



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
ADVANCE PLANNING DIVISION

3015 H Street Eureka CA 95501  
Phone: (707) 445-7541 Fax: (707) 268-3792

January 3, 2014

Housing Policy Department  
Received on:  
JAN - 7 2014

OFFICE OF PLANNING & RESEARCH (OPR)  
State Clearinghouse  
Terry Roberts, SCH Director  
PO Box 3044  
Sacramento, CA 95812.3044

Attn: Paul McDougall  
DIVISION OF HOUSING POLICY DEVELOPMENT  
Calif. Dept. of Housing & Community Development  
1800 Third Street, Suite 430  
PO Box 952053  
Sacramento, CA 94252.2053

Re: 2013 General Plan Annual Report for Humboldt County

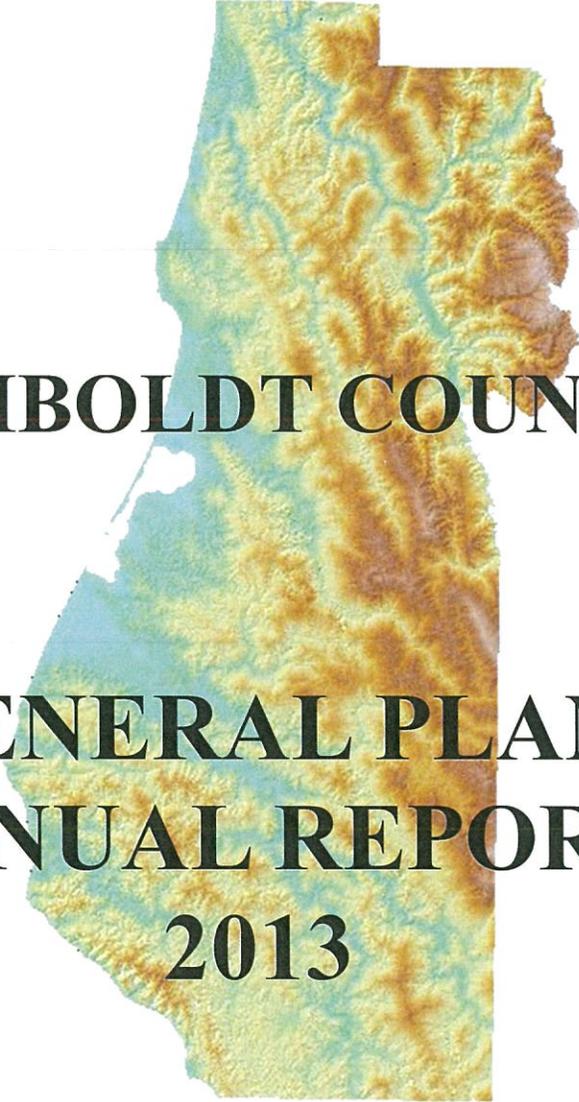
Dear Terry Roberts and Paul McDougall,

Enclosed please find the 2013 General Plan Annual Report for Humboldt County.  
Please let me know if you have any questions or comments.

Sincerely,

Michael Richardson  
Senior Planner

enclosures

A topographic map of Humboldt County, California, showing elevation contours in shades of green, yellow, and brown. The map is oriented vertically and serves as a background for the title text.

# **HUMBOLDT COUNTY**

## **GENERAL PLAN ANNUAL REPORT**

**2013**

**Prepared October 7, 2013  
Revised November 15, 2013**

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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 2013 Annual Progress Report is divided into three (3) sections. The first section tabulates the General Plan Amendments reviewed by the County in 2012. In 2012 the County also incorporated the multifamily rezones into the 2010 Housing Element.

The second part of this report presents detailed information about implementing the Housing Element of the General Plan. As mentioned above, the County made significant progress by completing a multifamily rezoning program. Other Housing Element implementation measures were adopted by the Board of Supervisors in 2012.

The third section reviews the progress made toward implementing the programs in the 1984 Framework Plan. The 2013 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.

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, which is now before the Board of Supervisors for review. 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.

### Department and Staff Changes

In May of 2012 the Board of Supervisors disbanded the Community Development Services Department, leaving the Planning and Building Department as a stand-alone department without grant writers. In November 2012 a new Planning Director was hired. In July 2013 the Board of Supervisors moved the Housing programs and staff (1.5 FTE) into Advanced Planning Division. This was done to create a closer linkage between Housing Element Implementation measures and affordable housing projects and programs. These changes have brought more capacity for community outreach and reporting.

## 2. General Plan Activities in 2012

The Board of Supervisors reviewed the following items associated with the General Plan during the year 2012.

### General Plan Update

The Board of Supervisors met to consider the Planning Commission Draft General Plan Update on each of the following dates: June 12<sup>th</sup>, 18<sup>th</sup> & 25<sup>th</sup>; July 10<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup> & 24<sup>th</sup>; August 13<sup>th</sup>; September 10<sup>th</sup> & 17<sup>th</sup>; October 1<sup>st</sup> & 15<sup>th</sup>, November 5<sup>th</sup> & 8<sup>th</sup>, and December 3<sup>rd</sup> & 17<sup>th</sup>, 2012.

