

**COUNTY OF HUMBOLDT
Board of Supervisors**

**For Meetings of September 2, 2004 (Planning Commission) and
September 13, 2004 (Board of Supervisors)**

Date: August 25, 2004
 To: Board of Supervisors and Planning Commissioners
 From: Kirk Girard, Director of Community Development Services
 Subject: Public Hearing on the Sketch Plan Alternatives Report

RECOMMENDATION

That the Planning Commission:

1. Open the public hearing and receive a staff report and public testimony.
2. Close the public hearing.
3. That the Commission approve, as may be modified, the staff recommendations, and forward them to the Board of Supervisors for consideration.

That the Board of Supervisors:

1. Open the public hearing and receive a staff report and public testimony.
2. Close the public hearing.
3. Approve, as may be modified, staff and Planning Commission recommendations.

Prepared by: _____ CAO Approval : _____

Tom Hofweber, Supervising Planner
 Martha Spencer, Senior Planner
 Michael Richardson, Senior Planner

REVIEW: Auditor ____ County Counsel ____ Personnel ____ Risk Manager ____ Other ____

TYPE OF ITEM: cc: (list attached)
 Consent
 Departmental
 Public Hearing
 Other

PREVIOUS ACTION/REFERRAL
 Board Item No.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
 Upon the motion of Supervisor _____
 seconded by Supervisor _____
 and unanimously carried by those members present,
 the Board hereby adopts the recommended action
 contained in this report.

Dated: _____

 Lora Canzoneri, Clerk of the Board

DISCUSSION

Summary

The primary task for this phase is to identify a proposed project and insure a reasonable range of alternatives is included for analysis. To that end, this report reviews the public comment to date and makes recommendations to broaden the range of alternatives, incorporate relevant issues, and select a generally defined proposed project.

After a proposed project is selected, staff will continue to work with the public, organizations, cities, service districts and agencies to develop project detail and draft the Plan.

Background

The Planning Division of the Community Development Services released the *Sketch Plan Alternatives Report* in early June in order to provide generalized depictions of proposed land use development scenarios for the General Plan Update process. The Report presented four sketch plan alternatives designed to illustrate different approaches to updating the General Plan for the unincorporated areas of Humboldt County and to compare the impacts of these alternatives to the existing Framework Plan. The report also included policy options that can be mixed and matched with the sketch plans to get the best fit for future development in the County. These sketch plans and policy options were developed based upon Board of Supervisor direction received at the conclusion of the Critical Choices phase, technical background studies and discussions with city and service district staff.

Public workshops were held at the end of June to explain and receive public input on the sketch plan alternatives. The primary purpose of these workshops was to ensure that the sketch plans reflect a reasonable range of alternatives and to select a proposed project for CEQA analysis. Since that time, staff has held additional community workshops in Willow Creek, Petrolia, Garberville, Redway, Fieldbrook and Blue Lake, and met with and presented to numerous organizations, community service districts, all incorporated city councils (and available planning commission members and city staff), HSU administration, the Wiyot tribe and others. (See Attachment 1 for a list of all sketch plan meetings.)

Planning staff now look to the Planning Commission and the Board of Supervisors to choose a reasonable range of alternatives for CEQA analysis and select a preferred sketch plan to guide the preparation of a draft General Plan. The options are not restricted to the existing sketch plans. Sketch plans can be modified, newly developed or combined.

Following is a brief discussion of the sketch plan alternatives, key findings from this stage of the process, and staff recommendations. Attachments to this staff report include a list of public workshops, summary of the comments received during the workshops and staff responses, discussion of service capacities for community planning areas and a review of the similarities and differences of Healthy Humboldt Coalition's Guiding Principles and HELP's Plan "H."

Sketch Plan Summary Descriptions

Sketch Plan 1: Existing Plan Development Patterns: SP1 focuses on continuance of existing policies contained in the 1984 Framework General Plan and the buildout provided in the existing Community Plans, Housing Element and rural development policies.

Sketch Plan 2: Expanded Growth Patterns: SP2 encourages a more expanded development pattern than the existing Framework Plan (SP1). SP2 provides the highest number of existing parcels that could be developed for homesites. SP2 also substantially expands water service areas beyond present boundaries, to provide more opportunities for homesites in the outlying parts of communities. Resource protection policies in SP2 continue the existing Framework Plan policies except that additional resource lands adjacent to urbanized areas are proposed for residential development conversion.

Sketch Plan 3: Focused Growth Patterns: SP3 promotes urban development patterns. SP3 provides higher development potential in urbanized areas with public sewer and water services. This alternative also provides for a modest expansion of existing water service areas above the existing Framework Plan. SP3 provides protection of resource production lands by directing homesite development to urbanized areas and by establishing clearer boundaries between urban and resource production areas than the existing Framework Plan.

Sketch Plan 4: Mixed Development Patterns: SP4 combines the expanded service areas of SP2 with the higher urban densities and resource lands protection contained in SP3. SP4 provides the highest buildout potential within Community Planning Areas of any of the alternatives with stronger resource land protection policies than the Framework Plan (SP1).

Sketch Plan Key Findings

The input received during the Sketch Plan phase was intended to guide staff and decision makers in the selection of proposed project and project alternatives. A complete summary of the comments received during the Sketch Plan phase along with the staff response is included as Attachment 2. The findings listed below are based on public input and staff analysis. They can be used to help design and select the proposed project and range of alternatives.

1) The proposed project must ensure efficient use of water and sewer services and focus development in those areas and discourage low density residential conversion of resource lands and open space.

The protection of resource lands and open space and a desire for infill-oriented affordable housing has consistently received significant public support. For example, 76% of the respondents at the six open public meetings held across the County in June favored the focused development pattern of Sketch Plan 3. Each existing sketch plan allows for considerable residential development on large lots served by on-site septic systems. Sketch Plan 1 and 2 allows the greatest amount of this type of development, Sketch Plan 3 the least. While there is some support for the use of large lots at the urban fringe to a buffer resource lands, there was little support for widely distributed large lot residential subdivisions. These lots are no longer affordable to the vast majority of Humboldt County citizens; they consume significant amounts of land and can undermine the productivity of surrounding resource lands, and are a greater financial burden on County services.

2) The proposed project must provide sufficient developable residential land and policies to address the current scarcity of affordable housing and prevent scarcity under a range of population growth scenarios.

Concern over increasing housing prices and a decreasing supply of homes for sale has placed the issue of residential land availability at the forefront of the General Plan Update. Many support an aggressive increase in residential land inventory as a strategy for reducing housing costs. Others are concerned an aggressive increase will result in unnecessary conversion of open space and resource lands and may actually invite a higher and less desirable rate of population growth. At a minimum, the County must provide enough developable residential land to meet the County's fair share of state mandated Regional

Housing Needs. The amount of land and infrastructure to make available for housing and the policies that impact housing development will be cornerstone issues facing the Planning Commission and Board in the adoption of the General Plan. The Plan also needs to include policies and programs to ensure affordability.

3) The proposed project must include actionable plans for infrastructure financing and construction.

The public discourse and technical studies have led to the conclusion that affordable compact residential development will only occur if public agencies plan and construct supporting infrastructure improvements; specifically roads, sewer, water and drainage systems. New commercial and industrial development, necessary for a sustainable economy, will also require investments in supporting infrastructure. This will require new levels of cooperation and coordination between the County, cities, service districts and private developers.

4) The proposed project must support the County's economic development strategy and work to retain and create living wage job opportunities.

The public supports initiatives to create and maintain a sustainable economy and recognizes the potential economic implications of land use policies and regulations. Regulation and permit processes can be stifling and discourage investment. They can also stimulate or protect investments, for example, Right-to-Farm and Brownfield Redevelopment ordinances. Understanding the effects of regulations and being purposeful in their application will be another cornerstone issue of the adoption of the General Plan.

5) A reasonable range of alternatives must include an environmentally superior alternative that would result in the least conversion of lands to development.

Sketch Plan 3 has been criticized by some for its moderate expansion of water service areas and an over-supply of developable lands leading to unnecessary environmental impacts. The California Environmental Quality Act requires the identification of the environmentally superior alternative that would attain the basic objectives of the project (Guidelines Section 15126.6(a) and (e)(2)). Given public input and CEQA requirements, it will be necessary to include an alternative that could feasibly meet the County's fair share Regional Housing Needs with the least conversion of open space and resource lands.

6) A reasonable range must also include an alternative that would result in a greater supply of land available for affordable housing and economic development.

There is support for an alternative that would allow construction of 18,000 new dwelling units (roughly triple projected "fair share" levels) at near urban level densities (3 units/acre). This alternative could act to stem housing price increases if the supply of housing increased to the point where supply exceeded demand or could accommodate unanticipated housing needs if the actual population growth exceeded projected levels. Sketch Plan 4 provides the most residential land opportunities but emphasizes both infilling and distributed low density development.

7) The proposed project must contain long-term agriculture and timber land protections including increased restrictions on rural subdivisions and patent parcel development.

The importance of agriculture and timber land to the County's culture, quality of life, environment and economy has been repeatedly stressed throughout the General Plan Update process. Yet the demographic, economic and regulatory pressures facing dairy and ranching are leading to conversion of these lands to other uses. Even the long-term economic viability of timber lands has been called into question given the trends in state regulatory policy and market competition. With these realities as a backdrop the County

must work closely with agriculture and timber producers to develop measures that protect the land, sustain production and preserve land values. The County may also need to consider conversion strategies and contingency plans for resource lands that cannot sustain economic production.

8) The proposed project must include unambiguous natural resource protections; especially for open space, water resources, water quality, scenic beauty and salmonids.

People across the political spectrum expressed the need to protect the beauty and natural resource wealth of the County. Disagreements will arise on the means and extent of protection. Some favor sole reliance on state and federal regulations, others argue for enhanced local protections. Most agree on the need to better synchronize state and federal regulatory processes with local regulatory processes.

9) The proposed project must be practical and actionable.

People expressed the need for the General Plan to be proactive and not simply serve as a guide for incremental discretionary project decisions. Implementation measures must be realistic and supported politically and financially.

10) Development of the proposed project and alternatives must involve stakeholders and be supported with accurate and relevant data.

The process must be open, fact based and shared by all constituencies. Input and differing perspectives should be used to increase understanding, refine thinking, optimize solutions and point to balanced political compromises. Participants should be involved in the development, review and critique of staff work products and have direct access to staff and decision makers in organized and well publicized events. County staff must continue to work closely with stakeholders, city and service district staff on specific development scenarios. Efforts must continue to reach agreement on baseline data. For example, there are many ways to estimate residential demand, development constraints and development potential. Staff recommends continued work in this and other technical areas to promote confidence and agreement in supporting data.

Staff Recommendations

The Sketch Plan Alternatives have played a useful role in promoting a discussion of growth and development patterns. The broad public concerns regarding anti-sprawl, resource protection, affordable housing and infrastructure planning came to the forefront of the discussion. The work from this point on needs to refine these broad concepts and provide more specific methods for achieving these objects. Therefore, in preparing the Hearing Draft Plan, the following concepts and components are recommended.

Based on the findings identified above, staff recommends the following:

A. With respect to providing a reasonable range of alternatives:

1. Add a lower residential capacity scenario (new sketch plan “A”).

Sketch Plan A would meet the County’s fair share Regional Housing Needs solely through infill development served by existing water and sewer lines. The Plan would include resource land protections and significant limitations on large lot residential development. This carefully controlled and urban focused growth plan would be the “environmentally superior” alternative as defined by CEQA. This plan

has been suggested by the Healthy Humboldt Coalition. Sketch Plan A will be modified version of Sketch Plan 3.

2. Add a high residential capacity scenario (new sketch plan “C”).

Discussion: Sketch Plan C would accommodate the demand for approximately 18,000 new dwelling units at an average density of 3 units/acre. This average density would be attained through infilling existing water and sewer areas and extension of water and sewer services to lands adjacent to existing urbanized areas. Existing entitlements for large lot residential development would remain but would not be increased. Industrial and commercial lands would be made available in proportion to residential development. Sketch Plan C will be a modified and more carefully planned version of Sketch Plan 4.

B. With respect to identifying a Proposed Project:

1. Develop a new scalable residential capacity sketch plan (Sketch Plan “B”) with the following characteristics:

- a. Focused development within existing urbanized areas serviced by water and sewer.
- b. Specific urbanization expansion plans including precise land use maps, urban boundary adjustments and water, sewer, road and drainage system improvements.
- c. Land use designations that support high density urban development including use of alternative subdivision standards, density bonuses, second unit incentives, live-work commercial centers, etc.
- d. Reduction in existing large lot residential subdivision potential outside of community planning areas
- e. Increased resource land protection from residential and other conversion using a range of planning tools such as; clustered development incentives, minimum lot-sizes, patent parcel development standards, conservation easements and regulatory reform.
- f. An “exit strategy” plan for alternative land use on large resource production lands proven to be no longer economically viable.

Sketch Plan B will be a scalable proposed project with a range of specific urbanization plans designed to give the Planning Commission and Board flexibility during the adoption phase. Plan B will contain a series of specific urbanization expansion plans that allow for increasing residential, commercial and industrial development up to twice the amount necessary to meet projected fair share housing goals. The expansion plan alternatives will be evaluated for their timing and development potential, infrastructure needs, environmental impacts and cost. The expansion plans will be ultimately ranked using evaluation criteria such as number of units served, infrastructure cost per unit, readiness, transportation effects and resource land consumption. This analysis will be completed in cooperation with cities, service districts and the public and be included in the EIR and supporting technical reports.

Sketch Plan B will also include a number of options for resource land protections. These options will be developed and refined with stakeholders and included as a menu of choices evaluated in the EIR and available for inclusion in the final General Plan.

