

Appendix A: Land Use Consistency Analysis (Chart)

Humboldt County General Plan Update (2017)

McKinleyville Community Plan Update (2017)

Land Use Element

Goal/Policy/Standard	Description	Analysis of Project Consistency
CHAPTER 4.2 – GROWTH PLANNING		
SECTION 4.2.3: Goals and Policies		
Goal GP-G2. Community Planning Areas.	<i>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.</i>	<p>The Project will develop residential supportive housing for an underserved population (i.e., intellectual disabilities [I/DD]; seniors) within a Housing Opportunity Zone and within the Urban Development Area of the McKinleyville Community Plan. The Plan generally encourages a community that includes diverse housing types, multi-use development, multi-modal transportation, and protection and enhancement of the natural environment.</p> <p>The Project will provide opportunities for commerce through craft making and similar activities and classes, and on-site agricultural operations, which will allow residents and staff members to cultivate on-site crops for sale within the community. The Project will also conserve the majority of the Project Site's open space and will feature wetland restoration and riparian plantings.</p>
Policy GP-P2. Urban Development Areas.	<i>Establish and maintain Urban Development Areas within Community Planning Areas to reflect areas that are served with existing, or planned, public wastewater systems.</i>	The Project Site is within an Urban Development Area of the McKinleyville Community Planning Area and is currently served by existing public wastewater systems.
Policy GP-P3. Urban Levels of Development.	<i>Lands located within the Urban Development Area are intended to be developed at a density of one or more dwelling units per acre.</i>	The Project Site is within the McKinleyville Community Plan's Urban Development Area and proposes development of 70 residential supportive housing units. The Project Site is over 15 acres, but the parcels on which residential units will be developed (e.g., the Community Center, the Attached Cottages, and the Courtyard

		Apartments) will yield more than one dwelling unit per acre.
Policy GP-P4. Urban Service Area.	<i>Urban Service Areas are located within Urban Development Areas where sewer services are available.</i>	The Project Site is within an Urban Service Area of the McKinleyville Community Planning Area's Urban Development Area. The Project Site is currently serviced by existing sewer connections, which will be able to support the Project's proposed development and land uses.
Policy GP-P5. Connection to Public Wastewater Systems within Urban Service Areas.	<i>All new development within Urban Service Areas shall connect to public wastewater systems.</i>	The Project Site is currently connected to and serviced by MCSD's public wastewater system. MCSD has indicated it has capacity and can adequately service the Project's proposed development and land uses.

SECTION 4.2.4: Standards

GP-S2. Designation of Community Plan Areas.	<p><i>Community Planning Areas are established for the following communities:</i></p> <ul style="list-style-type: none"> <i>A. Jacoby Creek</i> <i>B. Eureka</i> <i>C. Freshwater</i> <i>D. Fortuna</i> <i>E. Willow Creek</i> <i>F. McKinleyville</i> <i>G. Blue Lake</i> <i>H. Hydesville-Carlotta</i> <i>I. Fieldbrook-Glendale</i> <i>J. Garberville-Benbow-Redway-Alderpoint</i> <i>K. Avenue of the Giants (Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville)</i> <i>L. Trinidad-Westhaven</i> <i>M. Orick</i> <i>N. Orleans</i> <i>O. Arcata</i> <i>P. Shelter Cove</i> <i>Q. Rio Dell-Scotia</i> 	The Project Site is located within the McKinleyville Community Planning Area. The McKinleyville Community Plan develops goals and policies for development within its designated area that seeks to encourage development while preserving the rural character of the area. The Project complies with all elements of the Plan.
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GP-S4. Urban Development Area.	<i>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.</i>	The Project Site is within an Urban Development Area. The Project Site is over 15 acres, but the parcels on which residential units will be developed (e.g., the Community Center, the Attached Cottages, and the Courtyard Apartments) will yield more than one dwelling unit per acre. Existing public water and wastewater resources are provided to the site. Therefore, the Project is in line with the goals for development in Urban Development Areas.
GP-S5. Urban Service Area.	<i>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.</i>	The Project Site qualifies as an Urban Service Area, as it is located within an Urban Development Area under the McKinleyville Community Plan, and it is currently served with public water and sewer.

CHAPTER 4.3 – URBAN LANDS

SECTION 4.3.3: Goals and Policies

Goal UL-G1. Urban Development Areas.	<i>Urban Development Areas serving as center of business expansion, residential growth and public investments in infrastructure and services.</i>	The Project Site is within an Urban Development Area under the McKinleyville Community Plan. The Project fulfills the goal and policies of the Plan by developing 70 units, the majority of which will be affordable, supportive housing units. The Project also provides opportunities for business expansion through on-site agricultural operations, which will allow residents and staff members to cultivate on-site crops for sale within the community.
Goal UL-G2. Design and Function.	<i>Aesthetically appealing Urban Development Areas designed and planned for convenient access to work,</i>	The Project Site is located immediately adjacent to mixed-use developments with a combination of single-family homes, duplexes, and

	<i>shopping, recreation and neighborhoods.</i>	commercial buildings, providing convenient access to the greater community. The Project's proposed landscaping is designed to complement and benefit community spaces. The Project is located within a few blocks of a grocery store, bank, health care facilities, a movie theater, a health club, and restaurants, all of which can be accessed by existing sidewalks.
Goal UL-G3. Unique Identity of Towns.	<i>Communities with mixed use neighborhoods and town centers, serving as the community focal point and center for commerce, recreation and social interaction.</i>	The Project is centered around the Community Center, which will contain up to 40 apartment units and will serve as a community focal point, and will be used by residents, staff, and the community for classes, trainings, projects, shared meals, meetings, and events. The Project is also located adjacent to other housing development and commercial areas, including a grocery store, bank, health care facilities, a movie theater, a health club, and restaurants, all of which can be accessed by existing sidewalks.
Goal GP-G4. Community Character.	<i>Development design and density within Urban Development Areas that preserves and enhances existing community character and identity.</i>	The Project design preserves and enhances the natural and agricultural resources at the Project Site. It includes a greenhouse, barn, orchard, and associated agricultural features, which will support programming and opportunities for onsite residents. The Project enhances riparian and wetland ecosystems at the Site through conservation and restoration.
Policy UL-P1. Urban Development Areas.	<i>The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.</i>	The Project accomplishes the County's goals for Urban Development Areas by expanding housing resources and providing opportunities for business expansion through selected temporary events.
Policy UL-P3. Streamlined Approval of Business Expansion.	<i>The County shall streamline the approval process for business development.</i>	While not primarily a business-oriented project, the proposed Project will provide small retail and business uses which are included in the Project being processed pursuant to the CEQA exemption set forth in CEQA Guidelines section 15183.
Policy UL-P4. Support for Micro and Small Business Development.	<i>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.</i>	The Project includes a Community Center and agricultural uses, among others, that will integrate future residents into the community and allow some home/community-based business-related opportunities, as described in the Project Description.

Policy UL-P5. Community Identity.	<i>Preserve community features that residents value and create development that compliments or adds to community identity and character.</i>	The Project incorporates agricultural uses and conserves natural areas and open space at the Site, which preserves the separation of development by timber production and other agricultural uses.
Policy UL-P11. Natural Amenities.	<i>Encourage the incorporation of natural amenities (e.g., landmark trees and rock outcroppings) into new project designs.</i>	The Project includes wetland creation, habitat restoration, and riparian enhancements, incorporating the area's natural ecosystems into the project design. Pathways and seating areas will utilize reclaimed wood and other natural elements to enhance connectivity with nature throughout the landscaping plan.
Policy UL-P18. Landscaping.	<i>All new residential and commercial projects shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.</i>	The Project's proposed landscaping plan integrates ecological principles and processes to ensure systems for stormwater and other Site features are designed to complement and benefit the community spaces.

SECTION 4.3.4: Standards

Standard UL-S5. Landscaping Standards.	<i>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.</i>	The proposed Project includes 178 parking spaces. In accordance with this standard, the Project proposes a landscaping plan.
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CHAPTER 4.5 – AGRICULTURAL RESOURCES

SECTION 4.5.3: Goals and Policies

Goal AG-G1. Agricultural Production	<i>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.</i>	Though the Project does not contemplate commercial or industrial agricultural uses and operations, it will develop an on-site Greenhouse, Barn, Orchard, and Garden. Collectively, these uses will be utilized by residents and supportive staff members, which will allow onsite cultivation of crops as part of the Project's supportive residential and job-skill development programming. The crops harvested by residents and staff will then be sold at the Project's gift shop, thus contributing to local economic growth.
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Community Infrastructure and Services Element

Goal/Policy/Standard	Description	Analysis of Project Consistency
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CHAPTER 5.4 – GOALS AND POLICIES**Policies**

Policy IS-P3. Requirements for Discretionary Development.	<p><i>The adequacy of public infrastructure and services for discretionary development greater than a single family residence and/or Accessory Dwelling Unit shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Such discretionary development may be approved if it can be found that:</i></p> <p><i>A. Existing services are adequate; or</i></p> <p><i>B. Adequacy will be attained concurrent with project implementation through project conditions; or</i></p> <p><i>C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or</i></p> <p><i>D. Evidence in the record supports a finding that approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.</i></p>	<p>The Project Site has access to existing services that are adequate for the proposed development, including water, sewer, electricity, gas, waste disposal, and transportation services.</p>
Policy IS-P7. Capacity of Facilities and Land Use Decisions.	<p><i>The County shall evaluate the capacity and sizing of road and drainage facilities in coordination with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development.</i></p>	<p>The Project includes constructing access roads and stormwater drainage facilities.</p>
Policy IS-P20. Street Lighting.	<p><i>Street lighting shall be required when necessary to improve public safety in urban and suburban areas and Village Centers.</i></p>	<p>The Project will install interior pathway lighting on the Project Site in compliance with all glare and lighting standards, in addition to any additional street lights on the nearby public right-of-way, to the extent required by the County's Department of Public Works.</p>

