



COUNTY OF HUMBOLDT

2021 GENERAL PLAN ANNUAL REPORT

Prepared by Humboldt County Planning and Building Department
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Board of Supervisors Reviewed and Accepted _____, 2022

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Introduction

Government Code Section 65400 et seq. requires planning agencies to provide an annual report on the status of the jurisdiction's general plan implementation and the progress made toward meeting the jurisdiction's regional housing needs allocation. Planning agencies are required to provide the annual progress report ("APR") to the legislative body, California Department of Housing and Community Development ("HCD"), and the Governor's Office of Planning and Research ("OPR") by April 1 of each year. The statute does not specify in which order they be provided, nor do OPR or HCD require the report to be submitted to the legislative body prior to submittal. While the reports have the same filing deadline, at this time there are only consequences for delayed filing of the housing element APR.

The purpose of this General Plan APR is to inform the Board of Supervisors and the residents of Humboldt County on the implementation status the General Plan for the time period from January 1, 2021 to December 31, 2021. Reporting the implementation status of the General Plan includes reviewing major land use activities undertaken during the reporting period. The APR process provides information that may surface the need to consider "course adjustments" or modifications to the general plan and any methods to improve implementation. Essentially, the APR provides accountability and transparency to the Board and the community on the progress made on the General Plan during the previous year.

GOVERNMENT CODE Section 65400(a)(2) itemizes the mandatory content requirements for the general plan APR and are detailed below. While there is no standardized form or format for the general plan APR, the Office of Planning and Research does provide guidance, most recently January 2021.¹ The annual reporting requirements for the housing element, on the other hand, are prescribed by statute and are highly detailed. For the housing element APR there is a mandatory reporting form prepared by HCD that all jurisdictions must use.

Humboldt County's 2020 annual progress reports for both the General Plan and 2019 Housing Element were filed with the appropriate State agencies on or before the April 1, 2021 statutory deadline. The Governance Implementation Measure G-IM1 of the Humboldt County General Plan specifies the County's General Plan APRs are to be presented to the Board of Supervisors in a public hearing and copied to the Planning Commission. The public hearing requirement specified in G-IM1 establishes a higher bar for consideration of the APR than statute mandates, indicating accountability and transparency are local priorities.

The Board of Supervisor's consideration and acceptance of the 2021 annual progress reports for the General Plan and 2019 Housing Element is informational in nature, does not create or alter policy, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines Section 15306.

¹ See the Office of Planning and Research letter dated January 20, 2022: https://opr.ca.gov/docs/20220120-APR_Memo_2022.pdf

1.0 General Plan Annual Progress Report Content and the State General Plan Guidelines

The content of general plan APRs is specified in Government Code § 65400(a)(2) and is as follows:

- The date of the last revision to the jurisdiction's general plan.
- The status of the general plan and progress in its implementation.
- The degree to which the jurisdiction's approved general plan complies with the general plan guidelines developed and adopted by the Governor's Office of Planning and Research, in accordance with Government Code § 65040.2.

Specific to the jurisdiction's housing element, document in the APR:

- The jurisdiction's progress in meeting its share of regional housing needs allocation, referred to as "RHNA".
- Local efforts to remove governmental constraints to the maintenance, improvement and development of housing remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.
- Compile and report housing data using the State-prepared forms. Reporting is on an individual application, entitlement, and permit basis. Reporting includes:
 - Building permits applied for and/or issued in the reporting year.
 - Planning entitlements and permits for the construction of a housing unit applied and/or issued in the reporting year. For Humboldt County, design review, Coastal Development Permits and Special Permits are the most common planning entitlements and permits that are reported in the APR.
 - Readiness: reporting issued certificates of occupancy or finales. This reporting may expand over multiple years as associated building permits were issued in a prior year.
 - For all of the above: the number of housing units; the type of housing unit; housing unit tenancy; estimated affordability, etc.
 - The number of housing units demolished or destroyed that are not replaced in the same reporting year.

As stated above, Government Code § 65400(a)(2)(F) requires jurisdictions to report the degree to which the jurisdiction's approved general plan complies with the general plan guidelines ("GPG") prepared and adopted by OPR. The GPG are prepared and periodically updated by OPR. The purpose of the GPG are to assist local governments in preparing general plans and the public in participating in that process. While the GPG provide an authoritative interpretation of state statutes and case law as they relate to planning, the GPG are advisory rather than prescriptive. As such, jurisdictions are able to address contemporary planning topics in a locally appropriate manner. The current GPG were published in August 2017.

2.0 General Plan Status

On October 23, 2017 the Humboldt County Board of Supervisors approved the comprehensive update of the Humboldt County General Plan by Resolutions 17-94, 17-95, and 17-96. Prior to approval the Humboldt County General Plan, the Board certified the Final Environmental Impact Report (State Clearinghouse No. 2007012089) prepared for the General Plan update. The General Plan was approved after 66 public hearings by the Board of Supervisors beginning in 2000 and more than 100 public hearings by the Planning Commission. 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. Section 4.0 of this report discusses amendments to the General Plan that were approved in 2021, and planning activities that advanced implementation of the General Plan. Section 5.0 contains similar discussion for the 2019 Housing Element. None of the General Plan's goals, policies, objectives, standards or implementation measures were deleted, amended, or otherwise adjusted in 2021. Nor were new goals, policies, objectives, standards or implementation measures added to the General Plan last year. General plans are to be updated periodically, however, there is no statutory requirement for how often to update the general plan. The planning period for general plans is typically 15-20 years.

