



## COUNTY OF HUMBOLDT

AGENDA ITEM NO.

M-1

Meeting Date: February 2, 2016  
To: Board of Supervisors  
From: Robert Wall, AICP, Director Planning and Building Department RSW  
Subject: Annual Report on the Status and Implementation of the 1984 Framework Plan (General Plan) for 2015

### RECOMMENDATIONS:

That the Board of Supervisors

1. Receive a staff report.
2. Deliberate on the proposed 2015 Annual Report and modify the Report as necessary.
3. Direct staff to forward the 2015 Annual Report to the State Clearinghouse.

**SOURCE OF FUNDING:** Planning and Building Department, Budget Unit 1100-282, Advance Planning.

**DISCUSSION:** State law, Section 65400 of the Government Code (Attachment B) requires that the Planning and Building Department provide the Humboldt County Board of Supervisors and the Office of Planning and Research a report on the status of the General Plan, including specific information on the Housing Element. This report must be submitted to the California Department of Housing and Community Development by April 1 of each year. More specifically, the report must include discussion of the following items:

- The status of the General Plan and its implementation.

Prepared by *Paula Madril*

CAO Approval *Chris D. Thompson*

REVIEW:

Auditor \_\_\_\_\_ County Counsel *JWZ* Human Resources \_\_\_\_\_ Other \_\_\_\_\_

TYPE OF ITEM:

☐ Consent  
☒ Departmental  
☐ Public Hearing  
☐ Other \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

### BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Fennell*

Seconded by Supervisor *Bass*

Ayes *Sundberg, Fennell, Lovelace, Bohn, Bass*

Nays \_\_\_\_\_

Abstain \_\_\_\_\_

Absent \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated *Feb. 2, 2016*

By: *Kathy Hayes*

Kathy Hayes, Clerk of the Board

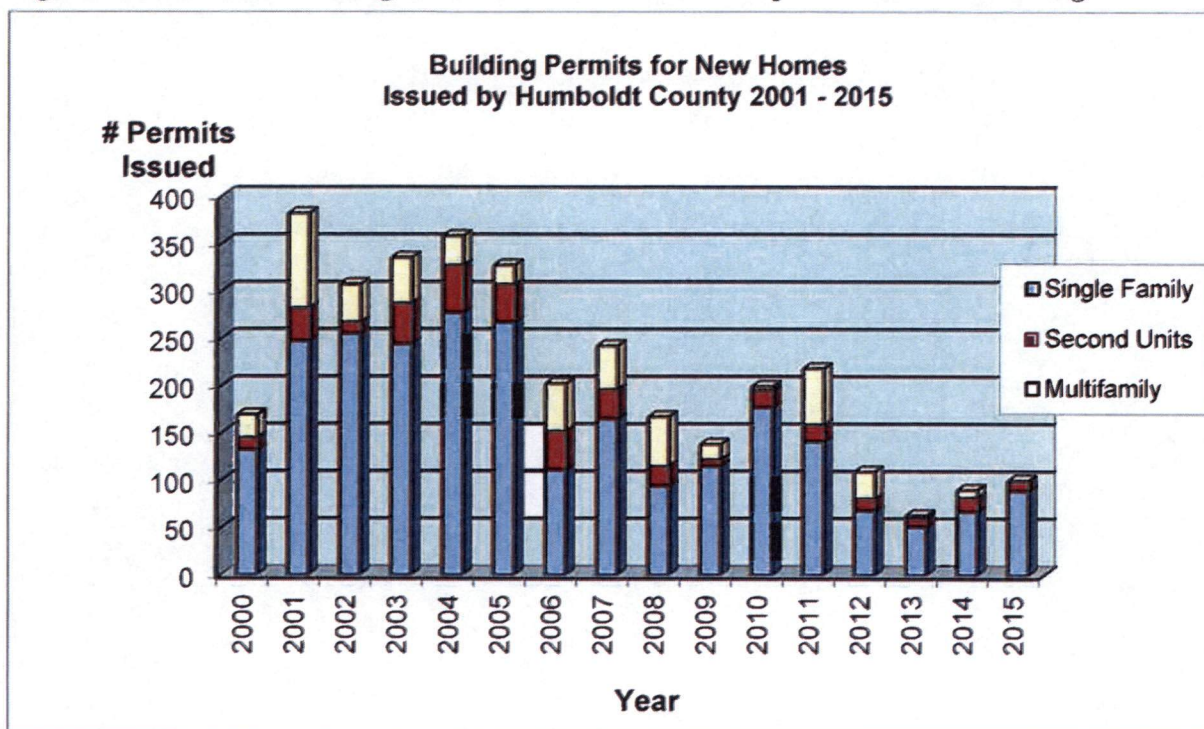
- Whether the General Plan meets regional housing requirements, and an outline of local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
- Whether the General Plan complies with the Office of Planning and Research Guidelines for General Plans.

The 2015 Annual Progress Report (Attachment A) includes discussion of these items as well as an appendix detailing the status of the Housing Element implementation.

Of particular interest in the Progress Report is the recent building activity section. Information found in this section has implications for the employment environment and the health of the local economy. Page 5 of the report describes the number of housing units permitted by the County in 2014. There were 138 new units permitted for construction in 2014, which is double the number issued in 2013, and which is slightly above 2012 permit numbers.

The following chart compares the number of building permits issued in 2014 with the number of permits issued for the 2001 – 2013 time period.

**Figure 1. Number of Dwelling Units Permitted in 2015 Compared to 12-Year Average**



Source: Humboldt County Planning & Building Department 2015

The chart above shows that there were three multifamily units built in 2013, eight multifamily units built in 2014, and none in 2015. This represents a change from 2011 and 2012 when a large share of the total units built were in the multifamily category. Second units remain about the same during the 2010-2015.

**FINANCIAL IMPACT:** This item funded through the current budget. No supplemental budget is necessary for this item.

Review of the Annual Report fits into the County's Strategic Framework in several ways.

- The report is consistent with the County's Mission Statement. The Annual Report serves the needs and concerns of the community by matching the implementation of the County's General Plan to the reporting requirements of state law.
- The Annual Report provides information to the community about the implementation of the General Plan, which invites civic engagement that safeguards the public trust.
- The report presents the required information in a format that is easy to update annually, ensuring its sustainability over time.



- The Board of Supervisors' hearing on this item provides a local forum for discussion which increases the transparency, accessibility, and accountability of the implementation of the General Plan. The General Plan includes policies encouraging inter-jurisdictional and regional cooperation.