Policy IS-P25. Fire Service Impacts from New Developments.	<i>During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.</i>	The Project is located close to the Arcata Fire District's McKinleyville Fire Station. The County will consider any input on fire safety from the local fire chief.
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CHAPTER 5.5 – STANDARDS

Standards

Standard IS-S6. Water and Wastewater Service Commitment for Proposed Development Projects.	<i>Discretionary development served by public water and/or wastewater service shall receive written service commitments from the appropriate district or agency prior to receiving final approval from the County.</i>	The proposed Project includes required permits and approvals from the United States Army Corps of Engineers, North Coast Regional Water Quality Control Board, and the State Water Resources Control Board regarding public water and wastewater.
Standard IS-S9. Street Lighting.	<i>Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.</i>	<p>Exterior lighting will be installed on all buildings and in parking areas to improve safety and comply with County and Americans with Disability Act (ADA) requirements. Exterior lighting would be on poles mounted at maximum 16 feet above ground, downcast, with fixtures equipped with hoods (i.e., shielded). Lighting at the eastern side of the Project Site would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures would be cut-off fixtures and would be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent properties.</p> <p>Further, exterior lighting would be designed to protect wildlife and night-time view, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. This would ensure lighting is contained within the Site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitats.</p>

CHAPTER 5.6 – IMPLEMENTATION MEASURES

Implementation Measures

**Implementation
Measure IS-IM17.
Street Lighting.**

Prepare street lighting standards that allow for community-specific priorities and standards and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines.

Exterior lighting would be designed to protect wildlife and night-time view, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. To comply with these requirements, lighting would be the minimum lumens necessary, directed downward, shielded, and pedestrian-level when feasible. This would ensure lighting is contained within the Site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitats.

Circulation Element

Goal/Policy/Standard	Description	Analysis of Project Consistency
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CHAPTER 7.4 – GOALS AND POLICIES

Policies – Circulation and Land Use

Policy C-P1. Circulation System.

Encourage development of a circulation system that supports:

A. Access to higher density residential areas, local commercial facilities, neighborhood parks and schools, while maintaining maximum bicycle and pedestrian connectivity.

B. Designing access to residential areas to minimize disruptions to the flow of traffic while providing for user safety and connectivity on arterial or collector roads.

C. Improving connectivity between interrelated areas such as neighborhoods and common destinations.

D. Planning retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses that consider the location of collectors or arterial roads consistent with the Land Use Element.

The Project's proposed uses will be adequately supported by a mixture of transportation options that will not significantly burden or adversely affect surrounding roadways or infrastructure. The Project includes improved access to non-motorized modes of transportation. Onsite roadways, parking and a turnaround for compact buses will be developed and will feature at least two electric charging stations for electric vehicles. Accordingly, the Project will help ensure adequate access to the existing circulation system and incorporate design features that improve connectivity and minimize disruptions to the flow of traffic, while promoting additional bicycle and pedestrian connectivity.

Policy C-P3. Consideration of Transportation Impacts in Land Use Decision Making	<i>Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.</i>	The proposed Project considers consistency with the Circulation Element of the Humboldt County General Plan and the Circulation policies of the McKinleyville Community Plan. The Project incorporates improvements that will minimize or avoid impacts to the circulation system, including the construction of a traffic signal system at the intersection of Anna Sparks Way and Central Avenue and the installation of pedestrian improvements along the frontage.
Policy C-P4. Mitigation Measures.	<i>Development with potentially significant circulation impacts as determined by CEQA review shall be conditioned to proportionally mitigate such impacts through payment of impact fees, construction of on- and off-site improvements and dedication of rights-of-way or a combination of impact fees, improvements and dedications.</i>	The Project includes on- and off-site improvements to the circulation system, including the construction of a traffic signal system at the intersection of Anna Sparks Way and Central Avenue and the installation of pedestrian improvements along the frontage. Also, the project will install an ADA accessible bus stop near the entrance, and at least two onsite electric charging stations for electric vehicles will be provided adjacent to the Community Center building. Bicycle storage for up to 12 bikes will be provided adjacent to the Community Center building and a protected bicycle storage room within the Center will hold an additional 12 bikes.
Policy C-P5. Level of Service Criteria.	<i>The County shall strive to maintain Level of Service C operation on all roadway segments and intersections, except for U.S. 101, where Level of Service D shall be acceptable. Level of Service improvements for automobiles should not adversely affect Level of Service and/or Quality of Service for other modes of transportation, if possible.</i>	The Project will generate a nominal amount of traffic, and will not cause the County to exceed the established Level of Service standards as documented in the March 2025 Transportation Analysis for the Project by W-Trans.
Policy C-P9. Circulation Planning for Bicycles, Pedestrians, and Transit.	<i>Circulation planning and project review shall include an assessment for bicycle, pedestrian and public transit access.</i>	The Project includes improved access to non-motorized modes of transportation. Onsite roadways, parking and a turnaround for compact buses will be developed and will feature at least two electric charging stations for electric vehicles. Accordingly, the Project will help ensure adequate access to the existing circulation system and incorporate design features that improve connectivity and minimize disruptions to the flow of traffic, while promoting additional bicycle and pedestrian connectivity.

Policy C-P11. Transportation Demand Management Programs.	<i>Require residential subdivisions and multifamily development that would result in fifteen or more dwelling units, and non-residential development that would employ greater than ten persons, and that require a discretionary permit, to comply with County transportation demand management programs.</i>	The Project is consistent with the County's transportation demand management programs because it is a mixed-use residential/commercial development with covered parking for at least 12 bicycles, additional residential uses will be located close to public transit, it will result in intersection and signal improvements, and it provides an improved bus shelter and facilitates shuttle and ride sharing.
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Policies – Roadway Infrastructure

Policy C-P19. Best Management Practices.	<i>The County shall periodically update its grading ordinance to assure it is using best management practices.</i>	The Project will require a Grading Permit pursuant to Humboldt County Code, §331-14, for all grading and excavation activities.
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Policies – Public Transportation

Policy C-P23. Public Transit Service.	<p><i>The County shall coordinate and integrate with transportation providers so that a full range of travel patterns and connectivity with other modes of transportation are provided.</i></p> <p><i>A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Convenience facilities should be made available so that transfer areas are attractive, well lit, protected from the weather and have bus information posted.</i></p> <p><i>B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, by transporting bicycles on intercity and regional buses.</i></p> <p><i>C. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients.</i></p>	The Project will help ensure adequate access to the existing circulation system and incorporate design features that improve connectivity and minimize disruptions to the flow of traffic, while promoting additional bicycle and pedestrian connectivity. The applicant continues to coordinate with the Humboldt Transit Authority on development of a bus stop on Central Avenue in front of the Project site.
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Policies – Bicycle and Pedestrian Travel

Policy C-P29. Right of Way Design Standards.	<i>The County shall develop and include in the County-Wide Transportation Plan right-of-way design standards incorporating the needs of all users, consistent with urban, suburban, rural or remote community character. The County shall develop incentives for development of multi-modal facilities to offset any potential loss of developable land.</i>	The right of way design standards have not yet been created by the County, but when they are created for large developments in urban areas, they will likely include the features proposed in this project. The project description proposes construction of a traffic signal system at the driveway entrance to facilitate safe passage of all right of way users. The site plan shows installation of sidewalks along the frontage, and an ADA accessible bus stop on Central Avenue at the north corner of the property. Also, a landscaping strip along the sidewalk separates pedestrians from the onsite parking areas. Finally, sidewalks within the development link to the sidewalk improvements in the right of way to create a seamless path for multimodal users between all parts of the development and the County's transportation system.
Policy C-P31. Removal of Obstacles in Pathways.	<i>Where feasible and consistent with the County-Wide Transportation Plan, new pathways and sidewalks shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, pedestrian facilities shall be widened or otherwise designed to provide the least amount of obstruction to users.</i>	Pathways and sidewalks will be constructed to provide the least amount of obstruction to users.
Policy C-P33. Design Standards for All Pathways.	<i>Design standards appropriate to urban, suburban, rural and remote character shall be used by the County Public Works Department for the design and construction of pedestrian and bicycle facilities.</i>	The Public Works referral documents that Department is applying design standards appropriate to urban areas. The Project will facilitate pedestrian walkability by constructing a traffic signal system at the intersection of Anna Sparks Way and Central Avenue and installing pedestrian improvements along the frontage to reduce congestion and facilitate accessibility and walkability. The Applicant will encourage bicycle use by providing an abundance of onsite bicycle parking and a protected bicycle storage room in the Community Center building to accommodate up to 24 bikes.
Policy C-P35. Protection of Designated Pedestrian and Bicycle Routes.	<i>New development along and adjacent to planned and designated pedestrian and bicycle routes shall consider and incorporate those routes.</i>	The Project connects to existing sidewalks that provide access to nearby business establishments and residential developments. The Project encourages pedestrian and bicycle transportation by implementing improvements to existing

		infrastructure, including construction of a traffic signal for pedestrians on Central Avenue at Anna Sparks Way, as well as construction of bicycle storage facilities.
Policy C-P36. Bicycle Facilities.	<i>Encourage the planned placement of secure and/or weather-protected bicycle storage facilities at public buildings and bus stops, where appropriate. Incentivize placement of bicycle parking and storage at businesses, new or modified bus stops and multi-family housing.</i>	The Applicant will encourage bicycle use by providing an abundance of onsite bicycle parking and a protected bicycle storage room in the Community Center building to accommodate up to 24 bikes.
Policy C-P39. Encourage Bicycle and Pedestrian-Friendly Development.	<i>Incentives should be given to developers who provide non-motorized facilities that connect neighborhoods in a design appropriate way to the character of those neighborhoods.</i>	The Project enhances pedestrian and bicycle routes in the area and connects to nearby business establishments through non-motorized transportation options.

