

5 Public Services

The availability of public services to accommodate future growth is an important factor to consider in updating the General Plan. Public services addressed in this chapter include water, sewer, school, and solid waste. In addition to addressing public service capacity, public issues identified include:

- How do we ensure maximum coordination between new growth and availability of public services and infrastructure?
- Who should pay to build and maintain infrastructure and services necessary for new development?

Existing demand and capacity, proposed or planned expansions, and potential constraints are described for each type of service. Information is presented for each Community Service District (CSD) for the most recent year available. Water and sewer service district boundaries are presented in Figure 5-1.

Data for water and sewer systems are provided by the Humboldt County and local area Master Service Elements. Schools data are provided by the California Department of Finance and the Education Data Partnership, comprising the Alameda County Office of Education, the California Department of Education, EdSource, and the Fiscal Crisis and Management Assistance Team (FCMAT). Solid waste data come from the County Integrated Waste Management Plan.

Overall, public services are not viewed as a constraint to future development and growth in the county. Existing capacities, combined with future expansions, would accommodate the needs of the projected growth.

5.1 WATER

EXISTING CONDITIONS

An ample water supply is available to the County's thirty water service providers, most drawn from the Mad and Eel rivers. Water districts, their daily flows¹ and capacities, and number of connections are summarized in Table 5-1. The Humboldt Bay Municipal Water District (HBMWD) takes its water from the Mad River and holds title to 75 million gallons per day (mgd). It serves 77,000 residents—59 percent of the County—in three cities and five local service districts, including Eureka, Arcata, and McKinleyville. Per capita consumption for HBMWD is estimated at 142 gallons per day, with a total daily consumption of 10.9 million gallons in its service area. Eureka has separate rights to 6.5 mgd. The City of Fortuna, the only other water provider serving a major population center in the County, records a per capita consumption of 125 gallons per day and total consumption of 1.1 mgd.

¹ As a measure of consumption, current flows can be seen as equivalent to demand.

Table 5-1: Water District Capacities, 2001

	<i>Current Flows (mgd)</i>	<i>Capacity (mgd)</i>	<i>Total Connections</i>	<i>Residential Connections</i>	<i>Nonresidential Connections</i>
Humboldt Bay MWD	27.0 ¹	75.0	-	-	1
Arcata City	2.8	4.0	5605	4941	564
Blue Lake City	0.28	0.46	610	550 ³	60 ³
Eureka City	4.4	6.5	9550	7214	2336
Humboldt CSD	2.43	4.68	6990	6780	210
Manila CSD	0.15	-	385	381	4
McKinleyville CSD	1.19	2.8	4513	4310	203
Ferndale City	0.19	0.5	723	630	93
Fortuna City	1.1	1.15	4382	3988	394
Rio Dell City	0.3	0.5	1083	1055	28
Trinidad City	0.08	-	308	308	0
Loleta CSD	0.06	0.06	239	226	13
Miranda CSD	0.06	-	135	135	0
Orick CSD	0.05	0.18	142	126	16
Palmer Creek CSD	0.02	0.06	110	110	0
Patrick Creek CSD	-	-	17	17	0
Redway CSD	0.2	0.425	611	-	-
Weott CSD	-	-	134	134	0
Westhaven CSD	0.08	0.08	207	204	3
Willow Creek CSD	1.4	1.75	940	883	57
Phillipsville CSD	0.04	0.04	69	69	0
Riverside CSD	0.03	0.06	96	71	25
Hydesville WD	0.07	0.09	400	400	0
Garberville Sanitary	-	-	380	380	0
Resort Improvement	0.08	0.5	343	324	19
Total	30.76²	80.40²	37,972	33,236	4,026

No information given for Briceland, Fieldbrook, Orleans, Redway, Alderpoint, or Jacoby Creek.

¹11 mgd for domestic use, 16 mgd for industrial.

²Flows and capacities for jurisdictions within the Humboldt Bay Water Management District were excluded from County totals in order to avoid double-counting data.

³Estimated.

Source: Humboldt County Master Service Element, 2001

FUTURE DEMAND

According to the 2000 Master Service Element, average domestic demand in the HBMWD is expected to rise to 15.9 mgd in the year 2020. All of its customers combined will require less than half of its 75 mgd entitlement in 20 years.

The Fortuna area, which draws from the Eel River Delta aquifer, is the only major population center for which current flows approach the capacity of current facilities.

Table 5-2: Projected Water Demand, 2025

	<i>Flow (mgd)</i>
Current Demand, 2000	30.76
Projected Demand, 2025	
Residential ¹	20.03
Non-Residential ²	29.20
Total	49.23
Percent of Entitlements	61.5

¹Assumed at 140 gallons per person per day, based on 143,100 people.

²Assumed at 145 percent of domestic water use, current ratio of industrial to domestic for HBMWD.

Source: Dyett & Bhatia, 2002.

The City of Fortuna, and a number of smaller districts are at or near their capacity for water service and may require infrastructure improvements to address a significant increase in number of connections. Besides Fortuna, service providers in this category include: Big Lagoon, Loleta, Westhaven, Trinidad, Phillipsville, Miranda and Hydesville. Analysis during preparation of the Community Plans will determine the specific system upgrades that will be necessary to accommodate planned development.

5.2 SEWER

Current total dry weather sewage flows for the County are equal to three-quarters of total facilities' capacity (12.6 mgd). Sewer service is provided to some of the more densely populated communities, but is not universal in the County. Six incorporated cities and numerous special districts have wastewater systems. The remainder of the county is served by individual septic systems, which are normally supposed to be pumped at least every five years for maintenance purposes. The pumped effluent is typically disposed at the public sewage disposal facilities. Current wastewater flows, capacity, and connections are summarized in Table 5-3.

In the past, inadequate storage capacity to handle wet weather runoff has resulted in violations of wastewater discharge requirements. Wastewater utilities for all major population centers in Humboldt County (City of Eureka, City of Arcata, McKinleyville CSD, City of Fortuna, and Humboldt CSD, which serves suburban Eureka) report that their sewer systems are able to

process average dry weather flows without problem, although Eureka has reported high levels of infiltration and inflow. In winter, Arcata’s treatment plant is often overwhelmed and Fortuna has had trouble with untreated water being discharged to the Eel River during storms.² Every district acknowledges that some repairs and improvements are necessary to the local sewer system. By 2025, the projected demand will be 93.7 percent of current capacity (see Table 5-4).

There are currently 20,500 households in the County not served by public sewer. Average septic tank size for a house is 1200 gallons (standard requirement for two-bedroom house). Assuming that septic tanks are pumped once every five years, septic systems generate about 24.6 million gallons of effluent every five years, or 13,500 gallons per day.

Table 5-3: Sewer District Capacities, 2001

	<i>Current Flows (mgd)</i>	<i>Capacity (mgd)</i>	<i>Total Connections</i>	<i>Residential Connections</i>	<i>Nonresidential Connections</i>
Arcata City	1.31	2.3	7,051	7,051	-
Fieldbrook CSD	-	-	-	-	-
Blue Lake City	0.12	0.18	480	480	-
Eureka City	4.9	5.24	9,550	7,214	2,336
Humboldt CSD ¹	1.13	1.84	5,767	5,594	173
Ferndale City	0.25	0.75	545	518	27
Fortuna City	0.9	1.2	4,103	3,709	394
Palmer Creek CSD	-	-	144	144	0
Rio Dell City	0.41	1.0	1,036	990	46
Loleta CSD	0.07	0.1	239	226	13
Manila CSD	0.04	0.14	389	382	7
McKinleyville CSD	0.86	1.18	4,250	4,050	200
Miranda CSD	0.03	0.05	88	-	-
Redway CSD	0.17	0.19	450	-	-
Weott CSD	0.02	0.04	134	134	0
Garberville Sanitary	0.06	0.06	-	-	-
Resort Improvement	0.06	0.17	287	269	18
Total Sewered	9.2	12.6	34,513	30,761	3,214
Unsewered Demand	0.013				
Total Demand	9.21				

¹Customer of City of Eureka, flows and capacities not included in total.

Where no data are shown, no data were provided.

Source: Humboldt County Master Service Element, 2001

² Arcata: Master Service Element, 2000; Fortuna: Capital Improvement Program report, 2000.

Table 5-4: Projected Sewer Demand

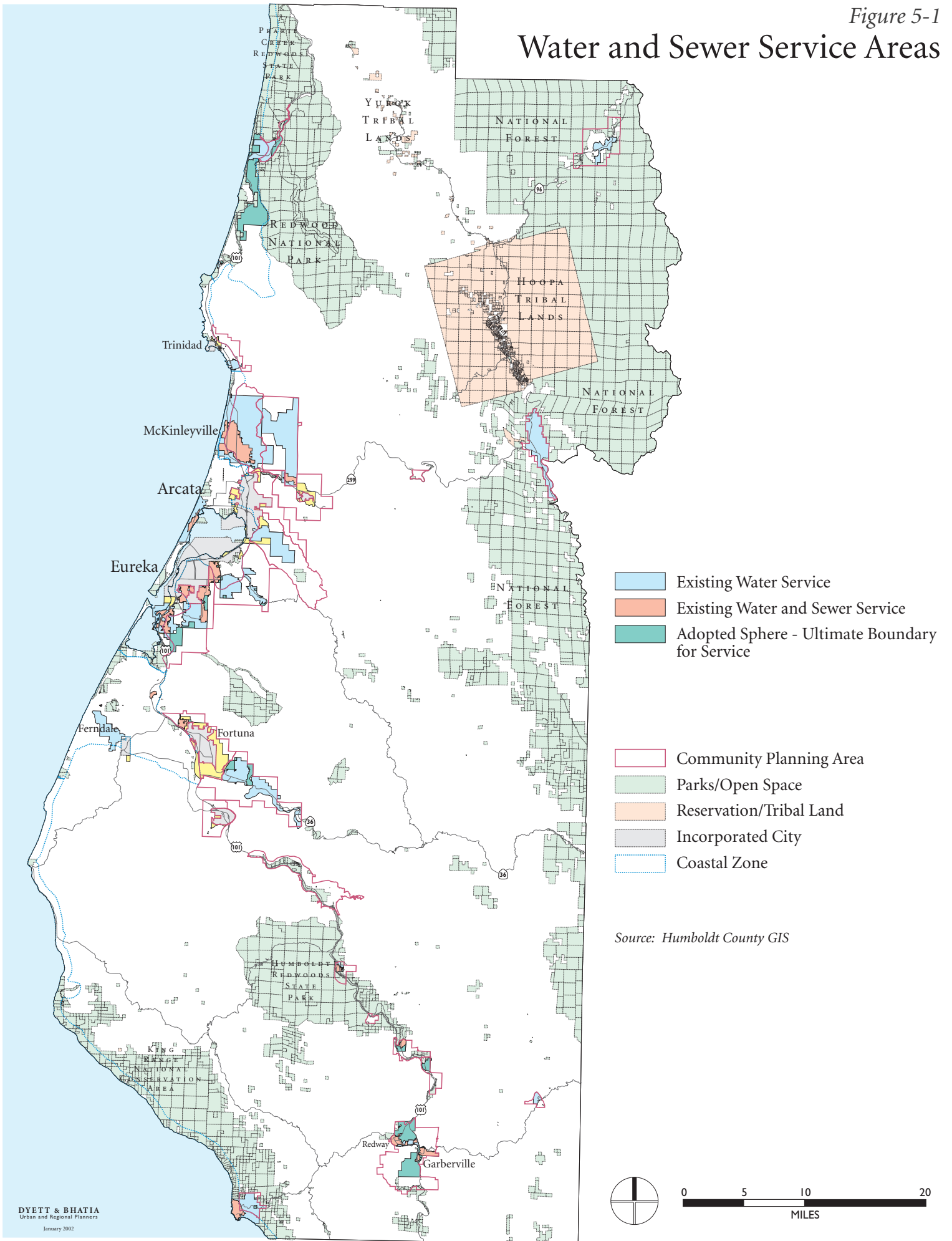
	<i>Flow (mgd)</i>
Current Demand, 2000	9.21
Average Annual Population Growth Rate (from Table 1-5)	0.5%
Projected Demand, 2025 (assuming demand grows at twice population growth rate)	11.81
Current Capacity (from Table 5-3)	12.60
2025 Demand as Percent of Current Capacity	93.7%

Source: Dyett & Bhatia, 2002

A number of cities and smaller districts are at or near their capacity for sewer service and may require facility improvements to address a significant increase in number of connections. Due to issues with wet weather flow, inflow/infiltration, and handling of solids, the cities of Eureka, Ferndale, Fortuna and Arcata, and the Garberville, Loleta, Miranda and Weott Community Services Districts may require system upgrades over the next twenty years if they experience significant growth increases. Analysis during preparation of the Community Plans will determine the specific system upgrades that will be necessary to accommodate planned development.

Figure 5-1

Water and Sewer Service Areas



5.3 SCHOOLS

CURRENT ENROLLMENT

From 1992 to 2000, California school enrollments rose by 14.5 percent, or 755,835 students (see Table 5-5). As in Humboldt County, the majority of the increase is among high school students.

Table 5-5: California School Enrollment, 1992-2000

	<i>Elementary/Middle</i>	<i>High</i>	<i>Other</i>	<i>Total</i>
Enrollment 1999-2000	4,194,356	1,675,393	81,863 ungraded	5,951,612
Percent of Total	70.5	28.2	1.4	100%
Enrollment 1992-1993	3,717,797	1,372,011	105,969 ungraded	5,195,777
Percent of Total	71.6%	26.4%	2.0%	100%
Percent Change (Absolute)	12.8%	22.1%	-22.7%	14.5%

Source: Education Data Partnership, 2001

Overall enrollment in Humboldt County K-12 schools decreased by 3.2 percent, or 709 students, between 1992 and 2000. Losses were concentrated in elementary and middle schools, where 11 percent, or 1739, fewer students were enrolled in 2000 than in 1993 (see Table 5-6). During the same period, two new middle schools, one high school, and six other schools—including three community day schools—opened.

Table 5-6: Humboldt County School Districts and Enrollment, 1992-2000

	<i>Elementary/Middle</i>	<i>High</i>	<i>Other</i>	<i>Total</i>
Districts, 2000	26	3	5 unified	34
Schools, 2000	52 elem, 7 middle	8	15	82
Enrollment 1999-2000	14,031	6,869	227 ungraded	21,127
Percent of Total	66.4%	32.5%	1.1%	100%
Districts, 1993	26	3	4 unified	33
Schools, 1993	53 elem, 5 middle	7	9	74
Enrollment 1992-1993	15,770	5,595	471 ungraded	21,836
Percent of Total	72.2%	25.6%	2.2%	100%
Percent Change (Absolute)	-11.0%	12.3%	-51.8%	-3.2%

Source: Education Data Partnership, 2001

The four largest districts in the County, Eureka City Unified, Northern Humboldt Union High, McKinleyville Union Elementary, and Southern Humboldt Joint Unified, enrolled 10,653 students, or 51.6 percent of the County's total enrollment, in 2000. The remainder is divided among 28 other districts, including 24 elementary school districts. Table 5-7 shows detailed data on enrollments in 2000 by district. Totals may not match due to presence of schools not associated with conventional school districts.

Table 5-7: Enrollment by Humboldt County School District, 2000

<i>District</i>	<i>K-8</i>	<i>9-12</i>	<i>Ungraded</i>	<i>Total</i>
Arcata Elem.	888	-	35	923
Big Lagoon Union Elem.	36	-	-	36
Blue Lake Union Elem.	207	-	-	207
Bridgeville Elem.	93	-	-	93
Cuddleback Union Elem.	136	-	-	136
Cutten Elem.	505	-	-	505
Eureka City Unified*	3695	2168	-	5863
Ferndale Unified	383	166	-	549
Fieldbrook Elem.	111	-	-	111
Fortuna Union Elem.	761	-	-	761
Fortuna Union High	-	1245	-	1245
Freshwater Elem.	277	-	-	277
Garfield Elem.	60	-	-	60
Green Point Elem.	13	-	-	13
Hydesville Elem.	161	-	-	161
Jacoby Creek Elem.	410	-	-	410
Klamath-Trinity Joint Unified	849	385	21	1255
Kneeland Elem.	51	-	-	51
Loleta Union Elem.	147	-	-	147
Maple Creek Elem.	19	-	-	19
Mattole Unified	181	114	-	295
McKinleyville Union Elem.	1375	-	-	1375
Northern Humboldt Union High	-	2043	14	2057
Orick Elem.	69	-	-	69
Pacific Union Elem.	605	-	-	605
Peninsula Union Elem.	114	-	-	114
Rio Dell Elem.	335	-	-	335
Rohnerville Elem.	582	-	-	582
Scotia Union Elem.	348	-	-	348
South Bay Union Elem.	545	-	11	556
Southern Humboldt Joint Unified	857	481	20	1358
Trinidad Union Elem.	134	-	-	134
Total	13,947	6602	101	20,650

*Eureka City Elementary and Eureka City High School Districts became Eureka City Unified in 1998; all three district names are still listed on some databases.

Source: Education Data Partnership, 2001

FUTURE ENROLLMENT

California Department of Finance projections predict that the number of school-age children in Humboldt County will decrease by 1486, or 6.4 percent, over the next 25 years (see Table 5-8). This change will be more pronounced in high school-age children (-10.9 percent) than in elementary- and middle-school-age children (-3.4 percent). Based on this expected decline in the number of students, school capacity will not be a constraint to future growth. This projection assumes no change in the public enrollment rate; if public schools were able to increase their enrollment rate modestly (from 88 to 93 percent), they could fill the empty desks.

