

Humboldt Bay Area Plan Update

Land Use Changes

Tuesday, March 12, 2019

6:00 to 8:00 PM

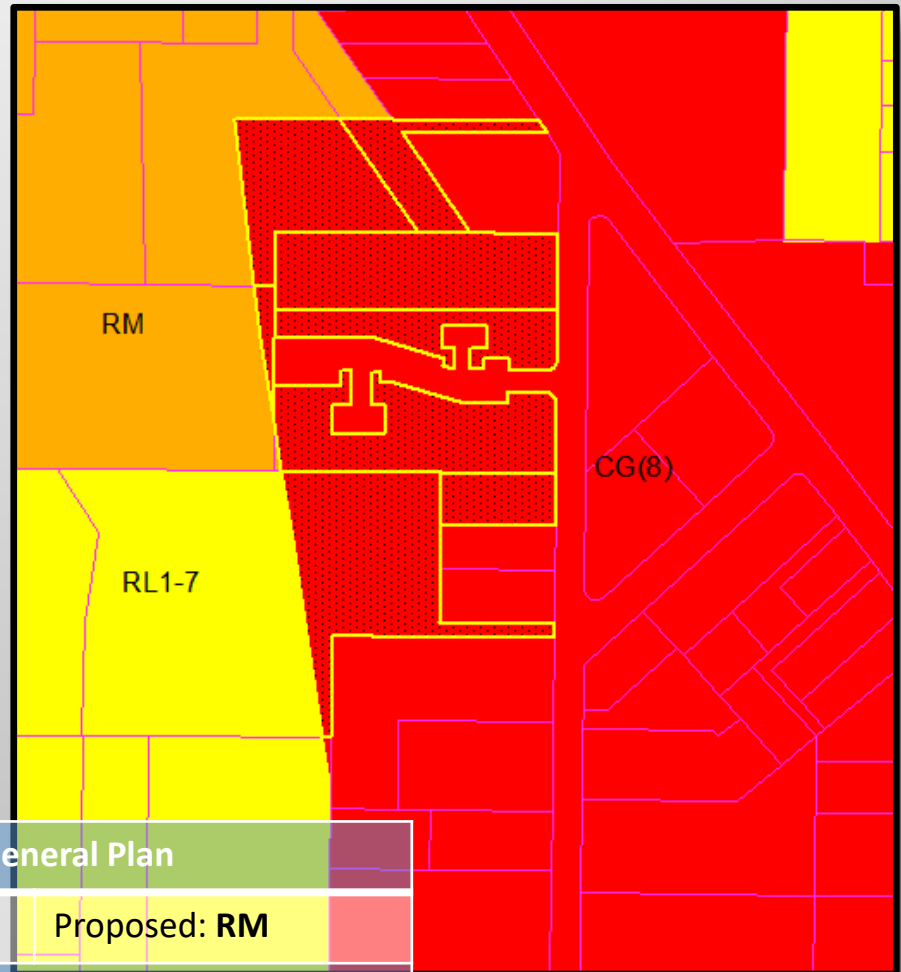
Humboldt County Agricultural Center

5630 South Broadway

Eureka, California

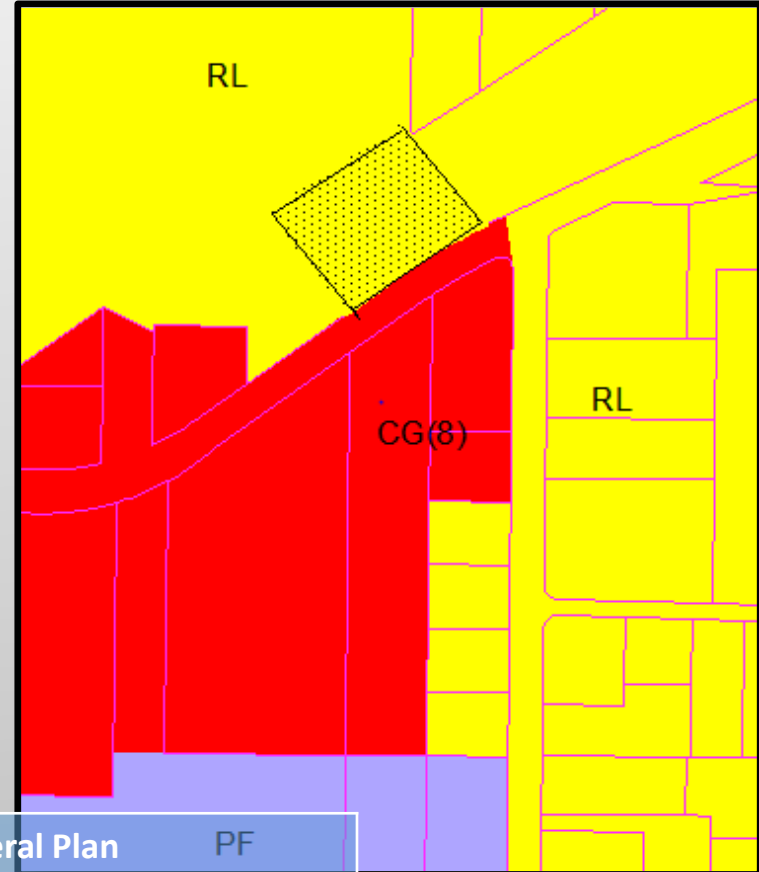
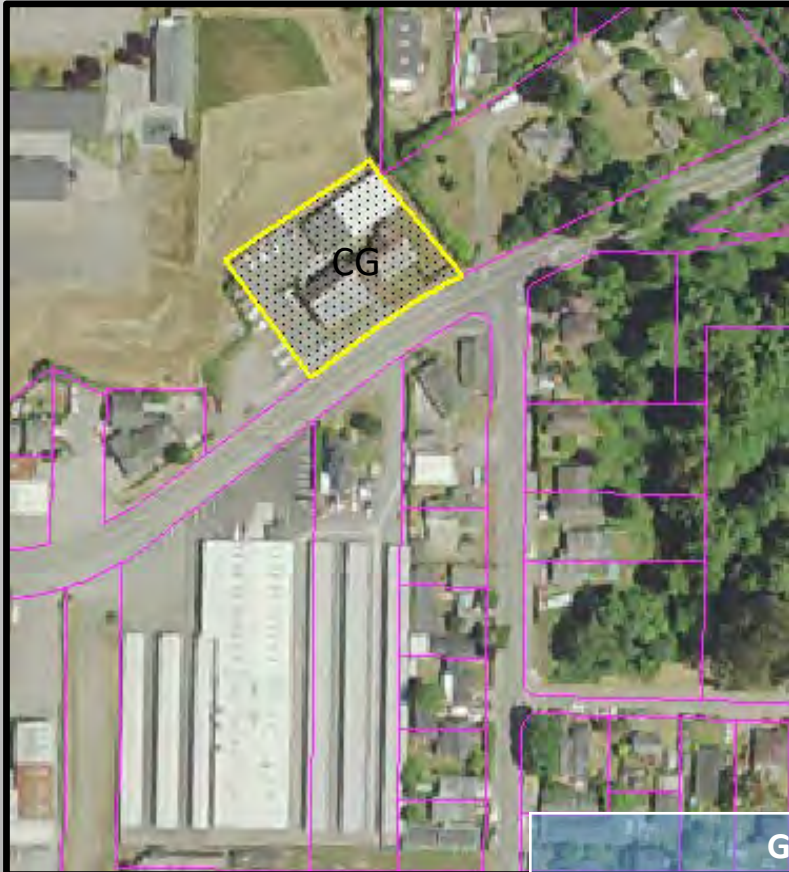


Myrtlewood: Commercial General to Residential/Medium Density



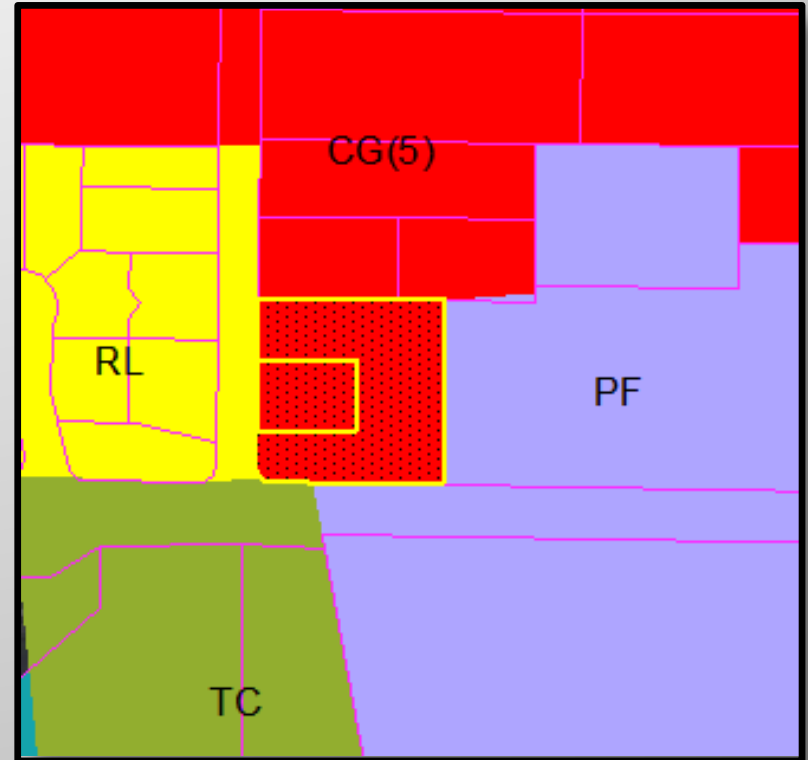
General Plan	
Current: CG	Proposed: RM
Zoning	
Current: RM-30	Current: RM-30

Myrtlewood: Residential/Low Density to Commercial General



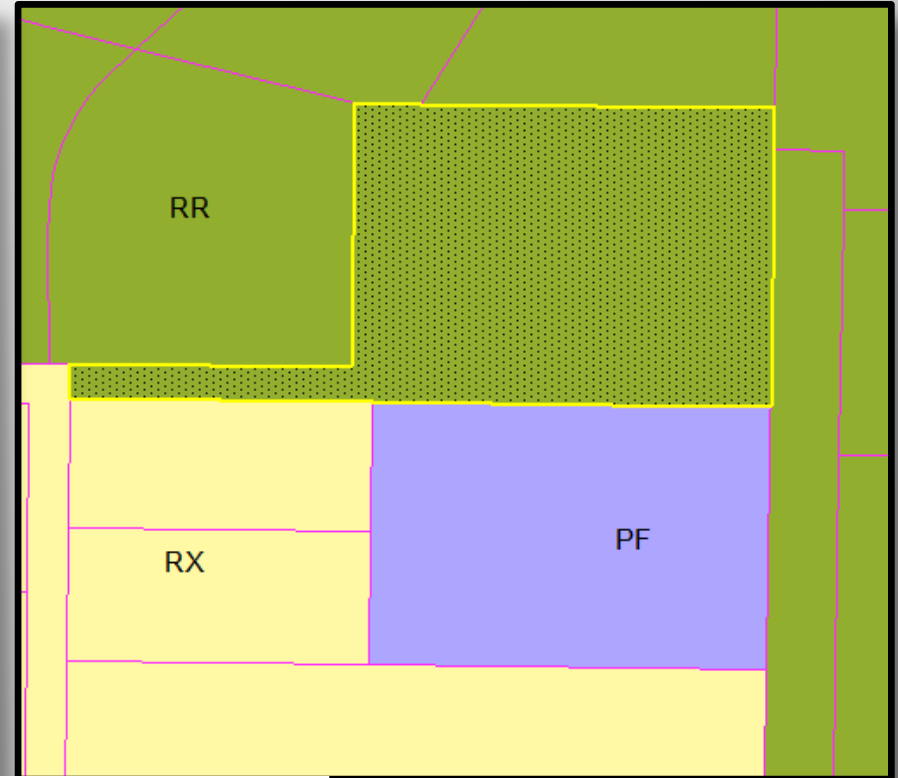
General Plan	
Current: RL	Proposed: CG
Zoning	
Current: RS-5	Proposed: CG

