4 Land Use and Development

The heart of a General Plan is land use. Understanding how land use has changed in the County since the current General Plan was prepared in the mid-1980s is an essential first step in the update process. The County's urbanized areas, as well as rural communities and rural lands, have been shaped by subdivisions of land for housing and for rural residential land uses and by commercial and industrial development. In some cases, recent development has reinforced historic settlement patterns, while in others, there has been a shift from historic trends, such as the conversion of resource lands to rural residential uses.

There were many land use and development issues identified during Phase I of the General Plan Update. As summarized in the Critical Choices Report, these issues include:

- Where should growth be distributed in the County?
- 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?
- 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?"
- How to enhance the quality of life in rural small towns through land use policies and the provision of services?
- How to plan for the interface between rural communities and surrounding resource lands?
- What Plan policies would support growth in industrial development consistent with community and environmental goals and Prosperity!
- Is there an adequate supply of industrial/commercial parcels? Should the inventory be increased on existing parcels; for example, brownfields be redeveloped?
- How can the needs of new industries relying on telecommunications be addressed?
- 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?
- What are reasonable standards to minimize land use conflicts? Which standards should apply to existing development?

This chapter begins by summarizing land use characteristics on a countywide scale and in the individual Community Planning Areas and Coastal Zone Plan Areas. The quantity, location, and types of vacant land are defined. Development trends and subdivision patterns then are addressed, and the amount of land that is committed for development is summarized. Then, using growth projections presented in prior chapters, future land demand is quantified. These calculations provide a basis for addressing where growth can be accommodated, given existing

land use designations, proximity to services and urban areas, and the location of agricultural and timber lands. The analysis is focused on the unincorporated portion of the county, as the County General Plan addresses only unincorporated lands.

4.1 EXISTING LAND USE

With 3,570 square miles of land, Humboldt County is the 14th largest county in California. However, nearly 34 percent of the county is either in public ownership or tribal lands. Incorporated cities occupy 23,011 acres or just about 1 percent of the total land area. The National Forests, National Parks, and public land controlled by the Bureau of Land Management total 571,200 acres, and the State Parks System includes 72,200 acres. The Yurok and Hoopa tribal lands total 127,512 acres, or 5.6 percent of the total land area in the county.

Historically, development in Humboldt County has concentrated around the north-south transportation corridor of U.S. Highway 101. Figure 4-1a shows generalized existing land use countywide, as well as Community Planning Area boundaries. Figures 4-1b and 4-1c include detailed land use within each of the Community Planning Areas (CPAs) and Coastal Zone Plan Areas. Land use statistics for residential and non-residential land countywide and within the community planning areas are summarized in the following tables. Existing land use is not the same as "planned" land use under the current General Plan, which is shown in the map series in Chapter 6, Summary of Opportunities and Constraints. Existing land use reflects the type of development or use that currently occurs on the property, as indicated by County Assessor information.

Timberland and agriculture account for the majority (60.2 percent) of the County's rural land uses (see Table 4-1). A total of 1,020,891 acres are within Timberland Production Zones (TPZ)[1]. Open space and parks occupy nearly 582,900 acres, representing 25.7 percent, and all other uses share 14.1 percent of Humboldt County's total land area. The predominant residential land use is rural residential, with 112,459 acres countywide. Single-family residential lands (including mobile homes and mobile-home parks) cover 4,827 acres and an additional 611 acres are designated multi-family housing.

Comparing the unincorporated Coastal Zone and the remainder of the unincorporated County, most land uses occur in similar proportions; the most significant difference is in the inventory of agriculture and timber lands. In the Coastal Zone, agriculture and grazing land account for 46.6 percent of total land use, while timber production covers 14.1 percent; in the remainder of the unincorporated County, the proportions are almost exactly switched (13.7 percent agriculture and 46.5 percent timber). Land in the Coastal Zone accounts for less than one-twentieth of the County's total unincorporated acreage.

[1] A Timberland Production Zone is an area of timber producing land that is zoned TPZ. The land must be timber producing, but need not have merchantable timber on it at the present time. Land zoned TPZ is restricted to use for growing and harvesting timber and for uses compatible with timber production.