Table 5-8: Projected School-Age Population and Enrollment, 2000-2025

	2000	2020	2025
Population, 5-12	13,718	13,206	13,252
Percent change from 2000	-	-3.7%	-3.4%
Population, 13-17	9,352	8,229	8,332
Percent change from 2000	-	-12.0%	-10.9%
Total school age	23,070	21,435	21,584
Percent change from 2000	-	-7.1%	-6.4%
Percent enrolled*	88.4%	88.4%	88.4%
Total enrollment	20,405	18,959	19,091

*Percent enrolled calculated for 2000 and applied to 2020 and 2025

Source: California Department of Finance

5.4 SOLID WASTE

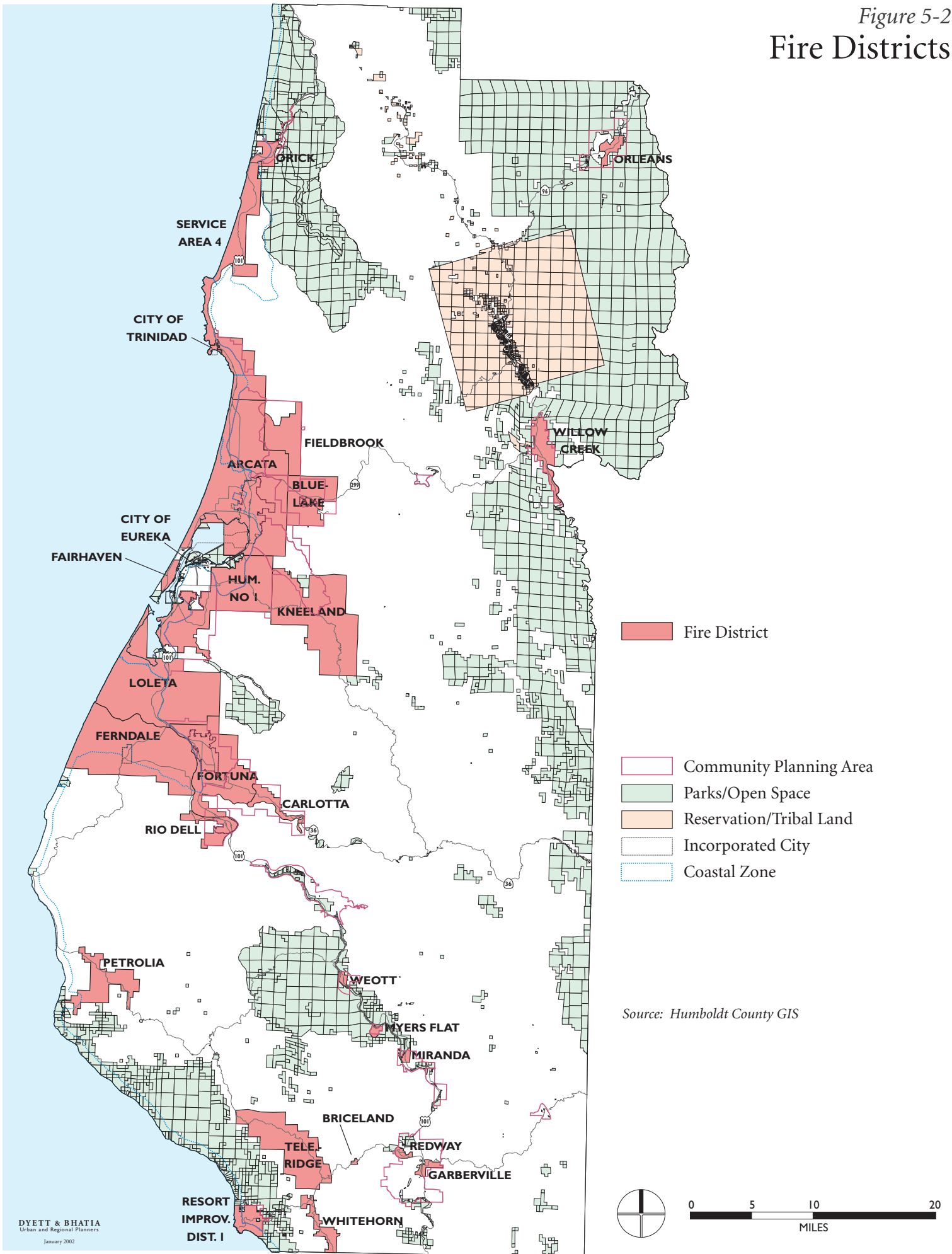
Pursuant to the California Integrated Waste Management Act of 1989, state requirements mandated a 50 percent reduction by 2000 for all municipal solid waste. In response, Humboldt County has been attentive to concerns about solid waste disposal and has cut its solid waste tonnage nearly in half, from 168,575 to 90,553 from 1990 to 2000 (see Table 5-9). The County has prepared and adopted an Integrated Waste Management Plan, consistent with the Integrated Waste Management Act. The Plan addresses source reduction and recycling, household hazardous waste, and countywide landfill capacity needs.

Table 5-9: Quantities and Disposition of Solid Waste Disposed

Jurisdiction	Tons, 1990		Tons, 2000		Cubic Yards, 2000		Disposition (landfill)	
	Daily	Annual	Daily	Annual	Daily	Annual	% Total, 1990	% Total, 2000
Unincorporated	252	91,972	86	31,315	144	52,296	54.60%	34.60%
Incorporated	210	76,603	162	59,238	271	98,928	45.60%	65.40%
Total	462	168,575	248	90,553	415	151,224	100%	100%

Source: Humboldt County Integrated Waste Management Summary Plan

Figure 5-2
Fire Districts



The seven cities are served by five franchised waste haulers, who also provide service to the unincorporated area surrounding each city, with the exception of the City of Blue Lake. Use of collection service is not mandatory; many residents and businesses self-haul waste to permitted transfer stations and container sites.

The County's waste disposal site, Cummings Rd. Landfill, is no longer accepting waste. The landfill is in the process of being closed. At present, all waste from Humboldt County is shipped to the Dry Creek Landfill in Medford, Oregon for disposal. The Eureka Transfer Station handles over 80% of the County's disposed municipal solid waste, prior to transport to the Oregon landfill site. Solid waste from all incorporated cities except Fortuna, Ferndale, and Rio Dell, and much of the unincorporated area of the County, passes through this transfer station.

5.5 FIRE PROTECTION

Fire protection is provided in urban areas and rural communities through the services of numerous fire districts. These districts are shown in Figure 5-2. Information regarding fire service capabilities, potential service gaps, fire history, and fire hazard areas is being developed by the County under a separate grant.

6 Summary of Opportunities and Constraints

This chapter aggregates findings from the previous chapters into a summary of overall opportunities and constraints on future development in the county. Constraints to future growth and development are those physical, social, or economic elements that serve to limit or hinder development of a particular amount or within a particular geographic area. Opportunities present themselves in the form of enabling or accommodating future growth and development. The summary maps at the end of this chapter show where development sites are located within Community Planning areas and the Coastal Zone.

Opportunities and constraints in this report are associated with available land, public services, employment, and housing. Other constraints, such as roadway capacity, resource and environmental constraints (e.g., geological hazards, unstable slopes, sensitive habitats) are not factored into this analysis, but will be fully considered in the upcoming Moving Goods and People, Managing Natural Resources, and Planning for Hazards reports that are being prepared for the General Plan Update.

6.1 LAND USE

Perhaps the most significant consideration in evaluating opportunities and constraints is the availability of vacant land suitable to accommodate projected growth and development. Information from previous chapters on existing land supply and future demand is summarized in the following sub-sections.

SUMMARY OF RESIDENTIAL LAND DEMAND AND SUPPLY

Chapter 4 identifies future land demand for projected population and employment growth and quantifies the total amount of vacant land. The methodology for calculating future residential land demand is summarized in the Flow Chart. Other land use assumptions and findings are listed in the text box. As shown in the Flow Chart, the total projected residential land demand for Year 2025 is 3120 acres. The County has over 25,000 acres of surplus residential lands, of which almost 8,000 acres exist in the CPAs and Coastal Zone.

Residential land demand and supply is further summarized in Table 6-1. In addition to the surplus vacant residential lands, large parcel rural residential lands and partially developed lands may be available for further residential development. The large amount of vacant land indicates that ample acreage is available to accommodate projected growth over the next 25 years.

SUMMARY OF METHODOLOGY AND ASSUMPTIONS FOR ANALYZING RESIDENTIAL LAND DEMAND IN UNINCORPORATED HUMBOLDT COUNTY

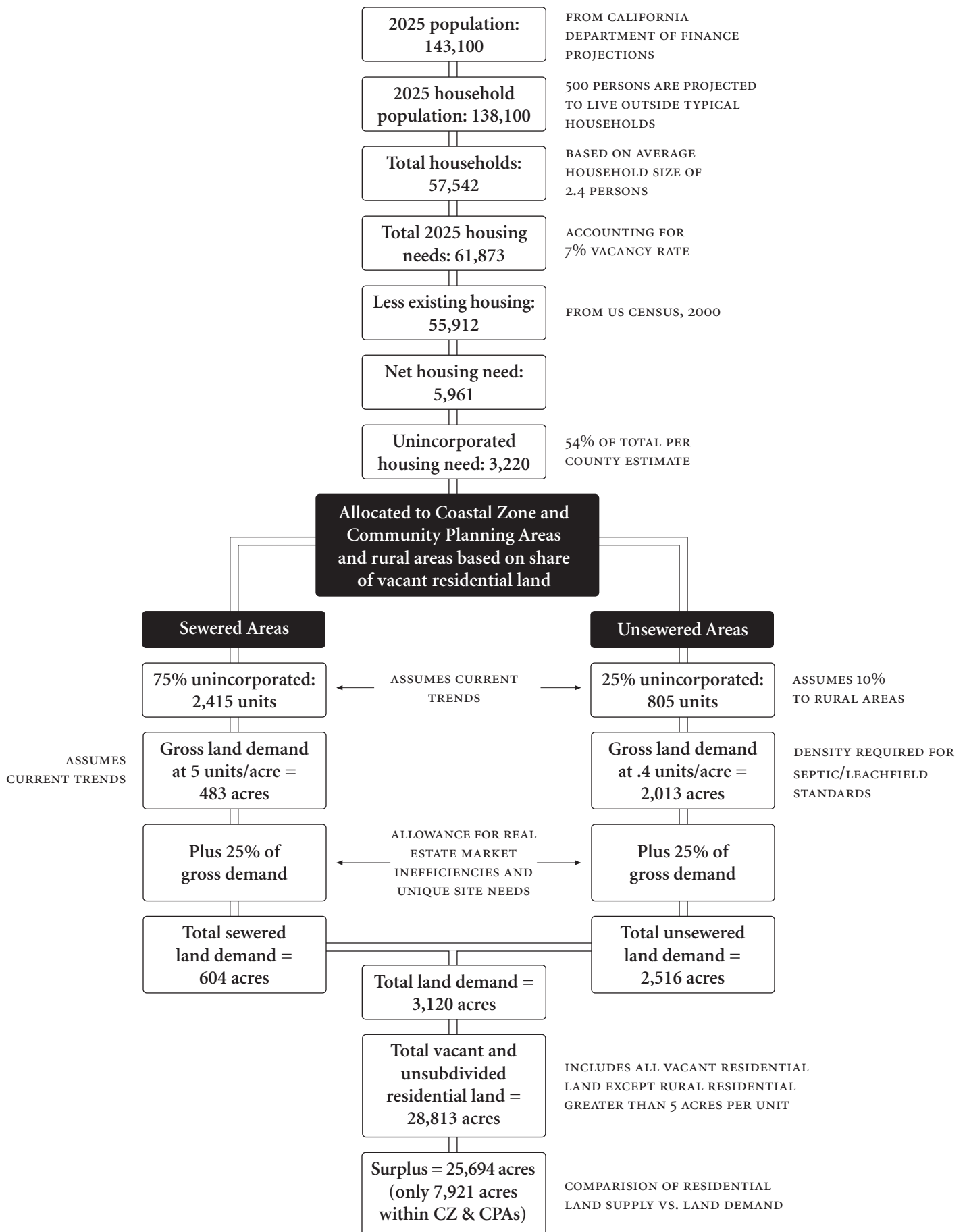


Table 6-1: Summary of 25 Year Residential Land Demand and Supply in Humboldt County

LAND DEMAND¹			
<i>Projected Population and Housing Needs</i>	<i>Assumed Residential Density</i>		
	<i>Sewered Areas 5 units per gross acre</i>	<i>Unsewered Areas 0.4 units per gross acre</i>	<i>Total</i>
Net Housing Demand, Unincorporated Areas - Units	2,415	805	3,220
Residential Acres Needed (@x units/gross acre)	483	2,013	2,495
Multiplier (to account for vacant land cushioning and inefficiencies in the real estate market) ²	1.25	1.25	
Total Need for Residential Land (acres)	604	2,516	3,120
VACANT RESIDENTIAL LAND SUPPLY			
Total Vacant Residential land (acres) ³	921	27,892	28,813
Surplus Acreage	317	25,377	25,694
Gross Acres needed as % of available vacant residential land	2.1%	8.7%	10.8%
ADDITIONAL AVAILABLE RESIDENTIAL LAND			
Total Vacant Rural Residential (5 or more acres minimum parcel size)			62,540
Total Partially Developed Land (acres) - Low Density (Single Family) ⁴	1043	N/A	1,043
Total Partially Developed Land - Medium Density (Multi-Family) ⁴	63	N/A	63
Total Vacant Rural Residential and Partially Developed Land			63,646

¹ See Table 4-10 and summary flow chart for land demand assumptions and methodology

² A 25% cushion is customary in land planning.

³ Acreage includes all vacant residential land except Rural Residential, 5 or more acres per unit.

⁴ Partially developed land includes all parcels greater than one acre in size that are currently developed with one residence and which have further development potential, per General Plan land use designations.

Source: Dyett & Bhatia, 2002

Land Use Assumptions and Findings

- The unincorporated County is divided into three general area types: the Community Planning Areas, the Coastal Zone regions, and the remainder of the unincorporated County.
- Residential land demand is based on projected future population, average household size, and estimated average densities.
- Density of new development will rely most directly on sewer service availability in the Planning Area. Areas with sewer service can develop at 5 units per acre; areas without sewer service require each unit to have 2.5 acres available for septic and leachfield requirements– a density of 0.4 units per acre.
- Fifty-four percent of total residential demand and 60 percent of total non-residential land demand in the County will be in unincorporated areas.
- Projected land demand for Year 2025 is 3120 acres for residential uses and 275 acres for commercial and industrial uses.
- The number of target housing units for each CPA is based on available vacant land.
- On a countywide basis, there appear to be ample opportunities for residential, commercial, and industrial growth. Vacant unincorporated land can accommodate all of the growth projected to occur by 2025 in the unincorporated areas of the county.

It is important to note that the acreage calculations do not account for site constraints that may either prohibit development or limit the development density on certain vacant lands. For example, slopes, drainage and flooding problems, faults, unstable soils, and other environmental factors may exist on vacant lands designated for residential development. Also, the availability of infrastructure and the traffic-carrying capacity of highways and through streets could limit future development. These constraints have not yet been factored into the analysis and therefore, the total available vacant land acreage may be reduced once these constraints are identified. Since there appears to be a large surplus of vacant land designated for residential and non-residential development, resource and site constraints are not expected to prevent the County from meeting land use demand through the year 2025. Upcoming reports on resources, hazards, and transportation will fully evaluate these constraints and they will be considered in development of the future sketch plans. Details on vacant land are provided in the following section.

DISTRIBUTION OF VACANT LAND

To illustrate the distribution of potential developable land, Table 6-2 lists vacant land by generalized existing land use designations. Only land use designations that indicate development potential are listed; vacant lands designated as resource areas (e.g., parks, conservation areas, watersheds, public lands, etc.) are not included in the tabulations.

General land use designations for vacant land are illustrated for the Community Planning Areas in Figure 6-1 and for the Coastal Plan Areas in Figure 6-2. The following generalized land use categories were established:

- **Rural Residential - 5 or more acres per unit:** Rural residential lands with minimum lot sizes ranging from 5 - 20 acres. Some rural residential lands may be subject to overlays for grazing, resource protection, or timber production.
- **Low Density (unsewered), Very Low Density, and Rural Residential:** Lot sizes of 1 to 4.9 acres are required due to land use designations or septic system requirements.
- **Single Family Residential:** Densities ranging from 1.5 to 5 units per acre.
- **Multi-Family Residential:** Densities ranging from 6 to 19 units per acre.
- **Commercial:** Includes General Commercial, Commercial Recreation, and Commercial Services.
- **Industrial:** Includes General Industrial, Industrial Reserve, Business Park, and Resource Related Industrial.

Table 6-2: Unincorporated Humboldt County Vacant Land, 2002¹

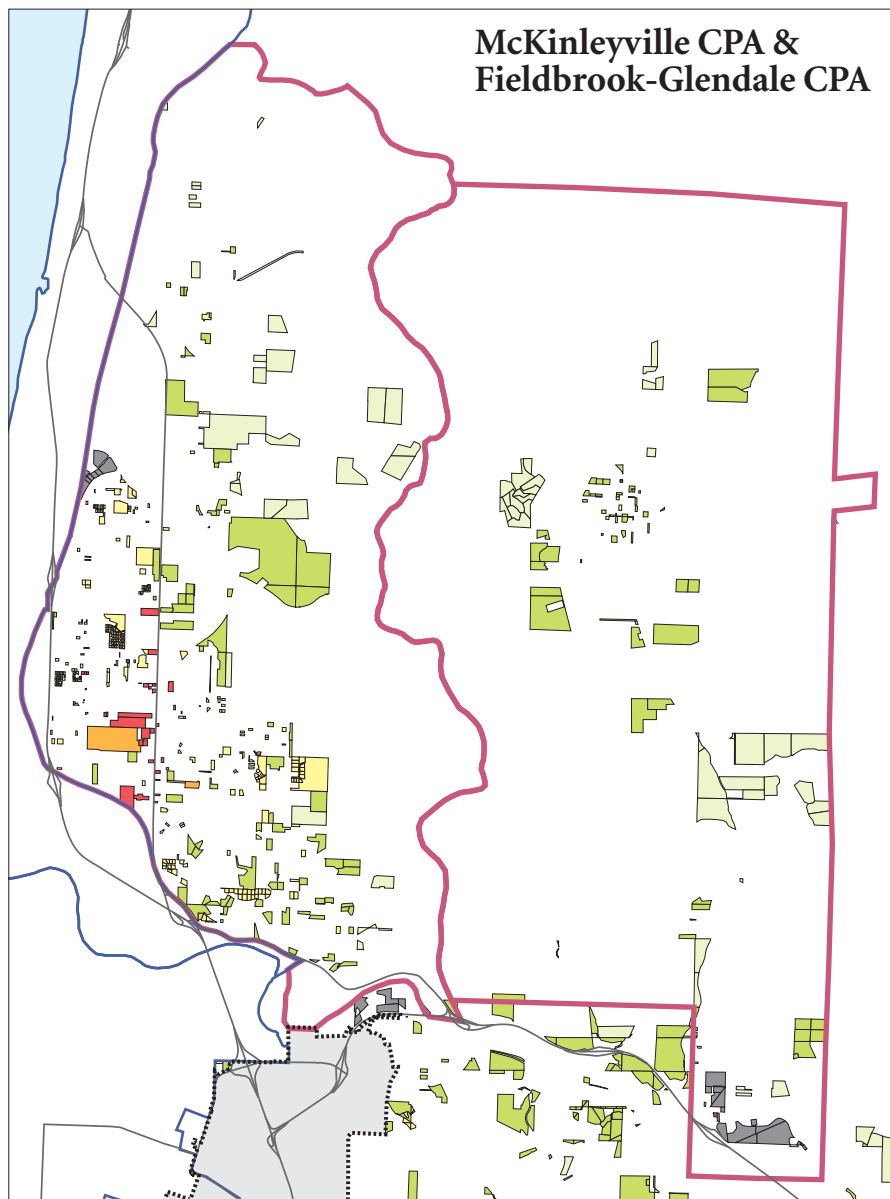
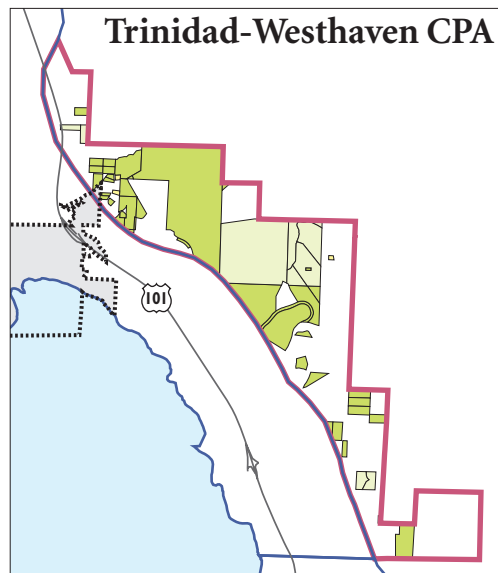
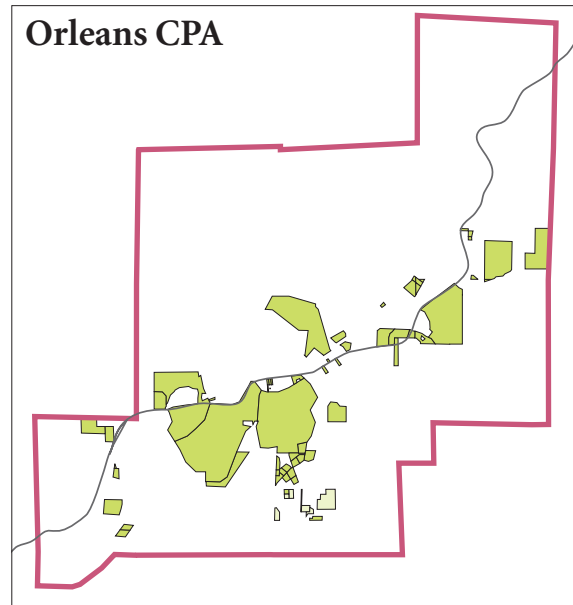
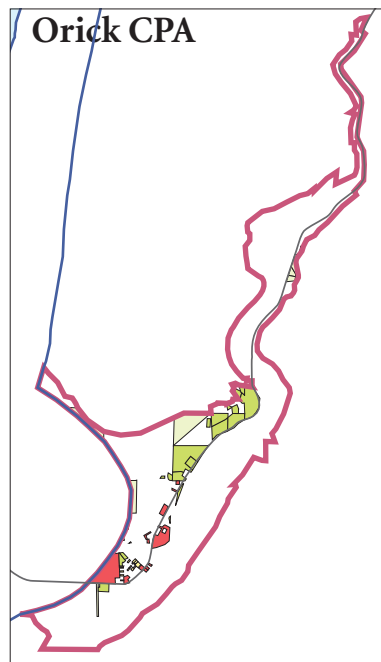
Use	Unincorporated Coastal Zone		Remainder of County Unincorporated		Countywide Total	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Low Density (unsewered), Very Low Density & Rural Residential - less than 5 acres per unit	1,896.7	51.4%	25,135.9	28.3%	27,032.7	29.2%
Rural Residential - 5 or more acres per unit	535.0	14.5%	62,005.2	69.8%	62,540.2	67.6%
Single-Family Residential	510.9	13.8%	1,188.5	1.3%	1,699.4	1.8%
Multi-Family Residential	7.2	0.2%	74.0	0.1%	81.2	0.1%
Commercial	207.7	5.6%	130.6	0.1%	338.3	0.4%
Industry (light and heavy)	531.5	14.4%	307.8	0.3%	839.3	0.9%
Total	3,689.1	100.0%	88,841.9	100.0%	92,531.1	100.0%