January 10, 2012

Approved a General Plan Amendment from CG to IG, and an associated Zone Reclassification from CH-Q to ML. The amendments affect approximately 6.3 acres in the Alton area, on the south side of State Highway 36, just east of the intersection with Highway 101. The amendments would facilitate the use of the property for a fence contracting business, including truck and equipment storage, office space, a work area and additional storage. The property would be used mainly as a contractor's storage yard and office, with a small amount of retail sales and metal fabrication.

February 28, 2012

Approved the implementation of several Housing Element programs through Plan and Development Code changes, which relate to the following items:

1. Establishing Housing Opportunity Zones
2. Relax Second Dwelling Unit Standards
3. Provide Incentives for Affordable and Special Needs Housing
4. Protect Multifamily Uses in the Affordable Multifamily Land Inventory
5. Allow Single Room Occupancy Units with a Special Permit
6. Allow Emergency Shelters as Principally Permitted Uses
7. Facilitate Development of Supportive and Transitional Housing
8. Retain Legal Non-Conforming Housing
9. Establish Consistent Density for the Residential Multifamily Plan Designation, and
10. Develop Strategies for Securing and Distributing Funds in the Housing Trust Fund (HTF) Account

March 13, 2012:

Implementation Measure H-IM17 and H-IM18 of the adopted Housing Element requires the County to add property to the multifamily residential land inventory. H-IM17 requires rezoning enough land to accommodate 514 717 units of affordable housing on parcels which meet specific restrictive criteria (the "Affordable Multifamily Land Inventory"). H-IM18 requires rezoning land for another 466 units on parcels with less restrictive criteria (the "Surplus Multifamily Land Inventory").

The Board took action On August 30, 2011 to implement those programs, changing the General Plan Land Use and Zoning designations of 48 properties to multifamily. This March 13, 2012 item amended the Housing Element to incorporate those new multifamily properties into the Housing Element. It also corrected an inconsistency in the approved density on several properties.

March 20, 2012

Approval of a General Plan Amendment from Rural Residential Agriculture (RR(a)) to Coastal Commercial Timberland (TC), and an associated Zone Reclassification from Rural Residential Agriculture two acre minimum (RA-2) to Commercial Timber (TC). The result of the general plan

amendment and zone reclassification will be reduced development potential as the TC designation will not permit a second dwelling unit or further subdivision.

The intent of the project is to allow for a 70.4 acre parcel jointly owned by both applicants to be separated and combined with adjacent residentially developed lands owned independently by each applicant. This will be accomplished by a Lot Line Adjustment whereby the three existing parcels will be reconfigured into Parcels 1 and 2 of approximately 41.2 and 40.1 acres, respectively.

June 5, 2012

Approval of a general plan petition to change the land use designations of a 102 acre property from agricultural and industrial land use designations to Commercial Recreation (CR). The subject site is located on the former Orick Mill Site situated north of the confluence of Prairie Creek and Redwood Creek, in Orick, and south of the area known as Berry Glenn.

June 12, 2012

Introduction of the General Plan Update for review by the Board of Supervisors. After 78 meetings spanning 3 years of deliberation on approximately 1200 policy options, the Humboldt County Planning Commission unanimously approved the transmittal of the Planning Commission Approved Draft Plan to the Board of Supervisors on May 17, 2012.

The Draft Plan is intended to be a comprehensive update of the County's current 1984 General Plan. The General Plan expresses the community's goals for the distribution of future land uses for approximately the next 20 years, both public and private, and establishes policies, standards and implementation measures for future development. It reviews and revises the basic assumptions regarding population projections and future land use demand, and proposes land use designations and diagrams (maps), together with policies to meet that demand in a manner consistent with State law.

This item was continued to the following meetings in 2012 for continued deliberation:

June 12, June 18 & June 25, 2012  
July 10, July 16, July 23, & July 24, 2012  
August 13, 2012  
September 10, & September 17, 2012  
October 1, & October 15, 2012  
November 5, & November 8, 2012  
December 3, & December 17, 2012

During those meetings, the Board of Supervisors reviewed:

- Chapter 1 – Introduction,
- Chapter 2 - Public Guide,
- Chapter 3 – Governance Policy,
- Chapter 5 – Land Use,
- Chapter 6 – Telecommunications, and
- Chapter 7 – Circulation.

July 17, 2012

On December 6, 2011, the Board adopted a Revised General Plan Amendment (Local Coastal Plan Amendment) and associated Zone Reclassification the Samoa town site encompassing approximately 171 acres. The purpose of the proposed Amendment was to facilitate development and revitalization of the parcels; to build on the historic and beneficial aspects of the townsite while preserving opportunities for coastal dependent industrial uses on the adjacent

lands with harbor access.

The purpose of the current action is to adopt revised maps to make them consistent with changes requested by the Coastal Commission. All other actions of the Board with respect to adoption of Local Coastal Plan text changes and zoning text changes remain unchanged.

August 28, 2012

A do-over of the March 13, 2012 Board item to incorporate further analysis into the Housing Element adding property to the multifamily residential land inventory. This March 13, 2012 item amended the Housing Element to incorporate new multifamily properties into the Housing Element. It also corrected an inconsistency in the approved density on several properties. The August 28 item amends the Housing Element further to explain how the new multifamily properties could be developed with affordable multifamily housing.