3.0 Overview of Consistency with State General Plan Guidelines

The Humboldt County General Plan used the GPG published in 2003 to guide the preparation of the update because the planning effort began in the early 2000s. While OPR published revised GPG guidelines August 2017, this iteration of the GPG was not used to guide the General Plan update as the County's update process was in its final stages. At the time of the August 2017 GPG release, the Draft Environmental Report for the General Plan update had been prepared, circulated, and public comments received and responded to; numerous public workshops and hearings had already been held to capture the community's visions and priorities. When staff prepared Humboldt County's 2019 General Plan APR, Planning staff reviewed the August 2017 GPG and determined that the County's General Plan meets the mandatory requirements described therein with incorporation of the work program contained in Table 4.² The below discussion reviews how the County's General Plan meets the State's current GPG published in August 2017.

The approved General Plan contains eight of the nine mandatory elements: land use, circulation, housing, conservation, open space, noise, safety, and air quality. The ninth element is the environmental justice ("EJ") element. The Humboldt County General Plan was approved in October 2017 which was prior to the effective date of Government Code § 65302(h)(2) that directs cities and counties to prepare an EJ element. The preparation of an environmental justice element is also triggered upon the adoption of the revision of two or more elements concurrently on or after January 1, 2018. In September 2020 the Board approved amendments to the Land Use Element of the General Plan to ensure consistency with the Accessory Dwelling Unit ordinance. These amendments only updated the Land Use Element. Therefore, the County remains compliant with the EJ element timing

2 Humboldt County's 2018 and 2019 general plan annual progress reports were combined into a single report that is available as a PDF that can be downloaded at the URL here: [General Plan Annual Report 2019 \(pdf\)](#)

requirement. To be ready to prepare an EJ element in the future, in 2021 Planning staff participated in training available from the State.

Tribal consultation in accordance with SB 18 and AB 52 was undertaken and completed as part of the General Plan update process. On a project-by-project basis, local tribes are consulted pursuant to AB 52 and SB 18. The County's commercial cannabis land use regulations for both the coastal and inland areas of the County require tribal consultation for ministerial and discretionary projects.

The General Plan Guidelines recommend general plan APRs report collaborative planning with the military lands and facilities. The only military installation in the region is the Eureka Armory located entirely within the boundaries of the City of Eureka. 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 comprised a three-dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). The MTR and MOA have been mapped and continue to be available to the public through the County's web-based geographic information system ([WebGIS](#)). Potential impacts of new development on military readiness is considered for discretionary projects, and notice is provided pursuant to the Government Code Section 65944(d).

The General Plan and its regulatory context are not static as amendments are made periodically to the governing statutes. Amendments legislated by the State may trigger the need to amend the County's General Plan. Planning staff regularly review legislative updates, cataloguing needed changes to the general plan and developing work programs to amend the General Plan in order to ensure ongoing compliance with State law. Outstanding updates to the safety, conservation, and land use elements triggered by the 2019 adoption of the Housing Element and flagged by HCD during their Housing Element certification review are an example. In response to HCD, Planning staff developed work programs and timelines to complete outstanding updates, which are outlined in Table 1 below. These outstanding updates and the associated work programs have been incorporated into the Department's overall work program for Long Range Planning, and progress will be reported in the 2021 General Plan APR even though they may not be itemized in Appendix A, the Implementation Action Plan, of the Humboldt County General Plan. Planning staff reviewed the GPG and determined that the County's General Plan meets the mandatory requirements described therein with incorporation of the work program contained in Table 1.

4.0 General Plan Amendments and Other Major Land Use Accomplishments in 2021

This section presents information concerning changes made to the General Plan, other significant land use actions that made progress on implementation, and other priorities for land use decision making established by the Board of Supervisors during 2021. Details on the implementation of the 2019 Housing Element are contained in Section 5.0 below. General Plan Appendix A, Implementation Action Plan, is a comprehensive list of the General Plan implementation measures and is available at <https://>

humboldt.gov/DocumentCenter/View/62006/Appendix-A-Implementation-Plan-PDF).³

Approved–Completed

Applicant Initiated. The following changes were made to the General Plan and Zoning Code in 2021:

2021 Amendments		
Date	Project	Subject
1/5/21	20-1605 Benbow GPP-ZRP 2020-16218	Benbow General Plan Amendment and Zone Reclassification Petition
1/26/21	21-20 16209 McKenny Rezone Petition	McKenny Zone Reclassification Petition
2/9/21	20-1617 SWWTP	Samoa Wastewater Treatment Plant – Fairhaven rezone. Amend County Code by reclassifying lands in the Fairhaven area currently zoned Residential Single Family\No Further Subdivision Allowed (RS\X) to Residential Single Family\No Further Subdivision Allowed with a Qualified combining zone (RS\XQ).
3/16/21	21-239 Lucchesi 15634	Lucchesi Lot Line Adjustment and Zone Boundary Adjustment
6/8/21	21-617 16337 Moore LLA and JTMP x	Moore Lot Line Adjustment and Joint Timber Management Plan
7/13/21	21-860 16532 Morris LLA and JTMP -x	Morris Lot Line Adjustment and Joint Timber Management Plan
12/7/21	21-1720 Martin LLA-ZBA	Martin Lot Line Adjustment and Zone Boundary Adjustment
12/7/21	21-1727 Diamond C Ranch	Diamond C Ranch Partial Agricultural Preserve Dis-establishment, Zone Reclassification, Agricultural Preserve Reformation and Land Conservation Contract

Department initiated.

Cannabis

Legislation that is responsive to the evolving legal cannabis industry, in particular commercial producers, continues to be a local priority. Amendments were made to the County’s Commercial Cannabis Land Use Ordinance that require a discretionary permit for more than two RRR’s on a single receiving site, and to eliminate the enhanced setback requirements for cannabis distribution and testing and research facilities. Two public hearings were conducted relating to these amendments; the

³ The 227 count of the General Plan Implementation Measures does not include the implementation measures contained in the 2019 Housing Element. Nor does the count include the 264 policies and standards noted as “not directly associated with measures” that are contained in the second table of the Implementation Action Plan for the General Plan.

Board of Supervisors adopted the amendments on September 21, 2021. This project implements policy UL-P19 of the Land Use Element.

Hemp cultivation in the Inland unincorporated areas of the county is prohibited by Ordinance 2667 approved by the Board on Feb. 9, 2021, but in the Coastal Zone, the ordinance prohibiting Industrial Hemp cultivation (Ordinance 2666) has yet to be certified by the Coastal Commission, so the ordinance is not yet effective. The Board of Supervisors adopted an Urgency Ordinance Establishing a Temporary Moratorium on the Cultivation of Industrial Hemp in the Coastal Zone on May 18, 2021 extending the existing temporary moratorium until the new permanent moratorium that takes effect upon Coastal Commission certification. This work involved seven workshops and public hearings. This project implements policy UL-P19 of the Land Use Element.

Dispensaries. On March 18, 2021 the Board of Supervisors adopted two amendments to the Coastal and Inland Dispensary Ordinances to modify the allowed hours of operation for cannabis dispensaries to conform to state law, and to ensure information is provided to both employees and the public about the danger of cannabis use during pregnancy and while breastfeeding. This project implements policy UL-P19 and implementation measure UL-IM12 of the Land Use Element.

Ongoing and In Progress

Samoa Wastewater Treatment Plant.

The Samoa Peninsula Wastewater Treatment Plan (“SWWTP”) involves amendments to the Humboldt Bay Area Plan (“HBAP”), a component of the County’s certified Local Coastal Program. The purpose of the amendments to the Local Coastal Program to allow the SWWTP to be implemented in order to eliminate an ongoing threat to the public health, safety and welfare associated with significant water quality impacts to groundwater and Humboldt Bay caused by failing onsite septic systems. Since the Humboldt Bay Area Plan was drafted, several onsite sewage disposal systems in Fairhaven have failed, resulting in repair work that cannot meet current standards of the Regional Water Quality Control Board. The Humboldt County Planning and Building Dept coordinated closely with the State Water Resources Control Board, Regional Water Quality Control Board, Coastal Commission, and the Peninsula Community Services District to fund the planning and construction of the Samoa Peninsula WW Project, through an amendment to the Humboldt Bay Area Plan to allow it to be constructed.

Another objective of the SWWTP is to provide wastewater to prime industrial lands on the Samoa Peninsula. As such the SWWTP is consistent with Economic Development Element policy ED-P11, Port Development, because supplying public wastewater to port related industrial lands, where there are severe limitation on on-site wastewater system on the Samoa Peninsula where the best port development is possible is maintaining such lands; is consistent with ED-P14. Prime Employment Land Protection, because providing wastewater on the Samoa Peninsula protects prime employment land for the same reason, and promotes development of port land consistent with ED-P15. Industrial and Business Parks, for the same reason. The Board of Supervisors met on Tuesday, February 9, 2021 to consider proposed amendments to the Humboldt Bay Area Plan and Coastal Zoning Regulations (Local Coastal Program, or LCP, Amendment) to allow the Samoa Peninsula Wastewater Project to proceed. The Board approved the proposed LCP Amendment, which will now be forwarded to the Coastal Commission for certification

This project implements other policies of the Economic Development and Water Resources elements of the General Plan:

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-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

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-IM5. Septic Systems. Actively pursue the abatement of failing septic systems that have been demonstrated to represent a health and safety hazard.

Humboldt Bay Area Plan.