C. With respect to Policy Options:

Based on the responses to the policy options worksheets, include policy development on the following issues (all other required policy topics will be addressed as well):

Forest Resource Policy Options

- Additional policies to ensure adjacent uses are compatible with industrial timber operations
- A policy statement to support for long term continued timber production
- A policy statement to protect beneficial uses of sensitive watersheds and critical water supply areas
- A policy to address urban interface / timber issues in urban fringe areas.

Agricultural Resource Policy Options

- A policy that the County take a proactive approach to conservation of working resource lands landscapes.
- A policy to ensure lot line adjustments and other development are consistent with the General Plan densities notwithstanding underlying land units.
- A policy to allow flexibility for additional development at original homesite areas (similar to RCC standards) for large ranches.

Open Space Policy Options

- A policy that supports establishment of greenbelts and agricultural buffers to insure separation of existing communities.
- A policy directing the County to take a proactive approach to conservation of open space.
- A policy that establishes an open space classification system to serve as a framework for land use planning and environmental resource management programs.

Water & Biological Resource Policy Options

- A policy to provide erosion control measures consistent with TMDL target reductions
- A policy to provide a riparian canopy retention standard in TMDL temperature impaired areas
- A policy to limit impacts of water withdrawals in impaired watersheds
- A policy to establish uniform stormwater management standards
- Update the County's water export policies
- A policy to promote conservation easements for sensitive resource areas

Cultural & Scenic Resource Policy Options

- A policy to protect "heritage landscapes"
- A policy set to provide inland scenic resource protection

Hazard Policy Options

- A policy to provide hillside development standards
- A policy which requires increased levels of geological review for certain discretionary projects.
- A policy to direct floodway and flood fringe combining zone be added to lands in the floodplain.
- A policy to direct improved flood hazard rating to secure reduced flood insurance rates.

Mineral Resources

- A mineral resource extraction overlay to protect regionally important extraction sites from incompatible adjacent uses

Building Communities

- A policy that establishes sewer service areas and water service areas.
- A policy to require infill development prior to expanding into resource areas.
- A policy that promotes mixed uses (either by monetary incentives or non-monetary incentives)
- A policy that promotes “re-use” of brownfield sites.
- A policy that supports design standards that protect neighborhood and community characteristics.
- A policy to broaden opportunities for second units.
- A policy to ensure that the size and scale of new multi-family development is compatible with community character.
- A policy that provides broader allowance of residential uses within commercial districts.
- A policy to require coordination with the service providers to ensure that adequate funding mechanisms are available for infrastructure.

Moving Goods and People

- A policy to support transportation improvements to truck routes countywide.
- A policy to ensure that planned improvements to the County’s road system support improved access to port facilities.
- A policy to support the Port’s efforts to attract new shippers through its facilities.
- A policy and implementation program to update the County trails plan.

Governance

- Make general plan amendment process more responsive and strategic. Re-focus from multi-year community planning efforts to implementation of existing plans and more rapid small-scale town plan updates.
- Amend criteria for accepting individual plans amendments to primarily consider the public interest
- Establish criteria and performance standards to provide a simplified and faster project review process.

D. With respect to Optional General Plan Elements:

In addition to the mandatory General Plan Elements staff recommends inclusion of the following optional elements:

- Capital Improvements/Public Facilities (including Telecommunications)
- Economic/Fiscal Development
- Energy

Service Capacity and Infrastructure Needs

There has been much discussion during the workshops regarding the current service capacities of Service Districts and the projected infrastructure needs. Planning staff met with the majority of the County service providers and city staff in order to determine available service capacity and expansion plans for future needs. Attachment 4 provides a summary of these findings. Staff is committed to additional infrastructure planning and analysis during the preparation of the proposed project and alternative sketch plans. This information will be provided in greater detail during the Draft Plan and EIR process.

SOURCE OF FUNDING AND FINANCIAL IMPACT

The sources of funding for the General Plan Update are identified in the Planning Division's FY 2004-2005 advanced planning budget. The proposed staff recommendations can be implemented without an increase in net County cost.

OTHER AGENCY INVOLVEMENT

Comments from County staff and other agencies and organizations are included in Attachment 3 of this report.

BOARD ALTERNATIVES

The Board has the option to add, delete or modify any of the staff recommendations shown in Attachment 1, and to provide additional direction as may be warranted.

ATTACHMENTS

- ATTACHMENT 1 - General Plan Update Sketch Plan Workshop Participation
- ATTACHMENT 2 - General Plan Update Sketch Plan Workshop Notes
- ATTACHMENT 3 - Summary Report City and District Water and Sewer Capacities in Humboldt County
- ATTACHMENT 4 - Healthy Humboldt Coalition's Guiding Principles and HELP's Plan "H" Visions:
Similarities and Differences

ATTACHMENT 1

General Plan Update Sketch Plan Workshop Participation

GPU SKETCH PLAN WORKSHOP PARTICIPATION

June, 2004 – September, 2004

DATE	LOCATION	# OF PARTICPANTS	# OF RETURNED SURVEYS
June mtgs	Regional Workshops		
6/22/04	HAF (Arcata)	48	27
6/23/04	Garberville	20	15
6/24/04	Fortuna	8	4
6/28/04	Ag Extension (Eureka)	56	21
6/29/04	Willow Creek	16	7
6/30/04	Trinidad	22	16
6/29/04	County staff	9	9
July/August mtgs	Organization Presentations		
7/14/04	Healthy Housing	20	17
7/27/04	Board of Realtors	20	0
7/29/04	Manila CSD	10	4
8/4/04	Healthy Humboldt Coalition (staff meeting)	8	n/a
8/5/04	Willow Creek CSD	18	3
8/10/04	Labor Union reps	8	n/a
8/10/04	KMUD presentation: Garberville	10	n/a
8/11/04	NCHB (Builders)	10	n/a
8/12/04	Petrolia Community	16	5
8/16/04	Farm Bureau, Buckeye Cons., Cattleman's	16	n/a
8/18/04	HELP group (staff meeting)	10	n/a
8/19/04	Garberville/Redway CSD	22	n/a
8/19/04	HSU administration (staff meeting)	8	n/a
8/23/04	Wiyot Tribe/Loleta CSD & Chamber	12	0
8/23/04	Fieldbrook CSD (panel discussion)	50	n/a
July/August mtgs	City Presentations:		
7/20/20	City of Arcata	26	3
8/5/04	City of Eureka/HCSO staff meeting	16	n/a
8/9/04	Cities of Fortuna, Rio Dell and Ferndale	52	3
8/17/04	City of Eureka	51	0
8/24/04	Cities of Trinidad and Blue Lake	22	0

ATTACHMENT 2

Sketch Plan Workshop Notes

Planning Commission Study Session 6/17/04

Comment	Response
Commissioner Murgia had concerns about promoting an alternative that is more costly than the others. This was apparently directed at Sketch Plans 2 and 4 where clustering is not encouraged, where there is more dispersed development.	Response from staff: while it may not make sense for the County to adopt an alternative that is more costly from a fiscal perspective there may be other desirable attributes that make it a viable alternative
Commissioner Herman had concerns about the impacts of Sketch Plans 3 & 4 on timber companies. He said these companies are having a hard time making money on timber harvesting; as the regulations get more strict, and the cost of compliance goes up, there is less profit. He also said timber companies have as a fall back position the ability to sell their property for residential purposes, and as the policies and land use designations in SP3 and 4 take that away, it will have a negative impact on timber companies.	Response from staff: we didn't intend these proposals to be an additional regulatory burden but rather supportive of long-term commercial production. More analysis is necessary for example understanding the value of representative land at in 600 acre parcels versus in 160 acre units.
Commissioner Kelly was interested in how staff is going to keep the alternative selection process from turning into a popularity contest where the one with the most votes wins. What if a group decides to submit a bunch of these worksheets? Won't that skew the decision-making process?	Response from staff: The County will present the responses received from public during the community workshops separately to the Board. The worksheets that are mailed in anonymously will be tabulated in a separate category labeled "miscellaneous".
Commissioner Kelly and Hansis also expressed concerns about making a decision without knowing what the full impacts are likely to be. How could they be comfortable voting for one of the sketch plans without knowing the full impacts?	Response from staff: The Environmental Impact Report will assess all the impacts of each alternative and identify the preferred project from an environmental perspective.

Notes from HAF 6/22/04

Comment	Response
Where did the 600 acre min lot size come from?	We tried to develop a range of alternatives – 600 acres is what we think is the higher end of the acceptable range
None of the sketch plans reflect the existing situation in Jacoby Creek, which has a lot of 1 acre parcels	We based the densities on the availability of water as provided by the water district and they're saying there's not much water capacity.
Under our current TPZ regs, if a person builds a home, do they still get the tax break?	The assessor values 2 acres of it as residential, the rest as TPZ
While the McKay tract could handle 250 units, the traffic impacts would be severe.	This issue is being addressed under an individual application.
What are those residential estates lots likely to sell for?	300k
It's probably more like 500k	Possibly, with houses.
You're looking at sewer and water services, but	Traffic study is forthcoming.

what about traffic.	
Traffic is the thing that reduces the quality of life the most.	Traffic study is forthcoming.

Comment (Written)	Response
Need a policy to improve bike lanes when work is done on roadways, e.g. Myrtle Ave./Old Arcata Road.	To be considered in policy development.
Educate the public on timber harvesting; need to deal with traffic.	Noticing of timber harvesting is regulated by the State under the Forest Practices Act.
Policy to ensure safe walkability throughout communities like Manila.	To be considered in policy development.
Need policy supporting renewable energy use.	To be considered in policy development.
Big box development must pay full cost of infrastructure maintenance that serves the development.	This issue would be addressed with individual project review.
Policy to encourage recreational use opportunities on industrial timberlands adjacent to urban areas.	Recreation is listed as a compatible use in TPZ; can be considered.
Need to evaluate plan infrastructure and maintenance for cost.	Will be considered in further analysis.
Examine Blue Lake pre-zoning issues.	We met with representatives and addressed pre-zoning in sketch plans
Sketch plan selection ought to include uncertainties in population, limited water, energy costs, public transportation, and budgets.	To be considered.
All building designs should incorporate maximum energy conservation.	Existing plan contain energy conservation policies (§2533) to be maintained; Energy element to be developed.
Plan alternative traffic patterns not through Manila; traffic speed reduction through Manila; roundabouts and bike/walk ways.	Traffic analysis is on-going.
Need more restrictive approach to the urban fringe.	Comment supports SP3.
Need a more reasonable range of alternatives; SP1-4 all feature conversion of resource lands.	To be considered.
Need design guidelines that promote clustered development. Needs to be opportunity for higher density in rural Ag & Timber with clustered units within large acreage parcels.	To be considered in policy development.
Make it easy to cluster houses to avoid land fracturing in 1-20 acre parcels.	To be considered in policy development.
Need to look at existing infrastructure better.	Will be considered in further analysis.
Need more information on all plans to be able to make a decision.	Refer to technical background studies.
Blue Lake would like to focus on expanded growth in resource lands, with clustered development around ag. lands and protection of ag lands not converted.	Lafco issue but also addressed in sketch plan development.

Notes from Garberville 6/23/04

Comment	Response
What about industrial timberland owners that want to convert 20 years from now?	They'd need a general plan amendment
What about this area - Garberville? You're showing us slides of Eureka	Refer to printed maps
How do you make land use tied to corporate ownership?	It's intended to be consistent with the stated management plans of these lands.
Need recognition of gray areas Don't force people out of ag or timber because of some bureaucratic rule	That's included in some of the policy options
Any provisions to allow conversion of ag / timber?	Significant acreage is not included in ranchland and industrial timber designations. We don't want to add regulations; Need to identify easily developable areas and set up a streamlined GPA process – conversion needs to be in a planned manner; not haphazard.
Do any of the plans recognize existing conservation areas – buffering requirements?	It's a policy issue. If a park buys a property, will the neighboring properties now be subject to new buffering rules? - like being considered a special treatment area for timber harvesting.
Need a timberland protection easement to deal with that issue.	A policy similar to right to farm could be considered.
Did the 1984 plan work?	We've done most community plans. Jim Johnson's business park is an example. Resource protection policies are perhaps too flexible; they depend on who owns the parcels.
In terms of cost of services, which one is best	More sprawl = more cost
Cost of forest lands?	Conservation groups value contiguous coherent units more than the subdivided lands. SP3 takes properties off line in terms of the residential market.
How much of the county is in public lands?	28%
One plan may fit one area and another plan may fit another area better. How do you deal with that?	Land use designations can be adjusted to fit the local situation
Traffic impacts may be significant.	Traffic study is forthcoming.
Has the Garberville community plan worked?	Some housing developments haven't happened; But it has pretty much built out as planned
What policies would reduce residential/timberland conflicts?	Could go with more County participation in THP – more mitigation requirements
What is RCC?	Rural Community Center
What about setting up an open space district like Sonoma County?	We are starting an easement program.
What is TMDL?	Total Maximum Daily Load – primarily refers to sediment input.
Timber resource options issue re: critical water supply – not helping timber companies	We could map critical water supply areas, which would help in preparation of THP's.
What are heritage landscapes?	Could apply to places such as the Arcata bottoms – old barns, working landscape, sense of place and history worth protecting.
How would that be defined	Not sure – may be difficult; could possibly be

	mapped.
Flood insurance is cheap – \$200/yr	
What are brownfields?	Former industrial sites with possible hazardous materials contamination. Development requires a records check and Phase 1 assessment.
What are mixed uses? How would you encourage them?	See definition. Traffic impact fee reductions. Arcata requires mixed uses on plaza.
What are second units?	See definition.
Rail line restoration isn't tied to SP2, is it?	No
Garberville library doesn't have copy of the technical background studies.	See website or Planning front counter.