**OTHER AGENCY INVOLVEMENT:** The Housing Element Annual Report (Appendix A of the Annual Report) was submitted online to the Department of Housing and Community Development (HCD) as required. After consideration by the Board at a public hearing, the entire Annual Report, including the HCD Housing Element Annual Report, will be sent to the Office of Planning and Research for filing as required by state law.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:** The Board may amend the report as necessary.

**ATTACHMENTS:**

Attachment A	Annual Report for 2015
Attachment B	Section 65400 of the Government Code

**Attachment A**  
**2015 Annual Report**



A topographic map of Humboldt County, California, showing the coastline and inland terrain. The map is oriented vertically, with the coastline on the left. The terrain is depicted with a color gradient from blue (low elevation) to yellow and orange (higher elevation), showing a rugged, mountainous interior.

# **HUMBOLDT COUNTY**

## **GENERAL PLAN ANNUAL REPORT 2015**

**Prepared January 11, 2016**

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## 1. Introduction

To meet the requirements of state law §65400(b)(1) of the Government Code, the County must prepare and send to the State Clearinghouse an annual report documenting the status and progress in implementation of the County's General Plan.

The 2015 Annual Progress Report is divided into three (3) sections. The first section tabulates the General Plan Amendments reviewed by the County in 2015.

The second part of this report presents is a copy of the detailed information reported to Housing and Community Development regarding implementing the Housing Element of the General Plan.

The third section reviews the progress made toward implementing the programs in the 1984 Framework Plan. The 2015 Annual report concludes the same as earlier Annual Reports, that while many measures from the 1984 framework Plan have been implemented, a number have not yet been completed. The County is working toward completion of an updated General Plan; the Board of Supervisors held meetings throughout 2015 reviewing the draft plan recommended by the Planning Commission.

As with previous progress reports, this report concludes that most of the Elements conform to the General Plan Guidelines; however, there are some shortcomings, which are addressed in the draft General Plan Update. For example, the proposed Telecommunications Element will address the lack of discussion of communications in the 1984 Framework Plan. Also, proposed policies for retaining all publicly owned corridors for future public use will implement the General Plan Guidelines not currently a part of the 1984 Framework Plan. And the proposed Noise Element contains standards for resolving conflicts between existing stationary noise sources, such as lumber mills, and adjacent uses.

## 2. General Plan Activities in 2014

Below are the applicant-initiated general plan amendments reviewed by the Board of Supervisors in 2015.

### 2/10/2015: SAMOA TOWN MASTER PLAN GPA-14-001/ZR-14-001

**Project Location:** The project site is located in Humboldt County, in the Samoa area, on both sides of New Navy Base Road, approximately 500 feet southwest from the intersection of New Navy Base Road with the Samoa Bridge, on the properties known as 920 and 931 Vance Road.

**Project Description:** An applicant-initiated General Plan and Zone Text Amendment. The application seeks to amend the Humboldt Bay Area Plan (HBAP) provisions for the Samoa Town Master Plan (STMP) as they relate to development timing. This amendment would involve changing the phasing provisions of the Samoa Town Master Plan (STMP) adopted into the HBAP in order to meet grant funding time requirements for the proposed upgrades to the wastewater treatment facility (WWTF) which will serve low-income multi-family housing. For grant funding, a separate parcel must be created for the low-income multi-family housing by March, 2015 and construction of the WWTF must commence by 2016. Under current requirements of the STMP, all underlying parcels are required to be merged into a single Master Parcel prior to any new development or action on a tentative map approval. Recordation of a final map phase requires the completion of development of a number of other improvements, such as trails, visitor serving facilities, etc. The establishment of a separate parcel for this housing and the WWTF can only be accomplished within the grant time frame by amending the LCP parcel merger and the phasing of development conditions. The project does not seek to change any aspects of the Samoa



Town Master Plan other than the timing of creation of two master parcels. The environmental effects analyzed in the Master EIR certified for the project remain applicable and an Addendum to the MEIR is proposed for these text changes

4/28/2015: BLACK DOG PARTNERSHIP AND ARCATA-MAD RIVER AMBULANCE, INC.

McKinleyville Area. General Plan Petition and Zoning Reclassification Petition, Application Number 9592; Assessor Parcel Numbers 510-081-001, 510-081-002, and 510-081-013; Case Numbers GPP-15-001 and ZRP-15-001. A General Plan Petition to amend the General Plan, the McKinleyville Community Plan, to move the boundary separating the Commercial Services (CS) and Residential Low Density (RL) land use designations 190 feet east of the current location on APNs 510-081-001 and 510-081-002. For APN 510-081-013 the General Plan Petition proposes to change the land use designation from Residential Low Density (RL) to Commercial Services (CS) for the entirety of the parcel. The application also includes a Zone Reclassification Petition to relocate the zone boundary line between the principal zoning districts of Commercial General (C-2) and Residential Single Family (R-1) to align with the proposed location of the boundary between the CS and RL land use designations on APNs 510-081-001 and 510-081-002. For APN 510-081-013 the proposed application includes a Petition to change the zoning for the entirety of the parcel from R-1 to C-2. All of the parcels are served by community water and sewer.

7/14/15: GREEN DIAMOND RESOURCE COMPANY

Cutten Area (Mid-McKay Tract). General Plan Petition and Zoning Reclassification Petition, Application Number 9568; Assessor Parcel Numbers 300-011-014 and 300-011-015; Case Numbers GPP-14-006 and ZRP-15-002. A General Plan Petition to amend the General Plan, the Eureka Community Plan, to better define proposed land use boundaries, utilizing a 30 percent slope break as the boundary between developable and undevelopable areas. The current land use designations applied to the Site are: Timberland (T), Residential Low Density (RL), Residential Medium Density (RM), and Commercial General (CG). And the current zoning designations applied to the Site are: Timber Production Zone (TPZ), Residential Single Family, Qualified and Greenway and Open Space combining zones (R-1\*-Q/GO), Apartment Professional (R-4), and Commercial General (C-1). The Site is included in the County's General Plan Update process. The Planning Commission (PC) draft recommends redefining the residential land use boundaries to generally follow the natural constraints and delineate the development areas. A more recent review of the topographic and wetland constraints has led the applicant to propose slight modifications to the PC's recommendation. The most significant land use change between the existing designations and the PC recommendations for the GPU is a doubling of the developable acreage for residential medium density land use, and a 75 percent decrease of the developable acreage for residential low-density land use. Additionally, the PC recommendations would reduce Timberland to less than two acres, while Open Space would increase to over 48 acres, covering the majority of the undevelopable portions of the Site. The CG area remains the same (2 acres). The applicant-proposed land use boundaries generally reflect the PC recommendations described above, with slight modification as described. The applicant-proposed change in land use designations will decrease the amount of land area designated for residential uses. However, due to the increase in RM area, overall there is an increase in anticipated dwelling units between pre- and post-project.