Table 4-1: Existing Land Use for Unincorporated Portions of Humboldt County

	Unincorporated Coastal Zone		*Remainder of County Unincorporated*		*Total Unincorporated*	
Use	*Acreage*	*Percentage*	*Acreage*	*Percentage*	*Acreage*	*Percentage*
Rural Residential	4,491.7	4.4%	107,967.5	5.0%	112,459.2	5.0%
Single-Family Residential	1,165.8	1.1%	3,662.8	0.2%	4,828.6	0.2%
Multi-Family Residential	107.6	0.1%	503.0	0.02%	610.6	0.0%
Commercial	628.4	0.6%	971.0	0.04%	1,599.5	0.1%
Light Industry	5.2	0.01%	28.5	0.001%	33.7	0.001%
Heavy Industry	757.3	0.7%	1,094.2	0.1%	1,851.4	0.1%
Public and Semi-Public	2,024.7	2.0%	9,432.4	0.4%	11,457.1	0.5%
Open Space/Parks	27,263.9	26.5%	555,628.2	25.7%	582,892.1	25.7%
Agriculture and Grazing	48,008.5	46.6%	297,240.9	13.7%	345,249.4	15.2%
Timber Production	14,485.3	14.1%	1,006,405.2	46.5%	1,020,890.5	45.0%
Tribal Lands	62.0	0.1%	92,652.1	4.3%	92,714.1	4.1%
Vacant Lands (urban)[1]	996.5	1.0%	4,060.5	0.2%	5,056.9	0.2%
Vacant/Unclassified[2]	2,926.2	2.8%	85,123.1	3.9%	88,049.4	3.88%
Total	102,923.0	100.0%	2,164,769.3	100.0%	2,267,692.3	**100.0%**

1 Vacant urban lands refer to all vacant lands with single family, multi-family, commercial, or industrial designations

2 Vacant/Unclassified lands encompass all undeveloped rural residential land and land without a use description in the County Assessor records; includes resource lands such as conservation, watershed, and floodplain areas.

Source: Humboldt County GIS

DEVELOPED LAND USE WITHIN COMMUNITY PLANNING AREAS AND COASTAL ZONE

As shown in the series of maps labeled Figure 4-1b, the majority of developed land uses are within Community Planning Areas. Excluding residential land within the incorporated cities, just under 5,300 acres of land is developed for residential use within the 22 Community Planning Areas and six Coastal Zone Plan Areas, and another 150 acres are developed in the remainder of the unincorporated County (see Table 4-2). About 50.1 percent of the total is within the Eureka and McKinleyville planning areas. Nine out of ten acres of developed residential land is for single-family use; multi-family housing occupies only 610 acres.

Commercial and industrial uses occupy an area that is about 64.1 percent of the size of the total amount of land devoted to residential land use; commercial land use represents 46 percent of the total and industrial use accounts for 54 percent. Twenty-two percent of the total commercial land use in unincorporated areas of the county is within the Fortuna and McKinleyville planning areas, and another 18 percent is in the North Coast Coastal Zone Plan Area. This data shows the role these areas have as market centers for residential development within adjacent areas and for visitors to the County traveling in the Highway 101 corridor. Forty percent (753 acres) of the total industrial land use in unincorporated areas of the county is within the Humboldt Bay Coastal Zone Plan Area, which includes the company town Samoa. Most of the unincorporated industrial land is designated for timber products processing only, as overlay zoning applied to many of these industrial areas prohibits other industrial uses.

