draft Environmental Impact Report
DSC	Design Standards Committee
EIR	Environmental Impact Report
EOC	Emergency Operations Center
FAA	Federal Aviation Agency
FAR	Floor to Area Ratio
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency

List of Acronyms and Abbreviations:

5-C's Program	Five Counties Salmonid Conservation Program
FPD	Fire Protection District
FRAP	Fire and Resource Assessment Program
FRI	Forest Residential Interface
GEATM	Greater Eureka Area Travel Model
GHGs	Greenhouse Gases
GIS	Geographic Information System
HBMWD	Humboldt Bay Municipal Water District
HBPP	Humboldt Bay Power Plant
HCAOG	Humboldt County Association of Governments
HWMA	Humboldt Waste Management Authority
ISO	Insurance Services Office
IWMP	Integrated Waste Management Plan
JPA	joint powers authority
JTMP	Joint Timber Management Plan
K/T Net	Klamath/Trinity Non Emergency Transportation
LAFCo	Local Agency Formation Commissions
LCP	Local Coastal Plan
LEED	Leadership in Energy and Environmental Design
Ldn	Day-Night Average Sound Level
Lmax	Maximum Noise Level
LOP	Letter of permission issued by the U. S. Army Corps of Engineers to authorize gravel extraction.
LOS	Level of Service
MAC	Municipal Advisory Committee
MOA	Memorandum of Agreement
MOCI	Modified Overall Condition Index
MFPP	Master Fire Protection Plan
NCIRWMP	North Coast Integrated Regional Waste Management Plan
NCLIA	North Counties Logging Interpretive Association
	North Coast Railroad Authority

List of Acronyms and Abbreviations:

NCUAQMD	North Coast Unified Air Quality Management District
NEPA	National Environmental Policy Act
NIMS	National Incident Management System
NPDES	National Pollutant Discharge Elimination System
NTMP	Non-Industrial Timber Management Plan
NWP	Northwestern Pacific Railroad
OA	Operational Area
OCI	Overall Condition Index
OES	Office of Emergency Services
PEIR	Program environmental impact report
PG&E	Pacific Gas and Electric Company
PMS	Pavement Management System
PRD	Planned Rural Development
PUD	Planned Unit Development
RCAA	Redwood Community Action Agency
RCC	Rural Community Center
RCEA	Redwood Coast Energy Authority
RHNA	Regional Housing Needs Assessment
RID	Resort Improvement District
RTP	Regional Transportation Plan
SBC	Southwestern Bell Company
SEL	Sound Exposure Level
SEMS	Standardized Emergency Management System
SMA	Streamside Management Area(s)
SRA	State Responsibility Area(s)
SWMP	Solid Waste Management Plan
SWMP	Stormwater Management Program
SMARA	State surface mining and reclamation act of 1975.
TMDL	Total Maximum Daily Load
TPZ	Timber Production Zone

List of Acronyms and Abbreviations:

UBC	Uniform Building Code
USAs	Urban Study Areas
USFS	U.S. Forest Service
USGS	U.S. Geologic Survey
V/C Ration	Volume to Capacity Ratio
VMT	Vehicle Miles Traveled

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Appendix C Community Area Plans Extract

Introduction

This appendix contains a listing of Community Plan policy excerpts from each of the Humboldt County Community Plans. This appendix consolidates and incorporates the following community area plans:

- o Fortuna Community Plan (1985)
- o Freshwater Community Plan (1985)
- o Garberville-Benbow-Redway-Alderpoint Community Plan (1987)
- o Hydesville-Carlotta Community Plan (1986)
- o Jacoby Creek Community Plan (1982)
- o Orick Community Plan (1985)
- o Willow Creek Community Plan (1986)

The following community planning areas are mapped but do not have policies unique to their areas:

- o Arcata
- o Blue Lake
- o Fieldbrook-Glendale
- o Orleans
- o Trinidad-Westhaven
- o Rio Dell-Scotia
- o Shelter Cove (inland)

The Avenue of the Giants Community Plan, Eureka and McKinleyville Community Plans have not been included because of their length, and will remain stand-alone documents. For the communities planning areas included in this appendix, it is intended that the policy excerpts, together with the preceding Countywide policies and applicable maps, will constitute the general plans for these communities. Therefore the policies under each community plan are specific to these community planning boundaries.

Mapping

Land use mapping as well as public facilities, resources, and hazards mapping, can be found in Appendix C, Map Book or online at the Humboldt County WebGIS Portal at <http://humboldt.gov/1357/Web-GIS>.

FORTUNA COMMUNITY PLAN

GOVERNANCE POLICIES

FCP-P1. City – County Coordination for Land Use Planning. The Fortuna Area Community Plan should be adopted by the City of Fortuna. The County shall recognize the interests of the City of Fortuna in the planning area by submitting public and private development projects within the Fortuna Area Plan to the City for review and comment. The County shall take the City's comments into consideration when reviewing development proposals.

FCP-P2. County and LAFCO Coordination with the City's Sphere of Influence Report. The Fortuna Area Community Plan as adopted by the Board of Supervisors shall be referred to LAFCo and the City of Fortuna to be used as a guide to making any appropriate revisions to the City of Fortuna Sphere of Influence Report.

GROWTH PLANNING

FCP-P3. Urban Development Areas. The County and the City of Fortuna shall adopt the Urban Development Areas as shown on the Land Use Plan Map.

FCP-P4. Urban Expansion Areas. The County and the City of Fortuna shall adopt the Urban Expansion Areas as shown on the Land Use Plan Map.

FCP-P5. Urban Facilities and Services. The consideration and/or provision of appropriate types and levels of urban facilities and services shall initially be directed toward the Urban Development Areas and should be followed by the Phase I Urban Expansion Areas as shown on the Land Use Map.

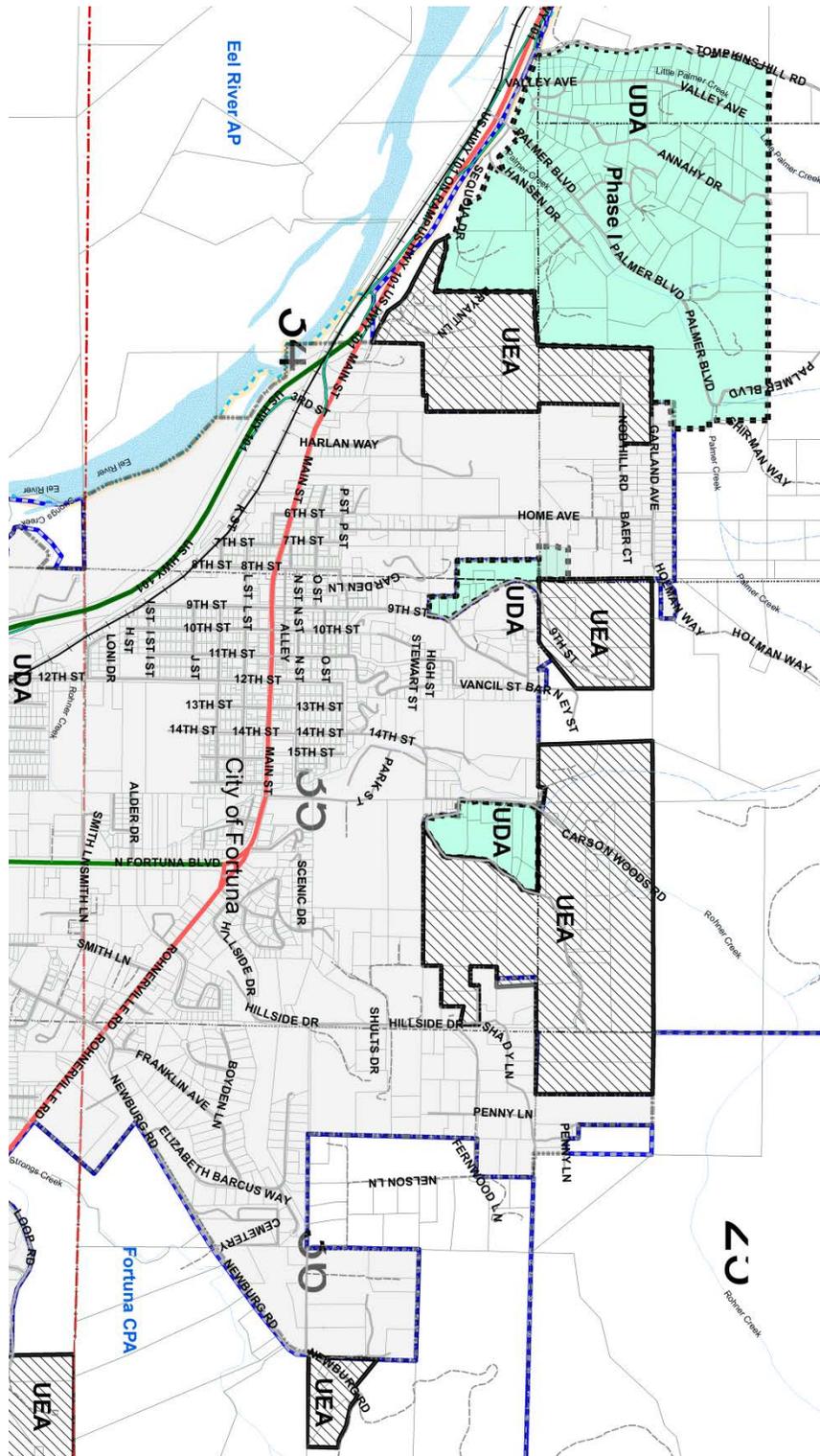
FCP-P6. Use of On-site Septic Systems in Urban Development Areas. Residential development in the Urban Development Areas may utilize on-site individual sewage disposal systems provided that waiver of site suitability criteria shall not be granted by the Humboldt-Del Norte Health Department.