Myrtle town: Commercial General to Public Facility



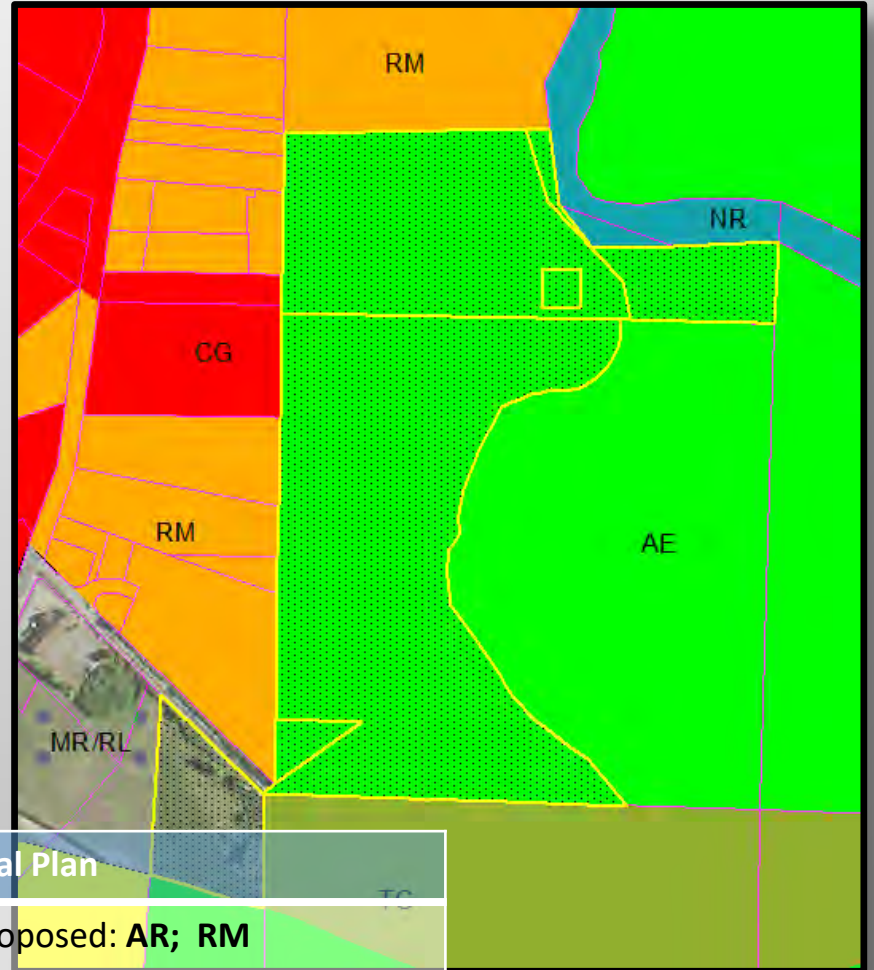
General Plan	
Current: CG	Proposed: PF
Zoning	
Current: CG	Proposed: PF2

Mitchell Heights: Rural Residential to Public Facility



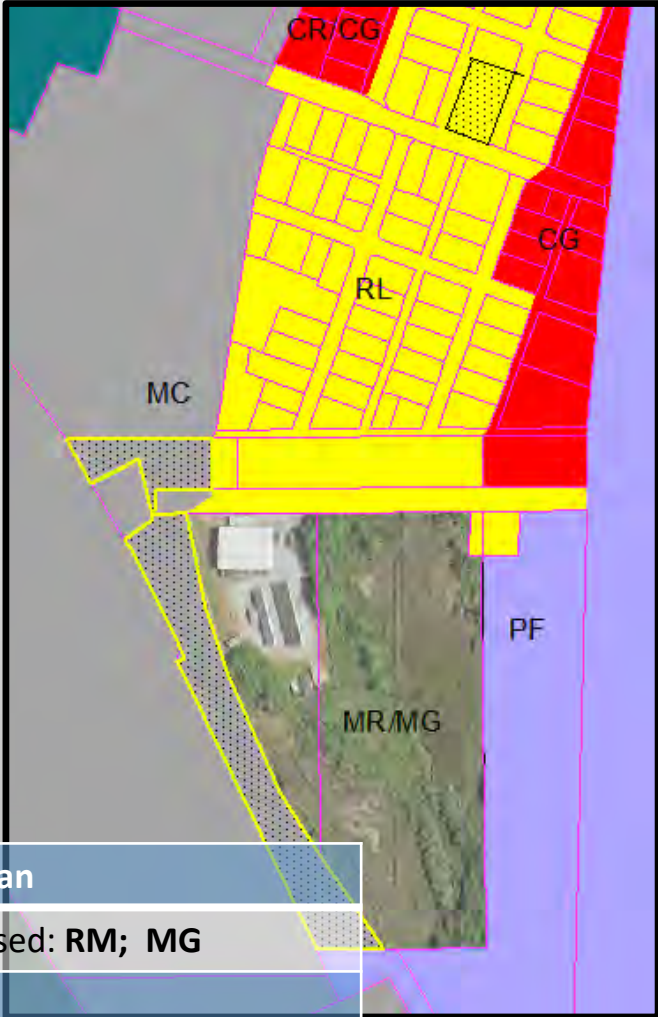
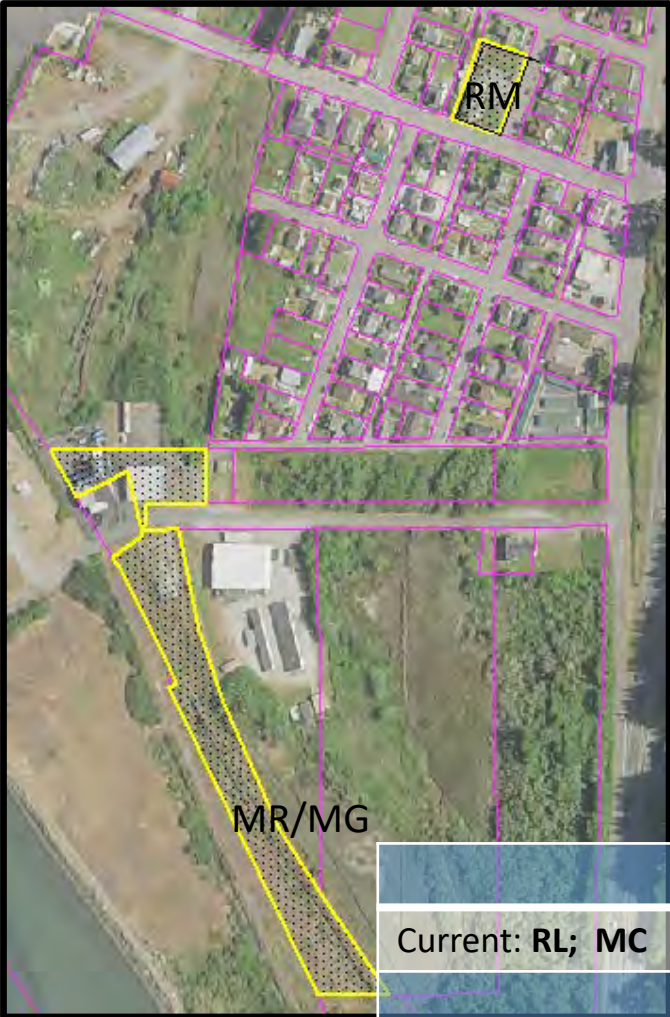
General Plan	
Current: RR	Proposed: PF
Zoning	
Current: CG	Proposed: PF2

Spruce Point: AE to RM & RL to AE



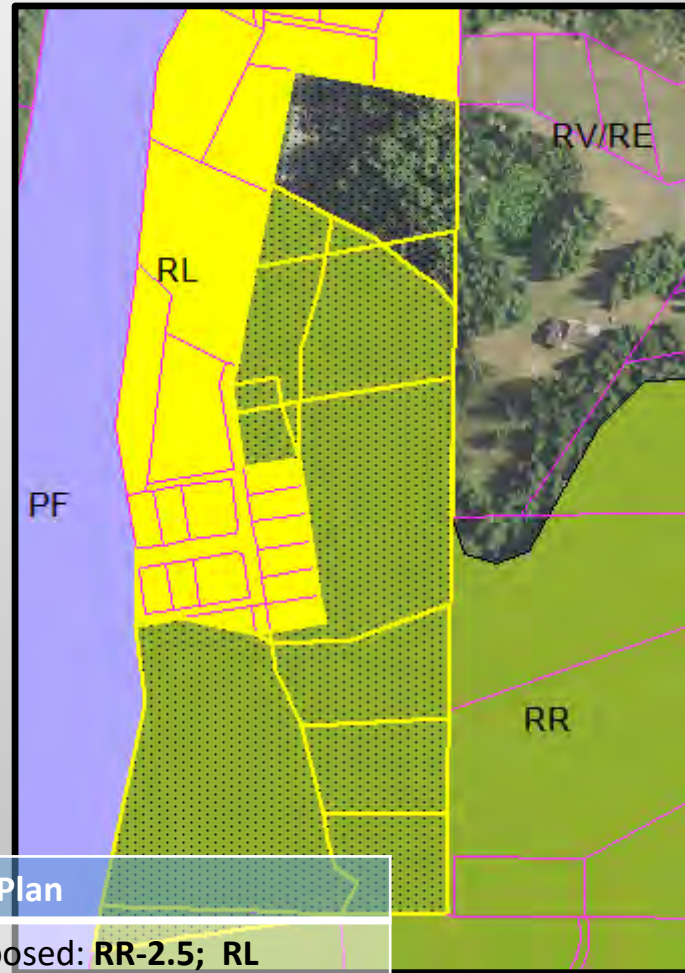
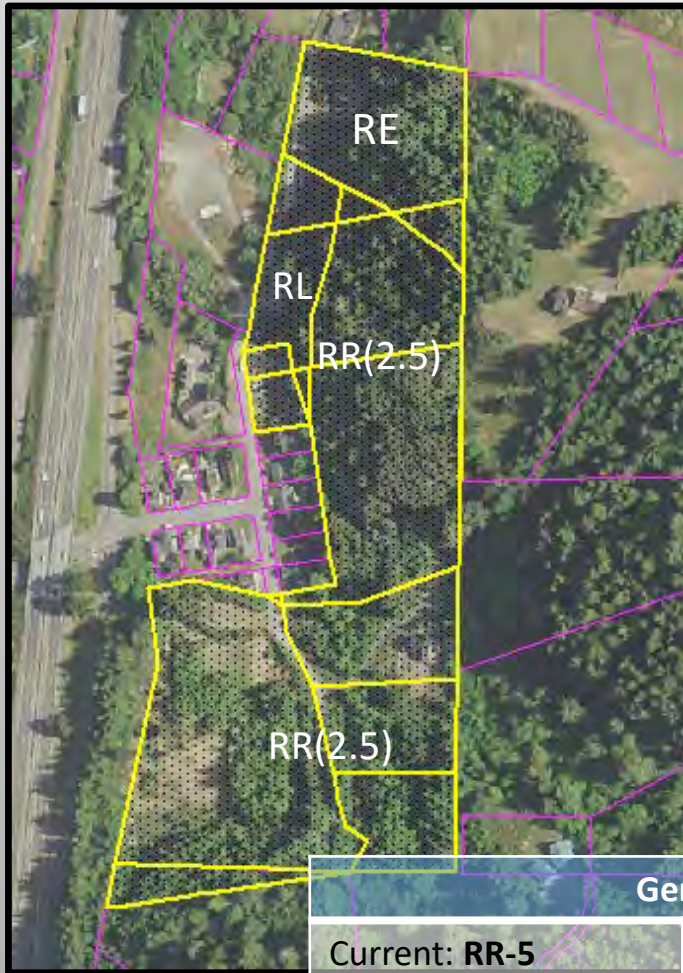
General Plan	
Current: MR/RL; AE	Proposed: AR; RM
Zoning	
Current: RA-5; RA-15	Proposed: AE; RA-15