Table 4-2: Developed Residential Land Use in Unincorporated Humboldt County

Community Plan Area	*Single-Family Residential* Acres	*Multi-Family Residential* Acres	*Total Residential* Acres	*Percent of Total Developed Residential Land in Unincorporated County*
Alderpoint	9.9	0	9.9	0.2%
Arcata	45.4	18.8	64.2	1.2%
Avenues-Miranda	47.9	15.0	62.9	1.2%
Avenues-Myers Flat	5.8	0	5.8	0.1%
Avenues-Phillipsville	8.4	0	8.4	0.2%
Avenues-Stafford-Redcrest	9.1	0	9.1	0.2%
Avenues-Weott	26.8	2.6	29.4	0.5%
Blue Lake	10.0	5.6	15.6	0.3%
Eureka	1,462.1	136.4	1,598.5	29.4%
Fieldbrook-Glendale	31.6	5.1	36.7	0.7%
Fortuna	163.5	19.5	183.1	3.4%
Freshwater	42.4	18.0	60.4	1.1%
Garberville-Redway-Benbow	409.4	48.2	457.5	8.4%
Hydesville-Carlotta	148.4	6.6	155.0	2.8%
Jacoby Creek	93.5	23.4	116.8	2.1%
McKinleyville	960.9	166.4	1,127.3	20.7%
Orick	10.8	5.1	15.9	0.3%
Orleans	0	0	0.0	0.0%
Rio Dell	0	0	0.0	0.0%
Shelter Cove	26.5	0	26.5	0.5%
Trinidad-Westhaven	4.2	6.9	11.1	0.2%
Willow Creek	0	24.8	24.8	0.5%
CPA Total	**3,516**	**502**	**4,019**	**73.9%**
Coastal Zone Plan Area				
Eel River	57.3	50.4	107.7	2.0%
Humboldt Bay	898.7	55.0	953.7	17.5%
McKinleyville	141.6	2.2	143.8	2.6%
North Coast	0.5	0	0.5	0.0%
South Coast	66.4	0	66.4	1.2%
Trinidad	1.2	0	1.2	0.0%
CZ Total	**1,165.8**	**107.6**	**1,273.3**	**23.4%**
Plan Areas Total	**4,682.1**	**609.9**	**5,292.0**	**97.3%**
Outside Plan Areas	146.4	0.7	147.1	2.7%
Total Unincorporated	**4828.56**	**610.6**	**5,439.1**	**100.0%**

Source: Humboldt County GIS

Table 4-3: Developed Non-Residential Land in Unincorporated Humboldt County

Community Plan Area	*Commercial* Acres	*Industrial* Acres	*Total Non-Residential* Acres	*Percent of Total Developed Non-Residential Land in Unincorporated County*
Alderpoint	1.3	0	1.3	0.0%
Arcata	1.8	173.6	175.4	5.0%
Avenues-Miranda	17.4	0	17.4	0.5%
Avenues-Myers Flat	14.7	0	14.7	0.4%
Avenues-Phillipsville	10.4	0	10.4	0.3%
Avenues-Stafford-Redcrest	54.6	0	54.6	1.6%
Avenues-Weott	2.5	0	2.5	0.1%
Blue Lake	3.6	30.0	33.6	1.0%
Eureka	79.9	0	79.9	2.3%
Fieldbrook-Glendale	7.9	39.0	46.9	1.3%
Fortuna	187.0	34.0	221.0	6.3%
Freshwater	16.1	0	16.1	0.5%
Garberville-Redway-Benbow	70.7	2.1	72.7	2.1%
Hydesville-Carlotta	4.1	88.9	93.1	2.7%
Jacoby Creek	1.1	0	1.1	0.0%
McKinleyville	171.5	8.3	179.8	5.2%
Orick	22.1	83.6	105.7	3.0%
Orleans	2.0	0	2.0	0.1%
Rio Dell	0	29.7	29.7	0.9%
Shelter Cove	1.8	0	1.8	0.1%
Trinidad-Westhaven	10.3	0	10.3	0.3%
Willow Creek	59.3	0	59.3	1.7%
CPA Total	740.0	489.2	1,229.2	35.3%
Coastal Zone Plan Area	*Acres*	*Acres*	*Acres*	
Eel River	25.4	9.1	34.5	1.0%
Humboldt Bay	144.3	753.4	897.7	25.8%
McKinleyville	8.5	0	8.5	0.2%
North Coast	288.6	0	288.6	8.3%
South Coast	16.6	0	16.6	0.5%
Trinidad	145.1	0	145.1	4.2%
CZ Total	628.4	762.5	1,390.9	39.9%
Plan Areas Total	**1,368.4**	**1,251.7**	**2,620.1**	**75.2%**
Outside Plan Areas	231.1	633.4	864.5	24.8%
Total Unincorporated	**1,599.5**	**1885.1**	**3,484.6**	**100.0%**