Written comments submitted during the workshops

Comments (Written)	Response
Establish an Open Space Policy body; Put in place water/biological resource policy; No more roads; strong support for transportation alternatives.	Suggestions will be considered in policy development.
Have the railroad but not through the Eel River Canyon.	Addressed in moving goods and people polices; alt railroad siting not considered feasible.
Redo a plan for S. Humboldt; specific problems and a lot of AG topography; serious housing shortage; allow more 2 nd units	Issues are to be addressed under existing workplan.
Grandfather all current AP's into compliance; greater flexibility in alternative septic; water conservation and storage should be allowed (to address residential domestic water needs); greater flexibility in variances.	Need to follow state law on most of these issues; merger of patent parcels will be considered; acceptable septic design set by state; other issues to be addressed.
Designate conservation area buffer zones around parks; give greater consideration to water resources in allowing subdivisions.	Policy option can be considered
Should have studied impact of JTMPs and 40 acre TPZ parcels; Update the GRAB Community Plan to comply with CEQA.	Policy option to be considered; included in work program.
Strengthen non-TPZ non-Williamson zoning to make a greater incentive for easements and permanent protection; Simplify but strength TPZ/Williamson programs.	Policy options to be considered.
Sketch plans polices should encourage public open space, trail corridors etc. around communities.	To be considered in policy development.

Notes from Fortuna 6/24/04

Comment	Response
If you encourage a more urban development pattern, you have to address service capacity. Loleta doesn't have any additional service capacity.	You have to expand it or fix it.
Are we getting any 8 units per acre? It doesn't seem like anyone is building them.	Actually, we are.
What makes them think the housing market is going to cool?	Higher interest rates could slow home sales.
There's a need for 150,000 new homes to be constructed statewide each year, but only 100,000 are built.	Addressed in Housing Element and sketch plan alternatives

We believe the housing market is going to continue to be strong.	The sketch plans will have to account for this contingency
There's no housing available at the \$250,000 level now, where 6 months ago, there was.	A mix of housing price ranges is needed to accommodate growth. To be addressed in policies.
Number of persons per unit is going down – 2.5 persons per unit are the most recent numbers.	For Planning we will use the latest DOF projections, 2.4 or 2.3 currently.
Is there a desire of timber companies to sell their land?	Only when they give up industrial timber operations – Barnum timber for example. Most sales are to other timber companies or conservation organizations.
Are these policies expanded in the sketch plan alternatives report?	No; we're trying to avoid wordsmithing, so we're keeping it general.
Policy regarding lot line adjustments – not sure how to answer it – Perrot Ranch issue.	
What does “flexible” mean in the policy for original homesite development on ranchlands?	Allow more than 1 unit / 600 acres in some cases; to be addressed in policy development.
Is Policy #2 going to prevent the McKee thing?	Not necessarily. The court will decide the McKee matter.
Development of South Eureka is problematic.	Need capacity upgrades. Need access to Lumbar Hills to make Robinson/Dunn circulation to work.
There's no one big enough to take on development of the Robinson / Dunn property.	True. Need to explore financing options.
What's an inland scenic resource?	As distinct from coastal: landform protection, Scenic Byways
Fire Safe regulations are a real impediment to development.	Examine some options for flexibility.
Why do certain policy options only apply to SP 1 and 2	Ignore that.
Big box policy needs to be broken into 2.	Agree
If some of these policy options become policies and we don't have \$ to implement them, isn't that going to be a problem?	We'll need to identify reliable funding sources for each of the implementation measures.
How were these policy options arrived at?	A distillation of our Critical Choices work and the background studies.

Comment (Written)	Response
Want to divide urban timber (UT) land in Hydesville to 20 acre parcels so the presence of people will scare bears away that are damaging and killing trees.	The density range of UT is 20-40 acres per parcel.

Notes from Eureka 6/28/04

Comment	Response
What are the fiscal impacts of each alternative?	Generally it is less expensive for government to serve more compact development
Would there be a cost difference between the alternatives?	This will be determined during environmental analysis and EIR preparation. We plan to do an economic analysis
Is the big box option necessarily not a part of SP3?	No – they can be decoupled.
#2 forest policy option – what does that	Explained.

mean?	
Lots smaller than 600 ac - what would be allowed? Would they have to be merged under that policy option?	To be determined in future policy decisions.
How many units would be allowed in the situation where ranchers want to develop homesites on their ranches under that policy option?	To be addressed in policy development.
Would the same option apply to TPZ so that owners of TPZ parcels can build homes for their ranch hands and family?	TPZ parcels have different needs – they don't need people living there like ranches do. Look at the second unit policy options if you want to allow more homes in TPZ areas.
What about the effects of redrawing the flood maps where people are now going to be in flood areas because of deposition from upstream logging practices?	The maps are based on the 1964 flood for the most part (not Redwood Creek, though).
What about larger bluff top setbacks? What do mean by "certain discretionary projects" in geologic hazard policy option?	Should the Country require greater scrutiny of geological issues for permit reviews?
Would caretakers units be allowed in commercial areas?	Yes. It would expand the existing rules to allow more residential uses than that.
Add "lets make users pay for road maintenance" policy option. Logging trucks/extraction users impact the road 10x more than residential traffic.	Suggestion will be considered.
Add policy to make rural roads safer.	
What would the cost be to improve the roads to support port/rail development?	A port study addresses this issue.
Nothing in there about moving people.	Look at the bottom one (Trails Plan). Mostly embodied in SP3 philosophy.
How about public transit?	Community design, linkage w. housing element comment.
I don't want funding for rail if it's public funding.	Comment noted.
When are you going to zone individual properties?	Zoning ordinance will be a part of the process.
What will the public noticing for that be like?	Combination of display ads and mailed notices.
Any way of projecting budgets/fiscal impacts?	To be included in the environmental analysis.
Questions about how to make land uses compatible.	That's the intent of zoning; performance standards can also be used.

Comment (Written)	Response
Should look at economic implications of sketch plans.	To be considered in future work.
Need more focus on redevelopment of rundown areas; Restrict percentage of land disturbed by logging; restrict sq.ft. base of housing, lot coverage; eco-friendly building.	Brownfields policy included; other suggestions are development standards not policy or plan level ideas.
Create community forest buffers; preserve ag. bottomlands and individual communities; maintain large tracts; encourage infilling; develop brownfields.	Included in sketch plan design.

No expansion of water and sewer outside of existing plan; no big box development.	Included in sketch plan design and suggested policy options.
Concentrate development in areas of sewer and water; give emphasis to high density; encourage/require non-industrial timber lands to be certified sustainable.	Included in sketch plan design and suggested policy options.
Planning should be on a watershed basis.	Watershed issues reviewed in Natural Resources and Hazards Report
Increase taxation on resource extraction to finance truck routes.	Comment noted.
Direct staff discretion to keep sensitive info on flood plain increases that would raise or prohibit flood insurance. Policy to make rural roads safer; free county bus transportation.	To be considered in policy development.
Coordinate housing/trans element for more people-friendly communities; plan to protect scenic corridors.	Included in sketch plan design and suggested policy options.
Create communities which allow for a reduced requirement to get in the car.	Included in sketch plan design and suggested policy options.
Policy to make timber companies pay for using and damaging roads; policy to restore rail line to bay area in private ownership; policy to streamline the permit process.	Timber harvesting, railroad ownership are State-regulated activity. County will study county permit process.
Need a sketch plan more protective than 3; plan on watershed basis.	Comment will be considered.
Policies to promote affordable housing and mass transit.	Included in Housing Element and Moving Goods and People.
Give serious consideration to TPZ lands that do not produce timber.	Individual owners who do not want their land zoned TPZ can apply for a rezone.
Policy to examine street widths and minimize; policy to encourage walkability; policy to support alternative transportation.	Development standards issues. Alternative transportation policy included.
Policy to support NCRAs return to private ownership.	Comment noted.
Rather than focusing so heavily on "policies" develop incentive programs instead.	Policies to promote incentive programs are already included.
Encourage telecommuting for job creation.	A telecommunications element is being prepared.

Notes from Willow Creek 6/29/04

Comment	Response
What is the affordability index?	Explained.
How does Humboldt's projected population increase compare with the state?	It's lower.
Why is that?	Not a lot of young people moving here looking for work.
15% of our homes here in Willow Creek are vacation homes.	Comment noted.
The housing unit supply is low - tight market, not many new houses being constructed, not much area to expand into.	Addressed in sketch plans.
Questions about open space lands.	Addressed in sketch plans.
With septic development what would be acceptable for multifamily development?	Some package plants work. We'll work with you on efforts to get public sewer. Maybe our economic development division can help – grants for technical assistance, matching funds for construction.

We've had ag operations take up residential lands recently, but maybe that will change.	
In 5 years, with public sewer, would it be easy to increase density?	Would need a plan amendment. Could go with RM – 16du/ac maximum density. Orick, Glendale are looking at new public sewer facilities too.
What's the red color?	Explained.
Where are the transitional timberlands?	Explained.
What about the McKay tract plan (he liked that one)	Reviewed as a separate project.
I'd like to see an inside out Windsong development – alleys, neotraditional concept	We're ready for you. The new McK plan allows for that.
Elk River, Shelter Cove – maintenance of roads in earthquake hazard areas – have you considered this?	We're not adding to the development potential in Shelter Cove.
Expansion of HSU – has that been incorporated?	Yes and no - Dept of Finance projections might. EIR for that is yet to be prepared.
The new HSU population figures will blow your projections away – increase in service personnel, teachers, etc.	The sketch plans will accommodate those projections. HSU plans for expansion to occur over a 30 – 40 year period
Willow Creek is primarily a recreational destination.	Land designations should encourage recreational uses, places to stay, housing for the service providers.
Is a social element included?	Building communities does contain a discussion of implications of building style and how people interact with public spaces.
Would general plan policies cover services – schools, hospitals?	Its more use oriented - land use designations.
Willow Creek is limited in terms of land supply – our demand level is going to be very different from the rest of the County – increased demand is not going away here.	We're not predicting an economic downturn on horizon here.
Transitional timberlands – a lot of us are in favor of clustered development and continued timber production. We mostly grow hardwoods, not really good timberlands. Keep our ag lands secure, but transitional timberlands should be developed – hillside development mid slope.	We've got a designation – UT a buffer between rural residential and industrial timberlands - that may be appropriate, but you'd want to call it clustered residential development if that's really what it is - we've got a plan designation for that too. Need a lot of careful planning – fire hazards for example.
During the Meagram fire, CDF drew the line at the Trinity River – we would have lost half our town.	Fire Plan is under development.

Comment (Written)	Response
Build a public high school in Willow Creek.	The facility in Hoopa is more than adequate. If people in Willow Creek choose not to use it, they should consider starting a charter school.
Economic growth depends on a cooperative planning dept.; transitional timberlands allow for clustered residential and thereby protect valuable ag lands from development pressure.	Included in sketch plan design and suggested policy options.
Most interested in Willow Creek segment of the plan.	Community level planning is included.

County investment in services should not be in high risk areas (erosion, seismic, forest fire).	County is generally not a service provider.
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Notes from Trinidad 6/30/04

Comment	Response
Does the County ever have jurisdiction over cities?	No. Changes in jurisdictional boundaries are addressed through LAFCO
Is it a unified development code?	There are separate ordinances for zoning and subdivision.
Is there a capital improvements plan?	No, County is not a service provider. We rely on the capital improvements plans of the service providers. This may change.
Are the subjects in the critical choices report prioritized?	No – they're subject based.
There may have been more conversions of ag lands than the technical background study shows.	County welcomes submission of documentation of this.
What's the time frame of the Plan?	Goes to 2025
6000 new units projected, but is it required that we provide for them?	In the housing element the State gets involved in telling us how many units we have to provide.
Do the sketch plans account for second units?	The housing element counted about 20 second units constructed per year - we'd use those numbers as part of our buildout analysis.
SP2 what does it do to Westhaven with regard to the density in RL	1 –7 du/ac or 1 du /ac if not served by sewer.
Cul de sac development makes more traffic.	Comment noted
Are there differences in the amount of noise between the sketch plans?	Primary difference would be related to road and traffic. Plan will include a Noise element.
What's the assumption of where the jobs are going to be? Arcata, Eureka?	Eureka will continue to be an employment center for the County.
What do the different plan designations look like – what's the difference between RL, RM...etc.	Explained in graphics.
You use the term urban what's that mean?	Where there is community sewer service.
Communities may want different sketch plans	We're trying to capture all those differences
Transportation impacts need to be considered	Traffic model will address that
I think we're going to need a 6 lane freeway between Arcata and Eureka.	Traffic model will address that.
We should be promoting mobilehome parks as a way towards affordability.	We just updated our housing element that has a lot of discussion of mobilehomes.
Is the worksheet online?	No.
What's a beneficial use?	Drinking water, fish, and recreation.
How would the development timing policy work? What if the family owning a key piece of property doesn't want to develop it at the right time?	They're tough to implement. Development timing policy isn't worded quite right – it should say "outward" instead of "into resource areas".
What are brownfields?	We've got a lot of brownfields since we have a lot of old timber mill sites – we used to have about 250 mills.
Community design toolkit policy option v. community design philosophy in sketch plans.	The toolkits are included in SP3, here we're just asking if you like the idea.
There's a difference between paint (design review) and setbacks (design toolkits).	Noted.
Would a specific plan be required for a new town?	Community plans will be updated in the process.
Public input process tonight isn't being focused for the Trinidad/Westhaven area, and it should be.	Additional meetings and workshops are planned.
You can use a specific plan overlay zone. You'd want to hold the baseline density low and provide an	Issue to be addressed in development of policy options.

incentive for developers to enter into a planning effort.	
General discussion on the merits of specific plans/community plans and general plans. Some concern about working on the general level - may not get to the specific plans, which is where they want to be.	Ultimately the General Plan Update process will address both levels. We are focusing at the countywide level to establish general policy direction, but want to ensure that these sketch plans work for each community. Additional community level planning will be done. Generally, specific plan are not warranted for Humboldt County communities.
Alternatives are all increased growth – what if we want slower growth?	A slower growth alternative may be warranted, but the County must address housing targets set by the State.
To address current impacts – we need to set up assessment districts.	County will examine financing options.
SB 855 – RWQCB proposed them – one size fits all, locals can be more strict, but not less.	Staff researched this issue as it relates to the GPU. RWQCB has not developed or adopted new regs yet.