Fields Landing: MC to MG & RL to RM



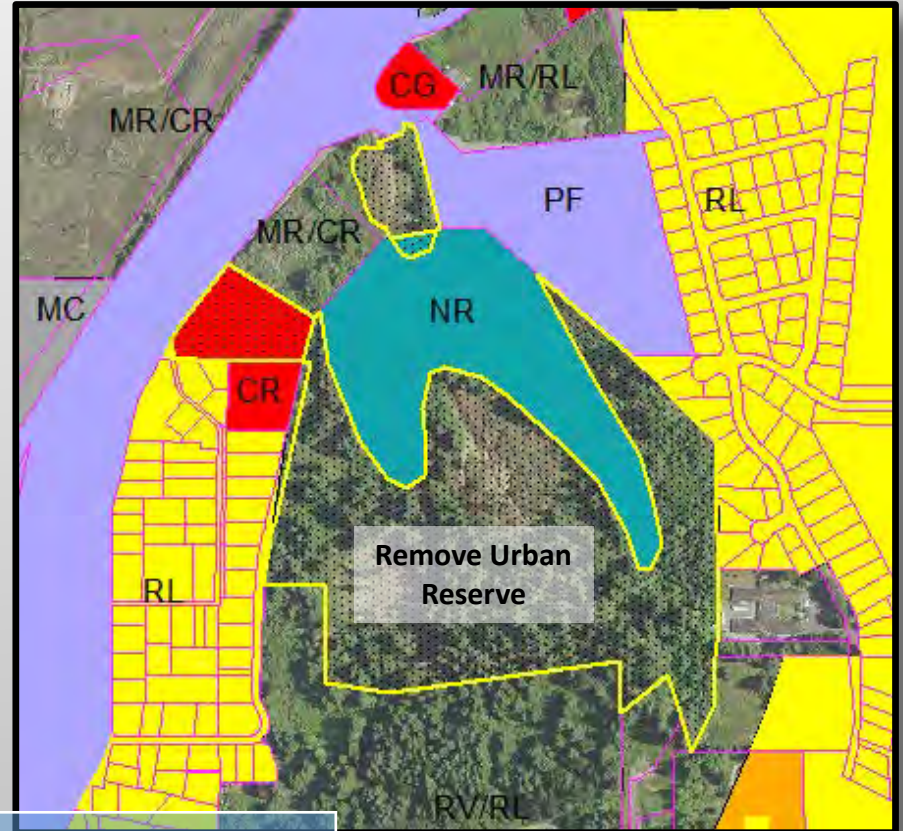
General Plan	
Current: RL; MC	Proposed: RM; MG
Zoning	
Current: RS-5; MC	Proposed: RM-30; MG

Fields Landing: Rural Residential 5 acre to Rural Residential 2.5 acres & RL



General Plan	
Current: RR-5	Proposed: RR-2.5; RL
Zoning	
Current: RA-5	Proposed: RA-2.5; RS-5

Humboldt Hill: Commercial Recreation to Residential Medium Density



General Plan

Current: **CR**

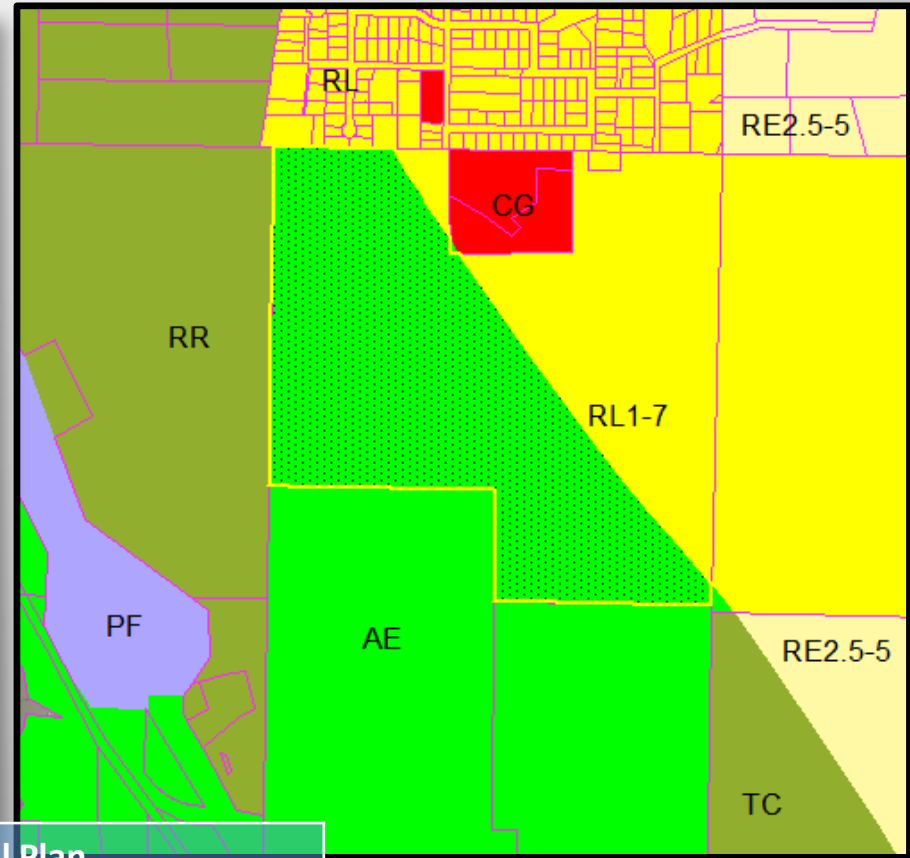
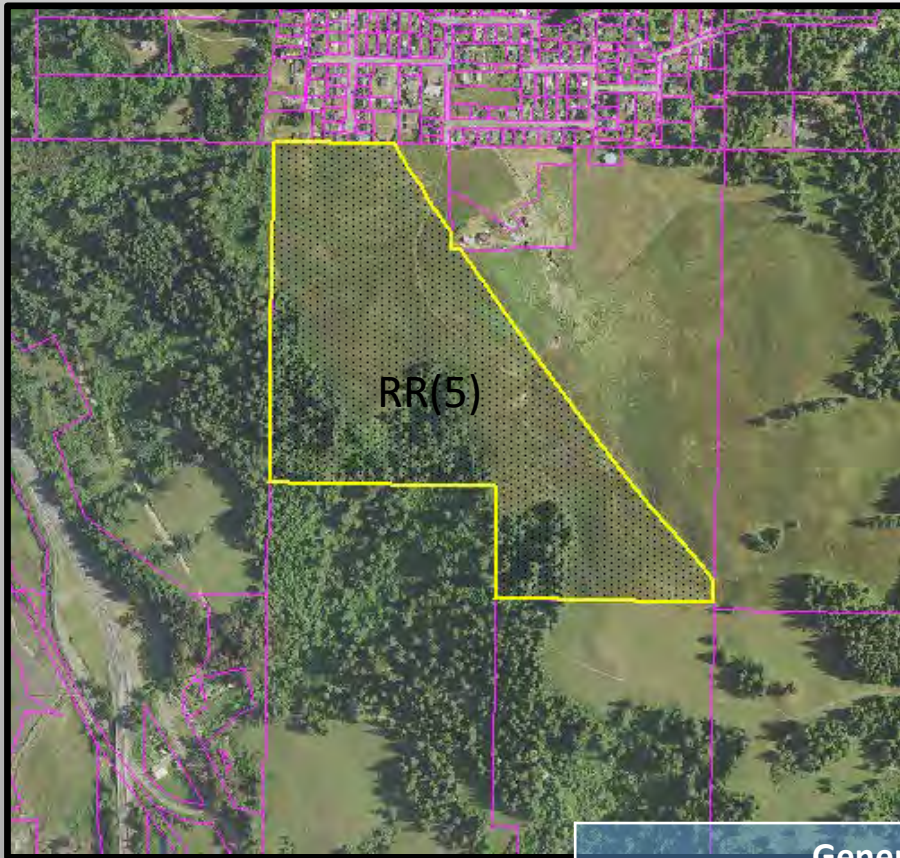
Proposed: **RM**

Zoning

Current: **CG**

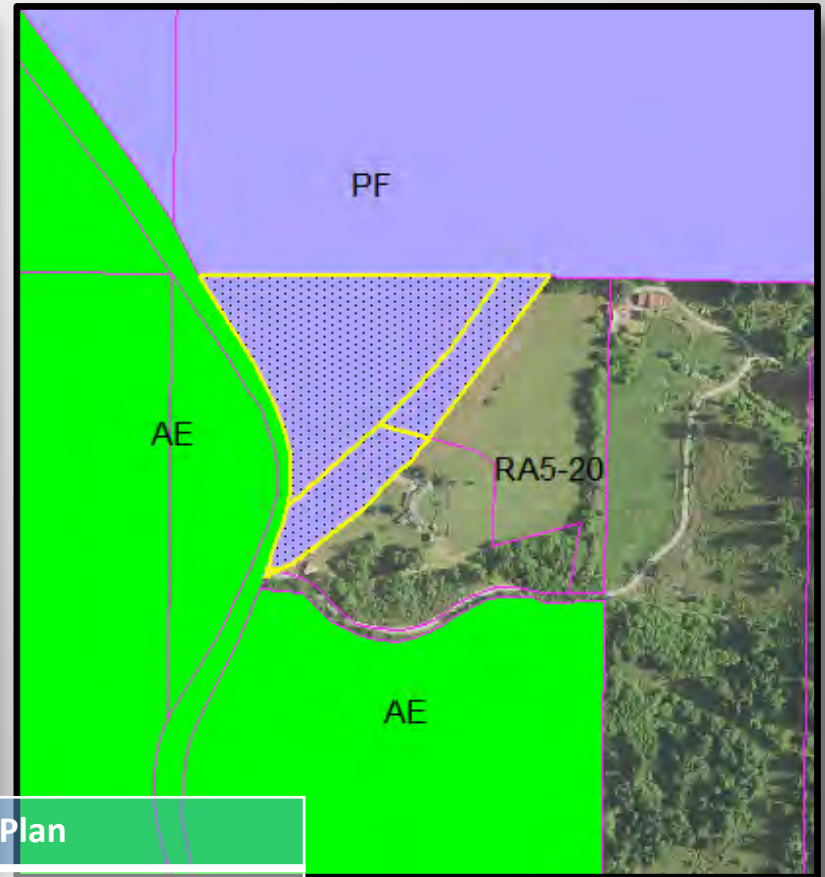
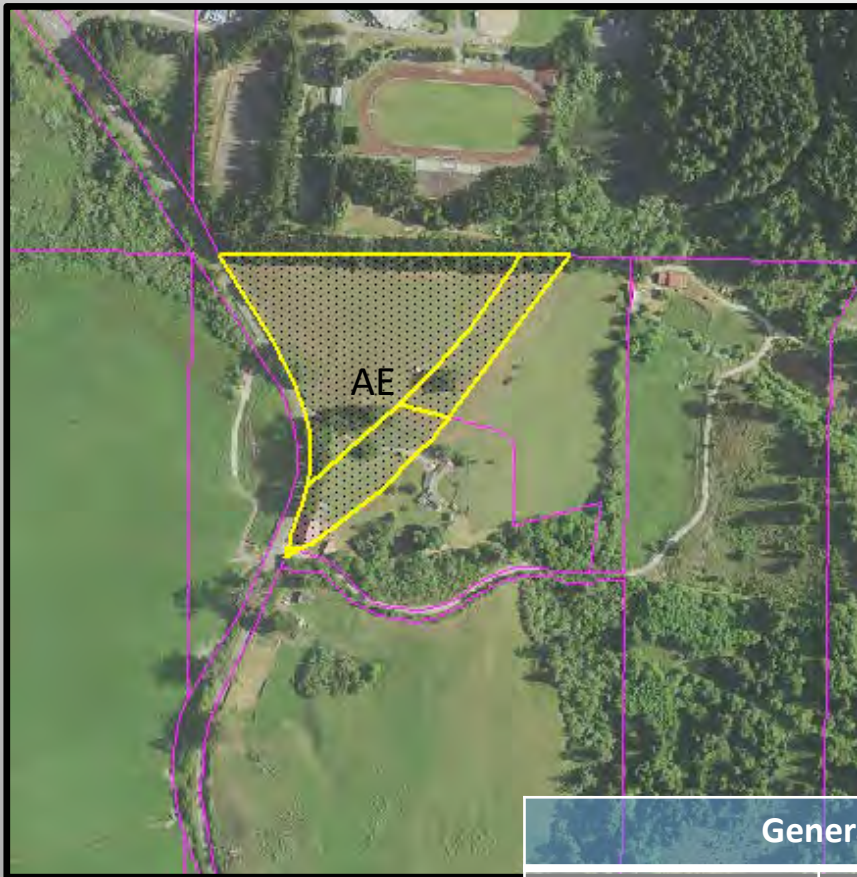
Proposed: **RM-30**