CHAPTER 7.5 – STANDARDS

Standards

Standard C-S3. Traffic Thresholds of Significance.	<i>Apply objective measure, such as roadway capacity and level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, to make determinations on the significance of traffic impacts for CEQA purposes.</i>	The VMT and LOS analysis prepared for the Project reflects the County's current standards.
Standard C-S9. Prioritization of Pedestrian and Bicycle Facilities and Routes.	<p><i>Objective criteria shall be used to prioritize construction of pedestrian and bicycle facilities and routes. Criteria shall be developed to reflect consideration of:</i></p> <p><i>A. Providing safe and continuous connections between:</i></p> <ol style="list-style-type: none"> <i>1. Neighborhoods and public schools; and</i> <i>2. Residential areas and workplaces, shopping districts, daily retail and social services; and</i> <i>3. Transit stops and public facilities; and</i> 	The Project will facilitate pedestrian walkability by constructing a traffic signal system at the intersection of Anna Sparks Way and Central Avenue and installing pedestrian improvements along the frontage and a bus stop to reduce congestion and facilitate accessibility and walkability.

	<p>4. Adjacent open spaces or recreation areas.</p> <p>B. Reductions in motorized vehicle miles traveled.</p> <p>C. Community demand and public interest.</p>	
Standard. C-S11. Developer's Preference.	<p><i>Developer's preference shall be considered by the Planning Commission or the Board of Supervisors in determining whether developers mitigate impacts on the circulation system by installing the required improvements or paying a development fee that will result in construction of the required improvements.</i></p>	The Applicant plans to implement improvements to the circulation system, including public transportation and non-motorized transportation infrastructure.

Housing Element

Goal/Policy/Standard	Description	Analysis of Project Consistency
CHAPTER 8.4 – GOALS AND POLICIES		
Goals		
Goal H-G1. Housing Production.	<p><i>Regulatory policies, practices and financial incentives that promote the creation of affordable housing, protect the public health, safety and welfare, promote clear development requirements, advance equity, minimize the environmental impacts of housing development and reflect the goals and priorities of this Plan.</i></p>	The Project creates 70 units, most of which will be affordable housing units that protect public health, safety and welfare and advance equity by providing supportive housing for underserved special needs populations (e.g., those with intellectual/developmental disabilities and seniors). The Project minimizes the environmental impacts of development by incorporating wetland creation and riparian enhancement, and landscaping that features a planting palette of native trees and shrubs intended to attract local and native birds, butterflies, and other pollinators. Overall, the proposed Project is consistent with the Humboldt County General Plan.
Goal H-G2. Housing Diversity.	<p><i>An adequate supply of all types of housing affordable for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.</i></p>	The Project increases the supply of affordable housing in Humboldt County, specifically for underserved special needs populations (e.g., those with intellectual/developmental disabilities and seniors).

Goal H-G5. Housing Needs of Special Populations.	<i>Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families.</i>	The Project increases the supply of affordable housing in Humboldt County, specifically for underserved special needs populations (e.g., those with intellectual/developmental disabilities and seniors).
Goal H-G7. Affirmatively Furthering Fair Housing.	<i>Regular meaningful actions to affirmatively further and promote fair housing, to improve access to opportunity, and prohibit discrimination.</i>	The Project promotes fair housing for specific underserved populations, as well as providing skills trainings and access to socialization for residents.
Policies		
Policy H-P2. Flexibly Apply Development Standards to Low-Income Housing.	<i>The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations.</i>	The Project qualifies for this policy as it proposes the development of housing for people in lower income affordability categories and special needs populations.
H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.	<i>The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S2 unless the County makes specified findings.</i>	The Project site is not included in the Residential Land Inventory for the 2019 Housing Element so there is no minimum number of units specified.
H-P12. Housing and Support Services for Elders and Disabled Persons.	<i>The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.</i>	The Project proposes a range of housing and support services for elders and disabled persons by providing several accommodation options and employing staff to assist residents.
H-P13. Support Innovative Construction and Design Methods.	<i>The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.</i>	The Project implements low-impact development (LID) to protect and enhance the natural environmental setting of the Project.

H-P16. Reduce and Avoid Impacts to Biological Resources.	<i>The County shall refer all building permit applications for structures whose water source is from perennial streams or rivers, or from wells within 100 feet of a perennial stream or river, or from springs within 100 feet of a perennial stream or river to the Department of Fish and Wildlife (DF&W).</i>	The Project will be served by the municipal water systems, and will not source water from perennial streams or rivers or from wells or springs within 100 feet of a perennial stream or river.
H-P17. Promote Infill, Reuse, and Redevelopment.	<i>The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.</i>	The Project redevelops largely vacant land in McKinleyville. The Project Site currently contains an open field, an orchard, two duplexes, one single family home, and a falling down barn, and the remainder is undeveloped. The Project Site is within an Urban Development Area and a Housing Opportunity Zone.
H-P18. Housing Opportunity Zones.	<i>The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones. The County shall review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.</i>	The Project is a proposed residential development of 70 units located within a Housing Opportunity Zone, and therefore aligns with the County's goals.
H-P21. Siting of Multifamily Housing Developments.	<i>The County shall plan, prioritize, and support development proposals that locate multifamily uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.</i>	The Project proposal involves multifamily uses and is located near transit stops and multiuse developments including commercial uses.
H-P22. Allowances for a Mixture of Housing Sizes and Types.	<i>The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.</i>	The Project adds affordable units to the County's housing supply.
H-P24. Promote Fair Housing and Improved Access to Opportunity.	<i>The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public</i>	The Project will comply with state and federal fair housing and anti-discrimination laws.

	<i>information and community engagement on fair housing topics.</i>	
H-P35. Supportive Housing.	<i>Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily and mixed uses are allowed, including commercial and industrial zones where multifamily uses are allowed above commercial uses. The County shall increase Supportive housing capacity to meet the documented housing needs consistent with Housing Element requirements (Section 65650 of the Government Code).</i>	The Project proposes 70 units, most of which will be supportive housing, and therefore increases the County's supportive housing capacity consistent with Housing Element requirements.
H-P39. Fee Deferrals for Affordable Housing, Emergency Shelters, and Transitional and Supportive Housing.	<i>The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term covenants and restrictions that require the units to be available to and occupied by lower income households for at least 30 years. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Single Room Occupancy developments, Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.</i>	The County and applicant are working collaboratively on fees.
H-P40. Fast Track Application Review.	<i>All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use</i>	The County has streamlined review of the Project as described herein and in the project description.

	<i>Division of the Department of Public Works.</i>	
H-P43. Funding for Supportive and Transitional Housing.	<i>The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.</i>	The County continues to seek funding to support this Project. So far the County has disbursed close to \$110,000 from its Permanent Local Housing Allocation to assist predevelopment aspects of the Project.

CHAPTER 8.5 – STANDARDS

Standards

Standard H-S1. Housing Program Implementation.	<i>The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:</i> <i>1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program</i> <i>2) 186 multifamily units</i> <i>3) 91 second units</i>	The Project contributes to the County's Housing Program by adding 70 residential units.
Standard H-S2. Achieving the Target Densities in Housing Opportunity Zones.	<i>Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the "mid-point" density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development is consistent with the general plan; remaining sites identified in the Housing Element inventory are adequate to accommodate the County's regional housing needs pursuant to Government Code 65584 et seq.; and the property contains insurmountable physical or environmental limitations and clustering of residential units has been maximized.</i>	The parcels are not included in the residential land inventory of the 2019 Housing Element, so this standard does not apply to the Project. The 70 units proposed as part of the Project are consistent with the density standards of the County zoning code as explained in the project description.
Standard H-S3. Calculation of the Target Density in	<i>The target residential density on each parcel in the residential land inventory in Housing Opportunity</i>	This standard does not apply to the Project because none of the parcels are in the County's residential land inventory.

Housing Opportunity Zones.	<i>Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints.</i>	
Standard H-S4. Calculation of the Maximum Number of Residential Units on a Parcel.	<i>The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.</i>	The proposed development (70 residential units) is less than half of the maximum number allowed by the General Plan (150 residential units). Calculations: APN 509-181-061 has approximately 1.4 acres of area designated RM – Residential Medium Density which has a maximum density of 30 units per acre. By multiplying 1.4 acres times 30 units per acre, the General Plan allows this portion of the property supports up to 42 units ($1.4 \times 30 = 42$). APN 509-181-061 also contains approximately 13.6 acres of area designated RL – Residential Low Density which has a maximum density of 8 units per acre. By multiplying 13.6 acres times 8 units per acre, the General Plan allows this portion of the property supports up to 108 units ($13.6 \times 8 = 108.8$). Combining these two figures together, the maximum number of residential units on the property is 150 units.
Standard H-S13. Fast Track Building Permit Application Review.	<i>All applications for housing projects, including mixed-use development consisting of residential and nonresidential with at least two-thirds of the square footage designated for residential use shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis. The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the</i>	The Project qualifies for streamlined review pursuant to CEQA Guidelines section 15183, regardless of the amount of square footage designated for residential uses.

	<i>application is complete for a project with 50 or fewer units, or within 60 days after the application is complete for a project with more than 50 units. If a housing application has not been approved within the specified timeframe net the time lapse waiting for applicant corrections, amendments, or other required information, the application shall be deemed approved by the Planning and Building Department.</i>	
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CHAPTER 8.6 – IMPLEMENTATION MEASURES

Implementation Measures

Implementation Measure H-IM2. Tiered Environmental Review.	<i>The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County shall tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.</i>	The Project tiers environmental review from the GPU PEIR as directed.
Implementation Measure H-IM13. Housing Accessibility for People with Disabilities.	<i>The County shall support housing access for persons with disabilities, including development disabilities, by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.</i>	The Project expands housing access for persons with disabilities in the County.
Implementation Measure H-IM51. Supportive Housing and Transitional Housing.	<i>The County shall amend the Zoning Regulations consistent with Government Code Article 11, commencing at Section 65650, and Government Code Section 65582(j) and 65582(c)(3) for transitional and</i>	The Project expands supportive housing access in the County, in compliance with Zoning Regulations.