12/15/2015: VAN ECK FOREST FOUNDATION

Fieldbrook area; Application Number 9587, Case Number GPA-15-001, ZR-15-001 (filed January 9, 2015); Assessor Parcel Numbers (APNs) 512-171-009, 516-011-006, 516-011-010, 516-011-014, 516-011-015, 516-011-019 and 516-011-020 the properties will be rezoned from various zone classifications to Timberland Production Zone (TPZ). Note: The Planning Commission removed APNs 512-181-038 and 512-181-039 from their recommendation to the Board of Supervisors,



however, the applicant wishes to have these two parcels considered for inclusion in the approval. A General Plan Amendment to amend the General Plan designations of nine parcels owned by the Fred M. Van Eck Forest Foundation from their various plan designations to Timber. Also included is a Zone Reclassification to rezone the parcels Timberland Production Zone (TPZ). This will be consistent with the surrounding parcels owned by the Foundation. The parcels are currently encumbered by a Conservation Easement and part of a larger tract that is managed for timber production. NOTE: On October 1, 2015 the Humboldt County Planning Commission adopted Resolution #15-34 and recommended that the Humboldt County Board of Supervisors approve the General Plan Amendment and Zone Reclassification. The project site is located in the Fieldbrook area, on the east and west sides of Fieldbrook Road, on the properties located in Section 35, Township 7 North, Range 1 East and Section 1, Township 6 North, Range 1 East, Humboldt Base and Meridian.

#### General Plan Update

The Board of Supervisors met to consider the Planning Commission Draft General Plan Update on each of the following dates: January 12<sup>th</sup>, February 9<sup>th</sup>, February 23<sup>rd</sup>, March 9<sup>th</sup>, March 23<sup>th</sup>, April 27<sup>th</sup>, June 22<sup>nd</sup>, July 13<sup>th</sup>, July 27<sup>th</sup>, August 17<sup>th</sup>, August 31<sup>st</sup>, September 14<sup>th</sup>, September 28<sup>th</sup>, October 19<sup>th</sup>, November 16<sup>th</sup>, and December 14, 2015.

During these meetings the board discussed and deliberated on:

- Chapter 11 – Water Resources
- Appendix B – Glossary
- Appendix C – Community Plans
- Appendix F – Land Use Maps
- Consistency Review

In addition the Board of Supervisors mailed notice to 16,000 people on proposed land use changes and held five workshops throughout the county, including Willow Creek, McKinleyville, Garberville, Scotia, and Eureka.

#### Housing Element Update

The Board of Supervisors reviewed and approved the 2014 Housing Element on May 13, 2014. The new Housing Element was certified by the State Department of Housing and Community Development on August 18, 2014. The section below describes the County's progress toward implementing the 2014 Housing Element.

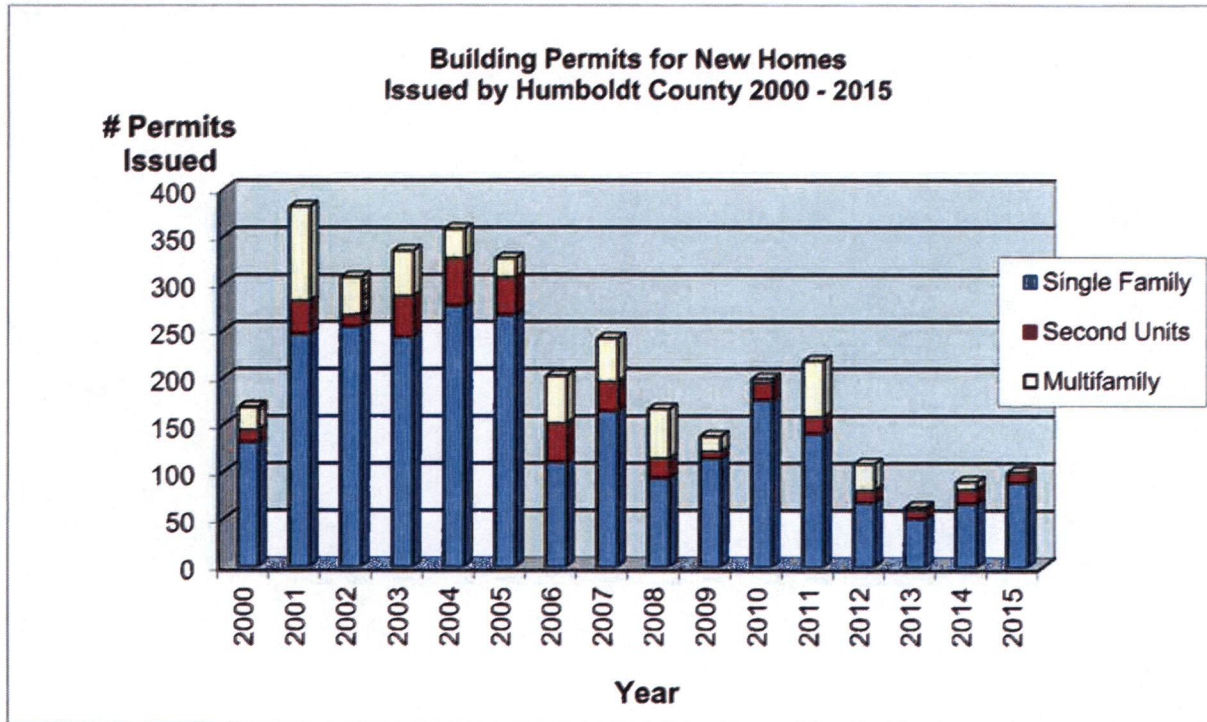
### 3. Housing Element Implementation

#### Permits issued for New Construction

One of the more important implementation measures in the Housing Element is to facilitate the development of new housing. There were 100 new units permitted for construction in 2015, which was 10 more homes permitted than in 2014, and 31 more than in 2013.

The following chart compares the building permits issued in 2015 with those issued for the 2001 – 2014 time period.