FCP-P7. Land Division in Urban Development Areas. New land divisions and residential development within the Urban Development and Urban Expansion Areas shall be required to utilize community water and sewer systems as they become available.

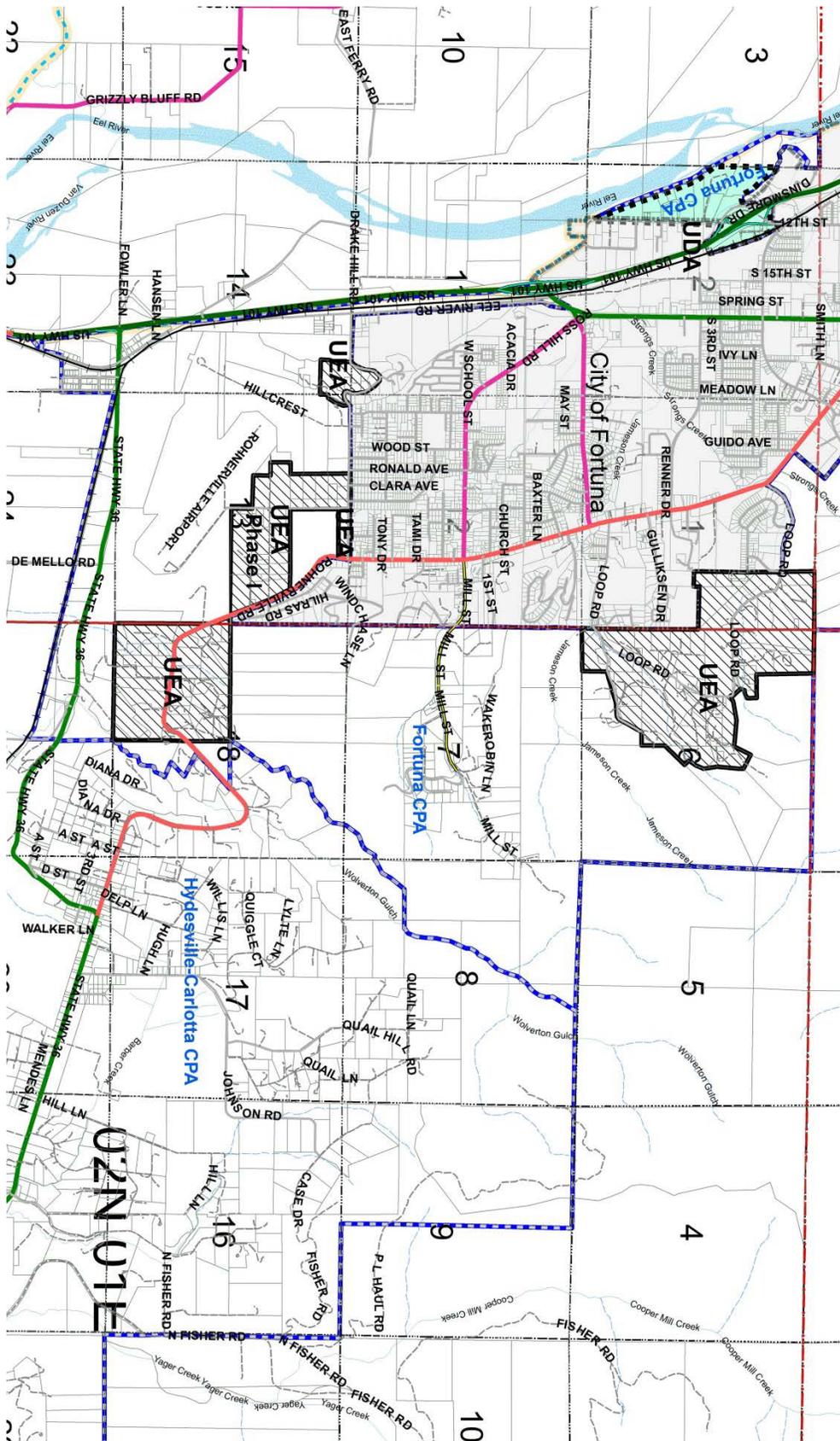
FCP-P8. Capital Improvement Plans. The City of Fortuna is encouraged to utilize the five-year Capital Improvement Programming technique for integrating land use and public services and facilities within the City and its exterior Sphere of Influence.

FCP-P9. Re-designation of RE lands with Public Water. When land designated Residential Estates (RE1-5) within the Urban Expansion Boundary is connected to public water and sewer systems and roads are built to urban standards, such land will be re-designated as an Urban Development Area (UDA) and residentially planned land within the UDA may be designated as (RL) Residential Single Family (1-7 dwelling units per acre).

FCP Figure 1 Urban Development and Expansion Areas (North) from the Land Use Map



FCP Figure 1 Urban Development and Expansion Areas (South) from the Land Use Map



SAFETY

FCP-P10. Drainage Impacts. The impact on drainage flow through the City should be reviewed and the City of Fortuna consulted if higher or more intensive planned land use proposals are to be considered in the area south of Drake Hill Road and within the Mill Creek Drainage basins.

CIRCULATION

FCP-P11. Safe Pedestrian Thoroughfares for Palmer Creek Area. The County, the City of Fortuna and Caltrans should cooperatively seek to provide a safer pedestrian way connecting Palmer Creek--a community of 300 residents--with the City of Fortuna.

FCP-P14. Repair to Carson Woods Road and Extension of Services. The City and the County should cooperatively undertake the work necessary to achieve a reasonable level of repair to Carson Woods Road. The City is encouraged to extend sewer services to the area in conjunction with the necessary improvements to the existing water systems with area residents meeting the costs. (According to current City policy this area must be annexed to the City before these extensions occur.)

FRESHWATER COMMUNITY PLAN

LAND USE

FWCP-P1. Land Use Restrictions for APN 402-261-015. As it concerns the development of the parcel located south and west of the Freshwater Road (AP# 402-261-015), the plan provides for the creation of a maximum number of six (6) parcels. Five (5) of the parcels are to be located within the approximately 14 acre area in the southeast corner of the parcel designated and zoned for 2-1/2 acre parcels. This area is zoned AG, the area may be increased only if information, submitted by a registered engineer, indicates that the creation of five (5) parcels is not possible due to an inability to meet the County adopted sewage disposal standards. Any such minor modification in the zone boundary would not require a plan amendment. The total number of dwelling units on the property (AP# 402-261-015) shall not be more than six (6). Any request made, resulting in the potential of more than six (6) dwelling units, would require a plan amendment.

FWCP-P2. Protection of Water Quality Upstream of Freshwater County Parks. The Residential Agricultural and Timberlands designations upstream from Freshwater County Parks are intended to reduce the threat of bacterial contamination from septic tanks to the Park's pool. Septic tanks associated with additional rural development are reduced by limiting densities in these areas.

FWCP-P3. Mobilehome Park Density. No further density increases should be allowed in the planning area's mobilehome parks because of wastewater disposal problems.

FWCP-P4. Three Corners Store. The Three Corners store should be allowed to continue operation and expand under the provision of the Local Coastal Plan, on its existing property.

FWCP-P5. Commercial Uses in the Indianola Area. Existing commercial uses located in Indianola should be zoned to allow their continued operation under a Community Commercial Qualified Combining Zone classification and a Commercial General land use designation. An alternative land use designation for these parcels shall be Residential Estates if the commercial land use is abandoned. The County should appropriately classify existing commercial properties in the Coastal Zone (adjacent to the Freshwater Planning Area) to allow their continued operation.

FWCP-P6. Commercial Uses in Wrangletown. Commercial uses in the Wrangletown area are limited to the Wrangletown Store and Bar, except for an additional site near the store which has been designated as Commercial General to allow for expansion of commercial uses. The vacant property shall be zoned with a Neighborhood Commercial Zone.

