

# 14 Summary of Opportunities and Constraints

This chapter aggregates findings from the previous chapters into a summary of overall resource and hazard opportunities and constraints on future development in the county. The focus of this chapter is on assessing whether or not resource or hazard constraints exist on the vacant lands identified in the Building Communities Report that are designated for residential, commercial, or industrial development under the current General Plan. The purpose of this analysis is to determine what available land exists for future development within the Community Planning Areas (CPAs) and the Coastal Zone Planning Areas (CZPAs), given the constraints described in previous chapters of this report.

A summary of findings is presented first, followed by a detailed discussion of methodology (Section 14.2), a summary of the overall opportunities and constraints in each CPA and CZPA (Section 14.3), and a statistical analysis of environmental resources and hazards that affect development potential in the Community Planning Areas and the Coastal Zone (Sections 14.4 and 14.5). Next steps are identified in Section 14.6.

Please note that all references to vacant land include only those vacant lands identified in the Building Communities report as having residential or commercial/industrial development potential due to existing General Plan designations.

## 14.1 SUMMARY OF FINDINGS

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### Findings

- After subtracting identified resource and hazard constraints, over 10,000 acres of residential land may be available for future development, to meet Year 2025 housing demand of 3,120 acres (as projected in Building Communities Report).
- About 439 acres of commercial/industrial land may be available for future development, to meet Year 2025 demand of 275 acres.
- Each CPA and CZPA has potentially available rural residential land, but several areas have very limited available land designated for single family residential development.
- Policy options have been identified in this report and the Building Communities report to plan for resources and hazards and to incorporate sustainable development principles for future growth. Further land use options will be explored during the next steps (sketch plans) in the General Plan Update.

In the previous Building Communities Report, vacant lands with commercial, industrial, or residential land use designations were identified for each CPA and CZPA. These lands do not include lands with other general plan designations such as Timber Production, Agriculture, or Public lands.

The total projected residential land demand for Year 2025 is 3,120 acres, as calculated in the Building Communities Report (see Section 6.1 of the Building Communities Report). This total includes a demand of 604 acres in areas served by public sewers and 2,516 acres in areas not served by public sewers. The County has almost 29,000 acres of vacant land designated for residential use, not including an additional 62,500 acres of vacant land designated for large lot rural residential (requiring more than five acres per parcel). Subtracting out the residential demand results in a residential land surplus of over 25,000 acres. Approximately 7,921 acres of this surplus is in very low density (one to five acre parcels), single-family, and multi-family residential designated lands located in the CPAs and Coastal Zone Planning Areas. Vacant commercial and industrial land totals over 1,100 acres and far exceeds the projected Year 2025 demand of 275 acres. These total vacant acreages did not, however, account for natural resource and hazard constraints such as steep slopes, earthquake hazards, and sensitive habitats.

The summary maps at the end of this chapter (Figures 14-1 and 14-2) show vacant residential, commercial, and industrial land overlain with resource and hazard areas. For each CPA and CZPA, the amount of vacant land constrained by each resource or hazard is quantified, providing a mechanism to evaluate the total amount of vacant land that may be available for future development. Please note that site-specific investigations will be needed to determine the precise amount of available land. Also, analysis of constraints such as roadway access, public utilities availability, and water supply may affect the overall amount of available land.

Our constraints analysis in this report identified a total of over 10,000 acres of residential land that may be available for future development. Of this total, approximately 4,325 acres are in the large lot rural residential category (parcel sizes greater than 5 acres), leaving about 6,675 acres for potential single-family, multi-family, and estate (one to five acre parcel size) rural residential development. Approximately 7,220 acres of vacant residential land in CPAs or Coastal Zone Planning Areas are subject to resource and/or hazard constraints (see summary in Table 14-1) described later in this chapter. Acreages in the table represent those lands with one or more identified resource or hazard constraints versus lands with no identified constraints. The severity of the constraint depends on the type of constraint and whether multiple constraints are found on a particular vacant site.

A total of 373 acres of vacant commercial and industrial lands is mapped as constrained, leaving over 400 acres to meet the Year 2025 demand of 275 acres.

**Table 14-1 Summary of Constrained and Potentially Available Vacant Land (Acres)\***

<i>Area</i>	<i>Constrained Vacant Residential</i>	<i>Constrained Vacant Non-Residential*</i>	<i>Total Unconstrained Vacant Residential</i>	<i>Total Unconstrained Vacant Non-Residential</i>
Coastal Zone Planning Areas	977.2	148.	2,116.8	105.5
Community Planning Areas	6,243.3	225.4	8,099.2	333.5
<b>Total</b>	<b>7,220.5</b>	<b>373.4</b>	<b>10,216.0</b>	<b>439.0</b>

\* Vacant residential land includes all rural, single-family, and multi-family residential categories.

Source: Dyett and Bhatia and Humboldt County GIS, 2002

The summary of constrained acreage is divided into residential categories in Tables 14-2 and 14-3 to show potentially available residential acreage by planning area and by type of residential designation. As shown in these tables, each planning area has acreage for potential future residential use, although in several areas (Eel River and McKinleyville CZPAs and Avenues-Myers Flat, Avenues-Stafford-Redcrest, and Hydesville CPAs) available single-family residential land has been reduced to little or no acreage. In these areas, alternative land use strategies may be evaluated to determine how projected housing needs can be accommodated.

**Table 14-2: Summary of Constrained and Potentially Available Residential Lands – CPAs**

<i>CPA</i>	<i>Hazards/Resources</i>		<i>Total Potentially Available Acres</i>
	<i>Constrained</i>	<i>Not Constrained</i>	
<b>Alderpoint</b>			
Rural Residential	95.7	120.2	127.9
Single-Family Residential	2.1	7.8	
<b>Arcata</b>			
Rural Residential	143.4	363.8	369.4
Single-Family Residential	4.0	5.6	
<b>Avenues-Miranda</b>			
Rural Residential	98.7	270.2	281.2
Single-Family Residential	1.5	10.9	
<b>Avenues-Myers Flat</b>			
Rural Residential	24.2	13.1	13.1
Single-Family Residential	12.6	0.0	
<b>Avenues-Phillipsville</b>			
Rural Residential	57.3	60.0	61.2
Single-Family Residential	1.1	1.2	