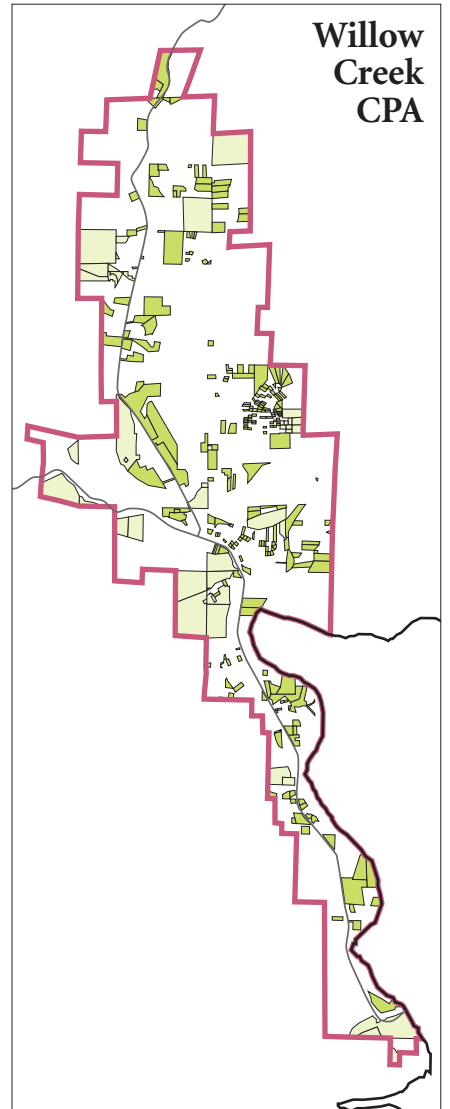
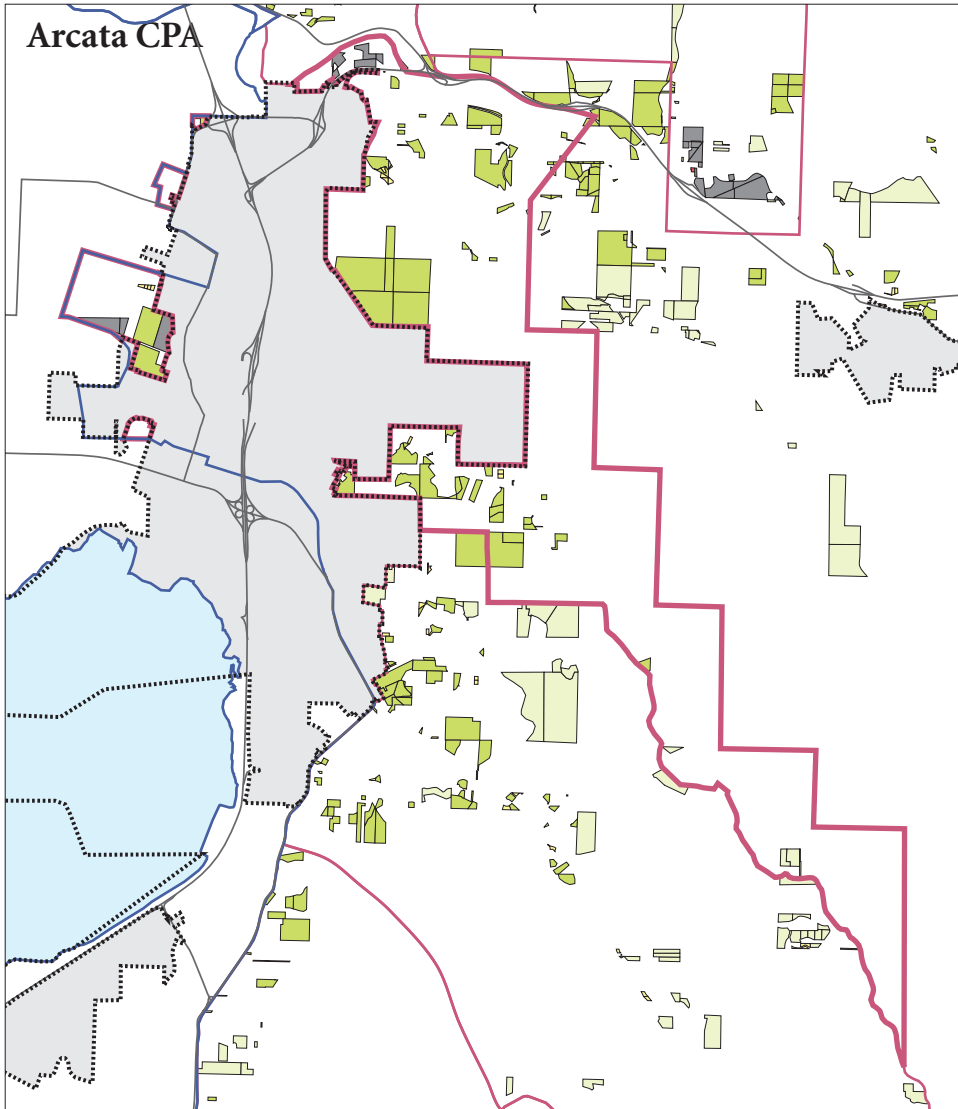
¹ Land use categories based on County GIS vacant land classifications and aggregated General Plan designations.

Source: Dyett and Bhatia 2002.

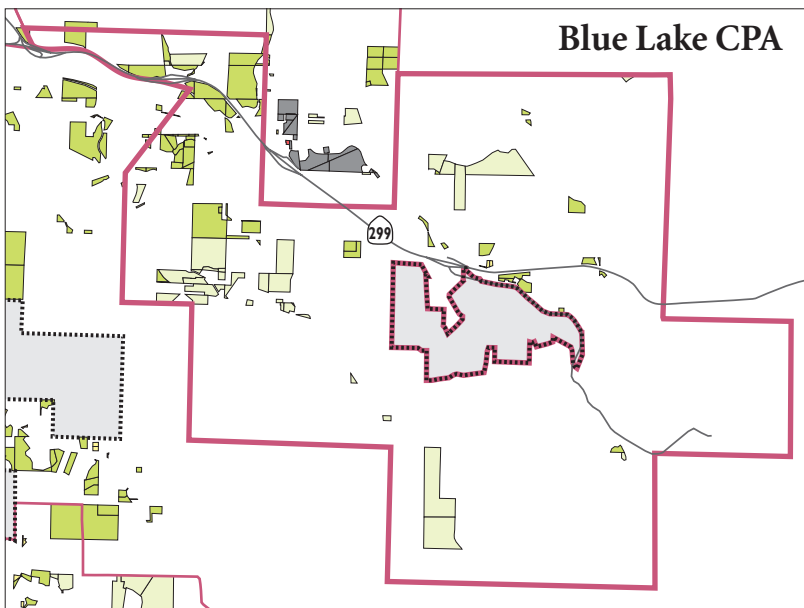
Figures 6-1 and 6-2 on the following pages show the distribution of vacant land by planned use within each of the Community Planning Areas (CPAs) and Coastal Zone Plan Areas, respectively.

Figure 6-1
Planned Land Use for Vacant Sites
in Community Planning Areas





Source: Humboldt County GIS; Dyett & Bhatia

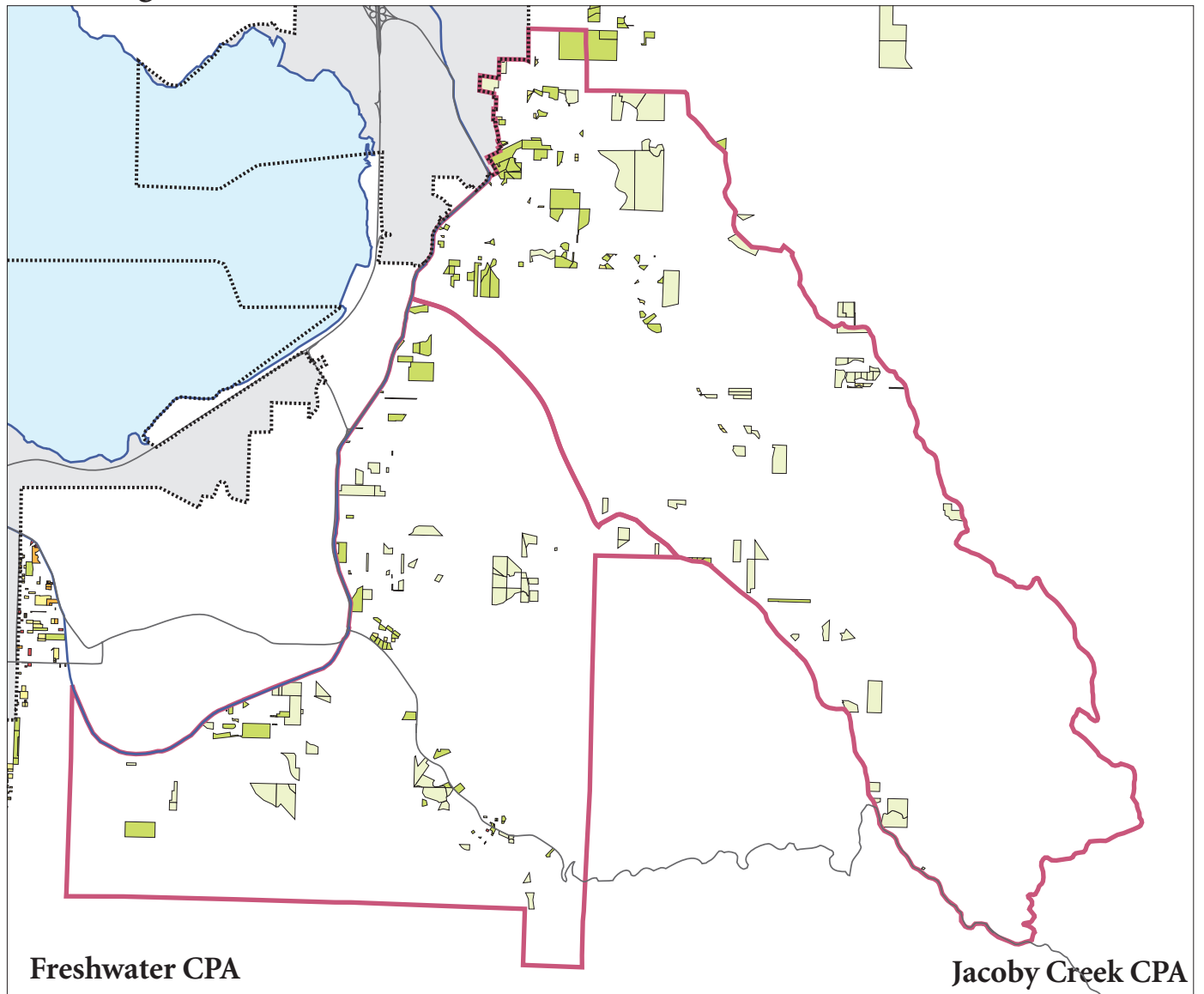


- Rural Residential (5 or more acres per unit)
- Very Low/Low Density Residential (no sewer) Rural Residential (less than 5 acres per unit)
- Single-family Residential (1.5-5 du/ac)
- Multi-family Residential (6-19 du/ac)
- Commercial
- Industry
- Incorporated City
- Coastal Zone

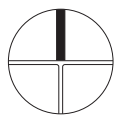
Note: Excludes resource lands for agriculture and timber production, tribal lands, and public lands.