FWCP-P7. Development Timing. No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered.

FWCP-P8. Land Use in Wrangletown. The area shown on the Freshwater Community Plan Land Use Map in the central Wrangletown area is designated as Residential Low Density (RL) with a density of no more than one unit per acre. No new parcels shall be created in this area because although it is currently served by the Freshwater Water Service, the water system has no capacity to expand and serve additional development.

FWCP-P9. Land Use Near Freshwater Park. The area designated Residential Low Density (RL) on Freshwater Road near Freshwater Park is designated with a density of no more than one unit per acre. This area is designated for one acre parcel development because of the predominant residential character of the area, its location along Freshwater Road, and to allow the completion of a logical development pattern in this area. The area is not intended to set a precedent for additional small parcel development in the area.

CIRCULATION

FWCP-P10. Redmond Road. The Redmond Road area is designated at a 5 acre per unit density until Redmond Road is improved to roadway category Standard 5. The minimum size of parcels served by the improved road shall be 2.5 acres.

FWCP-P11. Pidgeon Point Road. Pigeon Point Road is designated as a 5 acre per unit density until the road section is improved to roadway category standard 5 and brought into the County Road System.

FWCP-P12. Bicycle and Pedestrian Lane along Myrtle Avenue. As part of the Myrtle Avenue road construction project, bicycle/pedestrian lanes should be "striped" along the sides of the paved section and labeled bike route.

COMMUNITY INFRASTRUCTURE AND SERVICES

FWCP-P13. Garfield School. The Garfield School site is centrally located and has a potential for use as a baseball field, soccer field, and/or playground if the school is ever closed. The retention of the site in public ownership would complement the existing community owned old Garfield School. The Garfield School site should be retained in public use as a community recreational facility if the school is ever closed.

FWCP-P14. Freshwater County Park. The Health and Public Works Departments shall monitor the water quality of the Freshwater County Park swimming pool on an ongoing basis for bacterial contamination.

FWCP-P15. Cummings Road Solid Waste Disposal Site. The area around the Cummings Road solid waste disposal site shall be restricted to a maximum of one unit per twenty acres to reduce development which would be subject to environmental impacts in the future.

FWCP-P16. Cummings Road Improvements. Cummings Road and Lower Mitchell Road to Myrtle Avenue shall be improved by the solid waste site operator to roadway category standard 5 before additional County use permits are approved to expand the site or its capacity.

GARBERVILLE REDWAY BENBOW ALDERPOINT COMMUNITY PLAN

LAND USE

GRCP-P1. Green Gulches. Areas of Connick Creek and Bear Creek as shown on the Plan Map are designated Green Gulch areas, to be left in a natural condition. Development may be permitted within these areas where consistent with the streamside management area and stream channel policies of the Biological Resources Section of the General Plan Conservation and Open Space Element. For purposes of applying the policies, the streamside management area is mapped as Open Space.

GRCP-P2. Benbow Golf Course. The Benbow Golf Course area presently zoned FRQ is planned only for continued use as a golf course, and other commercial recreational uses are not consistent with this plan.

GRCP-P3. Rodeo Grounds-Benbow Area. This area is planned for continued equestrian related uses, including compatible uses such as public assembly, boarding stable, veterinarian clinic, and hay and feed storage.

GRCP-P4. Urban Reserve. The areas designated urban reserve, as well as the adjacent CS/IG/CG areas, are planned for eventual urban services. The "urban reserve" designation was used to recognize that if these areas are to be developed at urban densities, a mix of uses (residential, commercial, industrial, public facilities) would likely be required for these areas to properly complement the existing urban areas. Prior to services, these areas may be developed consistent with the surrounding rural densities.

GRCP-P5. Clear and Approach Zones. New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures.

GRCP-P6. Garberville Public Facilities Area. The Public Facilities (PF) land use designation at the north end of Garberville is intended approach zones and flight track free of new residential structures. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designated in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone.

GRCP-P7. Clustered Homesites for Mitchell Ranch and Tooby Flats. For the Mitchell Ranch and Tooby Flat area, homesites shall be clustered in order to: (1) maintain the maximum feasible agriculturally productive areas; (2) minimize viewshed impacts; (3) avoid archaeological resources; and (4) reduce grading and construction impacts. Subdivision design should also consider incorporation of agriculturally related recreational amenities such as horse stables and trails in order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design.

GRCP-P8. Garberville Public Facilities Area. The Public Facilities (PF) land use designation at the north end of Garberville is to provide a centralized location for community facilities such as the Community Center and library, and other public or quasi-public uses. The zoning has not been changed in order to maintain property rights prior to the development of such facilities. When the development of key facilities takes place, the zoning should be changed to insure compatibility of future uses.

GRCP-P9. Multi-Family Residential. Multi-family residential building types are considered to be compatible with the RL land use designation where provided for by the zoning, consistent with planned densities. The RM designation at the curve in the Briceland Thorne Road in Redway is limited to accommodating eight additional units.

SAFETY

GRCP-P10. Setbacks for Properties East of Garberville Airport. There is a 20' development setback from the cliff east of the Garberville Airport. This area is to be excluded from the area used to calculate densities for new subdivisions.

GRCP-P11. RA 5-20 Slope Formula Policy. The following Slope Formula is used to calculate densities, and where the option is taken to calculate density credits, in RA 5-20 lands:

0 - 15% slopes = 5 acres/dwelling unit
15 - 30% = 10 acres/dwelling unit
30% or over = 20 acres/dwelling unit

Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given to the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands.

GRCP-P12. Geologic Investigation. For the IG/MH area along Redwood Drive, the Urban Reserve area east of the freeway, and the CS/IG area on the west side of the freeway, geological investigation and engineered grading plans are required prior to significant earth moving.

GRCP-P13. Vegetative Buffers. Along the Redwood Drive corridor between Garberville and Redway, vegetative breaks and buffering, consistent with traffic safety concerns, are to be included with new developments. Developments along the Highway 101 corridor are to be visually buffered.

GRCP-P14. Emergency Response Facility. No emergency response facility shall be located at a site within the 100-year flood plan.

NOISE

GRCP-P15. Noise Analysis. For projects requiring discretionary approval in the vicinity of the Southern Humboldt Community Hospital, require noise impact analysis and mitigating measures as may be necessary to ensure the 65 Ldn standard for hospitals contained in the General Plan Noise Element is not exceeded.

BIOLOGICAL RESOURCES

GRCP-P16. Protection of Nesting Sites. Projects in the vicinity of the osprey and eagle nesting sites (in the Lake Benbow-Sprowel Creek area) are to be designed and carried out in such a manner as to avoid disturbance of the sites.

GRCP-P17. Protection of *Tracyina rostrata*. A federal candidate protected plant species called beaked -tracyina (*Tracyina rostrata*) occurs in the vicinity of Alderpoint. Discretionary projects which may affect the plant are to be referred to the Department of Fish and Game and other agencies as may be necessary for mitigation recommendations.

CULTURAL RESOURCES

GRCP-P18. Protection of Archaeological Sites. Archaeological sites have been identified in historical records along the lower river terraces of the Planning Area. These sites are to be avoided or a significance determination and mitigation appropriate is to be carried out.

GRCP-P19. New Cemetery. The need for a new cemetery site has been identified, and a site for a new cemetery should be considered during any new major subdivision proposal.

CIRCULATION

GRCP-P20. Redway/Garberville Traffic Improvements. The following are recommended traffic improvements for the Garberville/Redway Area:

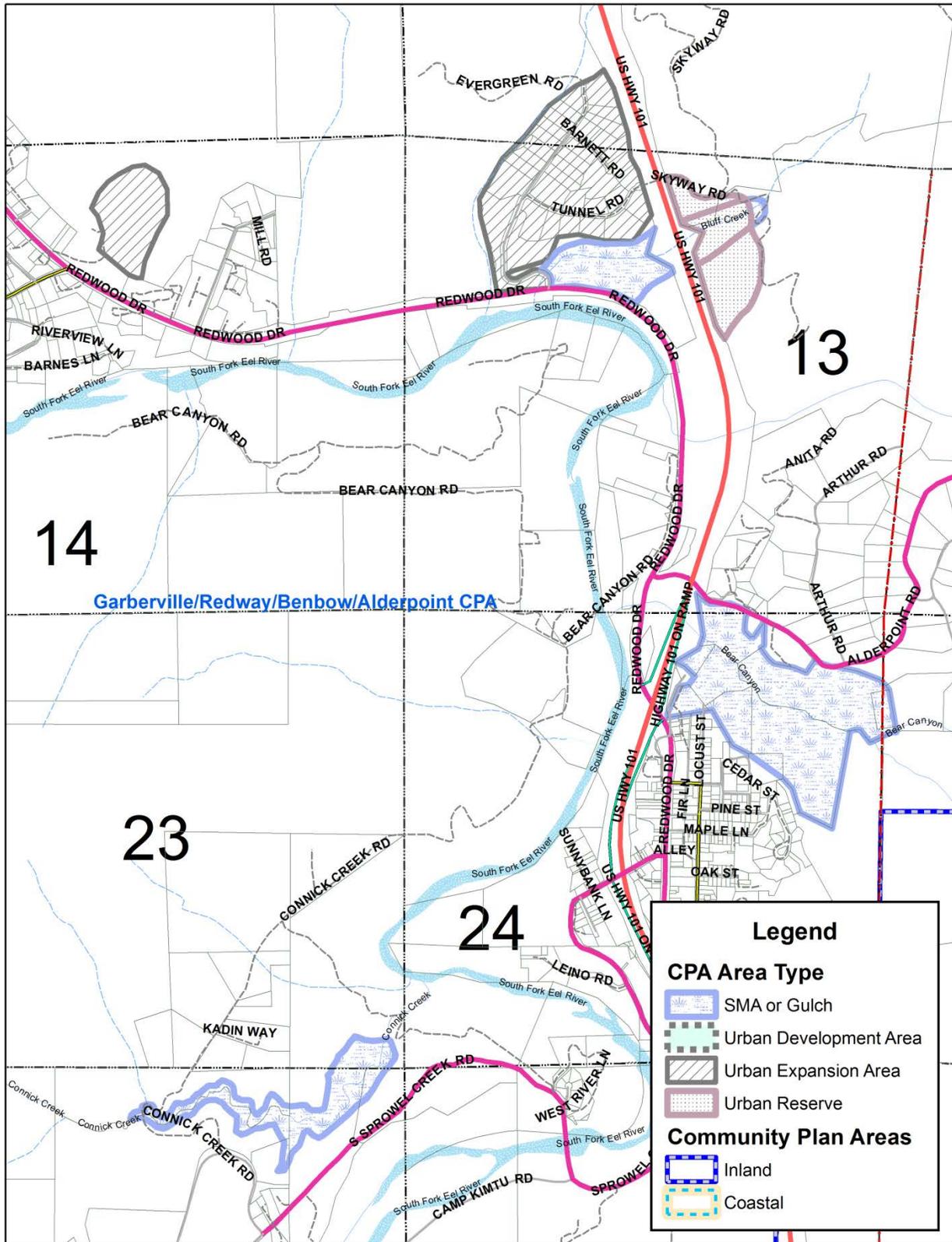
- a 4-way stop at Redway Drive and Whitmore and Manzanita;
- study signing and improvements at Briceland Road and Redway Drive;
- improve hazardous corner at Oakridge and Briceland Road;
- West of River Area is not to be rezoned to accommodate additional rural residential development until an adequate year-round road system can be provided;
- Road improvements to provide full year-round circulation not subject to flooding, and adequate to meet planned capacities, are to be a requirement for Tooby Flat/Mitchell Ranch areas at the time rural residential development to planned densities is proposed.
- Consideration should be given to including a bike lane in the improvement of Bear Gulch Bridge No. 4c-156 when it is replaced. If this improvement is accomplished, consideration should then be given to a lane or path between Garberville and Redway at a time when improvements are made to Redwood Drive, subject to funding availability and feasibility of safe design.

GRCP-P21. Garberville Parking Improvements. The following are recommended traffic improvements:

- Adopt a parking plan for Garberville.
- Establish a Parking Authority for the downtown commercial district of Garberville.

GRCP-P22. River Access Opportunities. An outline of river access opportunities and improvements, which would enhance fishing and other recreational uses along the river, should be prepared for the Plan. Standards for access dedications for subdivision of lands with river frontage should be included in the outline.

GRCP Figure 1 – Green Gulches, Urban Development and Urban Expansion Areas from the Land Use Map



HYDESVILLE – CARLOTTA COMMUNITY PLAN

LAND USE

HCCP-P1. Hydesville Community Water District. The Hydesville Community Water District shall retain sole discretion to extend community water service to all areas within the existing District boundary.

HCCP-P2. Need for Ad hoc Community Advisory Committee. An ad hoc Community Advisory Committee should be appointed by the Board of Supervisors to review and comment on the adopted Community Plan in the event:

- a. A community-wide public water or sewer system is proposed for Carlotta; or
- b. Public sewer systems are proposed for the community of Hydesville; or
- c. A hydro-geologic study indicates the necessity/opportunity to reconsider the pattern and intensity of development.

HCCP-P3. Public Water Connection for New Construction. All new construction or development on parcels less than 2 acres in size within the Urban Development Area shall be required to utilize the Community Water System.

HCCP-P4. On-site Sewage Disposal Systems. Residential development in the Urban Development Area may utilize on-site individual sewage disposal systems provided that waivers of Site Suitability Criteria shall not be granted by the Humboldt-Del Norte Health Department.

WATER RESOURCES

HCCP-P5. Water Resources Study of Yager Creek. The County supports and encourages the preparation of a water resource study of Yager Creek.

HCCP-P6. Restoration of Wolverton Stream. The County supports and encourages private and public cooperative efforts to restore and maintain the fish habitat values of Wolverton Stream.

COMMUNITY INFRASTRUCTURE AND SERVICES

HCCP-P7. Stormwater Drainage. As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels.

HCCP-P8. Drainage Plans. Drainage plans should be required of development projects within the area of Hydesville shown in Figure 4 of the 1986 Hydesville Community Plan. Drainage plans as may be required must provide for the passage of stormwater from upstream areas.

HCCP-P9. Drainage Easements. Dedication of drainage easements to the County of Humboldt for the benefit of the general public may be required as a condition of a development permit.

JACOBY CREEK COMMUNITY PLAN

GOVERNANCE

JCCP-P1. Intergovernmental Coordination. The City of Arcata and the Jacoby Creek County Water District should provide technical and advisory assistance to the County for the preparation and maintenance of the Jacoby Creek Community Plan policies.

JCCP-P2. Citizen Participation. It shall be the Goal of the County to promote participation by citizens, property owners and neighborhood groups in the Jacoby Creek Planning Area by:

- A. formulating clear and consistent planning procedures;
- B. providing centralized public access to relevant documents;
- C. standardizing planning terminology;
- D. encouraging formation of ad hoc committees to review specific area developments;
- E. encouraging the formation of a citizens advisory group in the area.

JCCP-P3. Coordination with City of Arcata. The County shall recognize the interests of the City of Arcata in the Planning Area by submitting development plans located within the City's Sphere of Influence to the City for review and comment. The City shall have not less than 15 days to respond. The County shall take the City's comments into consideration when reviewing development proposals. The County shall prepare a list of project categories that will be submitted for review.

JCCP-P4. Coordination with Jacoby Creek County Water District. The County shall recognize the interests of the Jacoby Creek County Water District in the Planning Area by submitting development plans located within or adjacent to the District's boundaries to the District for review and comment. The District shall have not less than 15 days to respond. The County shall prepare a list of project categories that will be submitted for review

The County shall take the Water District's comments into consideration when reviewing development proposals.

LAND USE

JCCP-P5. Adequate Housing in Jacoby Creek. It shall be the goal of the County to promote adequate and safe housing for the residents of the Jacoby Creek Area by:

- A. identifying areas appropriate for a variety of residential densities;
- B. requiring the provision of appropriate public services when development takes place;
- C. encouraging the use of energy-efficient housing designs.

JCCP-P6. Protection of Timberlands. Lands designated as Timberlands on the Land Use Map shall be retained in large parcels to protect the timber resource. Smaller parcels classified as Timber Sites I, II or III, and located adjacent to or surrounded by lands designated as Timberlands on the Land Use Map should be maintained as Timberlands.

JCCP-P7. Timber Resource Lands and General Plan Amendments. When investigations and evidence presented at a public hearing show that lands designated as Timberlands on the Land Use Map, not currently zoned as Timberland Preserves, are not suitable for commercial timber production, such lands may be re-designated as Rural Lands through a General Plan amendment.

JCCP-P8. Division of Timber Lands. No division of lands designated as Timberlands shall be approved where parcels of less than 40 acres would be created. No division of lands designated as Timberlands shall be approved where parcels of less than 160 acres would be created in areas identified as having a high instability according to the General Plan Slope Stability Mapping.

JCCP-P9. Protection of Agricultural Lands. Lands designated as Agriculture Exclusive shall be retained for agricultural uses. Only those public services necessary for the maintenance of agricultural production shall be provided to areas designated Agriculture Exclusive.

JCCP-P10. Urban Boundaries. The County and the City of Arcata shall establish boundaries separating rural and urban areas to minimize conflicts between agricultural and urban uses.

JCCP-P11. Agricultural Preserve. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.