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**Table 14-2: Summary of Constrained and Potentially Available Residential Lands – CPAs**

CPA	Hazards/Resources		Total Potentially Available Acres
	Constrained	Not Constrained	
<b>Avenues-Stafford Redcrest</b>			
Rural Residential	338.1	32.6	33.3
Single-Family Residential	6.2	0.6	
<b>Avenues-Weott</b>			
Rural Residential	5.1	68.0	72.3
Single-Family Residential	1.1	4.3	
<b>Blue Lake</b>			
Rural Residential	319.0	252.1	252.6
Single-Family Residential	1.4	0.4	
<b>Eureka</b>			
Rural Residential	303.0	775.8	1,018.8
Single-Family Residential	35.3	220.5	
Multi-Family Residential		22.5	
<b>Fieldbrook-Glendale</b>			
Rural Residential	244.4	336.1	337.2
Single-Family Residential	1.7	1.1	
<b>Fortuna</b>			
Rural Residential	318.6	368.0	393.0
Single-Family Residential	5.2	25.0	
<b>Freshwater</b>			
Rural Residential	138.2	318.3	320.9
Single-Family Residential	0.6	2.5	
<b>Garberville-Redway-Benbow</b>			
Rural Residential	1162.2	1,552.0	1,626.1
Single-Family Residential	37.1	71.1	
Multi-Family Residential		2.9	
<b>Hydesville</b>			
Rural Residential	767.1	192.4	194.1
Single-Family Residential	9.5	1.8	
<b>Jacoby Creek</b>			
Rural Residential	338.7	367.5	374.3
Single-Family Residential	4.2	6.7	

**Table 14-2: Summary of Constrained and Potentially Available Residential Lands – CPAs**

CPA	Hazards/Resources		Total Potentially Available Acres
	Constrained	Not Constrained	
<b>McKinleyville</b>			
Rural Residential	281.9	466.1	543.7
Single-Family Residential	112.4	59.2	
Multi-Family Residential	30.1	18.4	
<b>Orick</b>			
Rural Residential	23.2	96.1	99.8
Single-Family Residential		3.7	
<b>Orleans</b>			
Rural Residential	393.0	267.4	267.4
<b>Rio Dell</b>			
Rural Residential	125.4	81.9	81.9
<b>Shelter Cove</b>			
Rural Residential	22.6	92.4	510.8
Single-Family Residential	89.9	418.4	
<b>Trinidad-Westhaven</b>			
Rural Residential	334.7	412.8	414.0
Single-Family Residential	1.7	1.1	
<b>Willow Creek</b>			
Rural Residential	351.0	706.5	706.5
<b>Total</b>	<b>6,243.3</b>	<b>8,099.2</b>	<b>8,099.2</b>

**Table 14-3: Summary of Constrained and Potentially Available Residential Lands – Coastal Zone Planning Areas**

Coastal Zone Planning Area	Hazards/Resources		Total Potentially Available Acres
	Constrained	Not Constrained	
<b>Eel River</b>			
Rural Residential	176.8	46.0	46.2
Single-Family Residential	23.8	0.0	
Multi-Family Residential	1.5	0.2	
<b>Humboldt Bay</b>			
Rural Residential	256.9	273.3	354.8
Single-Family Residential	24.2	81.5	
Multi-Family Residential	5.5	0.0	

**Table 14-3: Summary of Constrained and Potentially Available Residential Lands – Coastal Zone Planning Areas**

Coastal Zone Planning Area	Hazards/Resources		Total Potentially Available Acres
	Constrained	Not Constrained	
<b>McKinleyville</b>			
Rural Residential	55.6	27.1	27.2
Single-Family Residential	21.6	0.1	
<b>North Coast</b>			
Rural Residential	62.2	699.4	700.6
Single-Family Residential		1.3	
<b>South Coast</b>			
Rural Residential	2.4	229.9	438.6
Single-Family Residential	145.8	208.8	
<b>Trinidad</b>			
Rural Residential	200.2	547.4	549.4
Single-Family Residential	0.8	2.0	
<b>Total</b>	<b>977.2</b>	<b>2,116.8</b>	<b>2,116.8</b>

## 14.2 CONSTRAINTS ANALYSIS METHODOLOGY

The constraints summarized and mapped in this chapter are associated primarily with constraints for which there is a policy and/or legal basis for restricting or prohibiting development. For example, specific open space categories defined by state law allow land use restrictions for protection against hazards and preservation of natural resources – a policy option discussed in Chapter 5, Parks, Recreation and Open Space.

The key constraints addressed in the analysis in this chapter include geological hazards, unstable slopes, flood zones, sensitive species, wetlands, and agricultural soils, all of which are defined by one or more of the State open space categories. No timberlands occur on any of the vacant residential, commercial, or industrial sites within the Community Planning Areas or the Coastal Zone, and, therefore, timberlands are not further addressed in this chapter. Land designated as TPZ was excluded from the vacant land inventory in the Building Communities report and thus is not considered as available land for future development.

As discussed in Chapter 5, it is important to note that the presence of a constraint does not necessarily mean that the land is rendered unsuitable for development. The constraints mapping suggests one of three possible scenarios depending on the hazard, potential fragility of the resource, size/location of the vacant development site, and other factors:

- All development should be prohibited (e.g., floodways or steep slopes with severe instability);

- Development should be permitted only on part of the land and the remainder preserved as open space for resource conservation and/or resource production; or
- Development should be permitted subject to site plan review and imposition of conditions to protect against hazards

For example, there are many mitigation measures and site design practices available that could offset development impacts on sensitive biological resources and provide opportunities for utilization of at least a portion of the land for residential or commercial uses.

The following sections identify and quantify specific constraints and opportunities for each CPA and Coastal Zone Planning Area.

### **14.3 SUMMARY OF OPPORTUNITIES AND CONSTRAINTS IN CPAS AND CZPAS**

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Areas that may be constrained or available for future development within each CPA and CZPA are shown in Figures 14-1 and 14-2. Opportunities and constraints are summarized below for each planning area. Details are provided in Sections 14.4 and 14.5 on the individual resource and hazard constraints that were factored into the analysis.

#### *Community Planning Areas*

*Alderpoint.* Most of the constrained area follows the creek that borders the northern edge of the CPA, representing areas subject to 100-year floods and/or lands with agricultural soils. Additional acreage may be constrained by steep or unstable slopes. Blocks of rural residential land outside of constrained areas exist in the central and western portion of the CPA.