**Figure 1. Building Permits Issued 2001 – 2015**



Source: Humboldt County Planning Division, 2015

#### Residential Land Inventory

The residential land inventory was updated in the 2014 Housing Element shown below in Table 2.

**Table 2. Residential Land Inventory Summary**

Zoning Group	Dev. Acres	Potential Units (Gross)	Parcel Count	Potential Units for the Current RHNA Planning Period (Net)
Rural Residential (RR)	19,019	1,483	1,417	832
Rural Residential properties added by the GPU (RR)	5,238	1,270	393	393
Residential Estates (RE)	1,469	575	398	341
Residential Low Density (RL)	1,554	3,803	1,579	2,177
Residential Multifamily (RM)	273	1,497	351	1,104
<b>Total</b>	<b>27,553</b>	<b>8,628</b>	<b>4,138</b>	<b>4,847</b>

Source: Humboldt County Planning and Building Department, 2013

The above table shows the County has sites in the residential land inventory to accommodate its projected future housing needs of 859 housing units.

More details regarding the Housing Element implementation are contained in Appendix A of this



report: Report to State of California Housing and Community Development on Housing Element Implementation.

#### **4. General Plan Progress and Needed Action**

The Humboldt County General Plan was last comprehensively revised in 1984 with the adoption of the Framework Plan. The Coastal Plans and most of the Community Plans, which provide more detailed Plan policy to specific areas, have been completed since that time, with the most recent being the adoption of a revised McKinleyville Community Plan in 2002. The Housing Element has been revised several times consistent with state requirements. The most recent version was adopted in May 2014.

Fourteen years ago, the County embarked on a comprehensive effort to update the Framework Plan. The current schedule shows the Board of Supervisors taking final action on that update in 2016.

#### **Community Plan Policies Awaiting Implementation**

##### **Avenue of the Giants Community Plan**

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

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

##### **Eureka Community Plan**

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

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

##### **Garberville/Redway/Benbow/Alderpoint Community Plan**

5000 Implementation

1. An outline of river access opportunities and improvements, which would enhance fishing and other recreational uses along the river, should be prepared for the Plan. Standards for access dedications for subdivision of lands with river frontage should be included in the outline.
2. Adopt a parking plan for Garberville.
3. Establish a Parking Authority for the downtown commercial district of Garberville.

##### **McKinleyville Community Plan**

2642 Design Review Policies

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



#### 3244 Implementation for Noise Hazards

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

#### 4312 Implementation for Trails

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

#### Progress in Implementing the 1984 Framework Plan

Progress in implementing the Housing Element, one of seven required elements of the General Plan, is discussed in detail in the previous section of this report. The following paragraphs describe implementation of the other six (6) required elements of the General Plan: Land Use, Circulation, Conservation, Open Space, Noise, and Safety.

Chapter 5 of the Framework Plan identifies the measures in the General Plan that are intended to be implemented. There are 41 pages of text describing more than 120 implementation measures. Many important measures with specific dates were implemented. For instance, a grading ordinance was adopted in 2002 as prescribed in measure 5-3420(6) (Biological Resources). A number of important community plans were also adopted, including all those listed in the preceding section.

The County has also been successful implementing measures identified by the Framework Plan as "on-going". The Geologic Hazards section of Chapter 5 (5-3200) contains measures such as "Building Regulations" and "Subdivision Ordinance", which provide for review of building permits and subdivisions for consistency with the geologic hazard mitigation. These measures have been implemented, and have been successful in avoiding geologically unstable areas with new development.

There are also implementation measures in the Framework Plan that have not been implemented. For example, in that same Geologic Hazards section, there is an implementation measure to inventory critical facilities to compare them with the geologic hazard maps. This measure has not been completed, and there are no efforts underway to perform the inventory.

Implementation measures contained in the Community Plans and Coastal Plans follow a similar pattern. While many programs have been implemented, there is some still waiting for implementation. The following list describes the implementation measures in the community plans that have not yet been implemented:

#### *Consistency with the General Plan Guidelines*

As mentioned in Section 1, there are seven (7) required elements of a General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The following paragraphs describe the degree to which the seven required elements of the County's approved general plan comply with the guidelines developed by OPR.

The County's general plan was last comprehensively updated in 1984. Figure 1-1 of the Framework Plan is a chart showing which sections of the Plan include the seven (7) State mandated elements.



### Land Use Element

#### *Guidelines for the Land Use Element*

The land use element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development for the city or county at build-out. The land use element has perhaps the broadest scope of the seven mandatory elements. In theory, it plays a central role in correlating all land use issues into a set of coherent development policies. Its objectives, policies, and programs relate directly to the other elements. In practice, it is the most visible and often-used element in the local general plan. Although all general plan elements carry equal weight, the land use element is often perceived as being most representative of "the general plan."

The land use element has a pivotal role in zoning, subdivision, and public works decisions. The element's objectives and policies provide a long-range context for those short-term actions. The purpose of the land use element is to designate "the proposed general distribution and general location and extent of uses of the land." The land use element should focus on the future growth and physical development of the community and planning area. A land use element should contain a sufficient number of land use categories to conveniently classify the various land uses identified by the plan. Land use categories should be descriptive enough to distinguish between levels of intensity and allowable uses. The element should include categories reflecting existing land uses as well as projected development.

#### *Compliance of the Land Use Element with the Guidelines*

There is a high degree of compliance between the County's Land Use Element of the General Plan and the OPR General Plan Guidelines. The Framework Plan, Community Plans and coastal plans cited above include land use designations and maps that show the proposed general distribution, location, and extent of uses of the land. Maps showing the land use designations are available at the County's online GIS; the hyperlink is [www.gis.co.humboldt.ca.us](http://www.gis.co.humboldt.ca.us),

The different land use designations have various levels of intensity and allowable uses. They are included in Sections 2500 – 2700 of the Framework Plan and Community Plans, and Sections 5.20 – 5.30 of the Coastal Plans

There is a focus with the Community Plans on future growth and physical development of the community and planning area; the areas considered in Community Plans are focused on smaller more urbanized parts of the County. The Land Use Element plays a pivotal role in local zoning, subdivision and public works decisions. The Zoning Consistency Matrix Table 2-10 identifies the zone designations that fit into the appropriate plan designations. Required findings in the Zoning Ordinance and Subdivision Regulations ensure consistency with the General Plan. In addition, Public Works decisions on road improvement requirements and priorities considers the development potential expressed by the land use maps of the General Plan.