September 25, 2012

Modification of the Board Orders of the August 28, 2012 meeting to explicitly reflect Board approval of the minor addition to the Housing Element amendments recommended by staff during the meeting, and to notify interested parties of the modified Board Orders.

During the meeting of August 28, staff reported to the Board that based on more public comments received by HCD, an addition to the amendments was recommended, to add the following underlined text:

"From January 1, 2010 to the present, 75 multifamily units have been constructed; 20 of these are expected to be affordable to low income households based on the analysis in Table Y1, and 39 of them are deed restricted to be affordable to very low income households for 50 years; the 39 deed restricted units occur on a site in the existing affordable housing inventory (APN 016-112-08)."

December 18, 2012

A General Plan Amendment, Zone Reclassification (rezone) and Final Map Subdivision (subdivision) application to extend the Rural Community Center (RCC) designation and re-designate from Agriculture Grazing to RCC the Cal Fire 3-acre site, a 36-acre portion of the Etter Ranch and the 32-acre parcel that includes the Ray Etter homesite and the PG&E Switching Station.

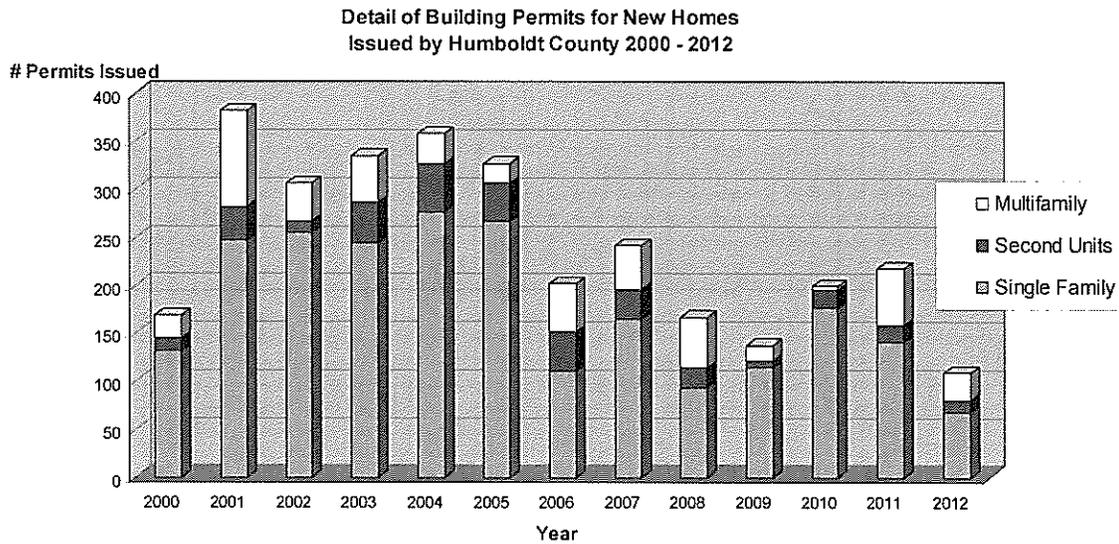
### **3. Housing Element Implementation**

#### Housing Construction

One of the more important implementation measures in the Housing Element is to facilitate the development of new housing. There were 119 new units permitted for construction in 2012, which is 99 units fewer than the number of homes permitted in 2011, and the fewest number of permits issued at any time during the 2001 – 2012 time period.

The following chart compares the building permits issued in 2012 with those issued for the 2001 – 2012 time period.

**Figure 1. Building Permits Issued 2001 - 2012**



Source: Humboldt County Planning Division, 2013

The chart shows that the mix of units in 2012 was similar to 2011; the number of second units and multifamily units comprised about 1/3 of the total number of units permitted. This is more than the average during the 2001 – 2012 time period, showing a continued shift in the local housing market toward more affordable housing.

Residential Land Inventory

The residential land inventory was updated in 2012 to accommodate the development potential added by the multifamily rezones approved in August, 2011.

Implementation measure H-IM41 in the Housing Element is intended to make the residential land inventory more accurate in predicting development potential. The Department invested more resources into tracking Assessor's Parcel Numbers in its Geographic Information System (GIS) in 2012, which resulted in a better-than-average prediction rate for building permits on properties in the land inventory. A total of 52 units permitted in 2012 - 44% of the total units permitted - occurred on properties in the residential land inventory. These counts are above the average during the 2001 – 2007 time period (36%). Improvements in tracking parcel number changes through the GIS system in recent years have improved the correlation between development potential in the land inventory and the development permitted for new residential construction. Overall the land inventory continues to be a conservative estimate of the actual development potential of properties in the County.

The County's 2010 Housing Element was certified by HCD to be in compliance with state law on September 2, 2010. On February 7, 2011 HCD retracted their certification of compliance because the County failed to implement the multifamily rezoning programs H-IM17 and H-IM18, which require rezoning of properties to multifamily to address a shortage in the inventory of developable multifamily sites. The County implemented programs H-IM17 and H-IM18 on August 30, 2011 with the adoption of new multifamily plan and zoning designations on 48 properties, which increased the multifamily development potential 808 units. The County also identified two (2) additional sites which can accommodate 142 units of affordable housing.

