

## **Attachment 5**

### **The 2017 Humboldt County General Plan for the Areas Outside the Coastal Zone**



**GENERAL PLAN**

**2017 Humboldt County General Plan  
for the Areas Outside the Coastal Zone**

**Board of Supervisors Hearing Draft**

**October 23, 2017**

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 Dennis Mayo  
 At-Large: Bruce Emad, Mary Gearheart, Lee  
 Ulansey

**HUMBOLDT COUNTY PLANNING AND BUILDING DEPARTMENT  
PLANNING DIVISION**

John Ford: Planning Director

**PROJECT STAFF**

Michael Richardson: Supervising Planner  
 John Miller: Senior Planner  
 Lisa Shikany: Senior Planner  
 Michael Wheeler: Senior Planner  
 Jerry von Dohlen: GIS Support

**CONTRIBUTING PROJECT STAFF (RETIRED)**

Rob Wall, Kevin Hamblin, Kirk Girard: Planning Director  
 Norma Lorenzo: Business Manager  
 Martha Spencer, Tom Hofweber: Supervising Planner  
 Sandy Alcaraz: Planning Commission Clerk

## Preamble

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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.

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*“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

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## *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 **Community Development Services-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.

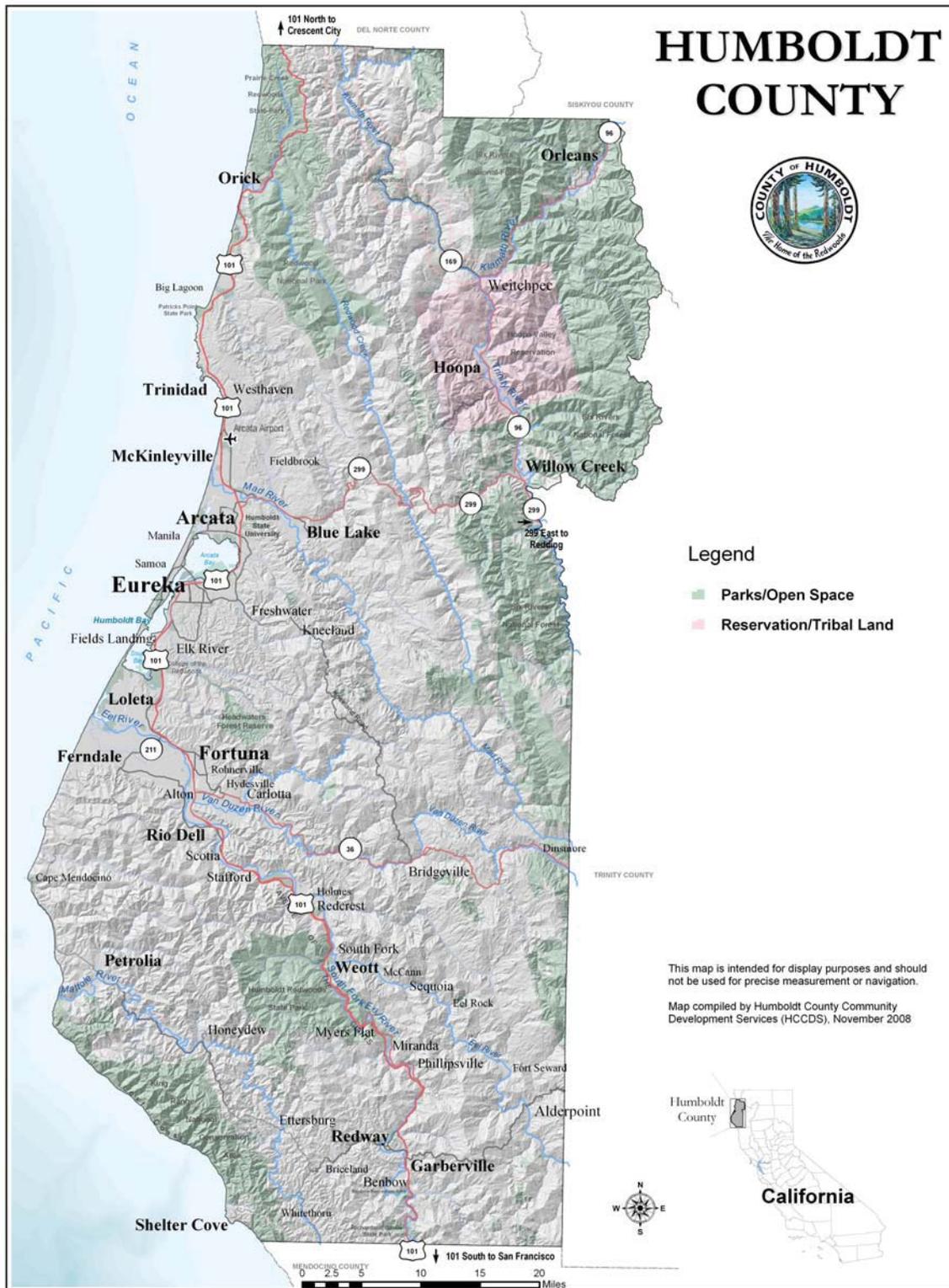
The sheltered waters of Humboldt Bay serve as an economic focal point, functioning as the principal port and a center of commerce. It is also a significant natural resource area featuring extensive wetlands, fertile bottomlands, and wildlife habitat, including the Humboldt Bay National Wildlife Area.