Source: Humboldt County GIS

LAND USE OUTSIDE COMMUNITY PLANNING AREAS

Table 4-4 shows existing developed land use in the unincorporated areas of the county that are outside the Community Planning Areas and Coastal Zone. As shown in the table, the majority of land outside CPAs is rural, with only very small amounts of urban land uses.

Table 4-4: Existing Developed Land Use in Unincorporated Areas Outside Community Planning Areas and Coastal Zone

Use	*Acreage*	*Percentage*
Rural Residential	81,419.1	3.99%
Single-Family Residential	147.9	0.01%
Multi-Family Residential	0.7	0.0%
Commercial	231.6	0.01%
Light Industry	0.08	0.0%
Heavy Industry	633.5	0.0%
Public and Semi-Public	6,586.2	0.3%
Open Space/Parks	544,833.3	26.7%
Agriculture and Grazing	287,360.5	14.1%
Timber Production	953,945.3	46.7%
Tribal Lands	92,634.4	4.5%
Vacant Lands (urban)	61.6	0.0%
Vacant/Unclassified[1]	73,876.9	3.6%
Total	**2,041,731.1**	**100.0%**

1 Vacant/Unclassified lands encompass all undeveloped rural residential land and land without a use description in the County Assessor records; includes resource lands such as conservation, watershed, and floodplain areas.

Source: Humboldt County GIS

VACANT DEVELOPABLE LAND

According to the County Assessor records and General Plan land use designations, there are 14,599 acres of vacant residential land (including rural residential lands) in the unincorporated portions of the Community Planning Areas and 2,950 acres of vacant residential land in the unincorporated Coastal Zone (see Table 4-5). An additional 73,805 acres of vacant residential land are located outside of the CPAs and Coastal Zone.

Turning to vacant land for commercial and industrial development, there are 1,134 acres available within the unincorporated sections of the Community Planning Areas and Coastal Zone plan areas and an additional 44 acres outside these areas. Among the CPAs, Garberville-Redway-Benbow has the most vacant non-residential land, with 78 acres; the Eel River and Humboldt Bay Coastal Zone plan areas have 172 and 425 vacant non-residential acres.

Table 4-5: Vacant Residential and Non-Residential Land in Unincorporated Humboldt County[1]

