

# *Humboldt County General Plan Update*



# Sketch Plan Alternatives

- *Sketch Plan 1: Existing Plan Development Patterns*
- *Sketch Plan 2: Expanded Growth Patterns*
- *Sketch Plan 3: Focused Growth Patterns*
- *Sketch Plan 4: Mixed Development Patterns*

## Sketch Plan 1: Existing Plan Development Patterns

- Continuance of existing policies contained in the 1984 Framework General Plan
- Buildout as provided in the existing Community Plans, Housing Element and rural development policies.

## Sketch Plan 2: Expanded Growth Patterns

- Encourages a more expanded development pattern than the existing Framework Plan
- Substantially expands water service areas beyond present boundaries
- Resource protection policies continue the existing Framework Plan policies

# Dispersed Development Pattern



Courtesy of Dr. Michael Smith

## Sketch Plan 3: Focused Growth Patterns

- Promotes urban development patterns in existing developed areas.
- Provides higher development potential in urbanized areas with public sewer and water services.
- Modest expansion of existing water service areas
- Additional protection of resource production lands

# Urban Development Pattern



Courtesy of Dr. Michael Smith

## Sketch Plan 4: Mixed Development Patterns

- Combines the expanded service areas of SP2 with the higher urban densities and resource lands protection contained in SP3.
- Provides the highest buildout potential within Community Planning Areas of any of the alternatives with stronger resource land protection policies