The County is continuing work on an update of the Humboldt Bay Area Plan. A major component of the update is the addition of sea level rise background information and policies to the Plan. Other significant components of the update include modification of the tsunami safety background information and policies, and a potential change in land use for some of the Coastal-Dependent Industrial lands on Humboldt Bay. Additionally, edits are being made to text and mapping throughout the HBAP to update it to be consistent with present circumstances and legal requirements, and to provide clarity. This HBAP update work was assisted with funding from two LCP grants totaling \$199,346.21. This ongoing staff work implements Land Use Element Implementation Measure GP-IM6, to maintain consistency of Ordinances and Plan Amendments with the General Plan and Local Coastal Programs.

Regional Sea Level Rise.

The County was awarded a third LCP grant at the end of 2019 for \$100,000 to explore the potential for regional sea level rise planning for the Humboldt Bay region as part of the HBAP update process. Work associated with this grant was started in 2020 and is ongoing, and consists of outreach and research tasks that will result in a Humboldt Bay Sea Level Rise Regional Planning Feasibility Study describing one or more potentially appropriate approaches for regional management of sea level rise on Humboldt Bay.

McKinleyville Town Center.

In 2021 staff continued to work with the McKinleyville Municipal Advisory Committee, property owners, community members to implement the Town Center policies of the McKinleyville Community

Plan (“MCCP”). In 2021, public meetings were held in person and on-line on January 13th, February 24th, March 24th, July 28th, October 22, November 13th and December 8th. A discussion draft of the Draft McKinleyville Town Center Zone was completed on October 29, 2021.

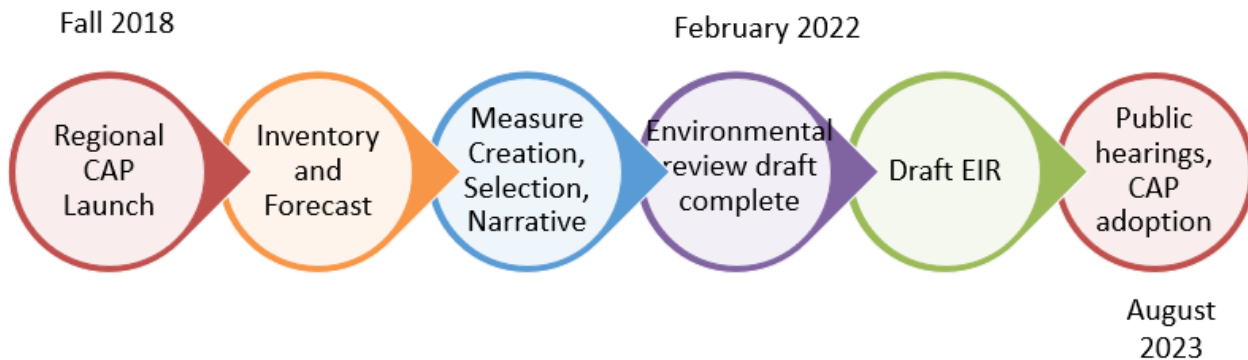
This effort extends to implementing the Design Review policies of Section 2642 of the MCCP:

1. Design review standards will be incorporated for the Town Center area as identified on the Plan’s land use maps. A Design Review Committee will be formed to develop those standards within the Town Center area. No Special Permit shall be required as part of the process.
2. The County shall adopt a Design Review ordinance which establishes clear development standards. The design review standards must be consistent and compatible with the overall principles, objectives and policies of the entire General Plan.

This ongoing staff work implements Land Use Element policy GP-P1 for the County to maintain community plans. This work also makes progress on the Land Use Element implementation measure UL-IM1 for the preparation of a neighborhood and town center ordinance and establish neighborhood and town center areas by zoning overlay during General Plan updates and Community Planning processes.

Climate Action Plan.

A lot of progress was made on the climate action plan. We are approaching this effort in combination with all seven of the cities in the County to create a regional climate action plan which involves a lot of coordination with the cities. Early in the year in 2021 we produced an administrative draft and staff from all of the cities have been reviewing that and providing feedback. We released a revised administrative draft that is undergoing final review by the cities. Here is a high-level timeline showing how we intend to complete this work:



This effort implements policies and implementation measures in the Air Quality Element:

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-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.

Hydrogeologic study of watersheds

The County applied for and was awarded \$3,100,000 in grant funding to commission a hydrological study (or studies) to identify the baseline groundwater supply for each of the 12 watersheds in the County, an average of \$250,000 for each watershed. The study would accomplish all the following goals:

- a. Inform how deep the wells being used for cannabis cultivation and other developments “should be”
- b. Inform potential/actual impacts of already approved permits/licenses/developments
- c. Inform potential impacts of pending development permit and licensing
- d. Develop a baseline for continued assessment of environmental decisions related to hydrology.

This work will help inform the following Water Resources Element implementation measures:

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.