Community Plan Area	*Total Vacant Residential Acres*	*Rural Residential (5 or more acres per unit)*	*Low Density (unsewered), Very Low Density and Rural Residential (less than 5 acres per unit)*	*Single-Family and Multi-Family Residential*	*Commercial and Industry (heavy and light)*	*Total Vacant Land Acres*
Alderpoint	225.7	106.5	109.4	9.8	0.0	451.4
Arcata	516.8	15.5	491.7	9.6	51.3	1,085.0
Avenues-Miranda	404.7	322.2	70.1	12.4	2.6	812.0
Avenues-Myers Flat	49.9	35.4	1.9	12.6	7.3	107.0
Avenues-Phillipsville	234.9	61.6	171.0	2.3	0.6	470.3
Avenues-Stafford-Redcrest	377.6	34.0	336.8	6.8	0.0	755.1
Avenues-Weott	78.5	19.8	53.3	5.4	0.0	157.1
Blue Lake	573.0	314.3	256.9	1.8	0.0	1,145.9
Eureka	1,357.6	419.6	659.3	278.7	4.1	2,719.3
Fieldbrook-Glendale	583.2	312.0	268.4	2.8	69.3	1,235.8
Fortuna	716.8	288.8	397.8	30.2	45.7	1,479.2
Freshwater	459.7	300.9	155.7	3.1	0.3	919.6
Garberville-Redway-Benbow	2,834.3	2,352.2	369.2	112.9	77.6	5,746.2
Hydesville-Carlotta	970.7	760.5	199.0	11.2	7.7	1,949.0
Jacoby Creek	717.2	467.9	238.4	10.9	0.0	1,434.3
McKinleyville	968.1	287.3	460.7	220.1	67.5	2,003.7
Orick	124.0	44.1	76.2	3.7	34.0	281.9
Orleans	660.4	18.0	642.4	0.0	0.0	1,320.8
Rio Dell	207.2	2.6	204.6	0.0	17.9	432.4
Shelter Cove	623.3	0.0	115.0	508.3	8.6	1,255.2
Trinidad-Westhaven	750.4	247.4	500.2	2.8	0.0	1,500.7
Willow Creek	1,165.0	569.4	595.6	0.0	0.0	2,330.0
CPA Sub-Total	**14,598.8**	**6,979.8**	**6,373.6**	**1,245.4**	**394.5**	**29,592.0**
Coastal Plan Area						
Eel River	253.0	56.6	170.9	25.5	172.4	678.3
Humboldt Bay	651.8	86.6	450.8	114.4	425.2	1,728.8
McKinleyville	104.3	16.8	65.8	21.7	33.6	242.2
North Coast	762.8	303.2	458.3	1.3	34.4	1,560.0
South Coast	651.2	7.9	288.8	354.5	29.0	1,331.3
Trinidad	526.9	63.9	462.2	0.8	44.7	1,098.4
CZ Sub-Total	**2,949.9**	**534.9**	**1,896.8**	**518.2**	**739.3**	**6,639.0**
Plan Areas Total	**17,548.6**	**7,514.6**	**8,270.4**	**1,763.6**	**1,133.8**	**36,231.1**
Outside Plan Areas	73,804.8	55,025.6	18,762.3	17.0	43.8	147,653.5
Unincorporated Total	**91,353.4**	**62,540.2**	**27,032.7**	**1,780.6**	**1,177.6**	**183,884.6**

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

Source: Humboldt County GIS, 2002.

The map series in Chapter 6, Summary of Opportunities and Constraints, show the generalized land use designations for vacant land. One of the issues to be addressed in this General Plan update is whether these designations should be affirmed or modified. To help in making this decision, this chapter includes projections of future land demand for residential, commercial and industrial development. If the vacant land inventory is sufficient for the 25-year planning period, then new growth areas do not have to be identified. If more land is needed, options will be evaluated as part of the "sketch planning" process during which alternative land use plans are prepared and then compared.

PARTIALLY DEVELOPED LANDS

It is important to note that the vacant land figures do not account for land that is currently underdeveloped or underutilized. The potential exists for infill development (e.g., second units on lots with single family homes), as well as additional subdivisions on partially developed lands. County data indicate that there are about 488 parcels comprising 1100 acres of partially developed residential lands in areas served by public sewer facilities. These lands are currently developed with single family homes on parcels of at least one acre in size in areas designated for low or medium density residential uses. The potential for infill development will be further examined during the preparation of the upcoming sketch plans.

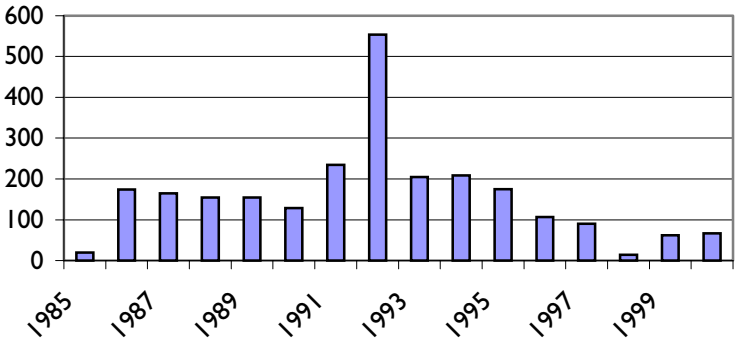
4.2 DEVELOPMENT TRENDS

This section focuses on land use development trends within the county since the existing General Plan was developed in 1984. Substantial growth has taken place since that time, as described in Chapter 1, Population. Evaluating past and current trends helps provide an understanding of the effectiveness of the General Plan and establishes a basis for formulating new policies.