Comment (Written)	Response
Need a more sophisticated definition of "urban."	This issue will be defined in more detail during the EIR process.
Need centralized housing and plans for specific communities.	Included in sketch plan design and suggested policy options.
Build housing with grids and alleys (more pedestrian friendly).	Comment noted. See Design Toolkit.
Railway should be trail way - too much erosion/damage; be careful about how we use the harbor.	Comment noted. Issues are addressed in Moving Goods and People Report.
Analyze social, natural resource, financial on watershed basis.	Watershed issues were used in policy development.
Zoning needs to be consistent within a neighborhood; second units in some ag lands desired; individual landowners should be considered separate from large developers.	Comment noted. Included in sketch plan design and suggested policy options.
Policy that requires CPAs to develop within UDAs first.	Included as a development timing policy option.
Identify infill potential better based on sewer and water.	Infill was considered and calculated for vacant and underdeveloped parcels.
Stronger policies protecting "critical" or other water supply areas; focus on community planning.	Comment noted. Included in sketch plan design and suggested policy options.
Preserve open space and working timber and ag lands.	Included in sketch plan design and suggested policy options.
Pro-pedestrian street planning; promote services you can walk to; don't put all our jobs in a few areas and create a commute; rail line must include passenger service to SF & Sacramento.	Comment noted. Included in sketch plan design and suggested policy options. Rail passenger service to SF is beyond GPU scope.
Alternative sewage disposal systems need to be considered.	Alternative systems are currently provided for in Health Dept. regs, but thus far land requirements are similar to conventional systems.
Focus of new development should be 1) infill first, 2) City development, 3) development of county areas only if annexed to a city. This choice should be more aggressively pursued.	Suggestion will be considered; see comment below.

CPAs infill should be in urban development areas first; more growth in existing cities; no conversion of resource; no new rural residential; minimize county infrastructure and service.	Suggestion will be considered; proposal may not meet state mandates for housing.
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Notes From Joint Planning Commission & Board of Supervisors Meeting 7/1/04

Comment	Response
What were the trends in ag land conversion? We're pretty good at holding the line on small ag land conversion at the Planning Commission, so how is the conversion happening?	Addressed in Ag Resources Report.
What's the relationship between the sketch plans and policy options?	Some aren't related so much (billboards), but others are closely tied together – coordination w/ service districts, for instance, would be emphasized in SP3.
The County isn't actually going to make improvements to public and sewer, are we?	No, but will coordinate with districts and service providers.
Building Communities policy options – are these in addition to the new housing element policies?	They represent various approaches on the subject.
Where would people find a place to talk about the coastal dependant industrial lands?	The coastal plans update process. Needs to take a look at the ports plans. How much inventory of MC lands do we need is one issue, where would it go is another issue.
Just want to know where public has a say.	Public workshops and hearings.
Where would the details of infrastructure planning come in?	Garberville SD is sewer only, looking to do water as well. MSRs under Lafco look at district capacities.
ISF meeting notes: Working landscapes don't change character Highest & best use isn't necessarily strip malls Residential development represents a net deficit to local governments The plan authority resides with the people	Issues to be addressed through sketch plans and policy options.
Dorn NTMP in Southern Humboldt Concerned about residences in 40 ac and 20 ac parcels in TPZ lands Fire issues, conflicts with management practices Tax basis of \$500k home on TPZ land – the County is losing tax base if we allow residences on TPZ lands because if it weren't TPZ, it would have a higher (residential estates) tax rate.	Economic considerations of TPZ lands to be further studied.
Infrastructure – conversation between CSDs and County should continue; roads also needs to be addressed – condition of existing roads & new ones; NCHB supports HELP plan.	Issues to be addressed in on-going work plan.

<p>Provide water and the sewer will come; use Headwaters for water & sewer improvements; new homes = taxes, will help tax base; urban strategy report – governors website, supports denser urban form, infill, using adjacent lands when considering expansion; urban sprawl slide – doesn't show strip mall that would be developed on adjacent lands; cul de sac development has highest traffic generation rates; they were intended to be used only where streets had to be terminated</p>	<p>Issues to be addressed in on-going work plan.</p>
<p>Institute for Sustainable Forestry presentation Goals include – sustainable forestry (see report) We're seeing increased competition Dispute w/ Canada affecting timberlands Weak market for smaller logs More regulations now than last year Sustainable forestry practices provides benefits We should use these practices more - we also support: Larger sizes of parcels in NTMP's Longer time frames for THPs Clustered development in resource areas Trade off – development for conservation easements Stream and slope restoration for supporting timber uses</p>	<p>Issues to be addressed in on-going work plan.</p>
<p>Housing affordability is being addressed; Realtors aren't driving up process – it's a matter of supply; we need enforcement (I think they mean we need to implement the existing plan); the existing plan isn't being enforced.</p>	<p>Need to consider implementation measures and what levels and sources of funding would be required in the GPU process.</p>
<p>Need more specific language; upzoning will cause existing parcels to be non conforming; and will cause problems for land owners.</p>	<p>Comment noted. Area in question changed to provide range of densities.</p>
<p>El Dorado County general plan update – didn't chose to address road improvement issues and now they've got problems; Cutten development will cause significant traffic</p>	<p>Traffic modeling and analysis is a part of the existing work plan.</p>
<p>Housing affordability is a key issue; there's not enough housing available; need to make it available for our kids; interested in city centered development, walkable neighborhoods – not sprawl; sprawl = greater obesity, need alternative transportation modes</p>	<p>Comment noted Issue is addressed in the Housing Element.</p>
<p>I like sketch plan 1; don't like big box development; concerned I haven't seen a Petrolia map; need a Petrolia meeting.</p>	<p>Issues to be addressed in on-going work plan.</p>
<p>Confusion about what policies are saying; all sketch plans involve conversion of resource lands, more water service areas; where's the alternative that protects resource lands better? SP3 appears to do the most to save resource lands, but it actually converts resource lands; didn't see any assessment of # sewer served parcels; we should have an option to make even</p>	<p>Staff to consider range of alternatives.</p>

higher densities; SP3 is winning the popularity contest – we should provide alternatives that go even further to protect the resources and the environment. We should have infill only alternative; economic impacts – residential doesn't pay for itself; expanding infrastructure is costly; traffic impacts of increasing the number of units will be huge; re: affordability – more rural residential and residential estates doesn't increase affordability; SP3 has some of these things in there; I like the ranchland and industrial timberland designations.	
Realtors don't endorse HELP; newspaper article says there's a war between developers and no growers, but that's wrong - I agree with Diane; We need more details of impacts before making this decision on a plan; roads, public services; the BOS haven't been supportive of infill, creative development – lack of political will; I like SP3, but Healthy Humboldt plan is even better.	Comment noted. Issues to be addressed in on-going work plan.
What if timber companies go out of business and sell off their properties and is followed up by residential development on steep slopes = more erosion.	Zoning and land use restrictions would come into play.
More infill, alternative transportation, affordable housing; need growth of social capital for people who already live there – embellish the public domain, more parks, central development for improved social life; I like SP3.	Comment noted. Issues to be addressed in on-going work plan.
Goal should be for everyone to have a legal place to sleep; need more rental units – higher densities; mixed zoning is good; there are a lot of ways to make multifamily housing integrate w/ neighborhood; Eureka and Arcata don't have ability to do more infill, but the County does.	Comment noted. Issues to be addressed in on-going work plan.
I don't like sprawl – expansion of infrastructure; cost of sprawl and how to avoid it presentation by Michael Smith – like Healthy Humboldt plan.	Comment noted. Issues to be addressed in on-going work plan.
SP3 should be more focused; just say no to sprawl; housing development review process have increased everywhere, so not sure how to deal with that; the plan needs to be a good advocate for resource use; people move here because it's got a lot of ag and timberlands Harbor is a missed opportunity – more cruise ships; I like the railroad.	Comment noted. Issues are addressed in existing background reports.
Industrial timberland zone - timber isn't coming back as far as providing more jobs and more \$ – global economic forces are making it more difficult to make money from timber harvesting; we should be promoting local timber use; conservation on lower site timberlands to protect wildlife habitat; promote conservation easements; we should invest in timberland uses to help them out	Comment noted. Issues to be addressed in on-going work plan.
We can control population growth projections	Comment noted. Staff to review the range of

that appear in the plan – we already have so many issues, if we allow for more development, it's going to make things even worse; SP3 and Healthy Humboldt plan more particularly I support; we could have higher density; we need more alternatives; need to pay more attention to quality of life – what attracts people here.	alternatives.
Option 4 warning – it will behave like SP2 – Fortuna and Eureka will merge together; I like SP3 but without conversion of ag & timberlands; we need higher density We're not inventing the future, we're birthing it – focus on constitutionality - what makes it work, what makes it such a great place to live	Staff to review the range of alternatives.
Need copies, graphics for Arcata City; it's a myth – housing affordability is not dependent on supply of lots – we're going to need subsidies to make affordable housing; SP3 has more resource conversions than necessary – could have higher densities – 16 du/ac is minimum; FAR is not a good idea – it's hard to administer; develop standards based on site characteristics, not whether or not a property is "adjacent to" an existing developed area because something is always going to be adjacent to development at some point; need more resource protection including conservation easements; questions of 65,000 acres of ag lands converted; merger – until we deal with that, our resource protection policies are meaningless.	Issues to be addressed in on-going work plan. Comments noted.
I support the Healthy Humboldt plan; leaning toward SP3 – narrative I like, but the numbers are too high; traffic impacts – 6 lanes between Fortuna & McKinleyville.	Staff to review the range of alternatives.
We need to get fire dept input on ideas of clustering and infill; infill should include walkways and bikeways, particularly to get kids to school; affordability of housing is an issue..	Comments noted. Issues to be addressed in on-going work plan.
Need strategy for maintaining quality and quantity of water in Humboldt County; pulp mill excess water isn't appropriate for residential use; saltwater intrusion is a problem for wells around the bay; TMDL study shows rural development causes deterioration of water quality; all our rivers are over appropriated; need to study water use, groundwater and surface water supplies; water availability; develop a water planning strategy, & keep our use within our means.	Comments noted. Issues to be addressed in on-going work plan; have been included in policy options.
Transportation needs for aging population – HTA board & HCOAG need to be a part of that plan; I want more policy options on SP3; general plan should be more dynamic; assess current general plan policies; those that haven't been implemented need to be put in there; issue of patent parcels needs to be resolved; affordable housing subsidy programs, particularly for energy efficient homes – need more on that;	HCOAG's Regional Transportation Plan is a policy reference for our plans. Comments noted. Communities that are impacted by countywide policies and land use designations would get attention. We are working on funding an economic impact analysis; we are starting up a conservation easement program.

<p>community plans how to do them needs to be a part of this conversation; Fiscal impact analysis is super important; need to get a handle on conservation easements, park acquisitions – method of tracking those.</p>	
<p>The general plan needs to be flexible and dynamic</p>	<p>That is one of the policy options.</p>

HELP Plan Findings and Recommendations

Comment	Response
Findings: (found in the executive summary)	
<p>Finding 1. The existing County General Plan, as adopted by the Board of Supervisors in 1984, has not been implemented.</p> <p>(P. 8 The County has not implemented the presently adopted General Plan. An example is the failure to complete the update of the Community Plans except for Eureka, McKinleyville & the Avenues.</p> <p>P. 9 The County has not implemented the presently adopted General Plan. An example is the failure to perform a timely review of the Plan and its implementation as circumstances changed within the County</p>	<p>Response: The Eureka and McKinleyville areas account for 3/4 of the development potential in the County. Since the 1984 Plan was adopted, the County also updated all the coastal plans (Humboldt Bay, Eel River, South Coast, North Coast, McKinleyville), and the following community plans: Jacoby Creek, Freshwater, Orick, Garberville, Willow Creek, Fortuna, Carlotta/Hydesville. Updating the community plans for the other areas, particularly for those communities under the 1968 land use designations, is a major focus of the General Plan update.</p> <p>Response: The County updated the Housing Element in 1993, 1998 and 2003, which provided extensive reviews of land use policies and the changing population, housing and governmental constraints . The technical background studies for the GPU program also provide extensive review of the Plan and its implementation. The adoption of Prosperity! in 2000 also involved a major review of economic development policy and economic conditions. Other components of the Framework Plan that have been implemented: the Fire Safe Ordinance (1992), Airport land use plans (1994), the Beach and Dunes Management Plan (1994), Integrated Waste Management Plan (1998), and the Grading Ordinance (2002).</p>
<p>Finding 2. Land available for development (with adequate infrastructure) is extremely scarce – the supply does not meet current demand. HELP has identified a lack of ready to go commercial/industrial sites.</p> <p>P. 9 "HELP has identified a lack of ready-to-go commercial/industrial sites (permitted, environmentally approved, infrastructure in place)."</p>	<p>Response: This issue is being addressed in the inventory of vacant lands and preparation of sketch plans that over varying amounts of developable residential lands Response: A lack of housing supply can increase housing costs although it is uncertain what role land scarcity has played in local real estate appreciation.</p> <p>Response: This possibility is reflected in alternative sketch plans.</p>