*Arcata.* Much of the potentially available vacant area (over 350 acres) is in the northern part of the CPA on rural residential land adjacent to the city. The primary constraints are slopes, flood zones, and agricultural soils.

*Avenues-Miranda.* Most of the constrained area is the 100-year flood zone along the river impacting rural residential land. The majority of vacant land, both rural and urban, east of the Avenue of the Giants is unconstrained and potentially available for development.

*Avenues-Myers Flat.* Most of the potentially available residential land is significantly constrained by the 100-year flood zone between the river and the highway. Some rural residential land may be available without constraints along the northern border of the CPA.

*Avenues-Phillipsville.* Similar to the adjacent Avenues-Miranda CPA, the majority of vacant residential land is constrained by the 100-year flood zone. Most of the unconstrained and potentially available vacant land is east of the Avenue of the Giants in the northern section of the CPA.

*Avenues-Stafford-Redcrest.* Most of the vacant residential land is significantly constrained by 100-year flood zone or agricultural soils. There is blocks of potentially available land designated as rural residential along the highway in the Redcrest area of the CPA, although some rare, threatened or endangered species have been identified in this area.

**Avenues-Weott.** Most of the vacant developable land in the CPA is not constrained and may be available for development, particularly those lands along Highway 101. The 100-year flood zone is a major constraint in the area but only affects a small portion of the potentially available residential land.

**Blue Lake.** Most of the vacant residential land near the city is significantly constrained, most notably by wetlands, but also by agricultural soils, landslides, faults. The majority of the unconstrained potentially available land is designated as rural residential and is located in the northeastern section of the CPA.

**Eureka.** Most of the potentially available land in the northern and western sections of the CPA, particularly in the West Myrtle town, Pine Hills, and Cutten neighborhoods is not significantly constrained, although flood zones are present in the West Myrtle town area. Flood zone agricultural soils, and faults impact most of the rural residential land along the Elk River and agricultural soils and faults are a constraint to some potentially available land in the Humboldt Hill neighborhood area.

**Fieldbrook-Glendale.** Fieldbrook-Glendale does have a reasonable amount of unconstrained potentially available rural residential land, however most of it is scattered throughout the CPA. The primary constraints in this CPA are agricultural soils, flood zones, landslides, and slopes. Agricultural soils and wetlands are primary constraints in the single-family residential land use designations.

**Fortuna.** Agricultural soils is the primary constraint in the CPA, although some of the vacant land is also constrained by 100-year flood zone and a small amount constrained by wetlands or landslides. Most of the single-family residential land which may be available for development is located to the northeast of the City of Fortuna whereas potentially available rural residential land is scattered throughout the CPA.

**Freshwater.** Agricultural soils, 100-year flood zones, and unstable slopes are the primary constraints to vacant lands designated for development. Lands along the Freshwater Creek are significantly constrained by flood zone and agricultural soils, although they make up the minority of vacant land that may be developed. Much of the potentially available rural residential land is scattered throughout the CPA.

**Garberville-Redway-Benbow.** Most of the constrained area (flood zone and agricultural soils) follows the river or is in the heavily sloped northeast corner of the CPA. Most of the vacant potentially available single and multi-family residential land is in the town areas of Redway, Garberville and Benbow. Vacant unconstrained rural residential land which may be available for development is scattered throughout the CPA, although a large amount is located around the town of Redway.

**Hydesville-Carlotta.** Most vacant residential land in the CPA is constrained, primarily by agricultural soils, Alquist-Priolo zones, flood zones, and wetlands. Blocks of rural residential land may be available but is scattered throughout the CPA. There is very little available single-family residential land (1.8 acres) without constraints.

**Jacoby Creek.** Approximately half of the vacant developable land in the CPA is constrained, primarily by unstable slopes and landslides. Most of the potentially developable land is located in the northwest corner of the CPA, near the Arcata city limits.

**McKinleyville.** The primary constraints in this area impacting vacant developable land are agricultural soils, Alquist-Priolo zones, and 100-year flood zones. Most of the potentially available single and multi-family residential land is centralized in the town of McKinleyville. However, the rural residential lands which may be available for development are scattered, with large blocks in the central portion of the CPA.

**Orick.** Most of the vacant single and multi-family residential land is centered in the town of Orick where the primary constraints are the 100-year flood zone and agricultural soils along the Redwood Creek. Large blocks of potentially available rural residential land are outside of the constrained area to the north of the town.

**Orleans.** The primary constraint in the CPA is potential agricultural soils, affecting 393 of the 660 potentially available rural residential lands. Potential agricultural soils are not necessarily a constraint to rural residential development but indicate a need for further study to determine the agricultural potential of the properties.

**Rio Dell.** Most of the potentially available vacant area, both rural residential and industrial land, north of the City of Rio Dell is constrained by 100-year flood zones, agricultural soils, and wetlands. Blocks of vacant rural residential land south of the city have fewer identified constraints, although unstable slopes are present in the southwest corner of the CPA and flood zones are present along the eastern edge.

**Shelter Cove.** The primary constraints in the CPA are unstable slopes and Alquist-Priolo zones. Large acreage of single family residential land is potentially available for development with few constraints, mostly in the central portion of the CPA. However, lands potentially available for development are significantly constrained in the southwest corner and eastern edge of the area.

**Trinidad-Westhaven.** Large acreages of rural residential land is unconstrained and potentially available for development, although unstable slopes are present throughout the area. A large area of potential agricultural soils is also present in the CPA.

**Willow Creek.** Agricultural soils, present throughout the CPA, is the primary constraint in this area. The 100-year flood zone is also a constraint, running through the center of the CPA, but does not affect as much potentially developable acreage. Large blocks of potentially developable rural residential lands are present, scattered through the CPA.

#### ***Coastal Zone Planning Areas***

**Eel River.** Most of the vacant residential land in the CPZA is constrained, primarily by 100-year flood zone, agricultural soils, and wetlands, mostly along the Eel River. Most of the vacant single and multi-family residential land is constrained but approximately 46 of the 223 acres of vacant rural residential land may be available for development.