	<i>supportive housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.</i>	
Implementation Measure H-IM66. Expand Public Water and Sewer Capacity for Housing.	<i>The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well. The County shall also work with the McKinleyville Community Services District (MCSD) to identify capacity constraints and develop phasing plans to allow development within the limits of utility constraints and work to pursue funding mechanisms for the MCSD to design and implement capacity improvements. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.</i>	MCSD currently provides public water and sewer services to the Project Site. MCSD has indicated that it has sufficient capacity to serve the Project's proposed residential and commercial uses.
Implementation Measure H-IM71. General Plan Amendments for Emergency Shelters and Supportive Housing.	<i>The County shall amend the General Plan Land Use Element to identify Emergency Shelters as an allowed use in the Commercial and Industrial Land Use Designations consistent with the Zoning Regulations. The County shall amend the Residential, Commercial, and other applicable land use designations that allow multifamily uses consistent with H-P36 to enumerate Supportive Housing as an allowed use. The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54.</i>	The Project expands supportive housing access in the County.

	<i>Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.</i>	
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Economic Development Element

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
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CHAPTER 9.4 – GOALS AND POLICIES

Goals

Goal ED-G1. Stable Economy.	<i>A diverse, stable, and growing local economy.</i>	The Project provides the opportunity for skills trainings and group classes for residents and community members. In addition, the Project will host a selected number of temporary events that will generate income for the Project and bring people to the area. The Project is adjacent to nearby business establishments, providing the residents with connection to the local economy.
Goal ED-G6. Competitive Quality of Life.	<i>Maintained and enhanced natural resources, recreational opportunities, quality education, vibrant town centers, access to employment, housing, retail, health care, childcare, safety, multimodal transportation, advanced telecommunications, and cultural and natural amenities.</i>	The Project enhances the natural resources at the Project Site with wetland creation, habitat restoration, and riparian enhancements, incorporating the area's natural ecosystems into the project design. It provides access to housing, as well as skills training and community connection, for vulnerable segments of the population. It encourages multimodal transportation with pedestrian improvements, bicycle storage, and connection to public transportation.
Goal ED-G7. Skilled and Ready Workforce.	<i>Proactive development of the workforce through access to early and higher education, vocational training and retraining.</i>	The Project provides housing and training opportunities for students in related fields who can support and gain valuable insights from living and working with individuals with intellectual or developmental disabilities.
Goal ED-G11. Transportation Networks.	<i>Transportation facilities and services that allow competitive connectivity for freight and people to metropolitan areas and worldwide markets.</i>	The Project will help ensure adequate access to the existing circulation system and incorporate design features that improve connectivity and minimize disruptions to the flow of traffic, while promoting additional bicycle and pedestrian connectivity.

Policies

Policy ED-P1. Economic Stability and Diversity.	<i>Promote economic stability, growth and diversity by emphasizing</i>	The Project incorporates education and training by providing affordable housing for students that
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	<i>development of industries identified as priorities in the County's Comprehensive Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition.</i>	seek to work with intellectually or developmentally disabled populations. The Project encourages agriculture through the inclusion of agricultural resources throughout the Project Site. The Project also facilitates hospitality and tourism through the temporary events that can be hosted at the Project Site.
Policy ED-P4. Affordable Housing.	<i>Promote housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Allocation, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</i>	The Project expands affordable housing resources in the County and ensures connection to the existing circulation system to facilitate efficient transportation options.
Policy ED-P6. Aging Population.	<i>Plan for and respond to the increasing transportation, service, and housing needs of the county's aging population.</i>	The Project dedicates one-third of the affordable housing for seniors. The Project's staff and access to transportation options are responsive to the needs of the County's aging population.

Conservation and Open Space Element

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
CHAPTER 10.2 – OPEN SPACE		
SECTION 10.2.4: Goals and Policies		
Goal CO-G5. Open Space and Residential Development.	<i>Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to natural hazards, and seeks to minimize the costs of providing public infrastructure and services.</i>	The Project enhances the natural resources at the Project Site with wetland creation, habitat restoration, and riparian enhancements, incorporating the area's natural ecosystems into the project design. The Project is consistent with MCCP policies protecting residents from hazards associated with geologic instability, flooding, noise, airports, and the Project is consistent with MCCP's drainage policies. The Project Site is already served by a full range of public services.
Goal CO-G6. Community Separation.	<i>Open space areas between Urban Development Areas that separate and preserve unique identities of the county's cities and communities.</i>	Preservation of open space is integral to the overall success of the Project. Development at the Site is clustered, and as a result will largely avoid the majority of the Site's existing Streamside Management Areas, wetlands, open spaces, and recreational areas.

Policy CO-P12. Development Review.	<i>Development proposed on conservation and open space lands shall be reviewed for consistency with Conservation and Open Space Element policies.</i>	The Project is consistent with applicable goals, objectives, and policies of the General Plan's Conservation and Open Space policies.
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SECTION 10.2.5: Standards

Standard CO-S3. Conservation and Open Space Element Consistency Determination.	<i>No building permit may be issued, no subdivision map approved, and no open space ordinance adopted unless the proposed action is consistent with the local open space plan as identified in CO-S1 and CO-S2 above.</i>	The Project is consistent with applicable goals, objectives, and policies of the General Plan's Conservation and Open Space policies.
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CHAPTER 10.3 – BIOLOGICAL RESOURCES

SECTION 10.3.3: Goals and Policies

Policy BR-P1. Compatible Land Uses.	<i>Area containing sensitive habitats shall be planned and zoned for uses compatible with the long-term sustainability of the habitat. Discretionary land uses and building activity in proximity to sensitive habitats shall be conditioned or otherwise permitted to prevent significant degradation of sensitive habitat, to the extent feasible consistent with California Department of Fish and Wildlife guidelines or recovery strategies.</i>	The Project will utilize landscaping and low-impact development (LID) features to separate the Project's developed uses from the Site's existing wetland and sensitive habitats. Conditions of approval require conformance with the Wetland Habitat Mitigation and Monitoring (WHMM) Plan developed for the Project in consultation with CDFW, the Regional Water Quality Control Board and US Army Corps of Engineers. Wetland fill impacts will be mitigated by onsite wetland creation as specified in the WHMM Plan.
BR-P5. Streamside Management Areas.	<i>To protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and interference with surface water flows, the County shall maintain Streamside Management Areas, along streams including intermittent streams that exhibit in-channel wetland characteristics and off-channel riparian vegetation.</i>	The Project complies with Streamside Management Areas within the Site. The Project proposes 6,600 square feet of riparian enhancement and plantings within 50 feet of the Project Site's Streamside Management Area setback zone.
BR-P6. Development within Streamside Management Areas.	<i>Development within Streamside Management Areas shall only be permitted where mitigation measures (Standards BR-S8 - Required Mitigation Measures, BR-S9 - Erosion Control, and BR-S10 - Development Standards for Wetlands) have been provided to minimize any adverse</i>	The Project protects Streamside Management Areas by locating development outside of these areas. The McKinleyville Community Plan also imposes mitigation measures for development within Streamside Management Areas, which are also required by BR-S8 (below).

	<i>environmental effects, and shall be limited to uses as described in Standard BR-S7 - Development within Streamside Management Areas.</i>	
BR-P7. Wetland Identification.	<i>The presence of wetlands in the vicinity of a proposed project shall be determined during the review process for discretionary projects and for ministerial building and grading permit applications, when the proposed building development activity involves new construction or expansion of existing structures or grading activities. Wetland delineation by a qualified professional shall be required when wetland characterization and limits cannot be easily inventoried and identified by site inspection.</i>	The Project site has been subjected to a Wetland delineation by a qualified professional and wetland permitting and conservation protection standards as set forth in the technical study and body of this document. Approximately 8.8 acres of wetlands were identified on the site. A total of 13,594 square feet of wetlands would be filled for development. To mitigate for wetland impacts, approximately 15,834 acres of upland areas are proposed to be converted to wetlands. Also 6,600 square feet of land near Mill Creek is proposed to be planted with riparian tree species. Conditions of approval require conformance with the Wetland Habitat Mitigation and Monitoring Plan developed for the Project.
BR-P11. Biological Resource Maps.	<i>Biological resource maps shall be consulted during the ministerial and discretionary permit review process in order to identify habitat concerns and to guide mitigation for discretionary projects that will reduce biological resource impacts to below levels of significance, consistent with CEQA.</i>	The biological resource maps of the General Plan were consulted, and that information was supplemented by biological resource maps maintained by other agencies and organizations. These include the California Natural Diversity Database (California Department of Fish and Wildlife), the California Native Plant Society, Bat Amp and Bumble Bee Watch.
BR-P12. Agency Review.	<i>The County shall request the California Department of Fish and Wildlife, as well as other appropriate trustee agencies and organizations, to review plans for development within Sensitive Habitat, including Streamside Management Areas. The County shall request NOAA Fisheries or U.S. Fish and Wildlife Service to review plans for development within critical habitat if the project includes federal permits or federal funding. Recommended mitigation measures to reduce impacts below levels of significance shall be considered during project approval, consistent with CEQA.</i>	Project information and requests for comments were sent to the California Department of Fish and Wildlife (CDFW), and the biologist performing the wetland delineation has consulted with and applied for the appropriate permits to allow filling of wetlands from the US Army Corps of Engineers (USACE) (Section 404 of the Clean Water Act permit) and the Regional Water Quality Control Board (RWQCB) (Section 401 Certification application). Based on their comments, conditions of approval are included in the staff report to avoid and or minimize potential impacts including, but not limited to conformance with the Wetland Habitat Mitigation and Monitoring Plan.