JCCP-P12. Exclusion of AE Lands from Jacoby Creek County Water District. Lands designated as Agriculture Exclusive should be excluded from the Jacoby Creek County Water District. Where such exclusion is not feasible because of other regulations or requirements, the District should exclude that portion of the land being used for agricultural purposes from assessment zones.

JCCP-P13. Jacoby Creek Forest Ownership. The Jacoby Creek Forest should be retained by the City in public ownership and shall be designated as Timberlands on the Land Use plan.

JCCP-P14. Rural Land Use Designations. The following Land Use Designations are the only designations that shall be considered appropriate uses in the rural portions of the Planning Area:

- A. Timberlands
- B. Agriculture, Exclusive
- C. Residential Agriculture
- D. Residential Estates

Extensive public service systems shall not be provided to the rural portions of the Planning Area. Notwithstanding these provisions, existing residential units located in the rural portions of the Planning Area shall have access to necessary public service systems.

JCCP-P15. Stable Rural Boundaries. The County and the City of Arcata shall establish stable boundaries separating rural and urban areas.

JCCP-P16. Cottage Industry. Home occupations, cottage industries, and supplemental income producing agricultural activities should be encouraged in the rural portions of the Planning Area. Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance.

JCCP-P17. Zoning of Rural Lands. The zoning status of lands designated as Residential Agriculture or Residential Suburban should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

JCCP-P18. Consistent Urban Boundaries. The County, the City and the District shall adopt the Urban Development Area as shown on the Land Use Plan Map.

JCCP-P19. Water and Disposal Guidelines. The City and the District should adopt the water and disposal guidelines specified in the General Plan.

JCCP-P20. Industrial Uses. No industrial uses shall be located in the Planning Area.

JCCP-P21 Neighborhood Commercial Uses Neighborhood commercial uses may be located in the Planning Area.

JCCP-P22. Residential Uses. A variety of housing types and densities should be encouraged to be located within the Urban Development Area. New residential development shall be compatible with the scale of existing development. Clustering and individual home ownerships on large lots held in common should be encouraged.

JCCP-P23. Zoning of Residential Lands The zoning status of lands designated as Residential should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

JCCP-P24. Slope Criteria to Establish Lot Size. The County should review and update its zoning ordinance to base lot sizes on slope criteria.

JCCP-P25. Provision of Urban Services. This plan is predicated on the intent that either the City of Arcata or the Jacoby Creek County Water District will be the provider of urban services within the Urban Development Area.

JCCP-P26. Residential Densities. Residential development at one dwelling unit per five or more acres may be permitted within the Urban Development Area if it is determined that:

- A. Public water or sewer services are not presently available to serve the project site; and
- B. The proposed development can safely accommodate individual water and waste water disposal systems consistent with current County standards; and
- C. Mitigation measures will assure that the proposed development will not cause adverse cumulative health or environmental impacts; and
- D. The design of the proposed development will not preclude the ultimate development of the site to planned urban densities when public water and sewage disposal systems are provided.

The use of private water sources within the Urban Development Area is permitted only for residential development at densities of one dwelling unit per five or more acres.

Urban type development should not be permitted within the Urban Expansion Area until it is annexed by the City of Arcata.

JCCP-P27. Development within the Urban Development Area. Development within the Urban Development Area should occur at designated plan densities only when public water and public sewage disposal systems are available, except as provided in this Plan.

JCCP-P28. Review of Urban Development Area. The Urban Development Area shall be reviewed on an annual basis to determine whether adjustments to the line are necessary. The Urban Development Area may be amended if the following findings can be made:

- A. There has been substantial consumption of vacant land for development purposes, such that the amount of vacant land available for urban uses is insufficient to allow for the continued development of a full range of housing types.
- B. Service systems within, or available to, the Urban Limit are adequate to serve the proposed addition.
- C. Development in the proposed addition would not adversely impact agricultural or timber lands bordering the addition.

JCCP-P29. Buttermilk Lane Urban Expansion Area The area bounded by Buttermilk Lane on the north and east and on the west by Old Arcata Road (as shown on the Land Use Map), shall be designated as an Urban Expansion Area.

- A. The Urban Expansion Area shall be reserved for residential development at a density range of no greater than 2 DU/acre nor less than 1 DU/5 acres. Residential development should take place only after annexation to the City of Arcata.
- B. The County Planning Department in cooperation with the City of Arcata and LAFCo shall prepare and submit an annual report to the County Planning Commission on the status of annexation efforts within the Urban Expansion Area.

JCCP-P30. Urban Expansion Areas. No division of lands within the Urban Expansion Area shall be approved where such division creates any parcel smaller than 5 acres until such parcel has been annexed to the City of Arcata.

JCCP-P31. Zoning of Urban Expansion Areas. The County should reclassify lands within the Urban Expansion Area as AG B-5(5) or some equivalent zone.

SAFETY

JCCP-P32 Geologic Hazards. The County shall require engineering geologic and/or soils reports prior to approval of any minor subdivisions, major subdivisions, or building permits in areas identified as having a slope rating of moderate or high instability.

CIRCULATION

JCCP-P33. Pedestrian and Bicycle Facilities. Pedestrian and bicycle facilities, exclusive of sidewalks, should be considered for new roads that serve 35 or more units built at a density of four units per acre or more.

JCCP-P34. Flood Free Access to New Subdivisions. All new development shall have flood free access routes.

COMMUNITY INFRASTRUCTURE AND SERVICES

JCCP-P35. Rural Development and Water Systems. No new rural development shall be approved unless sufficient potable water is available to meet the needs of the proposed development. Existing rural development may utilize public water systems where such use is required to maintain the health, safety and welfare of the residents.

JCCP-P36. Use of On-Site Water Systems. Existing development on lands designated as Timberlands, Agriculture Exclusive, Rural Lands, and Residential Rural shall utilize individual, on-site domestic water systems, except as provided by JC-P41, Discretion for Extension of Public Water Systems. Where existing parcels are now utilizing or have access to public water systems, such use or access shall continue but shall not be extended beyond existing property lines.

JCCP-P38. Water Requirements for New Subdivisions. No new subdivision or minor subdivision, shall be approved on lands designated as Timberlands, Agriculture Exclusive, and Residential Agriculture unless it can be shown that each new parcel created for residential use will have sufficient water available for domestic purposes.

JCCP-P39. Subdivision of Land Designated Residential Estates. No new subdivision or minor subdivision which creates parcels of less than five acres shall be approved on lands designated as Residential Estates until a public water system is available to such lands. .

JCCP-P40. Development of Land Designated Residential Estates. All new development on lands designated as Residential Suburban shall be required to connect to a public water system when such system becomes available.

JCCP-P41. Discretion for Extension of Public Water Systems. The City of Arcata and the Jacoby Creek County Water District shall retain discretion to extend or not extend public water service to the rural portion of the Planning Area. The City or the Board may, in its discretion, approve extension of such service subject to any requirements that may be duly adopted by the providing jurisdiction, and to the following guidelines:

- A. To areas designated as Timberlands:
 - 1. No extension of public water systems shall be permitted.
- B. To areas designated as Agriculture, Exclusive and Residential Agriculture:
 - 1. The extension must be an emergency response to a failure of an existing water system.
 - 2. The capacity of the extension shall be limited to a size adequate to meet the existing residential requirements. No extension of trunk lines or oversized lines shall be permitted.
 - 3. No extension shall be permitted to serve uses that are clearly inconsistent with the Residential Agriculture uses identified in Section 4.8 of the General Plan.
 - 4. The area provided shall be a part of, or annexed to, the providing jurisdiction.
- C. To areas designated as Residential Suburban:
 - 1. Public water systems may be provided to meet existing and planned residential requirements.

JCCP-P42. Rural Development and Wastewater Disposal Systems. No new rural development shall be approved unless proof is provided that such development has access to adequate waste disposal systems.

JCCP-P43. Urban Water Systems. All proposed development within the Urban Development Area shall be required to connect to public water systems provided by either the City or the District as such systems become available.

JCCP-P44. Water Facilities Plan. The Jacoby Creek County Water District shall prepare and maintain a Water Facilities Plan for all areas of its jurisdiction to which the District intends to provide water service.

JCCP-P45. Proof of Connection to Public Water Systems for Subdivisions. Prior to the approval of any subdivision, development permit or building permit, proof that such development shall be connected to public water systems shall be required, except as provided for in Policy -P26, Residential Densities of this Plan.

JCCP-P46. Development of Timberlands. Development proposed for lands designated as Timberlands, Agriculture Exclusive, and Residential Agriculture may utilize individual waste disposal systems if proven to meet existing disposal standards.

JCCP-P47. Rural Subdivision Limitation. No new subdivision or minor subdivision which creates parcels of less than five acres shall be approved on lands designated as Residential, Suburban until publicly maintained waste disposal systems are available to such lands.