**Humboldt Bay.** The most significant constraint, in terms of area, is wetlands which cover much of the northern, eastern, and southern section of the CPZA. Alquist-Priolo zone, 100-

year flood zone, and agricultural soils are the other primary constraints in the area, and are present throughout the CPZA. Vacant land which may be available for development in rural-residential, single-family residential, and industrial designations are scattered throughout the CZPA.

**McKinleyville.** The primary constraints in the CPZA are Alquist-Priolo zone and agricultural soils. Agricultural soils are present mostly along the eastern edge of the CPZA, affecting all of the vacant commercial and industrial land, and most of the vacant single-family residential land. Some rural residential land which may be available for development is scattered along Highway 101 in the southern portion of the CPZA.

**North Coast.** Most of the land designated for residential or commercial development in the CPZA is not significantly affected by constraints. Steep or unstable slopes are a constraint on rural residential land in the southern portion of the CPZA. 100-year flood zones and agricultural soils are constraints, primarily in the area near the town of Orick.

**South Coast.** Much of the land potentially available for higher density or intensity development is in the area around Shelter Cove. Steep and unstable slopes, and Alquist-Priolo zones are the primary constraint in this area. Rural residential land, potentially available for development is located outside the Shelter Cove area.

**Trinidad.** The primary constraint in the CPZA is agricultural soils although steep or unstable slopes and Alquist-Priolo zone is a significant constraint around the City of Trinidad. Agricultural soils affect 152 of the 526 acres of rural residential land, mostly in the northern section of the CPZA.

#### **14.4 ENVIRONMENTAL RESOURCE CONSTRAINTS**

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The environmental resource constraints include: wetlands, special-status plant and animal species, high-quality agricultural soils, and agricultural preserve lands (Williamson Act contracts). Vacant lands were analyzed to determine the presence of any of these resources onsite. The results of this analysis are presented in Tables 14-4 and 14-5 and shown on the maps at the end of the chapter.

Table 14-4 lists the acreage subject to these environmental resource constraints by CPA, divided into planned land use category (e.g., rural residential, commercial, etc.). Table 14-5 lists the same information for the Coastal Zone Plan areas. However, no acreage was subtracted from the available lands inventory for sensitive species, but the type of species and number of occurrences is noted for each CPA and CZPA.

##### ***Biological Resources***

Although many sensitive plant and animal species exist in the county (see Figure 2-4 in Chapter 2, Biological Resources), fewer sensitive species are found in the areas designated for potential future urban development. Site-specific surveys and habitat assessments will be required to determine whether or not sensitive species are present on any given site. If a sensitive species is present, the location and amount of land that is required to protect the species will be determined, depending on the species.

Wetlands data indicate that very few potential development sites are situated on wetlands areas. Almost all wetland areas are located on rural residential land, except in the Humboldt Bay Coastal Zone Planning Area where wetland features are found on about 36 acres of commercial/industrial land and 31 acres are on single-family residential acreage.

Other biological resources that may serve to constrain future development include Streamside Management Areas (SMAs), coastal dune habitats, and other sensitive sites such as nesting areas. The County's SMAs are shown in Figure 2-17; they establish stream setbacks that are intended to protect the stream and riparian habitats (See Chapter 2). However, these setbacks, which range from 50 to 100 feet, do not constitute a substantial amount of acreage and do not prohibit development on portions of the parcels outside of the SMA. It is likely that stream setbacks would be prudent in any case, to avoid unstable creek banks, protect riparian vegetation, and avoid erosion into the stream.

About 30 acres of coastal dunes are located in the Eureka and Arcata areas in the Humboldt Bay Coastal Plan Area (see Figure 2-3). A very small amount of these dunes overlays vacant urban land.

Sensitive nesting areas (also shown in Figure 2-3) may occur within and near CPAs, but they appear to be on lands not designated for future urban development. Site-specific surveys would be required to confirm the presence of nesting sites, should development be proposed in the vicinity of these sensitive areas.

#### *Agricultural Soils and Preserves*

As shown in the tables, very little agricultural preserve acreage covers vacant developable land in the CPAs (1.4 acres) or Coastal Zone Planning Areas (8 acres) and therefore this constraint is not mapped as a separate feature (it is included in the Grade 1,2,3 Agricultural soils maps).

The analysis considered Grades 1,2, and 3 Agricultural Soils as a potential constraint. These soils are found primarily on rural residential land throughout the CPAs and Coastal Zone Plan areas. The presence of agricultural soils does not prohibit land from being developed for urban uses. It should be noted too, that the presence of agricultural soils does not necessarily mean that the land is currently used for agricultural production. Rather, the land offers the potential for agricultural production if that is not the current use.

Under the current General Plan, it is County policy to encourage the protection of agricultural lands and soils; therefore, conversion of agricultural soils to urban uses should be avoided, where possible. Most agricultural soils are on rural residential land and a substantial portion of this land is constrained by lack of public sewer or water services. Therefore, a significant amount of rural residential land is subject to very low densities (ranging from 1 unit per acre to 1 unit per 20 acres).

The presence of potential agricultural soils indicates that the land may be suitable for agricultural production, although site-specific conditions may affect this suitability. Substantial amounts of potential agricultural soils were found only in the rural residential lands of Orleans and Trinidad-Westhaven CPAs and in the Trinidad Coastal Plan area. Potential agricultural soils are shown on the Agricultural Soils and Preserves map (Figure 4-2) in Chapter 4 and are included in Table 14-4, but are not shown on the Summary Constraints

maps (Figure 14-1 and 14-2). As described in the above paragraph, the presence of agricultural soils does not preclude development on these lands.

***Mineral Resources and Extraction Sites***

As noted in Chapter 7, none of the mining sites overlay vacant land designated as developable under the current General Plan, with one exception. There is one mine location in Orick for a vacant parcel that is designated for commercial use.