In describing the intensity of land uses in the General Plan, residential land use designations specify the appropriate density range within each land use category. The Residential Low Density (RL) designation, for instance, specifies a housing density range of 1 – 7 units per acre.



FIGURE 1-1

**RELATION OF GENERAL PLAN ORGANIZATION  
TO STATE-MANDATED GENERAL PLAN ELEMENTS**

The following matrix indicates the relation between the sections of the County's General Plan and the State-mandated general plan elements. The dots in the matrix indicate the sections of the General Plan where primary or secondary treatment is given to each of the State-mandated general plan elements. In some instances, individual policies relating to each of the mandated elements may also be found in other sections of the Plan.

Relation of General Plan Organization to State-Mandated General Plan Elements		State-Mandated General Plan Elements	Land Use	Circulation	Housing	Conservation	Open Space	Seismic Safety	Noise	Scenic Highways	Safety	Timber
Sections of the General Plan:												
<b>VOLUME I</b>												
	Chapter 2											
Population	2200		●		●							
Economics	2300		●		●							
Housing	2400		●		●							
Rural Land Use	2500		●	●	●	●	●	●			●	●
Urban Land Use	2600		●	●	●	●	●	●	●		●	●
	Chapter 3											
Hazards	3200					●	●	●	●		●	
Water Resources	3300					●	●	●				
Biological Resources	3400					●	●	●				
Cultural Resources	3500		●				●			●		
	Chapter 4											
Circulation	4200		●	●					●	●	●	
Trails	4300			●			●					
Parks and Recreation	4400		●	●			●					
Public Water Facilities	4500		●	●							●	
Wastewater Facilities	4520		●	●							●	
Solid Waste Management	4600		●	●							●	
Fire Protection	4700		●	●							●	
Education	4800		●	●				●			●	
County Government Facilities	4900		●	●							●	
<b>VOLUME II - Area Plans</b>												
Community Plans			●	●	●	●	●	●	●	●	●	●
Local Coastal Plans			●	●	●	●	●	●		●	●	●
Background materials prepared for General Plan Revision Program			●	●	●	●	●	●	●	●	●	●

● = primary treatment

① = secondary treatment

The commercial and industrial land use designations, on the other hand, have a different way of expressing intensity. The County's General Plan includes the following standard description:

"Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans."

The General Plan Guidelines suggest the use of Floor Area Ratios for describing the intensity of commercial and industrial land uses. This is a point of divergence between the Framework Plan and the General Plan Guidelines.

### Circulation Element

#### *Guidelines for the Circulation Element*

The Circulation Element is intended to be an infrastructure plan addressing the circulation of people, goods, energy, water, sewage, storm drainage, and communications. By statute, the circulation element must correlate directly with the land use element. The circulation element also has direct relationships with the housing, open-space, noise and safety elements. The provisions of a circulation element affect a community's physical, social, and economic environment. Mandatory circulation element issues as defined in statute are:

- Major thoroughfares
- Transportation routes
- Terminals
- Other local public utilities and facilities

#### *Compliance of the Circulation Element with the Guidelines*

As with the Land Use Element, the Circulation Element appears to synchronize will with the General Plan Guidelines. The County's Circulation Element is mostly contained in Circulation (Section 4200), and Trails (Section 4300) of the Framework Plan. The Community Plans and Local Coastal Plans also address Circulation Element requirements.

The Circulation Element contains maps showing the County's road system. There is a strong correlation between the mapped road network and the Land Use Element to ensure that the areas being developed are served by adequate roads. The maps show that for the most part, commercial centers and higher density residential development are located on the County's roads most capable of accommodating high traffic volumes: collectors and arterials.

The Circulation Element is also correlated with the Land Use Element in policy. For example, following is a set of policies in the County's Circulation Element that directly link with the growth anticipated in the Land Use Element:

8. Encourage the development of a road system that supports an orderly pattern of land use through:
  - A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks and schools.
  - B. Locating lower density residential areas with frontage onto arterial or major collector roads away from through-traffic unless sufficient mitigation measures are used.



- C. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collector, or arterial roads.
- D. Improving roads to accommodate land uses served by an inappropriate road classification."

The Circulation Element also contains policies for the port, the railroad, the airports, drainage, and transmission and pipelines. However, the section of the Plan titled "Circulation" in the General Plan is too narrowly focused to comply with all the requirements of the General Plan Guidelines by itself. The other Circulation Element issues: water, wastewater, public utilities and other public facilities, are addressed in other sections of the Plan. For example, water and wastewater facilities are addressed in Section 4500 of the Plan,

When combined together with these other sections of the Plan, all the requirements of Circulation Elements are adequately addressed, with one exception: communications. Communications include telephone, fiber-optic cable, and other forms of telecommunication, such as satellites television and radio. While the General Plan Guidelines advise that communications be considered in the General Plan, the County's Plan doesn't mention the topic. With the increased importance of communications over the last 25 years, the draft updated General Plan includes a section that discusses communications in detail.

### Housing Element

#### *Guidelines for the Housing Element*

The State guidelines for Housing Elements give a long list of topics that must be addressed at a local level. They include requirements to quantify the projected housing needs, establish a housing program that sets forth a five-year schedule of actions to achieve the goals and objectives of the element, assess housing needs, and to analyze an inventory of resources and constraints. Some of these requirements are described in more detail previously in Section 2 of this Annual Report: Housing Element Implementation.

#### *Compliance of the Housing Element with the Guidelines*

The State Department of Housing and Community Development certified that the Housing Element approved by the Board of Supervisors in May 13, 2014 was consistent with the statutory requirements of the California Government Code and the General Plan Guidelines for Housing Elements.

### Conservation

#### *Guidelines for the Conservation Element*

The Conservation Element provides direction regarding the conservation, development, and utilization of natural resources. Its requirements overlap those of the open-space, land use, safety, and circulation elements. The Conservation Element is distinguished by being primarily oriented toward natural resources. Population growth and development continually require the use of both renewable and nonrenewable resources. One role of the conservation element is to establish policies that reconcile conflicting demands on those resources.

#### *Compliance of the Conservation Element with the Guidelines*

There appears to be good correlation between the Conservation Element of the General Plan and the General Plan Guidelines. Figure 1-1 of the Framework Plan shows the Conservation Element requirements are primarily addressed in Hazards, Water Resources, and Biological Resources (Sections 3000 – 3400) of the Plan. The Community Plans and Local Coastal Plans also address Conservation Element requirements. Each of these citations contains policies and



implementation measures to help resolve conflicts between natural resource use, and the conservation of natural resources. For example, Section 3432 of the Plan includes policies and standards to protect stream channels, "Streamside Management Areas" and other wetlands. The allowed uses in these protected areas are listed, the required setbacks are described, and mitigation measures are identified for development within these areas.

