




## COUNTY OF HUMBOLDT

AGENDA ITEM NO.

**I-4**

Hearing Date: March 21, 2017

To: Board of Supervisors

From: John H. Ford, Director, Planning and Building Department 

Subject: Annual report on the Status and Implementation of the 1984 Framework Plan (General Plan) for 2016

### RECOMMENDATIONS:

That the Board of Supervisors:

1. Receive staff report.
2. Deliberate on proposed 2016 Annual Report and modify as necessary.
3. Direct staff to forward the 2016 Annual Report to the State Clearing House

### SOURCE OF FUNDING:

Planning and Building Department, Budget Unit 1100-282, Advance Planning.

Prepared by \_\_\_\_\_  
Paula Mushrush, Housing & Grant Manager

CAO Approval 

#### REVIEW:

Auditor \_\_\_\_\_ County Counsel  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 Sundberg  
Seconded by Supervisor Wilson

Ayes Sundberg, Fennell, Bass, Bohn, Wilson  
Nays \_\_\_\_\_  
Abstain \_\_\_\_\_  
Absent \_\_\_\_\_

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

Dated: Mar 21, 2017

By:   
Kathy Hayes, Clerk of the Board

## DISCUSSION:

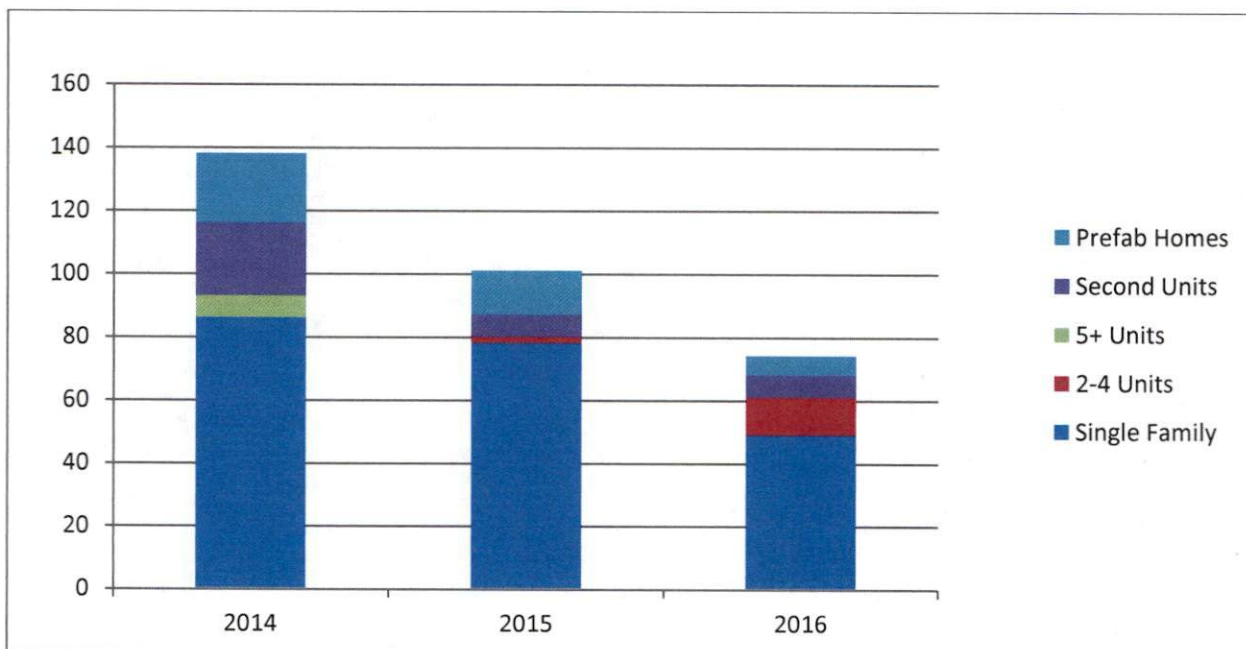
State law, Section 65400 of the Government Code (Attachment B) requires that the Planning and Building Department provide the Humboldt County Board of Supervisors and the Office of Planning and Research a report on the status of the General Plan, including specific information on the Housing Element. The 2016 Annual Progress Report (Attachment A) includes discussion of progress on the General Plan as well as an appendix detailing the status of the Housing Element implementation.