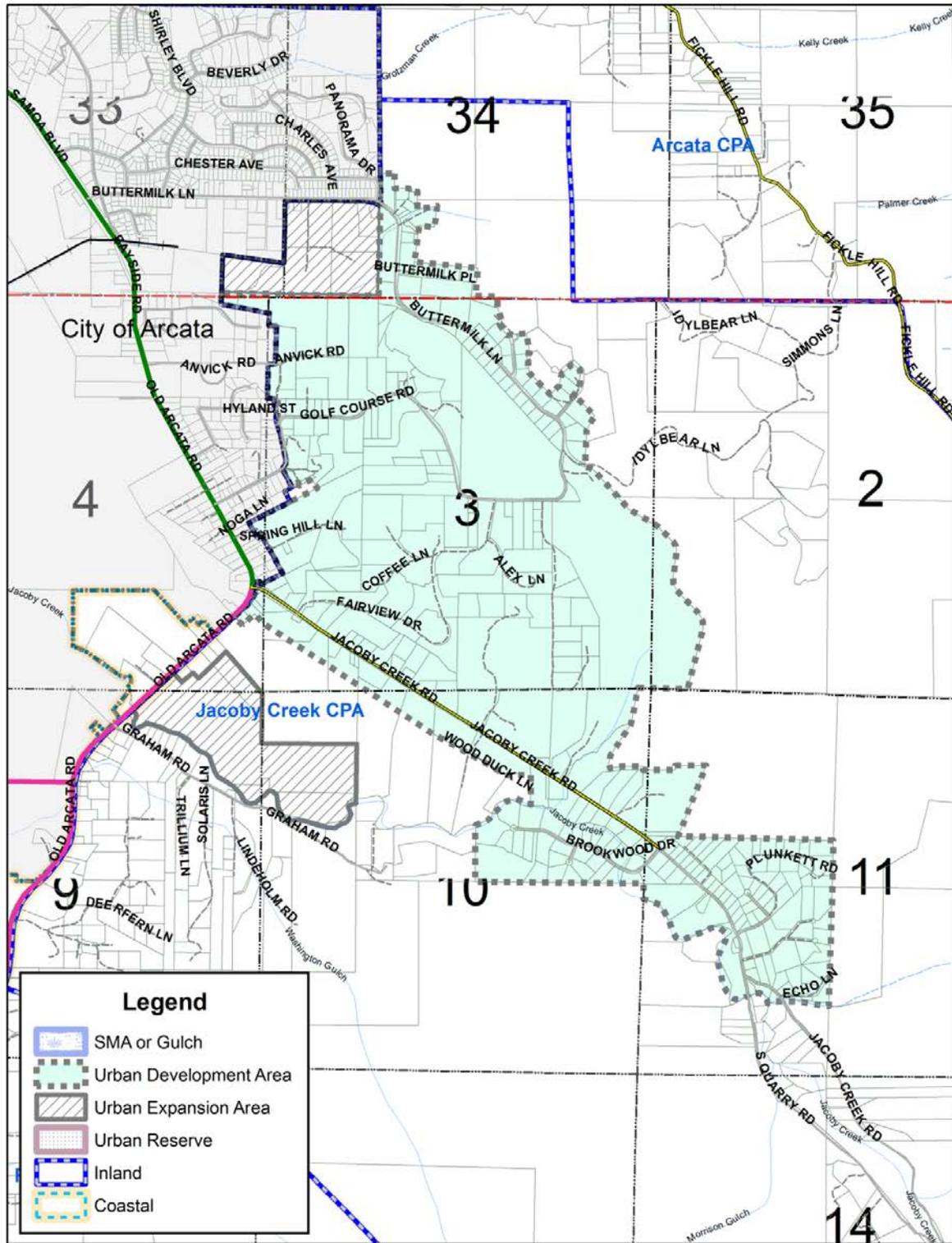
JCCP-P48. Wastewater Service Extensions. The City of Arcata and the Jacoby Creek County Water District shall retain discretion to extend or not extend publicly maintained waste disposal systems to the rural portions of the Planning Area. The City or the District may, in its discretion, approve extension of such service subject to any requirements that may be duly adopted by the providing jurisdiction, and to the following guidelines:

- A. To areas designated as Timberlands:
 - 1. No extension of publicly maintained waste disposal systems shall be permitted.
- B. To areas designated as Agriculture Exclusive and Residential Agriculture:
 - 1. The extension must be an emergency response to the failure of an existing on-site waste disposal system that cannot be repaired to conform to existing County standards; or
 - 2. If a sanitary sewer line is constructed, all existing or proposed residential development on property located within 300 feet of such sewer line shall be connected to the sewer line.
 - 3. No extension shall be permitted to serve uses that are clearly inconsistent with the Residential Agriculture uses identified in Section 4.8 of the General Plan
 - 4. The area shall be part of, or annexed to, the providing jurisdiction.
- C. To areas designated as Residential Suburban:
 - 1. Publicly maintained waste disposal systems may be provided to meet existing and planned residential requirements;
 - 2. The area shall be part of, or annexed to, the providing jurisdiction;
 - 3. The capacity of the system shall be limited to a size adequate to meet planned residential requirements;
 - 4. No extension shall be permitted to serve uses that are clearly inconsistent with Land Use Policies.
- D. On-site Waste Water Management Zones may be established in rural areas designated as Agriculture, Exclusive; Rural Lands; and Residential Rural. All existing and proposed residential development shall comply with the provisions of such zones.

JCCP-P49. Parks and Recreation Facilities. The County shall encourage the development and maintenance of recreational uses in the Planning Area

JCCP-P50. City Acquisition of Park Site. The City should acquire the park site designated on the Land Use Plan.

JCCP-Figure 1 Urban Development and Urban Expansion Area from the Land Use Map



ORICK COMMUNITY PLAN

LAND USE

OCP-P1 Population. The County shall support Orick's efforts to reverse declining population trends by:

- A. encouraging tourist-oriented developments to locate in the Orick area; and
- B. including Orick in future Block Grant proposals.

OCP-P2 Protection of Agriculture. Maintain the existing agricultural operations through the application of agricultural zoning.

OCP-P3 Identify Suitable Sites for R-V Parks. Identify and designate sites that would be suitable for R-V parks and mobile home parks.

OCP-P4 Location of Commercial Uses. Locate retail commercial uses in the existing community center, with population serving establishments concentrated north of Redwood Creek, and visitor serving uses south of the Creek.

OCP-P5 Conversion of Resource Dependent Sites to Visitor Serving. Permit the conversion of Resource Dependent Industrial sites to tourist oriented R-V parks. Campgrounds or resorts, if the sites are physically suitable for such uses.

OCP-P6 Residential Uses. In order to increase the availability and quality of housing for the residents of Orick, designate additional land in the center of town for residential use. New residential development should be compatible with the rural character of the community.

OCP-P7 Clustering of Houses. Clustering and individual home ownership on large lots held in common should be encouraged.

OCP-P8 Manufactured Homes in Residential Areas. Permit the placement of manufactured homes in single family residential areas. Permit the construction of mobile home parks in undeveloped portions of the Residential Low Density designation if the proposed park can comply with the provisions of the County Zoning Regulations. Any proposed mobile home park should be subject to the County's Use Permit approval process.

OCP-P9 Redwood National Park Master Plan. In order to promote increased visitor usage of Redwood National park, and to identify Orick as a major provider of services to park visitors the County should support the following specific aspects of the Park Master Plan:

- provide campsites at Orick Hill;
- provide campsites at Skunk Cabbage Hill;
- maintain no-charge camping at Freshwater Lagoon beach; and
- require that visitor services that are available in Orick be identified in any County financed literature that discusses Redwood National Park.

OCP-P10. Use of On-Site Sewage. Lands located within the Urban Development Area may utilize on-site sewage disposal systems provided that no waiver of individual site suitability criterion and site evaluation methods required to be used by the Health Officer or his authorized representatives shall be granted in the review and approval of individual sewage disposal system permit applications within the Urban Development Areas.

OCP-P11. Requirement to Connect to Water System. All new construction or development within the Urban Development Area shall be required to utilize the community water system. Existing development located in the Urban Development Area that is not presently connected to the public water system shall be required to utilize the public water system when such development is rehabilitated, replaced or structurally improved.

CIRCULATION

OCP-P12. Sidewalks. The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals.

OCP-13. Pedestrian Safety. In order to improve both the safety and the visual quality of U.S. Highway 101 through Orick the County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety.

OCP-P14. Improvements to Hufford Road. The County, together with Redwood National Park, should consider improvement of Hufford Road as a visitor access to the mouth of Redwood Creek.

OCP-P15. Requirement for Sidewalks Along U.S. 101. All new development fronting on U.S. Highway 101 shall be required to construct sidewalks along the highway frontage in the Urban Development Area.