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**Table 14-4: Resource Opportunities and Constraints – CPAs**

CPA	Wetlands		Potential Ag Soils		Ag Soils (grades 1-3)		Williamson Act Lands		Special-Status Species - Endangered, Rare and Threatened	Occur- ences
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	
<b>Alderpoint</b>										
Rural Residential		215.9		215.9	4.6	211.2		215.9	Beaked Tracyina	1
Single-Family Residential		9.8		9.8		9.8		9.8		
<b>Arcata</b>										
Heavy Industry		15.8		15.8	15.8			15.8		
Light Industry	1.0	34.5		35.5	27.3	8.1		35.5		
Rural Residential	1.1	506.1		507.2	73.4	433.8		507.2	Coast Cutthroat Trout	2
									Maple Leaved Checkerbloom	2
									Northern Spotted Owl	2
									Osprey	2
Single-Family Residential		9.6		9.6	3.7	5.9		9.6		
<b>Avenues-Miranda</b>										
Commercial		2.6	2.1	0.4		2.6		2.6		
Rural Residential		369.0	1.3	367.6		369.0		369.0		
Single-Family Residential		12.4	1.5	10.9		12.4		12.4		
<b>Avenues-Myers Flat</b>										
Commercial		7.3	7.3			7.3		7.3		
Rural Residential		37.3	21.2	16.1		37.3		37.3		
Single-Family Residential		12.6	12.2	0.4		12.6		12.6		
<b>Avenues-Phillipsville</b>										
Commercial		0.6	0.6			0.6		0.6		
Rural Residential		117.3	38.7	78.6		117.3		117.3		
Single-Family Residential		2.3	1.1	1.2		2.3		2.3		

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**Table 14-4: Resource Opportunities and Constraints – CPAs**

CPA	Wetlands		Potential Ag Soils		Ag Soils (grades 1-3)		Williamson Act Lands		Special-Status Species - Endangered, Rare and Threatened	Occurrences
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	
<b>Avenues-Stafford-Redcrest</b>										
Rural Residential		370.8	8.3	362.4	250.2	120.6		370.8	Maple-Leaved Checkerbloom	3
									Northern Spotted Owl	2
Single-Family Residential		6.8		6.8	2.9	3.9		6.8		
<b>Avenues-Weott</b>										
Rural Residential		73.2	1.4	71.8		73.2		73.2	Maple Leaved Checkerbloom	1
Single-Family Residential		5.4	1.1	4.3		5.4		5.4		
<b>Blue Lake</b>										
Rural Residential	58.7	512.4		571.1	177.0	394.1		571.1	Coast Cutthroat Trout	1
									Great Blue Heron	1
									Maple Leaved Checkerbloom	1
									Northern Spotted Owl	2
Single-Family Residential		1.8		1.8		1.8		1.8		
<b>Eureka</b>										
Commercial		4.1		4.1		4.1		4.1		
Multi-Family Residential	0.1	22.4		22.5		22.5		22.5		
Rural Residential	39.6	1,039.3		1,078.9	174.2	904.7		1,078.9	Coast Cutthroat Trout	1
									Maple Leaved Checkerbloom	1
									Northern Spotted Owl	2
									Osprey	5
									Western Lily	4
Single-Family Residential	5.5	250.3		255.8	3.4	252.4		255.8		
<b>Fieldbrook Glendale</b>										
Commercial		0.5		0.5		0.5		0.5		

**Table 14-4: Resource Opportunities and Constraints – CPAs**

CPA	Wetlands		Potential Ag Soils		Ag Soils (grades 1-3)		Williamson Act Lands		Special-Status Species - Endangered, Rare and Threatened	
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	Occurrences
Heavy Industry		68.8		68.8	28.8	40.0		68.8		
Rural Residential	0.9	579.6		580.5	182.0	398.5		580.5	Coast Cutthroat Trout	1
									Maple Leaved Checkerbloom	1
Single-Family Residential		2.8		2.8	1.7	1.1		2.8		
<b>Fortuna</b>										
Commercial		11.7		11.7	10.9	0.8		11.7		
Heavy Industry		11.5		11.5	9.0	2.5		11.5		
Rural Residential		686.6		686.6	283.7	402.9	1.4	685.1	Coast Cutthroat Trout	1
									Maple Leaved Checkerbloom	1
Single-Family Residential	0.4	29.9		30.2	4.2	26.0		30.2		
<b>Freshwater</b>										
Commercial		0.3		0.3		0.3		0.3		
									Coast Cutthroat Trout	3
Rural Residential	3.5	453.0		456.5	107.7	348.8		456.5	Maple Leaved Checkerbloom	1
									Northern Spotted Owl	1
									Osprey	2
									Western Lily	4
Single-Family Residential		3.1		3.1	0.6	2.5		3.1		
<b>Garberville-Redway-Benbow</b>										
Commercial		7.7		7.7		7.7		7.7		
Heavy Industry		2.1		2.1		2.1		2.1		
Light Industry		46.4		46.4	20.7	25.7		46.4		
Multi-Family Residential		2.9		2.9		2.9		2.9		

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**Table 14-4: Resource Opportunities and Constraints – CPAs**

CPA	Wetlands		Potential Ag Soils		Ag Soils (grades 1-3)		Williamson Act Lands		Special-Status Species - Endangered, Rare and Threatened	
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	Occur- ences
Rural Residential		2,714.2	9.3	2,704.9	174.3	2,539.9		2,714.2		
Single-Family Residential		108.3		108.3	2.1	106.2		108.3		
<b>Hydesville-Carlotta</b>										
Commercial		4.6		4.6	2.6	2.0		4.6		
Heavy Industry		2.5		2.5	2.5			2.5		
Rural Residential	104.3	855.1		959.4	428.5	530.9		959.4	Great Blue Heron	1
Single-Family Residential		11.2		11.2	7.4	3.8		11.2	Maple Leaved Checkerbloom	2
									Northern Spotted Owl	2
<b>Jacoby Creek</b>										
Rural Residential	3.8	702.5		706.3	38.8	667.5		706.3	Coast Cutthroat Trout	2
									Maple Leaved Checkerbloom	3
									Northern Spotted Owl	2
									Osprey	1
									Western Lily	4
Single-Family Residential		10.9		10.9	2.5	8.4		10.9		
<b>McKinleyville</b>										
Commercial		47.3		47.3	34.3	12.94		47.3		
Light Industry	0.1	20.1		20.2	20.1	0.1		20.2		
Multi-Family Residential	0.6	48.0		48.5	30.1	18.40		48.5		
Rural Residential	3.4	744.5		748.0	223.9	524.0		748.0	Beach Layia	2
									Coast Cutthroat Trout	3
									Maple Leaved Checkerbloom	1
									Western Snowy Plover	1
Single-Family Residential	2.2	169.4		171.6	101.1	70.6		171.6		