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.

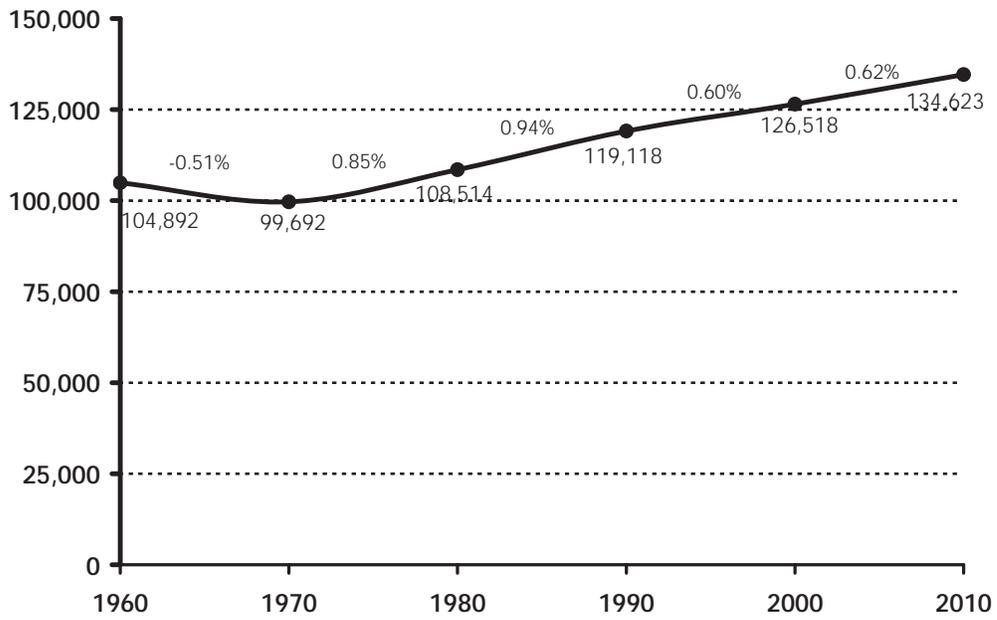
Quality of life is one of Humboldt County's most important assets for economic development. "Quality of life" can relate to almost every aspect of our lives, from public safety to natural beauty, and may be defined differently for different people. In economic terms, quality of life is primarily and 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 2014~~6~~ the California Department of Finance population estimate for Humboldt County was 135,112~~63~~.

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)



Source: U.S. Census

## 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 **Update** 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 ~~than 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, **would have been** revised to reflect the appropriate

land use designations and incorporated into Appendix C in the manner described above.

- Policies that ~~were~~ are no longer relevant ~~have been~~ are proposed to be deleted, such as Orick Community Plan Policy 2230.3(B) "supporting the construction of the Redwood Park Bypass," which has ~~since~~ been completed.
- Policies that ~~were~~ are 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~~ are proposed to be 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 ~~Technical Report – 2002-2008~~ 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, ~~will~~ remain standalone separately bound documents, and in concert with this Plan ~~will~~ serve as the applicable general plans for those areas. Their land use designations, which ~~are~~ in most cases ~~were~~ identical to the Framework Plan, are ~~subject to amendment~~ as part of this General Plan. Policies that ~~were~~ could be in conflict with this Plan ~~are proposed to be~~ ~~were~~ amended or specific findings ~~were~~ ~~made~~ will be developed.

## 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 **MasterCommunity WildFire Protection Plan (August 2013~~06~~)**
  - 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 **Community Development Service Planning and Building**' 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 ~~Division of Community Development Services (CDS) and Building~~ Department

The Planning ~~Division and Building Department~~ is responsible for planning and facilitating land use development based on the policies of the General Plan and it's 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 ~~Division and Building Department~~ is comprised of four sections: ~~Support Services, includes~~ Current Planning, and ~~Advance Long Range~~ Planning, ~~and Grants and Computer Services.~~

The Planning ~~Division 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 ~~CDS 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.