SECTION 10.3.4: Standards

Standard BR-S2. Agency Consultation.	<i>For discretionary projects with potential to impact critical, or sensitive habitats, the County will seek specific recommendations from the appropriate agencies, as applicable to the specific project location, class of development, or natural resource involved.</i>	<p>Based on consultation with CDFW, the USACE and the RWQCB, conditions of approval are included in the staff report to avoid and or minimize potential impacts including, but not limited to conformance with the Wetland Habitat Mitigation and Monitoring Plan. .</p>
BR-S3. Critical Habitat Defined.	<i>Critical habitats are habitats necessary for the protection of threatened or endangered species listed under the Federal Endangered Species Act. Designation, mapping and enforcement of critical habitat is the responsibility of federal agencies.</i>	<p>The Project is consistent with the policies and standards of the Sensitive and Critical Habitats section of the General Plan and MCCP.</p>
BR-S4. Sensitive Habitat Defined.	<p><i>Sensitive habitats are defined as a biologically unique, limited, or an especially valuable habitat type for a species whose habitat requirements, if significantly changed, would cause a threatening change to the species population across its range and may include the following:</i></p> <ul style="list-style-type: none"> <i>A. Habitat necessary for the protection of rare, threatened and endangered species as listed under the FESA or CESA</i> <i>B. Migratory deer winter range</i> <i>C. Roosevelt elk range</i> <i>D. Sensitive avian species rookery and nest sites (e.g. osprey, great blue heron and egret)</i> <i>E. Streams and streamside areas</i> <i>F. Wetlands</i> <i>G. Protected vascular plant communities as listed by the US Fish & Wildlife Service or the California Department of Fish and Wildlife</i> <i>H. Other sensitive habitats and communities as may be currently, correctly and accurately listed in the California Department of Fish and</i> 	<p>The Project is consistent with the policies and standards of the Sensitive and Critical Habitats section of the General Plan and MCCP. Floristic surveys detected no special-status plants in the project area. While numerous special-status wildlife species may occur on the project site, no species were observed during the plant and wildlife surveys. None of the listed plants or animals are likely to be impacted because most of the site (+/- 12 acres) will remain undeveloped open space, and nearly all the proposed development is more than 200 feet from the nearest riparian area. Also, the Project includes 6,600 square feet of new riparian planting adjacent to existing riparian areas which will improve site conditions for protected and special status species. The barnyard animals will be kept in an enclosure with fencing to keep them out of the riparian areas and wetlands. Conditions of approval will further reduce any potential impact to listed species by requiring on-site surveys for the presence of specific species immediately prior to grading and construction activities, and avoiding grading, construction and demolition activities during the times when species are most likely to be present.</p>

	<i>Wildlife's California Natural Diversity Data Base, as amended periodically.</i>	
BR-S5. Streamside Management Areas Defined.	<p><i>Streamside Management Areas (SMA) are identified and modified as follows:</i></p> <p><i>A. Areas specifically mapped as SMA and Wetland (WR) Combining Zones, subject to verification and adjustment pursuant to site-specific biological reporting and review procedures.</i></p> <p><i>B. For areas along streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as:</i></p> <ol style="list-style-type: none"> <i>1. 100 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of perennial streams.</i> <i>2. 50 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of intermittent streams.</i> <i>3. The width of Streamside Management Areas shall not exceed 200 feet measured as a horizontal distance from the top of bank.</i> <p><i>C. The width of Streamside Management Areas shall be expanded to up to 200 feet measured as a horizontal distance from the top of bank as necessary to include slides, or areas with visible evidence of slope instability.</i></p> <p><i>D. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that the mapping of the SMA is not accurate, there are no in-channel wetland characteristics or off-channel riparian vegetation, the reduction will not significantly affect the biological</i></p>	The Project implements streamside buffer zones to protect Streamside Management Areas.

	<p><i>resources of the SMA on the property. When the prescribed buffer would prohibit development of the site for the principal use for which it is designated, measures shall be applied that result in the least environmentally damaging feasible project.</i></p> <p><i>E. SMAs do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.</i></p>	
BR-S7. Development within Streamside Management Areas.	<p><i>Development within Streamside Management Areas may be approved where consistent with Policy BR-P6, Development within Streamside Management Areas, and shall be limited to the following uses:</i></p> <p><i>A. Development permitted within stream channels per BR-S6, Development within Stream Channels.</i></p> <p><i>B. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(d).</i></p> <p><i>C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.</i></p> <p><i>D. Removal of vegetation for disease control or public safety purposes.</i></p> <p><i>E. Normal, usual and historical agricultural practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</i></p>	<p>The Project has elements which encroach into the County's Streamside Management Area. Two of the four proposed Riparian Planting Areas will be placed within the 50-foot SMA Boundary, and the remainder will be within 200 feet of Mill Creek and could therefore be within the SMA if it is expanded to its maximum width to protect significant areas of riparian vegetation.</p> <p>Part of the Greenhouse and most of the unpaved parking serving those uses will also occur within 200 feet of Mill Creek. Conditions of approval protect riparian canopy adjacent to those uses.</p> <p>The Riparian Planting will have a beneficial impact on riparian habitat because it will expand the riparian canopy into areas that are currently dominated by grasses.</p>

	<i>F. Normal, usual and historical agricultural and surface mining practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</i>	
BR-S8. Required Mitigation Measures.	<p><i>Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</i></p> <p><i>A. Retaining snags unless felling is required by CAL-OSHA, by CAL FIRE forest and fire protection regulations or for public health and safety reasons. The felling must be approved by the Planning Director. Felled snags shall be left on the ground if consistent with fire protection regulations and the required treatment of slash or fuels.</i></p> <p><i>B. Retain live trees with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.</i></p> <p><i>C. Erosion control measures (as per Standard BR-S9- Erosion Control).</i></p> <p><i>D. Maximum feasible retention of overstory canopy in riparian corridors.</i></p>	<p>The Project will incorporate mitigation measures to minimize impacts to Streamside Management Areas. The Riparian Planting will have a beneficial impact on riparian habitat because it will expand the riparian canopy into areas that are currently dominated by grasses.</p>
BR-S9. Erosion Control.	<p><i>Erosion control measures for development within Streamside Management Areas shall include the following:</i></p> <p><i>A. During construction, land clearing and vegetation removal will be minimized, following the provisions of the Water Resources Element and the standards listed here.</i></p> <p><i>B. Consistent with BR-S8, construction sites with at least 100 square feet of exposed soil will be planted or seeded as appropriate per mitigations as recommended in writing by the lead agency with native or non-invasive vegetation and mulched with natural or chemical stabilizers to aid in</i></p>	<p>Aside from the proposed Riparian Planting, no development occurs within the SMA.</p> <p>Outside of the SMA, the Project implements Erosion Control Best Management Practices to minimize erosion and prevent sediment from leaving the Project area.</p> <p>The McKinleyville Community Plan also imposes specific erosion and sediment control measures that generally align with the measures established in the GPU.</p>

	<p><i>erosion control and ensure revegetation.</i></p> <p><i>C. Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction.</i></p> <p><i>D. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, non-erodible channels, diversion dikes, interceptor ditches, slope drains, or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels.</i></p> <p><i>E. Runoff shall be controlled to prevent erosion by on-site or off- site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over non-erodible vegetated surfaces where it would not contribute to downstream erosion or flooding.</i></p> <p><i>F. Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the Streamside Management Area to comply with California Department of Fish and Wildlife and the North Coast Regional Water Quality Control Board requirements.</i></p>	
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	<p><i>G. Winter operations (generally October 15 thru April 15) shall employ the following special considerations:</i></p> <p><i>1. Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds, such as barley or rye grass, and mulched with protective coverings such as natural or chemical stabilizations, and</i></p> <p><i>2. Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction.</i></p>	
BR-S10. Development Standards for Wetlands.	<p><i>Development standards for wetlands shall be consistent with the standards for Streamside Management Areas, as applicable except that the widths of the SMA for wetlands are as follows:</i></p> <p><i>seasonal wetlands = 50 ft.</i></p> <p><i>perennial wetlands = 150 ft.</i></p> <p><i>and the setback begins at the edge of the delineated wetland. Buffers may be reduced based on site specific information and consultation with the California Department of Fish and Wildlife. No buffer shall be required for man-made wetlands except wetlands created for mitigation purposes.</i></p>	<p>The McKinleyville Community Plan (MCCP) requires that development within wetland areas is the least environmentally damaging alternative and where mitigation measures fully offset any adverse effects. Through the wetland habitat mitigation ratio, the Project mitigates any adverse effects on wetlands.</p> <p>MCCP policy 3422(16) requires wetland buffers to be established during the CEQA process.</p> <p>Rather than establishing wetland setback buffers, the Project proposes to reduce wetland impacts through the design and placement of all-weather walking paths, landscaping and LID features to separate wetland areas from the residential, commercial, and outdoor recreation uses. Design features buffer wetlands from other uses occurring on the site. The unimproved nature trail providing access to an attractive grove of Redwood trees will direct visitors to this unique feature of the Project site via a gravel pathway so they will not have to cross the wetlands to get to it. Fences will also be used around the created wetlands. Consultation with CDFW on how to improve wetland protection throughout Project implementation is on-going.</p> <p>Wetlands on the Project site will be further protected by the proposed stormwater design which incorporates extensive low-impact</p>

		development (LID) features to closely mimic predevelopment hydrology. The Project improvements are designed to avoid direct discharge into wetlands or riparian areas, with stormwater routed through vegetated swales and detention basins before it reaches the wetlands.
BR-S11. Wetlands Defined.	<i>The County shall follow the US Army Corps of Engineers Wetland Delineation manual in the identification and classification of wetlands which considers wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.</i>	<p>The McKinleyville Community Plan has a more restrictive standard. It requires that wetland areas be defined according to the criteria utilized by the CA Dept. of Fish and Game. In summary, the definition requires that a given area satisfy at least one of the following three criteria:</p> <ul style="list-style-type: none"> • the presence of at least periodic predominance of hydrophytic vegetation; or, • predominately hydric soils; or, • periodic inundation for seven (7) consecutive days <p>The wetlands mapping done for the Project identified wetlands on the Project site according to both the General Plan and MCCP standards.</p> <p>In their reports (Attachment 4#) GHD determined Project construction would require filling 0.31 acres of wetlands (13,594 SF). The mitigation and monitoring plan (Attachment 4#) proposes those impacts be addressed through creation of new wetlands in upland areas of the site that are surrounded by wetlands at a 1.2:1 ratio and riparian plantings adjacent to Mill Creek for a total wetland and riparian mitigation ratio of 1.64:1. They also recommend removal of invasive Scotch broom and Eucalyptus plant species in or near the riparian area. These recommendations are included as conditions of approval.</p> <p>Equipment used for proposed wetland creation and wetland fill will temporarily impact wetland areas. Assuming the temporary impact area will extend ten feet from the wetland fill and wetland creation areas, it is estimated that approximately 9,852 square feet of wetlands will be temporarily impacted by heavy equipment and personnel during the process of wetland filling and creation of new wetlands.</p> <p>These temporary impacts to wetlands stemming from road construction, grading, and culvert</p>