<p>P. 9 "There is a severe shortage of available land for current and future growth. Land available for development is dwindling. Given the dynamics of supply and demand, this results in higher land costs."</p> <p>P.9 "Given the declining availability of developable land, certain agricultural and timber lands which are contiguous to existing urbanized areas will have to be converted to residential uses"</p>	
<p>Finding 3. Master Planning of infrastructure and associated funding strategies for roads and drainage County-wide has not been adequately addressed.</p> <p>P. 14: "There is a lack of a meaningful transportation master plan and implementation of same."</p> <p>P. 14 "Expressway from downtown Eureka to Ridgewood Drive in Cutten is needed."</p>	<p>Response: HCOAG updated the County's Regional Transportation Plan in 2001. This plan was supplemented by a pedestrian needs analysis in 2003. Implementation of the plans is ongoing.</p> <p>Response: Traffic impacts, improvements and financing mechanisms for not only the Cutten area, but for all of the major roads of the County will be addressed in the traffic modeling and the transportation element of the General Plan.</p>
<p>Finding 4. Coordination of infrastructure between the County, Communities and Special Districts is lacking. Although Humboldt County is not a purveyor of waste water or water services, the General Plan must accommodate for future growth and incorporate input from service districts in order to facilitate implementation.</p> <p>P. 15: "...The Eureka Plan for example contains land use allowances that are considerable. The infrastructure support of the implementation of the plan is lacking, and there is no established mechanism or program to finance the improvements to the infrastructure...Future infrastructure planning and improvement costs must be born by the County, else market demand for future housing will not be met."</p>	<p>Response: The County has recently met with all the service districts for the General Plan Update process, in order to better understand service capabilities and future needs. The County acknowledges that future coordination is needed in order to provide for future development.</p> <p>Response: There is room for better coordination between the County and service districts, and the County could do a better job at implementing financing mechanisms to pay for new infrastructure. The shortcomings of the sewer infrastructure are currently being addressed by the Humboldt Community Services District, which has prepared an environmental impact report for the \$30 million "Martin Slough Interceptor".</p>

	<p>Sketch Plan #3 proposes to increase the County's role in planning and making improvements to infrastructure.</p>
<p>Finding 5. Housing continues to become less affordable. In fact the median-priced home has almost doubled in the past 4 years.</p>	<p>Housing affordability is an issue that has been raised numerously as a part of the GPU process. It is also reviewed during the Housing Element Update, which was recently approved by the Board in December, 2003. Each Sketch Plan Alternative provides buildout scenarios to provide for the projected population needs. Housing affordability may need to be address through an aggressive incentive program or development mandates.</p>
<p>Finding 6. Residential permits issued by the County Building Department during the past several years have decreased significantly. There is a shortage of all types of housing including market rate affordable housing.</p> <p>P. 13 "Residential permits issued by the County Building Division during the past several years have decreased significantly: (table showing 445 in 1990 -> 262 in 2003 (single family) and 11 in 1990 -> 3 in 2003 (multifamily)). This decline in Single family units has contributed to higher priced housing. The decline in Multi-Family units has resulted in higher rents."</p>	<p>Response:</p> <p>Figure 1 shows the trends in single family and multifamily residential units permitted by the Building Division since 1979. While it shows a trend of fewer single family units over the years, it also shows a corresponding increase in multifamily units during this same time period.</p> <p>Figure 2 shows the total units permitted during this same time frame. The graph shows the trend has basically not changed since 1979. This compares to an increase in housing prices during this same time period, particularly in the past several years. According to the HELP plan, housing prices have nearly doubled in the past four years.</p>

Figure 1 Residential Units Permitted - Building Inspections Division 1979 - 2003.

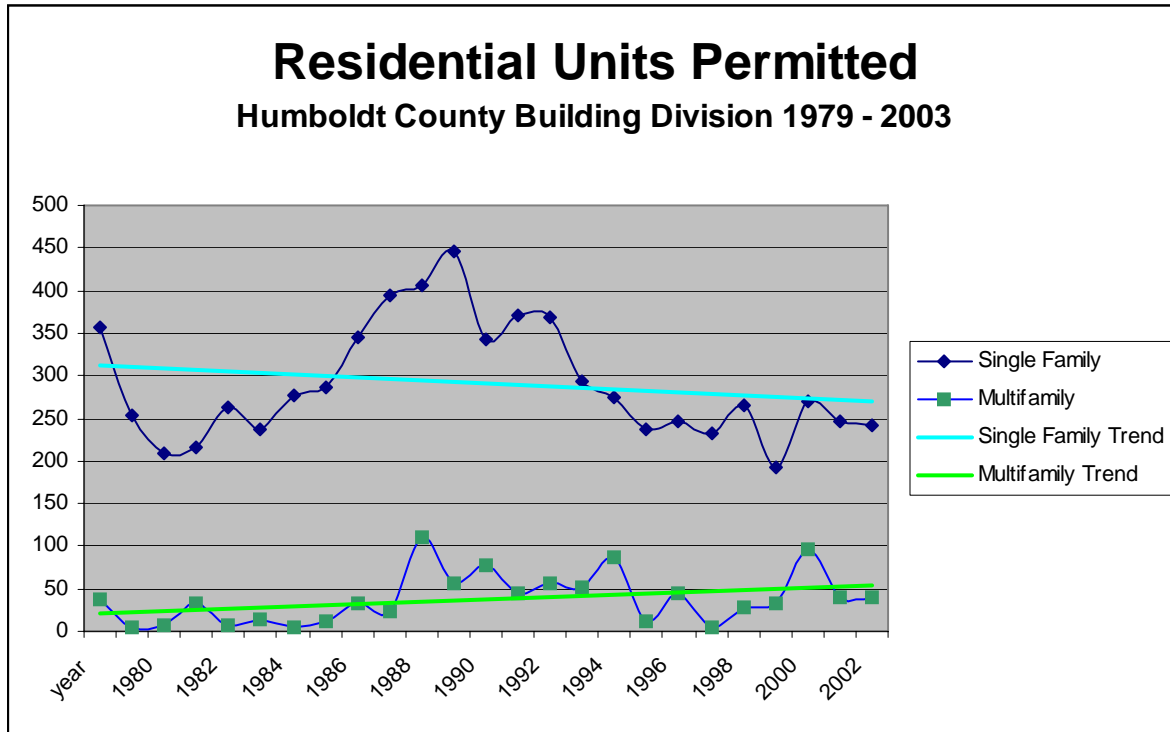
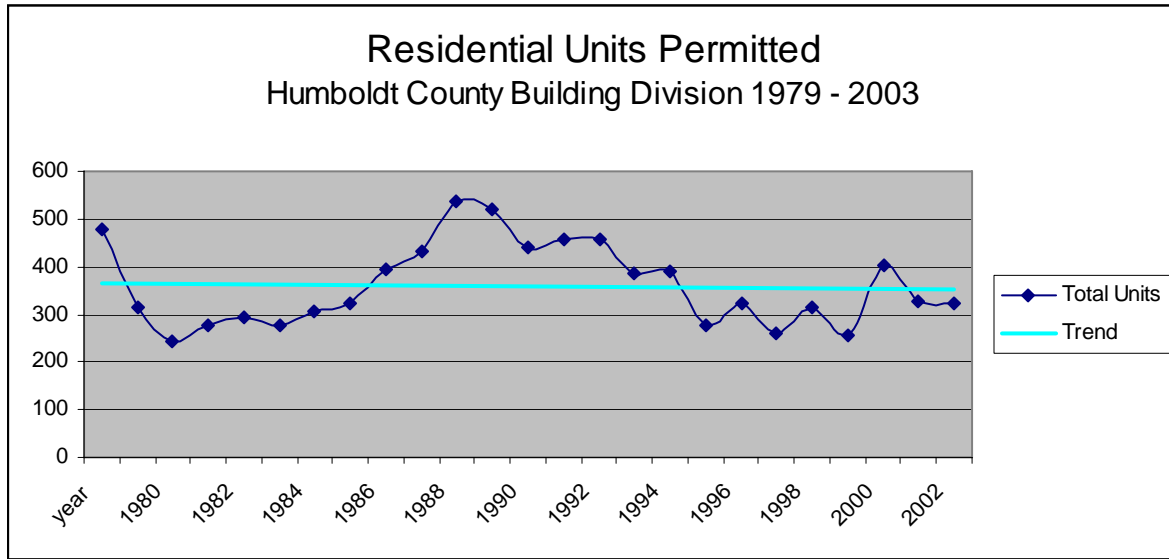


Figure 2 Total Residential Units Permitted - Building Inspections Division 1979 - 2003.



Figures 3 and 4 show that over the past decade, the County has been more effective producing housing than all of the cities in Humboldt County combined.

Figure 3 Number of Housing Units - Humboldt County Incorporated and Unincorporated Areas 1990 - 1999.

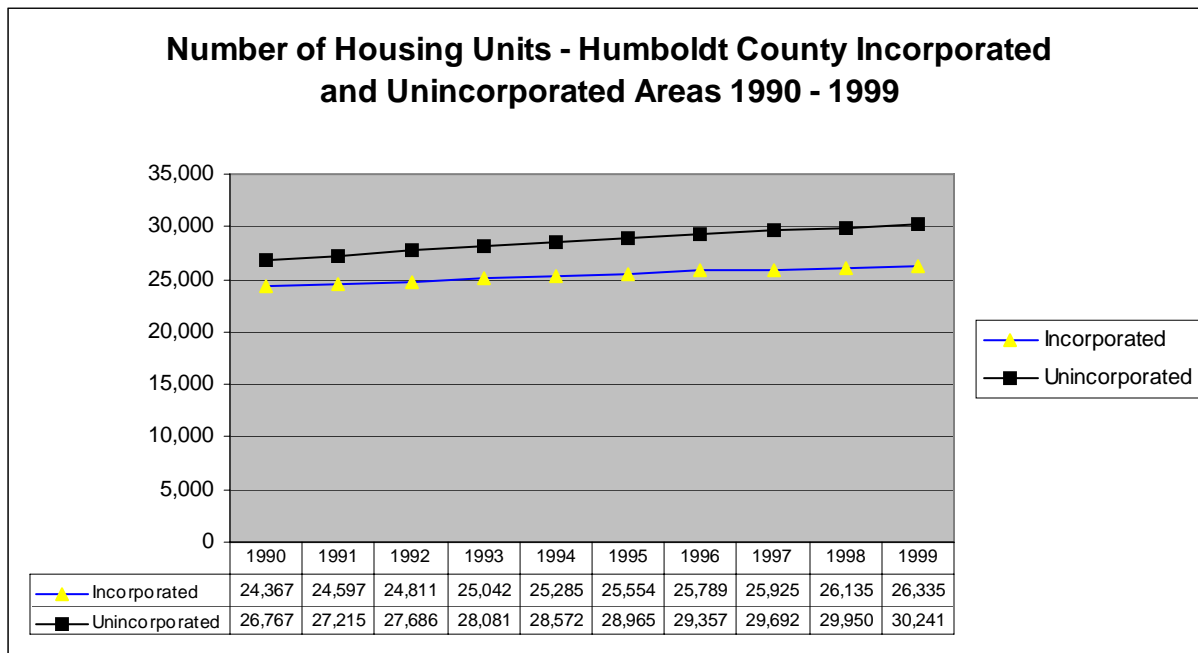
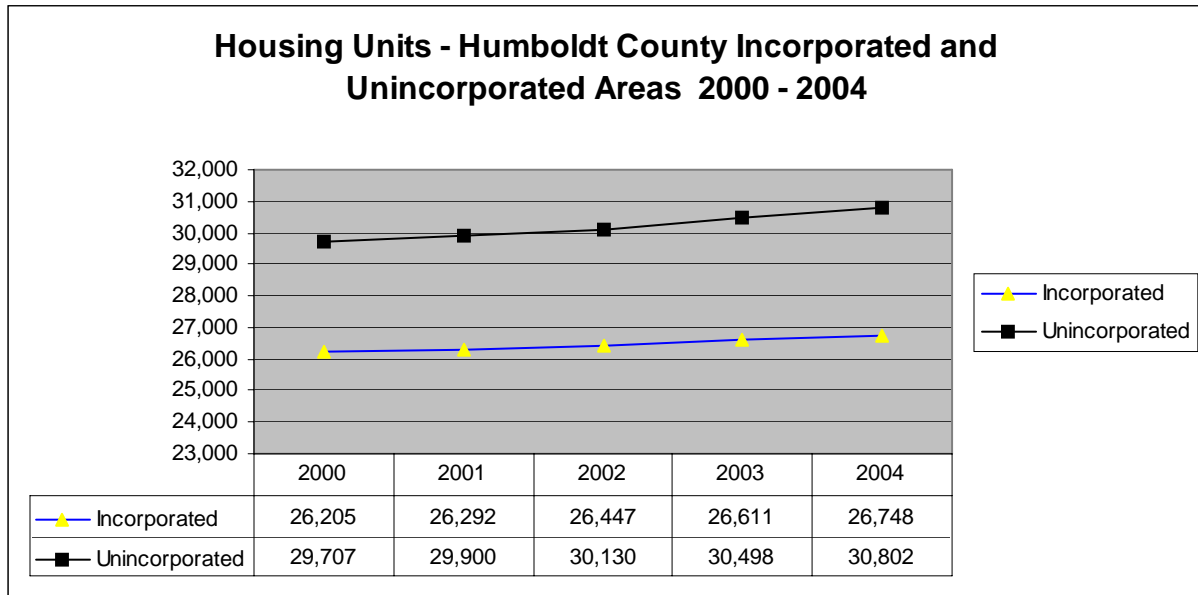
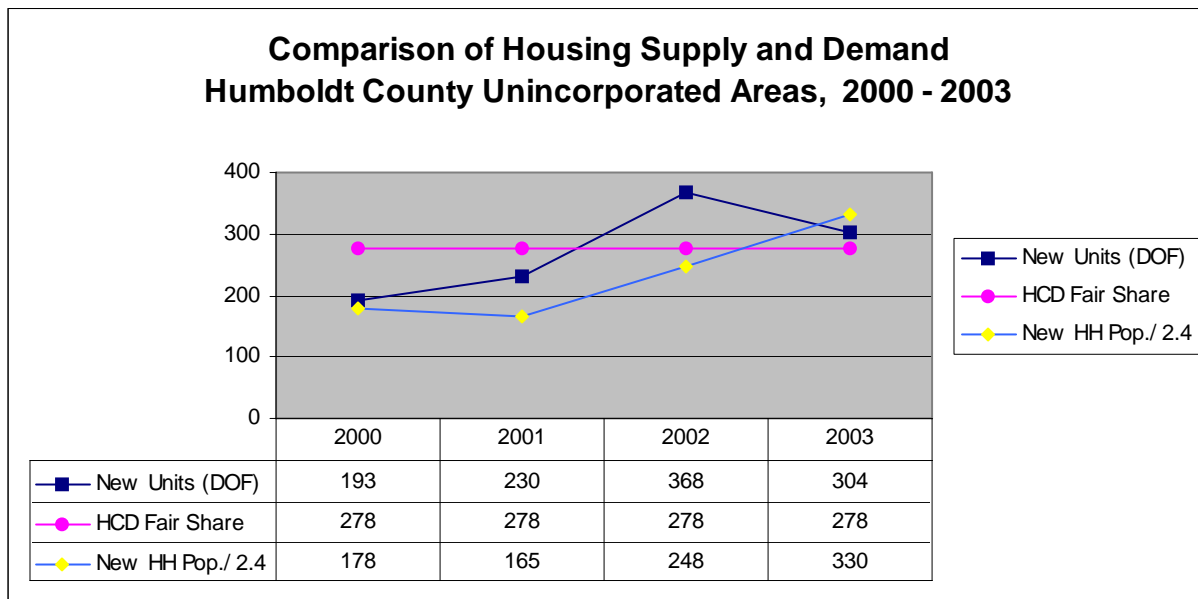