This report is due by April 1 of each year. The report must include discussion of the following items:

- The status of the General Plan and its implementation.
- 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.

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. There were 71 new units permitted for construction in 2016. Of these 3 were for very-low income, 10 for low-income, 29 for moderate income, and 26 for above moderate.

The following chart compares the building permits issued in 2016 with those issued the prior two years, as reported to the California Department of Housing & Community Development. The Chart was changed from prior years, due to change in reporting requirements. This chart is reflective of new collection data.



The chart above reflects that there were eight multifamily units built in 2014, and none in 2015 and 2016. There are currently 22 multifamily zoned parcels with a development potential of approximately 500 units. In addition as part of Housing Element implementation is adding approximately 30 parcels with a development potential of approximately another 300 units. In 2016 the only housing types that increased were 2-4 units, per parcel. These were primarily a main single family house, with a second smaller unit.

#### FINANCIAL IMPACT:

This item is 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 by addressing 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 also provides information to the community about the implementation of the General Plan, which invites civic engagement that safeguards the public trust.

#### 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 2016
Attachment B	Section 65400 of the Government Code

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

## **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.



A topographic map of Humboldt County, California, showing the county's irregular shape. The map uses a color gradient to represent elevation, with blue and green for lower elevations and yellow, orange, and brown for higher elevations. The map is oriented vertically, with the coastline on the left side.

**HUMBOLDT COUNTY**

**GENERAL PLAN  
ANNUAL REPORT  
2016**

**Prepared February 22, 2017**

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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 2016 Annual Progress Report is divided into three (3) sections. The first section tabulates the General Plan Amendments reviewed by the County in 2016.

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 2016 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 several meetings in 2016 reviewing the draft plan, and the County began revising the Environmental Impact Report for the draft plan.

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 2016

### Applicant-Initiated General Plan Amendments

1/19/2016; BIG LAGOON PARK COMPANY GPA & ZONE RECLASSIFICATION, Application Number 2346  
Project Location: The project site is located in the northwest area of Humboldt County, in the Big Lagoon area, APNs 517-121-010 and 517-131-009

On March 17, 2015, by Resolution No. 15-35, the Board of Supervisors approved a General Plan Amendment to amend the Humboldt County General Plan-North Coast Area Plan (NCAP) to provide relocation sites for up to fourteen of the existing 76 cabins within Big Lagoon Park that are anticipated to face geologic hazards associated with coastal bluff retreat during their economic life. The Board also adopted Ordinance No. 2528 which amended Zoning Maps E7 and E8 to reflect the approved changes to the zoning, along with relocation of the Urban Limit Line to run coincident with the zoning changes. As the subject property is in the Coastal Zone, the changes are amendments to the Land Use Plan (LUP) and Implementation Plan (IP) and require certification by the Coastal Commission before becoming effective.

On September 10, 2015 the California Coastal Commission held a public hearing to consider and certify the proposed amendments. While initially Coastal Commission staff recommended that the Coastal Commission certify the amendments as submitted, later staff determined that relocation of up to fourteen cabins to the designated receiving property would not be consistent with the density provisions of the certified LCP and Sections 30250 and 30253 of the



Coastal Act even with the approved amendment. At the hearing, by a series of unanimous votes, the Coastal Commission 1) denied the proposed amendments to the LCP as submitted; and 2) approved the LCP amendments with three Suggested Modifications. The three Suggested Modifications will still achieve the County's and applicant's objective while ensuring consistency with the density provisions of the certified LCP, and Sections 30250 and 30253 of the Coastal Act. Shortly after the September 10, 2015 hearing, the Coastal Commission's findings and resolutions were transmitted to the County, along with a letter outlining the steps that must be taken by the County to move the proposed General Plan and Coastal Zoning with the Suggested Modifications forward to certification by the Coastal Commission.