The County approved amendments to its Housing Element to place ~~these~~ the new multifamily-zoned parcels in the Affordable Multifamily inventory into the land inventory on March 13, 2012. These sites added a total development potential of 499 dwelling units. Further analysis was added to the Housing Element on August 14, 2012 documenting the feasibility of these sites.

#### Additional Multifamily Rezoning

The County began soliciting requests for Phase 2 of the multifamily rezoning program in September, 2012. A batch of candidate sites were reviewed by the McKinleyville Municipal Advisory Committee January – September, 2013, and by the Greater Eureka Municipal Advisory Committee June – September, 2013. The Notice of Preparation of an Environmental Impact Report for the Phase 2 multifamily rezoning program is the next step in the rezoning process, which will be completed when new staff is hired to complete the Phase 2 program. ~~will be circulated in October, 2013, a Planning Commission meeting to discuss them will be scheduled in December, and Board of Supervisors review will occur within the first quarter of 2014.~~

#### H-IM42 (Facilitate Development of Sites)

In their comment letter certifying the County's Housing Element, HCD required the County annually monitor the effectiveness of H-IM42 because it is, "essential to facilitate development and comply with HE law." The text of H-IM42 is as follows:

**H-IM42. 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 also allow the single family or commercially zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with principally permitted uses independent of existing or potential multifamily uses that may also occur on the site. The County shall also 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. The County shall offer the following incentives for the development of affordable housing, including, but not limited to, priority to processing subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports, financial assistance (based on availability of federal, state, local foundations, and private housing funds), and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. Responsible Agency: CDS, HHS, Public Works Timeframe: On-going.

None of the parcels rezoned to multifamily and benefiting from this implementation measure have been developed with multifamily housing yet. Based on conversations with one of the property owners and an agent working for another property owner, the two (2) reforms needed to better facilitate development of these sites are:

- 1) Allow the multifamily zoned portion of the split-zoned sites to be treated as a floating zone on the properties such that the multifamily area could be reconfigured and/or consolidated to facilitate development of multifamily units; and
- 2) Expand the timeframes for building permit applications so they do not automatically expire within one-year of the application submittal. For example building permit

applications were submitted for construction of a total of 21 multifamily units on the multifamily rezoned parcels 510-211-075, 510-211-076, and 510-211-077 in May, 2012. Those applications automatically expired in May, 2013 even though the developer still intends to construct those units in the near future. Expanding the timeframe for building permit applications would offer more security and reduce permit costs for the property owners.

Another suggestion made is to have a continuous, open-ended multifamily rezoning program available where the County would, on a scheduled basis, rezone properties to multifamily similar to the rezoning efforts that have already occurred. For the property to be rezoned, the owner simply places their parcel on a list, and the County allocates the necessary staff resources and funding to rezone those properties to multifamily as deemed appropriate. This approach is used in other jurisdictions, and would accommodate the County's interests in continuously refining and updating the affordable multifamily land inventory to meet future affordable housing needs. This approach may also better meet the needs of affordable housing developers as they could position themselves to have more control over multifamily sites early on in the process as project funding is pulled together. All of the reforms to the H-IM42 programs, and the proposed new continuous multifamily rezoning program will be included in the draft 2014 Housing Element.

#### H-S18 (Land Inventory Re-submittal)

This program requires the County to monitor the sites in the multifamily land inventory and if changes occur, the County must account for them, and may have to rezone additional sites to multifamily if the existing inventory is inadequate.

Aside from the sites affected by the Martin Slough Interceptor project (see below), there were no changes to the development potential of the sites in the affordable multifamily land inventory. One property (APN 508-252-001) is being developed according to the schedule on page 160 of the Housing Element Appendix. Development of the Samoa Town Plan (APN 401-031-055) is proceeding in conformance with the conditions of approval of the Coastal Commission. A tentative map has been submitted for review, and is tentatively scheduled to be reviewed by the Planning Commission in May, 2014. The status of the two multifamily sites in the Town Center area of McKinleyville (APN's 508-251-055 and 510-132-031) has not changed.

#### H-IM39 (Martin Slough Interceptor)

This Implementation measure relates to the completion of the Martin Slough Interceptor (MSI) project, a sewer collection system that serves the Eureka area. The program included a requirement that if that project was delayed beyond its December 31, 2013 completion date, the County would have to replace any shortage in its land inventory served by the project within one (1) year of the date the completion schedule was changed:

**"H-IM39. Facilitate and Monitor The MSI Project, and Implement Alternatives if the Project is Delayed or Canceled.** The County shall facilitate and monitor the MSI project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2010. If the rates supporting the project are not approved by December 31, 2010, or the plans for Phase II indicate the project will not provide sufficient capacity by December 31, 2013 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.

If the City of Eureka and HCSD formally cancel the MSI Project, or if becomes apparent to the County that local demand cannot be met with available service capacity, the County shall work on alternatives that have the potential to eliminate service constraints within the planning horizon of the Housing Element, to facilitate solutions in the area consistent with comprehensive, long term plans of HCSD."

The County received notification on May 6, 2013 that the date of completion for the project slipped by a year. The revised schedule is shown below:

- Phase 1 Gravity Interceptor: Complete.
- Phase 2a Pump Station: In construction at approximately 70% complete (this was anticipated by Eureka City staff to be completed by August 2013).
- Phase 2b Force Main: split into 2 parts: Drill project and Trenching project: both projects currently advertised for bids, with construction slated for August through December, 2013.
- Phase 2c Collectors: Anticipated to advertise for bids in early 2014. Construction from spring 2014 through fall 2014.
- Entire project is anticipated to be complete and operational by the end of 2014.