### Open Space

#### *Guidelines for the Open Space Element*

The open-space element guides the comprehensive and long-range preservation and conservation of "open space land". Open-space land is defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open-space use. According to the General Plan Guidelines, there are a number of different purposes for open space to be addressed in an Open Space Element:

- open space for the preservation of natural resources,
- open space used for the managed production of resources,
- open space for outdoor recreation,
- open space for public health and safety,
- demands for trail-oriented recreational use,
- retention of all publicly owned corridors for future use, and
- feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System.

#### *Compliance of the Open Space Element with the Guidelines*

The County's Framework Plan addresses most the different open space uses listed in the Guidelines. Figure 1-1 of the Framework Plan (above) shows that the Open Space Element requirements are addressed in many different sections of the Plan: Rural Land Use, Urban Land Use, Hazards, Water Resources, and Biological Resources, Cultural Resources, Trails, and Parks and Recreation (Sections 2500 – 4400). The Community Plans and Local Coastal Plans also address Open Space Element requirements.

The following examples demonstrate how the Framework Plan addresses each open space use:

- Open space for the preservation of natural resources  
As mentioned above in response to the Conservation Element, Section 3432 of the Plan includes policies and standards to protect stream channels, "Streamside Management Areas" and other wetlands. The allowed uses in these protected areas are listed, the required setbacks are described, and mitigation measures are identified for development within these areas.
- Open space used for the managed production of resources  
The Land Use Element protects open space for managed production of resources on agricultural lands and timberlands by specifying a large minimum parcel size for the Agriculture Exclusive (AE) and Timber Production (T) land use designations.



- Open space for outdoor recreation

The Coastal Plans include the Public Recreation (PR) land use designation (Sections 5.20 – 5.30), which is applied to many areas, including Clam Beach County Park, as shown on the land use maps. The allowed uses in the PR designation include outdoor public recreation as a principally permitted use.

- Open space for public health and safety

The Geologic Hazards section of the Framework Plan includes Figure 3-5 showing the soils report requirements for various land uses across the three (3) slope stability categories: relatively stable, moderate instability, high instability. Standards for soils reports in the plan require they show areas where further engineering is required, or modify the proposal to avoid areas of instability on the property being studied. Typically, soils reports recommend these areas be left as non-buildable open space.

- Demands for trail-oriented recreational use

The Coastal Plans include an Access Inventory (Section 4.54), which lists all the access points to coastal resources. Many of the access points in the inventory describe trails leading from public parking areas to the beach.

- The retention of all publicly owned corridors for future use

There is no policy in the Circulation Element that encourages the retention of all publicly owned corridors for future use: The closest the Framework Plan gets is Policy 7 of Section 4231; "The County Planning Commission shall review all proposed abandonments of maintenance on County roads for conformance with the County General Plan before they are approved." However, it is the practice of the County to retain all publicly owned and deeded corridors for future use, and abandonments of these public corridors are reviewed by the Board of Supervisors based on recommendations from Public Works.

The Coastal Plans contain policies and standards protecting access to coastal resources by protecting public corridors identified in the Access Inventory (Section 4.54).

- The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System

The closest the Framework Plan gets to meeting this part of the General Plan Guidelines is in Standard 5 of Section 4312 of the Framework Plan (Trails Standards), which states that, "Trail system coordination is to be accomplished through contact with cities, Caltrans, and other appropriate agencies."

### Noise

#### *Guidelines for the Noise Element*

The purpose of the noise element is to limit the exposure of the community to excessive noise. Local governments must "analyze and quantify" noise levels and the extent of noise exposure through actual measurement or the use of noise modeling. Technical data relating to mobile and point sources must be collected and synthesized into a set of noise control policies and programs that "minimizes the exposure of community residents to excessive noise." Noise level contours must be mapped and the conclusions of the element used as a basis for land use decisions. The element must include implementation measures and possible solutions to existing and foreseeable noise problems. Furthermore, the policies and standards must be sufficient to serve as a guideline for compliance with sound transmission control requirements.



The noise element directly correlates to the land use, circulation, and housing elements. The noise element must be used to guide decisions concerning land use and the location of new roads and transit facilities since these are common sources of excessive noise levels. The noise levels from existing land uses, including mining, agricultural, and industrial activities, must be closely analyzed to ensure compatibility, especially where residential and other sensitive receptors have encroached into areas previously occupied by these uses.

The noise element should cover those issues and sources of noise relevant to the local planning area. The element should utilize the most accurate and up-to-date information available to reflect the noise environment, stationary sources of noise, predicted levels of noise, and the impacts of noise on local residents. It should be as detailed as necessary to describe the local situation and offer solutions to local noise problems.

#### *Compliance of the Noise Element with the Guidelines*

The Framework Plan includes a section on noise hazards (Section 3240) that appears to conform to most of the General Plan Guidelines. The General Plan appendix contains noise level contours for state highways, selected county roads, and county airports. These noise contours and other available noise information are used with the noise compatibility matrix in Figure 3-2 to establish requirements for project approval to ensure that new development is not subject to excessive noise levels. The Framework Plan notes that fences, landscaping, and noise insulation can be used to mitigate the hazards of excessive noise levels.

Figure 3-3 lists prominent noise sources in the County. It shows that State highways, selected streets and the Northwestern Pacific Railroad (NWPRR) are all significant sources of "non-stationary" noise, and several lumber mills are identified as significant "stationary" noise sources. In 1997, the rail line effectively ceased operation. When the line operated, it provided freight service three days a week and occasional excursion passenger service on weekends and holidays.

While the tables describing noise contour information and noise contour maps of State Highway intersections and airports in the Framework Plan Appendix are helpful, zoning implementation for the McKinleyville Area Coastal Plan broadened the scope of the standards and brought more attention to it by adding a "Noise Impact" combining zone to parcels along State Highway 101 with noise levels in excess of acceptable standards. The same noise insulation requirements in the General Plan are applied through zoning in these areas.