The Planning Commission has considered the Suggested modifications, held a duly noticed public hearing, and provided their recommendation on the Suggested Modifications to the Board of Supervisors. The text and maps amendment changed to incorporate the Coastal Commission's suggested modifications. The Board of Supervisors approved recommendations, including the Coastal Commission changes, on January 19, 2016.

7/19/2016: County of Humboldt, Interim Use Local Coastal Program Amendment, Case Numbers GAP-16-001 and OR-16-001

Project Location: Central Humboldt County coastal areas, including Samoa Peninsula, King Salmon and Fields Landing

The matter involves the Interim Use Local Coastal Amendment (Amendment). The Amendment consists of text amendments to the Humboldt Bay Area Plan (HBAP) and to the Coastal Zoning Regulations which would expand the uses allowed in the Industrial/Coastal-Dependent (MC) zone district by providing for certain conditionally permitted noncoastal-dependent interim uses (interim uses) in the MC district on a temporary short-term basis, subject to performance standards designed to protect and prioritize coastal-dependent industrial (CDI) uses. The purpose of the Amendment is to increase the potential for the use of vacant and underutilized MC zoned land around Humboldt Bay while at the same time protecting current and future long term CDI uses.

Until such time as there is a higher demand for the use of MC zoned land for its primary designated purpose of supporting CDI uses, defined in the County's Coastal Zoning Regulations as uses which require a maintained navigable channel to function, it is important to preserve and improve infrastructure that supports CDI uses. The proposed Amendment provides opportunities not currently available to MC landowners to temporarily utilize their vacant or underutilized land to generate revenues that could be used to repair, maintain, and improve infrastructure for future CDI use. These new land use opportunities would be provided by increasing the variety of uses in the MC zone district through the allowance of interim uses. Allowing for interim uses will increase the opportunity for productive utilization of vacant and underutilized MC zoned land, thereby increasing the potential for these lands to generate revenue and increasing the likelihood that CDI infrastructure will be maintained and ultimately increasing the potential to attract future CDI uses. Interim uses will also increase the opportunity for vacant and underutilized MC zoned land to provide economic development opportunities, including jobs.

The Planning Commission heard the item and made no recommendations to the Board of Supervisors. The item was taken to the Board of Supervisors and they directed staff to submit the item to the Coastal Commission. The original submission was in early August, the Coastal Commission deemed the application complete on December 29, 2016 and will be holding a hearing accordingly.

12/6/16: TOMAC, LLC GPA AND ZONE RECLASIFICATION, Application Number 9588

Project Location: The project is located in the south central area of Humboldt County, 2832 Old State Highway, Alton area

The project is a General Plan Amendment (GPA) and a Zone Reclassification (ZR) of two parcels totaling approximately 8.3 acres located in the Alton area, southeast of the intersection of Highway 101 and Highway 36. Assessor Parcel Number (APN) 201-241-015 is currently planned Industrial General (IG) and zoned Heavy Industrial with a qualified combining zone that limits the use to the Nolan Trucking Facility (MH-Q). The project will modify the Q-zone to allow a variety of principally permitted uses as identified in the MH zone such as the applicant's heating, ventilation and air conditioning (HVAC) business and other similar uses. The Q-zone will be modified to allow the principally permitted uses in the MH zone subject to certain performance standards to assure compatibility with the surrounding areas and to utilize the mitigation measures identified in the Environmental Impact Report associated with the Nolan Trucking project. APN 201-241-018 is currently planned Agriculture Suburban (AS) and zoned Residential Suburban with a 2.5 acre minimum parcel size and combining zone for manufactured homes (RS-B-5(2.5)-T). The project will also change the general plan designation on this parcel to Industrial General (IG) and change the zone classification to Heavy Industrial with the same Q-zone, similar to APN 201-241-015.