## 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.

**County Climate Protection**

In December 2007, by resolution of the Board of Supervisors, the County of Humboldt joined the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection Campaign.

Using ICLEI's climate protection protocols and software, the County is working through the Redwood Coast Energy Authority (RCEA), on a countywide multi-jurisdictional effort to reduce greenhouse gas (GHG) emissions. The effort is currently in step one of a five-step process:

- 1) Inventory Green House Gas Emissions
- 2) Set Countywide Reduction Target
- 3) Prepare Emissions Reduction Plan
- 4) Implement
- 5) Monitor

Step one will inventory and categorize past, present, and future conditions to help identify opportunities and priorities for reducing GHG emissions.

The legislation has defined the level of significance under 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.** as any greenhouse gas emissions above the 1990 baseline. The State Attorney General has taken the position that emission generation above this amount will have a significant effect on the environment and all feasible mitigations must be incorporated into general plans to reduce local emissions below this baseline. **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 (see text box). 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 [Post Adoption Re-numbering]

#### 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-Gx. 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-Gx1. 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-Gx2. Educated Public.** An informed and educated public with a meaningful planning role and multiple opportunities for participation in the planning process.
- G-G4. 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-G5. Effective Permit Processing.** An efficient permitting system that permit applicants, community members, and decision makers can rely upon to implement the goals and polices 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-PX Evaluations.** Public participation in any general planning legislative amendment and revisions process shall be continually evaluated.

### Intergovernmental Coordination

- G-P12. City-State-County Coordination.** Promote coordination between city, state, and County planning efforts through consistent communication, cooperative working relationships, and joint projects.
- G-P13. City General Plans.** Give consideration to city general plans and city council input when updating this Plan.
- G-P14. 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-P15. 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-P16. 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-P17. Incorporation.** Support incorporation of McKinleyville.
- G-P18. Public Works Projects.** The County shall review public works projects for conformity with this Plan.
- G-P19. 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-P20. 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-P21. Regional Transportation Plan.** The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.
- G-P22. Tribal Government Coordination.** The County shall coordinate with affected tribal governments during General Plan updates and amendments.
- G-P23. 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-P24. 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-P25. 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-P25X 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-P26. 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-P27. Customized Permit Processes.** The County shall design streamlined permit processes for high priority classes of projects identified in this Plan.
- G-P28. Adequate Resources.** Resources shall be provided to ensure adequate permit staffing levels, use of modern processes and technology, innovation, and continuous improvement.
- G-Px1. 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, ~~drawn from a broad list of community members~~ and ~~be~~ 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. ~~Generally~~ 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~~ ~~Through~~ 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-SX. 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-SX1. 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.** Community Development Services 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 **Community Development Services Planning and Building** shall participate in the preparation of the Regional Transportation Plan.
- G-IM12. Improvement Projects.** **Community Development Services 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.** **Community Development Services 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 **Community Development Services 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-IMX. 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

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## *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 Classifications (Section 4.8).

#### 4.1.1 Purpose

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

These land use policies guide growth and the development and use of land through 202540. 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.