SUBDIVISIONS

Since 1985, the County has approved 335 subdivisions, creating a total of 2,945 residential lots. Figure 4-2 shows approvals on a yearly basis, and Figure 4-3 shows the geographic distribution. A total of 30,448 acres or more than 47 square miles were included in these subdivisions, and about 3 square miles, on average, were subdivided each year. An additional 241 lots have been approved through the tentative subdivision map stage; these lots will be legally created once the conditions of approval of the tentative map have been met and the final subdivision map is recorded.

Figure 4-2. Subdivision Activity: Number of Lots Approved by Year, 1985-2000



Nearly sixty percent of the lots created (1,727) have an average size less than 20,000 square feet, which represents an average density of 2.4 units per developable residential acre. However, these small lot subdivisions represent about 2.4 percent of the total amount of subdivided land. Over 70 percent of the subdivided land was represented by 36 large-lot subdivisions (over 40 acres in size), creating 190 lots with an average lot size of 114.5 acres. In the 11-40 acre lot size range, 241 lots were created through 36 subdivisions, and the average lot size was 20. Finally, in the one to 10 acre lot size range, 134 subdivisions created 787 lots within an average lot size of 4.0 acres. These subdivision characteristics are summarized in Table 4-6.

Table 4-6 Characteristics of Subdivisions, 1985-2001

	Average Lot Size (Acres)				
	<1	*1-10*	*11-40*	*>40*	*Total*
Number of subdivisions	129	134	36	36	335
(Percent of Total)	(38.5)	(40.0)	(10.7)	(10.7)	
Number of lots	1,727	787	241	190	2,945
(Percent of Total)	(58.6)	(26.7)	(8.2)	(6.5)	
Areas subdivided	725	3,148	4,820	21,755	28,578
(Percent of Total)	(2.4)	(10.3)	(15.8)	(71.4)	
Average Lot Size (acres)	0.42	4.0	20.0	114.5	

Source: Humboldt County GIS

CERTIFICATES OF COMPLIANCE

In addition to conventional methods of creating legal parcels (i.e., through subdivisions pursuant to the Subdivision Map Act), certificate of compliance/determination of status projects have sometimes been used to establish new parcels. A Certificate of Compliance is a legal document, which certifies that a parcel of land complies with the Subdivision Map Act. In other words, it is a document that states that a particular parcel of real property has been legally created.

There are a number of different ways to subdivide real property. The most common way is by tract map or parcel map. These processes are recognized by the State of California and by Humboldt County as being legal means of subdividing. However, many parcels were created long before these processes became widely accepted. Generally, if a parcel was created without using a process established by the Subdivision Map Act, yet was created prior to a specific date, then it is considered to be legally created.

The issuance of a Certificate of Compliance simply means that the parcel complies with the Subdivision Map Act. It does not mean that it complies with the Zoning Ordinance, Building Code, General Plan, or any other law or ordinance. Additionally, the issuance of a Certificate of Compliance does not necessarily mean that the lot has an approved means of access. Zoning, building codes, and access are not criteria used to determine the issuance of a Certificate of Compliance. It is feasible that a Certificate of Compliance can be issued for a parcel that is otherwise "unbuildable."

In the time period between 1985 and 1995, approximately 179 lots were created in the county through Certificates of Compliance. The majority of these lots are in rural areas, as shown in Figure 4-3.

Recent Amendments to the State Subdivision Map Act (SB 497) limit lot line adjustments to four or fewer existing adjoining parcels, and make approval of all lot line adjustments contingent upon conformity with the local general plan. This means the adjustment of lot lines between five or more adjoining parcels now must be processed as a subdivision, and the local agency can only approve a lot line adjustment between four or fewer parcels if it is consistent with the local general plan. SB 497 did not eliminate the option of securing certificates of compliance for existing lots and selling the lots to new owners.