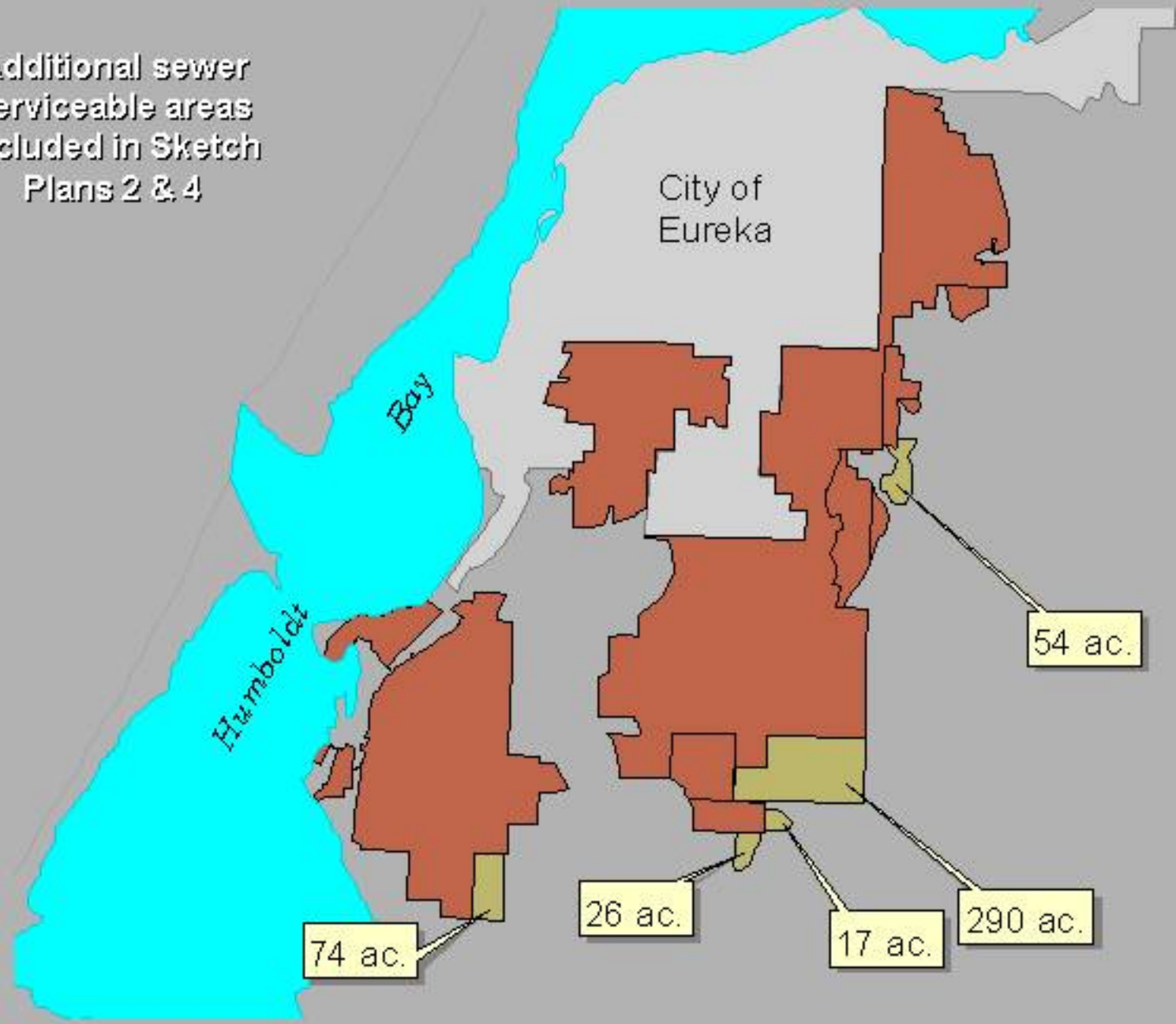
## Sketch Plan 3



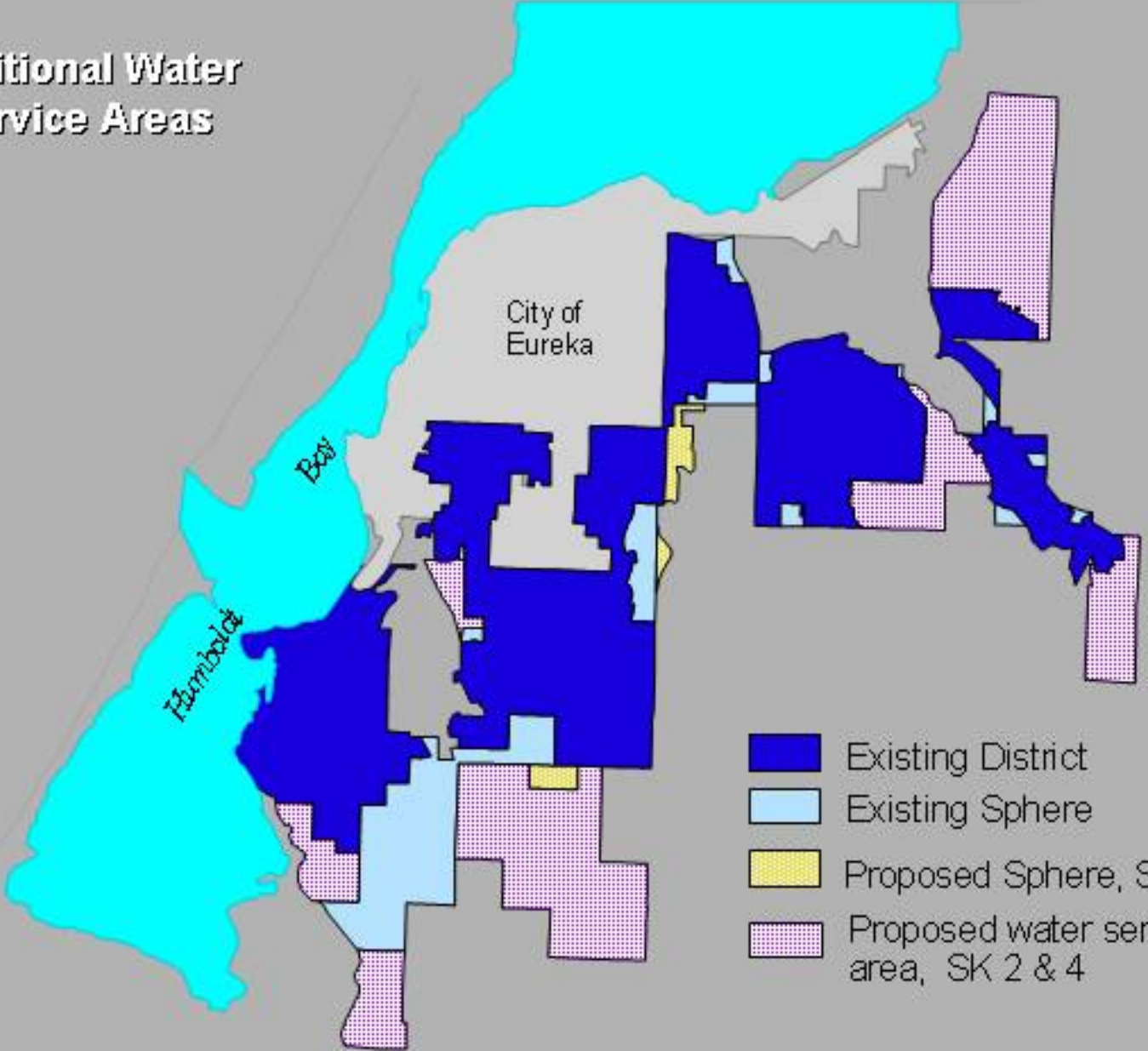
## Sketch Plan 4

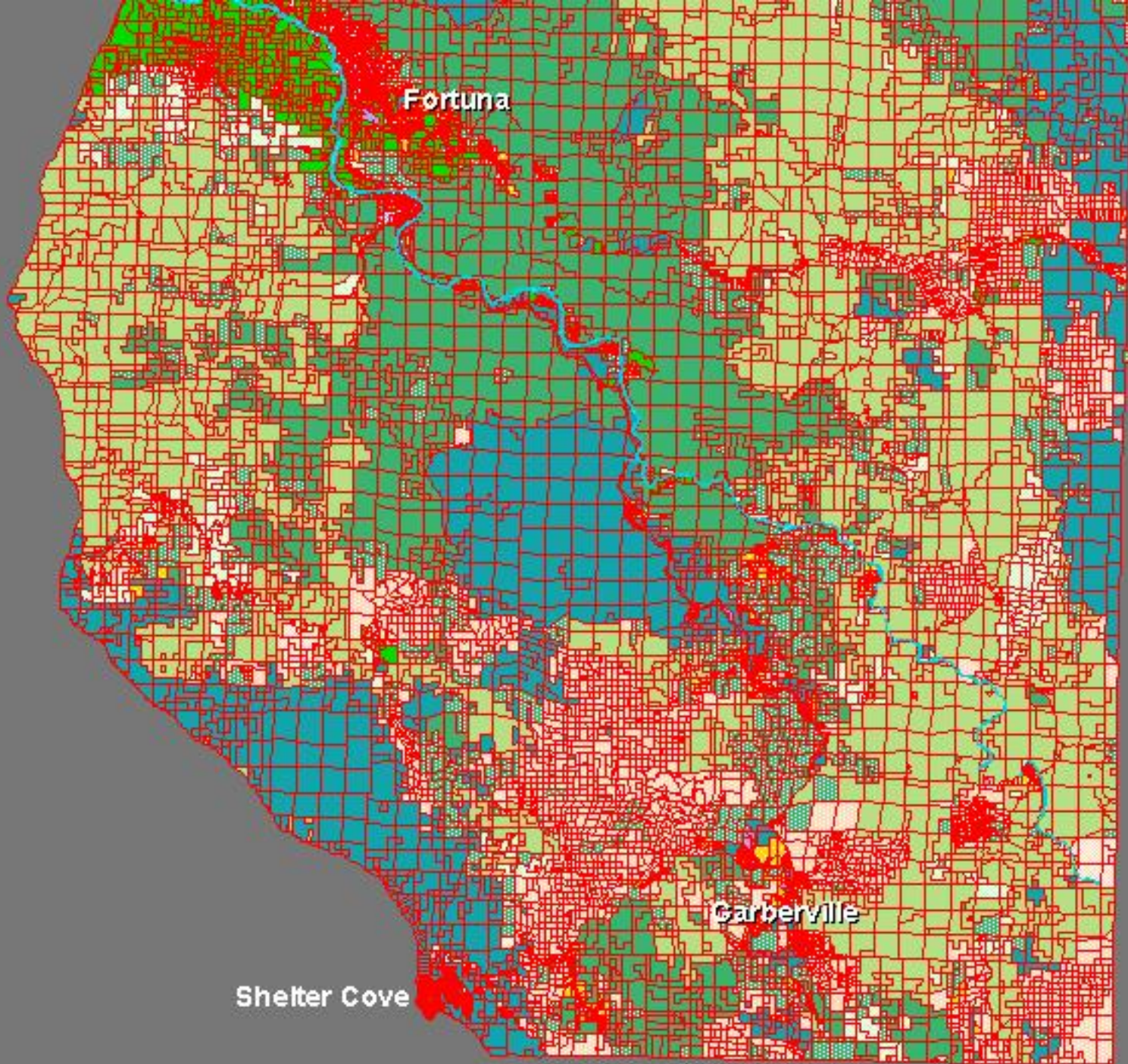


Additional sewer  
serviceable areas  
included in Sketch  
Plans 2 & 4



# Additional Water Service Areas





Fortuna

Garberville

Shelter Cove

# Sketch Plan 4



Fortuna

Rohnerville Airport

Alton

Hylesville

Carleton Place

## Expanded Growth Patterns

- SP2
- AE
- AG
- CG
- CRy
- CR
- CS
- Golf Course
- IG
- IR
- MB
- MC
- OS
- PF
- RCC
- RE1-5
- RE2.5-5
- RL0-5
- RL1
- RL1-4
- RL1-7
- RM
- RM7-16
- RR160
- RR20
- RR40
- RR5-20
- RR60
- T
- Tr
- Tribal Lands