**Table 14-4: Resource Opportunities and Constraints – CPAs**

CPA	Wetlands		Potential Ag Soils		Ag Soils (grades 1-3)		Williamson Act Lands		Special-Status Species - Endangered, Rare and Threatened	Occur- ences
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	
<b>Orick</b>										
Commercial		15.1		15.1	2.2	12.9		15.1		
Rural Residential		119.3		119.3	19.4	99.9		119.3	Coast Cutthroat Trout	1
Single-Family Residential		3.7		3.7		3.7		3.7		
<b>Orleans</b>										
Rural Residential		660.4	393.0	267.4		660.4		660.4	Wolf's Evening Primrose	1
									Northern Spotted Owl	2
<b>Rio Dell</b>										
Heavy Industry	0.7	17.3		17.9	11.0	6.9		17.9		
Rural Residential	40.6	166.6		207.2	111.7	95.5		207.2	Northern Spotted Owl	1
<b>Shelter Cove</b>										
Commercial		8.6		8.6		8.6		8.6		
Rural Residential		115.0		115.0		115.0		115.0		
Single-Family Residential		508.3		508.3		508.3		508.3		
<b>Trinidad-Westhaven</b>										
Rural Residential		747.6	252.3	495.2		747.6		747.6	Coast Cutthroat Trout	3
									Wolf's Evening Primrose	1
Single-Family Residential		2.8	1.7	1.1		2.8		2.8		
<b>Willow Creek</b>										
Rural Residential		1,165.0	2.8	1,162.2	273.0	892.0		1,165.0	Coast Cutthroat Trout	1
									Great Blue Heron	1
									Northern Spotted Owl	3
									Osprey	1
									Summer Run Steelhead Trout	1
<b>Total</b>	<b>266.4</b>	<b>14,514.4</b>	<b>755.8</b>	<b>14,025.0</b>	<b>2,867.4</b>	<b>11,913.4</b>	<b>1.4</b>	<b>14,779.4</b>		<b>88</b>

Highlighted species occur on more than one type of vacant land. The same occurrence may appear in more than one CPA

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**Table 14-5: Resource Opportunities and Constraints – Coastal Zone Planning Areas**

Coastal Zone Planning Area	Wetland Features*		Potential Ag Soils		Ag Soils (grade 1-3)		Ag Preserves		Special-Status Species - Endangered, Rare and Threatened	Occurrences
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	
<b>Eel River</b>										
Commercial	0.1	9.0		9.1	0.9	8.2		9.1		
Multi-Family Residential		1.7		1.7	1.5	0.2		1.7		
Rural Residential	29.8	193.0		222.8	142.2	80.6	1.2	221.6	Coast Cutthroat Trout Western Lily	1 2
Single-Family Residential		23.8		23.8	23.8		3.7	20.1		
<b>Humboldt Bay</b>										
Commercial	17.5	9.4		26.9	5.0	21.9		26.9	Beach Layia	4
Heavy Industry	318.4	6.1		324.5		324.5		324.5	Coast Cutthroat Trout	5
Multi-Family Residential		5.5		5.5	5.5			5.5	Humboldt Bay Wallflower	2
Rural Residential	183.7	346.4		530.2	109.0	421.1		530.2	Western Lily	10
Single-Family Residential	31.3	74.4		105.7	8.2	97.5		105.7	Western Snowy Plover	1
<b>McKinleyville</b>										
Commercial		5.9		5.9	5.9			5.9	Beach Layia	4
Light Industry		27.7		27.7	27.7			27.7	Coast Cutthroat Trout	2
Rural Residential		82.6		82.6	53.6	29.0		82.6	Western Snowy Plover	1
Single-Family Residential		21.7		21.7	20.5	1.2		21.7		

**Table 14-5: Resource Opportunities and Constraints – Coastal Zone Planning Areas**

Coastal Zone Planning Area	Wetland Features*		Potential Ag Soils		Ag Soils (grade 1-3)		Ag Preserves		Special-Status Species - Endangered, Rare and Threatened	Occurrences
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Species - Common Name	
<b>North Coast</b>										
Commercial		13.8		13.8	0.6	13.1		13.8		
Rural Residential		761.5	7.7	753.8	12.6	748.9	2.9	758.7	Coast Cutthroat Trout	2
Single-Family Residential		1.3		1.3		1.3		1.3		
<b>South Coast</b>										
Commercial		44.7	5.7	23.3		29.0		29.0		
Rural Residential	2.4	229.9		232.3		232.3		232.3	Summer-Run Steelhead Trout	1
Single-Family Residential		354.5	13.0	341.5		354.5		354.5		
<b>Trinidad</b>										
Commercial		44.7	18.1	26.6		44.7		44.7		
Rural Residential		526.1	152.1	374.0		526.1		526.1	Bank Swallow Beach Layia Coast Cutthroat Trout Wolf's Evening Primrose	1 2 6 2
Single-Family Residential		0.8	0.8			0.8		0.8		
<b>Total</b>	<b>583.3</b>	<b>2,768.7</b>	<b>197.4</b>	<b>3,154.6</b>	<b>417.1</b>	<b>2,934.9</b>	<b>7.8</b>	<b>3,344.2</b>		<b>46</b>

Highlighted species occur on more than one type of vacant land. The same occurrence may appear in more than one CZPA

## 14.5 HAZARD CONSTRAINTS

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Natural hazards that were incorporated into the opportunities and constraints analysis include: flooding areas, highly unstable steep slopes, potential landslides, and earthquake fault zones, known as Alquist Priolo Zones. Other factors that may serve to constrain future development include liquefaction zones, new or unknown landslide areas, unstable soils, etc. These factors must be considered in the analysis of site-specific development proposals. However, they have not been mapped at a countywide scale.

Table 14-6 lists acreages of the various hazard constraints on vacant land within the CPAs, and the same information for the coastal zone plan areas is listed in Table 14-7. In calculating the total acreage of constraints, it is important to note that numerous parcels are subject to one or more constraints, as illustrated in the maps at the end of this chapter. Therefore, the overall acreage of lands constrained by hazards cannot be derived from these tables. Please see Tables 14-1, 14-2, and 14-3 for the aggregate totals.

### *Flood Areas*

Areas that are subject to flooding (within the 100-year flood plain) are shown in Figures 14-1 and 14-2. Development within the 100-year flood zone is not entirely prohibited. The County has adopted a building ordinance that regulates construction in the 100-year flood plains to limit future flood damages.