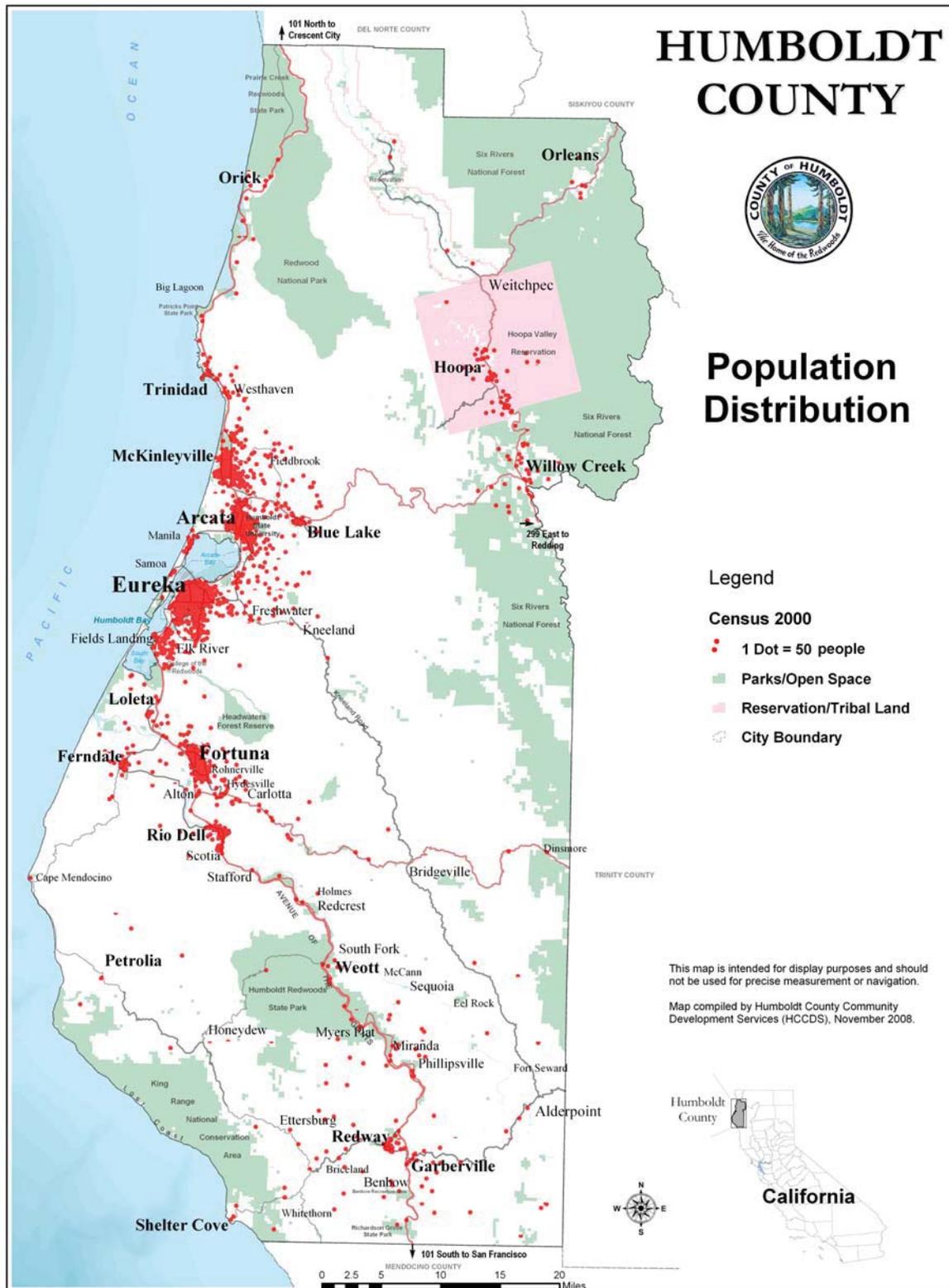
Humboldt County’s population growth rate increased in the late 1980s and early 1990s and has since returned to a level more consistent with historic growth rates over the past 20 years. Between 1985 and 1990, the County grew by about 8,000 people (7.3 percent), representing an average annual increase 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.

**Table 4-A. Historic and Projected Population Growth in Humboldt County, 1980-2040**

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. These trends indicate that the population will have an average increase of approximately 765,554 people per year over the next 20 years, as shown in Table 4-A. The data also indicates that older persons represent an increasing percentage of the populace. The number percentage of people over the age of 65 is expected to double increase from about 17,000 in 2010 to 23 percent 5,000 by the year 202540.

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.

If these trends remain stable, about 15,000 11,000 more people will live in Humboldt County in 2030 than in 2007 2010, requiring about 6,300 4,600 additional housing units countywide (assuming the existing average household size of 2.38 persons remains constant.) The County unincorporated share of this total housing need is expected to be 53%, or about 3,400 2,500 units. 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 strategy **offers the best opportunity is intended** to create housing opportunities **for the majority of the population**, assure the continued fiscal viability of infrastructure and urban services and safeguard the continued profitability of resource production in rural lands.