This proposal follows the Board's December 16, 2014 acceptance of the petition to re-designate and rezone the properties. The Humboldt County Planning Commission considered the proposal and held a public hearing on the project at their meeting of December 3, 2015. The Board of Supervisors approved all recommendations on December 6, 2016.

12/13/2016: 705 101 PROPERTIES, LLC GPA AND ZONE RECLASSIFICATION, Application Number 8512

Project Location: The project area is located in the South Humboldt County, 705 US Highway 101, Piercy

The project is a General Plan Amendment (GPA) and a Zone Reclassification (ZR) of one parcel totaling approximately five acres located in the Piercy area, on the east side of Highway 101, approximately three-fourths of a mile north of the Humboldt-Mendocino County line. The project will change the land use designation from Agriculture Lands (AL40) to Commercial Recreation (CR) and change the zone classification from Unclassified (U) to Community Commercial with a Qualified combining zone (C-2-Q). By precisely zoning the property and adding a Qualified combining zone (Q-zone), it will both allow a variety of principally permitted uses as identified in the C-2 zone as well as insure that any new development will not create visual impacts greater than the impacts caused by uses historically located on the property. This change will better reflect the current uses of the site.

This proposal follows the Board's December 9, 2014 acceptance of the petition to re-designate and rezone the properties. The Humboldt County Planning Commission considered the proposal and held a public hearing on the project at their meeting of November 3, 2016. In a 6-0 vote, the Planning Commission recommended the Board make the necessary findings and approve the amendment and zone reclassification. The Board of Supervisors approved all recommendations on December 13, 2016.

### General Plan Update

The Board of Supervisors met to consider the Planning Commission Draft General Plan Update on each of the following dates: February 1<sup>st</sup>, March 1<sup>st</sup>, June 14<sup>th</sup>. Staff is working with consultants to update the 2012 EIR.

During these meetings the board discussed and deliberated on:

- Review Planning Commission Recommendations
- Consistency Review with 2012 EIR

### 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 County reported in the online system about progress made on the Housing Element implementation measures, Appendix A. The section below outlines the overarching progress in housing development during 2016.