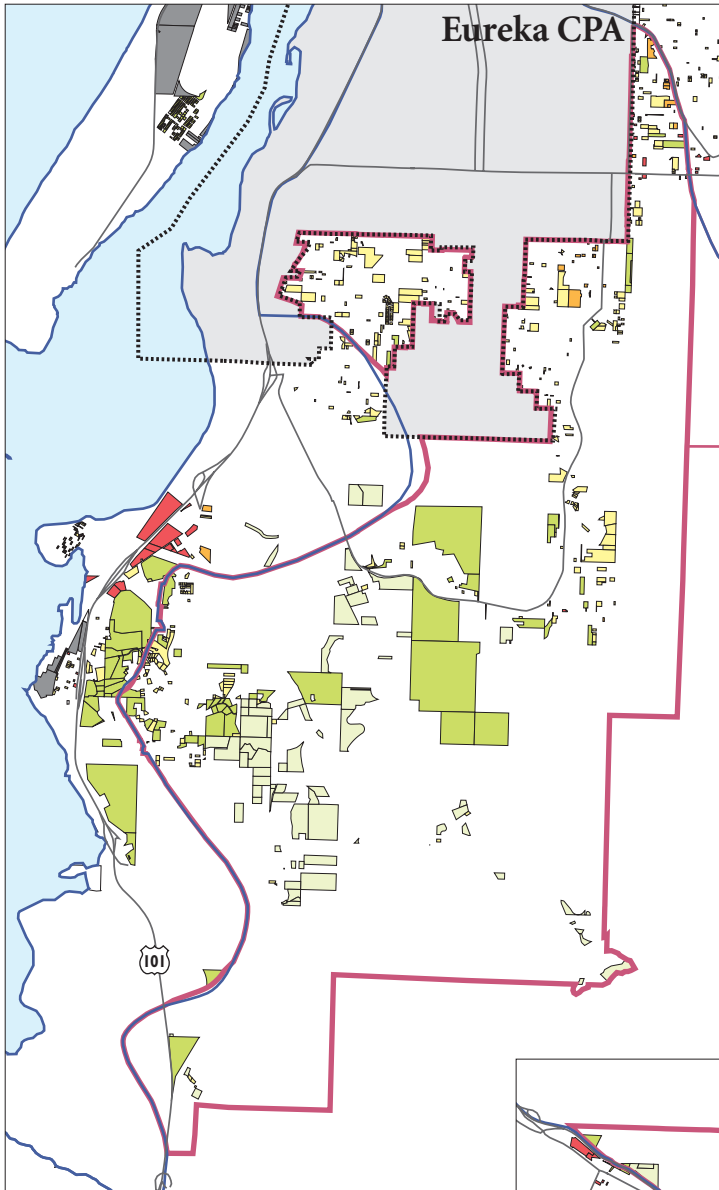
Figure 6-1

Planned Land Use for Vacant Sites in Community Planning Areas



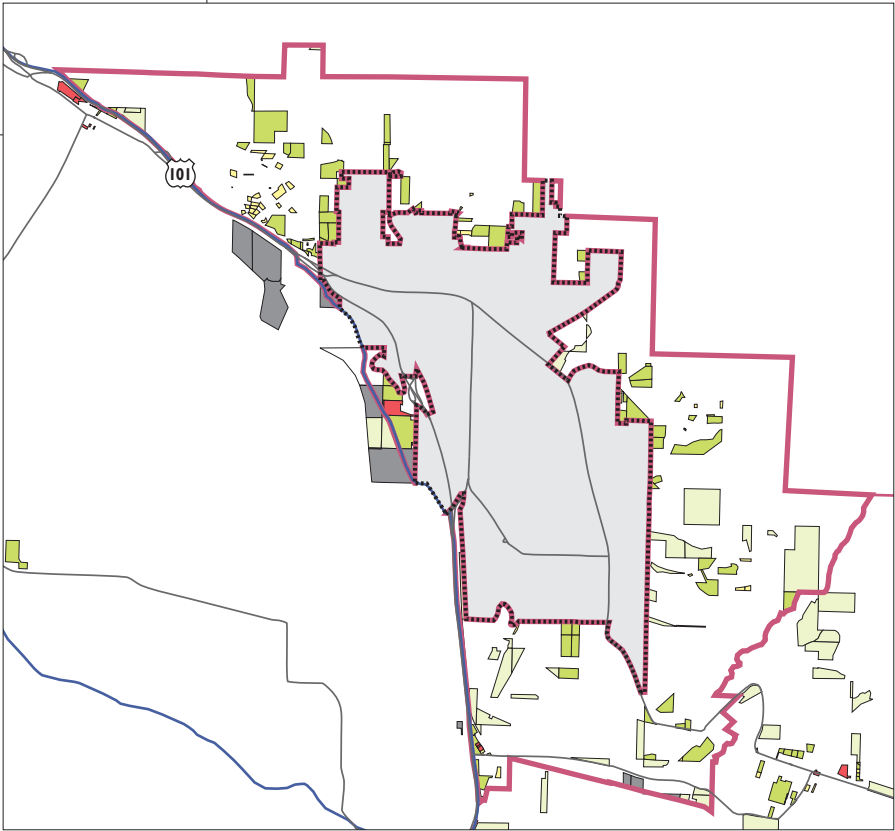
Source: Humboldt County GIS



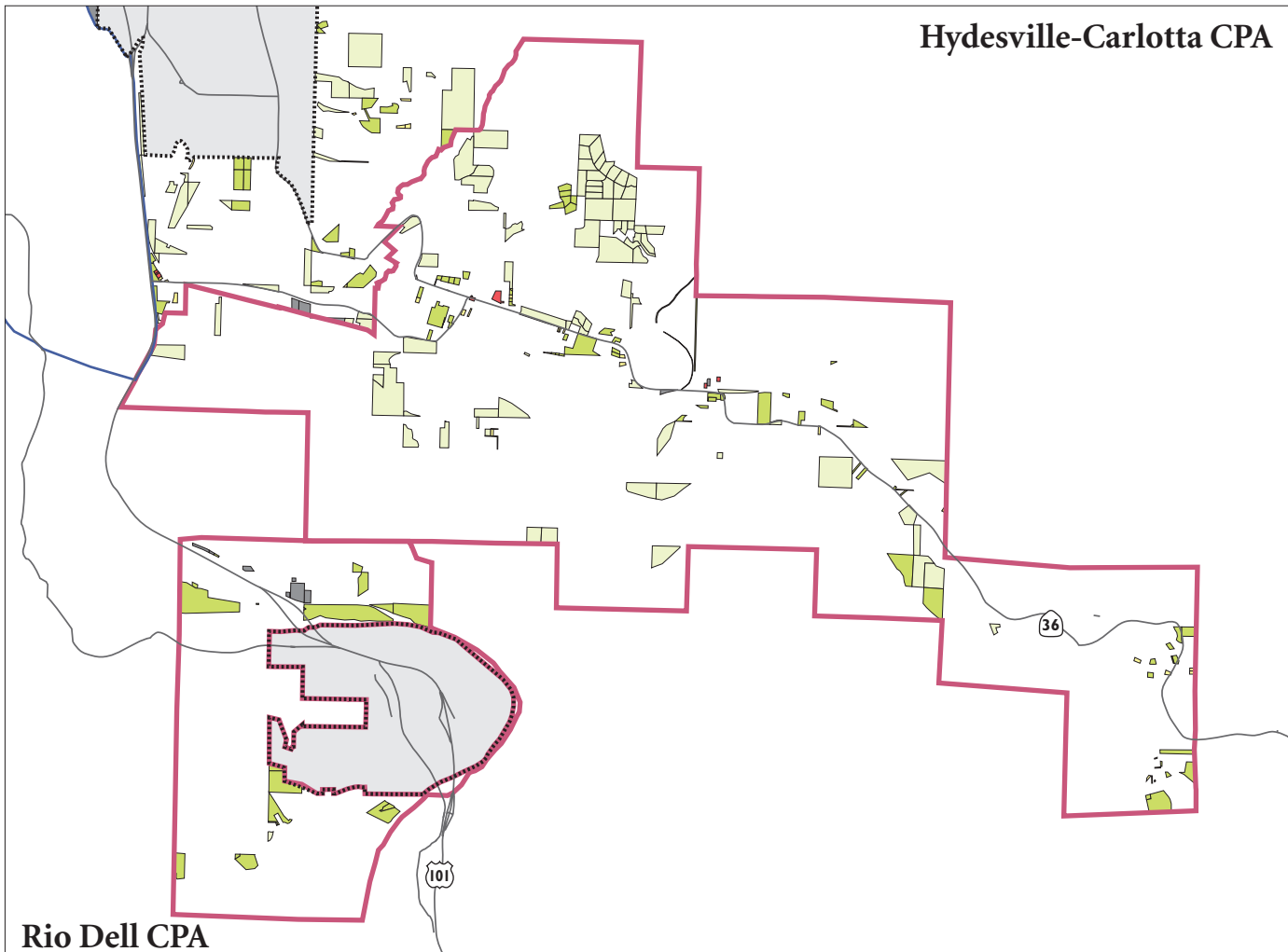


- Rural Residential
(5 or more acres per unit)
- Very Low/Low Density
Residential (no sewer)
Rural Residential
(less than 5 acres per unit)
- Single-family Residential
(1.5-5 du/ac)
- Multi-family Residential
(6-19 du/ac)
- Commercial
- Industry
- Incorporated City
- Coastal Zone

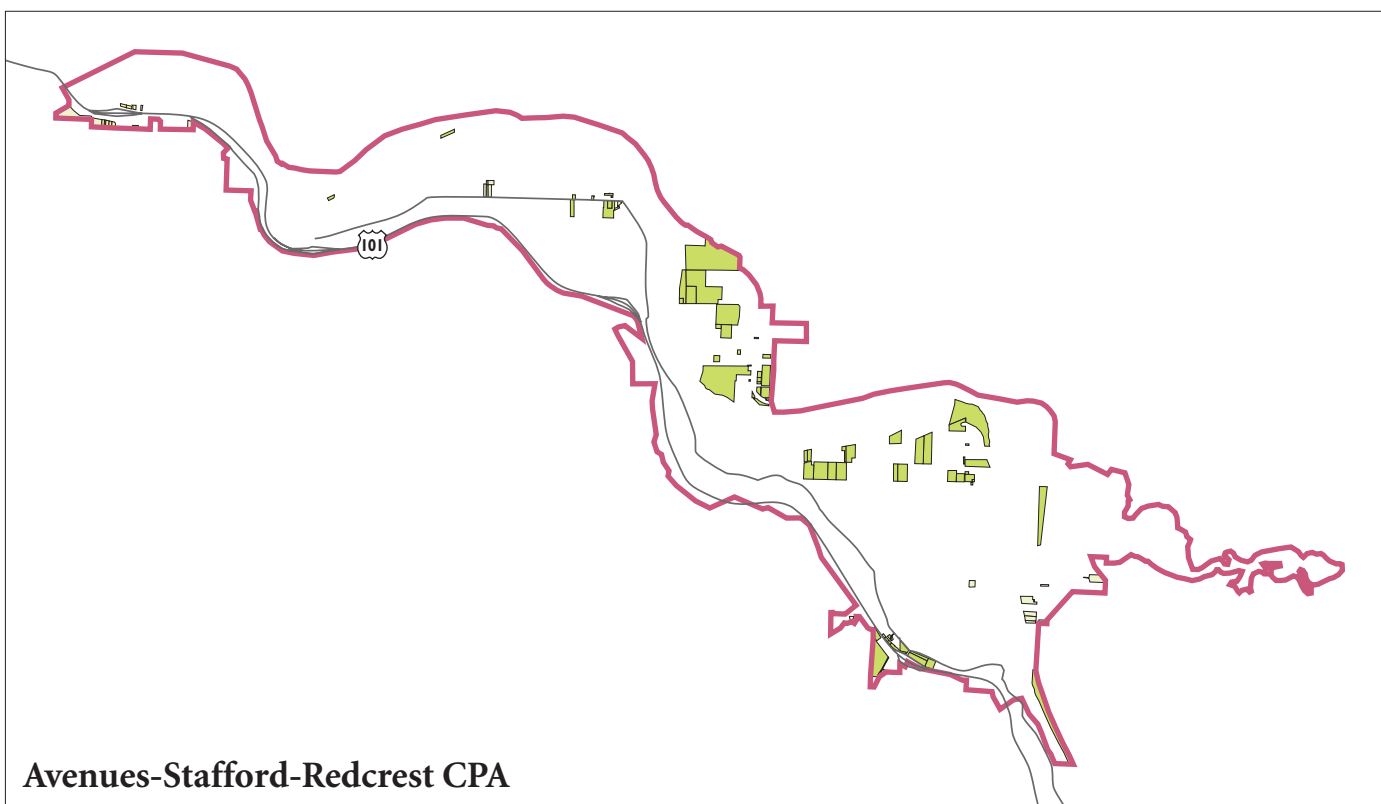
Note: Excludes resource lands for agriculture and timber production, tribal lands, and public lands.



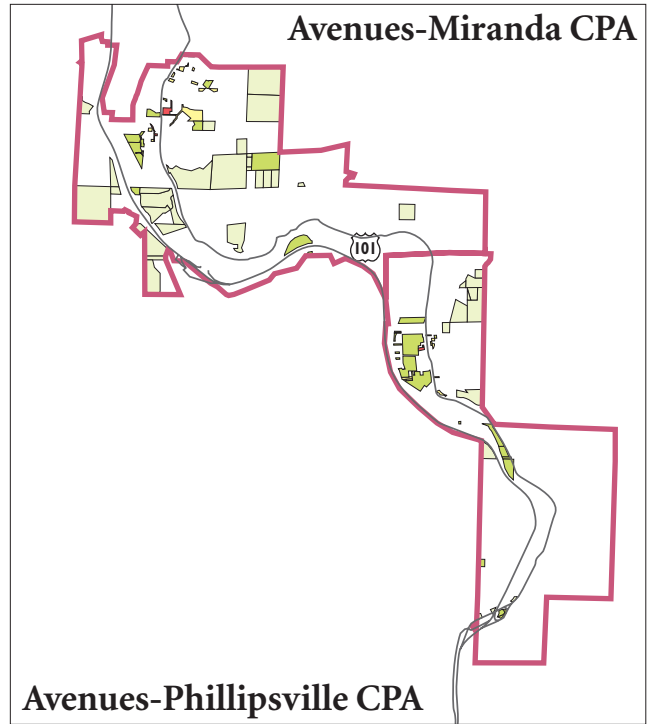
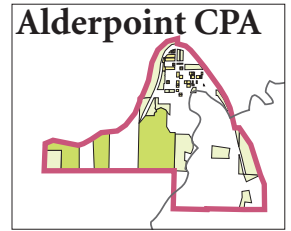
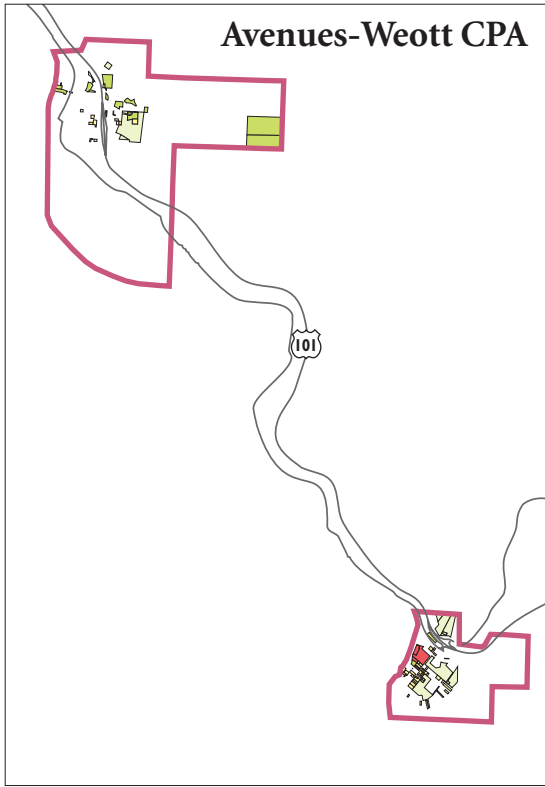
Hydesville-Carlotta CPA



Rio Dell CPA



Avenues-Stafford-Redcrest CPA



Avenues-Phillipsville CPA

- Rural Residential
(5 or more acres per unit)
- Very Low/Low Density
Residential (no sewer)
Rural Residential
(less than 5 acres per unit)
- Single-family Residential
(1.5-5 du/ac)
- Multi-family Residential
(6-19 du/ac)
- Commercial
- Industry
- Incorporated City
- Coastal Zone

Note: Excludes resource lands for agriculture and timber production, tribal lands, and public lands.

Source: Humboldt County GIS; Dyett & Bhatia

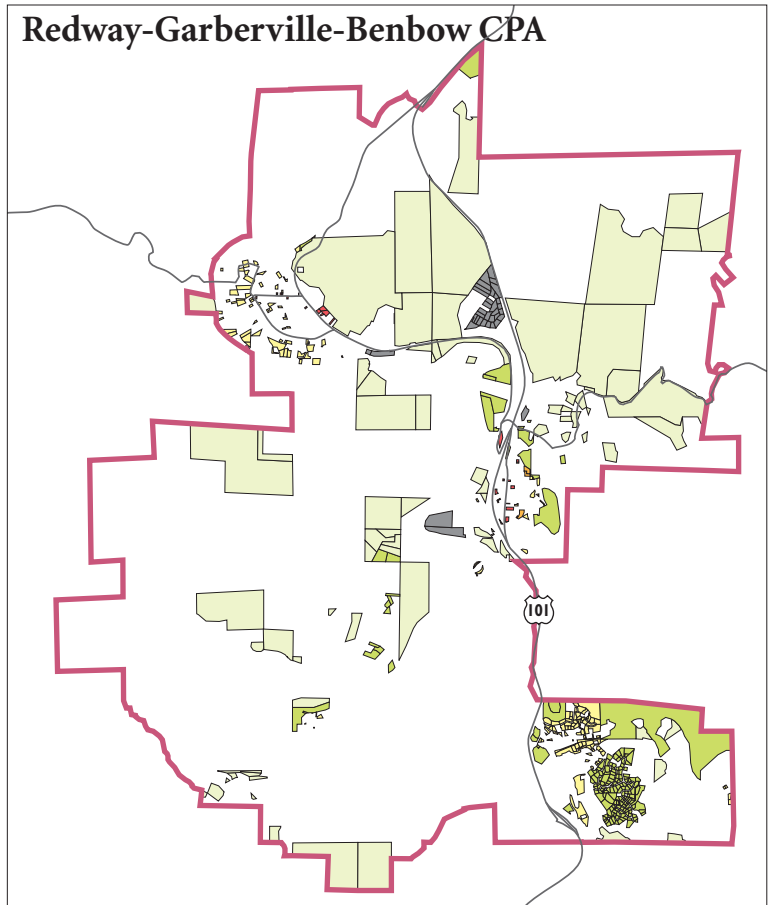
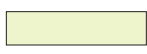

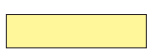







Figure 6-2

Planned Land Use for Vacant Sites in Coastal Zone

-  Rural Residential
(5 or more acres per unit)
-  Very Low/Low Density Residential (no sewer)
Rural Residential
(less than 5 acres per unit)
-  Single-family Residential
(1.5-5 du/ac)
-  Multi-family Residential
(6-19 du/ac)
-  Commercial
-  Industry
-  Incorporated City
-  Coastal Zone

Note: Excludes resource lands for agriculture and timber production, tribal lands, and public lands.