*Analysis of Potential Land Inventory Shortage in the MSI area*

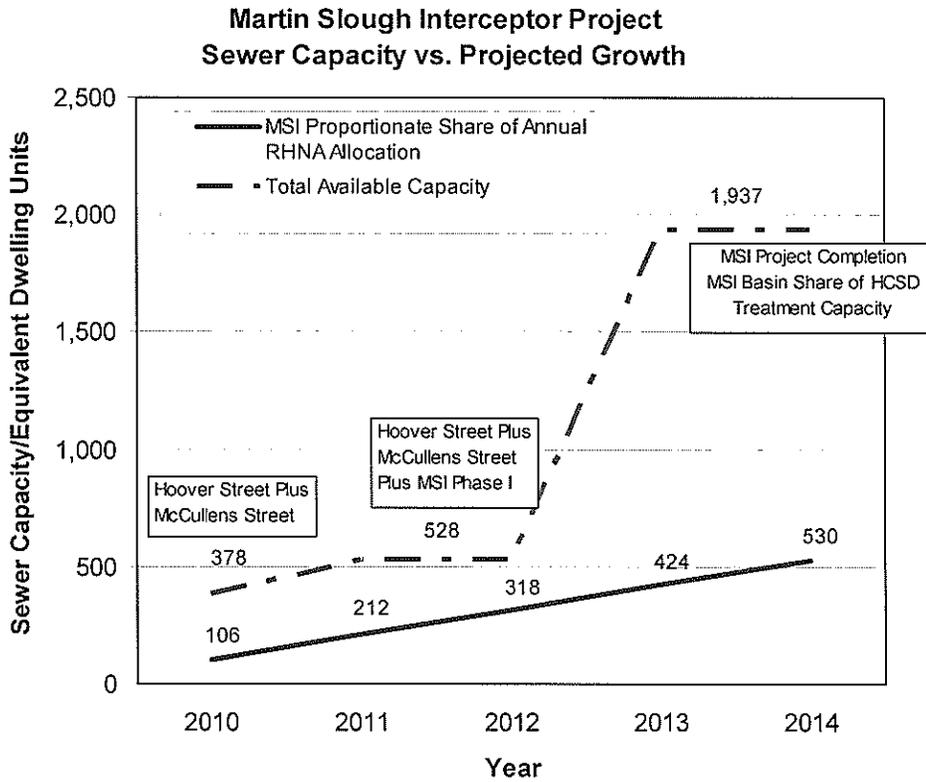
The Housing Element identifies a capacity of 528 units in the MSI service area when Phase 1 of the MSI Project was completed as shown in Table 1. The drainage basins served by the MSI do not equally share the available capacity; the table below shows the capacity by drainage basin as documented in the Housing Element. The Housing Element compared the sewer capacity in the MSI area with projected development potential in that area shown below in Figure 22.

**Table 1. Sewer Capacity of the MSI Project Area by Drainage Basin with Completion of Phase 1 of the MSI Project.**

<b>Sewage Drainage Basin</b>	<b>2010 Capacity</b>	<b>Total Capacity with Completion of Phase 1</b>
McCullens Street	200 units	150 Additional Units
Campton Road		
Leslie Lane Diversion to the City of Eureka Golf Course Lift Station	0 units	

Sewage Drainage Basin	2010 Capacity	Total Capacity with Completion of Phase 1
"O" Street		
Hoover Street	178 units	
<b>Total</b>	<b>378 units total</b>	<b>578 units total</b>

**HOUSING ELEMENT APPENDIX FIGURE – 22.** Martin Slough Interceptor Project Sewer Capacity vs. Projected Growth, 2010 – 2014



Since 2009, when the Housing Element was adopted, some development has occurred within that area but not at the rate projected in Figure 22; a total of 5385 units were constructed in the MSI project area, 72 units in the Hoover Street basin, and 13 units in the McCullens Street basin between 2009 and 2012 as shown below in Table 2. Accordingly, there remains capacity for 475 units in the MSI project area.

**Table 2.** Comparison of Sewer Capacity and Development Potential in the MSI Project Area 2009 - 2013.

Sewage Drainage Basin	2010 Sewer Capacity	2009 – 2012 Permitted Units	Total 2013 Sewer Capacity with Completion of Phase 1	Affordable Land Inventory Development Potential	Excess (+)/ Deficit (-) Capacity
McCullens Street	200 units	13	187 units	90 units	+97 units
Campton Road	0 units	0	150 units	0	0
Leslie Lane Diversion	0 units	5		0	0
"O" Street	0 units	18		100 units	+50 units
Hoover Street	178 units	72	106 units	142 units	-36 units
<b>Total</b>	<b>378 units</b>	<b>85</b>	<b>443 units</b>	<b>332 units</b>	<b>+111 units</b>

Compared to the affordable multifamily development potential of 362 ~~332~~ units in the MSI project area, there is a capacity to provide sewer services to all the multifamily development potential and an additional ~~113~~ 111 more units except in the Hoover Street drainage basin, where there are 36 units in the affordable multifamily land inventory than cannot be served by the existing sewer capacity. Accordingly, there does not appear to be a shortage of capacity for housing in the MSI project area, and there is no immediate need to identify replacement inventory in other parts of the County. However, that could change if the MSI project is delayed beyond 2014.