Figure 4 Number of Housing Units - Humboldt County Incorporated and Unincorporated Areas 2000 - 2004.



And Figure 5 compares housing supply and the targeted demand for the unincorporated areas from 2000 - 2003. The graph uses two measures of targeted demand: 1) housing demand from the 2001 Regional Housing Needs Plan (the "fair share" allocation of the Housing and Community Development Department, or HCD) and 2) demand is arrived at by dividing the increased population by the average household size in 2000 (2.4 persons/household). The graph shows that for the past several years, the supply of new housing in unincorporated areas has been on track with both measures of demand.

Figure 5. Comparison of Housing Supply and Demand in Unincorporated Areas 2000 – 2003



Continued response to HELP Findings

Comments	Response
<p>Finding 7. Economic development is not being supported by Humboldt County. In fact, jobs are leaving the area. Employment in several sectors of the County's economy is expected to either decline or significantly weaken during the next 10 years. Jobs are leaving Humboldt County due partially to the County's unfriendly business practices. Companies considering bringing new jobs to the County are not relocating to Humboldt county partially due to less than friendly business policies and practices. In today's environment, the hot issues which attract businesses to relocate are: affordable housing, incentives, availability of skilled employees, and ready to go sites.</p>	<p>Response: In 2000 the County of Humboldt had one employee in the Economic Division. In 2004 the County of Humboldt has 7 employees, and 3 VISTAs in the Economic Division. This Division is one of the very few departments in the County that is growing.</p> <p>The Division actively participates in the Prosperity network, which is working to coordinate jurisdictions and diversify countywide economic development.</p> <p>The Economic Division is doing the following to expand business ("hot issues"):</p> <ol style="list-style-type: none"> 1) Affordable Housing – <ol style="list-style-type: none"> a. Writing a variety of grants to help write down the cost of housing development. b. Forming a Redevelopment Agency (began Sept. 2002) to help implement infrastructure development (through Brownfields clean-up) and affordable housing set-aside. c. Formed Infrastructure Unit (July 2003) within Division to focus on key water/wastewater development & other barriers to housing/business development. 2) Outside Business Incentives - <ol style="list-style-type: none"> a. Forming Redevelopment Agency to assist with infrastructure development and business loans. b. Working with other Counties to lobby for the Buckhorn Summit bypass, to improve transportation. 3) Inside County Business Incentives – <ol style="list-style-type: none"> a. IDA Business Grants b. Micro-Enterprise Training c. Entrepreneurship Academy d. Industry Cluster Work-Plans e. Small Business Loans 4) Availability of skilled employees – <ol style="list-style-type: none"> a. Incumbent Worker Program (began in August 2003) b. WIA Programs for dislocated and adult workers 5) Ready to go sites – <ol style="list-style-type: none"> a. Forming a Redevelopment Agency (began Sept. 2002) to help implement infrastructure development. b. Doing a variety of Brownfield studies in selected communities

<p>P. 11 "The existing Humboldt County General Plan does not include an "Economic / Fiscal Development Element as recommended by the State of California."</p> <p>P. 11 "Jobs are leaving Humboldt County due partially to the County's unfriendly business policies and practices. Companies considering bringing new jobs to the County are not relocating to Humboldt County partially due to less than friendly business policies and practices."</p>	<p>for redeveloping former sites into site-ready locations.</p> <ul style="list-style-type: none"> c. Formed Infrastructure Unit to help ready sites. <p>6) Economic Division current funding for development in the following areas:</p> <ul style="list-style-type: none"> a. Workforce Training and Development - \$1,250,000 b. Business Development - \$ 585,885 + Redevelopment \$210,000 = \$900,885 c. Housing Development - \$ 3,875,000 d. Infrastructure Development - \$ 309,485 <p>Response: The GPU will include drafting an economic element.</p> <p>Response: A table appears on this same page showing an average employment <u>gain</u> of 1.35% each year between 1990 and 2010, which seems to contradict the claim that jobs are leaving and others are not coming in.</p>
<p>Finding 8. HELP supports numerous County policies and practices such as: Anti-sprawl, protection of Natural Resources, Open spaces/greenbelts between communities, each community should have its own distinct identity, Advantage of small community lifestyle, less traffic than in urban areas of the state, one on one contact with government agencies, natural beauty and responsible growth.</p>	<p>Sketch Plan 3 provides for the greatest number of qualities defined in Finding #8.</p>
<p>Finding 9. The County's 25 year projected growth rate of 0.5% is extremely conservative and does not anticipate realistic growth for the County's future.</p> <p>The County uses a 1.194% growth rate over an 8-year period for purposes of responding to State fair share housing mandates versus 0.5% for the 20 year General Plan projection.</p>	<p>Response: The growth rate used in Building Communities report was taken from the California Department of Finance. Their previous projections used in the 1984 Framework Plan were right on target; they projected 125,615 persons in Humboldt County in 2000, and the Census 2000 counted 126,518, a difference of @900 persons or <1%.</p> <p>Response: The Regional Housing Needs Plan (RHNP) identifies a population growth rate of 0.82% annual increase over the next 7 years for the entire county. This is from the Department of Finance, and it is consistent with the projections that appear in the Building Communities report. In the RHNP, there is also an allowance for housing stock being retired or converted, which adds @1,000 units to the projections of housing needs. (It is important to note that these units are not a part of the housing need for new persons - these are needs associated only with the replacement of units being replaced or converted; and it follows that no</p>

<p>Even a conservative growth rate of 2% per year will limit changes from today's conditions. The State estimates 57% more new houses will be needed in the next 20 years statewide than has been produced in the highest production years in the past.</p>	<p>new acreage will be needed for these units.) The RHNP also provides for a 10% contingency. In the end the RHNP identifies a need for 3,975 new units to be constructed between 2001 and 2008, an annual increase of @1% over the number of units counted by the Census 2000.</p> <p>Response: According to the HELP Plan, a 2% per year growth rate will generate a population of 208,506 persons in 2025, which is 63,000 more persons projected by the State. This will generate a demand of 18,250 new dwelling units for the unincorporated area in 2025, which would be accommodated by the existing Framework Plan, (which will provide 24,702 units) and each of the sketch plans (SP2 - 28,741, SP3 - 32,032, and SP4 - 34,788 units).</p>
<p>Finding 10. Humboldt State University expects a 2-3% annual growth rate for the next 20 years.</p>	<p>Response: We are coordinating with HSU on the impacts of such an increase in student population, and for other aspects of their master plan that may have a bearing on lands in the unincorporated areas. Comment noted. Staff is meeting with University staff on August 19, 2004 to discuss this issue.</p>
<p>Finding 11. The County endures a shortage of skilled trained labor force.</p>	<p>See response to finding 7.</p>
<p>Finding 12. There are considerable roadblocks and obstacles to all development including the production of market rate affordable housing. There is an urgent need to examine County processes and procedures concerning all development activities and then eliminate duplication and unnecessary burdensome regulation.</p> <p>Finding 13. There is a need for coordination among agencies to get projects through the approval process in reasonable time frames.</p>	<p>Response: The County performed a top-down review of all governmental constraints to housing development as part of the 2003 Housing Element update. Where there were found regulations that could be adjusted to reduce governmental constraints, those changes were made. However, the County does recognize the need for more streamlined and responsive efforts through the permit process phase and has recommended the inclusion of either an additional element or chapter in the General Plan on Governance.</p>

Notes from Meeting with HELP 8/18/04

Comments	Response
General plan elements should include economic and capital improvements element.	The Board has requested the addition of an Economic Element to be included in the General Plan Update.
Willingness to support financing infrastructure is a change on the part of the local building industry	No response.
We recommend a marketing plan by the director of Planning	See Response to Finding #7.
Increased densities are supported by HELP	No response.
Post offices – lets look at those as population centers in rural areas, and increase the housing and commercial and industrial development opportunities there.	Response: Often these are the areas in line for Re-development due to the closure of a mill and the loss of manufacturing jobs. The county is in the process of conducting feasibility studies to look at redevelopment of many of these areas.
We recognize water and sewer upgrades are a constraint, and that those projects may not be supported by no-growth advocates	Comment noted.
Planning needs to become more actively involved in infrastructure planning such as Infrastructure Bank; (Phil Alvarez set it up – Business and Transportation Dept.; Humboldt is in a good position to get funding)	Response: That's true, but they have a high overhead charge on those funds. The Mello Roos funding source can be cheaper for smaller projects.
Stormwater drainage should be included as infrastructure along with roads, water and sewer	Comment noted.

Notes from Housing And Homeless Coalition meeting 7/14/04

Comments	Response
How will we fund infrastructure expansion?	Response: Tax assessment districts.
I'd like to see multifamily development adjacent to greenbelts. We should require a certain amount of rental housing. We like inclusionary zoning. People are choosing to live in condos – less work, less area to maintain...we should be building more multifamily structures.	Comments noted.
What if the other jurisdictions don't like the plan around them?	Response: We're working with the cities to get the best fit we can
We need a RH zone designation with densities of 16 - 30 du/ac.	Comment noted.
Where did SP2 come from – its not consistent with the goals of the Critical Choices Report.	Response: The County is trying to provide a reasonable range of development alternatives. Sketch Plan 2 offers a development patterns that was requested during the Critical Choices phase; however, it was not the most preferred development pattern.
Transportation – aging population is going to require more public transit.	Response: SP3 provides for all types of infrastructure planning including public transportation.

Notes from Arcata 7/20/04

Comments	Response
How do the sketch plans deal with the homeless?	Response: They are looking at household population, not the homeless population. The Housing Element specifically addresses the homeless issue.
Do the buildout numbers reflect constrained acres?	Response: No
I don't like any of the sketch plans - do you have any that do more infill and less rural development?; Can the City do its own plan for the and then get that adopted by the County?	Response: Some of the areas the city's rezoned don't make sense.
While the prezone areas may not make sense to you, I think our plan actually captured the public sentiment pretty well, so your plan should be aligned with ours. We took a lot of time and we had a fair and comprehensive public involvement effort. The community work that went into our plan should be respected. We inherited a lot of problems - inadequate roads for instance, and we tried to be proactive in our rezoning.	Response: Point well taken. And the NR plan designation that was adopted allows timber harvesting and development on legal lots, so it is more closely aligned with our land use designations than the name implies. I think we can work out something that will fit both our objectives.
How does SP1 fit in with the State (fair share) requirements?	Response: It could serve as a plan that fits into the State requirements
Is there a reason all the alternatives have higher buildout numbers than the Framework Plan? Could you reduce the development potential below the Framework Plan?	Response: We could look at providing an alternative that reduces the potential below the Framework Plan
Whats the difference RE 1-5 vs RL 1 - 7?	Response: It's a little confusing - one uses acres per unit the other is units per acre
How did you decide what land use designation to give properties?	Response: We used a combination of sources, including the Framework Plan, the City's plan, the information from our technical background studies and applied the philosophy of each alternative.
Any differences in areas in terms of timber harvesting?	Response: We've got some policy options that could achieve that - in the Freshwater area, or Elk River areas for example, we could have policies that limit commercial timber operations in residential areas to be more compatible with the neighborhood and better tied into the TMDL requirements.
Fickle Hill - no subdivisions was the message from the Arcata City Council in 1984 because of the transportation impacts. Can we restrict the parcelization of Fickle Hill in any of the sketch plans?	Response: Look at the sketch plans as philosophical differences - SP2 is more free market based, while SP3 focuses the development into sewerred areas.
We want you to go more extreme with SP3; include an RH land use designation, add more policies to protect more open space and tradeoff with higher densities in the sewerred areas; We need to protect the vistas where rural development is allowed, for instance we could require development to fit into the landscape more - keep some trees from being taken down; Without inclusionary zoning, we're not going to get affordable housing - HCD's numbers won't be	Response: We need to build those alternatives into the range for an adequate environmental review - a more strategic and surgical SP3.

met; The sketch plans should also address the 1200 - 1400 homeless persons we've got in the County. There is I think the sentiment around this table that you need a SP3+ option. The expanded water service areas in SP 2 and 4 along Old Arcata Road scare us.	
We need 6000 units, but in each of the alternatives - we're looking at 32,000 units buildout - why such high numbers?	Response: The constraints aren't factored into the buildout numbers, so we created more inventory to balance out the constraints.
What do you mean by "existing entitlements"?	Response: The Framework plan allows for 40 - 160 acres in resource areas, so there are entitlements to subdivide if you consider the Plan as the controlling factor.
You've got these outside groups so dissatisfied with the alternatives, they've come up with their own plan; in our experience, the other group plans supposedly representing these organizations ended up being not representative of the organization's membership at all.	Response: We've got some splinter groups, but there are a lot of common themes being expressed. It works best if the input is in a form that we can incorporate easily into a plan.
What is the intent of the policy options? Obviously you haven't captured the full range of policy options available	Response: We're looking for general direction - testing the waters.
With the KD Investments project in the Jacoby Creek area the County mistreated us. We want to be more influential in the development that occurs within the City's Sphere of Influence (read a statement advocating a SP3+)	The 25 th joint PC/BOS joint meeting will be mostly presentations - not a decision making meeting. The city can make a presentation.