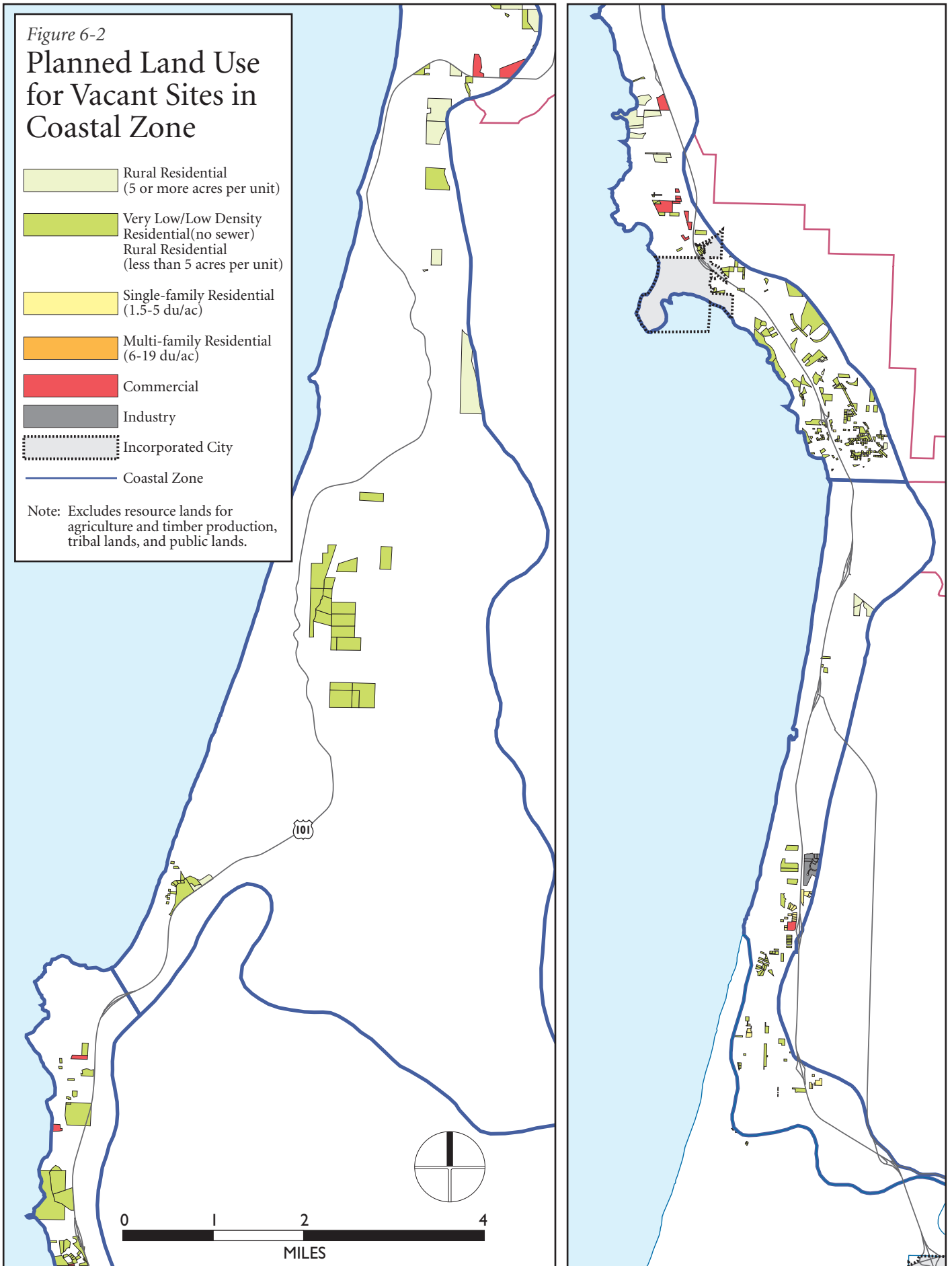
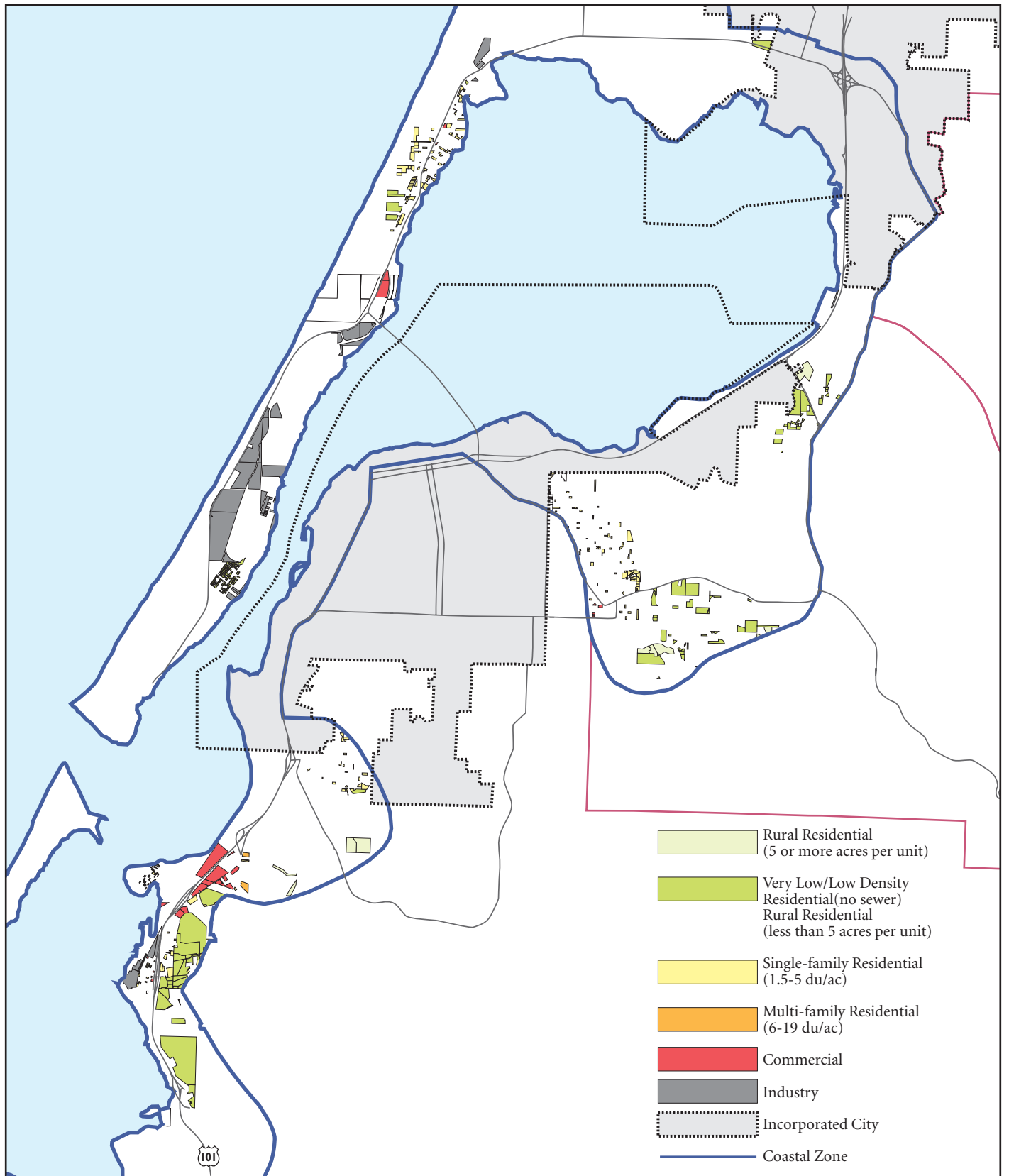


Figure 6-2

Planned Land Use for Vacant Sites in Coastal Zone



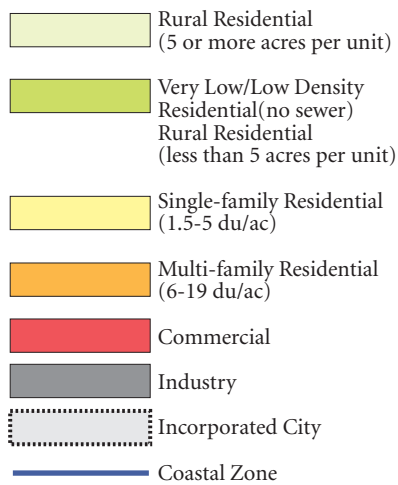
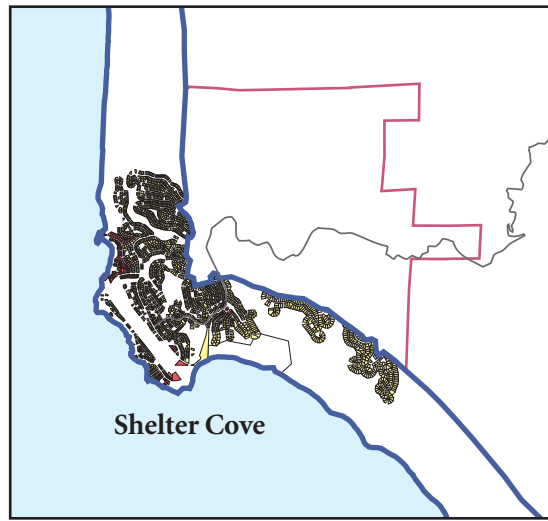
Source: Humboldt County GIS; Dyett & Bhatia

Note: Excludes resource lands for agriculture and timber production, tribal lands, and public lands.



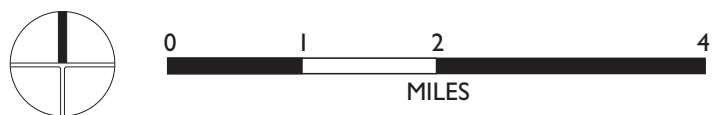
Figure 6-2

Planned Land Use for Vacant Sites in Coastal Zone



Note: Excludes resource lands for agriculture and timber production, tribal lands, and public lands.

Source: Humboldt County GIS; Dyett & Bhatia



RESIDENTIAL DEVELOPMENT POTENTIAL

It is necessary to take a closer look at the types of vacant residential land within the CPAs, to evaluate the potential densities that could be developed and to determine whether these densities are sufficient to accommodate expected future growth. Vacant land data is broken down by the general type of residential land for each Community Planning Area and Coastal Plan Area in Table 6-3.

As seen in Table 6-3, about 68% of the vacant residential land is in the rural, large parcel category. Development densities in this classification would be extremely low, even lower than the density assumed for unsewered areas (0.4 units per acre or 1 unit per 2.5 acres), thus requiring more land to meet future housing demand. However, as shown in Table 6-3 and discussed in Section 4.5, sufficient vacant residential land exists within the combined very low density, single-family and multi-family categories to accommodate demand through 2025 (estimated at 3120 acres for 3220 new housing units). Although some large parcel rural residential land is likely to be developed, utilization of this land is not necessary to meet growth projections.

Although the target acreages listed in Table 6-3 are based on assumed average densities of 5 units per acre in sewerred areas and 0.4 units per acre in unsewerred areas, the overall amount of acreage needed may be reduced if medium density areas are utilized at higher densities. Table 6-3 identifies over 80 acres of medium density vacant land, with a range in density from 6 to 19 units per acre. Even assuming development at the mid-point of this range (12.5 units/acre), this acreage could accommodate a substantial portion of the projected new housing demand.

Table 6-3: Vacant Residential Land In Unincorporated Humboldt County¹

Community Plan Area	Target Residential Land Demand ²		Low Density (unsewered), Very Low Density and Rural Residential (less than 5 acres per unit)	Single-Family Residential (1.5 - 5 du/acre)	Multi-Family Residential (6 - 19 du/acre) ³
	Acres	Units	Acres	Acres	Acres
Alderpoint	20	6	109.4	9.8	
Arcata	83	27	491.7	9.6	
Avenues-Miranda	20	35	70.1	12.4	
Avenues-Myers Flat	2	1	1.9	12.6	
Avenues-Phillipsville	29	9	171.0	2.3	
Avenues-Stafford-Redcrest	57	18	336.8	6.8	
Avenues-Weott	12	15	53.3	5.4	
Blue Lake	43	14	256.9	1.8	
Eureka	270	651	659.3	256.2	22.5
Fieldbrook-Glendale	45	15	268.4	2.8	
Fortuna	81	74	397.8	30.2	
Freshwater	26	8	155.7	3.1	
Garberville-Redway-Benbow	98	119	369.2	110.0	2.9
Hydesville-Carlotta	35	11	199.0	11.2	
Jacoby Creek	41	13	238.4	10.9	
McKinleyville	216	577	460.7	171.6	48.5
Orick	13	4	76.2	3.7	
Orleans	106	34	642.4		
Rio Dell	34	11	204.6		
Shelter Cove	115	93	115.0	508.3	
Trinidad-Westhaven	83	27	500.2	2.8	
Willow Creek	99	32	595.6		
Sub-Total	1,527	1,793	6,373.6	1,171.5	73.9
<i>Coastal Zone Planning Area</i>					
Eel River	40	51	170.9	23.8	1.7
Humboldt Bay	144	295	450.8	108.9	5.5
McKinleyville	24	52	65.8	21.7	
North Coast	76	24	458.3	1.3	
South Coast	225	657	288.8	354.5	
Trinidad	77	25	462.2	0.8	
Sub-Total	586	1,105	1,896.8	511.0	7.2
Plan Areas Total	2,113	2,898	8,270.4	1,682.5	81.1
Outside Plan Areas	1,006	322	18,762.3	16.9	0.1
Unincorporated Total	3,119	3,220	27,032.7	1,699.4	81.2

¹ Land use categories based on County GIS vacant land classifications and aggregated General Plan land use designations.

² Refer to Table 4-10 and Summary Flow Chart for calculation methodology.

³ Multi-Family Density ranges are higher in some CPAs and Coastal Zone plan areas.

Source: Humboldt County GIS, Dyett and Bhatia, 2002.

Within Community Planning Areas, some areas are not served by public sewer facilities. In Chapter 4, assumptions were made about future development densities, depending on the availability of public sewer services. To evaluate this issue, Table 6-4 lists total vacant residential acreage for areas served by public sewer facilities. This information is provided to show that opportunities exist to accommodate the majority (if not all) of new residential development within areas served with public sewer facilities. Of course, this number does not factor in other infrastructure needs, resource constraints, or hazard areas. Nevertheless, the analysis shows that a sufficient amount of sewered residential land is likely available.

Table 6-4: Unincorporated Vacant Residential Acreage Served by Public Sewer

	<i>Very Low Density & Rural Residential</i> <i>(less than 5 acres per unit)</i>	<i>Single Family Residential</i> <i>(1.5-5 du/acre)</i>	<i>Multi-Family Residential</i> <i>(6 - 19 du/acre)</i>	<i>Total Acres</i>	<i>Total Potential Units¹</i>
	<i>(Acres)</i>	<i>(Acres)</i>	<i>(Acres)</i>		
Sewered Areas	404	846	76	1326	3307

¹ Density assumed in calculating potential units: Very Low Density/Rural Residential = .4 du/acre; Single Family = 3 du/acre; and Multi-Family = 8 du/acre

Source: Humboldt County GIS; Dyett and Bhatia, 2002

Aside from evaluating vacant land, there are opportunities for accommodating growth on land that is currently underdeveloped or underutilized. For example, large residential lots, within residential areas developed at higher densities, may be utilized for redevelopment or further subdivision at densities more consistent with the nearby homes. As stated in Section 4.1, a total of about 1106 acres of partially developed residential land exist in the county. Assuming that only 25 to 50% of this land may be available for further development and subdivisions, about 786 - 1572 residential units could be accommodated (see Table 6-5).

Also, pursuant to existing County policy, second units may be developed in some residential areas. These types of development would be in line with planning principles geared towards concentrating new growth within existing urban areas. The costs of providing services in these infill areas would be much less than the costs associated with extending services beyond existing urban areas. Further, infill and redevelopment may meet future senior housing needs for an aging population.

Table 6-5: Partially Developed Residential Lands in Unincorporated Humboldt County¹

	<i>Existing Parcel Size</i>		<i>Total Acres</i>	<i>Total Parcels</i>	<i>Potential Units²</i>
	<i>1 - 2 acres</i> <i>(acres)</i>	<i>2 - 20 acres</i> <i>(acres)</i>			
Single Family	406	637	1043	469	665 - 1330
Multi-Family	13	50	63	19	121 - 242
Total	419	687	1106	488	786 - 1572

¹ Partially developed land includes all parcels greater than one acre in size that are currently developed with one residence and that have further development potential, per General Plan land use designations. All lands included in table are within sewered areas.

² Only 25 to 50% of total acreage is assumed to be potentially available for further development; average density assumed for potential unit calculations is 3 du/acre for single family and 8 du/acre for multi-family. Calculations include subtraction of existing residence on each parcel.

Source: Humboldt County GIS; Dyett and Bhatia, 2002

NON-RESIDENTIAL DEVELOPMENT POTENTIAL

Reviewing the non-residential data in Table 6-6, the Community Planning Areas and Coastal Plan Areas appear to have ample vacant commercial and/or industrial land. This data indicates that opportunities for commercial and industrial development are clustered in areas, and some Community Planning Areas may experience growth at levels that exceed the individual planning area's current average share of commercial/industrial land.

Table 6-6: Vacant Non-Residential Land In Unincorporated Humboldt County¹

Community Plan Area	Target Non-Residential Land Demand ²	Commercial	Industry
	Acres	Acres	Acres
Alderpoint	0		
Arcata	32		51.3
Avenues-Miranda	2	2.6	
Avenues-Myers Flat	5	7.3	
Avenues-Phillipsville	0	0.6	
Avenues-Stafford-Redcrest	0		
Avenues-Weott	0		
Blue Lake	0		
Eureka	3	4.1	
Fieldbrook-Glendale	43	0.5	68.8
Fortuna	29	11.7	34.0
Freshwater	0	0.3	
Garberville-Redway-Benbow	49	7.7	70.0
Hydesville-Carlotta	5	5.2	2.5
Jacoby Creek	0		
McKinleyville	42	47.3	20.2
Orick	21	34.0	
Orleans	0		
Rio Dell	11		17.9
Shelter Cove	5	8.6	
Trinidad-Westhaven	0		
Willow Creek	0		
Sub-Total	247	129.9	264.7
<i>Coastal Zone Planning Area</i>			
Eel River	6	9.1	163.3
Humboldt Bay	16	84.7	340.5
McKinleyville	1	5.9	27.7
North Coast	1	34.4	
South Coast	1	29.0	
Trinidad	2	44.7	
Sub-Total	27	207.8	531.5
Total	275	337.7	796.2

¹ Land use categories based on County GIS vacant land classifications and aggregated General Plan land use designations

² Land demand based on shares of total available vacant land.

Source: Humboldt County GIS, 2002.

6.2 PUBLIC SERVICES

Public service capacity is another important factor in determining the ability of the County to accommodate growth. Without sufficient public services capacity, land use development can be put on hold, as water and sewer are necessary infrastructure for urban development. Future countywide demand for water supply and wastewater treatment is estimated in Chapter 5, based on projected population growth for 2025. Key assumptions and findings are listed in the following text box.

Public Services Assumptions and Findings

- Projected residential water demand is based on 140 gallons per person per day; projected non-residential water demand is 145% of domestic use, the current ratio of industrial to domestic use for the Humboldt Bay Municipal Water District (HBMWD).
- Total current water capacity is 98.8 million gallons per day (mgd). For reference, this is the number against which the 2025 demand is measured.
- Total water demand in 2025 is estimated at 49.2 mgd, or 62% of current capacity.
- Sewer demand is based on population growth; the average population growth rate from 2000 to 2025 is projected at 0.5% per year. Sewer demand is assumed to grow at double the population growth rate, or 1% per year.
- Projected 2025 sewer flows equal 11.8 mgd, nearly 94% of current total capacity.
- Many sewer systems are in a state of disrepair, which allows rainwater to seep in, raising the average flow and pushing systems closer to their limits.
- Expansion efforts, many of which are already underway, will continue to be necessary to keep systems from overflowing.

It appears that overall public service demands can be met by available capacity on a countywide basis, however, several of the smaller districts may be constrained, depending on how much growth occurs within their service area. Unfortunately, information on expected future water and wastewater flows is not available from some of the community service districts.

Districts that appear to be operating at or very close to their water supply capacity include the City of Fortuna, Big Lagoon, Loleta, Westhaven, Phillippsville, and Hydesville. Sewer capacity constraints may be a factor in the Loleta, McKinleyville, Miranda, Redway, Weott, and Garberville Community Service Districts, as these districts are operating within .1 to .3 million gallons per day (mgd) of capacity. However, given the expected distribution of future growth, current capacity will likely be sufficient to accommodate the relatively small amounts of new development in these areas. In several cases, for example Weott, wastewater treatment may not be an issue, as new residential growth in this area may be limited by the amount of available vacant land. There is concern about the capacity of the Eureka sewage treatment plant, due to potential increases in demand that may occur from additional connections permitted through Humboldt CSD, which has a contract with Eureka for sewage treatment.

6.3 EMPLOYMENT AND HOUSING

Many factors will affect future employment and the development of new housing. The County provides opportunities for employment and housing growth through the availability of adequate vacant sites, in areas where suitable infrastructure exists. The County also has a comprehensive economic development strategy in place to retain existing businesses and facilitate their expansion and to attract new industries with a focus on industry clusters that make sense for the County to pursue. Land values in the county have not skyrocketed as in other parts of California, thus land acquisition does not serve as a constraint. The availability of a skilled labor force, though, may be a constraint. Key employment assumptions and findings are listed in the text box.

Employment and Housing Assumptions and Findings

- Year 2000 employment in Humboldt County included 56,300 jobs; the labor force totaled 60,400 and there was an unemployment rate of 6.8%.
- Employment in Humboldt County in Year 2025 is expected to be 70,300.
- Employment projections are based on California Employment Development Department historic numbers and CSU Chico Center for Economic Development growth rates.
- Average Household Size in 2025 is projected to be 2.4 persons per household.
- The total number of new housing units projected for Humboldt County for 2025 is 5,961; 54 percent of these, or 3,220, will be allocated to the unincorporated County.

Even though sufficient vacant land is available for commercial and industrial development that would generate new jobs, the economic climate may not be conducive to generating large numbers of new jobs. Employment opportunities may be somewhat limited, as most businesses are small operators, with low growth potential. There is not sufficient incentive for new large-scale employers to locate in the county and existing major employers are not expected to expand significantly. For example, Humboldt State University has capped its growth and is unlikely to add substantial numbers of new employees over the next 25 years. Employment opportunities may be expected from smaller businesses filling a niche market or industries serving a statewide or national market.