### *Unstable Slopes and Landslide Areas*

Areas of relative “high instability” (from Figure 10-4) were overlain with the slopes data (Figure 10-3) to identify highly unstable areas that are on steep slopes (30% or greater slope). These areas are shown on the constraints map in Figures 14-1 and 14-2. About 1400 acres of land in the CPAs and 150 acres in the Coastal Zone Planning Areas are subject to the unstable slope constraint. Garberville-Redway-Benbow and Jacoby Creek CPAs have substantial amounts of land subject to unstable slope constraints. However, many of these parcels may not be fully constrained by slopes because there may be relatively flat stable areas that are appropriate for building sites within the parcel. In the County GIS, topography is not mapped at sufficient detail to determine whether or not entire sites are unbuildable because of steep slopes; site-specific studies will be required when development is proposed in these areas unless other constraints or resources justify a land use designation for open space uses.

Known active and dormant landslide hazard areas are depicted on the constraints maps. Most landslide areas are outside of the Coastal Zone, in rural residential areas in the Blue Lake, Garberville-Redway-Benbow, Jacoby Creek, and Fieldbrook Glendale CPAs. Similar to the slope data, there is not sufficient detail to determine whether or not suitable building sites are available outside of the landslide areas on individual parcels. As with steep slopes, detailed site investigations will be required to determine the presence and severity of these constraints, unless other constraints or resources justify a land use designation for open space uses.

### *Earthquake Fault Zones (Alquist Priolo Zones)*

As described in Chapter 10, Geologic and Seismic Hazards, Alquist Priolo Zones are designated areas where building is restricted due to the potential for surface fault rupture. These zones are depicted in the constraints maps as linear bands, which extend 200 to 500 feet on both sides of known active fault traces. No buildings intended for human occupancy may be constructed on or within 50 feet of an active fault trace, however development may occur within the zone beyond the 50-foot setback, subject to a detailed geologic investigation. These zones cover moderate amounts of vacant land in Blue Lake, Eureka, Fortuna, Hydesville-Carlotta, McKinleyville, and Shelter Cove CPAs. However, most vacant land subject to this constraint is rural residential land. In the Coastal Zone, Alquist Priolo Zones overlay vacant land in Humboldt Bay, South Coast, and Trinidad Planning Areas.

## **14.6 NEXT STEPS**

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The environmental resources and hazards analysis, combined with the Building Communities and Moving Goods and People analysis, will be used in developing sketch plan alternatives (generalized land use plans for future development). In preparing the sketch plans, options for meeting projected population and housing needs will be explored, taking into consideration the constraints identified in these reports. Policy options identified in these reports, as well as additional sustainable principles and other contemporary planning strategies will be analyzed as part of the sketch plan process.

These sketch plans will be presented to the public and decision makers for further input and readers should review the plans to evaluate how well they incorporate protection for resources and hazards, meet projected population and housing needs, and promote the type of communities in which they want to live. The results of this effort will be recommendations for changes in designations for planned land use that respond to the constraints and the policy options that have gained support during the community review process. A preferred plan concept then will be refined as part of Phase III of the General Plan Update.

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**Table 14-6: Hazard Constraints – CPAs**

CPA	100 Year Flood Zone		Slopes Constraint (highly unstable slopes at greater than or equal to 30%)		Alquist Priolo Zone		Active or Dormant Landslides	
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained
<b>Alderpoint</b>								
Rural Residential	45.2	170.7	44.6	171.4		215.9	11.0	204.9
Single-Family		9.8	1.0	8.8		9.8		9.8
<b>Arcata</b>								
Heavy Industry	7.2	8.6		15.8		15.8		15.8
Light Industry	12.2	23.3		35.5		35.5		35.5
Rural Residential	22.5	484.8	54.1	453.1		507.2		507.2
Single-Family	1.0	8.7		9.6		9.6		9.6
<b>Avenues-Miranda</b>								
Commercial		2.6		2.6		2.6		2.6
Rural Residential	51.2	317.8		369.0		369.0	46.5	322.4
Single-Family		12.4		12.4		12.4		12.4
<b>Avenues-Myers Flat</b>								
Commercial	7.3	0.0		7.3		7.3		7.3
Rural Residential	24.2	13.1		37.3		37.3		37.3
Single-Family	12.6			12.6		12.6		12.6
<b>Avenues-Phillipville</b>								
Commercial	0.6	0.0		0.6		0.6		0.6
Rural Residential	53.1	64.2	2.3	115.0		117.3	2.1	115.2
Single-Family	1.1	1.2		2.3		2.3		2.3
<b>Avenues-Stafford-Redcrest</b>								
Rural Residential	313.7	57.1		370.8		370.8	0.2	370.5
Single-Family	6.2	0.6		6.8		6.8		6.8
<b>Avenues-Weott</b>								
Rural Residential	2.7	70.5		73.2		73.2	2.5	70.7
Single-Family	0.1	5.3		5.4		5.4		5.4
<b>Blue Lake</b>								
Rural Residential	72.3	498.8	27.9	543.3	26.3	544.9	27.9	543.3
Single-Family		1.8		1.8		1.8	0.0	1.8
<b>Eureka</b>								
Commercial		4.1		4.1		4.1		4.1
Multi-Family		22.5		22.5		22.5		22.5
Rural Residential	106.1	972.7		1,078.9	125.1	953.8	17.0	1,061.8