Notes from the Association of Realtors Meeting 7/27/04

Comments	Response
We're interested in affordable housing; we have concerns about the population growth rates used in the technical background studies - (they think it should maybe be higher); we're concerned about assuming we're going to pull together the infrastructure that's necessary for the planned growth; the constraints are already there, and we're already not dealing with them, so if we are relying on the infrastructure improvements, and they're not there, it's going to make the existing housing affordability crisis worse.	Response: The Housing Element update every 5 years could provide the course correction we need to adjust if, after 15 years, we've already hit our 25 year growth projections; housing affordability is tied to sewer service availability. One issue we're dealing with is whether to put County resources on improving the existing systems serving the more urban areas or put in new systems in the rural communities. Hydesville, for example, that commercial district is locked in - the commercial buildings can't expand because they're on septic systems. Orick, Willow Creek, and potentially Glendale are all looking at installing new sewer systems.
Another point, if you build a new market rate house that's not affordable, you could still be producing affordable housing because the house the occupants leave when they move into the new home might be smaller and less expensive	Response: But you're not producing new affordable housing.
If we're going to rely on the Housing Element to provide the necessary course correction, it's going to need more teeth. The Housing Element hasn't been taken seriously in the past. We're going to need	

<p>infrastructure planning like drainage systems to be brought into the Housing Element review, and right now it's not taken seriously enough to take those big things on. The new septic tank legislation being seriously considered could limit densities in unsewered areas.</p> <p>A lot of the population density under the sketch plans will be centered around the Eureka area. What is the timber site quality of the resource areas being converted?</p>	<p>Response: Good!</p>
<p>The area between Eureka and Arcata should be served with sewer and water; we should expand the housing opportunities there; in the deliberative dialogs, some people were advocating to stop building housing; since SP4 includes the most housing opportunities, that should be the one we go with; that's where we're going to get the most affordable housing.</p>	<p>Response: Comment noted.</p>
<p>Is there's no relationship between supply and demand in our local housing market?</p>	<p>Response: There are factors affecting affordability other than the supply of developable land. The local housing market is doing the same thing as the other real estate markets in the state and the nation – they're all going up.</p>
<p>No – the local housing market is unique. And if we don't have an adequate supply of developable land, we're never going to make housing more affordable.</p>	<p>Response: That's true, but there's not a good match between large lots and affordable housing.</p>
<p>There are no developable lots on the market right now. You're going to need the support of government officials for higher density housing.</p>	<p>Response: The zoning ordinance amendments that allow apartments in commercial areas is an example of local government being supportive of multifamily development.</p>
<p>During the Eureka Community Plan update, multifamily housing proposed along Ridgewood Drive was taken out. We need to reduce regulatory constraints to produce affordable housing.</p>	<p>Comment noted.</p>
<p>"Constraints - Lack of Available Land - only 5% of the County's land base is planned for residential uses"</p>	<p>Response: The Building Communities and Natural Resources and Hazards Reports identified sufficient land for residential development for the next 25 years. We continue to analyze constraints on these lands.</p>

Notes from Meeting with Manila CSD 7/29/04

Comments	Response
Clustering slide doesn't go far enough to encourage pedestrian travel We've also got concerns re: increased traffic on 101, the walkability of our community centers	Comment noted.
When are you doing the coastal plan update?	Process was explained.
Public access corridors and properties planned natural resource should continue in their present uses.	This is the proposed options contained in the LCP amendment process.
You're showing in these slides the existing parcelization of our community, what's it going to look like 20 years from now?	Response: There are some opportunities for increased densities. Your district boundary, which is coterminous with the Sphere of Influence, goes north to the Sierra Pacific Mill and South to the Samoa Bridge. If you wanted, you could serve some of the more outlying parts of the community.
If we double in size, can our infrastructure handle it?	Response: SP3 and to a lesser extent SP4 would ramp up our infrastructure planning significantly, way more than our current Master Service Elements.
Isn't our community constrained by natural resources.	Response: Yes, and it would be great to get on the same page with your plans for future services.
When we put in the sewage treatment ponds, what did that do to our development potential?	Response: You increased your development potential by 100%.
The policy options tabulations would have been more accurate if you had used a ranking system.	Comment noted.

Notes from Meeting with Healthy Humboldt 8/4/04

Comments	Response
Are you doing another sketch plan - SP3+?	Not before the 25th. The BOS could give us direction to go there. If we do go there, the cities are going to have to ramp up to take housing units we're responsible for providing.
Where are the Master Service Reviews fitting into the sketch plans	We've still have some work to do there.
We want an SP3+ alternative which would allow development only on legal lots of record in the areas not served by sewer and water; inside urban areas, you could allow subdivisions.	The urban land designations (RL, RM) are coterminous with watered/sewered areas.
We need to do some work - what's the supply of land? If it's not enough to accomodate our projected population increase, where else can we put people?	
How much density do we need to fit the future population increase?	
There is an economic justification for SP3+ .- every rural subdivision costs the County money.	Comment noted.

Healthy Humboldt Coalition Brochure

The Healthy Humboldt Coalition has the following guiding principles:

- " Maintain separate and distinct small town communities with a variety of cultural and recreational amenities, surrounded by wild and working open spaces.
- Restore a sustainable relationship with our natural environment to provide for clean water, fish and wildlife, scenic beauty, and natural resources.
- Promote housing, education and health care to meet community needs throughout the County.
- Reduce County infrastructure costs by channeling new growth to existing cities and communities currently served by water and sewer.
- Support locally-based businesses and industries.
- Ensure a locally sustainable energy future.
- Provide clear and concise County land-use policies for the public."

Response: Although the education and health care issues are beyond the scope of the alternatives report, the guiding principles appear to be most consistent with SP3.

"Unplanned parcelization has caused the loss of more than 100,000 acres of forestland and 73,000 acres of farmland since 1985."

Response: In the agricultural resources and timber resources background reports for the GPU we state that the timberlands and agricultural lands subject to lot line adjustments and certificates of compliance since 1985 may have been converted out of resource use, but we don't really know.

Notes from meeting with Eureka City Staff and HCSD staff 8/5/04

Comments	Response
The boundaries between city services and HCSD services are artificial	Comment noted.
When was the last time any of the larger cities annexed property?	+/- 20 yr
All development feeds into one transportation corridor (Highway 101) and I'm concerned that the increased growth in all the sketch plans will make traffic congestion unbearable	The Eureka Community Plan includes transportation policies to divert the traffic from the areas south of Cutten to Cypress and then to Harrison
We need to better figure out the capacity of both the Eureka and HCSD sewer systems	Agreement from County staff. Capacity figures and contractual figures are different. We need to plan for capacity.
We may need to re-visit the ECP and projected build out numbers as they will affect traffic.	Agreement from County staff.
Discussion ensued on capacity to serve the north McKay tract and the impact on service capabilities from the Martin Slough interceptor project.	Agreement that we need to better coordinate with the Cities for expansion of services and future development.

Notes from Fortuna Joint Planning Commission and City Council Meeting as well as the Ferndale and Rio Dell City Councils and Planning Commissions 8/9/04

Comments	Response
How much of the land shown in the buildout tables is constrained by physical and market constraints?	We are planning on overlaying the constraints factors and will provide this information to the Board. It is contained in our background studies.
With SP3 where are the units going to go? Will SP3 have the effect of diverting the County's housing growth from more rural areas to areas adjacent to cities?	SK3 is proposed to concentrate units in areas with existing urban services, so therefore, housing units will be diverted from the rural areas.
How are the units going to be developed if there aren't services available?	There will be more concentration on infrastructure planning to provide services.
With SP3 the 600 ac/du limit what about someone who has only 40 ac – are they not going to be allowed to develop?	This is for the industrial timber operators and ranchlands currently in Williamson Act contract.
What willingness will LAFCo have to follow through with these infrastructure improvements and expansions - is that going to be a constraint?	There will definitely need to be better communications with the members of LAFCo.
Ferndale is a little behind in terms of our general plan update. Our guiding principal is to preserve the unique character of Humboldt; SP3 seems to do that best - please comment	SP3 limits sprawl and attempts to preserve the character of existing communities. Policies will need to be developed that address this.
If SP3 is preferred, does that mean development would be clustered around Ferndale?	Down in the floodplain, there's not going to be much development.
How do the densities in the Eel River valley change across the floodplain	The physical constraints limit development potential; some communities are getting sewer (although not in the Eel River Valley area) – they're going to accommodate much more growth
One size doesn't fit all - how are you going to handle that?.	We will come back and “tailor” the General Plan for communities, probably through the CPA process.
What about commercial uses – how do the sketch plans differ?	SP2 allows big box, SK3 and 4 look more to smaller industrial and commercial sites; neighborhood commercial with mixed uses.
What about soft infrastructure – telecom facilities?	A telecommunications element is proposed to be developed as a part of the GPU process.
How do the plans differ on second units?	They all provide and support second units. This is a policy decision that could be included into any alternative.

Notes from Petrolia meeting 8/12/04

Comments	Response
How are you going to handle different community's needs?	We will come back and “tailor” the General Plan for communities, probably through the CPA process.
SP2 – 4 allows more subdivisions here in Petrolia, right?	Only in the resource areas.
What are the differences between the sketch plans with regard to timberland?	There is an industrial timber classification in SP3 and 4 that provides additional protection to

	timberlands and limits housing.
What are joint timber management plans?	Process explained.
Why are we accommodating 30,000 units when our population projections show 3,000 units are needed?	The 30,000 units are unconstrained numbers, we are providing a buffer.
The housing demand is going to be affected by people building second homes - people living elsewhere and building a second home in Petrolia – we’re seeing a lot of that happening.	Comment noted.
Vacant is a misnomer – there’s development potential on already developed lots	Comment noted.
It seems dysfunctional for the County to be updating their general plan without the cities doing the same thing within their jurisdictions	We don’t have jurisdiction within the city limits.
I like SP1 with stronger resource protection	
You don’t have a reasonable range – none of them allows a reduced level of growth	Comment noted.
If you allow more density, more people are going to want their 20 acres in the woods, so we’re going to be setting ourselves up for more pressure to convert resource lands around developed areas.	

Notes from Eureka Joint Planning Commission and City Council Meeting 8/16/04

Comments	Response
Question about water and sewer services – how sure are you that you’re going to be able to serve the areas around Eureka and Hydesville – are they going to require annexation? LAFCo approval?	We are meeting with the service providers to determine capacity. We believe that the County will have to take a more active role in infrastructure planning in the future.
Is there a way to compare SP’s in terms of traffic generation? What are the traffic impacts going to be?	SP3 has mixed use centers – more neighborhood traffic, less on 101 SP2 and 4 would probably create more
How much multifamily development is encouraged in the Eureka area?	Staff identified areas.
Elaborate on the other constraints you’ve studied.	Flood Hazard, Slope/Seismic, Wetlands, Fire, etc.

Notes from Meeting With Buckeye Conservancy and Farm Bureau 8/17/04

Comments	Response
Affordable housing – how will we be able to provide for County residents as they retire on only Social Security?	The GPU process is attempting to address that by providing enough areas for development in the County.
Has the County presented a breakdown of population per each city?	Yes, it is contained in the Building Communities Report.
We need a county of the number of patent parcels that are still underlying a lot of the resource lands in Humboldt County.	We have a rough estimate now. We are assuming a patent parcel for every 80 acres in the resource lands. There is a wide discrepancy from ranchlands and timber properties. Usually a range of 40 acres to 360 acres.
What is the difference in the cost of streets for a	Culdesacs tend to be more expensive and there is

grided pattern vs. culdesacs?	less connectivity therefore more time spent on the roadway.
What is the policy for increasing the density of the RM designation?	It is increased in Sketch Plans 3 and 4. We are looking at introducing a RH (residential high) density that would provide 30 units per acre for multifamily development.
What does “no net loss of ag lands” mean?	Typically in the past it has meant no net loss of ag lands for our tax base.
Biggest loss of ag lands has been to the federal government and they don’t pay taxes.	From 1985, about 11,000 acres has been purchased by government agencies (the County has estimated that during that time frame, approximately 60,000 acres have been converted from ag use to something else).
What does RCC mean?	Rural Community Center.
Has there been a general plan policy that says “no development on prime ag lands?”	Yes, this is a standard planning technique.
What is the urgency for public comment now?	We are looking at the “big picture” development scenario now and would like direction from the public.
We keep adding development potential with each new Sketch Plan – maybe SK1 is the best?	We are looking at adding another alternative that offers less development potential.
Have the cities weighed in?	Yes.
What about an “exit strategy” for timber producers?	We could provide incentives that will help them continue to operate.
600 acre minimum for the industrial timber operators is too restrictive.	This could possibly adjusted.