### 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:

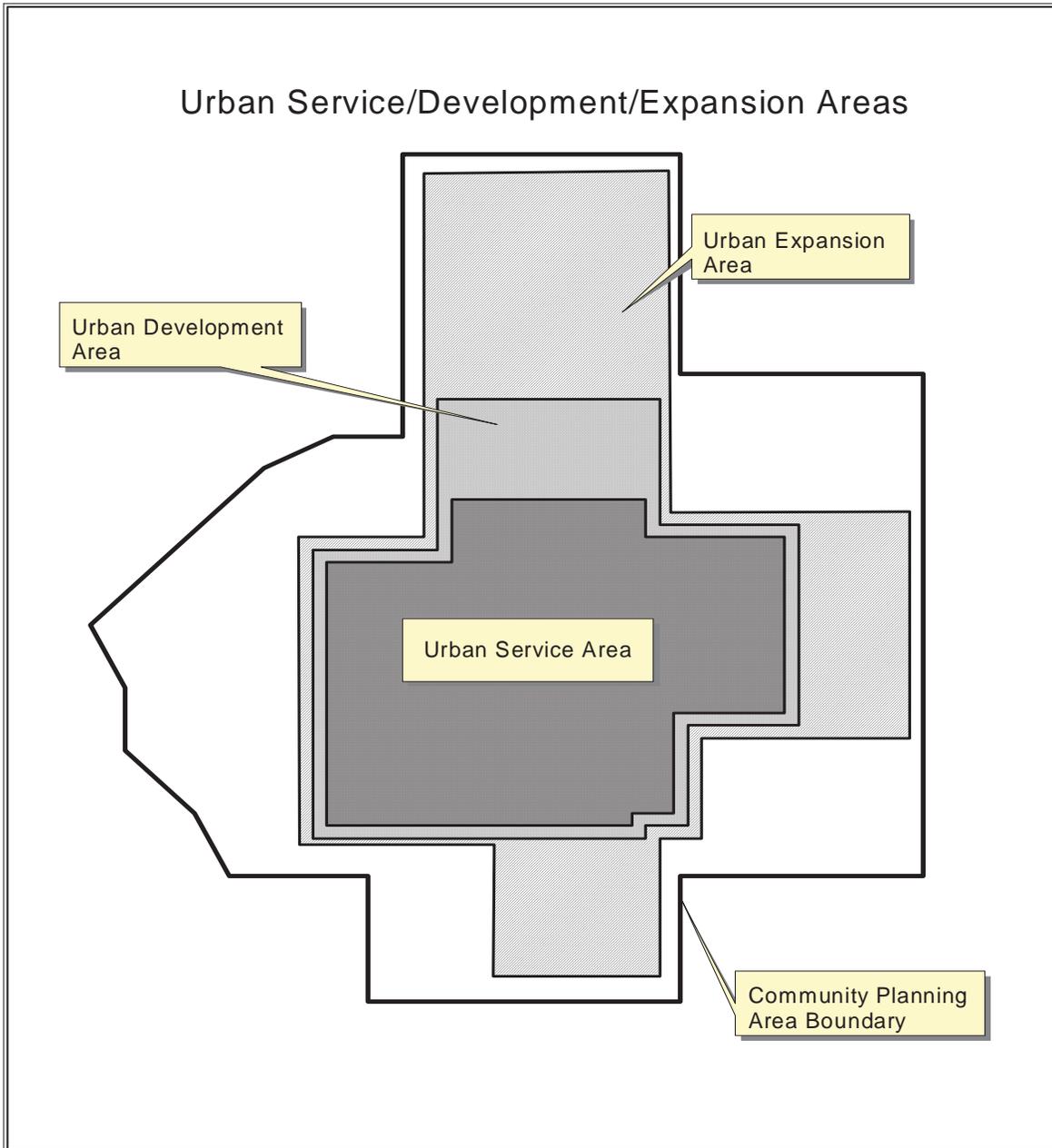
1. Timing growth to be consistent with public service capacity.
2. Arranging urban land uses to the benefit of the community, while giving due consideration to individual property rights.
3. Estimating the amount of development that can be absorbed and its relationship to the environment.

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.

**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.

**Urban Study Areas and Draft Land Use Plans**

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

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

**Water Study Areas** were those areas where water service exists or may be feasible to provide, and **rural residential 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.

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

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

- 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-IMX. 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. [Mitigation Measure 3.1.3.2.a]

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## 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 affect on the appearance of streets but for the most part appearances are controlled by the road standards in the County's Subdivision Regulations (1977). The design, width, and location of travel lanes and on-street parking facilities are all dictated by road standards. New policies and standards in the Circulation Element address pedestrian and bicycle facilities in the design of streets.

Parking areas located adjacent to streets are also part of the streetscape, and are regulated by parking standards in the zoning ordinance, which specify the number of spaces required, the size of parking spaces, and lighting and landscape requirements for

parking areas. The Community Infrastructure and Services Element contains policies that address lighting.