# Sketch Plan 3



# Sketch Plan 2



Fortuna

Rohnerville Airport

Alton

Hydenville

Carleton

## Expanded Growth Patterns

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# Sketch Plan 1



Fortuna

Rohnerville Airport

Alton

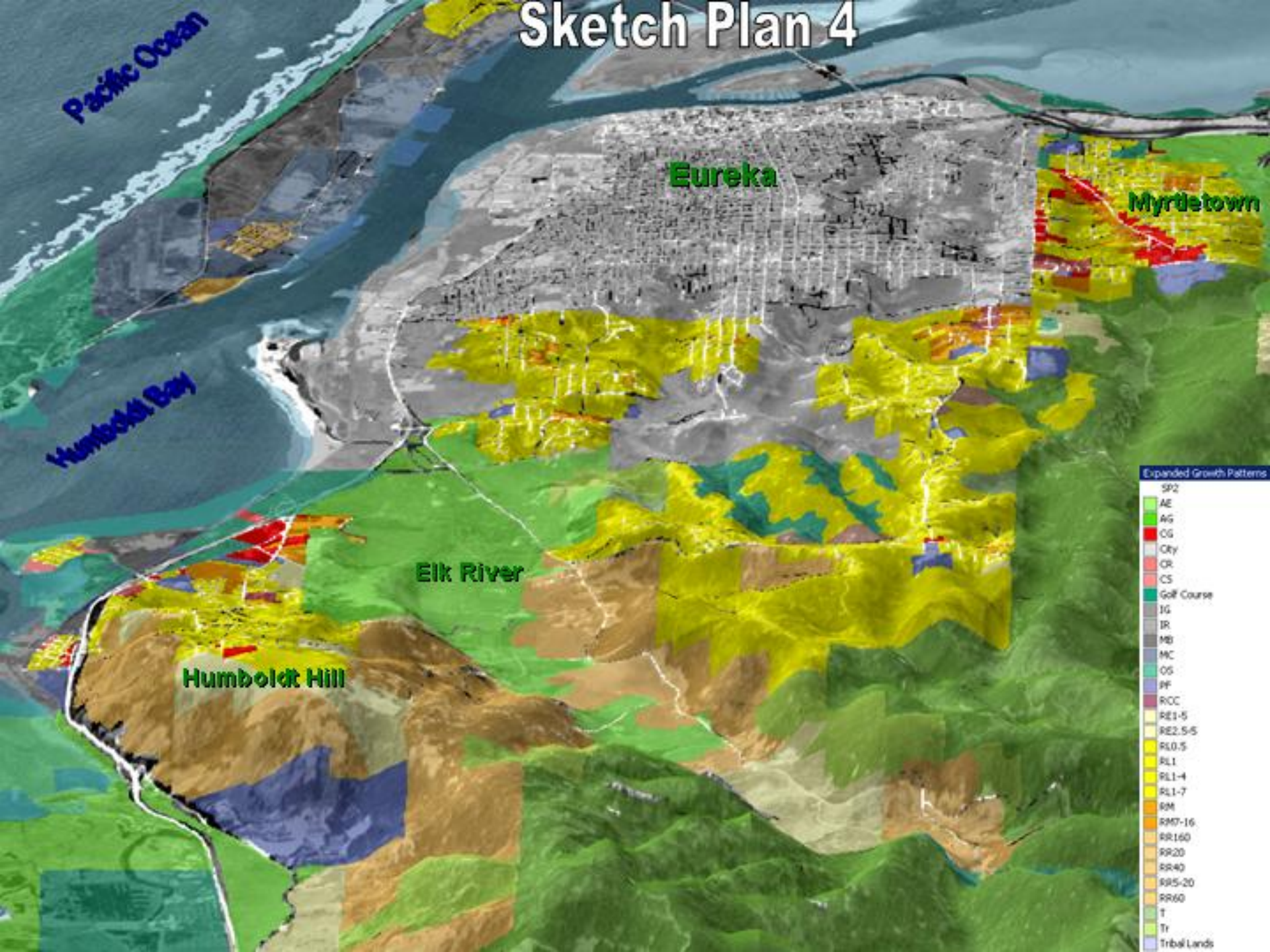
Hydenville

Carleton Place

Expanded Growth Patterns

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# Sketch Plan 4



Pacific Ocean

Humboldt Bay

Eureka

Myrtle town

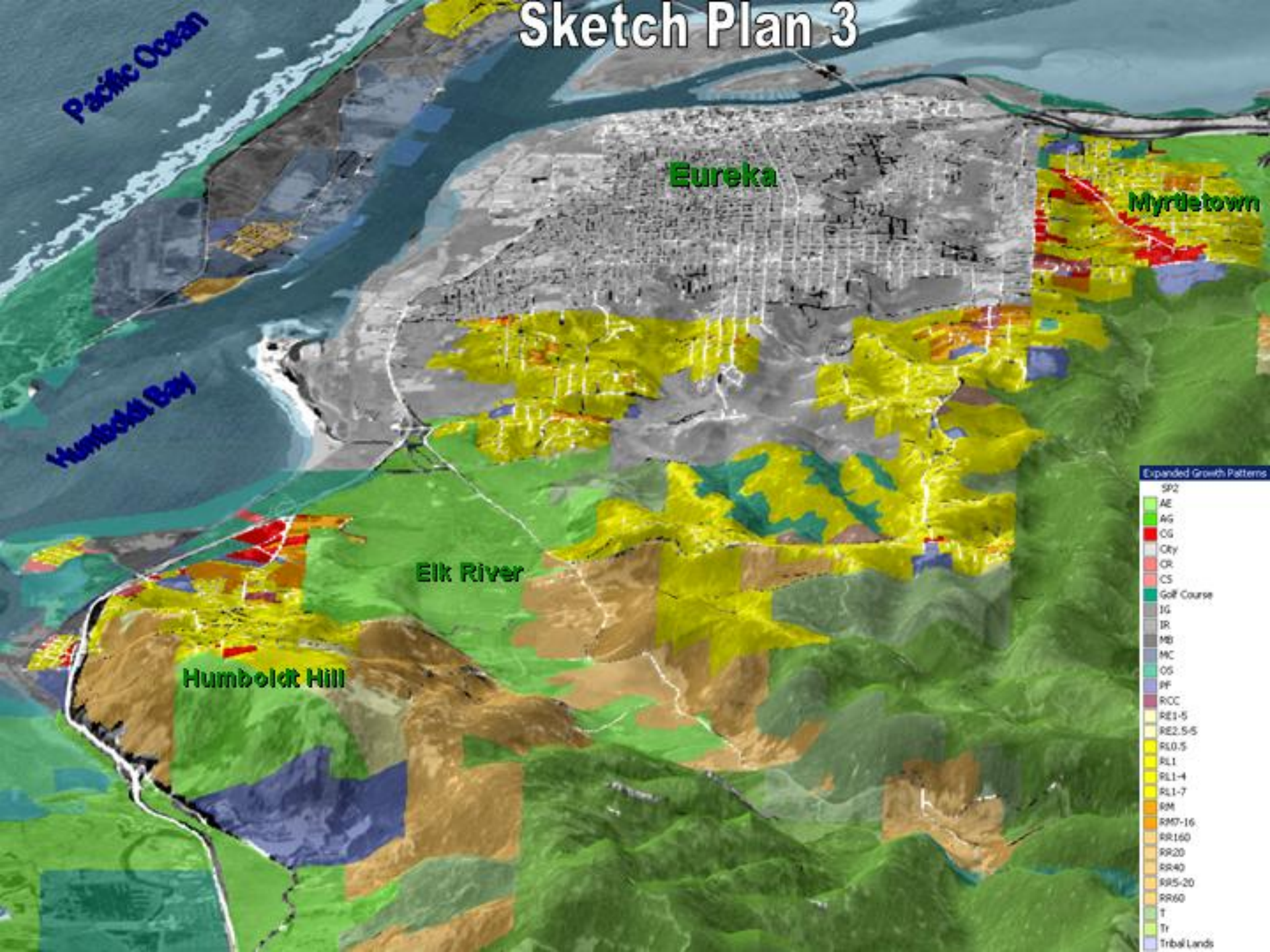
Elk River

Humboldt Hill

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# Sketch Plan 3



Pacific Ocean

Humboldt Bay

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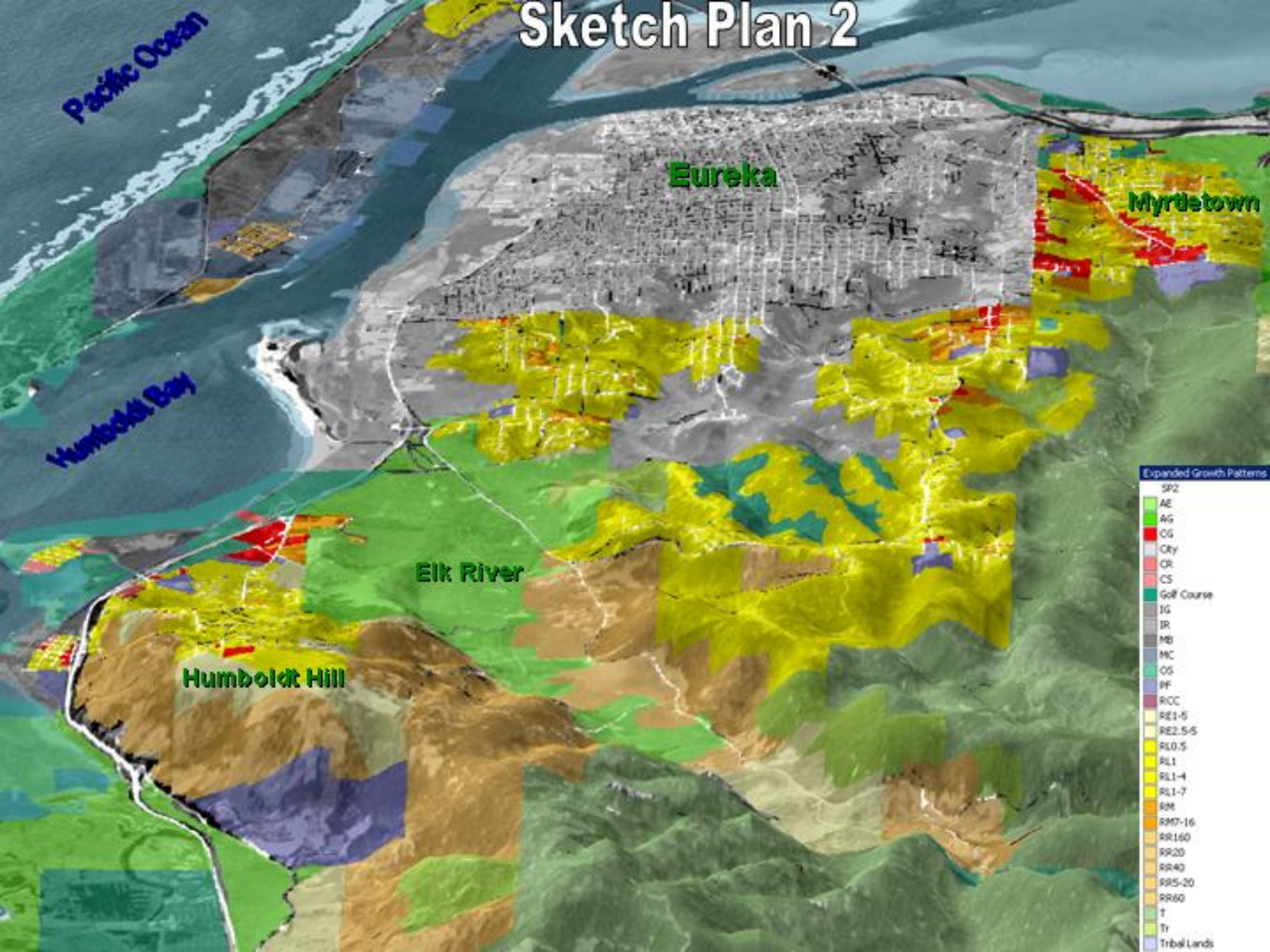
Elk River