		<p>installation will be limited to the dry times of the year (May – October) to minimize soil compaction and erosion off-site through regulations specified in the Grading Ordinance (Section 331-14 of Humboldt County Code). In addition, impacts will be minimized by disking compacted soils and reseeding disturbed areas with a native wetland grass-herb mix, returning these areas to pre-project conditions as specified in the WHMM Plan.</p> <p>Conditions of approval also require submittal of a development plan labeling the wetland and riparian areas as “non-buildable” with notes describing the applicable general plan and zoning standards protecting the biological resources on the Project site. A Notice of Development Plan is also required to be recorded alerting future buyers of the property to these limitations.</p>
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SECTION 10.5.5: Implementation Measures

Implementation Measure BR-IM1. Biological Resources Maps.	<i>The County shall maintain the best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, Habitat Conservation Plan Areas, rookeries, and ranges of species identified in the California Natural Diversity Database.</i>	The Project Site includes wetlands, critical habitats, and Streamside Management Areas, and the Project plan considers and mitigates impacts on these areas.
BR-IM6. Modifications to the Streamside Management Area Ordinance.	<i>The County shall modify the SMA Ordinance for consistency with BR-S5 and to allow reductions to SMA widths through ministerial review in consultation with California Department of Fish and Wildlife. The SMA Ordinance shall provide exemptions for minor additions of up to 500 square feet aggregate for buildings or structures existing on April 25, 1995.</i>	The Project complies with the Streamside Management Area Ordinance.

CHAPTER 10.7 – SCENIC RESOURCES

SECTION 10.7.4: Standards

Standard SR-S4. Light and Glare.	<i>New outdoor lighting shall be compatible with the existing setting. Exterior lighting fixtures and street</i>	Exterior lighting will be installed on all buildings and in parking areas to improve safety and comply with County and Americans with
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standards (both for residential and commercial areas) shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.

Disability Act (ADA) requirements. Exterior lighting would be on poles mounted at maximum 16 feet above ground, downcast, with fixtures equipped with hoods (i.e., shielded). Lighting at the eastern side of the Project Site would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures would be cut-off fixtures and would be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent properties.

Further, exterior lighting would be designed to protect wildlife and night-time view, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. This would ensure lighting is contained within the Site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitats.

SECTION 10.7.5: Implementation Measures

Implementation Measure SR-IM5. Light and Glare.

Amend the Zoning Regulations to include lighting design guidelines for discretionary projects. Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address:

A. Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre.

B. Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc.

The Project complies with applicable Zoning Regulations, and the Project plan is consistent with the design guidelines (see above).

C. Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds.

D. Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged.

E. Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones.

F. Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.

Water Resources Element

Goal/Policy/Standard	Description	Analysis of Project Consistency
CHAPTER 11.5 – STANDARDS		
Water Resources and Land Use		
Standard WR-S7. Erosion and Sediment Discharge.	<i>Ministerial and discretionary projects shall conform to grading ordinance standards for erosion and sediment control.</i>	Grading would occur within the development footprint to provide for the planned roads, sidewalks, parking areas, buildings, stormwater swales and detention facilities, landscaping areas of the Project, and to create wetlands. The Project conforms to the grading ordinance, and will require a Grading Permit from the County.
Stormwater Drainage		
Standard WR-S13. Storm Water Management.	<i>All commercial, industrial, multi-family, quasi-public, and public parking facilities shall, whenever possible, provide stormwater treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practices that be</i>	The Project's developed features and improvements are designed to avoid direct discharge into wetlands or riparian areas, with stormwater routed through vegetated swales and detention basins before it reaches the wetlands. The Project's proposed stormwater design will further protect wetlands on the Project Site by

	<p><i>integrated into required landscaping areas and traffic islands. In all other cases, oil/water separators shall be required. A maintenance plan for oil/water separators shall be required. During construction, the following erosion and sediment control measures shall be incorporated into development design and improvements:</i></p> <p><i>A. Minimize soil exposure during the rainy season by proper timing of grading and construction;</i></p> <p><i>B. Retain natural vegetation where feasible;</i></p> <p><i>C. Vegetate and mulch denuded areas to protect them from winter rains;</i></p> <p><i>D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches;</i></p> <p><i>E. Minimize length and steepness of slopes by benching, terracing, or constructing diversion structures;</i></p> <p><i>F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; and</i></p> <p><i>G. Inspect sites prior to significant rain events to ensure control measures are working properly and correct problems as needed.</i></p>	<p>incorporating extensive low-impact development (LID) features to closely mimic predevelopment hydrology.</p>
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CHAPTER 11.6 – IMPLEMENTATION MEASURES

Water Resources and Land Use

<p>Implementation Measure WR-IM3. Require Restoration of Degraded Areas.</p>	<p><i>Require replanting of vegetation and remediation of erosion conditions in conjunction with related discretionary land use approvals, especially those including roads and grading on steep slopes.</i></p>	<p>All construction activities would be accompanied by both temporary and permanent erosion and sediment control best management practices.</p>
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WR-IM6. Permitting Coordination.	<i>The County shall maintain efficient and timely procedures for project referral to the North Coast Regional Water Quality Control Board for review and consultation.</i>	The Project appropriately seeks a Water Quality Certification from the North Coast Regional Water Quality Control Board.
WR-IM9. Update Water Quality Regulations.	<i>Amend the Grading, Excavation, Erosion, and Sedimentation Control Regulations and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance to reflect the new erosion, sediment control, vegetation, restoration, and stormwater drainage policies and standards contained in the Water Resources Element, and the Biological Resources Chapter of the Conservation and Open Space Elements and evaluate as part of the five-year Housing Element Update to determine if additional measures are needed to protect water quality.</i>	The Project will comply with any updates implemented by the County to the Grading, Excavation, Erosion, and Sedimentation Control Regulations, and the Streamside Management Area Ordinance.

Public Water Supply

Implementation Measure WR-IM26. Promoting Water Conservation and Re-use.	<p><i>Encourage water conservation and re-use practices by providing information resources for permit applicants on:</i></p> <p><i>A. Water-conserving design and equipment in new construction.</i></p> <p><i>B. Water conserving landscaping and other land management practices.</i></p> <p><i>C. Water conserving retrofit options for existing buildings.</i></p> <p><i>D. Residential water re-use options including graywater systems.</i></p> <p><i>E. Off-stream water storage systems including tanks and ponds.</i></p>	The Project implements water conservation measures, including recycling water used for agriculture.
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Storm Drainage

Implementation Measure WR-IM30. Low Impact Development Methods.	<i>Require projects to utilize best management practices for Low Impact Development to meet surface water run-off standards.</i>	The overall stormwater design approach for the Site would be developed using a LID approach to mimic the site's predevelopment hydrology by using techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source
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		of the rainfall with non-structural controls and conservation design measures as much as possible. The stormwater treatment design would also incorporate vegetated bioretention/infiltration ponds, LID facilities, and subsurface infiltration piping to capture and infiltrate the stormwater runoff.
Implementation Measure WR-IM32. Continue to Implement Water Quality Regulations.	<i>Continue to implement Division 3, Building Regulations, Section 331-12, Grading, Excavation, Erosion, and Sedimentation Control Regulations, and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance.</i>	The Project complies with Building Regulations and Grading, Excavation, Erosion, and Sedimentation Controls Regulations.

Energy Element

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
CHAPTER 12.4 – GOALS AND POLICIES		
Goals		
Goal E-G2. Increase Energy Efficiency and Conservation.	<i>Decrease energy consumption through increased energy conservation and efficiency in building, transportation, business, industry, government, water and waste management.</i>	The Project will be constructed according to updated building code standards which results in increased energy efficiency.
Policies		
Policy E-P11. Energy-Efficient Landscape Design.	<i>Encourage and incentivize energy-efficient landscape design in development projects, subdivisions, and in new and existing street and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, and conserve water.</i>	The Project implements low-impact development (LID) for efficient landscape design, intended to mimic predevelopment conditions.
Policy E-P12. Water Efficiency.	<i>Promote the efficient use of water in residences, businesses, industries, and agriculture.</i>	The Project includes various features resulting in water conservation through drip irrigation, low flush toilets etc.
Policy E-P13. Incentives for Using Alternative Energy.	<i>Encourage the use of renewable energy and environmentally</i>	The project meets and exceeds CALgreen requirements for energy efficiency. At least two onsite electric charging stations for electric

preferable distributed energy generation systems in the county.

vehicles will be provided adjacent to the Community Center building.