Water Conservation Program

The County applied for and was awarded \$12,300,000 to implement a competitive grant program to fund transition of water use from surface diversions and hydrologically connected wells during the low-flow periods of the year by increasing rainwater catchment, forbearance, and water conservation. The program is proposed to include a 1:1 cost share, with the licensees providing the matching funds. A grant of up to \$40,000 per applicant would be available. The work done in 2021 included 2 workshops or public hearings. This project is in progress in 2022. It implements the following Water Resources Element implementation measures:

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-IM16. Sustainable Groundwater Plans. Support the development of Sustainable Groundwater Plans consistent with California Water Code. Staff supported the efforts of the Public Works Department to prepare the Eel River Groundwater Sustainability Plan.

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.

Renewable Energy Program

The County applied for and was awarded \$3,100,000 in grant funding to implement a competitive grant program for commercial cannabis provisional licensees to fund replacement of gas/diesel powered generators used for cultivation with renewable energy systems consistent with the 2023 state transition requirements. In addition to assisting provisional licensees, this program will also help some annual license holders subject to the 2023 state transition requirements to maintain their annual licenses. The grant program is proposed to include a 1:1 cost share. A grant of up to \$20,000 would be available per applicant. This work implements the following Energy Element implementation measures:

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-P13. Incentives for Using Alternative Energy. Encourage the use of renewable energy and environmentally preferable distributed energy generation systems in the county.

Water Quality Protection Program

The County began implementing a \$600,000 competitive grant program to fund road improvements and culvert replacements to improve water quality in impaired watersheds. A notice of funding availability was published the first week of October, and a total of ten (10) applications for grants were received by the Planning Department by the October 31st deadline. The applications were evaluated for completeness and all applications were referred internally to the County Departments of Building and Planning Code Enforcement, Cannabis, and Current Planning Divisions, and Public Works Roads Division. The applications were also referred to the California Department of Fish & Wildlife (CDFW), and the North Coast Regional Water Quality Control Board (RWQCB) for comment.

The Board of Supervisors also allocated \$500,000 of Program funds in the first year to Public Works to oversee high priority road improvement projects that most reduce sediment delivery. Public Works confirmed roadway improvements were completed in 2021. This work implements the following Water Resources Element implementation measures:

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-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-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-P39. Restoration Projects. The County shall encourage restoration projects aimed at reducing erosion and improving habitat values in Streamside Management Areas and wetlands.

WR-P42. Erosion and Sediment Control Measures. Incorporate appropriate erosion and sediment control measures into development design and improvements.

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-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.

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.

Safety Element and other Elements.

Table 1 below summarizes progress in 2021 to implement the Safety Element and other elements of the General Plan:

Table 1

Policy, Implementation Measure	Staff Work in 2021
Community Infrastructure and Services Element: 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. (also IS-P15. Expanded Fire Protection Services)	Continued to work on changes in fire district boundaries to reflect where services are provided as well as to increase fire district revenue to support the sustainable delivery of fire protection services. Participated in Local Agency Formation Commission hearings and property tax exchange hearings of the Board of Supervisors.
Land Use Element: 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	Staff provided Public Works with a contact list of every utility provider in the county to facilitate management of their service area/boundaries.

<p>Safety Element: 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.</p>	<p>The State Board of Forestry initiated an update to State Fire Regulations (FSRs) pursuant to SB 901 (Dodd) in 2020 that is expected to be complete in 2022. To prepare for changes to County housing and building regulations in response to updates to state FSRs, Long Range Planning staff has participated in meetings regarding with Board of Forestry staff and other rural counties. Changes to State FSRs will also significantly influence wildfire planning requirements for updates to the County Safety Element.</p>
<p>Safety Element: 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.</p>	<p>Long Range Planning staff have been added to the Humboldt County Fire Safe Council with the objective to ensure that land use planning, in particular planning related to the Safety Element, is closely integrated with the CWPP.</p>
<p>Safety Element: S-IM8. Local Hazard Mitigation Plan. Participate in FEMA's pre-disaster mitigation program by developing, maintaining, and implementing a Local Hazard Mitigation Plan.</p>	<p>Complete and approved in 2021.</p>
<p>Safety Element: 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.</p>	<p>Serving as member of the California Geologic Survey Tsunami Technical Advisory Panel assisting with the preparation of the Guidelines for Evaluating and Mitigating Tsunami Hazards In California pursuant to the Seismic Hazards Mapping Act which will complete probabilistic tsunami hazard mapping for the Humboldt County including probabilistic tsunami run-up maps and establish standards for ministerial and discretionary project review.</p>
<p>Safety Element: 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.</p>	<p>Long Range Planning staff supported the update to the Airport Land Use Compatibility Plan for Humboldt County Airports, which was adopted by the ALUCP in April 2021. A draft of an update to the AP – Airport Safety Review Combining Zone for the inland and coastal zone was prepared to ensure compatibility between the ALUCP and the General Plan.</p>

Telecommunications Element. T-P3. Site design for Communications Facilities, T-P13. Provide necessary infrastructure for new residential and commercial subdivisions, T-S1. Communications Siting Standard	Drafted and proposed a Telecommunications Ordinance to provide a uniform, comprehensive standards for the development, siting and installation of wireless telecommunications facilities. Scheduled for March 2022 adoption.
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Amendments to the Zoning Regulations and Zoning Maps.