**Table 14-6: Hazard Constraints – CPAs**

CPA	100 Year Flood Zone		Slopes Constraint (highly unstable slopes at greater than or equal to 30%)		Alquist Priolo Zone		Active or Dormant Landslides	
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained
	Single-Family	7.6	248.2		255.8	16.6	239.3	9.3
<b>Fieldbrook</b>								
Commercial		0.5		0.5		0.5		0.5
Heavy Industry	30.5	38.3		68.8		68.8		68.8
Rural Residential	30.5	550.0	30.6	549.9	0.04	580.4	30.6	549.9
Single-Family		2.8		2.8		2.8		2.8
<b>Fortuna</b>								
Commercial	10.8	0.8		11.7		11.7		11.7
Heavy Industry		11.5		11.5		11.5		11.5
Rural Residential	65.4	621.1		686.6	19.2	667.4	6.0	680.5
Single-Family	2.3	27.9		30.2	1.3	28.9		30.2
<b>Freshwater</b>								
Commercial		0.3		0.3		0.3		0.3
Rural Residential	27.9	428.7	29.6	427.0		456.5	0.4	456.1
Single-Family		3.1		3.1		3.1		3.1
<b>Garberville-Redway-Benbow</b>								
Commercial		7.7		7.7		7.7		7.7
Heavy Industry		2.1		2.1		2.1		2.1
Light Industry	0.03	46.3	1.6	44.8		46.4		46.4
Multi-Family		2.9		2.9		2.9		2.9
Rural Residential	174.5	2,539.7	705.1	2,009.1		2,714.2	229.1	2,485.2
Single-Family	19.3	89.0	12.9	95.3		108.3	3.0	105.3
<b>Hydesville-Carlotta</b>								
Commercial		4.6		4.6		4.6		4.6
Heavy Industry		2.5		2.5		2.5		2.5
Rural Residential	343.2	616.3		959.4	179.4	780.0	11.8	947.7
Single-Family	3.8	7.5		11.2		11.2		11.2
<b>Jacoby Creek</b>								
Rural Residential	12.0	694.3	255.6	450.7		706.3	51.0	655.3
Single-Family	0.6	10.3	0.8	10.1		10.9	1.3	9.6
<b>McKinleyville</b>								
Commercial		47.3		47.3	8.3	39.0		47.3
Light Industry	0.1	20.1		20.2	16.3	3.9		20.2

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**Table 14-6: Hazard Constraints – CPAs**

CPA	100 Year Flood Zone		Slopes Constraint (highly unstable slopes at greater than or equal to 30%)		Alquist Priolo Zone		Active or Dormant Landslides	
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained
	Multi-Family		48.5		48.5		48.5	
Rural Residential	40.6	707.3	10.9	737.0	37.0	711.0	0.3	747.6
Single-Family	12.7	158.9	2.0	169.7	12.2	159.5	0.6	171.0
<b>Orick</b>								
Commercial	4.6	10.5		15.1		15.1		15.1
Rural Residential	5.5	113.8	6.5	112.8		119.3		119.3
Single-Family	3.7			3.7		3.7		3.7
<b>Orleans</b>								
Rural Residential		660.4	0.4	660.0		660.4		660.4
<b>Rio Dell</b>								
Heavy Industry	14.8	3.2		17.9		17.9		17.9
Rural Residential	100.0	107.3	2.7	204.5		207.2		207.2
<b>Shelter Cove</b>								
Commercial		8.6	0.3	8.4	1.4	7.2		8.6
Rural Residential		115.0	22.6	92.4		115.0		115.0
Single-Family		508.3	64.2	444.1	45.6	462.7		508.3
<b>Trinidad-Westhaven</b>								
Rural Residential	0.03	747.5	82.4	665.1		747.6		747.6
Single-Family	2.8			2.8		2.8		2.8
<b>Willow Creek</b>								
Rural Residential	46.1	1,118.9	29.9	1,135.1		1,165.0		1,165.0
<b>Total</b>	<b>1,698.4</b>	<b>13,082.4</b>	<b>1,387.9</b>	<b>13,392.9</b>	<b>488.5</b>	<b>14,292.3</b>	<b>450.5</b>	<b>14,330.2</b>

**Table 14-7: Hazard Constraints – Coastal Zone Planning Areas**

Coastal Zone Planning Area	100 Year Flood Zone		Slopes Constraint (highly unstable slopes at greater than or equal to 30%)		Alquist Priolo Zone		Active or Dormant Landslides	
	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained	Acres Constrained	Acres Not Constrained
<b>Eel River</b>								
Commercial	1.0	8.1		9.1		9.1		9.1
Multi-Family Residential		1.7		1.7		1.7		1.7
Rural Residential	58.8	164.1		222.8		222.8	8.2	214.7
Single-family Residential	9.6	14.2		23.8		23.8		23.8
<b>Humboldt Bay</b>								
Commercial	9.2	17.7		26.9		26.9		26.9
Heavy Industry	31.7	292.8		324.5		324.5		324.5
Multi-Family Residential		5.5		5.5		5.5		5.5
Rural Residential	51.3	478.8		530.2	120.0	410.1	16.3	513.8
Single-family Residential	14.9	90.8		105.7		105.7		105.7
<b>McKinleyville</b>								
Commercial		5.9		5.9	0.2	5.7		5.9
Light Industry		27.7		27.7	4.7	23.0		27.7
Rural Residential	2.1	80.6		82.6	4.5	78.1		82.6
Single-family Residential	1.3	20.4		21.7	3.3	18.3		21.7
<b>North Coast</b>								
Commercial	4.0	9.8		13.8		13.8		13.8
Rural Residential	3.3	758.2	38.9	722.6		761.5		761.5
Single-family Residential		1.3		1.3		1.3		1.3
<b>South Coast</b>								
Commercial		29.0	3.0	26.0	2.1	26.8		29.0
Rural Residential	2.4	229.9		232.3		232.3		232.3
Single-family Residential		354.5	74.5	280.0	85.1	269.5		354.5
<b>Trinidad</b>								
Commercial		44.7	3.8	40.8	17.2	27.5		44.7
Rural Residential	0.8	525.3	30.0	496.1	19.4	506.7		526.1
Single-family Residential		0.8		0.8		0.8		0.8
<b>Total</b>	<b>190.3</b>	<b>3,161.7</b>	<b>150.2</b>	<b>3,201.8</b>	<b>256.5</b>	<b>3,095.5</b>	<b>24.5</b>	<b>3,327.5</b>

*Humboldt County General Plan Update  
Natural Resources and Hazards*

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**Figure 14-1a: Summary Constraints in Community Planning Area (North)**

**Figure 14-1a: Summary Constraints in Community Planning Area (North) back**

**Figure 14-1b: Summary Constraints in Community Planning Area (Central)**

**Figure 14-1b: Summary Constraints in Community Planning Area (Central) *back***

**Figure 14-1c: Summary Constraints in Community Planning Area (South)**

**Figure 14-1c: Summary Constraints in Community Planning Area (South) back**

**Figure 14-2: Summary Constraints in Coastal Zones**

**Figure I4-2: Summary Constraints in Coastal Zones *back***