OCP-P16. Pavement Marking on U.S. 101. CalTrans should stripe the edge of the traveled way in Orick to make roadside parking areas more obvious and add a center turning lane in the wider portion of the highway.

COMMUNITY INFRASTRUCTURE AND SERVICES

OCP-P17. Community Water. In order to maintain a quality water supply system to meet the needs of the community all new development within the Urban Development or Urban Expansion areas shall be required to utilize the community water system.

OCP-P18. Extension of Community Water. The Orick Community Services District shall retain discretion to extend or not extend community water service to the rural portion of the Planning Area. The District may approve extension of such service subject to any requirements that it may adopt and to the following guidelines:

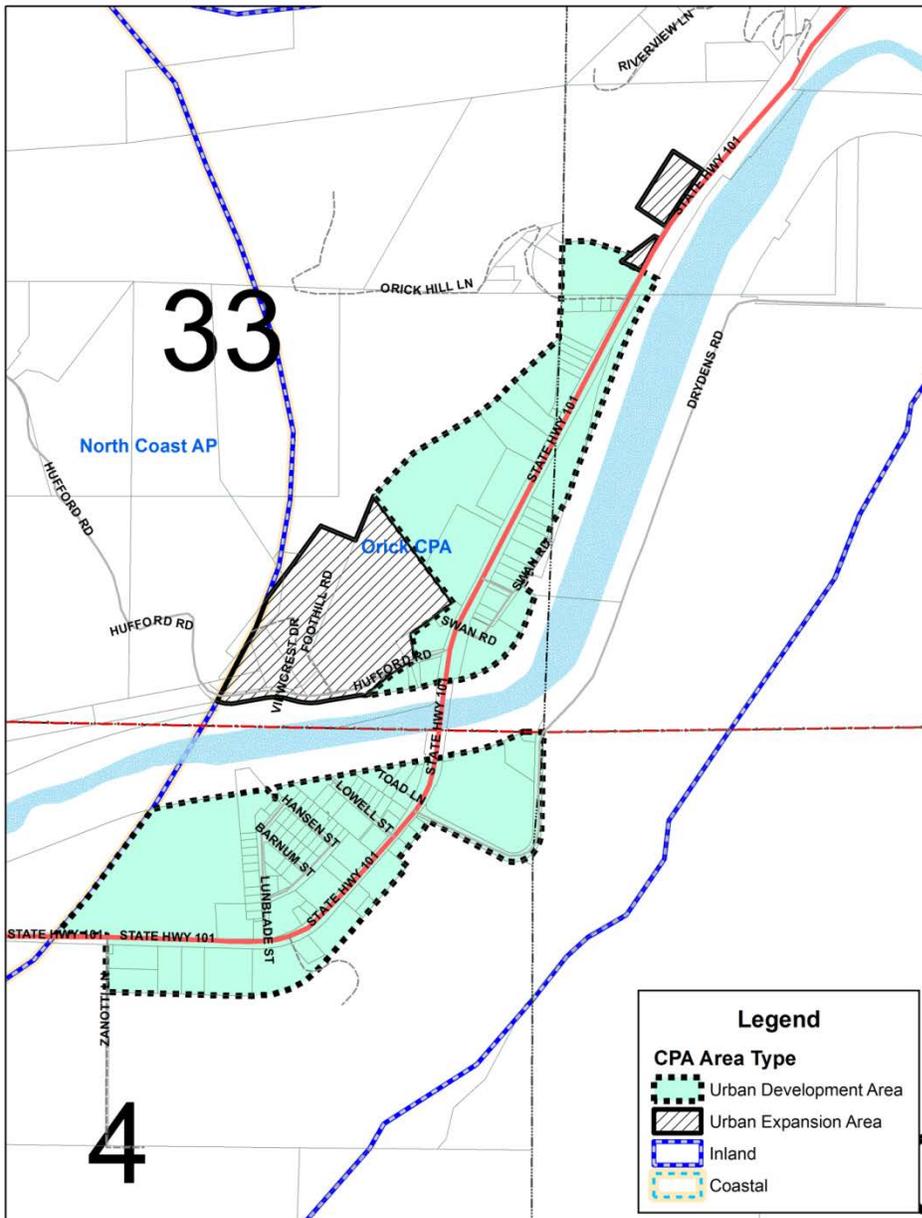
- to areas designated as Timberlands, no extension of community water systems shall be permitted;
- to areas designated as Agriculture Exclusive and Residential Agriculture: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited to a size adequate to meet the existing residential requirements;
- no extension shall be permitted to serve uses that are clearly inconsistent with the Land Use Designation; and
- to areas designated as Residential Estates: community water systems may be provided to meet existing and planned residential development.

OCP-P19. Design and Community Beautification. To increase visitor expenditures in the commercial businesses in Orick the community should encourage and assist property owners along the highway to use landscaping, fencing and painting to improve the appearance of the community. The OEDC should consider commissioning a Design Plan to guide private beautification efforts.

OCP-P20 Community Promotion. Visitor serving businesses in the community should advertise together to promote visits to the Orick area. On the next reprinting of the Orick brochure, the brochure should be expanded to include the name and phone number of visitor serving businesses. A progressive museum should be developed in local stores.

OCP-P21. Long Term Efforts. The County should submit an application for Community Development Block Grant funds for a project in Orick which would include housing and commercial building rehabilitation, landscaping and sidewalk construction.

OCP Figure 1 - Urban Development and Expansion Areas from Figure 3



WILLOW CREEK COMMUNITY PLAN

LAND USE

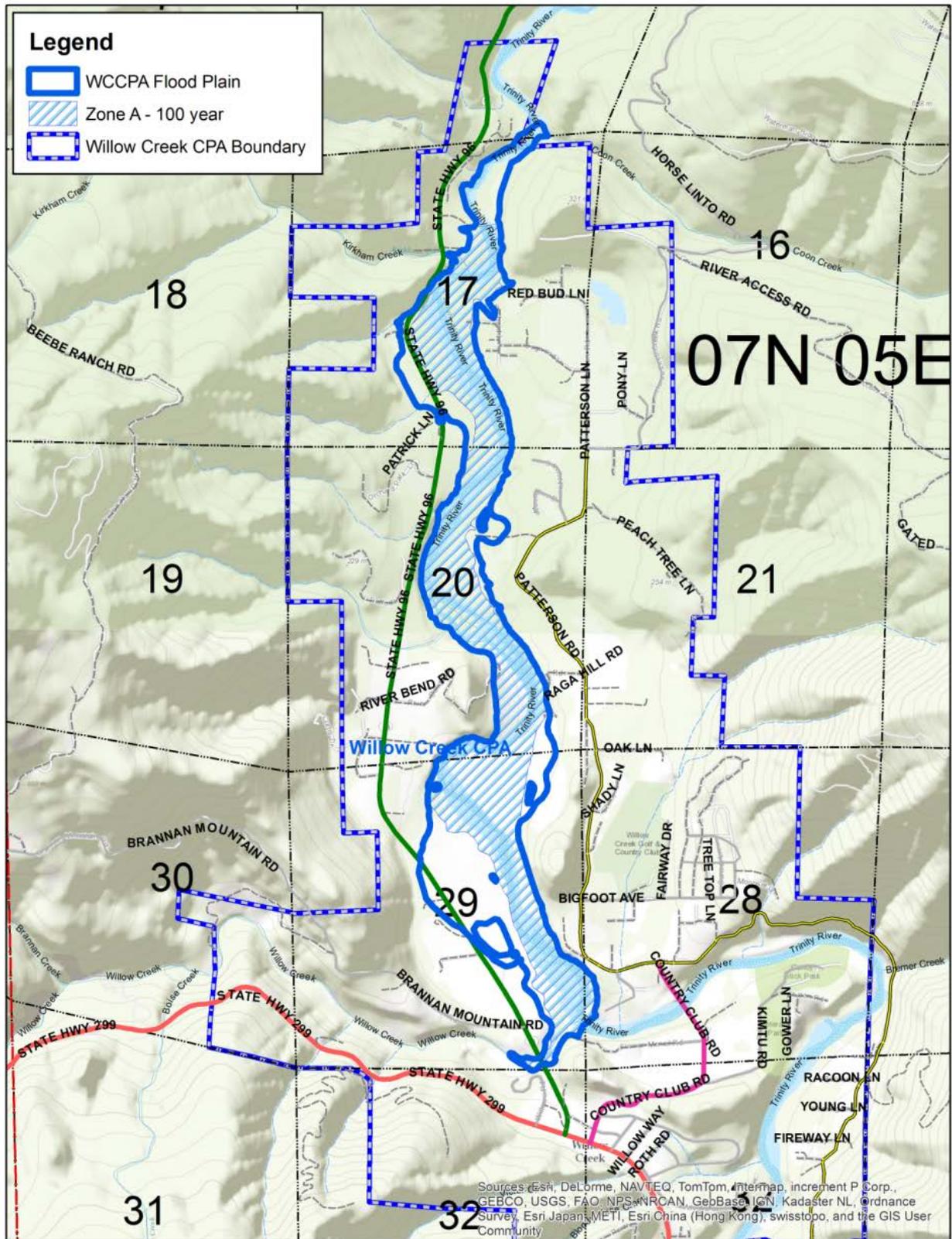
WCCP-P1 Commercial Recreation. In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations.