Notes from Garberville and Redway CSD 8/19/04

Comments	Response
Garberville is looking to expand their treatment area; should give increased capacity.	Need to know quantitatively how this will impact capacity.
The Kimtu and Riverview municipal water companies want to be within the Garberville Sphere.	Needs to be dealt with by the district and Lafco.
The Community Park (Tooby Park) is currently served with water from the district.	Needs to be dealt with by the district and Lafco.
Redway indicated they have about 40% surplus capacity during the dry season. During the wet season they estimate that they are at 80% capacity at the sewage treatment plant.	Asked if the district is under any RWQCB orders; they are not.
Previous numbers on capacity from Redway were based on a faulty flow meter. They will provide us with new numbers.	Planning staff to work with district to get new numbers.
Garberville reps did not identify any new area to go into residential and indicated that existing vacant residential areas could be served.	No comment.
The Meadows Business Park has sewer and water line run to its outer boundaries to allow for future expansion in that area.	Will be considered in land use planning.
Some concern was expressed about the Redway low-income housing project going forward without the	Not specifically an GPU issue. Project was principally permitted under the old GRAB

County paying heed to local residents comments.	community plan.

Notes from Wiyot Tribe 8/23/04

Comments	Response
I am concerned about development encroaching into wildlife areas. Last year a mountain lion had to be shot in McKinleyville because of increasing residential development.	Sketch Plan 3 contains growth around existing urban centers where Sketch Plans 2 and 4 expands growth out into some of the resource areas.
I live in Eureka and I feel like I will never be able to afford a house in Humboldt County. I am torn because I think SP4 provides more housing opportunities and therefore the price of housing should drop with the increased supply, but I like the resource protection options of SP 3.	All of these components can be mixed and matched. Affordable housing is not necessarily tied to the supply of available lots for development. There may be other ways to increase the affordability of housing in Humboldt County.
Why so many acres for development? If we only need to provide for 6,000 units, why are we setting aside so much land?	These numbers are unconstrained and because we don't know exactly developable these vacant lands are, we are providing a buffer.

ATTACHMENT 3
Summary Report
City and District Water and Sewer Capacities
In Humboldt County

Prepared By
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EXECUTIVE SUMMARY

The capacities and surpluses available for additional growth were determined for Cities and service districts within the county that provide domestic water, sewer, or both. Additionally, the potential number of additional residential units under the existing General Plan was determined, and an assessment was made of what portion of the service providers' surplus capacities might be taken up by development that is currently allowed. Service districts may be categorized as follows:

Districts with adequate capacity to service existing vacant parcels in their service area only: Garberville.

Districts with adequate capacity to service existing vacant parcels in their service area and in their serviceable area/sphere: Humboldt CSD (water, Note: sewer in some area may be constrained by lack of major infrastructure), Hydesville (water only), McKinleyville CSD, Orick (water only), Redway, Willow Creek (water - subject to planned improvements).

Service Districts which currently do not have sufficient capacity for serving all vacant parcels within their service area and are at or near their current capacity: Loleta, Miranda, Palmer Creek (Note: see Fortuna), Phillipsville (water only), Riverside CSD, Westhaven (water only), Weott.

Shelter Cove is somewhat unique in that it has a great number of underdeveloped or vacant parcels. Within the Resort Improvement District's boundaries there is the potential for 3,906 additional units for water service and 1,895 additional units for sewer service. Available capacities are 600 connections for water and 225 connections for sewer

This report also researched the potential for incorporated Cities within the county to serve areas adjacent to their city boundaries and within their potential service areas. Following are city-specific issues related to providing service within the County jurisdictional area:

Arcata: The City opposes new water extensions in the Jacoby Creek area. The district is to become a part of Arcata's water system once the existing bond is paid. Arcata is not interested in serving the Bracut area in the near future, though it is within their sphere. The Sunnybrae/Golf Course Road area has limited water capacity so the City requests low density along Buttermilk Lane and that there be no new water connections in the Sunnybrae

area by the golf course (in the sphere but not City limits). This is a “water only” area. The City has no intentions for annexations or extension of sewer service to this area. The Fickle Hill area is within the City’s sphere, but there is no City water service to this area. The City may request to have this area removed from their sphere.

Blue Lake: The City is currently in the process of developing an annexation proposal. They are looking at two areas: 1) The area within their sphere south of Hwy 299; and 2) The area within their sphere north of Hwy 299. They may actually combine these areas into one proposal to LAFCo and “square” off the boundaries of the current sphere. The City has proposed land use designations for this area and are currently working on the EIR. The impetus for the annexation was from concerned citizens as to the future development around the city. There was a desire to see a definite distinction between Blue Lake and Fieldbrook/Glendale with some type of greenbelt. There currently is water only north of HWY 299 and water and sewer south of HWY 299. Water capacity is fine (two storage facilities currently) and the City believes they can serve the areas proposed for the annexation within their sphere.

Eureka: The City does not have any current plans for annexation; however, if the County develops land use plans that are inconsistent with the City’s “strategic visioning process”, they may want to annex. They want some type of control over ultimate buildout scenarios. They are interested in how the City will handle parks, traffic, small commercial facilities and services.

The city is investigating the sewer treatment plant’s capacity next year. It is likely that the treatment plant will reach capacity before the Martin Slough interceptor is built (which they thought they would be in construction by 2006).

Fortuna: The State forced Fortuna to accept Palmer Creek into sphere and take sewage.

Fortuna requires all proposed annexations to be up to Fortuna sewer/water/roads standards and would require a new assessment district where there are deficiencies. The Carson Woods area gets water from the City and the area has an interest in subdivision. The area has prescriptive easements and a hodge podge of water line laterals. Palmer Creek area is constrained by a contractual agreement for sewage with the City.

Rio Dell: Scotia is currently not in the CPA with Rio Dell (they are not in any CPA boundary). The town of Scotia is owned by Pacific Lumber (the houses are rented to PL employees). We may want to revise the boundaries to include Scotia in the planning area. The majority of Scotia is zoned Unclassified; however, the commercial and industrial areas were recently rezoned to allow for expansion and/or retrofits of the mill site. The town of Scotia is served by a private water and sewer system. Rio Dell has their own water and sewer system and there is no discussion of “merging” these systems (Jim Grabow believes that their system is better than Rio Dell’s); however, there has been some discussion of annexation of Scotia into the City boundaries. At the least, Scotia should be added to the community planning area. The City was looking at the Monument Road area, old Eel River

Sawmills (north of Hwy 101) and agricultural lands NW of HWY 101 for future annexation sites. Planning stated that the ag areas NW of Hwy 101 were in the flood plain and on prime ag soils, and not a good candidate for annexation. The City sees the Eel River Sawmills site as a future industrial park (currently not in their sphere). Currently there are no industrially zoned lands in Rio Dell. No areas have been dedicated for Big Box Development either. The City is limited to 40 new water and sewer hookups through 2007 from RWQCB until they can develop an alternative sewage disposal system (Their wet weather storage system is over capacity. Designed for 1.2 million gallons and had over 3 million gallons this year during storms). The City currently issues 10 new building permits per year. They have recently implemented a pilot program that utilizes an infiltration system. The City draws their water directly from the Eel River using mobile pumping system. They were recently approved for the installation of a permanent water intake system up to 2.67cfm. The City has hopes of eventually adding some highway commercial or industrial (50-100 year time frame) as they currently have none.

Trinidad: There is no sewer service in the City of Trinidad, and no immediate plans to have sewer. The soils within the City have been conducive to on-site septic and the Health Department has been willing to work with property owners with existing lots to accommodate development. The city gets their water from Lufenholtz Creek (primary source) and Mill Creek (secondary source); both intake and water storage areas are located outside the city limits. Water capacity is not a problem; it is water storage. They currently can store approx. 300,000 gallons of water and have plans to increase this to 1,000,000 gallons (within the next 2-3 years). Currently there is some water delivery along Westhaven Drive where city water lines connect from storage facility at Lufenholtz Creek. Water service along Westhaven Dr. was approved during the original LCP hearing process. The City never intended to expand service to this area, however. Some residents did connect to the City system (different rate schedule dependent upon whether you are in the city limits). In the following years, LAFCo determined that new water connections could not be approved to residents outside the city limits. New water connections are now prohibited by LAFCo to this area unless they are annexed into the City.

The City believes that logical areas to be annexed in the future would be north on Patrick's Point Drive and Stage Coach Road and the Baker Ranch area. The sphere would contain both Mill Creek and Lufenholtz Creek so that they can continue to comment on development around their water source. The City is interested in an Area of Influence to protect the watersheds from which they draw their water.

Sketch Plan Alternatives should be developed and considered with respect to the ability of current service providers to provide for sewer and/or water. Lack of available services for potential new development areas will highlight the need for examination of infrastructure improvement mechanisms.

ATTACHMENT 4

Healthy Humboldt Coalition's Guiding Principles and HELP's Plan "H" Visions: Similarities and Differences

During the last few months, two groups have emerged that have provided organized input on the County's Sketch Plan Alternatives and General Plan process. These two groups, the Healthy Humboldt Coalition and the HELP group, have conducted presentations to the cities, numerous service organizations and community groups regarding their vision for future development in Humboldt County. Many similarities are found between the guiding principals for the Healthy Humboldt Coalition and that of the vision statements contained in Plan "H". Following is a summary discussion of the similarities and differences between these groups.

Similarities:

Both the Healthy Humboldt Coalition and the HELP group want to see a continued sense of neighborhoods in the updated General Plan. The HELP group has gone on record as advocating that each community should have its own distinct identity, and that there is an advantage of small community lifestyle. The Healthy Humboldt Coalition wants a plan that "maintain separate and distinct small town communities with a variety of cultural and recreational amenities".

The HELP group has also stated that they support numerous county policies that protect natural resources, open space and maintaining the natural beauty of Humboldt County. The Healthy Humboldt Coalition would like to "restore a sustainable relationship with our natural environment to provide for clean water, fish and wildlife, scenic beauty, and natural resources". Both are supportive of infill development.

The Healthy Humboldt Coalition supports "clear and concise County land-use policies for the public", while the HELP group would like to see the County "identify policies which promotes excessive regulations and revise such policies to allow for responsible growth".

Differences:

The major differences between these two groups center on future projected growth rate, infrastructure needs and land use development patterns.

1. Population Projection:

The HELP group is promoting a 2% annual growth rate, which would result in an additional 18,250 units to accommodate a population of 208,506 by the year 2025. The Healthy Humboldt Coalition suggests a 0.25% growth rate may be more in keeping with recent growth estimates. County staff is using a 0.6% averaged growth rate based upon the Department of Finance growth projections.

Typically, Planners utilize a variety of sources when determining growth rates and population projections. U.S. Census numbers are used as the standard wherever possible. Since the U.S. Census does not do population projections, the California Department of Finance (DOF) Demographic Research Unit is usually cited as the most authoritative source for projections. Humboldt County's Planning and Economic Development Departments have also contributed supporting data. The growth rate used in Building Communities report was taken from the California Department of Finance. Their previous projections used in the 1984 Framework Plan were right on target; they projected 125,615 persons in Humboldt County in 2000, and the Census 2000 counted 126,518, a difference of @900 persons or <1%.

Humboldt County's population growth rate increased in the late 1980s and early 1990s and has since returned to a level more consistent with historic growth rates over the past 20 years. Between 1985 and 1990, the County grew by about 8,000 people (7.3 percent), with an average annual increase of 1.4 percent. The current annual growth rate is about 0.7 percent. California DOF projections indicate an anticipated total compounded growth of 13.1 percent over the next 25 years (to 2025)(average

annual 0.524%), which is lower than the growth experienced in the past 20 years (16.6 percent). From 2000 to 2030 we are expected to slow down to a rate of 0.433%. We're projected to add about 17,000 people (16,680) in the next thirty years.

A 2% annual growth rate, advocated by the HELP group, would add approximately 63,000 more persons than what is projected by the State. A 0.25% growth rate mentioned by the Healthy Humboldt Coalition is also not consistent with DOF figures and would fall short of Fair Share Housing requirements. This could greatly hamper the County's ability to receive grant funding dependent on meeting Fair Share Housing Requirements.

2. Infrastructure systems:

The need for improved infrastructure systems was also an area of disagreement for the Healthy Humboldt Coalition and the HELP group. The Healthy Humboldt Coalition would like to reduce County infrastructure costs by channeling new growth to existing cities and communities currently served by water and sewer. The HELP group, is also supportive of infill and do not want sprawl but wants a commitment to infrastructure expansion.

3. Expansion of development areas:

The Healthy Humboldt Coalition is advocating that lots of record outside of service areas not be further developed. This recommendation may be unrealistic and probably very unpopular. There may be areas that further development is appropriate since continued agricultural use is unrealistic (already fractured, etc).

The HELP group advocates for the conversion of some agriculture and timberlands contiguous to existing urbanized areas to high density residential uses.