The Noise Element does have some deficiencies in comparison to the General Plan Guidelines. The Noise Element does not identify noise contours for existing lumber mills, or otherwise identify specific standards that should apply to new development in the vicinity of the mills to reduce noise impacts to less than significant levels. In addition, gravel-mining operations are a stationary source of significant noise levels not addressed in the Framework Plan. These deficiencies will be corrected with the General Plan Update. It is noteworthy that the General Plan Guidelines for Noise Elements changed quite a bit in 1984, the year that the Framework Plan was adopted.



## Safety

### *Guidelines for the Safety Element*

The aim of the safety element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards. Other locally relevant safety issues, such as airport land use, emergency response, and hazardous materials spills may also be included.

The safety element overlaps topics also mandated in the land use, conservation, and open-space elements. The safety element must identify hazards and hazard abatement provisions to guide local decisions related to zoning, subdivisions, and entitlement permits. The element should contain general hazard and risk reduction strategies and policies supporting hazard mitigation measures. Policies should address the identification of hazards and emergency response, as well as mitigation through avoidance of hazards by new projects and reduction of risk in developed areas. Communities may use the safety element as a vehicle for defining "acceptable risk" and the basis for determining the level of necessary mitigation. Policies may address not only methods of minimizing risks, but also ways to minimize economic disruption and expedite recovery following disasters.

### *Compliance of the Safety Element with the Guidelines*

Chapter 3 of the Framework Plan (Hazards and Resources) combines discussions of the various hazards identified in the General Plan Guidelines, and appears to adequately conform to the recommendations in the Guidelines. Table 1-1 earlier in the staff report show hazards are also addressed in the Community Plans, and are related to discussions in Land Use and other sections of the Plan. The following table describes more specifically how hazards are addressed in the Plan:

<b>Hazard</b>	<b>Description</b>	<b>Mitigation</b>
Fires	Section 3230 (Wildfire) describes the mapped fire hazard zones in the County, which vary from Moderate to Extreme.	Wildland fire hazard areas are mapped. Applications for new development are referred to fire agencies, appropriate fire safety measures are required.
Floods	Section 3220 (Flood) describes flood hazards from rivers, dam failure and coastal high water hazards (tsunami and coastal flood tides).	Maps of areas subject to floods are in the Plan, the County participates in the federal flood insurance program, which requires limiting new development in flood hazard areas.
Landslides	Section 3214 (Slope Stability) describes areas subject to landslides.	Slope stability maps are included in the Plan to delineate areas subject to landslides and liquefaction. Soils report requirements are described for each slope stability category across the various land uses. Report recommendations for specific engineering or avoidance of certain areas are required.
Airport land use	Section 3250 (Airport Safety) describes the nine (9) airports operated by the County.	Airport Master Plans have been prepared for each airport, and an Airport Land Use Compatibility Matrix established for the three (3) largest airports that identifies the areas most subject to risk, and the appropriate land uses and development standards in these areas.

<b>Hazard</b>	<b>Description</b>	<b>Mitigation</b>
Emergency response	Section 3222 (Dam Failure) states that the County maintains emergency response plans for the Trinity, Ruth (Matthews), Scott, Copco and Iron Gate dams. Section 3223 (Coastal High Water Areas) states that the County maintains a Tsunami Contingency Response Plan for emergency response.	
Hazardous materials spills	Section 3270 (Industrial Hazards) identifies several specific industrial activities with potential for significant hazard to nearby populations.	Contingency Plans have been prepared for each industrial site identified as a potential hazard. Policies for the siting of new hazardous industrial facilities are included.

The EIR for the 2010 Housing Element implemented a Framework Plan policy that mapped areas with naturally occurring asbestos, and identified a mitigation measure to refer all building permit applications in these areas to the Air Quality Management District for appropriate recommendations. This implementation measure was completed, and is now an on-going program administered by the Department.



**APPENDIX A**

**REPORT TO HCD ON HOUSING ELEMENT IMPLEMENTATION**

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	HUMBOLDT COUNTY
Reporting Period	01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** HUMBOLDT COUNTY

**Reporting Period** 01/01/2015 - 12/31/2015

**Table A**

**Annual Building Activity Report Summary - New Construction**

**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6		7	8		
			Affordability by Household Incomes						Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions				
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*						Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
222-221-002	SU	Renter	1	0	0	0	1	1				County did a survey of rents for second units in 2006, that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.		
019-102-001	SU	Renter	1	0	0	0	1	1				County did a survey of rents for second units in 2006, that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.		

101-031-003	SU	Renter	1	0	0	0	0	1	1	1	County did a survey of rents for second units in 2006. that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.
512-181-037	SU	Renter	1	0	0	0	0	1	1	1	County did a survey of rents for second units in 2006. that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.
306-291-024	SU	Renter	1	0	0	0	0	1	1	1	County did a survey of rents for second units in 2006. that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.
202-161-002	SU	Renter	0	1	0	0	0	1	1	0	County did a survey of rents for second units in 2006. that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.
512-131-080	SU	Renter	0	1	0	0	0	1	1	1	County did a survey of rents for second units in 2006. that study indicated that a portion are low income and a portion are very-low income. Staff has looked at the cost of the structures and broken them into the appropriate categories.
511-481-025	SF	Owner	0	1	0	0	0	1	1	DB	
303-142-056	2 to 4	Renter	0	1	1	0	0	2	0		Two units were built, one as the primary residence and the second as a MIL. The MIL is small and will be



[illegible]

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** HUMBOLDT COUNTY  
**Reporting Period** 01/01/2015 - 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction HUMBOLDT COUNTY

Reporting Period 01/01/2015 - 12/31/2015

**Table A3**

**Annual building Activity Report Summary for Above Moderate-Income Units**  
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	37	1	0	0	14	52	0
No. of Units Permitted for <b>Above Moderate</b>	38	1	0	0	0	39	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction HUMBOLDT COUNTY  
 Reporting Period 01/01/2015 - 12/31/2015

**Table B**  
**Regional Housing Needs Allocation Progress**  
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed		0	0	0	0	0	0	0	0	0		
	Restricted Non-	0	16	5	0	0	0	0	0	0	0	21	0
	Deed												
Low	Deed		0	0	0	0	0	0	0	0	0		
	Restricted Non-	0	13	4	0	0	0	0	0	0	0	17	0
	Restricted												
Moderate		0	26	53	0	0	0	0	0	0	0	79	0
Above Moderate		0	83	39	0	0	0	0	0	0	-	122	0
Total RHNA by COG. Enter allocation number:		0											
Total Units			138	101	0	0	0	0	0	0	0	239	0
Remaining Need for RHNA Period													