Although unemployment levels are currently at a record low, lower than average salaries, economic slowdown, and a potentially imbalanced job industry (i.e. a growing services industry with low wages) may hinder the County from attracting new employees. In addition, factors such as rising housing prices that are not matched by commensurate increases in wages may affect immigration. Effective implementation of the County's economic development plan, *Prosperity!*, will be essential to generating a diversity of employment growth that will stimulate the County's economy.

7 Existing Policy Framework

7.1 INTRODUCTION

This chapter summarizes current General Plan goals and policies related to the “Building Communities” theme, which includes population, employment, housing, existing and projected land use development, and community services (e.g., water and sewer, schools, and other physical facilities).

In conducting the General Plan Update, the County must determine whether to retain, modify, or eliminate each existing policy. In making this determination, the County will assess the policy’s effectiveness over the past 15 years, as well as review the need for each particular policy. Appendix A includes worksheets for use by the public to provide input on whether existing policies should be maintained, modified, or deleted. Please note that General Plan policies related to other themes, such as resource management, hazards, and transportation will be addressed in future General Plan Update workshops. Comments are added to highlight policy issues. Please note that policy numbers correspond to the General Plan numbering system, so numbers are not necessarily sequential.

7.2 GENERAL PLAN CHAPTER 2: LAND USE AND DEVELOPMENT

Policies in the Land Use and Development chapter generally establish land use patterns and guide future development. The policies are divided between rural development provisions and urban land use directives. In addition, policies regarding the timing of new development are established in Chapter 2 of the General Plan.

REMOTE RURAL DEVELOPMENT

The rural development policies address land use compatibility issues, protection of rural land uses, and resource/hazard protection. Most of the policies are advisory (use of the word “should”) rather than mandatory (use of the word “shall”).

2552 GOAL

To provide for orderly development of rural lands consistent with the needs to encourage sustained resource production without land degradation; reduce public exposure to safety hazards; minimize costs of providing services; conserve energy; encourage recreational development on appropriate lands; and encourage development along existing public corridors.

2553 POLICIES

1. *Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.*
2. *Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.*

3. *Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat. (Sections 3400- 3433).*
4. *Lands which contain identified hazards shall be developed consistent with the objective to reduce public exposure to the hazards.*
5. *All development should be designed to minimize erosion and sedimentation.*
6. *Any development plan or concept should be given consideration, provided that the intent of the General Plan is carried out.*
7. *Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.*
8. *Community plans shall address the needs and standards for Cottage Industries within the urban development areas; in addition, standards for rural areas will be refined.*

URBAN LAND USE

Community Planning Areas

Community Planning Area policies establish the requirements for community plans. Community plans are intended to address the specific individual planning needs of each community in a manner that is consistent with the general Framework Plan policies.

2612 GOAL

To maximize the opportunity for local community involvement in planning, to develop an internally consistent General Plan, and to meet the specific planning needs of individual communities, while giving due consideration to individual property rights.

2613 POLICIES

5. *Community plans shall identify the boundaries between urban and rural development.*
6. *Community plans shall apply Framework Plan policies in greater detail.*
8. *Community plans shall address the needs and standards for cottage industries within the urban development area; in addition, standards for rural areas will be refined.*
9. *The Community Plan process shall provide for the integration of city plans into the County General Plan.*

Spheres of Influence

Comment. Spheres of Influence are areas designated for future urban expansion. Spheres of Influence are established by the Local Agency Formation Commission (LAFCo), based on local planning needs and the availability and provision of public services.

2621 GOAL

To stage urban expansion in a timely manner consistent with the provision of public services and community planning activities of the County.

2622 POLICIES

1. *Spheres of Influence and community plans shall be mutually compatible and supportive of one another for all applicable areas.*
2. *Data generated through developing spheres of influences should facilitate the preparation of community plans.*
3. *The Planning Department shall coordinate with LAFCo to improve information on public service availability, capacity and needs, demographics, and development patterns.*

Development Timing

2632 GOAL

To accommodate expected population growth and the resulting urban development, while achieving maximum efficiency in the provision of orderly and economic services with the least adverse effect on the environment.

2633 POLICIES

Urban Development

Comment. Policies in this section address new urban development as it relates to the provision of public services. Although use of public water supplies is encouraged, it is not required in the urban development areas (Policy #4). Onsite septic systems are restricted in use, pursuant to Policy #3.

2. *Lands located within the urban development area should be suitable for development at a density greater than one dwelling unit per acre, where public sewer services with necessary capacity are provided. Lands connected to public water systems shall also be considered a part of the urban development area.*
3. *The utilization of on-site sewage disposal systems shall not be acceptable in the urban development area, unless it can be determined that:*
 - A. *public sewer services are not available to serve the proposed development; and*
 - B. *mitigation measures will assure that the proposed development density will not cause adverse cumulative health or environmental impacts.*
4. *Utilization of public water services should be encouraged in the urban development area.*
5. *The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan.*

Urban Expansion

Comment. Urban expansion policies identify the conditions under which lands may be designated as urban expansion areas and conditions for converting to urban development areas.

6. *An urban expansion area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features and other definitive limits, (i.e., roads, streams).*

7. *The urban expansion area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and provided with public water or sewer services in the near future.*
8. *The urban expansion area shall be compatible with applicable sphere's of influence, when adjacent to a city or special district.*
9. *When land within the urban expansion area is connected to a public water or sewer system such land will be removed from said area and added to the urban development area, upon Planning Commission approval. Noncontiguous additions to the urban development area shall be discouraged.*
10. *The outer boundary to the urban expansion area shall remain fixed until modified through a General Plan amendment.*
11. *The area within and beyond the urban expansion area shall be considered rural for development purposes.*

Countywide Planning/Intergovernmental Coordination

12. *Establishment of urban development and expansion areas shall not be a commitment by the County of Humboldt to approve land divisions or other development proposals at urban densities. Rather, it establishes the maximum extension of such development.*

Comment. According to this policy, the County maintains the authority to review and limit individual development proposals within the urban development and expansion areas. The maximum extension of development is not automatic. Whether the General Plan Update should maintain this flexibility is a key policy issue.

13. *Lands not suited for resource production should be developed prior to the conversion of resource production lands.*

Comment. Priority for new development is given to lands not suited for resource production (e.g. agricultural or timber land). However, this policy is advisory, not mandatory, so that conversion of resource production lands could occur without first exhausting non-resource production lands.

14. *Factors such as public water and sewer availability, road and street capacity, police and fire protection, proximity to educational and health facilities, and solid waste management should be assessed in urban development proposals. Fiscal impacts of new development on public facilities should also be assessed.*

Comment. This advisory policy encourages full review of public service capacities and fiscal impacts for new development.

15. *The County shall review public works projects for conformity with the adopted General Plan or part thereof.*
16. *The County shall encourage the preparation of Capital Improvement Programs.*
17. *The Planning Department shall record and review information related to the adequacy of the development timing policies of the General Plan.*

Policies 15, 16, and 17 provide guidance for the Planning Department in its review of public service expansion projects and timing of development.

7.3 PUBLIC SERVICES AND FACILITIES

Public service policies are intended to ensure that adequate services and facilities are provided within the County, while at the same time protecting resources such as groundwater and surface water. Policies also address the siting of transmission lines and pipelines, school capacity, and services extensions (e.g., sewer and water). Please note that policies related to solid waste are contained in the Countywide Integrated Waste Management Plan, which is a separate document from the General Plan and is not being modified as part of the General Plan Update effort.

TRANSMISSION AND PIPELINES

1. *The siting of electric transmission lines should avoid recreational and tourist oriented resources to the greatest extent possible, taking into account the design and size of the transmission towers, the nature of the landscape, and the placement of the transmission towers in the landscape.*

Comment. This policy would route transmission lines away from recreational and tourist areas. However, it would not prevent transmission lines from crossing scenic areas or other open space areas.

2. *Extension of services, such as sewer, water, and roads should avoid traversing agricultural lands. Where such infrastructure must cross agricultural lands, they should be located in public right-of-way and provide a level of service consistent with the development density reflected in the Land Use Plan.*

Comment. Agricultural lands are protected by discouraging the use of agricultural properties for public service extension pipelines and roads.

WATER FACILITIES

Water supply goals and policies are listed in both Chapter 3 and Chapter 4 of the General Plan. Several of the water resource goals and policies address the provision of adequate water supply for new development, which in turn relates to public service needs for building communities. Also, policies provide guidance for water resource protection, which must be factored into themes for building communities.

4511 GOALS

1. *To ensure a high quality water supply and distribution system consistent with County needs.*

A second goal regarding water supply is listed in Chapter 3, Hazards and Resources, as follows:

To maintain a dependable water supply, sufficient to meet existing and future domestic, agricultural, and industrial needs and to assure that new development is consistent with the limitations of the local water supply.

4512 POLICIES

1. *Encourage further investigation of the County's water resources by Federal and State Water Resources agencies.*
2. *Regulate development that could pollute watershed areas as defined in Section 3362.1.*
3. *Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.*
4. *Maximize the use of water conservation techniques appropriate for new and existing development.*

Additional relevant water resource policies listed in General Plan Chapter 3 include:

4. *Existing water uses shall be considered during the review for new water uses.*
5. *The availability of groundwater should be used as a prime factor in determining the desirable amount of residential development in a particular area in order to protect groundwater resources from depletion or contamination.*
6. *Projects must provide evidence of water availability prior to recordation of map.*

WASTEWATER FACILITIES

Wastewater policies address the issues of wastewater service capacity and timing of new development. Also, policies limit the use of septic tank systems.

4530 GOALS

1. *To ensure a safe means for waste disposal and protect the County's water resources for the public's health and safety.*

4531 POLICIES

1. *Population projections and other related demographic information in the General Plan should be used as a guide for determining the size of wastewater disposal treatment facilities, and the extent of services provided.*
2. *Responsible County agencies shall continue to coordinate with special districts in maintaining data on wastewater facility capacity.*
3. *Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval.*
4. *Areas planned for additional development which are dependent on individual septic tank leach field disposal systems shall have minimum lot sizes based on the following factors:*
 - A. *soil suitability,*
 - B. *slope,*
 - C. *water source (on site-well or serviced),*
 - D. *proximity to sensitive habitats.*

5. *Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet of an unstable land form.*
6. *Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt-Del Norte Department of Public Health and the North Coast Regional Water Quality Control Board.*

EDUCATION

Education policies provide guidance for siting new school facilities in safe, accessible areas. Also, one policy (#6) addresses future uses of closed school facilities, to ensure that future reuse of the school is compatible with surrounding land uses.

4810 GOAL

7. *To provide sufficient land for the County's educational facilities, while ensuring their accessibility to the community.*

4820 POLICIES

1. *The County should work closely with local educational institutions to study alternatives to new facility construction or facility siting.*
2. *The County should encourage joint (shared) school facilities and educational programs between school districts and other public agencies.*
3. *School sites shall not be located in areas exposed to hazards.*
4. *Encourage new school facilities to locate near public parks or recreational facilities.*
5. *School sites should be located in areas provided with public water and sewer services, or where adequate on-site systems can be established.*
6. *Conversion of closed school sites and facilities to other uses should be consistent with existing or planned land uses of adjacent areas.*

7.4 HOUSING ELEMENT

The County Housing Element, updated in 1998, includes policies regarding the maintenance, improvement, and development of housing. The overall goal of the Housing Element is stated as follows: "To provide adequate housing and a satisfying living environment for all segments of the community." Goals and policies related to future housing development and building communities are listed here.

GOAL: 3

To provide for adequate sites for all types of residential development throughout the county.

POLICIES

- 3.1 *The County shall develop and maintain a housing site inventory.*
- 3.2 *The County shall encourage and be receptive to new and experimental techniques to facilitate optimum utilization of available sites.*

- 3.3 *The County shall initiate appropriate plan and zone amendments which allow increased residential densities in areas where community health and safety will not be compromised.*
- 3.4 *The County shall facilitate compatible mixed residential and commercial uses.*
- 3.5 *The County shall designate sites for varying types of residential development in the Community Plans.*
- 3.6 *The County shall identify sites for permanent affordable housing, and for alternate facilities such as homeless shelters and transitional housing.*
- 3.7 *The County shall develop a homeless shelter site inventory and make provisions for the expeditious development of homeless shelters to enable a timely response.*
- 3.8 *Adequate housing sites for the low-income nomadic population of the County should be identified throughout the County in proportion to the specific local needs as part of the ongoing development of the Land Use Element of the General Plan.*
- 3.9 *The Planning Department should identify sufficient sites to accommodate the anticipated nomadic housing needs throughout the County in areas outside of the established community planning areas.*
- 3.10 *The County shall ensure that comprehensive Community Plan updates include consideration of sites for managed lower income special occupancy parks.*

GOAL: 5

To utilize techniques and programs which will reduce costs of new residential construction.

POLICIES

- 5.1 *The County shall support the use of innovative construction and design methods that make more efficient use of land and building materials.*
- 5.2 *The County shall encourage the use of financial leveraging of public and private funding to construct owner-occupied and rental housing.*
- 5.3 *The County shall review and streamline the permit application process on an ongoing basis, in all departments involved, in order to shorten the time required to process all permits, and to provide adequate information to prospective builders and developers.*
- 5.4 *The County shall encourage the use of low-cost, energy efficient, low-consumptive housing designs, materials and construction methods that reduce costs.*
- 5.5 *The County shall form or contract with non-profit housing corporations to maintain and develop housing affordable to low and very low income persons.*
- 5.6 *The County shall encourage and support development by non-profit housing sponsors.*
- 5.7 *The County shall assist developers in using State and Federally-funded housing programs.*
- 5.8 *The County shall provide maximum opportunities for owner/builders to economize by doing what they can for themselves.*

- 5.9 *The County Planning and Building Department shall encourage and support the concept of allowing the owners/occupants of residential structures to finish non-structural, non-mechanical work at their own pace.*
- 5.10 *The County shall encourage the development of secondary units where there are adequate public services and where compatible with adjacent land uses, and allow them in resource lands where compatible with resource protection policies.*

GOAL: 6

To encourage resource-conserving site utilization and dwelling unit construction techniques.

POLICIES

- 6.1 *The County shall discourage encroachment of residential subdivisions upon agricultural and other natural resource lands. Subdivisions of resource lands shall be allowed only where the resulting uses will not adversely affect the resource use of the site.*
- 6.2 *The County shall encourage the preservation of natural features of terrain and vegetation in new subdivisions in residential zones by clustering development, providing common open areas, smaller, more appropriate roads, and other compatible land use innovations in the development of new residential areas.*
- 6.7 *The County encourages future development based on energy efficient travel patterns and the location of existing services.*
- 6.9 *The County shall rezone lands designated for residential development under the General Plan to optimum development potential as soon as public sewer and water services become available. Until funding for expansion of public sewer and water facilities in the underdeveloped areas designated for urban development and urban expansion are obtained, the County will maintain zoning densities that reflect State and local health policies for individual wells and/or sewage disposal systems.*
- 6.10 *The County shall provide for development of single mobilehomes and mobilehome parks in residential zones throughout the community in accordance with the requirements of Government Code Sections 65852.3 and 65852.7 and consistent with General Plan/Community Plan residential land use densities.*
- 6.11 *The County shall seek federal and State funding for improvements to and expansion of sewer and water lines and facilities for community planning areas and coastal communities.*

GOAL: 7

To promote simplification, flexibility, and diversity of housing and zoning regulations to allow the construction or maintenance of varying types of housing developments by the public and private interests which will provide for the housing needs of all socio-economic sectors in the community.

POLICIES

- 7.8 *The County shall encourage the development of presently under-utilized residential parcels served by public sewer and water for optimum development potential under the zoning ordinance.*

- 7.9 *The County shall provide for development of secondary residential units in accordance with the requirements of Government Code Section 65852.2 as set forth in Humboldt County Ordinance 1633 adopted March 13, 1984.*
- 7.10 *The County shall provide for density bonuses for developments containing at least 25% of the units for low or moderate income households or at least 10% of the units for lower-income households as provided in Government Code Section 65915.*

GOAL: 9

To provide for affordable housing.

POLICIES

- 9.3 *The County shall encourage new housing developments for very low, low and moderate income, senior citizen and handicapped households.*
- 9.6 *The County shall encourage new multiple-unit housing developments to build a certain percentage of their units for sale or rent at below-market rates for very low, low and moderate income families by providing a density, or other incentive bonus.*
- 9.9 *The County shall encourage the inclusion of residential units for low and moderate income families in new developments within the coastal zone, where feasible, pursuant to Government Code Section 66590.*
- 9.12 *The County shall support all efforts to construct housing affordable to very low income persons.*

8 Policy Options

Whereas Chapters 1 through 6 of this report focus on current physical conditions, growth trends, and future development projections, this chapter looks to the future from a public policy perspective. In evaluating current and future conditions, the County must consider the various policy options for key land use and growth issues identified during Phase I of the General Plan Update effort. During Phase I, the community raised numerous issues that are summarized as key questions in the Critical Choices Report. These key questions from the Critical Choices Report help frame the issues for policy options for Building Communities.

Each key question or issue related to Building Communities is discussed below, followed by a listing of potential policy options to address the issue. Based on County and public input on these policy options, “sketch plans” (i.e., generalized land use plans for accommodating future development) will be drafted and published for public review.

In some cases, existing policies (as outlined in Chapter 7) may require modification, expansion, or deletion. In other cases, new policy direction may be appropriate. Appendix B provides a worksheet for the public to evaluate potential policy options outlined in this chapter. The worksheet includes an assessment of each policy option with regard to four criteria: consistency with existing policies, economic benefits, environmental benefits, and public costs.

8.1 DEVELOPMENT PATTERNS

ISSUE

- *Where should growth be distributed in the County?*

Currently, subdivision activity is widely dispersed within the County, and the County has no specific policy targeting specific areas for certain types of development beyond the concept that urban development areas should be identified within community planning areas. From a long-range planning perspective, the most appropriate strategy would be one designed to ensure that the County lives within its resources, protects the environment, and enhances the life of its residents, ideas that are already expressed in the existing policy framework summarized in Chapter 7. Providing for economic development also is important, and the County should strive to ensure that new growth does not impose financial burdens on the County. While it also may be appropriate to try to foster development at those locations that are least expensive to serve, this policy would need to be tempered by others that respond to community needs and environmental considerations.

A related issue is whether the County should use a predetermined growth rate for long-term planning, or formulate a General Plan based on environmental resources and economic development opportunities - a “bottom-up” approach to create a sustainable plan as opposed to a “trends” plan designed to meet pre-determined targets. The advantage of looking at resources, opportunities and constraints and then synthesizing them into a “buildout” plan is that more flexibility can be provided within the General Plan to adapt and respond to future needs.

Two policy options are proposed for discussion.