Humboldt Hill

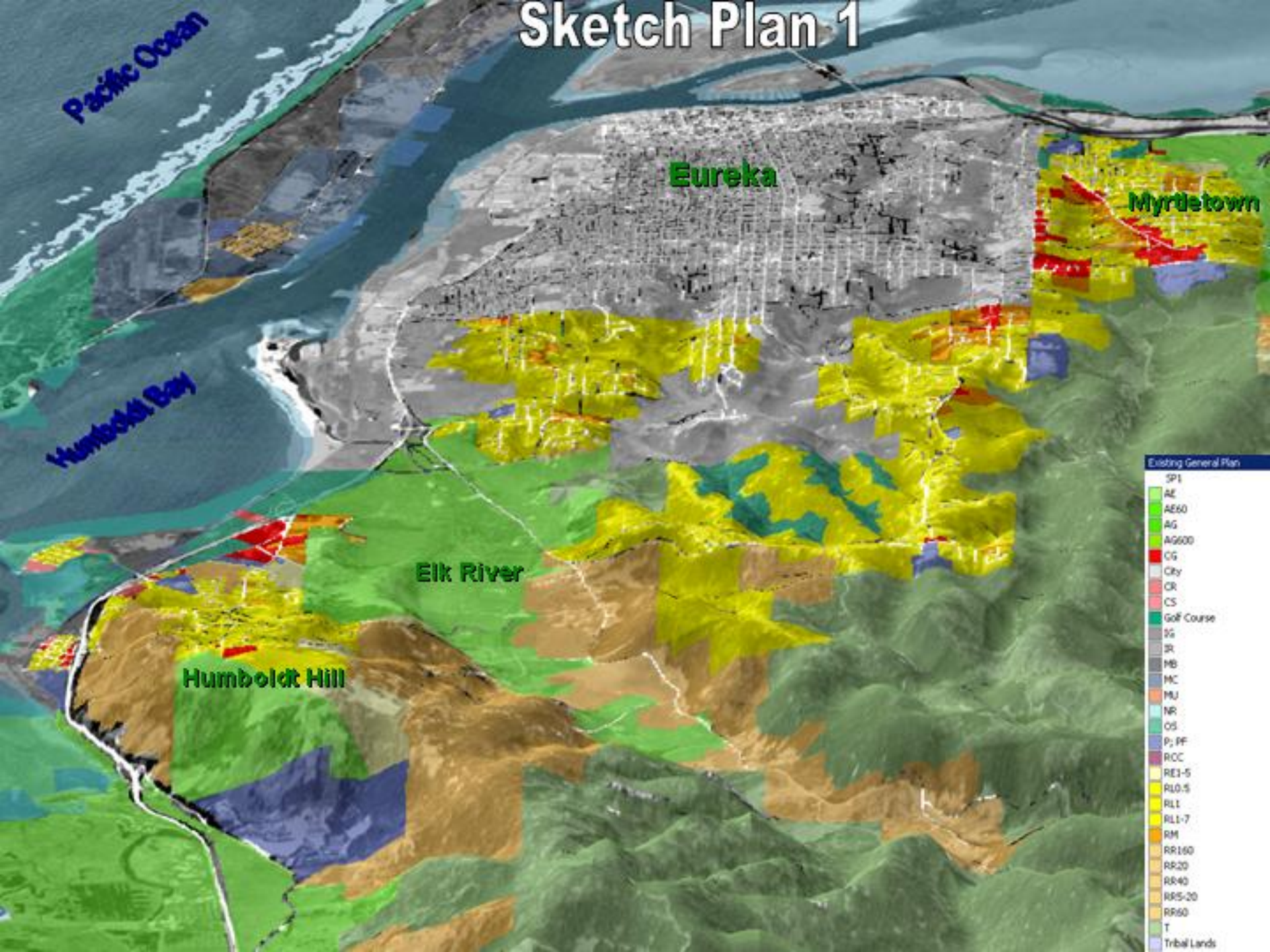
## Expanded Growth Patterns

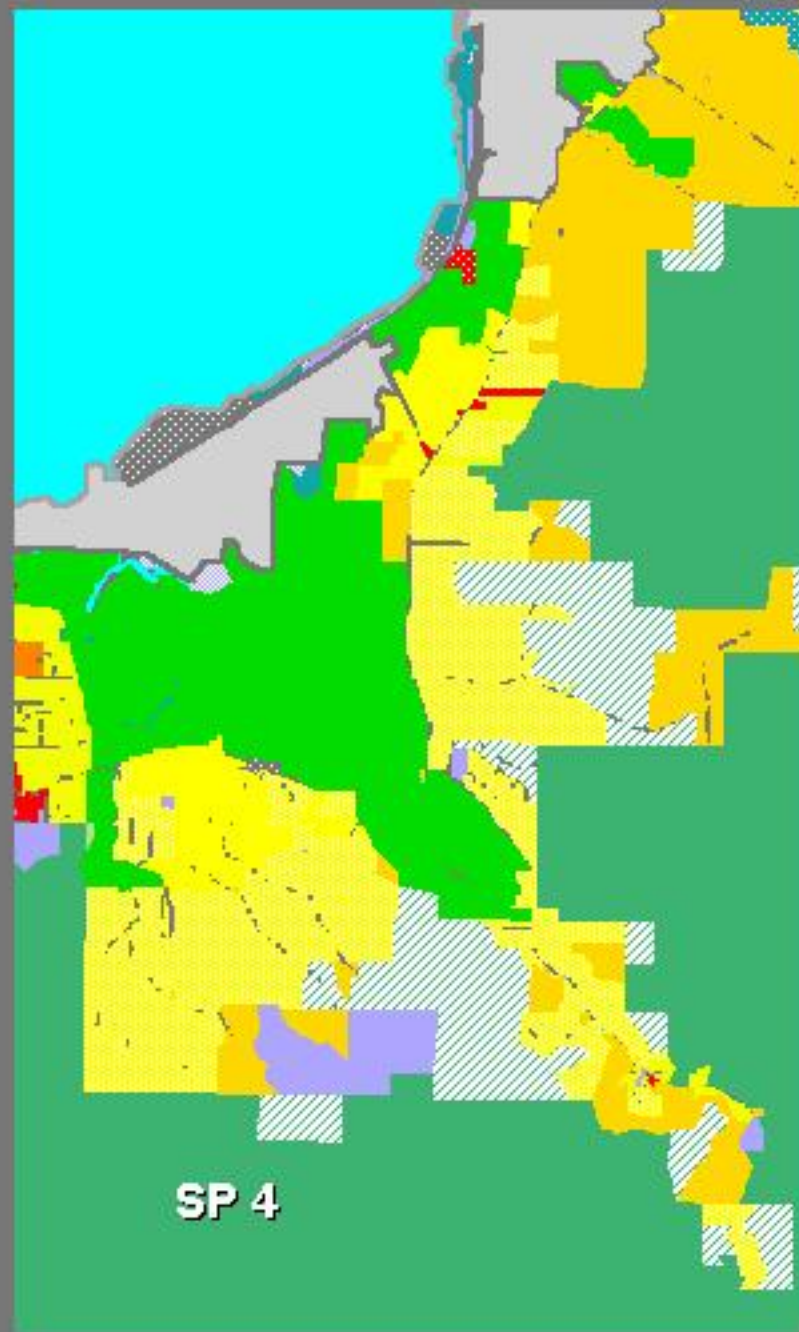