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

### Open spaces

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

## 4.3.3 Goals and Policies

### Goals

- UL-G1. Urban Development Areas.** Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and services.
- UL-G2. Design and Function.** Aesthetically appealing Urban Development Areas designed and planned for convenient access to work, shopping, recreation and neighborhoods.
- UL-G3. Unique Identity of Towns.** Communities with mixed use 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-P17. High Density Uses Near Parks.** The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.
- UL-P18. 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-P19. Underground Utilities.** Encourage and assist in undergrounding existing utilities.
- UL-P20. Landscaping.** All designs 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-P21. 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-S3. Business Opportunity Zones.** Commercial and industrial activities proposed within designated Business Opportunity Zones shall be principally permitted if they conform to applicable performance standards.
- UL-S4. Definition of a “Big-Box” Retail Store.** A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.
- UL-S5. Standards for Adult Entertainment Establishments.** Adult entertainment establishments shall be conditionally permitted and required to operate in

conformance with explicit standards adopted by ordinance regarding location, hours of operation, security, signage, screening, noise and lighting.

- UL-S6. Landscaping Standards.** Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan.

### 4.3.5 Implementation Measures

- UL-IM2. 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-IM3. Business Opportunity Zones.** Create a Business Opportunity Zone Overlay designation with associated performance standards and apply the zoning overlay to specific areas or properties within Community Planning Areas to stimulate commercial and industrial development and job growth. Candidate areas shall include business and industrial parks, underutilized or vacant industrial and commercial land.
- UL-IM4. Support for Micro and Small Business Development.** Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development in residential zones.
- UL-IM5. Sites for Commercial Development.** Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.
- UL-IM6. Revisions to the Non-Conforming Use and Structures Standards.** Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to provide flexibility for continuing buildings and uses in Urban Development Areas where they are found to be compatible with the neighborhood.
- UL-IM7. Review and Update the Subdivision Ordinance.** Comprehensively review and update the Subdivision Ordinance and incorporate circulation and design standards consistent with the policies of this Plan.
- UL-IM8. Review and Update Design Review Ordinance and Areas.** Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.
- UL-IM11. Review and Update the Sign Ordinance.** Comprehensively review and update the standards for signs in the zoning ordinance.
- UL-IM12. Simplify the Zoning Ordinance with Illustrations and Matrices.** Modify the zoning ordinance to incorporate the use of illustrations and matrices to

simplify communicating allowed uses, design principals and development standards.

**UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses.**

Revise the zoning ordinance to incorporate standards for “big box” commercial uses.

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

**UL-IM15. 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 rural 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 Rural Residential Agriculture (RRA) outside of Community Planning Areas, of which 65,000 acres (1,950 parcels) are vacant.

These lands provide the opportunity for rural homesteads that are a significant part of the cultural heritage of Humboldt County. They are distinguished from agriculture and forest lands because residential development is recognized as the primary use. The demand for rural residential 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 rural 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. Rural Residential Agriculture Development.** The orderly development of land suitable to meet projected demand during the General Plan planning period for rural residential agriculture use with access to Rural Community Centers and Community Planning Areas.
- RL-G2. Rural Land Development.** Homestead style independent living on rural 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 **rural 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~~Water Withdrawal~~.** 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 **rural 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 **Rural Residential Agriculture** Development.** Clustered **rural 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.** **Rural 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 **Rural 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 **Rural Residential Agriculture (RRA)** 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 Rural Residential Agriculture Lands.** Maintain searchable GIS inventory of lands planned Rural Residential Agriculture (RRA) 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.

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## 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 mitigations **hasve** 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" mitigations ~~are~~ **are** 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 classifications to ensure appropriate parcel sizes and land use for continuing availability of the necessary agricultural land base.

- AG-P14. Residential Uses on Timberland Production Zone (TPZ) Lands within Agricultural Preserves.** Residential uses on TPZ lands within agricultural preserves shall be consistent with the requirements of the Williamson Act and local Williamson Act Guidelines.
- AG-Px. 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-Pxx. 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-SX. 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-IMx. 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.

**California Timberland Productivity Act  
– Residential Uses**

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

CGC§ 51104(h) defines “Compatible use”:

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

Residential use as a compatible use is addressed in CGC§ 51104(h)(6):

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

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

**Forest Resource Land Base**

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

In the last twenty years the market value of timberland for the growing and harvesting of trees has fallen 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.

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.