Option 8.1.a Define primary growth areas based on infrastructure capacity, agricultural, timber and other environmental resources and hazards, market trends and the community vision for future development without reference to a target population and then determine “Plan Buildout” and infrastructure improvement and public service needs.

Option 8.1.b Plan for long-term growth and physical expansion of existing communities based on environmental, land use, community design and infrastructure considerations, with a 2025 planning horizon and a target population and job forecast for future growth.

ISSUE

- *How does in-filling compare with rural development in terms of infrastructure and community service costs, resource production, environmental impact, energy consumption and open space?*

Infill development has the least impact on infrastructure and environmental resources because roads and water and sewer systems are in place; it also does not require conversion of rural land or resource land to urban uses. In fact, as demonstrated in Chapter 4 (Section 4.5), future housing demand could be met with development of vacant residential land at current densities within the Community Planning Areas and Coastal Zone Plan areas. Projected residential land demand for 2025 is about 3120 acres. The total acreage of vacant residential land (not including large parcel rural residential lands) in the unincorporated county is about 28,813, of which 7921 acres are within Community Planning Areas and the Coastal Zone. These statistics support the concept of promoting infill development.

Two policy options are proposed for discussion.

Option 8.1.c Establish non-monetary incentives for infill development through urban growth boundaries, density bonuses and priority processing for development applications.

Option 8.1.d Provide monetary incentives for infill development, including reduced fees, where such development will not generate needs for public facilities expansion.

ISSUE

- *How do we ensure maximum coordination between new growth and availability of public services and infrastructure?*

Long-range planning that is coordinated with the community service districts and the cities will achieve this goal. Key to the success of such cooperative planning is to have first, agreement on appropriate performance standards for water and sewer service, public safety services, and transportation. The next decision is whether needed public services and facilities must be in place by the time a building permit is issued, or whether they can be deferred until an occupancy permit is issued, if funding is assured. Deferred completion of improvements could occur either with a developer bond or with commitments to funding made through adopted Capital Improvement Programs (CIPs).

Once performance standards are set and decisions made on how to handle deferred completion of needed improvements, an “adequate public facilities” (APF) ordinance can be drafted and used in reviewing major development projects to ensure that needed coordination is assured. APF programs have been adopted by many counties both in California and elsewhere in the U.S.

One policy option is proposed for discussion.

Option 8.1.e Establish Countywide or subarea performance standards for public services and facilities and a review process to ensure that facilities and services will be in place, or funding assured, to meet the needs of new development.

ISSUE

- *Who should pay to build and maintain infrastructure and services necessary for new development?*

Historically, the County has not had an infrastructure financing mechanism in place that would require developers to pay for their “fair share” of off-site impacts on infrastructure and public services and facilities. The State allows “impact fees” to be established as long as there is a clear linkage between the development and the service or facility demands it creates and the fee is established on a proportional and equitable basis. Many California counties have used these financing mechanisms quite effectively. Proposition 218 requirements for voter approval of new general taxes, assessments and certain user fees specifically exempts developer impact fees, so the Board of Supervisors can enact an impact fee program without a ballot measure.

Four policy options are proposed for discussion.

Option 8.1.f Require new development to fund public facilities and improvements needed to directly mitigate the impact of that new development.

Option 8.1.g Establish mitigation fees for public facilities and infrastructure improvements in proportion to a new development’s impact (AB 1600 “impact fees”). These mitigation fees would be in addition to the funding obligations under Option 8.1.f.

Option 8.1.h Establish a program for future homeowners in planned residential development to be charged on-going assessment fees to pay the costs of maintaining common facilities and common open areas associated with new development/ and their proportional costs of public safety services.

Option 8.1.i Use other funding mechanism, to augment developer and/or mitigation fees, where appropriate. These may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts.

ISSUE

- *Establishing a rural-urban interface and growth strategy: what are the implications of allowing development under “planned conditions” vs. establishing growth boundaries and target “growth areas?”*

The current General Plan calls for identifying urban development and urban expansion areas within community planning areas. Urban development areas are defined as those suitable for development at a density greater than one unit per acre. Lands connected to public water systems also are to be considered part of urban development areas. The current plan does not address the need for a transitional area that might be separate from an urban expansion area. As part of the General Plan update, it will be important to determine whether the concept of an urban expansion area should be retained in light of the findings of Chapter 4 that show no compelling need to expand beyond current urban development areas, except as may be required in specific planning areas to create logical boundaries or accommodate specific land use needs.

The basic choice suggested by the question is whether to use performance standards that might allow for development at locations outside urban development areas, with the idea that these performance standards would minimize any adverse impacts and ensure that development pays for all necessary infrastructure and services. An alternative is use of an urban growth boundary, as called for by the current General Plan, which creates greater certainty in the development process and also minimizes public sector infrastructure costs. Targeted growth areas also can help focus economic development efforts.

One approach for development outside growth areas would be just to allow services for planned development that is specifically oriented to resource industries, consistent with the County's economic development programs. Any planned rural residential development proposal would not be assumed to be acceptable, irrespective of its location.

Four policy options are proposed for discussion.

Option 8.1.j Continue current policy of identifying urban development and urban expansion areas for larger communities.

Option 8.1.k Establish 20 or 25-year urban growth boundaries, with a 10-year review.

Option 8.1.l Establish a buffer or transitional area where there is no natural boundary between urban and rural areas.

Option 8.1.m Provide services for development outside urban areas only if such development is needed to support resource production.

8.2 RURAL COMMUNITIES

Humboldt County is a principally rural county, and rural communities are important mainstays of the rural economy. Many county residents value their rural lifestyles, and the new General Plan needs to support the quality of life they cherish. As Chapter 1 illustrates, the population growth areas since the last General Plan was prepared are largely outside existing city limits. In fact, the proportion of county residents living in major incorporated areas (Arcata and Eureka) has not changed over the past 20 years, and four of the County's seven incorporated cities have populations of fewer than 5,000.

ISSUE

- *How to enhance the quality of life in rural small towns through land use policies and the provision of services?*

The key to enhancing the quality of life in rural communities is, first, to ensure that new land uses are compatible with existing uses. This can be done by General Plan policies that promote a mix of land uses and development standards that control the location, size and scale of new development. Standards for ensuring adequate services also would need to be established. Finally, the community design toolkit, to be prepared later in Phase II, can address physical design concepts for development in rural communities.

Recognizing the unique character of many of these rural communities is important, so it may make sense for the General Plan to affirm the County's commitment to a continuing planning process involving local residents.

With this in mind, one policy option is proposed for discussion.

Option 8.2.a Create land use plan designations for rural communities and rural service centers, supported by General Plan policies and community development programs that will ensure the quality of life, and use the community plan update process to tailor planning policies to individual communities.

ISSUE

- *What are desired and sustainable population levels in rural communities?*

For this discussion paper, the research effort has focused on compiling consistent, countywide data on population, employment and housing trends, and water and sewer system capacities. Land use inventories in community planning areas have been created and mapped, as the first step toward assessing what changes, if any, would be needed in the current General Plan and its land use designations for rural communities.

The projections of residential and non-residential development in each of the community planning areas assume a "fair share" allocation process. In some communities, there is limited information available on whether water and sewer systems could support additional development. During the sketch planning process, the current General Plan designations can be re-evaluated and modified, as appropriate, to try to achieve a sustainable population level for discussion with local residents. However, in some communities, additional dialogue may be needed, and it would be appropriate, as suggested above, for this to take place in the context of updating the community plans.

One policy option is proposed for discussion.

Option 8.2.b Use community plan updates to address desired and sustainable population levels in rural communities within context of countywide performance standards and capacities of public services and facilities and infrastructure.

ISSUE

- *How to plan for the interface between rural communities and surrounding resource lands?*

The current General Plan does not establish explicit policies for buffer areas or transitional areas, except that lands adjacent to agricultural and timberlands are to be planned for compatible uses. Some communities have used greenbelt concepts, while others have established a transitional land use designation as a means of ensuring land use compatibility.

In a separate discussion paper on Resource Management, questions related to open space protection and ways of enhancing the economic viability of agricultural and timberlands will be addressed. Of particular concern are the needs of small-scale forest land managers and small agricultural parcels. Through the research for that paper, more information may emerge on what an appropriate transitional area or buffer should be, and whether these small-scale uses would be considered compatible within these transitional or buffer areas.

One policy option is proposed for discussion.

Option 8.2.c Establish growth boundaries for rural communities that delineate logical edges and allow for reasonable development opportunities within these communities while also promoting resource conservation in surrounding areas.

8.3 INDUSTRIAL DEVELOPMENT

ISSUE

- *What Plan policies would support growth in industrial development consistent with community and environmental goals and Prosperity! What should the County role be in actively spurring industrial development?*

The best General Plan policies are those that would provide an adequate supply of land and infrastructure, supported by road improvements and adequate water and sewer systems. Economic development, marketing, education and housing policies also can be designed to support efforts to retain existing businesses and attract new businesses.

More specifically, furniture, chemicals, mineral products, fabricated metal, and miscellaneous manufacturing have all grown recently in employment and payroll. Targeting policies toward encouraging the further growth of these industries would be beneficial for the County.

One policy option is proposed for discussion.

Option 8.3.a Provide for a diverse mix of industrial development opportunities within growth areas, subject to performance standards that will buffer adjacent uses, ensure adequate public services and facilities, and maintain environmental qualities. The objective of this option is to foster environmentally-responsible industrial development.

ISSUE

- *Is there an adequate supply of industrial/commercial parcels? Should the inventory be increased on existing parcels; for example, brownfields be redeveloped?*

The industrial land demand analysis presented in Chapter 4 (Section 4.5) shows how the supply of developable industrial sites meets future needs. More specifically, this analysis indicates that Humboldt County will require 458 acres of new commercial/industrial development by 2025 to provide job opportunities for the future labor force in the sectors likely to locate in industrial areas; 60 percent of this acreage, or 275 acres, will be needed in the unincorporated area. Currently, there are 1,178 acres of vacant commercial/industrial-zoned land in the County, so additional land probably is not needed.

Two policy options are proposed for discussion.

Option 8.3.b Provide sufficient sites at appropriate locations within growth areas to meet long-term needs for commercial and industrial development that can be supported by County businesses, residents and workers.

Option 8.3.c Promote mixed use development and redevelopment within existing industrial areas for compatible non-retail development. Mixed use development can make improve development feasibility on “brownfields” sites.

ISSUE

- *How can the needs of new industries relying on telecommunications be addressed?*

The General Plan update can address the needs of telecommunications development through policies and standards for new facilities. The County already has wireless communications regulations in place, and controls the development of new towers through a permitting process. As part of the background research for the County’s economic development strategy, published in *Prosperity*, the information and technology sector was identified as a potential industry cluster that could be supported in the General Plan update. This is because technology-based industries are not affected by freight transportation costs, and may be able to capitalize on linkages with other local industries as well as with national markets.

Telecommunications firms are currently constrained by choice and capability of network access and service as well as the lack of a skilled local labor force. The County’s employment pool is probably not deep or centralized enough to support many new telecommunications firms or call centers. In fact, turnover at call centers is often between 35 and 50 percent per year. It may be difficult for the County to supply a steady stream of employees even in the Humboldt Bay area, with fewer than 80,000 total residents and only one-fifth of adults over 25 years of age having completed a four-year college degree. Local training facilities could help meet this need. Outreach and partnerships with established telecommunications firms in the Silicon Valley or the San Francisco Bay Area also could help.

One policy option is proposed for discussion.

Option 8.3.d Continue to allow wireless communications facilities at appropriate locations within the county, consistent with federal law, and provide for telecommunications support facilities within commercial and industrial areas.

8.4 AFFORDABLE HOUSING

In Chapter 2, Section 2.5, overall housing demand over the 25-year planning period is addressed; these policy options focus specifically on issues related to affordable housing.

ISSUE

- *How can affordable housing be integrated into communities, in terms of design, compatibility and access to services?*

Development standards in the County's zoning ordinance can ensure that new development generally fits with existing land uses. Community design criteria that reflect local community character also can help. How a community design toolkit could be organized also will be addressed as part of the Phase II Update, in a separate discussion paper prepared for community review. The basic choice is whether to mandate specific design standards or to provide for architectural and design flexibility through use of guidelines.

Access to services can be assured by having housing growth areas located where public services can be provided. Transportation access also will be important, and options for ensuring access for all income groups in the County will be addressed as part of the work on Moving Goods and People, which will be the subject of a separate report for community review.

Three policy options are proposed for discussion.

Option 8.4.a Establish performance standards and guidelines to ensure that the design, scale and buffering or housing (especially multi-family housing and assisted housing) retains the character of surrounding neighborhoods.

Option 8.4.b Establish technical assistance and economic development programs to prevent deterioration of residential neighborhoods.

Option 8.4.c Establish size and spacing criteria for assisted housing funded in whole or in part by the County to ensure that affordable units are essentially indistinguishable from surrounding market-rate units.

ISSUE

- *How can affordability be maintained in the face of increasing development standards and fees?*

One of the most efficient ways to ensure a range of housing opportunities for all income groups is to have an adequate supply of developable land for all housing types at a range of densities.

Targeting public improvements for housing opportunity areas at infill locations also will help minimize developers' costs. Finally, nearly two-thirds of the County's occupied housing stock was built before 1970. A portion of this housing is part of the County's rental stock; as it is upgraded, it may make units in older structures less affordable for current rents.

The County also can allow for reduced development standards and modification of zoning requirements, waiver of fees and priority processing for developers who want to build affordable housing for low- and moderate-income families. Some flexibility in the zoning ordinance is called for in existing Housing Element Policy 7.16.

When "below-market-rate" housing is built under the State's density bonus program, developers can be asked to commit to a minimum time period to ensure continued affordability. For "for-sale" housing, options include creating "rights of first refusal" whereby the County Housing Authority can buy an affordable unit at a pre-determined price to deed restrictions that prohibit conversion of affordable housing units to market rate values for a minimum period of 30 years or more. Contra Costa County, for example, has required 50-year commitments even though state law only mandates 30 years. Existing County policy provides density bonuses as required by Government Code Section 65915.

Three policy options are proposed for discussion.

Option 8.4.d Ensure an adequate supply of developable residential land with adequate public facilities and services to meet affordable housing needs.

Option 8.4.e Require a minimum 30-year commitment to continued housing affordability in the County's affordable housing programs.

Option 8.4.f Offer additional density bonuses and other development incentives (e.g., reduced fees or alternative development standards) to facilitate the provisions of affordable housing.

8.5 SMALL BUSINESS DEVELOPMENT

ISSUE

- *What are the characteristics and needs of small-scale businesses, micro-enterprises and home-based businesses? What policies can promote the growth of this sector without compromising community standards or the environment?*

Approximately 70 percent of the firms in the finance, insurance, real estate, and service sectors of the Humboldt economy employ 4 or fewer people. In manufacturing, nearly 60 percent of the firms are the same size, so the idea that the County should explicitly consider the needs of small-scale businesses makes sense. Further, state and national data show that small-size firms frequently grow faster than large firms.

Small-scale businesses want flexible, affordable space, and easy access to support services, package delivery, packaging and printing, for example. While the internet facilitates financial transactions,

face-to-face access to financial, technical and professional services also is important. For these reasons, infill locations in older commercial and industrial areas often are preferred.

Five policy options are proposed for discussion.

Option 8.5.a Provide adequate infill development opportunities for small-scale business development, including provisions for mixed use.

Option 8.5.b Provide technical and financial assistance for small-scale businesses employing County residents in targeted industries.

Option 8.5.c Create mixed use village center zoning to facilitate small-scale business development in rural communities.

Option 8.5.d Allow for a broad range of “clean” cottage industries and home-based occupations.

Option 8.5.e Create uniform parking standards for “incubator” business sites, including credits for on-street parking, where appropriate.

8.6 BIG BOX DEVELOPMENT

ISSUE

- *What are the characteristics of Big Box Development that prompt concern (e.g., size, location, local or distant ownership, character, economic dislocation)? What are the social, community, tax, and economic and environmental implications of Big Box development in Humboldt? What are appropriate policies and standards to minimize potential adverse impacts?*

Big Box Development includes discount department stores, typified by Wal-Mart and Kmart, warehouse clubs, such as Costco and Sam’s Warehouse, outlet stores, and large specialty retail stores, such as Toys “R” Us, Circuit City and Home Depot. They may be free-standing or in “power centers”. These stores usually have more than 100,000 square feet of space in industrial-type buildings; new Costcos are in the 150,000 square foot range in order to accommodate their auto sales and service facilities. The emphasis in all of these operations is on “value” retailing, with discounts to achieve high-volume. To keep costs low, the preferred locations are on large, visible and accessible sites adjacent to highways and freeways, where land costs are lower than on Main Street or in neighborhood commercial districts.

Traffic impacts are significant, not only because of the higher volumes (sales per square foot may be two, three or four times that of a conventional store), but also because of more frequent tractor-trailer deliveries. A department store may have one tractor-trailer deliver a day, while a home improvement store could have as many as 30-35. The operators also have large advertising and promotion budgets that are designed to attract customers from large market areas, including tourists and through travelers as well as local residents.

The scale and marketing power of Big Box Development often overwhelms traditional retailing, particularly in smaller communities, as they draw customers from older shopping centers and from downtown stores. Corporate earnings reports show well-established firms, such as Target and Wal-Mart, are more profitable than department stores and traditional retailers; they also are more profitable than K-Mart and J.C. Penney, and that they are able to report same-store gains in sales per square foot, even during the weak retail market conditions of the past quarter¹. Due to their space requirements, big box stores often find it easiest to locate on the periphery of urban areas, which often induces further outward growth by developers who consider proximity to the new large retail site an asset. Traffic problems may arise in regions unable to accommodate suddenly increased flows.

Many jurisdictions have established effective land use policies and development standards to ensure that large scale retail development at appropriate sites is compatible with adjacent uses. Typical requirements include limitations on maximum store size in neighborhood and community commercial areas, prohibitions of Big Box development in industrial areas, and building design standards to promote compatible development. The general idea is to soften the “boxy” look with landscaping and architectural features and promote pedestrian circulation within parking lots and pedestrian connections to adjacent uses. Some jurisdictions even require that large-scale retail development provide community amenities and public spaces, with developers having the option of chosen from a menu of options.

Two policy options are proposed for discussion.

Option 8.6.a Identify appropriate locations for new large retail development (“Big Box Development”) on sites within designated urban areas adjacent to state highways, and establish maximum building size, location, landscaping, community space and building design standards to ensure that Big Box development does not adversely impact local communities or the existing retail sector of the economy.

Option 8.6.b Provide sites for neighborhood and community scale commercial development of sizes and at locations that offer both choice and convenience for County residents and shoppers while sustaining a strong retail base for the County, but do not allow large-scale Big Box retail development outside existing centers unless there is a demonstrated need.

8.7 LIGHT, NOISE & AIR EMISSIONS

ISSUE

- *What are reasonable standards to minimize land use conflicts? Which standards should apply to existing development?*

¹ Federated Department Stores, for example, who own Macy’s and Bloomingdales, reported a 38 percent drop in retail sales for the last quarter, while Target and Wal-Mart reported 5 percent gains.