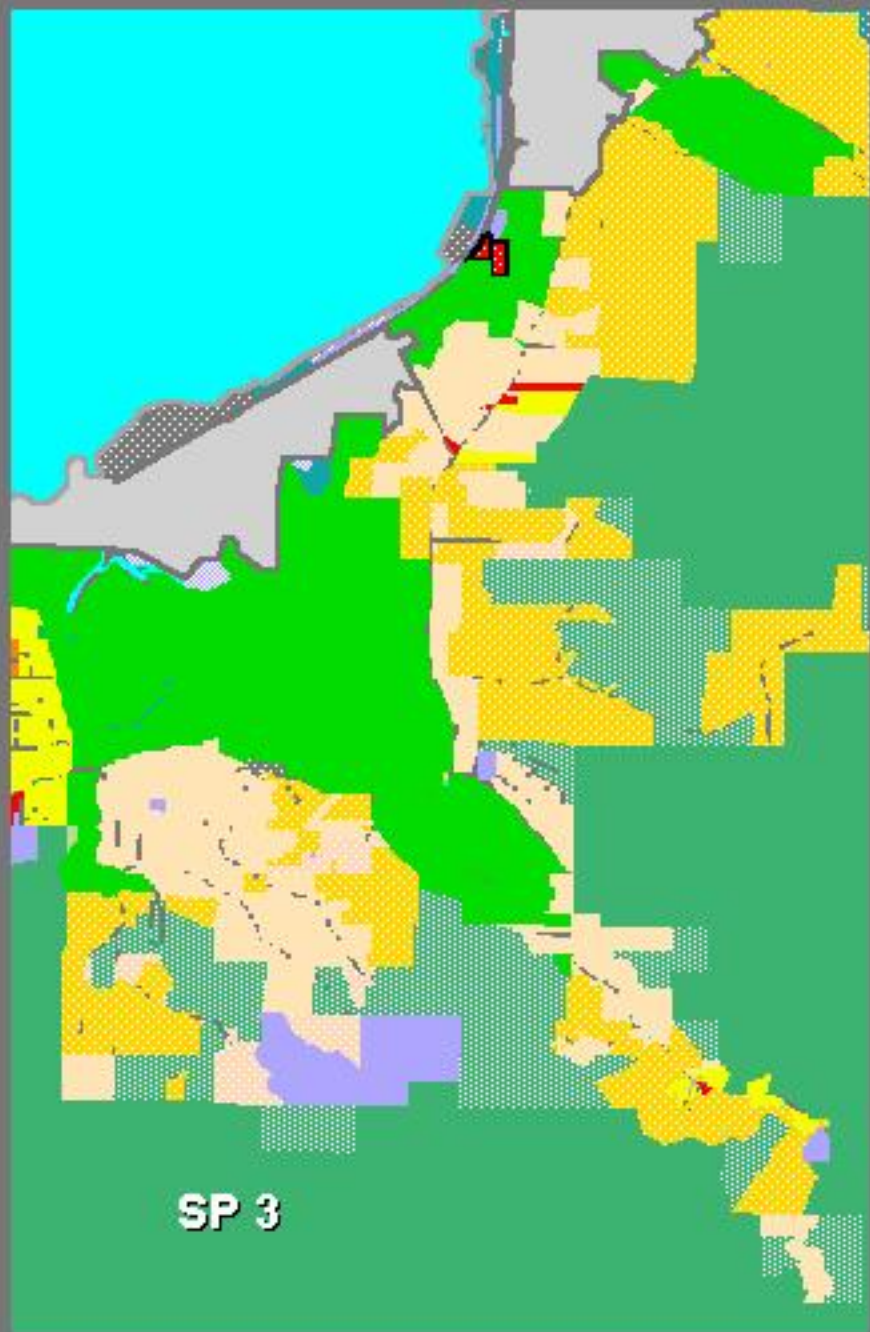
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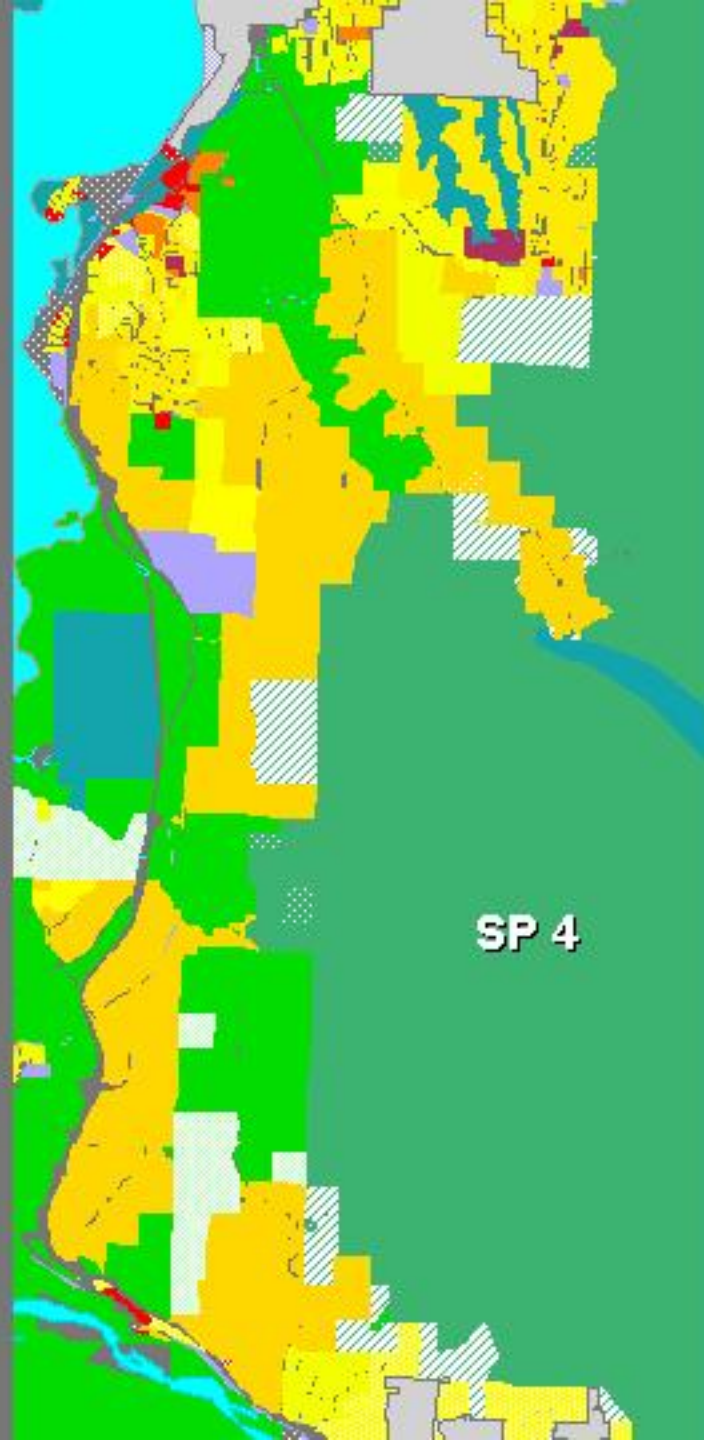
# Sketch Plan 2