Humboldt Hill: Agricultural Exclusive to Rural Residential



General Plan	
Current: AE	Proposed: RR-5
Zoning	
Current: AE-60	Proposed: RA-5

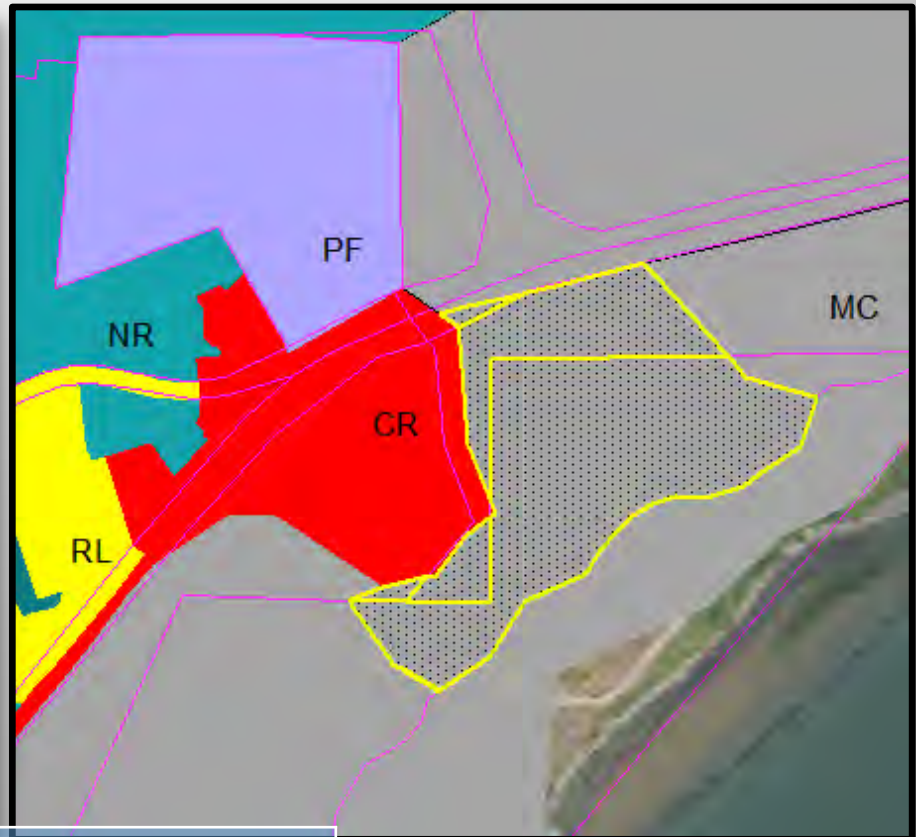
College of the Redwoods Area: Public Facility to Agricultural Exclusive



General Plan	
Current: PF	Proposed: AE
Zoning	
Current: AE-60	Proposed: AE-60

Samoa: Industrial/Coastal Dependent to Commercial Recreation

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General Plan

Current: **MC**

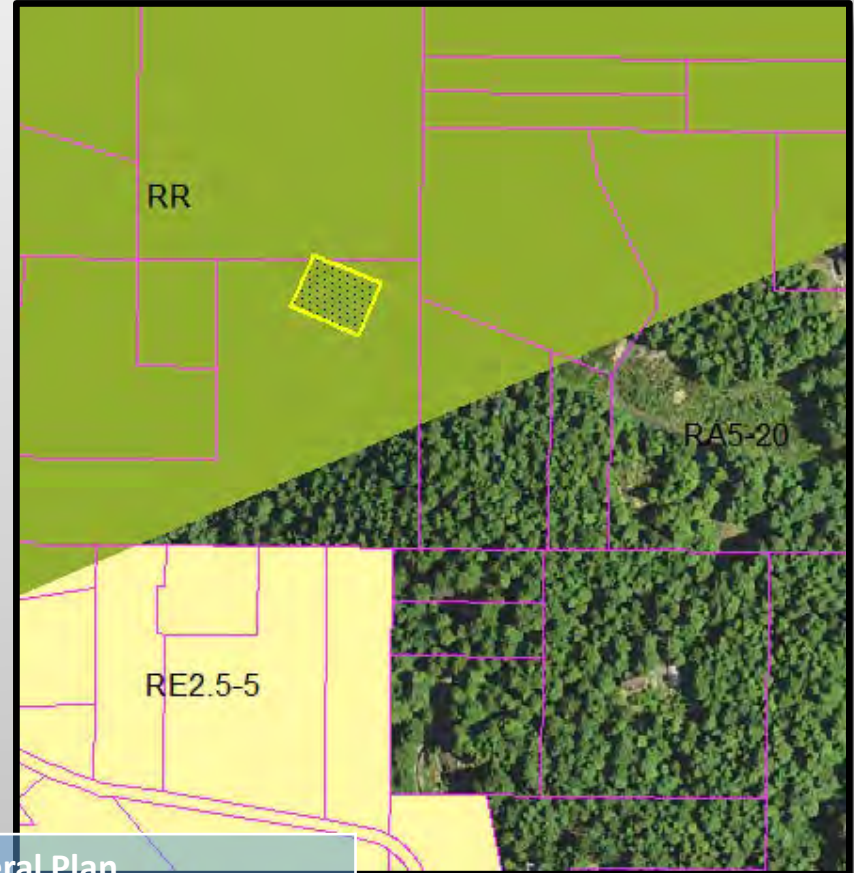
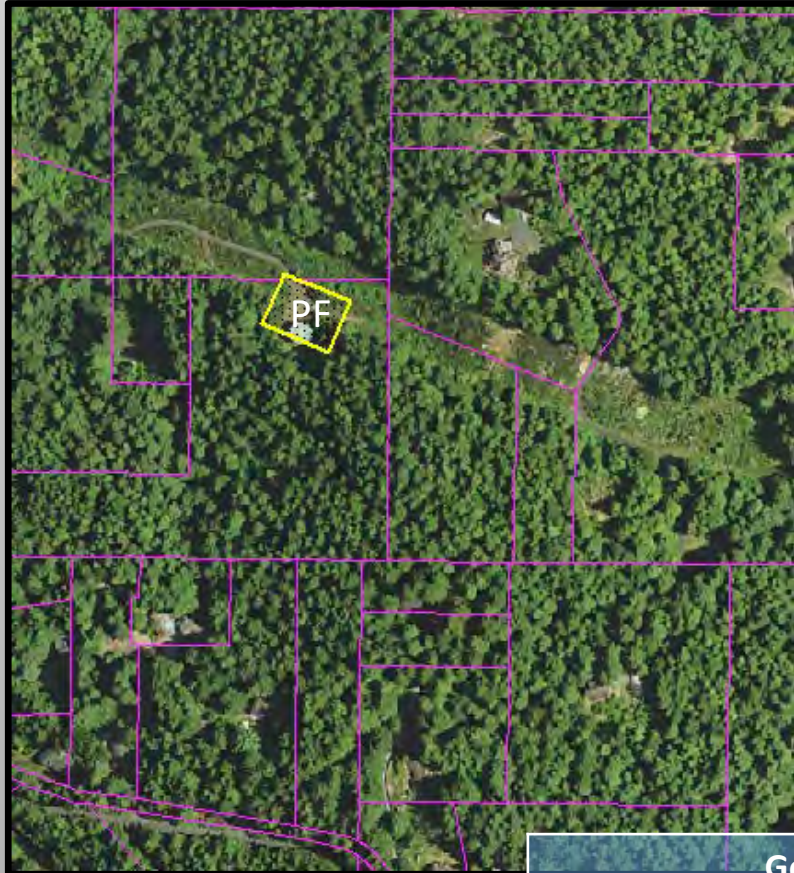
Proposed: **CR**

Zoning

Current: **MC**

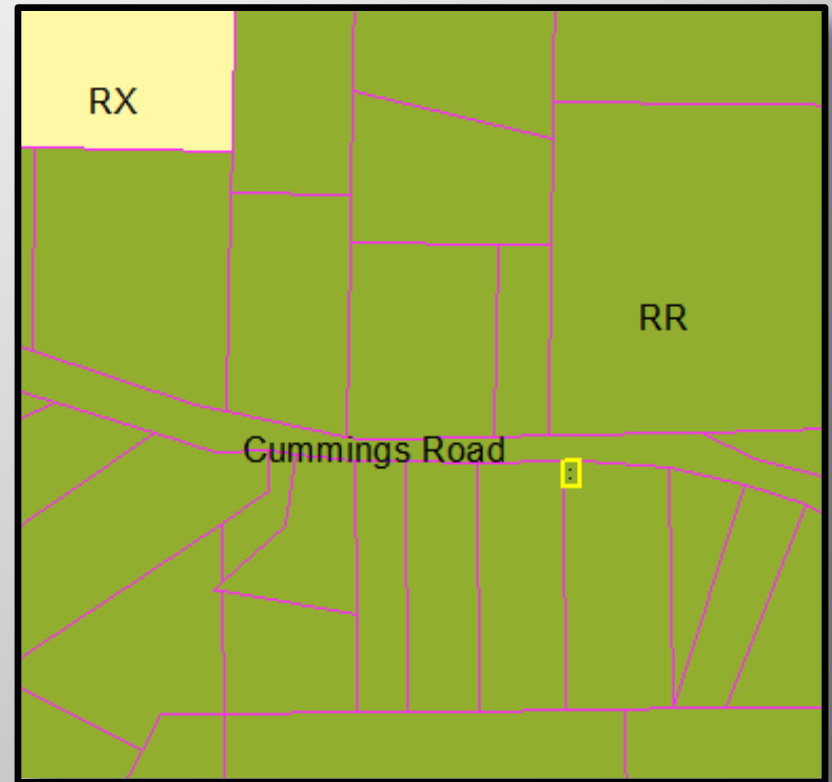
Proposed: **CR**

Mitchell Heights: Rural Residential to Public Facility



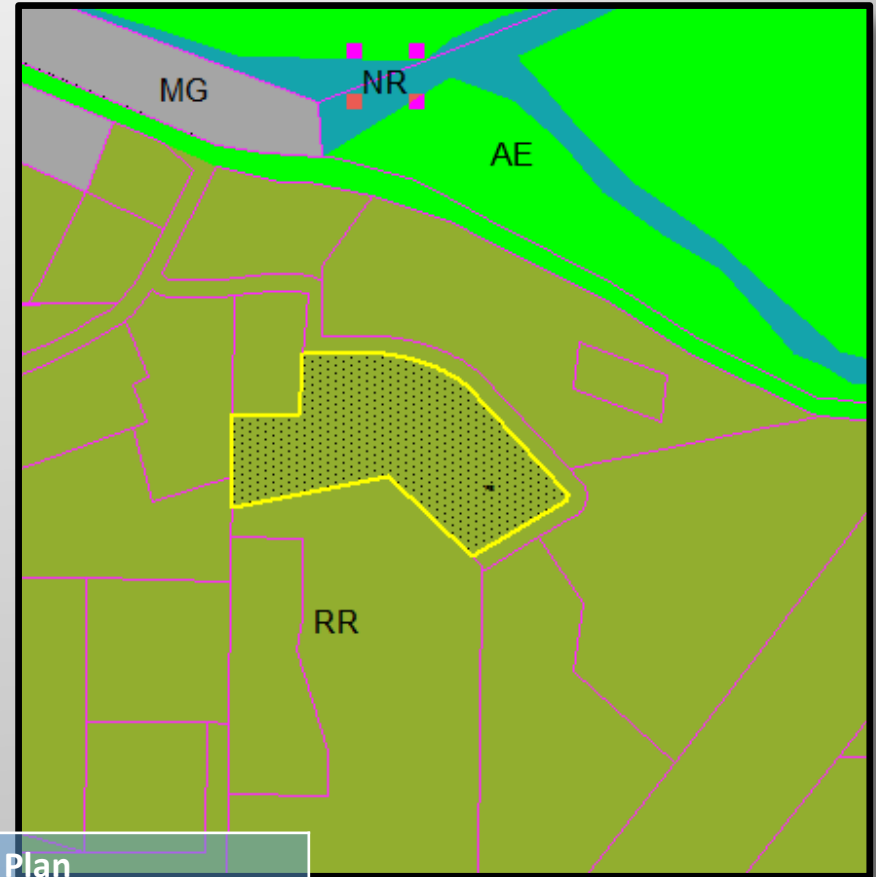
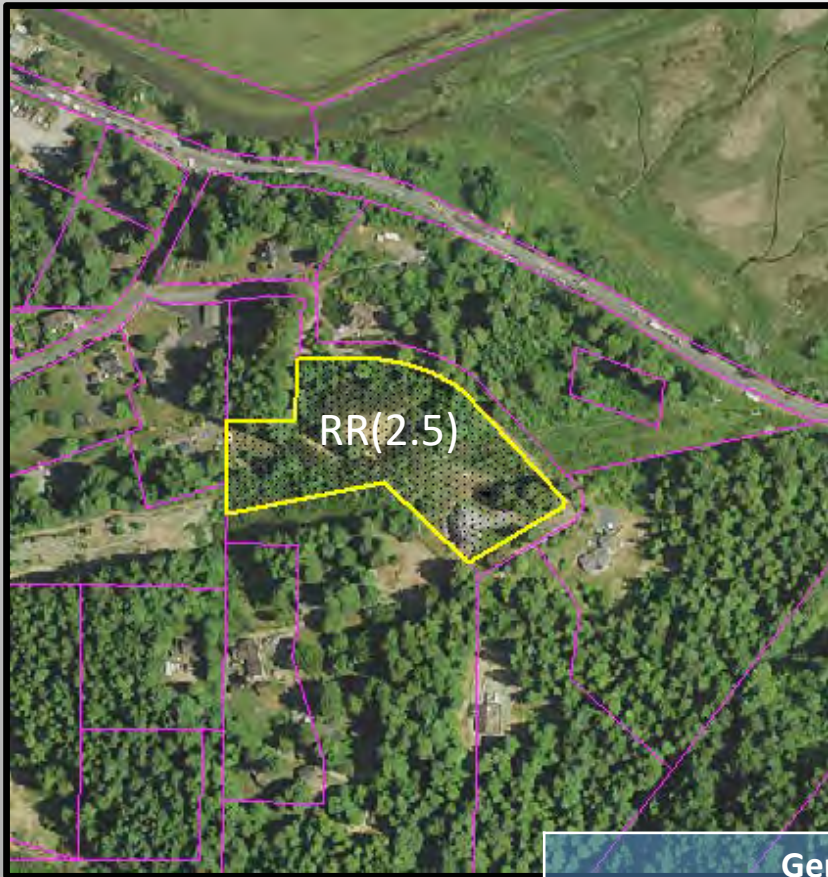
General Plan	
Current: RR-5	Proposed: PF
Zoning	
Current: RA-5	Proposed: PF2