WCCP-P2 Public Lands. Public lands under the ownership of the United States Forest Service are designated with a Public lands land use designation and zoned Agriculture Exclusive (AE).

SAFETY

WCCP-P3 Flood Hazards. Use the 500-year flood plain level (1964 flood) for land use planning and zoning purposes. The flood plain for the Trinity River in the planning area is included in Figure 1 of the Community Plan

WCCP Figure 1 - 500 Year Flood Plain from Figure 3



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Appendix D Reference List

Humboldt County General Plan Update Background Documents

The following documents are available on the County's General Plan Update website at <http://humboldt.gov/571/Background-Reports>

- Building Communities, prepared for Humboldt County by Dyett & Bhatia (February 2002)
- Natural Resources and Hazards, prepared for Humboldt County by Dyett & Bhatia (September 2002)
- Natural Resources and Hazards Volume II: Detailed Watershed Characteristics and Regulatory Framework Analysis, Humboldt County Community Development Services and Dyett & Bhatia (September 2002)
- Moving Goods and People, prepared for Humboldt County by Dyett & Bhatia (October 2002)
- Agricultural Resources and Policies, Humboldt County Community Development Services (August 2003)
- Community Design Toolkit, prepared for Humboldt County by Dyett & Bhatia (October 2003)
- Forest Resources and Policies, Humboldt County Community Development Services (October 2003, revised April 2006)
- Residential Land Availability Survey, Humboldt County Community Development Services (February 2004)
- Sketch Plan Alternatives Report, Humboldt County Community Development Services (June 2004)
- Humboldt County General Plan 2025 Energy Element and Background Technical Report prepared for Redwood Coast Energy Authority by Schatz Energy Research Center Humboldt State University (October 2005)
- Living in a Networked World: Humboldt County Telecommunications Infrastructure and Usage Assessment, NERATech (December 2004)
- Water Resources Technical Report, prepared for Humboldt County by Winzler and Kelly Consulting Engineers (November 2007)
- Community Infrastructure and Services Technical Report, prepared for Humboldt County by Winzler and Kelly Consulting Engineers (July 2008)
- Humboldt County Master Fire Protection Plan, Humboldt County Fire Safe Council (August 2006)

Humboldt County Regulations and Information References

- Humboldt County Web Geographic Information Systems (GIS) Mapping Applications <http://humboldt.gov/1357/Web-GIS>
- Humboldt County General Plan Update Health Impact Assessment, Humboldt County Public Health Branch
(2008) <http://www.pewtrusts.org/~media/assets/2008/03/humboldtcountygeneralplanupdate.pdf>
- Humboldt County Airport Master Plans (Arcata / Eureka Airport-2005; Kneeland Airport-2005; Dinsmore Airport-2007; Garberville Airport-2007; Murray Field Airport-2007; Rohnerville Airport-2007) prepared for Humboldt County by Mead & Hunt, Inc. (2005 through 2007) <http://co.humboldt.ca.us/aviation/>
- Prosperity! Update, Comprehensive Economic Development Strategy, Humboldt County <http://www.redwoodcoastprosperity.com/>
- County of Humboldt Emergency Operations Plan, Humboldt County Sheriff's Office (June 2002) <http://www.humboldt.gov/374/Emergency-Operations-Plan>
- Humboldt County Fire Safe Regulations (Humboldt County Code, Division 11 of Title III) <http://www.humboldt.gov/DocumentCenter/Home/View/278>
- County of Humboldt County Surface Mining Regulations, Extraction Review Team (CHERT), <http://www.humboldt.gov/252/Surface-Mining-Reclamation-Act-SMARA-Doc>
- Airport Land Use Compatibility Plan - Humboldt County Airports (Hodges & Shutt, 1993, amended 1/27/98)
- Humboldt County Five Year Road and Bridge Capital Improvement Plan, Humboldt County Public Works Department
(2003) <http://co.humboldt.ca.us/board/agenda/questys/MG4512/AS4550/AS4551/AI6400/D06401/BOSAgendaItem.pdf>

Regional Regulations and Information References

- Humboldt County Regional Transportation Plan Update, Humboldt County Association of Governments (2015) <http://hcaog.net/library>
- Humboldt County Regional Transportation Plan Update, Humboldt County Association of Governments (2006) <http://hcaog.net/library>
- Regional Bicycle Transportation Plan Update, Humboldt County Association of Governments (2004) <http://hcaog.net/library>
- Pedestrian Needs Assessment, Humboldt County Association of Governments (2003) <http://hcaog.net/library>
- Regional Parking Needs Study, Humboldt County Association of Governments (2003) <http://hcaog.net/library>
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- Native American Historic Resource Protection Act (Section 5097.993 and following)
- California Environmental Quality Act (Section 21000 and following)
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Appendix E Coastal Plans

This appendix will contain the Humboldt County General Plan that applies in the coastal zone upon certification by the Coastal Commission. The land use maps for the coastal areas will be added to the Local Coastal Plans and the Appendix F - Map Book upon certification by the Coastal Commission.

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Appendix F Map Book

Listing of Maps

Land Use Designation Maps

Land Use Designation- Index Map
Unincorporated Legacy Communities

Land Use Designation Maps: Northern Humboldt

Northern Humboldt Land Use Map	Orick
Big Lagoon	Orleans
Fieldbrook	Trinidad-Westhaven
Glendale-Blue Lake	Willow Creek - North
McKinleyville	Willow Creek - South

Land Use Designation Maps: Central Humboldt

Central Humboldt Land Use Map	Fortuna
Arcata - East	Freshwater-Mitchell Heights
Arcata - West	Indianola-Myrtle town
Bayside	Loleta
Carlotta	Rohnerville-Hydesville
Eureka	Samoa-Manila
Ferndale	Upper Jacoby Creek
Fields Landing-Humboldt Hill	

Land Use Designation Maps: Southern Humboldt

Southern Humboldt Land Use Map	Redcrest
Alderpoint	Redway
Garberville-Benbow	Scotia-Rio Dell
Miranda	Shelter Cove
Myers Flat	Shively-Pepperwood
Petrolia	Stafford
Phillipsville	Weott

Circulation and Public Facilities Maps

Northern Humboldt Circulation, Public Facilities and HCIWMP Countywide Siting Element Overlay Map
Central Humboldt Circulation, Public Facilities and HCIWMP Countywide Siting Element Overlay Map
Southern Humboldt Circulation, Public Facilities and HCIWMP Countywide Siting Element Overlay Map
Eureka Circulation Map
McKinleyville Circulation Map

Trail Maps

Northern Humboldt Trails Map
Central Humboldt Trails Map
Southern Humboldt Trails Map

Conservation and Open Space Maps

Biological Resources Maps

Central Humboldt Biological Resources Map
Northern Humboldt Biological Resources Map
Southern Humboldt Biological Resources Map

Areas with Prime Soils Maps

Northern Humboldt Prime Soils Map
Central Humboldt Prime Soils Map
Southern Humboldt Prime Soils Map

Mineral Resources - Mining Operations

Northern Humboldt Mineral Resources - Mining Operations Soils Map
Central Humboldt Mineral Resources - Mining Operations Soils Map
Southern Humboldt Mineral Resources - Mining Operations Soils Map

Safety Element Maps

Bedrock Geology - Central
Bedrock Geology - North
Bedrock Geology - South
Earthquake Shaking Potential

Flood and Fire Hazard - Central
Flood and Fire Hazard - North
Flood and Fire Hazard - South
Seismic Safety and Relative Slope
Stability

Noise Element

Noise Impact Maps

Arcata-Eureka Airport existing noise contours
Arcata-Eureka Airport future noise contours
Dinsmore Airport existing contours
Dinsmore Airport future contours
Garberville Airport existing noise contours
Garberville Airport future noise contours
Hoopa Airport noise contours
Kneeland Airport existing noise contours
Kneeland Airport future noise contours
Murray Field existing noise contours

Murray Field future noise contours
Rohnerville Airport existing noise contours
Rohnerville Airport future noise contours
Scotia Noise Combining Zone
Shelter Cove Airport noise contours

Appendix G Housing Element Appendix

The Housing Element Appendix was adopted in May, 2014, and is available under a separate cover.

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