# Sketch Plan 1



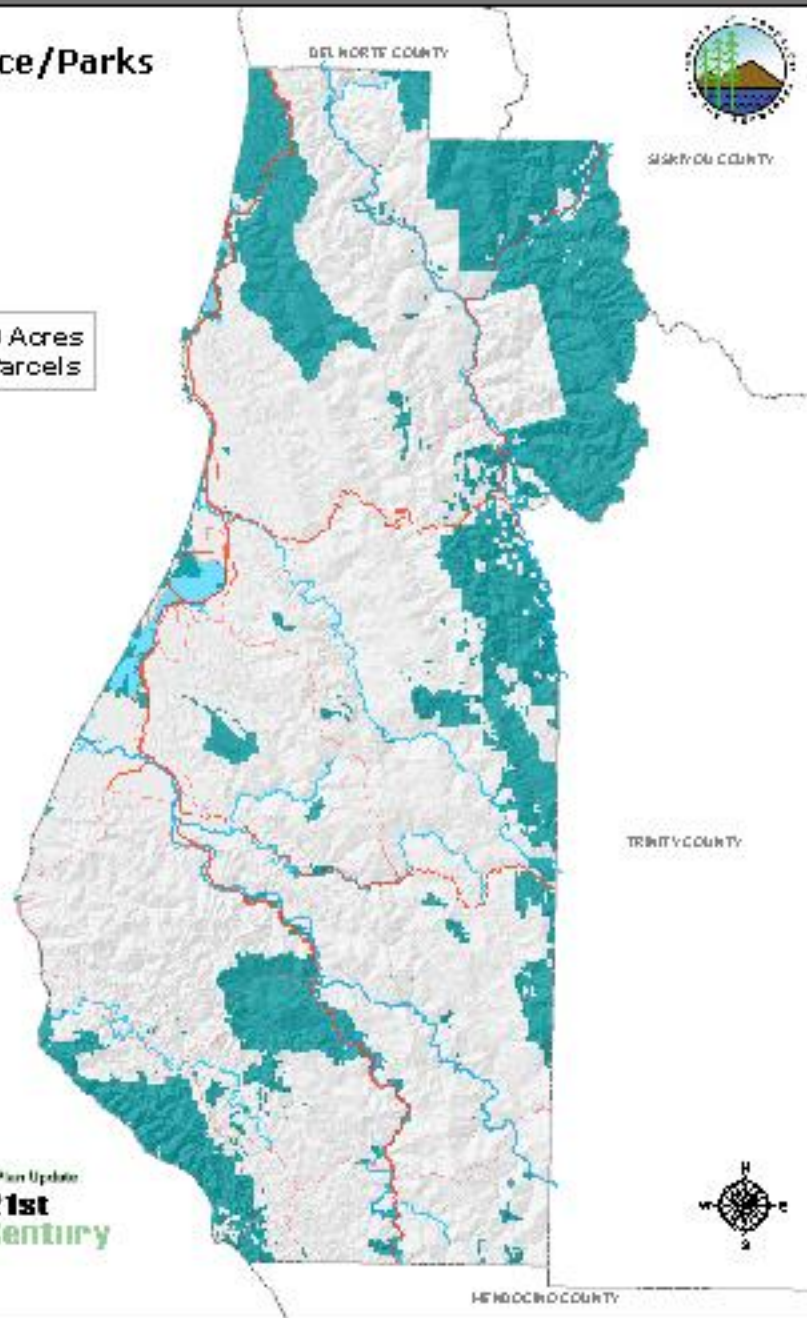




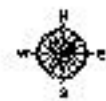
# Open Space/Parks



583,000 Acres  
3,057 Parcels



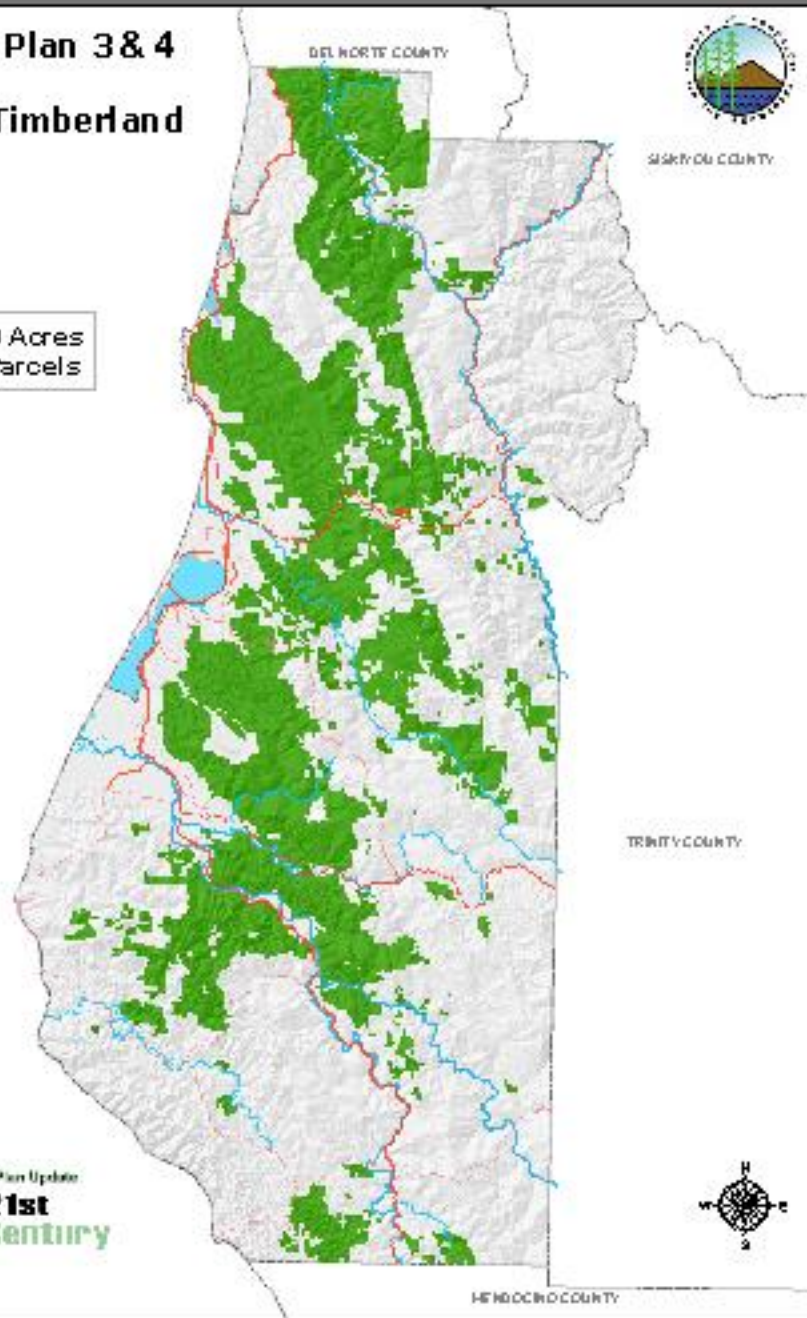
Humboldt County General Plan Update  
**HUMBOLDT** 21st Century



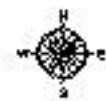
MENDOCINO COUNTY

# Sketch Plan 3 & 4 Industrial Timberland

671,000 Acres  
2,847 Parcels



Humboldt County General Plan Update  
**HUMBOLDT** 21st Century



HENDECO COUNTY

# Sketch Plan 3 & 4

## Ranchland (grazing/timber)

383,000 Acres  
1,388 Parcels

Humboldt County General Plan Update  
**HUMBOLDT** 21st  
Century



SIKOTU COUNTY

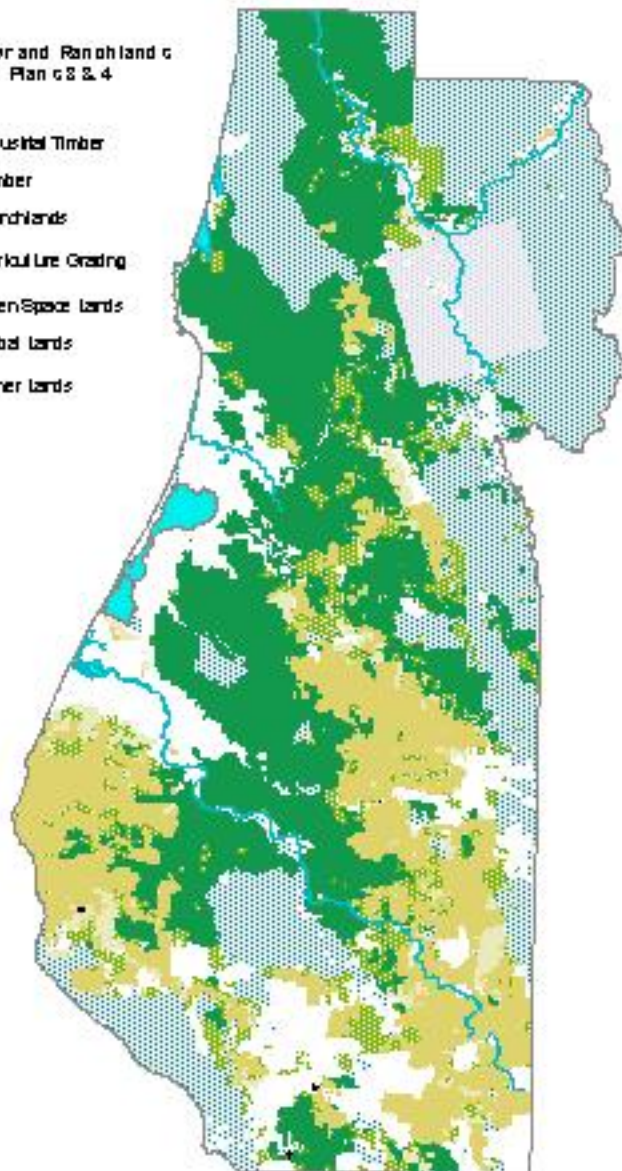
TRINITY COUNTY

HENDOCRO COUNTY



Industrial Timber and Ranchland  
in Boreal Plan 03 & 4

-  Industrial Timber
-  Timber
-  Ranchlands
-  Agricultural Cropping
-  Open Space Lands
-  Tidal Lands
-  Other Lands