Mitchell Heights: Rural Residential to Public Facility



General Plan	
Current: RR-2.5	Proposed: PF
Zoning	
Current: RA-2.5	Proposed: PF2

Mitchell Heights: Rural Residential 5 to Rural Residential 2.5



General Plan

Current: **RR-5**

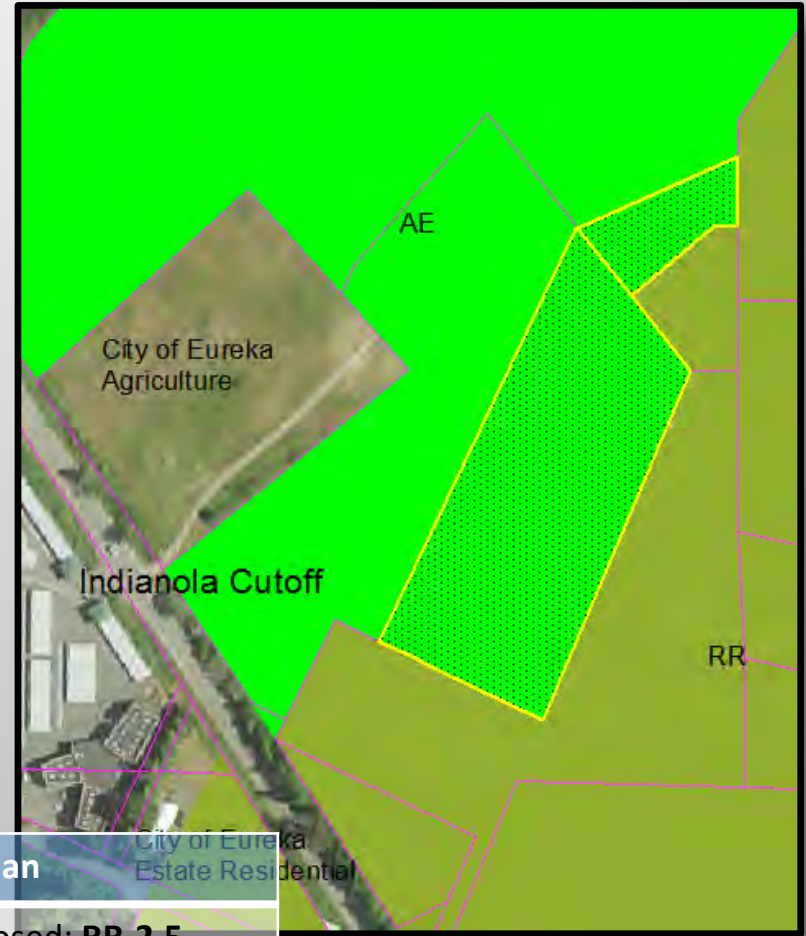
Proposed: **RR-2.5**

Zoning

Current: **RA-5**

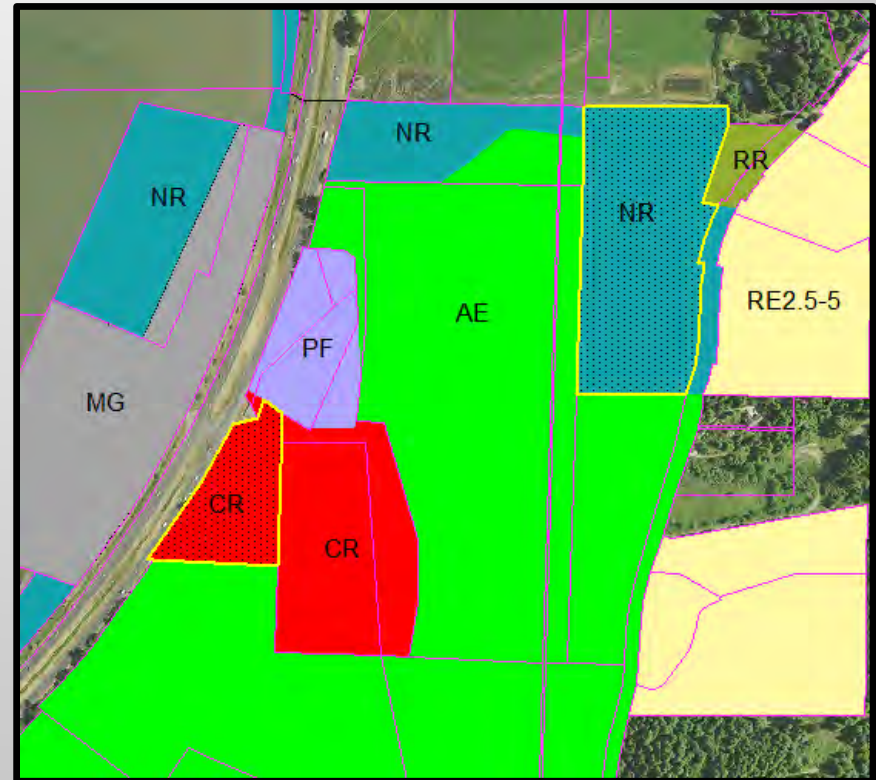
Proposed: **RA-2.5**

Indianola Cutoff: Agricultural Exclusive to Rural Residential 2.5



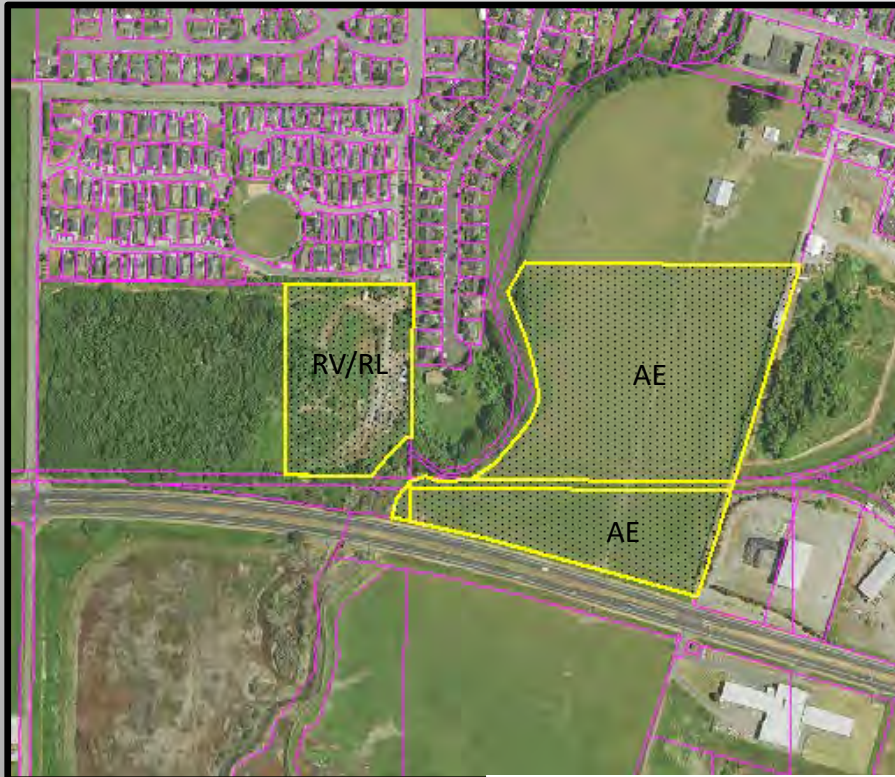
General Plan	
Current: AE	Proposed: RR-2.5
Zoning	
Current: AE-60	Proposed: RA-2.5

Bayside Cutoff: CR and NR to CG and AE



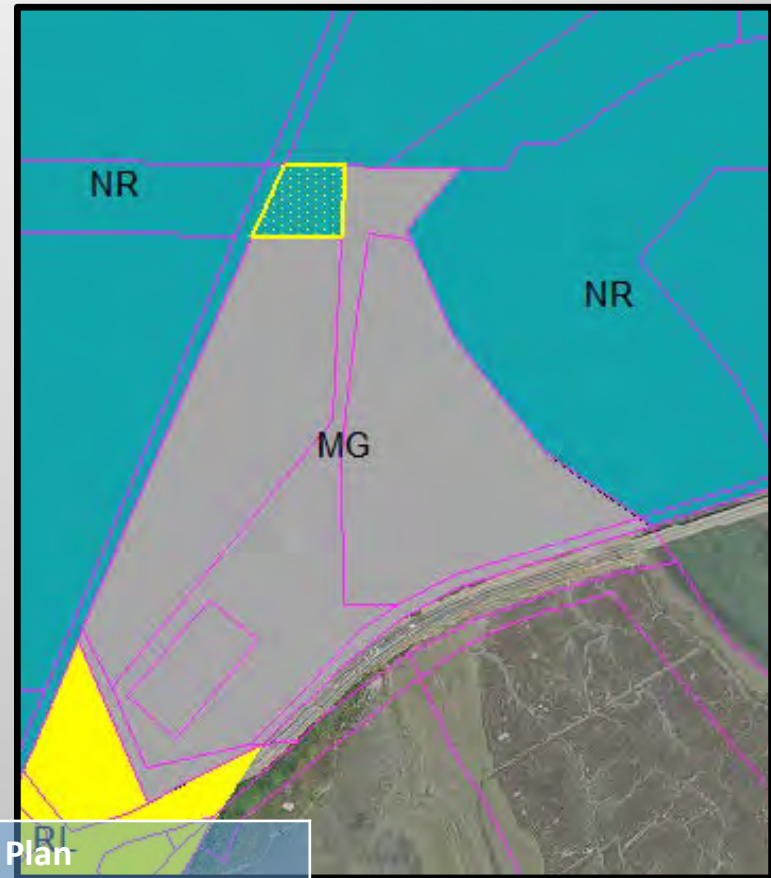
General Plan	
Current: CR; NR	Proposed: CG; AE
Zoning	
Current: CR; NR	Proposed: CG; AE-60

Samoa Boulevard: Industrial to Residential & Residential/Low Density to Agricultural