#### **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.

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 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-PX. Secondary Residential Construction on TPZ Zoned Parcels.** Second residential 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. Second units may be allowed on TPZ parcels of less than 40 acres within Community Planning Areas.
- FR-P10. 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-PX2 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-P11. 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-P12. Timberland Ownership.** The County shall provide incentives to maintain large-scale land ownerships for commercial timber production and to protect forest ecosystem services.
- FR-P13. 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-P14. Public Utilities on TPZ Lands.** Where feasible avoid locating federal, state, or local public improvements and utilities in TPZ where the project or land acquisition will have a significant adverse affect on the production of timber or ecosystem services.
- FR-P15. Conservation Easements.** Support voluntary easement programs consistent with TPZ standards that combine conservation management with sustainable timber production.
- FR-PX3. 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 second units in the calculation.**

#### Forestland-Residential Interface

- FR-P16. Planned Compatible Uses.** Lands adjacent to areas designated as Timberlands should be planned for uses compatible with timber management, including timber harvesting activities.
- FR-P18. 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-PX4. 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-P19. 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. [Mitigation Measure 3.7.4.5.a]

**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) ~~below that create parcels less than~~ 160 acres ~~down to the minimum parcel size~~ 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. ~~On each parcel, if~~ the residential site is located **in areas of the lowest productivity**, to the extent practical and considering proximity to existing infrastructure, ~~in areas of the lowest productivity~~; and
  - D. A joint timber management plan (JTMP) is prepared for divisions below 160 acres.
- FR-SXX. 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, **from Article II**.
- FR-IM5. Develop Ordinance to Regulate Land Uses in TPZ lands.** Prepare an ordinance to implement the policies of this Plan for the designation and residential use of lands zoned TPZ. 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-IM8. 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-IM9. 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-IM10. 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-IMX. Transfer of Development Rights (TDR) Program.** Research and develop, if feasible, a Transfer of Development Rights Program. ~~The density credit would not count second units in the calculation.~~

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## 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.

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## 4.8 Land Use **Designations Classifications**

### 4.8.1 Purpose

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

### Residential Land Use Designations

#### Residential Medium Density (RM)

The Residential Medium Density **classification 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 **classification 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 Classifications**

Allowable Use Types	RM	RL	RE	RA
<b>Residential</b>				
Single Family Residential	X	X	X	X
Second Residential Unit		X	X	X
Multi Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses <sup>1</sup>	X	X	X	X
<b>Other</b>				
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
<b>Development Standards</b>				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to 160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

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

2. Coastal:

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

## Commercial Designations

### Commercial General (CG)

The Commercial General (CG) **classification 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 **classification 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 classification 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 Classifications**

	CG	CS	CR
<b>Commercial</b>			
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	
<b>Industrial</b>			
Research/Light Industrial		X	
<b>Civic</b>			
Administrative	X	X	
Community Assembly	X	X	X
Essential Services	X	X	X
Health Care Services	X	X	
<b>Other</b>			
Residential Uses Subordinate to Principal Use	X	X	X
Timber Production			X
Similar Compatible Uses	X	X	X
<b>Development Standards</b>			
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 classification 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) classification 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) **classification 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 classification** is to protect from premature subdivision and development, urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.

**Table 4-D Mixed Use Land Use Designations Classifications**

Allowable Use Types	MU	VC	RCC	UR/1
<b>Residential</b>				
Single Family Residential	X	X	X	X
Second Residential 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 <sup>1</sup>	X	X	X	
<b>Commercial</b>				
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	
<b>Other</b>				
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
Essential Services	X	X	X	
Similar Compatible Uses	X	X	X	X

Allowable Use Types	MU	VC	RCC	UR/ <sup>1</sup>
<b>Development Standards</b>				
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 classification**.
2. Family day care centers are considered an accessory commercial use.

## Industrial Designations

### Industrial, General (IG or MG)

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

### Industrial, Resource Related (IR)

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

### Industrial, Coastal Dependent (MC)

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

### Business Park (MB)

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

**Table 4-E Industrial Land Use Designations Classifications**

Allowable Use Types	IG or MG	IR	MC	MB
<b>Industrial</b>				
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		

Allowable Use Types	IG or MG	IR	MC	MB
<b>Agricultural</b>				
Agricultural Products Processing	X	X		
Feed Lot/Slaughter House	X	X		
Hog Farming	X	X		
Intensive Agriculture	X	X		
<b>Timber</b>				
Timber Production	X	X	x <sup>1</sup>	
<b>Commercial</b>				
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
<b>Civic</b>				
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	
<b>Other</b>				
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
<b>Development Standards</b>				
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 classification** is to protect and enhance valuable coastal fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.

### Open Space (OS)

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

**Public Facility (PF)**

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

**Public Recreation (PR)**

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

**Public Lands (P)**

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

**Resource Dependent (MR/)**

The purpose of this designation classification 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<sup>1</sup>. 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-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.

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<sup>1</sup> 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.