## **3. Housing Element Implementation**

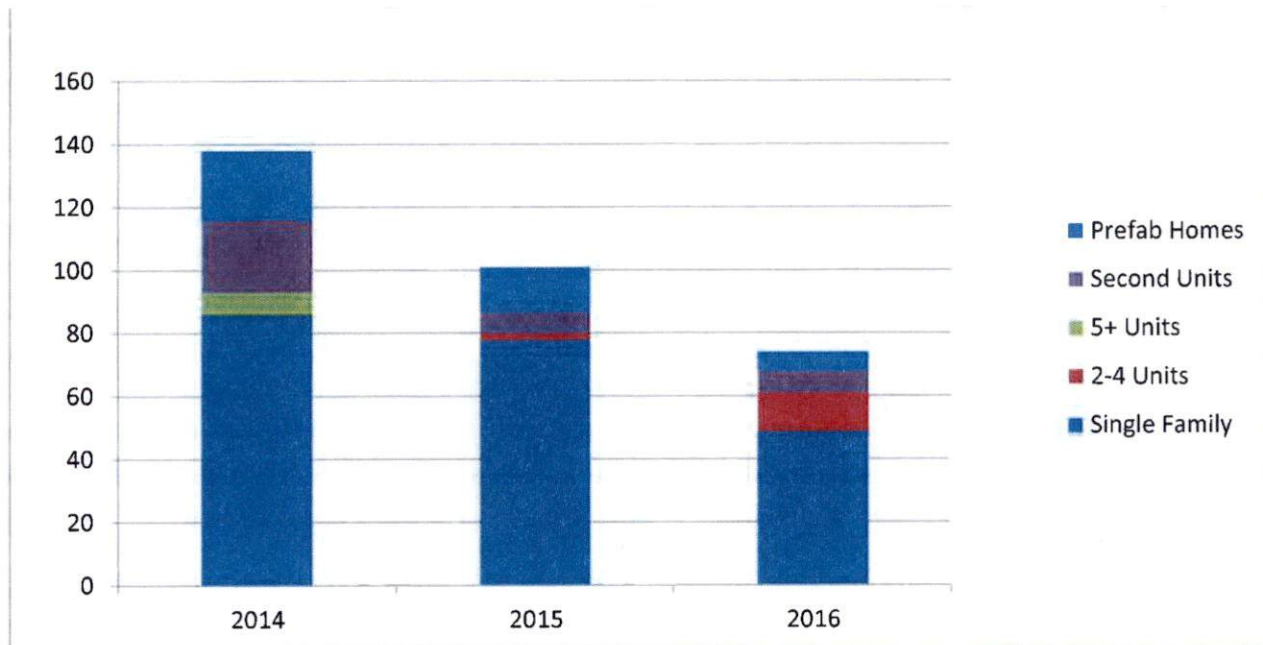
### Permits issued for New Construction

One of the more important implementation measures in the Housing Element is to facilitate the development of new housing. There were 74 new units permitted for construction in 2016. Of these 3 were for very-low income, 16 for low-income, 29 for moderate income, and 26 for above moderate.

The following chart compares the building permits issued in 2016 with those issued the prior two years, as reported to the California Department of Housing & Community Development.

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.

**Figure 1. Building Permits Issued 2014 – 2016**



Source: Humboldt County Planning Division, 2016

#### 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, 2014

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

#### **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 2017.

#### **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

3. 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

4. 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:												
VOLUME I												
	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		●	●								
VOLUME II - Area Plans												
Community Plans			●	●	●	●	●	●	●	●	●	●
Local Coastal Plans			●	●	●	●	●	●		●	●	●
Background materials prepared for General Plan Revision Program			●	●	●	●	●	●	●	●	●	●

● = primary treatment

◐ = 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 01/01/2016 - 12/31/2016

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 01/01/2016 - 12/31/2016

**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
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted 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.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
515-191-004	SU	Renter	0	1	0	0	1	0			Survey of Units, and size
095-081-027	SU	Renter	0	1	0	0	1	0			Survey of Units and size
510-193-029	SU	Renter	1	0	0	0	1	0			Survey of Units and size
509-321-044	SU	Renter	1	0	0	0	1	0			Survey of Units and size
018-081-025	SU	Renter	0	1	0	0	1	0			Survey of Second Units, and size
300-232-006	SU	Renter	1	0	0	0	1	0			Survey of Units and size
508-121-019	SU	Renter	0	1	0	0	1	0			Survey of Units and size
11-101-013	SF	Owner	0	1	0	0	1	0			Size of unit and lack of garage
109-101-023	SF	Owner	0	1	0	0	1	0			One bedroom, without garage, and very small.

508-401-051	2 to 4	Owner	0	1	1	0	2	0			This was new construction of a SF residence, and a secondary rental.
303-022-059	2 to 4	Owner	0	1	0	1	2	0			The second unit is very small.
508-401-048	2 to 4	Owner	0	1	1	0	2	0			This is a basic SF home, with a MIL. MIL's are LI, based on survey and size
508-401-050	2 to 4	Owner	0	1	1	0	2	0			This is a SF structure and a small MIL. Based on surveys MIL's of this size are LI.
511-491-034	MH	Owner	0	1	0	0	1	0			This mobile was on a small parcel and was smaller.
212-171-085	MH	Owner	0	0	0	0	0	0			This is a new MH, with no garage, on a smaller lot.
204-381-029	MH	Owner	0	0	0	0	0	0			This is a smaller PHU, on a small parcels and no garage.
510-071-005	MH	Owner	0	0	0	0	0	0			Replaced a deteriorated house with an PHU on a small parcel with no garage.
(9) Total of Moderate and Above Moderate from Table A3					30	27					
(10) Total by Income Table A/A3			3	11	30	27					
(11) Total Extremely Low-Income Units*			0								