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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** HUMBOLDT COUNTY  
**Reporting Period** 01/01/2015 - 12/31/2015

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-IM40 Expedited Residential Subdivision Review in Housing Opportunity Zones	The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones	12/31/15	This has been assigned to a Planner. It is anticipated that this will be before the Planning Commission by April, 2016. Marijuana Ordinance took precedence over this one.
H-IM2 Pursue Funding for Housing Programs	The County shall pursue funding for housing programs, and prioritize funding for development of housing to very low-income households when competing for resources with other projects.	12/31/15	The County continues to work with developers and housing advocates. A total of \$1,000,000 in funding was secured by the County in 2015.
H-IM15 Monitoring Affordable Housing Development on properties rezoned to multi-family	The County shall describe the development that has occurred on the properties rezoned to MF under H-IM17 and H-IM18 of the 2009/2010 Housing Element. The County will also assess the effectiveness of the Affordable MF Housing Land Inventory in meeting the	12/31/15	The County approved a Planned Development Permit (PDP 15-004) to facilitate construction of 8 MF units on one of the properties rezoned MF (APN 510-091-074). The County approved plot plans for building permits to construct a total of 21 MF units on three other properties rezoned to MF (APN 511-211-075 through -077.)

	County's housing needs for lower income households, and propose changes to that program as necessary to increase its effectiveness.			
H-IM26 Post Information Regarding Fair Employment & Housing	Continue to support the enforcement program of the State Fair Employment and Housing Commission. The Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the County Housing Authority.	12/31/15	This is done annually in April.	
H-IM3 Provide Second Unit Plans	The County shall maintain online second dwelling unit plans for public use.	12/31/15	They are available.	
H-IM4 Internet Accessible Residential Land Inventory and Development Constraint Maps	To provide internet access to searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level.	12/31/15	This is available.	
HE-IM6 Internet-Based Permitting Software to increase Transparency of Permit Review Process	The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects.	12/31/15	This is available.	
H-IM9 Facilitate Development of Sites in the Affordable Housing Land Inventory	The County shall allow the multifamily zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily	12/31/15	The County approved Planned Development Permit (PDP 15-004) to facilitate construction of 8 MF units on one of the properties rezoned to MF (APN 510-091-074).	



	developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory in light of state, federal and local financing programs.			
H-IM16 Facilitate and Monitor the Martin Slough Interceptor (MSI) Project, and implement Alternatives if the Project is Delayed or Cancelled	<p>The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase II MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation.</p>	12/31/15	This MSI project is complete. The new sewer connections in the MSI project area are anticipated to become available in early 2016 with the adoption of a traffic impact mitigation fee currently being drafted by consultants.	
H-IM9 Facilitate Development of Sites in the Affordable Housing Land Inventory	<p>The County shall allow the multifamily zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily</p>	12/31/15	The County approved Planned Development Permit (PDP 15-004) to facilitate construction of 8 MF units on one of the properties rezoned to MF (APN 510-091-074).	

	developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory in light of state, federal and local financing programs.			
H-IM19 Continued Implementation of Effective Policies from the Previous Housing Element	The County shall continue to implement the policies from the 2009/2010 Housing Element labeled with a check in §8.12.20 of the Housing Element	12/31/15	County is implementing these items.	
H-IM21 Ten-Year Plan to End Homelessness	The County shall actively support the implementation measures outlined in the Ten-year Plan to End Homelessness.	12/31/15	County staff is implementing this.	
H-IM22 Humboldt Housing and Homeless Coalition	The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole.	12/31/15	Staff from various County Departments, including DHHS, Planning Probation, and Sheriff are attending.	
H-IM23 Funding for the Multiple Assistance Center	Within available resources of the Department of Health and Human Services and consistent with the mandates of the Department and the needs of its core service populations, the Department will consider entering into annual contract service arrangements with the Multiple Assistance Center. Continuation of service contracts will be based on fund availability, and program or cost efficiency outcomes.	12/31/15	The County continues to provide financial support thru Inter-Governmental Transfer funds as they are available; #8206; to support the MAC.	
H-IM24 Housing Accessibility fo People with Disabilities	The County shall support housing access for persons with disabilities by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist	12/31/15	The Planning Department is committed to fast tracking disability projects, although none were applied for in 2015.	



	qualifying residents in removal of architectural barriers			
H-IM25 Housing Rehabilitation	The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.	12/31/15	The County has a fully funded program for Housing Rehabilitation. There were no loans made in 2015 and the Housing Study was not updated.	
H-IM28 Identify Potential Special Occupancy Park Sites	The County shall maintain an online inventory of suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks	12/31/15	The inventory is available on the County website	
H-IM35 Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks.	The County shall support continuation of existing mobile home and long term occupancy recreational vehicle parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications	12/31/15	No new proposals or changes have come forward. The County will continue to work with Park Owners.	
H-IM36 Reduce Building Permit Application Fees	The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle	12/31/15	This is available at the County.	
H-IM20 Consideration of Policies from the "Idea Bank"	The County shall consider implementing the policies and implementation measures labeled with an arrow in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review.	12/31/15	Implementation of the other housing programs has consumed all available resources in 2015 so these implementation measures were not advanced.	
H-IM29 Procedures for Conversion of Mobile Home Parks and Recreational Vehicle Parks	The County shall amend County Code to adopt a mobile home park conversion ordinance pursuant to Government Code (§65863.7), and to require similar procedures acceptable to the Planning Commission for conversion of	12/31/15	The Ordinances have been written, outreach has begun, and the item has been scheduled for the Planning Commission the first week in March. Marijuana Ordinance took precedence over this one.	

	Recreational Vehicle Parks to other uses		
H-IM30 Elder Housing Needs Assessment	The County shall facilitate an assessment of the housing needs of elders.	12/31/15	This item is completed. The County partnered with Humboldt State University and Area Agency on Aging to prepare a report for the Board. The Report went to the Board on December 1, 2015.



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	HUMBOLDT COUNTY
<b>Reporting Period</b>	01/01/2015 - 12/31/2015

**General Comments:**

## **Attachment B**

### **Section 65400 of the Government Code**

#### **65400. Implementation of General Plan.**

(a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) For the report to be filed during the 2006 calendar year, the planning agency may provide the report required pursuant to paragraph (2) of subdivision (a) by October 1, 2006.

(c) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (compelling compliance with this section within 60 days. If the city, county, or city and county fail to comply with the 2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.