As stated above, the comprehensive update of the General Plan was approved in October 2017. One of the follow-up actions prescribed by the General Plan is to update the County’s Zoning Regulations and associated Zoning Maps (GP-IM6). The General Plan directed the update of the Zoning Regulations and Maps to maintain consistency and to operationalize the General Plan’s goals, policies, standards and implementation measures for everyday land use planning. Work was completed in 2018 and 2019, including conducting community workshops, and public hearings with the Planning Commission and Board of Supervisors. The Board approved the amendments to the Zoning Regulations and Maps on August 27, 2019. In 2020 work on this effort was paused pending resolution of ongoing litigation and this remains the case as of the writing of this report. That pause is still in effect as of December 31, 2021.

5.0 Needed Action: Community Plan Policies Awaiting Implementation

The following paragraphs describe Community Plan policies from before 2002 that were not implemented and are now incorporated into the 2017 General Plan. In 2021, measures concerning the McKinleyville Community Plan are in the process of implementation.

Avenue of the Giants Community Plan

2540.1 The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from resource production by acquisition.

2540.5 The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park Management Plan and EIR.

Eureka Community Plan

5-2400 HOUSING: The County should revise the zoning ordinance to include the design review recommendations from Chapter 2403.

5-4200 CIRCULATION: After all feasible alternatives have been exhausted, the County shall adopt and periodically review a traffic impact fee ordinance that would require all new development to pay a fair share of transportation improvements.

Garberville/Redway/Benbow/Alderpoint Community Plan

5000 Implementation

1. 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.

2. Adopt a parking plan for Garberville.
3. Establish a Parking Authority for the downtown commercial district of Garberville.

McKinleyville Community Plan

3244 Implementation for Noise Hazards

Standards shall be adopted as part of the County Building Regulations specifying sound insulation requirements which will implement the noise policies of the plan.

4312 Implementation for Trails

A Trails Implementation Plan shall be prepared that includes a trail by trail review with recommendations for how easements could be gained and under what circumstances dedication of easements might be required.

Table 4. Additional General Plan Work Programs

Government Code Section and Summary	County Response to HCD	Work Program	Completion Timeline
<p>65302(d) and (g) Safety and Conservation Elements.</p> <p>The safety and conservation elements must include analysis and policies regarding fire and flood hazard management and be revised upon each housing element revision.</p>	<p>The Board of Supervisors adopted its local hazard mitigation plan (“LHMP”) on February 25, 2020. Given the content and regulatory overlap between the LHMP and the safety element and ensure consistency between the two regulatory documents, the County waited to initiate an update to its Safety Element until the updated LHMP was adopted. The LHMP includes assessment of climate change vulnerability, which will be a component of the safety element update.</p>	<p>Commence updating the Safety Element upon adoption of the updated LHMP.</p> <p>Responsible Agency: Long Range Planning</p> <p>Method: General Plan Amendment</p> <p>Cost Range: <\$10,000</p>	<p>Completed</p>
<p>65302.10(b): Land Use Element.</p> <p>The land-use element must identify and analyze disadvantaged communities unincorporated island or fringe communities within spheres of influence areas or isolated long-established legacy communities) on, or before, the housing element’s adoption due date.</p>	<p>The 2019 Housing Element includes the requisite content of GC § 65302.10(b): Table Z17 of Appendix G of the General Plan (the Housing Element Appendix) identifies the legacy communities located in the unincorporated area, and provides an updated summary of the infrastructure and service needs; Attachment J of Appendix G provides an updated detailed infrastructure analysis of these legacy communities; and Appendix F of the General Plan (the Map Book) includes maps of the unincorporated legacy communities. Policy IS-P26 of the Community Infrastructure and Services Element commits to updating the legacy community analysis with each Housing Element cycle, and H-S5 includes a standard to prioritize infrastructure funding for legacy communities.</p>	<p>Concurrent with the of Safety Element update, the County will also amend the Land Use Element to include a reference to the discussion of Legacy Communities in the Housing Element Appendix (§8.12.23).</p> <p>Responsible Agency: Long Range Planning</p> <p>Method: General Plan Amendment</p> <p>Cost Range: <\$10,000</p>	<p>By December 31, 2020 December 31, 2021 <u>December 31, 2022</u></p>
<p>65302(h): Environmental Justice Element.</p> <p>A jurisdiction must address environmental justice element in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.</p>	<p>Humboldt County does have numerous low-income areas as statutorily defined. The General Plan economic development policies and the 2019 Housing Element both contain measures to better address the needs of this population, e.g., Affirmatively Furthering Fair Housing (H-G7), completing an Assessment of Fair Housing (H-IM25), and stronger measures for tenants and rehabilitation of housing stock (H-IM13, H-IM16, H-IM69, H-IM70). The needed updates of the land use element, safety, and conservation described above trigger the requirement for preparation of an environmental justice element.</p>	<p>Prepare an environmental justice element meeting the statutory requirements, to integrate environmental justice goals, policies, and objectives that are presently contained in other Elements, and incorporate public input.</p> <p>Responsible Agency: Long Range Planning</p> <p>Method: General Plan Amendment</p> <p>Cost Range: <\$10,000</p>	<p>By December 31, 2022.</p> <p>This would follow publication of the 2020 US Census and HUD acceptance for filing of the State of California’s Consolidated Plan for the period of 2021-2026 for non-entitlement jurisdictions.</p>