CHAPTER 12.6 – IMPLEMENTATION MEASURES

Implementation Measures

Implementation Measure E-IM6. Energy-Conserving Landscape.	<i>Consider the use of natural and drought-resistant planting material, efficient irrigation systems, utilizing pervious surfaces and the siting of trees to reduce energy demand in the preparation of the County landscaping ordinance.</i>	The Project implements low-impact development (LID) for efficient landscape design, intended to mimic predevelopment conditions. This includes a planting palette of native trees and shrubs.
E-IM8. Energy Efficiency Standards.	<i>Develop and implement energy-efficiency standards for subdivision, mixed use, infill, and planned unit development that shall incorporate cost effective measures.</i>	At least two onsite electric charging stations for electric vehicles will be provided adjacent to the Community Center building.
E-IM14. Energy Conservation Ordinance.	<i>The County shall adopt a residential and commercial energy conservation ordinance for building construction and retrofit that establishes energy conservation incentives and performance standards for projects exceeding state building codes.</i>	The Project will comply with the County's energy conservation ordinance.

Noise Element

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
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CHAPTER 13.4 – GOALS AND POLICIES

Goals

Goal N-G1. Excessive Noise.	<i>A quiet and healthful environment with limited disagreeable noise.</i>	The Project is located within a Noise Impact Combining Zone, and must abide by Humboldt County Code noise limitations.
Goal N-G2. Incompatible Land Uses.	<i>Land uses arranged to reduce annoyance and complaints and minimize the exposure of community residents to excessive noise.</i>	The Project is located within a Noise Impact Combining Zone, which establishes regulations to maintain low exposure levels to airport and major road noise within single-family homes, multi-family buildings, and structures designed for transient habitation.

Policies

Policy N-P1. Minimize Noise from Stationary and Mobile Sources.	<i>Minimize stationary noise sources and noise emanating from temporary activities by applying appropriate standards for average and short-term noise levels during permit review and subsequent monitoring.</i>	The Project minimizes noise from temporary activities through various restrictions, including limits on the hours during which they can occur, the total number of guests and vehicles that can be accommodated on-site, and the types and levels of noises that can be projected. All noise generated by events will be subject to the decibel limitations required by the Humboldt County Code. All events are subject to approval by We Are Up to ensure they remain consistent with all applicable provisions of the Humboldt County Code.
N-P4. Protection from Excessive Noise.	<i>Protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property.</i>	The Project protects residents and neighbors from excessive levels of noise by complying with the County's noise regulations.

CHAPTER 13.5 – STANDARDS

Standards

Standard N-S1. Land Use/Noise Compatibility Matrix.	<i>The Land Use/Noise Compatibility Standards (Table 13-C) shall be used as a guide to ensure compatibility of land uses. Development may occur in areas identified as "normally unacceptable" if mitigation measures can reduce indoor noise levels to "Maximum Interior Noise Levels" and outdoor noise levels to the maximum "Normally Acceptable" value for the given Land Use Category.</i>	The Project will not generate noise that exceeds maximum acceptable levels. The Land Use/Noise Compatibility Standards in the McKinleyville Community Plan ensure that maximum interior exposure does not exceed 45 Ldn for residential structures, and "normally acceptable" levels for exterior noise does not exceed 70 Ldn.
N-S2. Noise Impact Combining Zones.	<i>The 20-year projected noise contours in the Map Book Appendix and the most current Airport Land Use Compatibility Plans shall be used to identify noise impact combining zone areas to indicate where special sound insulation measures may apply.</i>	The Project is within a Noise Impact Combining Zone. Conditions of Approval require The residential units on the 2nd, 3rd and 4th levels of the community building with direct views of Central Avenue traffic will be equipped with a mechanical ventilation system capable of supplying adequate fresh air to the units when windows and doors are closed for noise control.
N-S3. Environmental Review Process.	<i>For noise sensitive locations where noise contours do not exist, the environmental review process required by the California Environmental Quality Act shall be utilized to generate the required analysis and determine the</i>	A Project Specific Noise Study has been prepared by the Applicant as a part of the environmental review process. Project operational functions and activities may result in temporary noise increases at the single-family residence to the south (R3) from the Special Events. The Project's proposed special events would be operated in conformance

	<i>appropriate mitigation per Plan and state standards. Future noise levels shall be predicted for a period of at least 10 years from the time of building permit application.</i>	with an approved Conditional Use Permit (CUP), per General Plan NS-7.
N-S4. Noise Study Requirements.	<i>When a discretionary project has the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable plans to assure compliance with the standards shall be required. The noise study shall measure or model as appropriate, Community Noise Equivalent Level (CNEL) and Maximum Noise Level (Lmax) levels at property lines and, if feasible, receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations, and projected noise impacts. The Noise Guidebook published by the U.S. Department of Housing and Urban Development, or its equivalent, shall be used to guide analysis and mitigation recommendations.</i>	A Project Specific Noise Study has been prepared by the Applicant as a part of the environmental review process.
N-S5. Noise Standards for Habitable Rooms.	<i>Noise reduction shall be required as necessary in new development to achieve a maximum of 45 CNEL (Community Noise Equivalent Level) interior noise levels in all habitable rooms per California building standards.</i>	As described above, the Project will implement required noise reductions to achieve a maximum of 45 CNEL in all habitable rooms. The McKinleyville Community Plan also requires interior noise levels to not exceed annual CNEL of 45 dB in any habitable room.
N-S6. Noise Reduction Requirements for Exterior Areas in Residential Zones.	<i>Newly created single family residential lots of 5,000 square feet or more, should contain a usable outdoor area at least 200 square feet in size per dwelling unit that meets the 60 CNEL (Community Noise Equivalent Level) standard.</i>	As explained in the environmental analysis and noise technical study, enclosed herein, the Project will remain consistent with the noise standards contained in the County Code and General Plan for residential uses, including for the outdoor areas pursuant to a CUP. According to the McKinleyville Community Plan, minimum exterior to interior noise reduction requirements shall be determined by subtracting

		45 CNEL or 45 Ldn from outside noise levels as determined from adopted community noise level information.
N-S7. Short-Term Noise Performance Standards (Lmax).	<p><i>The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.</i></p> <p><i>[See Humboldt County General Plan, p. 13-9 for Short-Term Noise Standards Chart.]</i></p> <p><i>Exceptions. The Short Term Noise levels shown in the above table shall not apply to uses such as, but not limited to:</i></p> <ol style="list-style-type: none"> <i>1. Portable generator use in areas served by public electricity when electrical service is interrupted during emergencies as determined by the Planning Director.</i> <i>2. Temporary events in conformance with an approved Conditional Use Permit.</i> <i>3. Use of chainsaws for cutting firewood and power equipment used for landscape maintenance when accessory to permitted on-site uses.</i> <i>4. Heavy equipment and power tools used during construction of permitted structures when conforming to the terms of the approved permit.</i> <i>5. Emergency vehicles.</i> <p><i>Protocol for measuring exceedances:</i></p> <ol style="list-style-type: none"> <i>1. Calibrate and establish reference for sound meter: Decibel measurement made shall be based on a reference sound pressure of 0.0002 microbars as measured with a sound level meter using the "A" weighted network.</i> 	The Project complies with the Short-Term Noise Performance Standards.

	<p>2. Determine ambient background noise levels:</p> <p><i>Ambient noise without the noise source in operation shall be observed at 15 second intervals for a period of 15 minutes, measured along the property line in a direct line between the noise source and the nearest receptor. The lowest reading is interpreted as the ambient noise level of that sampling point. If this reading is above the standard set for the noise zone, steps must be taken to determine the source or sources of the intruding high-level noise followed by appropriate control action before continuing the survey. If the reading is equal to or below the standard, the survey can proceed.</i></p> <p>3. Measure for exceedances:</p> <p><i>With the noise source in operation, record the instantaneous response at 15 second intervals for a 15 minute period. Or, for a noise source of less than 15 minutes, record the instantaneous response at 15 second intervals for the time the noise source is in operation. The lowest response level recorded while the noise source is in operation is interpreted as the intruding noise level. Compare the intruding noise levels with the standard. If the noise level generated from the noise source exceeds the standard, the noise source is generating noise levels in excess of the allowable standards set for the noise zone.</i></p>	
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CHAPTER 13.6 – IMPLEMENTATION MEASURES

Implementation Measures

Implementation Measure N-IM1. Noise Impact Combining Zone.	<i>Utilize Noise Impact Combining Zone designations to identify areas where noise impact mitigations are required.</i>	The Project is within a Noise Impact Combining Zone, and it will apply mitigation as necessary under this designation .
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Safety Element

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
CHAPTER 14.4 – GOALS AND POLICIES		
Goals		
Goal S-G4. Fire Risk and Loss.	<i>Development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential for loss of life, property, and natural resources.</i>	The Project is located approximately 0.7 miles from the Arcata Fire District's McKinleyville Fire Station, which can adequately serve Project operations.
Policies		
Policy S-P1. Reduce the Potential for Loss.	<i>Plan land uses and regulate new development to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from natural and manmade hazards, including but not limited to, steep slopes, unstable soils areas, active earthquake faults, wildland fire risk areas, airport influence areas, military operating areas, flood plains, and tsunami run-up areas.</i>	The Project is located approximately 0.7 miles from the Arcata Fire District's McKinleyville Fire Station, which can adequately serve Project operations.
S-P11. Site Suitability.	<i>New development may be approved only if it can be demonstrated that the proposed development will neither create nor significantly contribute to, or be impacted by, geologic instability or geologic hazards.</i>	Prior to Project development and issuance of a building permit, the Applicant will retain a licensed geologist to perform any additional necessary geotechnical investigations and prepare a soil or geologic report in accordance with the County's geologic hazard development regulations that might be required to obtain necessary information to support the proposed building and road design.
S-P19. Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.	<i>Development shall conform to Humboldt County SRA Fire Safe Regulations.</i>	The Project will conform with SRA Fire Safe Regulations.
S-P26. Protection of Native Plants.	<i>The County shall promote fire-safe practices that encourage conservation and use of native plants and native</i>	The Project uses native plants in its landscaping plan.