The requirements of H-IM39 point to the need to rezone additional property outside the Hoover Street drainage basin to replace, by May 6, 2014, the 36 units in the affordable multifamily land inventory. The Phase 2 multifamily rezoning program could meet the H-IM39 requirements; H-IM39 will also be met when the entire MSI project is completed in 2014.

*Implementation of Other Housing Element Programs*

Since its adoption in 2009, the County has implemented the following Housing Element programs:

- H-IM1. Housing Opportunity Zones.** The County shall adopt Housing Opportunity Zones and applicable residential and infrastructure development incentives and standards by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.
- H-IM2. Incentives for Affordable and Special Needs Housing.** The County shall adopt residential and infrastructure development incentives and standards by ordinance to encourage housing affordable to persons or families of low, very low or extremely low income or meeting the housing needs of identified special populations. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.
- H-IM4. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory.** The County shall protect multi-family sites identified in the residential land inventory from non-multi-family use development by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

**H-IM5. Residential Density Bonus.** The County shall develop density bonus provisions within Housing Opportunity Zones, and maintain consistency with the density bonus provisions of state law, by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

**H-IM7. Pursue Funding for Housing Programs.** The County shall pursue funding for housing programs; , and prioritize funding for development of housing affordable to ELI households when competing for resources with other projects including:

- First-time Homebuyer Program
- Home Investment Partnership Program (HOME)
- State Community Development Block Grant (CDBG)
- Multifamily Housing Program (MHP)
- Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)
- CalHome Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- United States Department of Agriculture Housing Programs
- California Housing Finance Authority Loans (CHFA)
- Federal Low Income Housing Tax Credit (LIHTC)

Responsible Agency: CDS. Timeframe: annually or more often if funding becomes available.

**H-IM8. Planned Development Ordinance Revisions.** The County shall modify the Planned Development Ordinance to encourage a mix of housing sizes and affordability levels in residential developments. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

**H-IM10. Retain Legal Non-Conforming Housing.** The County shall waive General Plan density standards for legal non-conforming housing involved in new subdivisions by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

**H-IM11. Single Room Occupancy Units.** The County shall accommodate the use of hotels and motels for single room occupancy units by ordinance. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.

**H-IM13. Ten-Year Plan to End Homelessness.** The County shall staff and support the implementation measures outlined in the Ten-Year Plan to End Homelessness. Responsible Agency: HHS & CDS. Timeframe: on-going.

**H-IM14. Homeless Task Force.** The County shall support continuation of the Humboldt County Homeless Task Force, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: HHS & CDS. Timeframe: on-going.

**H-IM15. 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. Responsible Agency: HHS. Timeframe: on-going via annual review.

- H-IM17. Affordable Multifamily Housing Land Inventory.** The County shall create an inventory of lots suitable for affordable multifamily housing and allowed by right (no discretionary review is required), including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily, which can accommodate a minimum of 120% of the County's fair share regional housing need for extremely low, very low and low income households pursuant to Government Code Section 65583 (c) (1) (A). The total area of candidate sites proposed to be rezoned in Table Z4 of the Housing Element Appendix is 113.5 acres. Lots being added to the Affordable MF inventory will be evaluated to assure that constraints on the lot, or the value of existing improvements do not make the site unlikely to be developed for housing affordable to lower income households within the planning period. Responsible Agency: CDS. Timeframe: prior January 1, 2011.
- H-IM18. Surplus Affordable Multifamily Housing Land Inventory.** The County shall add to the required inventory of multifamily lots sufficient additional sites to achieve a total affordable residential land inventory of 150% of the County's fair share regional housing need for extremely low, very low and low income households. Responsible Agency: CDS. Timeframe: prior to January 1, 2011.
- H-IM20. 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 also disseminate information about fair housing rights and procedures for filing fair housing complaints to County government offices, public libraries, post offices, colleges and universities, shopping centers and Laundromats. The Planning Division shall also maintain the information at all County government office locations. Timeframe: Mail and post posters by August 1, 2010 and maintain posters annually beginning January 1, 2011. Responsible Agency: HHS & CDS. Timeframe: on-going.
- H-IM21. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations that limit the period of time a tenant may reside in a recreational vehicle within a Recreational Vehicle park as necessary to achieve consistency with State law and the visitor serving provisions of the Coastal Act. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: CDS. Timeframe: on-going.
- H-IM22. Flexible Application of Development Standards.** The County shall adopt by ordinance provisions which allow exceptions and modifications to development standards for extremely low, very low and low income housing through a special permit process. Responsible Agencies: CDS and County Counsel. Timeframe: By August 31, 2010.
- H-IM23. Provide Second Unit House Plans.** The County shall maintain plan-checked second dwelling unit plans for public use. Responsible Agency: CDS. Timeframe: ongoing.
- H-IM28. Initiate Annexation of Multifamily Housing Sites.** The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the

multifamily parcel APN 505-161-11 to provide sewer services to the property.  
Responsible Agency: CDS. Timeframe: By January 1, 2011.