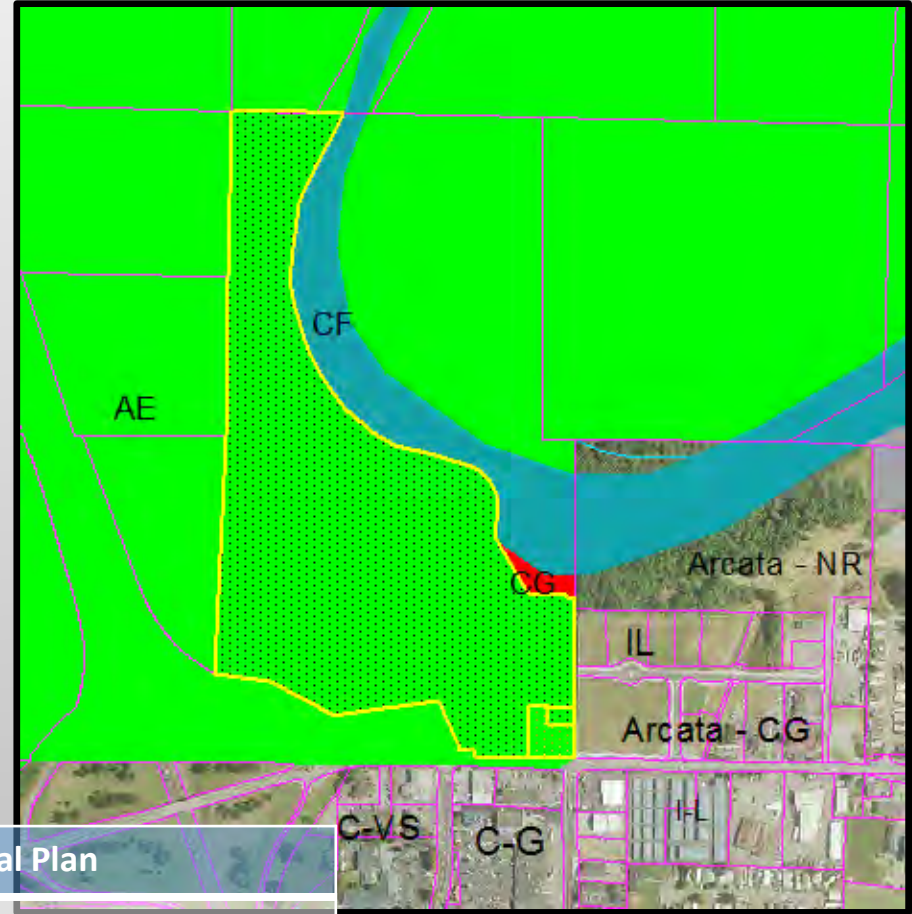
General Plan	
Current: MG; RV/RL	Proposed: RV/RL; AE
Zoning	
Current: MG; RS-5	Proposed: RS-5; AE-60

Manila: Natural Resources to Industrial General



General Plan	
Current: NR	Proposed: MG
Zoning	
Current: NR	Proposed: MG

Giuntoli Lane: Agricultural Exclusive to Commercial General



General Plan

Current: **AE**

Proposed: **CG**

Zoning

Current: **AE-60**

Proposed: **CG**

South Spit: Commercial Recreation to Public Recreation

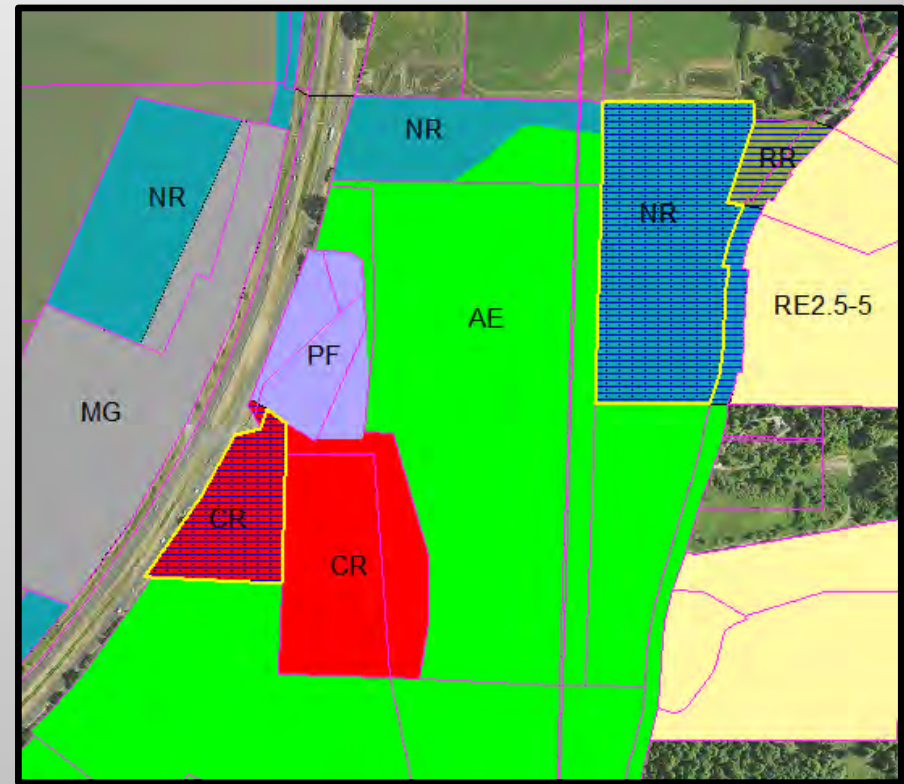
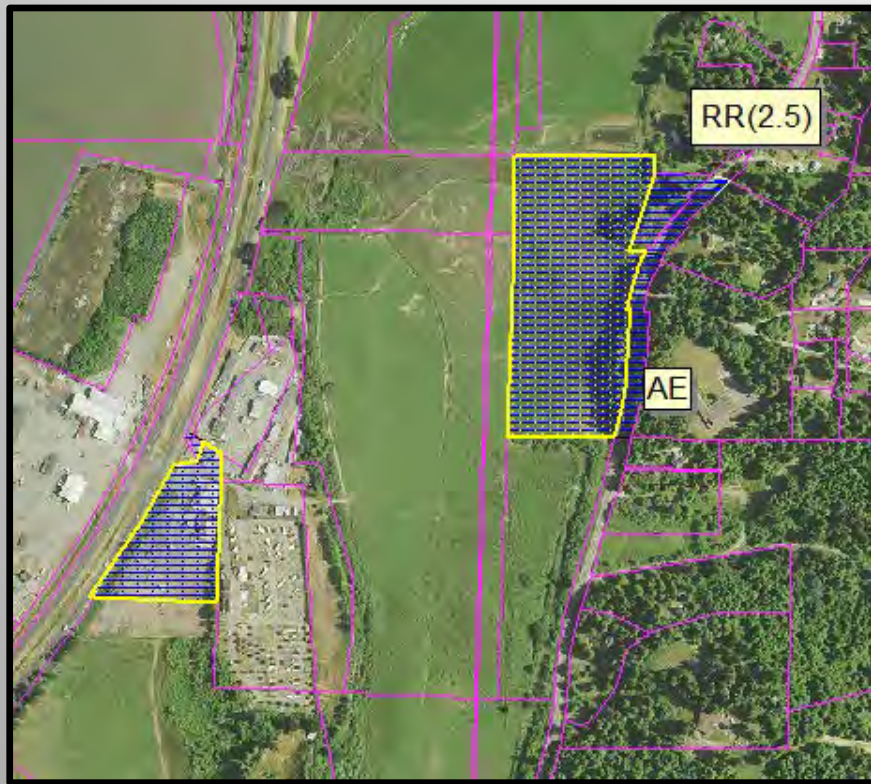


General Plan	
Current: CR	Proposed: PR

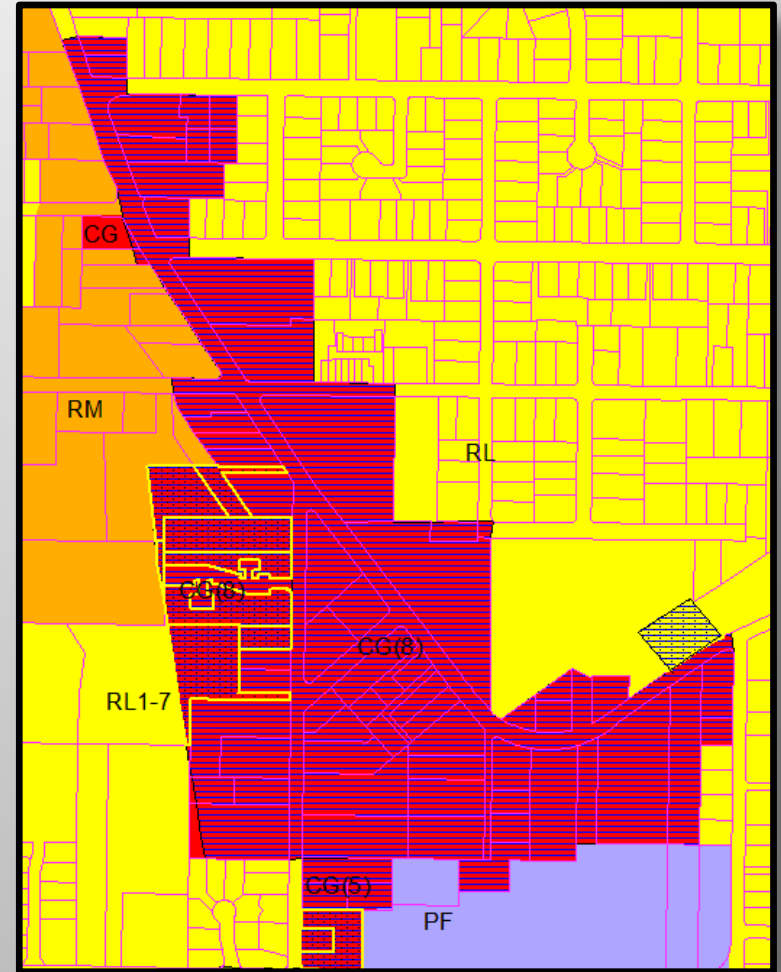
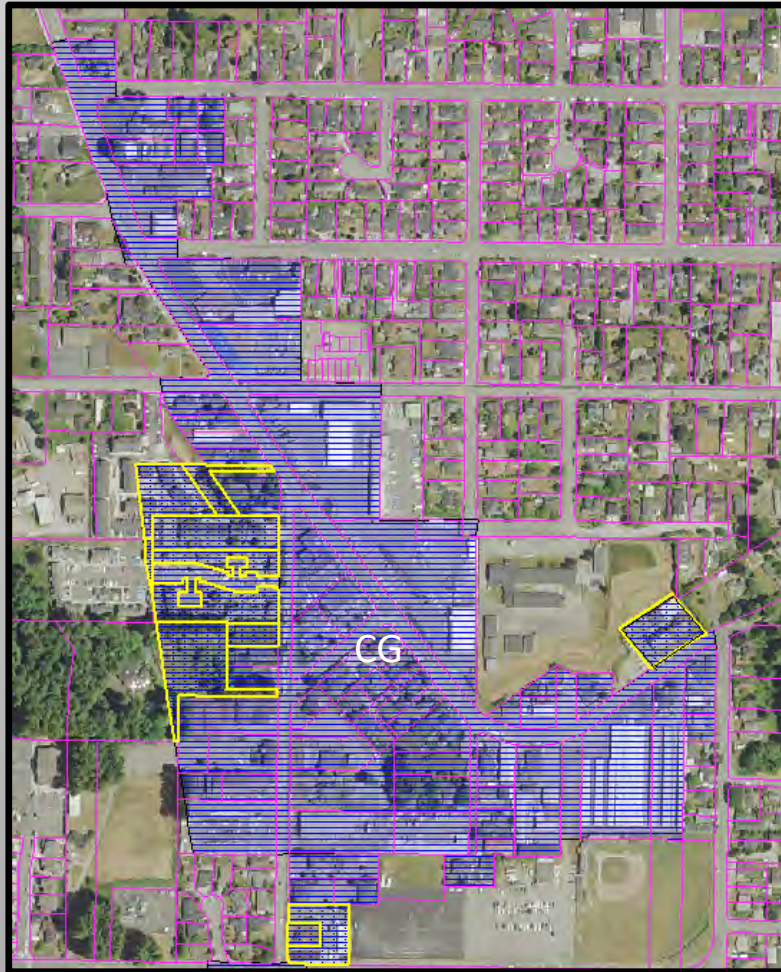
Zoning	
Current: CR	Proposed: PR