	<i>plant ecosystems, while protecting citizens, firefighters, and property.</i>	
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CHAPTER 14.5 – STANDARDS

Geologic

Standard S-S1. Geologic Report Requirements.	<i>Site specific reports addressing geologic hazards and geologic conditions shall be required as part of the review of discretionary development and ministerial permits. Geologic reports shall be required and prepared consistent with land use regulations (Title III, Land Use and Development, Division 3, Building Regulations, Chapter 6—Geologic Hazards.)</i>	Prior to Project development and issuance of a building permit, the Applicant will retain a licensed geologist to perform any additional necessary geotechnical investigations and prepare a soil or geologic report in accordance with the County's geologic hazard development regulations that might be required to obtain necessary information to support the proposed building and road design.
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Fire Hazards

Standard S-S9. SRA Fire Safe Regulations.	<i>Development within SRA shall conform to SRA Fire Safe Regulations (Humboldt County Code, Division 11 of Title III as amended).</i>	The Project will conform with SRA Fire Safe Regulations.
S-S10. California Building Codes.	<i>New construction shall conform to the most recently adopted California building codes.</i>	The Project will conform to the most recently adopted California building codes.
S-S11. California Fire Code.	<i>The California Fire Code shall be applied to all applicable development.</i>	The Project will comply with the California Fire Code.
S-S13. Community Wildfire Protection Plan.	<i>Utilize the Community Wildfire Protection Plan for countywide fire prevention and response strategy and implementation.</i>	The Project site's relatively flat terrain, and absence of dense vegetation near structures minimize wildfire fuel loads and reduce the risk of rapid fire spread. Its coastal location adjacent to Mill Creek further lowers ignition potential due to moderate winds and higher humidity levels. Incorporation of fire-resistant design features, including fire-safe landscaping, defensible space, fire-resistant building materials, and well-planned internal access roads results in a less-than-significant impact on fire risk consistent with the Community Wildfire Protection Plan. .

CHAPTER 14.6 – IMPLEMENTATION

Implementation Measures

Implementation Measure S-IM3. Drainage Ordinance.	<i>The County shall implement drainage course flood mitigation policies through the adoption of a drainage ordinance.</i>	The Project will comply with applicable County ordinances, including the drainage ordinance.
S-IM4. Update County State Responsibility Areas (SRA) Fire Safe Regulations.	<i>Humboldt County SRA Fire Safe regulations should be updated to ensure that fire mitigation is proportional to risk as identified in State Fire Hazard Severity Maps.</i>	The Project will comply with existing and updated SRA Fire Safe regulations.

Air Quality Element

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
CHAPTER 15.4 – GOALS AND POLICIES		
Goals		
Goal AQ-G4. Greenhouse Gas Emissions.	<i>Successful mitigation of greenhouse gas emissions associated with this Plan to levels of non-significance as established by the Global Warming Solutions Act and subsequent implementation of legislation and regulations.</i>	The Project will not have impacts on greenhouse gas emissions than those considered in the GPU and MCCP PEIRs.
Policies		
Policy AQ-P4. Construction and Grading Dust Control.	<i>Dust control practices on construction and grading sites shall achieve compliance with NCAQMD fugitive dust emission standards.</i>	The Project will be constructed consistent with NCAQMD fugitive dust control regulations.
AQ-P5. Air Quality Impacts from New Development.	<i>During environmental review of discretionary permits, reduce emissions of air pollutants from new commercial and industrial development by requiring feasible mitigation measures to achieve the standards of the NCAQMD.</i>	The Project will be constructed consistent with NCAQMD fugitive dust control regulations.
AQ-P7. Interagency Coordination.	<i>Coordinate with the NCAQMD early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving:</i> <i>A. CEQA environmental review;</i>	The County sent a referral to NCAQMD on November 13, 2024, requesting their review and recommendations. The referral included a site plan and project description. Although no response has been received by the County, standard conditions of approval are being imposed to reduce air quality impacts from the Project.

	<p><i>B. Building demolition projects that may involve removal of asbestos containing material subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and</i></p> <p><i>C. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos.</i></p> <p><i>Rely on the air quality standards, permitting processes, and enforcement capacity of the NCAQMD to define thresholds of significance and set adequate mitigations under CEQA to the maximum extent allowable.</i></p>	
AQ-P11. Review of Projects for Greenhouse Gas Emission Reductions.	<p><i>The County shall evaluate the GHG emissions of new large scale residential, commercial and industrial projects for compliance with state regulations and require feasible mitigation measures to minimize GHG emissions.</i></p>	<p>The Project will comply with state regulations of GHG emissions in several ways. 1) A condition of approval was added to not allow natural gas appliances or natural gas plumbing in any of the residential units. The commercial kitchen may involve the use of gas equipment, but the condition of approval requires the kitchen to be pre-wired to allow conversion to electric appliances as they become feasible and available.</p> <p>2) The Transportation Analysis for the Project documents it will achieve a 40% reduction in VMT compared to average multifamily developments.</p> <p>3) The Project Description proposes installing at least two electric vehicle chargers and the garages will be EV ready.</p>
AQ-P16. Electric Vehicle Accommodations.	<p><i>Encourage and provide incentives for commercial and residential design that supports the charging of electric vehicles.</i></p>	<p>The Project proposes at least two electric vehicle charging stations and the garages will be EV ready.</p>
AQ-P17. Preservation and Replacement of On-Site Trees.	<p><i>Projects requiring discretionary review should preserve large trees, where possible, and mitigate for carbon storage losses attributable to significant removal of trees.</i></p>	<p>Although the Project does involve tree removal, it also plants native trees and shrubs, as well as fruit-producing trees, throughout the Project Site.</p>

CHAPTER 15.5 – STANDARDS

Standards

Standard AQ-S1. Construction and Grading Dust Control.	<i>Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD regulations and prevent public nuisance.</i>	The Project will be constructed consistent with NCAQMD fugitive dust control regulations.
AQ-S2. Evaluate Greenhouse Gas Emission Impacts.	<i>During environmental review of large scale residential, commercial and industrial projects, include an assessment of the project's GHG emissions and require feasible mitigation consistent with best practices documented by the California Air Pollution Control Officers Association in their 2008 white paper "CEQA & Climate Change" or successor documents.</i>	NCAQMD does not have established significance criteria, therefore the Project emissions were evaluated using guidelines from the Bay Area Air Quality Management District. Project design features and conditions of approval ensure it will contribute its portion of what is necessary to achieve California's long-term climate goals—its "fair share".
AQ-S3. Evaluate Air Quality Impacts.	<i>During environmental review of discretionary projects, evaluate new commercial and industrial sources of emissions using analytical methods and significance criteria used, or recommended by, the NCAQMD.</i>	NCAQMD does not have established significance criteria, therefore the Project emissions were evaluated using the BAAQMD screening thresholds. The evaluation documents the emissions meet all required standards.
AQ-S5. Sensitive Receptors.	<p><i>Regulate the location and operation of land uses to avoid or mitigate harmful or nuisance levels of air emissions to the following sensitive receptors: residential uses, hospitals and nursing/convalescent homes, hotels and lodging, schools and day care centers and neighborhood parks. New development shall follow the recommendations for siting new sensitive land uses consistent with the ARB's recommendation as shown in the following Table:</i></p> <p><i>Freeways and High-Traffic Roads — Avoid concentrating sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day</i></p> <p><i>Distribution Centers — Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that</i></p>	The Project complies with existing zoning regulations that were evaluated in the GP EIR and MCCP EIR. Using the BAAQMD screening thresholds, evaluation of the Project documents the emissions meet all required standards. Therefore, air emissions for this Project were assessed and considered.

	<p><i>accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week). Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.</i></p> <p><i>Rail Yards — Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard.</i></p> <p><i>Ports — Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.</i></p> <p><i>Refineries — Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.</i></p> <p><i>Chrome Platers — Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.</i></p> <p><i>Dry Cleaners Using Perchloroethylene — Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. Do not site new sensitive land uses in the same building with perc dry cleaning operations.</i></p> <p><i>Gasoline Dispensing Facilities — Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation</i></p>	
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	<i>is recommended for typical gas dispensing facilities.</i>	
AQ-S6. Preservation and Replacement of On-Site Trees.	<i>Large scale residential, commercial and industrial projects which remove a significant number of large trees (for example, more than 50 trees of greater than 12 inches DBH) shall plant replacement trees on-site or provide offsetting carbon mitigations.</i>	Although the Project does involve tree removal, it also plants native trees and shrubs, as well as fruit-producing trees, throughout the Project Site.

CHAPTER 15.6 – IMPLEMENTATION MEASURES

Implementation Measures

Implementation Measure AQ-IM2. North Coast Air Quality Management Permitting Coordination.	<i>The County shall maintain efficient and timely procedures for project referral to the North Coast Air Quality Management District for review and consultation.</i>	The County sent a referral to NCAQMD on November 13, 2024, requesting their review and recommendations. The referral included a site plan and project description. Although no response has been received by the County, standard NCAQMD conditions of approval are being imposed to reduce air quality impacts from the Project.
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McKinleyville Community Plan

<i>Goal/Policy/Standard</i>	<i>Description</i>	<i>Analysis of Project Consistency</i>
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CHAPTER 15.4 – GOALS AND POLICIES

Goals

Goal AQ-G4. Greenhouse Gas Emissions.	<i>Successful mitigation of greenhouse gas emissions associated with this Plan to levels of non-significance as established by the Global Warming Solutions Act and subsequent implementation of legislation and regulations.</i>	The Project will not have impacts on greenhouse gas emissions than those considered in the GPU and MCCP PEIRs.
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