Appendix 1. Summary of 2021 Housing Element Annual Progress Report

Pursuant to Government Code Section 65400, each jurisdiction must prepare an annual progress report on the jurisdiction's status and progress in implementing its housing element. The housing element Annual Progress Report ("APR") covers the previous calendar year's housing activity. The APR must be submitted to Housing Community Development ("HCD") and the Governor's Office of Planning and Research ("OPR") by April 1 of each year. For housing element progress reports the content requirements are prescriptive and highly detailed. Timely filing of housing element APRs is a threshold eligibility requirement for many State funding programs.

The update cycle for housing elements is statutorily mandated, with the dates for when jurisdictions are to start and complete the update process specified by housing element law. When the 6th cycle began August 31, 2019, Humboldt County and the seven cities moved from a five year cycle to an eight year cycle, which will end August 2027. Due to the County's 6th cycle starting August 31, 2019, only housing units that were issued a building permit on or after that date are credited as progress towards the County's 6th cycle Regional Housing Needs Allocation ("RHNA").⁴

The 2021 Annual Progress Report

Below is the summary of the 2021 Housing Element Annual Progress Report which is available for viewing at: URL <https://humboldt.gov/DocumentCenter/View/105954/HumboldtCounty2021-XLSM>. The report was filed with HCD and OPR on March 30, 2022, and it was successfully uploaded to HCD's database on the same date. The APR consists of multiple spreadsheets, reporting various aspects of a jurisdiction's progress on housing applications, permits, and construction. Reporting includes the jurisdiction's progress on completing its housing element implementation programs.

Table 1 below summarizes the County's housing 2021 activity with respect to the number of building permits issuance of building permits. Table 2 details Humboldt County's progress in meeting its share of regional housing needs allocation, commonly referred by the acronym of "RHNA" from August 31, 2019 through to December 31, 2021. In this time building permits have been issued for the construction of ~~301~~ 318 housing units, which represents 23% of the County's total RHNA share.

With respect to income categories, housing units estimated to be affordable to moderate income households have seen the greatest production at ~~114~~ 119 units or 46% of the County's obligation for this income category. Housing units affordable to very low income households have seen the lowest production with only ~~17~~ 18 units being produced since August 2019. This represents only 5% of the County's RHNA production target for this category. Of these ~~17~~ 18 units, the Pine Hill Village has contributed 15 units that are assured to be afforded for 55 years.

Pine Hill Village: In 2010, the Board of Supervisors rezoned a portion of the property located at 904 Alpha Street, Eureka, from residential single family (R-1) to multi-family with a qualified overlay zone (R-3-Q) in the face of significant public opposition.¹ The Board's hard work in 2010 paved the way for the successful funding of a 30 affordable housing unit development in 2020.

⁴ More information about the 2019 Humboldt County Regional Housing Needs Assessment Plan can be found at (URL): https://www.hcaog.net/sites/default/files/2019_final_rhna_plan_1.pdf

REVISED Table 1

Building Permits Issued by Affordability Summary		
Income Level		2021
Very Low	Deed Restricted	15
	Non-Deed Restricted	2 3
Low	Deed Restricted	14
	Non-Deed Restricted	9 11
Moderate	Deed Restricted	0
	Non-Deed Restricted	67 72
Above Moderate		40 49
Total Units		147 164

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

REVISED Table 2

Income Level		RHNA Allocation by Income Level	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level	% by Income Level
Very Low	Deed Restricted	351	-	-	15	18	333	5%
	Non-Deed Restricted		-	-	3			
Low	Deed Restricted	223	-	-	14	32	191	14%
	Non-Deed Restricted		-	7	11			
Moderate	Deed Restricted	256	-	-	-	119	137	46%
	Non-Deed Restricted		20	27	72			
Above Moderate		583	25	75	49	149	434	26%
Total RHNA		1,413						
Total Units			45	109	164	318	1,095	23%

With

Planning staff support, in October 2020, the Pine Hill Village project received one of the highly sought-after reservations of Low Income Housing Tax Credits (“LIHTC”). Pine Hill Village will be owned and developed by Rural Community Housing Development Corporation. The LIHTC reservation, along with No Place Like Home funds awarded in partnership with Humboldt County, finalized the financing needed to move the project forward. When complete, the development will consist of 30-units of affordable housing mixed with permanent supportive housing units for folks experiencing homelessness. Planning staff supported the LIHTC application.