Bayside Cutoff: Apply Rural Residential Density Based on Zoning

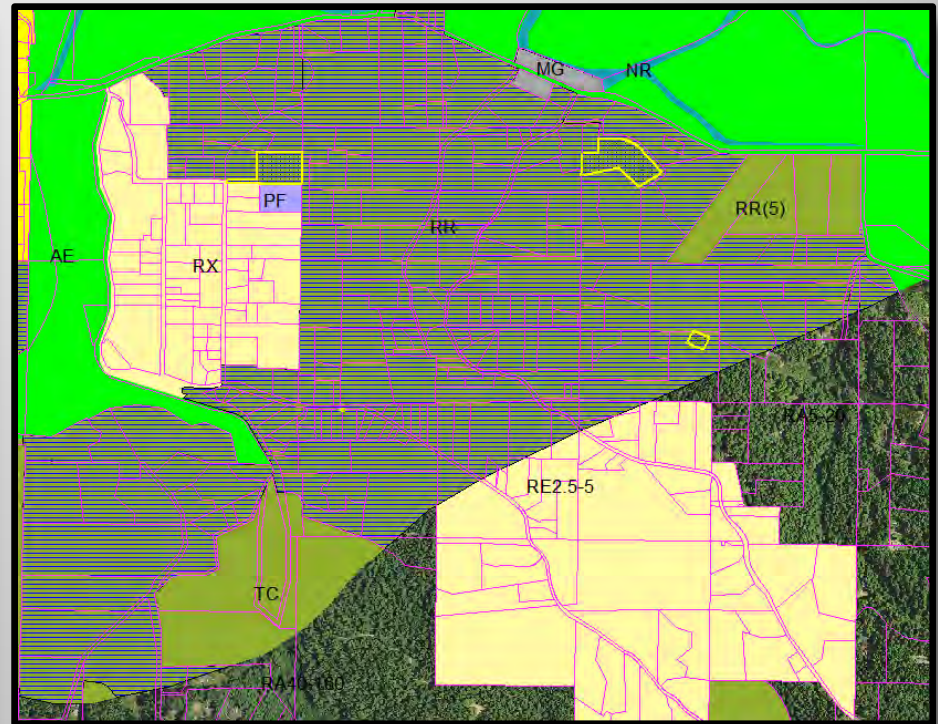
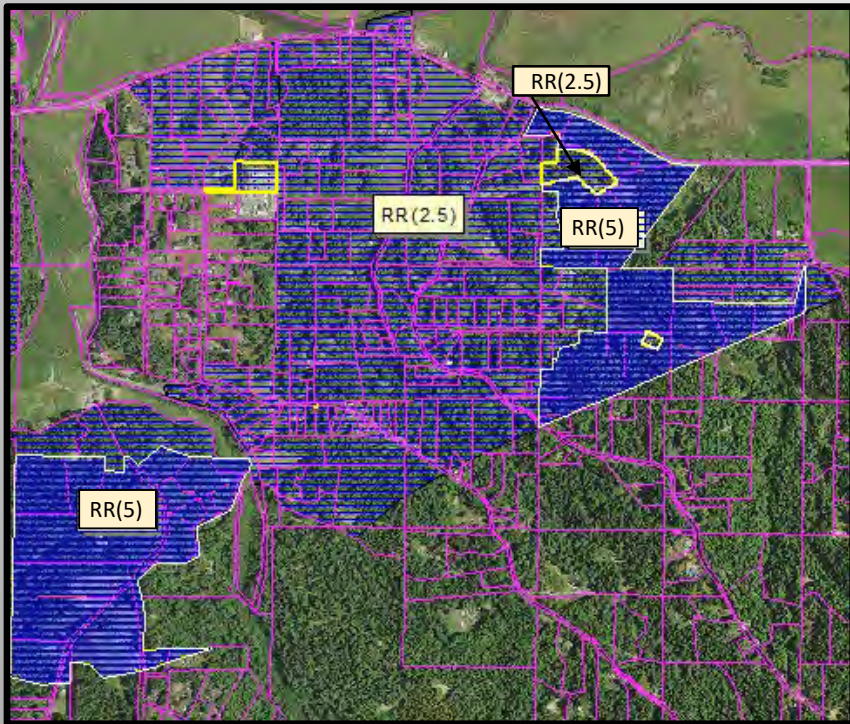
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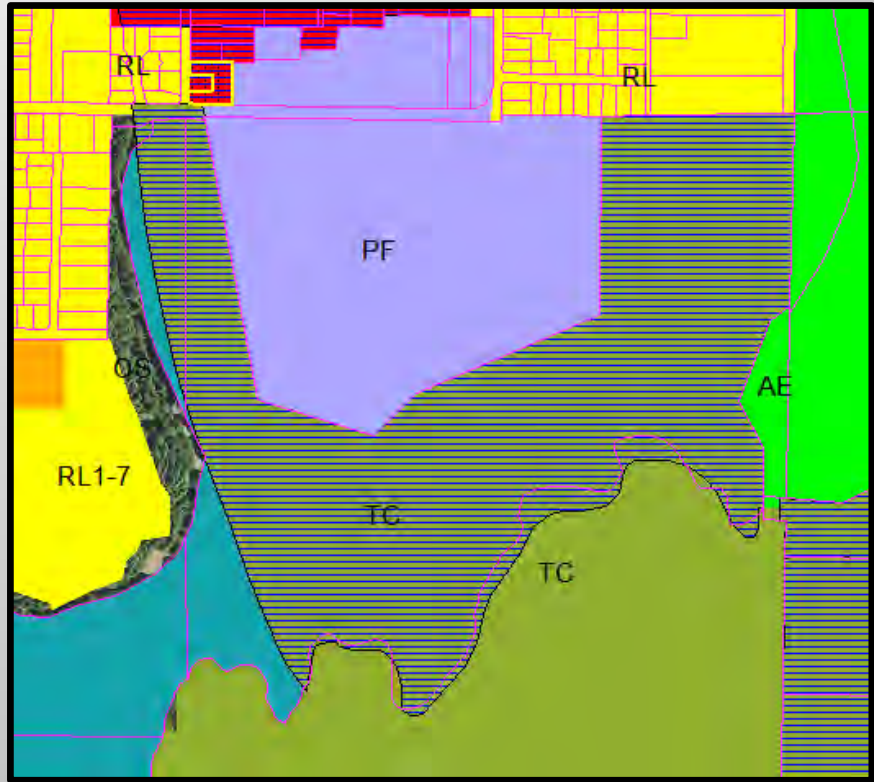
Myrtlewood: Correct Commercial General Labelling Error



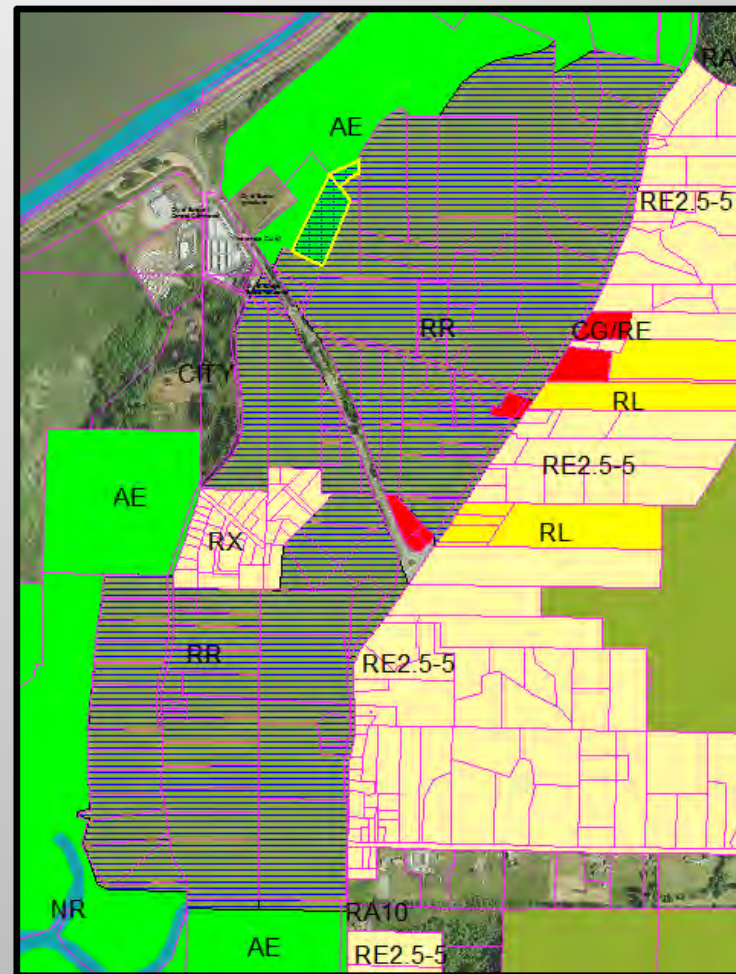
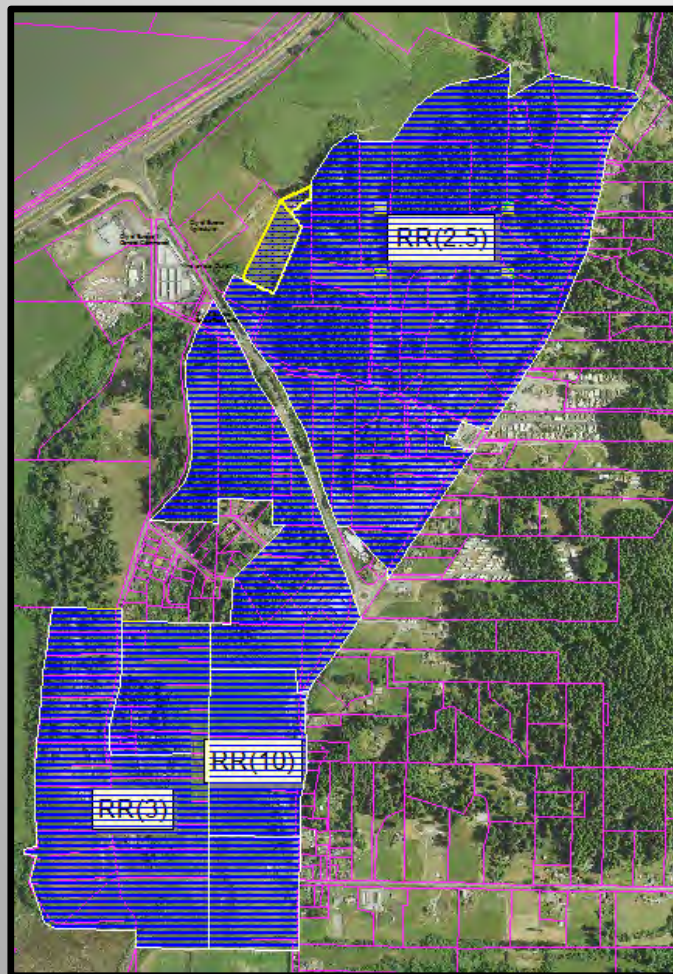
Mitchell Heights: Apply Rural Residential²⁴ Density Based on Zoning