RESIDENTIAL DEVELOPMENT

Since 1990, Humboldt County has issued building permits for 3,740 housing units to be built in unincorporated areas. From 1990 to 2000, 5,907 housing units were built countywide, with 77 percent being single-family residences. Table 4-7 shows the totals for each year, as compiled by the RAND Corporation, based on annual building permit summaries filed by the County and the cities.[2] Nearly three quarters of single-family residences and almost two thirds of all residential units constructed from 1990 to 2000 were built in unincorporated areas of the County, further underscoring the rapidly-growing unincorporated population. The geographic distribution of this development is shown in Figure 4-4. Locations are generalized for easy reference.

Table 4-7: Residential Construction in Humboldt County, 1990-2000

	Single-Family			*Multi-Family*			*Total*		
Year	*Countywide Units*	*Unincorp. Units*	*Percent Unincorp.*	*Countywide Units*	*Unincorp. Units*	*Percent Unincorp.*	*Countywide Units*	*Unincorp. Units*	*Percent Unincorp.*
1990	604	445	74%	271	56	21%	875	501	57%
1991	467	341	73%	220	78	35%	687	419	61%
1992	470	371	79%	154	45	29%	624	416	67%
1993	501	369	74%	182	56	31%	683	425	62%
1994	421	294	70%	103	56	54%	524	350	67%
1995	406	274	67%	100	70	70%	506	344	68%
1996	355	237	67%	41	7	17%	396	244	62%
1997	361	246	68%	101	45	45%	462	291	63%
1998	336	233	69%	37	4	11%	373	237	64%
1999	355	265	75%	49	24	49%	404	289	72%
2000	292	192	66%	81	32	40%	373	224	60%
Total	**4,568**	**3,267**	**72%**	**1,339**	**473**	**35%**	**5,907**	**3,740**	**63%**

Source: RAND California, 2001 and Humboldt County Building Inspection Division

[2] No data are available from the RAND Corporation for the periods prior to 1988 (and data for the unincorporated County only dates to 1990), so these totals are not directly comparable with the permit history from the County's Building Inspection Division.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Since 1985, about 1.6 million square feet of commercial space and 1.5 million square feet of industrial space have been approved for development in the unincorporated areas. Assuming typical ratios of land area to building space, this development would occupy 427 acres. The average annual rate of development was 28.5 acres. These calculations are based on building permit valuations for non-residential development and average costs for commercial and industrial space, adjusted for inflation. Table 4-8 shows this development activity on a yearly basis.

Table 4-8: Commercial and Industrial Development in Humboldt County, 1985-1999

Year	Commercial			Industrial			Total	
	Valuation ($)	Sq.Ft.	Acreage	Valuation ($)	Sq.Ft.	Acreage	Sq.Ft.	Acreage
1985	3,106,918	129,455	11.89	1,163,057	64,614	5.93	194,069	17.82
1986	2,363,148	92,672	8.51	3,127,534	169,056	15.52	261,728	24.03
1987	2,134,605	79,059	7.26	4,392,892	231,205	21.23	310,264	28.49
1988	3,395,723	119,148	10.94	979,565	50,234	4.61	169,382	15.55
1989	2,168,663	72,289	6.64	3,679,891	183,995	16.90	256,283	23.53
1990	3,956,941	125,617	11.54	2,151,741	104,963	9.64	230,580	21.17
1991	1,415,865	42,905	3.94	750,956	35,760	3.28	78,665	7.22
1992	2,548,611	73,873	6.78	1,586,519	73,792	6.78	147,664	13.56
1993	6,717,362	186,593	17.13	3,836,924	174,406	16.02	360,999	33.15
1994	5,832,697	155,539	14.28	2,572,872	114,350	10.50	269,888	24.78
1995	3,769,129	96,644	8.87	891,401	38,757	3.56	135,401	12.43
1996	3,089,602	76,286	7.01	1,390,148	59,155	5.43	135,442	12.44
1997	4,670,415	111,200	10.21	3,584,189	149,341	13.71	260,542	23.92
1998	5,083,259	116,857	10.73	1,898,162	77,476	7.11	194,333	17.85
1999	3,837,321	85,274	7.83	0	0	0.00	85,274	7.83
Total	54,090,259	1,563,412	143.56	32,005,851	1,527,103	140.23	3,090,515	283.79

Source: Humboldt County Planning and Building Department; square footage and acreage estimates developed by Dyett and Bhatia, 2002

4.3 CONVERSION OF AGRICULTURAL AND TIMBER LAND

Agriculture and timber production have been and continue to be prominent land uses and important components of the County's economy. Also, the widespread presence of agricultural and timberland contributes to the rural characteristics of the county. Although a brief summary of existing conditions is presented here, a detailed analysis of agricultural and timber economic conditions, conversion rates, and policy options will be provided in the upcoming report on conservation and open space.