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** HUMBOLDT COUNTY

**Reporting Period** 01/01/2016 - 12/31/2016

**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 in 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 01/01/2016 - 12/31/2016

**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>	21	4	0	0	2	27	0
No. of Units Permitted for <b>Above Moderate</b>	26	0	0	0	0	26	0

\* Note: This field is voluntary



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

**Jurisdiction** HUMBOLDT COUNTY

**Reporting Period** 01/01/2016 - 12/31/2016

**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.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	211	0	0	0	0	0	0	0	0	0	24	187
	Non-Restricted		16	5	3	0	0	0	0	0	0		
Low	Deed Restricted	136	0	0	0	0	0	0	0	0	0	28	108
	Non-Restricted		13	4	11	0	0	0	0	0	0		
Moderate		146	26	53	30	0	0	0	0	0	0	109	37
Above Moderate		890	83	39	27	0	0	0	0	0	-	149	741
Total RHNA by COG. Enter allocation number:		1383										310	1073
Total Units ▶ ▶ ▶			138	101	71	0	0	0	0	0	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** 01/01/2016 - 12/31/2016

**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	
HM-IM40 Expedited Residential 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	12/1/2015	This had been assigned to a planner that left. It has been reassigned, but given the work involved with cannabis it has yet to be finalized	
H-IM29 Procedures for Conversion of Mobilehome Parks and Recreational Vehicle Parks	The County shall amend County Code to adopt a mobilehome park conversion ordinance pursuant to Government Code §65863.7), and to require similar procedures acceptable to the Planning Commission for conversion of Recreational Vehicle Parks to other uses	12/31/2015	This item was adopted for mobile home parks in May 2016. It was considered but not adopted for RV parks.	
H-IM33 Standards for Alternative Sewage and Wastewater Disposal Systems	Consistent with Regional Water Quality Control Board requirements, the Division of Environmental Health shall consider approval of gray water and other acceptable sewage treatment and	7/1/2016	This item has been referred to Environmental Health. They are considering this, but state they cannot finalize until 2018.	

	disposal systems, including composting toilets, in areas where Alternative Owner Builder structures are allowed.		
H-IM32 "Safe Homes" Program to Increase Building Code Compliance	The County shall allow qualified unpermitted homes to become permitted through a "safe homes" program. Reduced or eliminated penalty fees for owners wishing to obtain permits for unpermitted homes shall be included as an incentive to bring the unpermitted units into compliance.	7/1/2016	This item was scheduled to go to the Board in late 2015, but was returned pending further review. It has yet to be picked up again. But the program is written and ready to go at some point.
H-IM37 Affordable Housing Multifamily Land Inventory	The County shall increase the inventory of lots suitable for inclusion in the affordable multifamily housing inventory and allowed by right (no discretionary review is required), including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily to accommodate 77 additional units, which can accommodate the housing need for extremely low, very low and low income households pursuant to Government Code Section 65583 (c) (1) (A). This program will be on a voluntary basis and use the Q "Qualified zone to establish minimum density and other requirements.	12/31/2016	This requires an EIR amendment. The EIR has been assigned, but the General Plan EIR and the Cannabis EIR are higher priority at this time. The existing inventory has not been used at this time.
H-IM38 Farmworker Housing	The County shall review the zoning ordinance to comply with the requirements of state law (Health and Safety Code 17021.5 and 17021.6).	12/31/2016	This has been assigned, but the main planner who is familiar with this is not able to offer the required assistance, as he is working on cannabis.
H-IM39 At Risk Units	The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.	12/31/16	Developed a policy to check on this on an annual basis, concurrent with HE Report, by contacting the California Housing Partnership. By comparing their database with ours it was found that theirs is not complete so we shared information.
H-IM26 Post Information Regarding Fair Employment and Housing	The County shall continue to support the enforcement program of the State Fair Employment and Housing Commission. The Planning Division shall disseminate	Annually	Done annually in April