Cutten: Coastal Commercial Timberland to Public Recreation

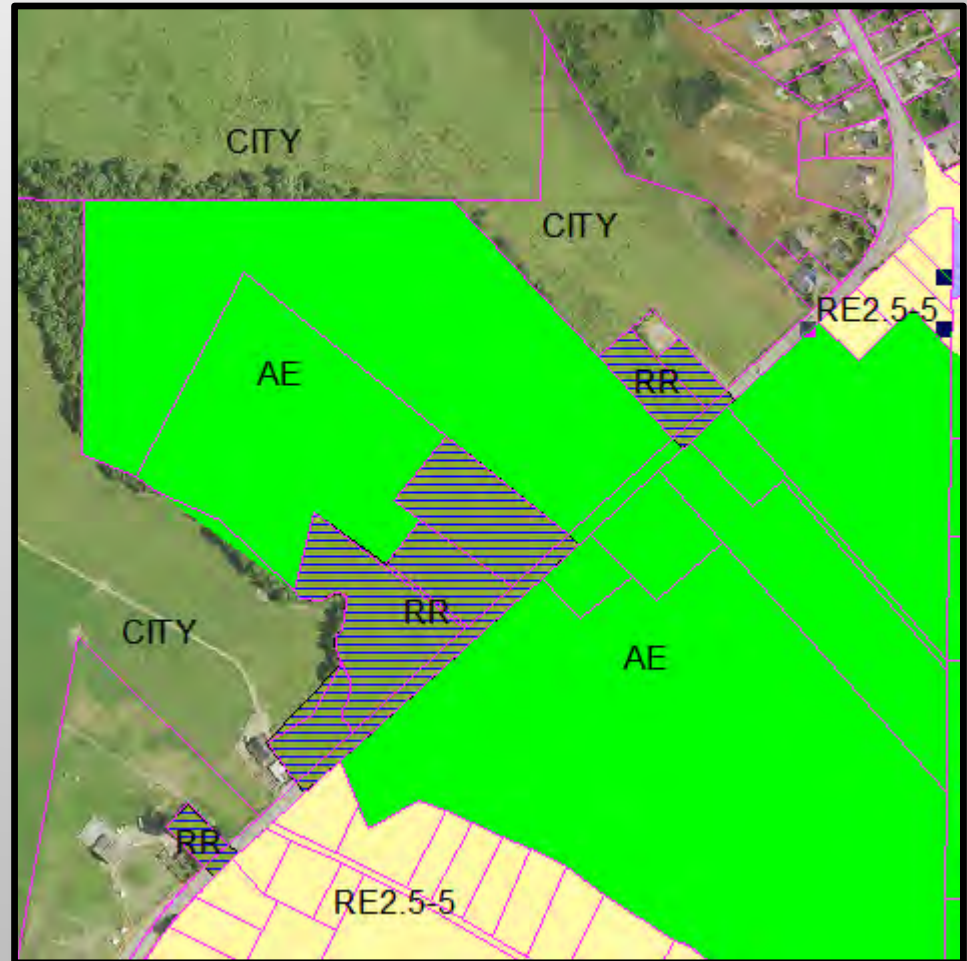


Indianola: Apply Rural Residential Density²⁶ Based on Zoning

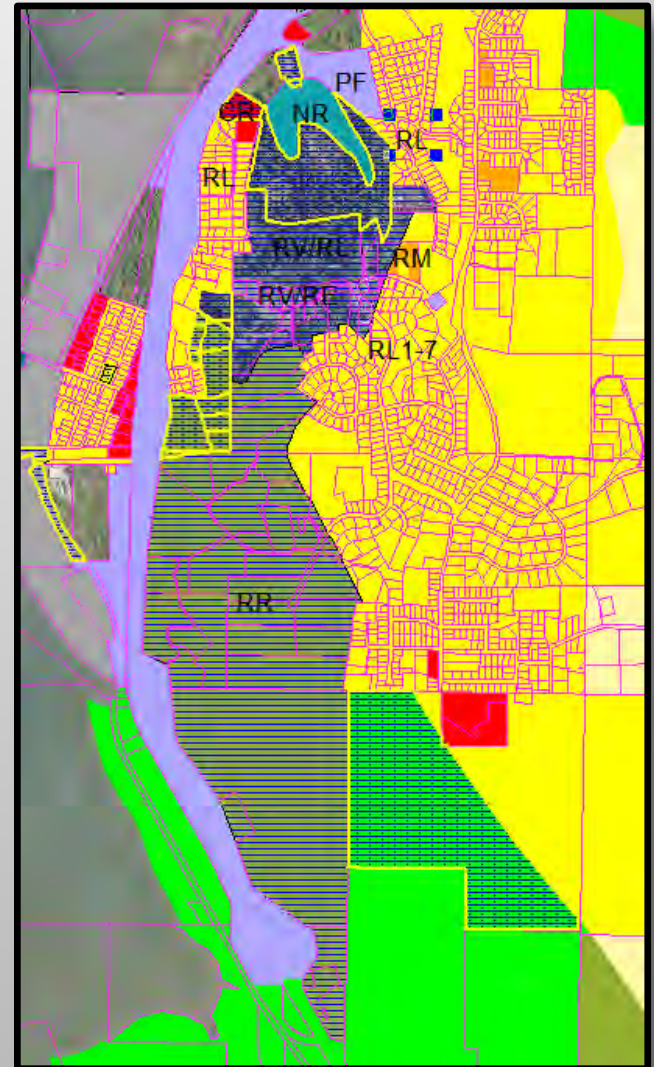
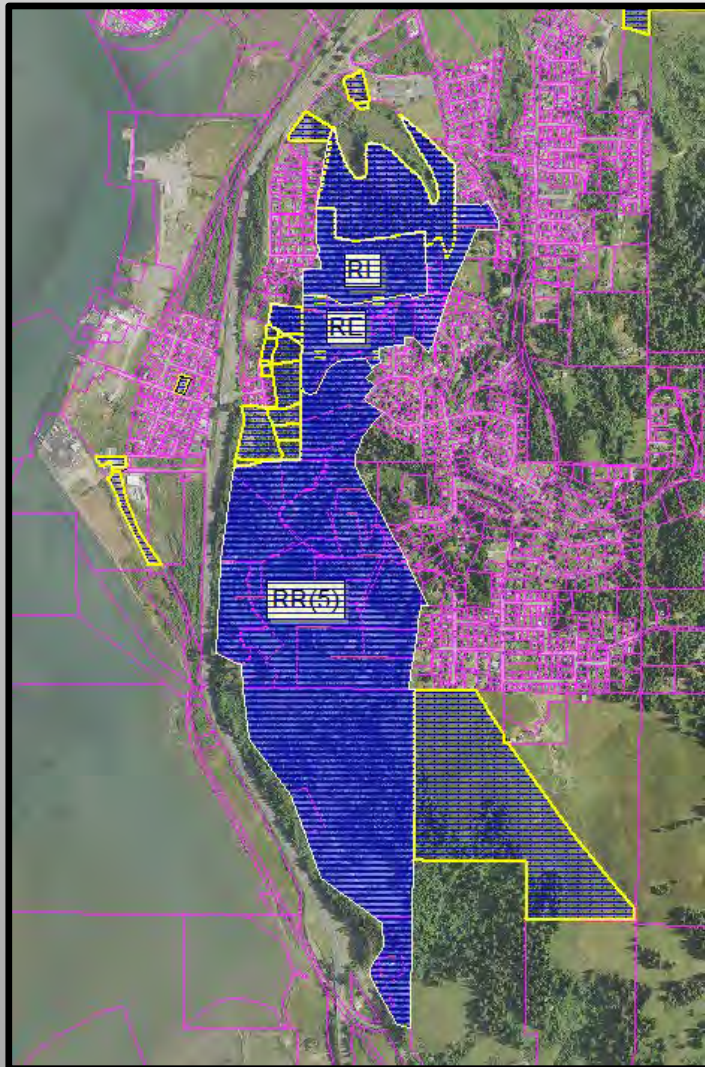


Jacoby Creek: Apply Rural Residential Density Based on Zoning

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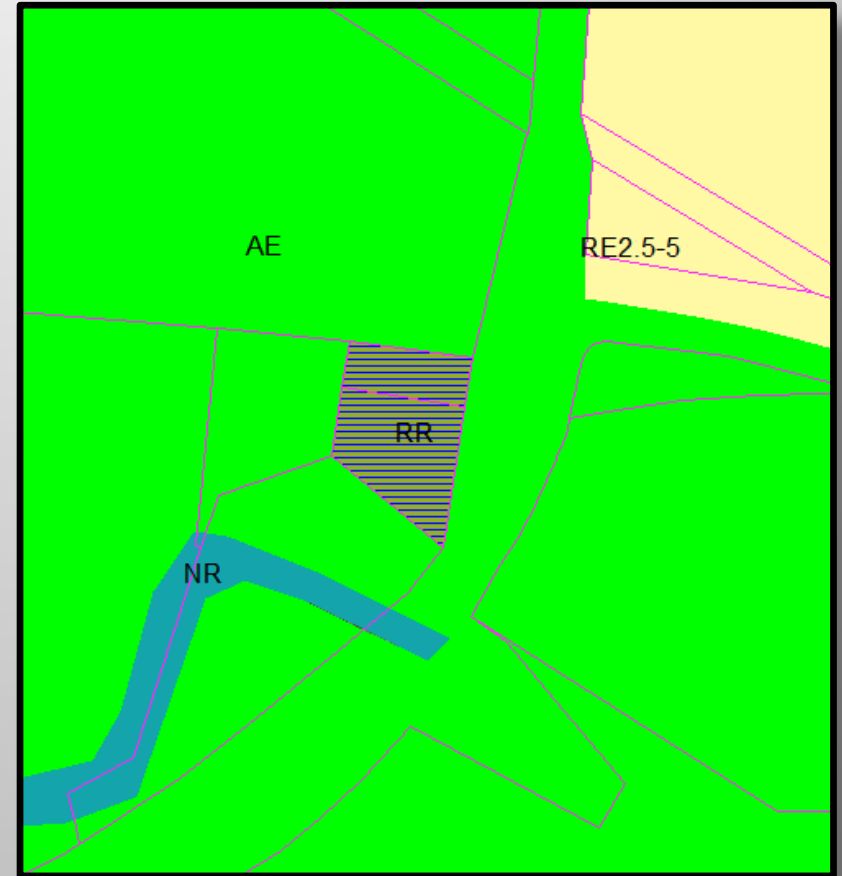


Fields Landing: Apply Rural Residential Density Based on Zoning & Urban Reserve



Three Corners: Apply Rural Residential Density Based on Zoning

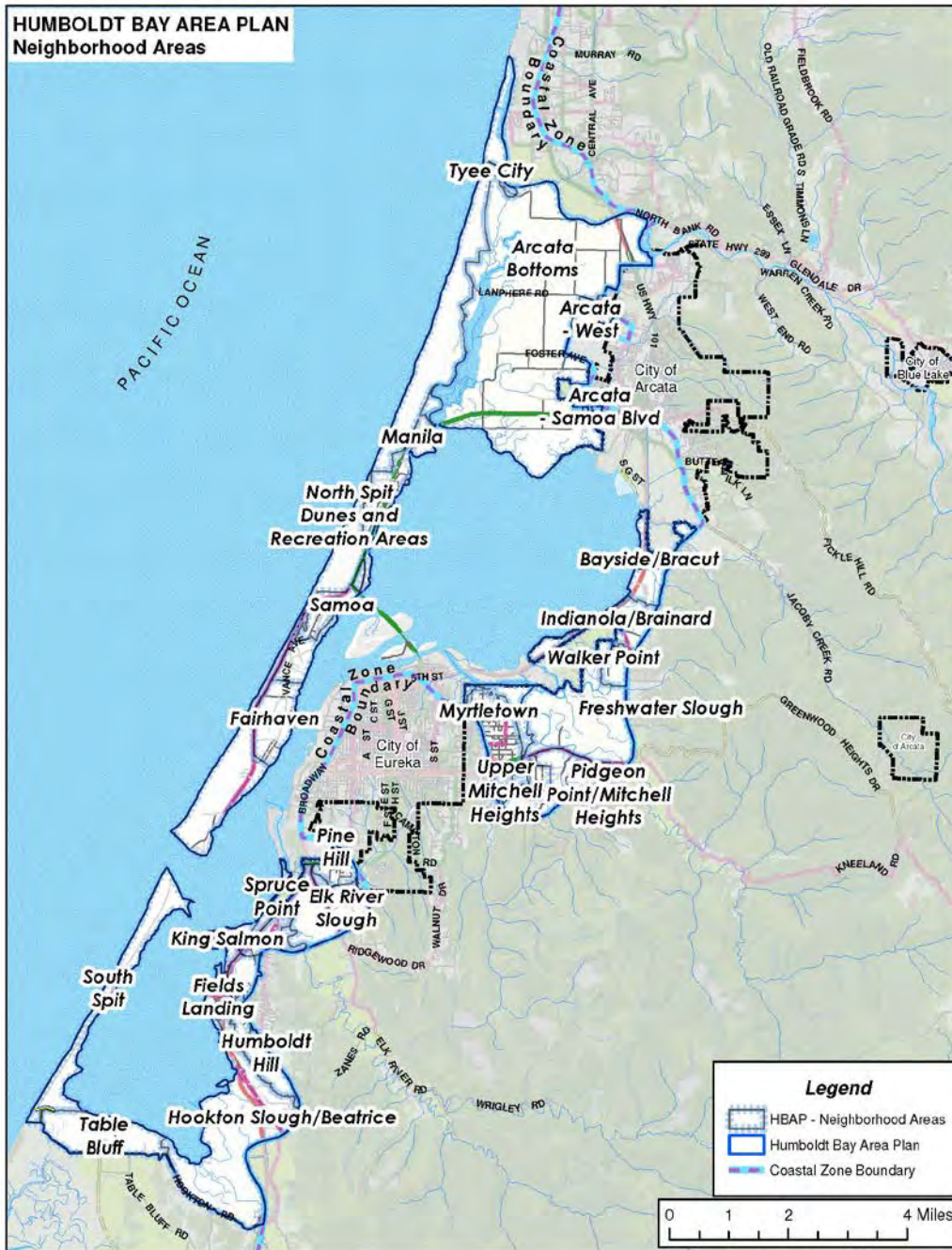
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Substantive HBAP Policy and Mapping Edits

- **Addition of policies, and potentially overlay zones, addressing sea level rise and tsunami safety**
- **Encourage use of dredge spoils disposal alternatives for the purpose of protection against the impacts of sea level rise**
- **Addition of uses allowed under the Industrial General land use designation within the Industrial/Coastal-Dependent land use designation**
- **Possible change in land use for some Industrial/Coastal-Dependent properties**
- **Extension of wastewater infrastructure to serve industrial development and currently existing structures, with a land use and zoning restrictions to prohibit connection for residential properties**
- **Creation of water service areas consistent with CSD boundaries outside the urban limit line**

HUMBOLDT BAY AREA PLAN
Neighborhood Areas



Substantive HBAP Policy and Mapping Edits

- Mapping of communities and neighborhoods in the HBAP area

Other HBAP Edits

- **Update background information and policies to reflect current conditions**
- **Provide clarification and improve usability**
- **Provide consistency with existing laws and regulations**
- **Grammatical**
- **Error corrections**
- **Reformatting**

Questions and Discussion

Humboldt Bay Area Plan Update webpage:

<https://humboldt.gov/1678/Local-Coastal-Plan-Update>

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