- 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 **Rural 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 Classifications**

Allowable Use Types	CF	NR	OS	PF	PR	P	MR/
<b>Natural Resource</b>							
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
<b>Resource Production</b>							
General Agriculture	X	X	X	X	X	X	X
Timber Production		X	X	X	X	X	X
<b>Industrial</b>							
Aquaculture	X	X	X		X	X	X
Coastal Dependent Industrial							X
<b>Civic</b>							
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			
<b>Other</b>							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
<b>Development Standards</b>							
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 Classifications**

Allowable Use Types	T	AE	AG
<b>Agricultural</b>			
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
<b>Timber</b>			
Timber Production	X	X	X
Timber-Related Recreation	X		X
<b>Commercial</b>			
Agriculture-Related Visitor-Serving <sup>1</sup>		X	X
Timber-Related Visitor-Serving <sup>2</sup>	X		X
<b>Industrial/Extractive</b>			
Agriculture & Timber Products Processing	X	X	X
Aquaculture	X	X	X
Oil & Gas Drilling & Processing	X		X
Metallic Mining	X	X	X
Surface Mining			
<b>Natural Resource</b>			
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

Allowable Use Types	T	AE	AG
<b>Other</b>			
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 <sup>3</sup>	X	X	X
Single Family Residence	X	X	X
Second Residential Unit	X	X <sup>4</sup>	X <sup>4</sup>
Similar Compatible Uses	X	X	X
<b>Development Standards</b>			
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

<sup>1</sup> 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.  
<sup>2</sup> Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.  
<sup>3</sup> 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.  
<sup>4</sup> Principally permitted Second Residential 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
<b>Residential Land Use Designations</b>																							
Residential-Medium Density (RM)															X	X	X		X <sup>3</sup>	X	X <sup>3</sup>		
Residential-Low Density (RL)														X	X*	X*			X <sup>3</sup>	X	X <sup>3</sup>		
Residential Estates (RE)												X	X*	X*					X <sup>3</sup>	X	X <sup>3</sup>	X <sup>2*</sup>	
Residential Agriculture (RA)												X	X*	X*					X <sup>3</sup>	X*	X <sup>3</sup>	X <sup>2*</sup>	
<b>Commercial Land Use Designations</b>																							
Commercial General (CG)	X	X																	X <sup>3</sup>		X <sup>3</sup>		
Commercial Services (CS)	X	X	X	X	X <sup>2</sup>														X <sup>3</sup>		X <sup>3</sup>	X <sup>2</sup>	
Commercial Recreation (CR)	X	X		X															X <sup>3</sup>		X <sup>3</sup>	X <sup>2</sup>	
Mixed Use (MU)	X	X											X <sup>3</sup>	X <sup>3</sup>	X	X	X		X <sup>3</sup>	X <sup>3</sup>	X <sup>3</sup>		
Village Center (VC)	X	X		X		X	X					X	X	X					X <sup>3</sup>	X	X <sup>3</sup>	X	
Rural Community Center (RCC)	X	X		X		X	X					X	X	X					X <sup>3</sup>	X	X <sup>3</sup>	X	
<b>Industrial Use Land Use Designations</b>																							
Industrial, General (IG)			X		X <sup>2</sup>	X	X												X <sup>3</sup>		X <sup>3</sup>	X <sup>2</sup>	
Industrial, Resource Related (IR)						X <sup>2</sup>	X <sup>2</sup>					X							X		X		
Business Park (MB)		X <sup>2</sup>	X <sup>2</sup>		X	X <sup>2</sup>																	
<b>Open Space and Public Land Use Designations</b>																							
Conservation Floodway (CF)											X	X							X				X
Natural Resources (NR)											X								X				
Open Space (OS)											X												
Public Facilities (PF)	X	X		X		X	X			X	X		X	X	X	X	X		X	X	X		X
Public Recreation (PR)											X								X	X*	X		
Public Lands (P)											X								X	X*	X		X
Tribal Lands (TL)											X								X	X	X		X
Tribal Trust Lands (TTL)											X												X
Railroad			X			X	X	X	X	X		X							X	X	X	X	X
<b>Resource Production Land Use Designations</b>																							
Timberlands (T)											X								X	X*	X		
Ag. Grazing (AG)											X								X	X*	X		
Ag. Exclusive (AE)											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.

<sup>2</sup> Requires Q – Qualified combining zone to ensure consistency.

<sup>3</sup> Resource zones may be used as holding zones until rezoning to planned uses.

Table 4-I. Zoning Consistency Matrix – Coastal (refer to appropriate Area Plan of the Humboldt County Local Coastal Program)

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

<sup>\*</sup> 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.

<sup>2</sup> Requires Q – Qualified combining zone to ensure consistency.