	information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority		
H-IM2	The County shall pursue funding for housing programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including	Annually	Applying when eligible, and trying to attract developers.
H-IM15	The County shall include in its Annual General Plan Progress Report prepared pursuant to §65400 of the Government Code a description of the development that has occurred on the properties rezoned to multifamily under H-IM17 and H-IM18 of the 2009/2010 Housing Element. The County shall also include in the 2019-2024 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households, and propose changes to that program as necessary to increase its effectiveness.	Annually	The land inventory includes these properties, but there was no development in 2016.
H-IM3	The County shall maintain online second dwelling unit plans for public use	Ongoing	These are available, but based on major building code changes they need updating. While they were available at the counter the last 4 years only two people inquired, but both didn't want to use them.
H-IM4 Internet Accessible Residential Land Inventory and Development Constraints Maps	The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level.	Ongoing	The GIS data base continues to be updated.  <a href="http://www.humboldt.gov/1357/Web-GIS">http://www.humboldt.gov/1357/Web-GIS</a>
H-IM6 Internet-Based Permitting Software to Increase Transparency	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	Ongoing	Permitting software continuing to be maintained and updated for transparency <a href="http://humboldt.gov/183/OnTrack-Permits-Portal">http://humboldt.gov/183/OnTrack-Permits-Portal</a>

	identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects. Responsible Agencies: Planning and Building Department, Health and Human Services Department, and Public Works		
H-IM9 Facilitate Development of Sites in the Affordable Housing Lan 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 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.	Ongoing	MF zoned parcels are principally permitted. If proposals came forward staff would accommodate proposed changes.
H-IM16	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	Ongoing	The martin slough interceptor is done and some connections have been made. Future connections will require a traffic impact fee, which has not been implemented. Public works has had meetings on it, but it has not been passed.

	<p>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. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project is ongoing; Rezoning shall be completed within one year of receipt of notification of project delay or cancellation.</p>		
H-IM19 Continued Implementaiton of Effective Policies from the Previous Housing Element	The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as 204 in §8.12.20 of the Housing Element	Ongoing	These are reviewed annually, and considered for inclusion in work program. Based on the workload and quickly changing landscape they were not included in 2016
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	H-IM21	The Department of Health and Human Services is leading this effort, but the Planning and Building Department, and Supervisors are also working on this.
H-IM22 Humboldt Housing 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.	Onoging	Staff from both DHHS and Planning and Building attend this regularly.
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	Ongoing	This continues to be funded adequately.

	based on fund availability, and program or cost efficiency outcomes.		
H-IM24 Housing Accessibility for 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 qualifying residents in removal of architectural barriers	Ongoing	The County Planning and Building provides funding for barrier removal projects.
H-IM25	The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.	Ongoing	The County has an active program. There has not been funding for an updated study. When funding becomes available this will be prioritized
H-IM28 Identify Potential Special Occupancy Parks	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	Ongoing	Data base is maintained and updated as new information becomes available. As part of mobile home rent stabilization the county is getting new data.
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	Ongoing	County has adopted a mobile home conversion ordinance. In addition they have adopted mobile home rent stabilization.
H-IM30 Elder Housing Needs Assessment	The County shall facilitate an assessment of the housing needs of elders.	12/31/15	Item was completed in 2015

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

**Jurisdiction**      HUMBOLDT COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**General Comments:**