- H-IM29. Standards for Alternative Wastewater Disposal Systems.** The Division of Environmental Health shall create design standards for graywater and other alternative sewage disposal systems that will be allowed in areas where Alternative Owner Builder structures are allowed. Responsible Agency: CDS. Timeframe: By January 1, 2011.
- H-IM30. Encourage Energy and Water Conservation.** The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water conservation measures which limit surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Tax Collector and Assessor. Timeframe: By January 1, 2012.
- H-IM31. Emergency Shelters.** The County shall adopt by ordinance provisions which allow emergency shelters consistent with H-P14 and H-S12. Responsible Agencies: CDS and County Counsel. Timeframe: August 31, 2010
- H-IM32. Transitional and Supportive Housing.** The County shall accommodate transitional and supportive housing consistent with H-P31 and H-S11. Responsible Agencies: CDS and County Counsel. Timeframe: August 31, 2010.
- H-IM33. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential subdivisions in areas served by public sewer. Responsible Agency: CDS. Timeframe: By January 1, 2011.
- H-IM34. Reduce and Avoid Air Quality Impacts from Naturally Occurring Asbestos.** The County shall refer all building permits on parcels which appear to be underlain by ultramafic rock on the County's GIS system to the NCUAQMD for appropriate standards and recommendations. Responsible Agency: CDS. Timeframe: Before August 31, 2010.
- H-IM37. Continued Implementation of Effective Policies from the 1985 Housing Element.** The County shall continue to implement the policies from the 1985 Housing Element labeled with as "→" in §8.12.20 of the Housing Element Appendix, Responsible Agency: CDS. Timeframe: on-going.
- H-IM38. Consideration of Policies from the 1985 Housing Element in Future Housing Element Revisions.** In future revisions of the Housing Element, the County shall consider including the policies from the 1985 Housing Element labeled with a "→" in §8.12.20 of the Housing Element Appendix, Responsible Agency: CDS. Timeframe: January 1, 2014.

**H-IM39. Facilitate and Monitor The MSI Project, and Implement Alternatives if the Project is Delayed or Canceled.** The County shall facilitate and monitor the MSI project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2010. If the rates supporting the project are not approved by December 31, 2010, or the plans for Phase II indicate the project will not provide sufficient capacity by December 31, 2013 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.

If the City of Eureka and HCSD formally cancel the MSI Project, or if becomes apparent to the County that local demand cannot be met with available service capacity, the County shall work on alternatives that have the potential to eliminate service constraints within the planning horizon of the Housing Element, to facilitate solutions in the area consistent with comprehensive, long term plans of HCSD.

Responsible Agencies: CDS, City of Eureka, HCSD. Timeframe: Facilitating and monitoring the MSI project – ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.

**H-IM41. Refine Assumptions and Criteria for the Residential Land Inventory.** The County shall evaluate and revise as necessary the assumptions and criteria for including sites in the residential land inventory to increase the percentage of building permits issued on parcels in the land inventory above the 36% level of the 2004 Housing Element time period. Responsible Agency: CDS. Timeframe: Once before December 31, 2011, and another before December 31, 2013.

**H-IM45. Distribution and Sharing of Publicly Available Fault Evaluation Reports,** The County shall maintain records of the location of Fault Evaluation Reports that have been prepared within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act and make available copies of Fault Evaluation Reports upon request to residential developers within Housing Opportunity Zones. Responsible Agency: CDS, Building Division, Timeframe: August 25, 2011.

**H-IM48. Local Coastal Plan Amendment Process,** The County shall work with Coastal Commission staff to expedite the review and processing of housing-related Local Coastal Plan (LCP) Amendments. LCP Amendment time frames shall be recorded and reported to the Permit Reform Subcommittee. Responsible Agency: CDS; Timeframe: Final report of processing timeframes will be submitted to the permit Reform Subcommittee by April 11, 2011.

**H-IM49. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** 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. The County shall also include in the next 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. Timeframe: Annually. Responsible Agency: Planning Division.

- H-IM9. Use of Surplus County-owned Property.** The County shall evaluate the use of surplus County-owned property for development or financing of housing for low income, very low income, extremely low income, and special need populations. Responsible Agency: CDS. Timeframe: By April 30, 2011.
- H-IM12. Identify Potential Special Occupancy Park Sites.** The County shall develop and maintain an inventory of suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks. Responsible Agency: CDS. Timeframe: on-going.
- H-IM16. Housing Accessibility for the Disabled.** 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. Responsible Agency: CDS.
- H-IM19. Housing Rehabilitation in Distressed Communities.** The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to communities with high proportions of sub-standard housing. Responsible Agency: CDS. Timeframe: on-going.
- H-IM24. Internet Accessible Residential Land Inventory and Development Constraint 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. Responsible Agency: CDS. Timeframe: on-going.
- H-IM40. Internet-Based Permitting Software to increase Transparency of Permit Review Process.** The County shall develop and implement 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 time projects were delayed by the County's procedures versus delays on the part of applicants. Responsible Agencies: CDS, HHS, and Public Works. Timeframe: Before December 31, 2011.
- H-IM14. Homeless Task Force.** The County shall support continuation of the Humboldt County Homeless Task Force, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: HHS & CDS. Timeframe: on-going.
- H-IM29. Standards for Alternative Wastewater Disposal Systems.** The Division of Environmental Health shall create design standards for graywater and other alternative sewage disposal systems that will be allowed in areas where Alternative Owner Builder structures are allowed. Responsible Agency: CDS. Timeframe: By January 1, 2011.
- H-IM30. Encourage Energy and Water Conservation.** The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind

and hydroelectric energy systems, and new water conservation measures which limit surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Tax Collector and Assessor. Timeframe: By January 1, 2012.