The basic principle for setting standards for light, noise, and air emissions is that there be no adverse impacts on neighboring properties, particularly residential uses. This can be accomplished through buffering, screening, and shielding light sources; and retrofitting when existing uses undergo major alterations or additions, with a reasonable time schedule.

For noise, the State Office of Noise Control has recommended standards based on Community Noise Equivalent Levels that are tied to different types of land use, with ranges established for: normally acceptable, conditionally acceptable, normally unacceptable and clearly unacceptable noise levels. These standards ensure land use compatibility; they are in the Noise Element of the General Plan and can be implemented and enforced through a County Noise Ordinance.

For air quality, the State Air Resources Board and the U.S. Environmental Protection Agency have set standards for air emissions from mobile sources and stationary sources; the County's North Coast Air Quality Control service implements these standards through its regulations and permitting authority.

Best construction and best management practices (e.g. watering construction sites, filtering emissions, establishing "burn days" at appropriate times, etc.) can reduce dust and emissions related to agricultural and development activities. Other air emissions are effectively regulated by state and federal law.

Three policy options are proposed for discussion.

Option 8.7.a Establish performance standards for parking lot, sign and security lighting, including maximum illumination levels and standards for screening and shielding of light sources and prevent spillover lighting within residential neighborhoods.

Option 8.7.b Establish community noise level standards and prohibitions on construction noise and outdoor use of power tools and construction equipment within residential neighborhoods during certain times of the day and on Sundays.

Option 8.7.c Establish best practices standards for control of dust and air emissions from construction within and adjacent to residential neighborhoods.

APPENDIX A: Existing Policy Worksheet

The following list of existing General Plan policies corresponds to the policies described in Chapter 7, Existing Policy Framework, for the Building Communities theme. This worksheet is provided as a tool for members of the public to indicate preferences for retaining, modifying, or deleting current policies. For those policies marked as “Modify”, please state how the policy should be modified in the comments column.

Policy	Retain	Modify	Delete	Comments
Land Use and Development - Remote Rural Development				
Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.				
Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.				
Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat.				
Lands which contain identified hazards shall be developed consistent with the objective to reduce public exposure to the hazards.				
All development should be designed to minimize erosion and sedimentation.				
Any development plan or concept should be given consideration, provided that the intent of the General Plan is carried out.				
Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.				
Community plans shall address the needs and standards for Cottage Industries within the urban development areas; in addition, standards for rural areas will be refined.				
Urban Land Use - Community Planning Areas				
Community plans shall identify the boundaries between urban and rural development.				
Community plans shall apply Framework Plan policies in greater detail.				
Community plans shall address the needs and standards for cottage industries within the urban development area; in addition, standards for rural areas will be refined.				
The Community Plan process shall provide for the integration of city plans into the County General Plan.				
Urban Land Use - Spheres of Influence				
Spheres of Influence and community plans shall be				

<i>Policy</i>	<i>Retain</i>	<i>Modify</i>	<i>Delete</i>	<i>Comments</i>
mutually compatible and supportive of one another for all applicable areas.				
Data generated through developing spheres of influences should facilitate the preparation of community plans.				
The Planning Department shall coordinate with LAFCo to improve information on public service availability, capacity and needs, demographics, and development patterns.				
Urban Land Use - Development Timing				
Lands located within the urban development area should be suitable for development at a density greater than one dwelling unit per acre, where public sewer services with necessary capacity are provided. Lands connected to public water systems shall also be considered a part of the urban development area.				
The utilization of on-site sewage disposal systems shall not be acceptable in the urban development area, unless it can be determined that: A. Public sewer services are not available to serve the proposed development; and B. Mitigation measures will assure that the proposed development density will not cause adverse cumulative health or environmental impacts.				
Utilization of public water services should be encouraged in the urban development area.				
The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan.				
An urban expansion area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features and other definitive limits, (i.e., roads, streams).				
The urban expansion area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and provided with public water or sewer services in the near future.				
The urban expansion area shall be compatible with applicable sphere's of influence, when adjacent to a city or special district.				
When land within the urban expansion area is connected to a public water or sewer system such land will be removed from said area and added to the urban development area, upon Planning Commission approval. Noncontiguous additions to the urban development area shall be discouraged.				
The outer boundary to the urban expansion area shall remain fixed until modified through a General Plan amendment. The area within and beyond the urban expansion area				

Policy	Retain	Modify	Delete	Comments
shall be considered rural for development purposes.				
Establishment of urban development and expansion areas shall not be a commitment by the County of Humboldt to approve land divisions or other development proposals at urban densities. Rather, it establishes the maximum extension of such development.				
Lands not suited for resource production should be developed prior to the conversion of resource production lands.				
Factors such as public water and sewer availability, road and street capacity, police and fire protection, proximity to educational and health facilities, and solid waste management should be assessed in urban development proposals. Fiscal impacts of new development on public facilities should also be assessed.				
The County shall encourage the preparation of Capital Improvement Programs.				
The Planning Department shall record and review information related to the adequacy of the development timing policies of the General Plan.				
Public Services and Facilities - Transmission and Pipelines				
The siting of electric transmission lines should avoid recreational and tourist oriented resources to the greatest extent possible, taking into account the design and size of the transmission towers, the nature of the landscape, and the placement of the transmission towers in the landscape.				
Extension of services, such as sewer, water, and roads should avoid traversing agricultural lands. Where such infrastructure must cross agricultural lands, they should be located in public right-of-way and provide a level of service consistent with the development density reflected in the Land Use Plan.				
Public Services - Water Facilities				
Encourage further investigation of the County's water resources by Federal and State Water Resources agencies.				
Regulate development that could pollute watershed areas as defined in Section 3362.1.				
Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies. Maximize the use of water conservation techniques appropriate for new and existing development.				
Existing water uses shall be considered during the review for new water uses.				
The availability of groundwater should be used as a prime factor in determining the desirable amount of residential development in a particular area in order to				

<i>Policy</i>	<i>Retain</i>	<i>Modify</i>	<i>Delete</i>	<i>Comments</i>
protect groundwater resources from depletion or contamination.				
Projects must provide evidence of water availability prior to recordation of map.				
Public Services - Wastewater Facilities				
Population projections and other related demographic information in the General Plan should be used as a guide for determining the size of wastewater disposal treatment facilities, and the extent of services provided.				
Responsible County agencies shall continue to coordinate with special districts in maintaining data on wastewater facility capacity.				
Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval.				
Areas planned for additional development which are dependent on individual septic tank leach field disposal systems shall have minimum lot sizes based on the following factors: soil suitability, slope, water source (on site-well or serviced), and proximity to sensitive habitats.				
Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet of an unstable land form.				
Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt-Del Norte Department of Public Health and the North Coast Regional Water Quality Control Board.				
Education				
The County should work closely with local educational institutions to study alternatives to new facility construction or facility siting.				
The County should encourage joint (shared) school facilities and educational programs between school districts and other public agencies.				
School sites shall not be located in areas exposed to hazards.				
Encourage new school facilities to locate near public parks or recreational facilities.				
School sites should be located in areas provided with public water and sewer services, or where adequate on-site systems can be established.				
Conversion of closed school sites and facilities to other uses should be consistent with existing or planned land uses of adjacent areas.				
Housing				
The County shall develop and maintain a housing site inventory.				
The County shall encourage and be receptive to new and experimental techniques to facilitate optimum				

Appendix A: Existing Policy Worksheet

<i>Policy</i>	<i>Retain</i>	<i>Modify</i>	<i>Delete</i>	<i>Comments</i>
utilization of available sites.				
The County shall initiate appropriate plan and zone amendments which allow increased residential densities in areas where community health and safety will not be compromised.				
The County shall facilitate compatible mixed residential and commercial uses.				
The County shall designate sites for varying types of residential development in the Community Plans.				
The County shall identify sites for permanent affordable housing, and for alternate facilities such as homeless shelters and transitional housing.				
The County shall develop a homeless shelter site inventory and make provisions for the expeditious development of homeless shelters to enable a timely response.				
Adequate housing sites for the low-income nomadic population of the County should be identified throughout the County in proportion to the specific local needs as part of the ongoing development of the Land Use Element of the General Plan.				
The Planning Department should identify sufficient sites to accommodate the anticipated nomadic housing needs throughout the County in areas outside of the established community planning areas.				
The County shall ensure that comprehensive Community Plan updates include consideration of sites for managed lower income special occupancy parks.				
The County shall support the use of innovative construction and design methods that make more efficient use of land and building materials.				
The County shall encourage the use of financial leveraging of public and private funding to construct owner-occupied and rental housing.				
The County shall review and streamline the permit application process on an ongoing basis, in all departments involved, in order to shorten the time required to process all permits, and to provide adequate information to prospective builders and developers.				
The County shall encourage the use of low-cost, energy efficient, low-consumptive housing designs, materials and construction methods that reduce costs.				
The County shall form or contract with non-profit housing corporations to maintain and develop housing affordable to low and very low income persons.				
The County shall encourage and support development by non-profit housing sponsors.				
The County shall assist developers in using State and Federally-funded housing programs.				
The County shall provide maximum opportunities for				

Policy	Retain	Modify	Delete	Comments
owner/builders to economize by doing what they can for themselves.				
<u>The County Planning and Building Department shall encourage and support the concept of allowing the owners/occupants of residential structures to finish non-structural, non-mechanical work at their own pace.</u>				
The County shall encourage the development of secondary units- where there are adequate public services and where compatible with adjacent land uses, and allow them in resource lands where compatible with resource protection policies.				
The County shall discourage encroachment of residential subdivisions upon agricultural and other natural resource lands. Subdivisions of resource lands shall be allowed only where the resulting uses will not adversely affect the resource use of the site.				
The County shall encourage the preservation of natural features of terrain and vegetation in new subdivisions in residential zones by clustering development, providing common open areas, smaller, more appropriate roads, and other compatible land use innovations in the development of new residential areas.				
The County encourages future development based on energy efficient travel patterns and the location of existing services.				
The County shall rezone lands designated for residential development under the General Plan to optimum development potential as soon as public sewer and water services become available. Until funding for expansion of public sewer and water facilities in the underdeveloped areas designated for urban development and urban expansion are obtained, the County will maintain zoning densities that reflect State and local health policies for individual wells and/or sewage disposal systems.				
The County shall provide for development of single mobilehomes and mobilehome parks in residential zones throughout the community in accordance with the requirements of Government Code Sections 65852.3 and 65852.7 and consistent with General Plan/Community Plan residential land use densities.				
The County shall seek federal and State funding for improvements to and expansion of sewer and water lines and facilities for community planning areas and coastal communities.				
The County shall encourage the development of presently under-utilized residential parcels served by public sewer and water for optimum development potential under the zoning ordinance.				
The County shall provide for development of secondary				

Appendix A: Existing Policy Worksheet

<i>Policy</i>	<i>Retain</i>	<i>Modify</i>	<i>Delete</i>	<i>Comments</i>
residential units in accordance with the requirements of Government Code Section 65852.2 as set forth in Humboldt County Ordinance 1633 adopted March 13, 1984.				
The County shall provide for density bonuses for developments containing at least 25% of the units for low or moderate income households or at least 10% of the units for lower-income households as provided in Government Code Section 65915.				
The County shall encourage new housing developments for very low, low and moderate income, senior citizen and handicapped households.				
The County shall encourage new multiple-unit housing developments to build a certain percentage of their units for sale or rent at below-market rates for very low, low and moderate income families by providing a density, or other incentive bonus.				
The County shall encourage the inclusion of residential units for low and moderate income families in new developments within the coastal zone, where feasible, pursuant to Government Code Section 66590.				
The County shall support all efforts to construct housing affordable to very low income persons.				

APPENDIX B: Policy Options Worksheet

The following list of policy options corresponds to the policies described in Chapter 8, Policy Options, for the Building Communities theme. A preliminary evaluation is provided to highlight features of the proposed policies. This worksheet is provided as a tool for members of the public to evaluate policy options and indicate preferences for accepting (indicated by “Yes”), modifying, or rejecting (indicated by “No”) these policy options (see shaded column). For those policies marked as “Modify”, please state how the policy should be modified in the comments column.

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
Development Patterns						
Option 8.1.a - Define primary growth areas based on infrastructure capacity, agricultural, timber and other environmental resources and hazards, market trends and the community vision for future development without reference to a target population and then determine “Plan buildout” and infrastructure improvement and public service needs.	✓	✓	✓	✓		
Option 8.1.b - Plan for long-term growth and physical expansion of existing communities based on environmental, land use, community design and infrastructure considerations, with a 2025 planning horizon and a target population and job forecast for future growth.	✓	✓	✓	✓		
Option 8.1.c - Establish non-monetary incentives for infill development through urban growth boundaries, density bonuses and priority processing for development applications.	✓	✓	✓	✓		
Option 8.1.d - Provide monetary incentives for infill development, including reduced fees, where such development will not generate needs for public facilities expansion.	✓ N	✓	✓			

Humboldt County General Plan Update Existing Conditions - Building Communities

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
Option 8.1.e - Establish Countywide or subarea performance standards for public services and facilities and a review process to ensure that facilities and services will be in place, or funding assured, to meet the needs of new development.	✓ N	✓	✓			
Option 8.1.f - Require new development to fund public facilities and improvements needed to directly mitigate the impact of that new development.	✓		✓	✓		
Option 8.1.g - Establish mitigation fees for public facilities and infrastructure improvements in proportion to a new development's impact (AB 1600 "impact fees"). These mitigation fees would be in addition to the funding obligations under Option 8.1.f.	✓ N	✓	✓	✓		
Option 8.1.h - Establish a program for future homeowners in planned residential development to be charged on-going assessment fees to pay the costs of maintaining common facilities and common open areas associated with new development/ and their proportional costs of public safety services.	✓ N		✓			
Option 8.1.i - Use other funding mechanism, to augment developer and/or mitigation fees, where appropriate. These may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts.	✓ N			✓		
Option 8.1.j - Continue current policy of identifying urban development and urban expansion areas for larger communities.	✓	✓	✓	✓		

Appendix A: Policy Options Worksheet

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
Option 8.1.k - Establish 20 or 25-year urban growth boundaries, with a 10-year review.	✓ N	✓	✓	✓		
Option 8.1.l - Establish a buffer or transitional area where there is no natural boundary between urban and rural areas.	✓		✓	✓		
Option 8.1.m - Provide services for development outside urban areas only if such development is needed to support resource production.	✓	✓	✓	✓		
Rural Communities						
Option 8.2.a - Create land use plan designations for rural communities and rural service centers, supported by General Plan policies and community development programs that will ensure the quality of life, and use the community plan update process to tailor planning policies to individual communities.	✓	✓	✓	✓		
Option 8.2.b - Use community plan updates to address desired and sustainable population levels in rural communities within context of countywide performance standards and capacities of public services and facilities and infrastructure.	✓ N	✓	✓	✓		
Option 8.2.c - Establish growth boundaries for rural communities that delineate logical edges and allow for reasonable development opportunities within these communities while also promoting resource conservation in surrounding areas.	✓ N	✓	✓	✓		

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
Industrial Development						
Option 8.3.a - Provide for a diverse mix of industrial development opportunities within growth areas, subject to performance standards that will buffer adjacent uses, ensure adequate public services and facilities, and maintain environmental qualities. The objective of this option is to foster environmentally-responsible industrial development.	✓	✓	✓	✓		
Option 8.3.b - Provide sufficient sites at appropriate locations within growth areas to meet long-term needs for commercial and industrial development that can be supported by County businesses, residents and workers.	✓	✓		✓		
Option 8.3.c - Promote mixed use development and redevelopment within existing industrial areas for compatible non-retail development. Mixed use development can make improve development feasibility on “brownfields” sites.	✓ N	✓	✓	✓		
Option 8.3.d - Continue to allow wireless communications facilities at appropriate locations within the County, consistent with federal law, and provide for telecommunications support facilities within commercial and industrial areas.	✓	✓		✓		
Affordable Housing						
Option 8.4.a - Establish performance standards and guidelines to ensure that the design, scale and buffering or housing (especially multi-family housing and assisted housing) retains the character of surrounding neighborhoods.	✓ N		✓	✓		

Appendix A: Policy Options Worksheet

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
Option 8.4.b - Establish code enforcement programs to prevent deterioration of residential neighborhoods.	✓ N		✓			
Option 8.4.c - Establish size and spacing criteria for assisted housing funded in whole or in part by the County to ensure that affordable units are essentially indistinguishable from surrounding market-rate units.	✓ N		✓	✓		
Option 8.4.d - Ensure an adequate supply of developable residential land at allocations with adequate public facilities and services to meet affordable housing needs.	✓	✓	✓	✓		
Option 8.4.e - Require a minimum 30-year commitment to continued housing affordability from developers participating in the County's affordable housing programs.	✓ N	✓		✓		
Option 8.4.f - Offer density bonuses and other development incentives to facilitate the provisions of affordable housing.	✓	✓		✓		
Small Business Development						
Option 8.5.a - Provide adequate infill development opportunities for small-scale business development, including provisions for mixed use.	✓	✓	✓	✓		
Option 8.5.b - Provide technical and financial assistance for small-scale businesses employing County residents in targeted industries.	✓ N	✓				

Humboldt County General Plan Update Existing Conditions - Building Communities

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
Option 8.5.c - Create mixed use village center zoning to facilitate small-scale business development in rural communities.	✓ N	✓	✓	✓		
Option 8.5.d - Allow for a broad range of "clean" cottage industries and home-based occupations.	✓	✓	✓	✓		
Option 8.5.e - Create uniform parking standards for "incubator" business sites, including credits for on-street parking, where appropriate.	✓	✓	✓	✓		
Big Box Development						
Option 8.6.a - Identify appropriate locations for new large retail development ("Big Box Development") on sites within designated urban areas adjacent to state highways, and establish maximum building size, location, landscaping, community space and building design standards to ensure that Big Box development does not adversely impact local communities or the existing retail sector of the economy.	✓ N	✓	✓	✓		
Option 8.6.b - Provide sites for neighborhood and community scale commercial development of sizes and at locations that offer both choice and convenience for County residents and shoppers while sustaining a strong retail base for the County, but do not allow large-scale Big Box retail development outside existing centers unless there is a demonstrated need.	✓ N	✓	✓	✓		
Light, Noise & Air Emissions						
Option 8.7.a - Establish performance standards for parking lot, sign and security lighting, including maximum illumination levels and standards for	✓		✓	✓		

Appendix A: Policy Options Worksheet

<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No or Modify)</i>	<i>Comments</i>
screening and shielding of light sources and prevent spillover lighting within residential neighborhoods.						
Option 8.7.b - Establish community noise level standards and prohibitions on construction noise and outdoor use of power tools and construction equipment within residential neighborhoods during certain times of the day and on Sundays.	✓ N	✓	✓	✓		
Option 8.7.c - Establish best practices standards for control of dust and air emissions from construction within and adjacent to residential neighborhoods.	✓ N		✓	✓		

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