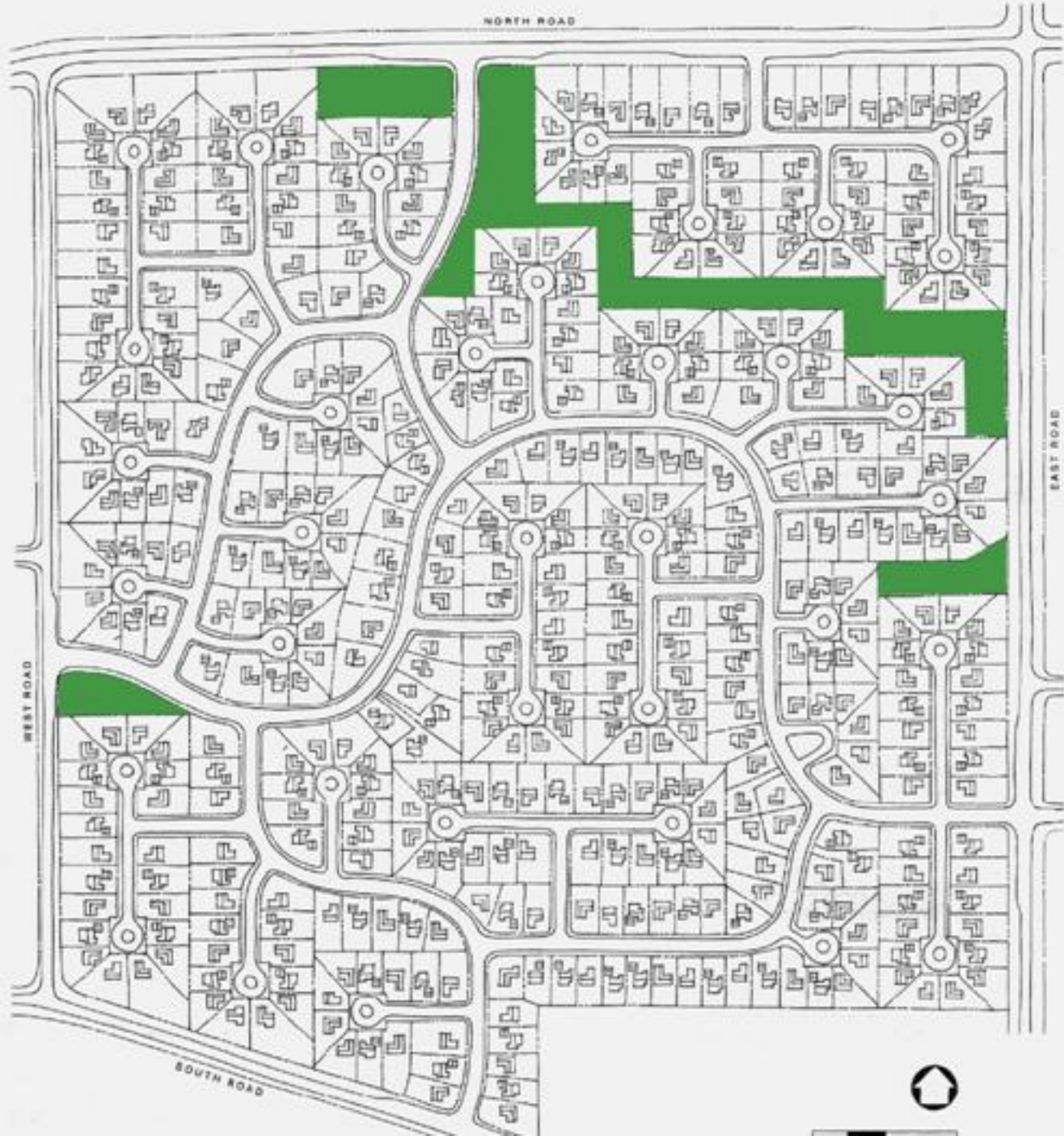


NORTH ROAD

WEST ROAD

EAST ROAD

SOUTH ROAD



NORTH ROAD



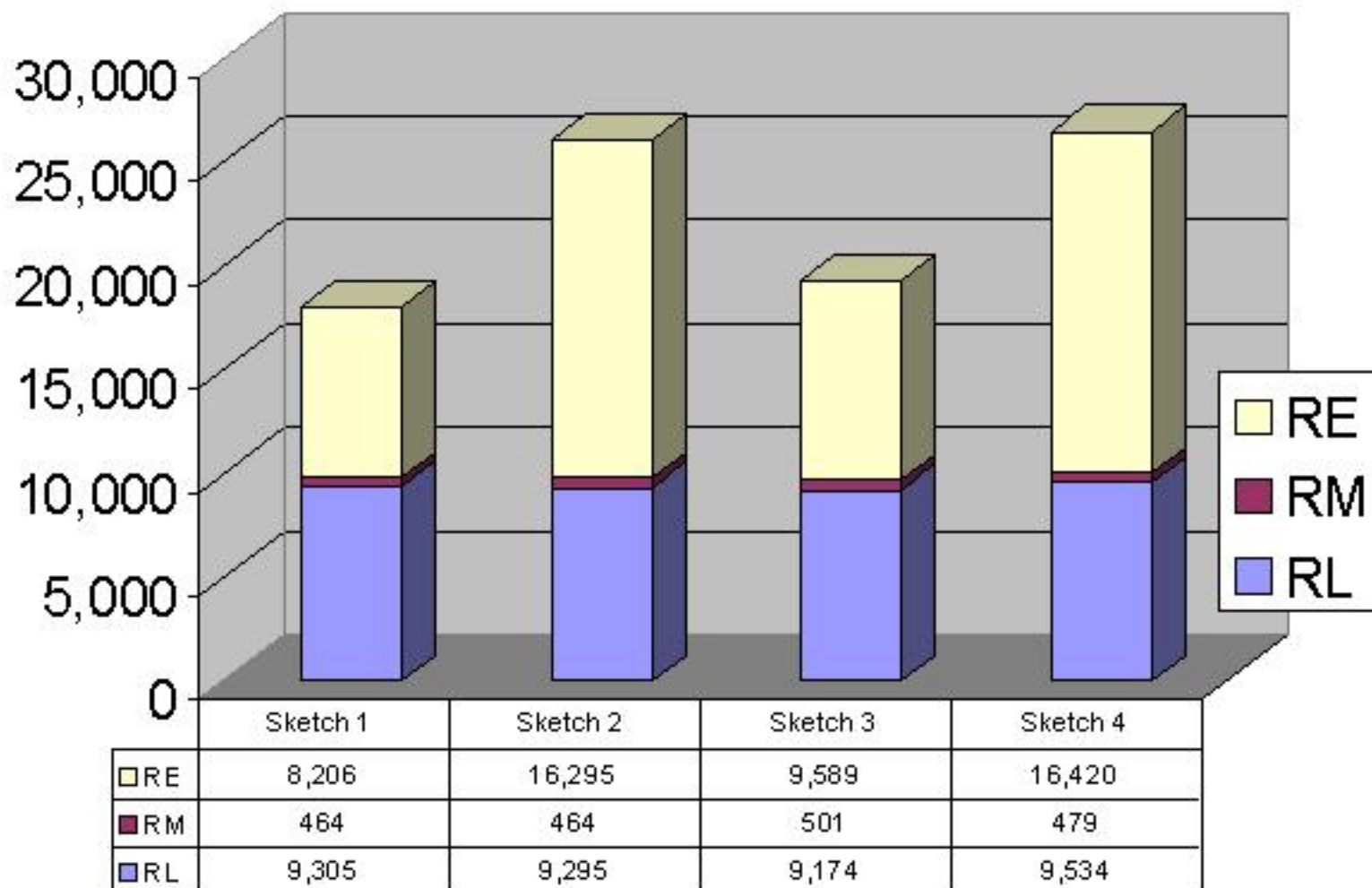
WEST ROAD

EAST ROAD

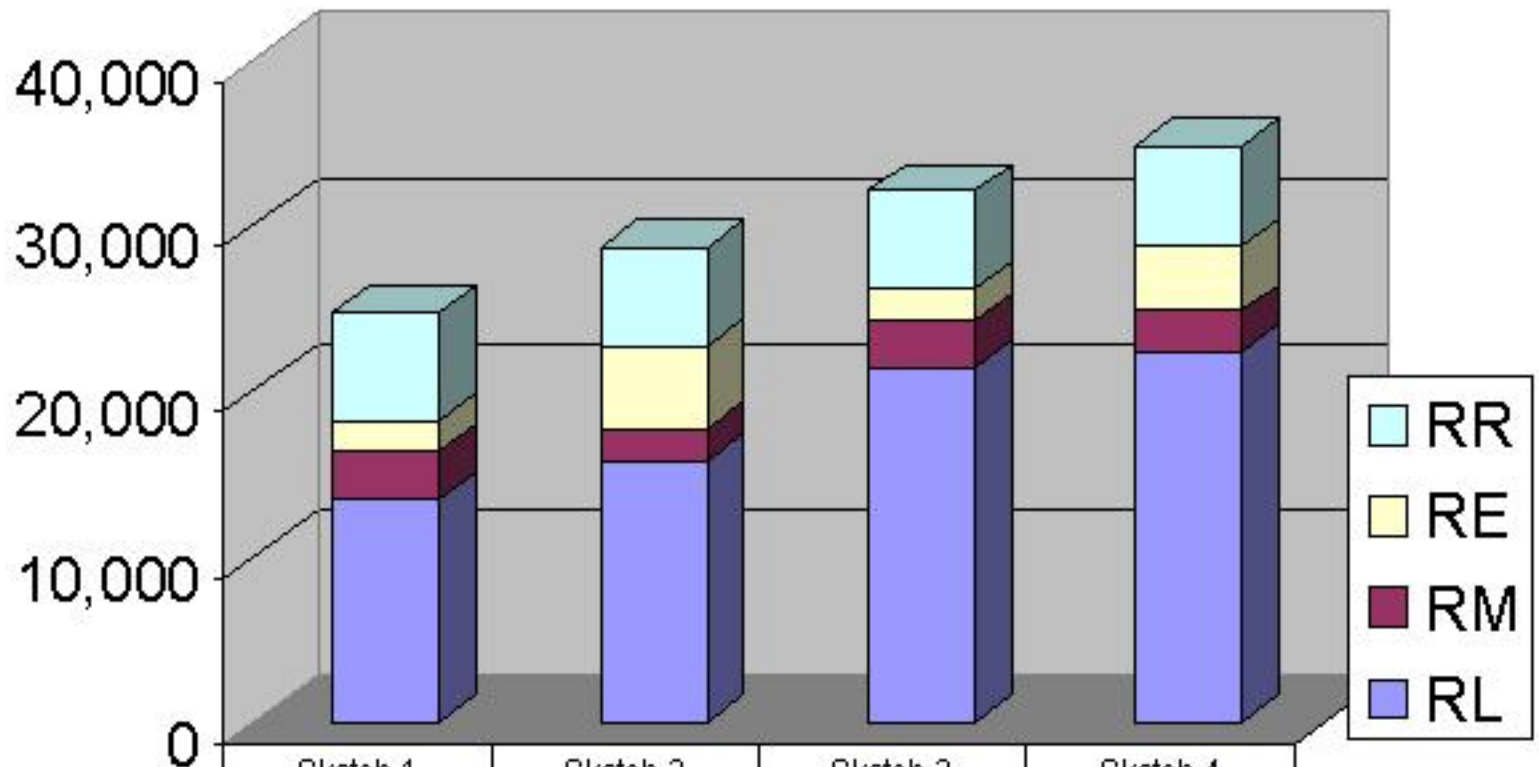
SOUTH ROAD



## Acreage of Vacant and Underdeveloped Residential Lands by Sketch Plan

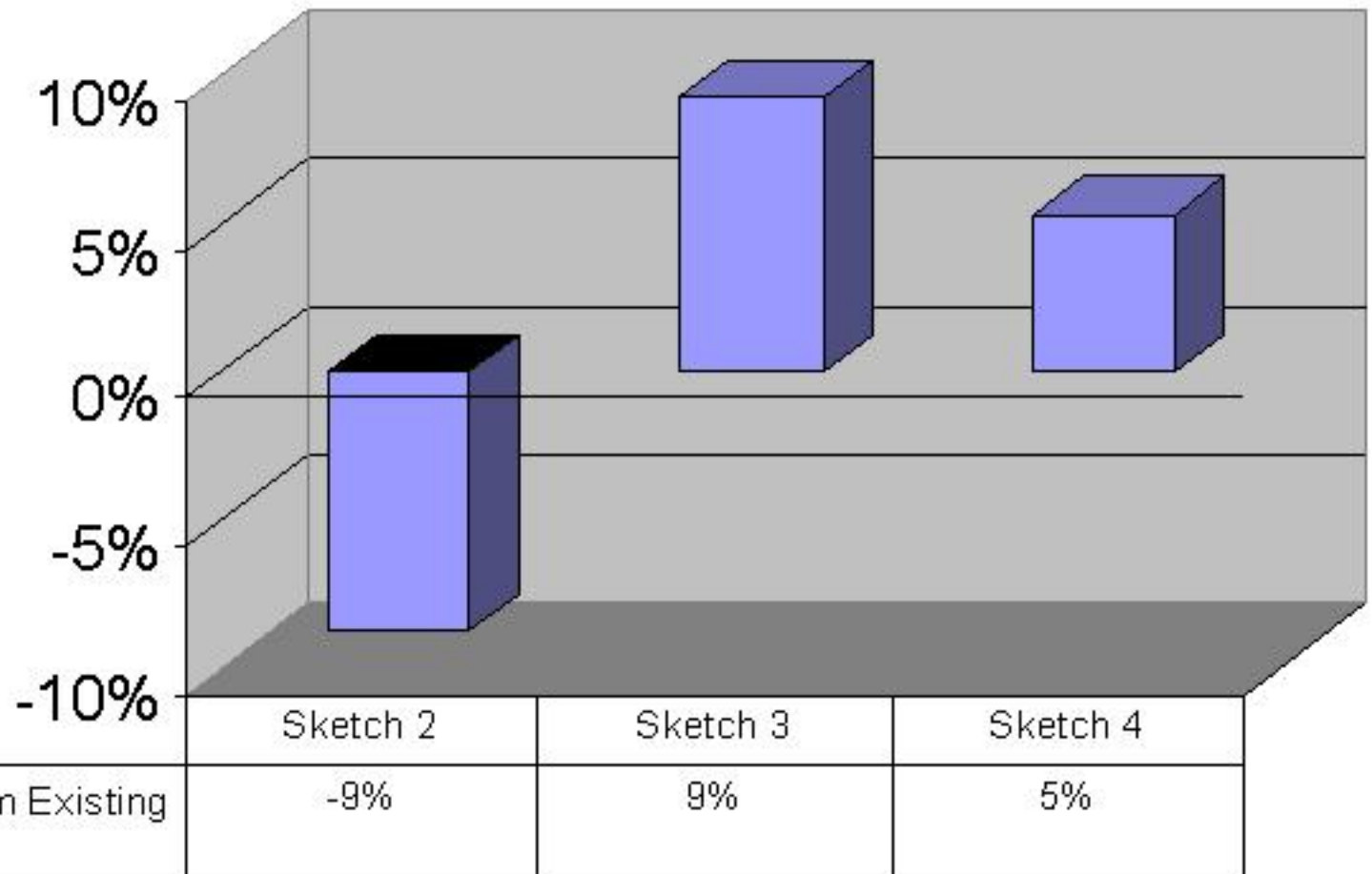


## Number of Potential Units in Residential Areas by Sketch Plan



	Sketch 1	Sketch 2	Sketch 3	Sketch 4
□ RR	6,526	6,013	5,937	6,028
□ RE	1,840	5,040	1,927	3,893
■ RM	2,885	1,792	2,701	2,439
■ RL	13,493	15,896	21,518	22,428

## Percentage of Units in Urban Areas



# Humboldt County Economy 10-year Projections

- Continual aging of the population
- Continued declines in lumber manufacturing
- Increases in Services (low and high value added)
- Vulnerable to government budget reductions
- Cooling in housing market
- Moderate overall growth

The Index of Economic Activity for Humboldt County,  
Prof. Erick Eschker and Jessica Digiambattista