- H-IM34. Reduce and Avoid Air Quality Impacts from Naturally Occurring Asbestos.** The County shall refer all building permits on parcels which appear to be underlain by ultramafic rock on the County's GIS system to the NCUAQMD for appropriate standards and recommendations. Responsible Agency: CDS. Timeframe: Before August 31, 2010.
- H-IM35. Reduce and Avoid Impacts to Biological Resources.** For the six (6) month period from October 1, 2009 through March, 2010, all building permit applications for new homes will be referred to DF&G for the purpose of developing modifications to the building permit processing system to minimize and avoid impacts to biological resources, including requiring a Special Permit for all building permits that may impact biological resources. Responsible Agency: CDS. Timeframe: June 1, 2010 - December 1, 2010.
- H-IM42. 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 also allow the single family or commercially zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with principally permitted uses independent of existing or potential multifamily uses that may also occur on the site. The County shall also 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. The County shall offer the following incentives for the development of affordable housing, including, but not limited to, priority to processing subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports, financial assistance (based on availability of federal, state, local foundations, and private housing funds), and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. Responsible Agency: CDS, HHS, Public Works Timeframe: On-going.

#### Housing Element 2014

The schedule for the 2014 Element was prepared in 2012 and has been implemented in 2013. To date the background information tables have been updated to include 2010 and newer data. There have been four (4) outreach meetings to help identify new programs to address the County's unmet housing needs. In addition staff has made presentations to community groups. Based on community input, proposed new programs have been added to the 2014 draft Housing Element. These efforts will continue until the update is complete in 2014.

#### 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 August 2010 as described above.

Ten years ago, the County embarked on a comprehensive effort to update the Framework Plan. Over 40 public meetings were held to elicit input on land-use issues and policy concerns. These meetings produced the *Critical Choices Report* prepared in March 2000. In December 2003, the Community Development Services Department introduced a "Sketch Plan Alternatives" report that proposed future land uses and general plan policy alternatives. These alternatives underwent public review at 24 separate public meetings during 2004. The result of those meetings produced a Proposed Project Sketch Plan approved by the Board of Supervisors and used as the basis for drafting a revised and updated General Plan.

Over the course of a year (2007 and early 2008) the Planning Commission reviewed working drafts of individual chapters and in late 2008, the Planning Commission began considering a complete draft update of the Framework Plan, which will consolidate and supersede the following existing components:

Humboldt County General Plan Framework Plan, Volume I, (1984)

Humboldt County General Plan, Community Plans, Volume II:

- Jacoby Creek Community Plan (1982)
- Freshwater Community Plan (1985)
- Fortuna Community Plan (1985)
- Willow Creek Community Plan (1986)
- Hydesville-Carlotta Community Plan (1986)
- Garberville-Benbow-Redway-Alderpoint Community Plan (1987)
- Avenue of the Giants Community Plan (2000)
- Orick Community Plan (1985)
- Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad-Westhaven (inland),
- Fieldbrook-Glendale\*, and Blue Lake (unincorporated area)
- Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)
- Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)

The McKinleyville (2002) and Eureka (1995) Community Plans, because of their complexity, will remain standalone separately bound documents as the applicable general plans for those areas. Their land use designations and policies are subject to amendment as part of the General Plan Update Program.

#### 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.

#### General Plan Update

The Commission continued to work through each of the chapters of the General Plan Update. The Commission finished their review and forwarded the final Commission adopted copy to the Board of Supervisors in June 2012. The Board has subsequently met 1-3 times per month to take community input and review the Planning Commission version of the General Plan. More information about that effort may be obtained from the website [www.planupdate.org](http://www.planupdate.org).

Within the Coastal Zone, this updated General Plan will supersede the following Local Coastal Program (LCP) land use plans once the coastal related portions of this document are effectively certified through the California Coastal Commission:

North Coast Area Plan  
Trinidad Area Plan  
McKinleyville Area Plan  
Humboldt Bay Area Plan  
Eel River Area Plan

## South Coast Area Plan

The Zoning Regulations, Sections 311 – 319 of Title III, Division 1 of the Humboldt County Code, provide the zoning implementation for this general plan. Title III, Division 2, contains the Subdivision Regulations, governing subdivisions of lands, and Division 3 contains the Building Regulations, governing construction, grading, and flood plain management.

### *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 (Section 2 – Housing Element Implementation). 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									
Sections of the General Plan:		Land Use	Circulation	Housing	Conservation	Open Space	Seismic Safety	Noise	Scenic Highways	Safety	Timber
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 August, 2010 was consistent with the statutory requirements of the California Government Code. That certification was rescinded in 2011 because the County failed to implement the Housing Element programs in a timely manner. With the implementation of the required programs in 2011 and 2012, the Housing Element was again certified by HCD, which reflects adequate overall consistency with 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.

Hazard	Description	Mitigation
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.