The building permit for Pine Hill Village was issued in less than three months to ensure the project stayed on the California Tax Allocation Committee’s construction schedule. In accordance with Density Bonus Law, Gov’t Code Section 65915 et seq., the county approved two development incentives requested by the application. Table 3 summarizes the types of housing units that received building permits in 2021:

REVISED Table 3

Units by Structure	
Type	Permitted
SFD	52 65
5+	70
ADU	25 29
Total	147 164

Accessory Dwelling Units, Tiny Houses and Moveable Tiny Houses: The adoption of the ADU ordinance completed H-IM41 for the Inland portions of the County, and partially completed H-IM41 for the Coastal areas. The County adopted substantive regulatory amendments in September 2020 to allow ADUs and Junior ADUs as principally permitted uses consistent with the requirements of State law.

The text of the County’s six coastal plans were similarly amended, and those amendments were transmitted to the Coastal Commission for certification. In response to input from the Coastal Commission, the Board of Supervisors approved revisions to the ordinance in September of 2021. Since then, local Coastal Commission staff requested an extension of time to review the Coastal ADU Ordinance until February of 2023. Coordination and training of Current Planning and Permit Specialist staff on-going.

Also, in September 2020, the Board adopted amendments allowing tiny houses as permanent single family dwellings and only subject to the same restrictions that apply to other residential dwellings. Also, amendments were adopted allowing moveable tiny houses as accessory dwelling units. These actions completed implementation of H-IM38 and H-IM39 for the non-coastal areas of the County. These amendments extend to the Coastal Zone portions of the County and the certification is process is underway. In the filed Housing Element Annual Progress Report, completion of these measures is noted as “partially completed”.

Associated with the ADU amendments were amendments to the County’s Alternative Owner Builder (“AOB”) ordinance to allow AOB ADUs. The AOB ADU Ordinance was adopted by the Board in October 2020. Approval of these amendments implements 2019 Housing Element policy, specifically H-P15, for the County to support alternative owner-built/owner-occupied housing in order to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.

REVISED Table 4

Implementation Status:	2021
Completed	6
In Progress	17
Not Required	1
Not Started	34
Ongoing & In Progress	1
Partially Completed	3
<hr/>	
Tl. # of Implementation Measures	86

Other Work to Remove Governmental Constraints

As discussed above, the Housing Element component of the APR is to review local efforts to remove governmental constraints to the maintenance, improvement and development of housing remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

The approved, completed and partially completed implementation measures discussed above reduce and remove constraints for the development of and maintenance of housing in the unincorporated area. To make further inroads to remove impediments, in January 2020, the County was awarded \$300,000 Planning Grant Program funds, also known as SB 2, for the development of residential technical assistance tools that will reduce procedural barriers in order to improve housing production. Many of the SB 2 grant activities are focused on facilitating ADU development.

Substantive amendments to the County’s existing Reasonable Accommodation zoning regulations are in progress. As of the writing of this report, in January 2021, Disability Rights of California (“DRC”) provided comments on the administrative draft amendments. Prior to DRC’s review, the amendments were revised in response to comments from the County’s ADA Coordinator and ADA consultant. The Reasonable Accommodation amendments will be part of a larger package of amendments to the Zoning Regulations that implement the 2019 Housing Element. Staff expects this package of amendments to be approved in 2022.

In November 2021, the County initiated the Multifamily Rezone Project (“MRP”). The MRP is a Humboldt County initiative to up-zone qualifying properties to allow by-right multifamily development. Property owner participation is on a strictly voluntary basis. Similar to the County’s previous multifamily zoning initiatives, property owners are incentivized to volunteer their eligible properties by the County underwriting most, if not all, of the entitlement work, e.g., all Planning application fees, environmental evaluation for the California Environmental Quality Act (“CEQA”), etc. The MRP will up-zone qualifying

properties using one of two pathways: 1) Inclusion in the Lower Income Inventory of the County's Housing Element; and 2) Senate Bill 10 ("SB 10") the streamlining rule for up-zoning urban fill parcels for multifamily development. February 1, 2022, the County held a virtual community workshop focused on the MRP. Then held a second community workshop February 16th which reviewed the County's various housing incentives include the MRP.

Supported by funding the County received via the State SB 2 Planning Grant Program, in 2021, the County prepared amendments for a pilot safe parking safe shelter program that will run that will run for 18 months on public or private land. The program would provide up to ten (10) safe, temporary shelter sites that accommodate vehicles, tents, cabins, or other approved structures for people who are experiencing homelessness while they seek permanent housing. The proposed ordinance includes site criteria and operating standards that would allow government entities, non-profits, religious entities, businesses, or community organizations to start and operate safe parking sites. Specific sites are not identified in this ordinance; rather, the goal is to establish regulations that would apply countywide.

Concurrently, as Humboldt County declared a Shelter Crisis Declaration pursuant to Gov't Code Section 8698, the County is proposing amendments to Humboldt County Code to comport with State law, e.g., reduced building code requirements. These amendments were considered by the Humboldt County Planning Commission March 2022, and will be presented to the Board of Supervisors in the spring of 2022.