In 2000, the County's total gross value of agricultural production was $381,965,480, which represents an increase of 39 percent over the 1999 total. This total includes $285,232,953 in timber production, for which Humboldt County is ranked first in the state. The dramatic increase in overall agricultural value is due primarily to the increased value of harvested timber.

"The issue of agricultural and timberland conversion to urban uses was identified as a concern in the 1985 Framework Plan, and continues to be identified as one of the major issues facing the county. A study of Humboldt's agricultural land conversion identified substantial amounts of agricultural land recently lost to production through zone reclassifications, subdivisions, and conditionally permitted uses which conflict with agricultural operations."[3]

In addition to conversion occurring as a result of General Plan amendments and new subdivisions, land is also being converted through the Certificate of Compliance process, which involves recognition of historic parcels that may be substandard to minimum parcel sizes and densities established by the General Plan. One quarter of all the Certificate of Compliance applications submitted since 1985 have been on agricultural and timberlands, affecting more than 18,000 acres. Furthermore, more than one half (53 percent) of all the lot line adjustment applications since 1985 have been on agricultural and timberlands, affecting more than 16,000 acres."

It is likely nearly all of the large lot subdivisions over the past 15 years have been on agricultural and timberlands. Table 4-6 shows that 87 percent of the area subdivided was on lots more than ten (10) acres in size.

These changes are primarily reflective of the breakup of old family ranches. While timber production on these areas is likely still viable, the viability of the dry land cattle grazing historically present on these areas has likely been lost. Therefore, these changes have been less significant with respect to the timber economy and more significant with respect to the agricultural economy, particularly beef cattle and sheep ranching.

The dairy lands of the Eel River and Humboldt Bay areas have been more stable and subject to less conversion, although development pressures and compatible use issues are still significant issues. Recently, specialty agriculture has seen some increase and has been identified as a key industry cluster in the *Prosperity!* report. These various segments of the agricultural economy have differing land use requirements, and merit separate discussion in the forthcoming resource report.

Direct land use conversions by rezone out of TPZ (Timber Production Zone) have been more limited, on the order of 1,000 acres over the last 25 years, 910 acres of which were part of the County's Eureka Community Plan in 1995.

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[3] Michael Smith & Deborah Giraud; *Traditional Land Use Planning Regulations and Agricultural Land Conversion: A Case Study from a Rural Northern California County; Paper presented at the 63rd annual meeting of the rural sociological society in Washington D.C., August 13-17, 2000; 20 p.*

An additional conversion issue that has long been a topic of debate is conversion by public acquisition, highlighted most recently by the Headwaters Forest Reserve acquisition, which removed 7,500 acres from timber production. While such conversions maintain the open space values of the lands, they are lost to the economic sector.

4.4 COMMUNITY FORM AND CHARACTER

As part of the land use analysis, eight study areas, illustrated in Figure 4-5, were evaluated according to six components that contribute to the overall form and character of neighborhoods and rural communities: number of intersections, number of through-streets, number of access points, area of streets, average block size (in acres), and typical housing density. There are numerous other factors that contribute to community form and character (such as the presence of a town center, mixture of residential and commercial uses, and the presence of parks and trails); these factors will be considered at the sketch plan stage and during policy development.

Using a standard, 100-acre analysis unit (2,087 feet by 2,087 feet) facilitates calculations and comparisons. The aerial photograph shows existing conditions; the colored land use plans illustrate the current General Plan land use designations.

OVERALL DEVELOPMENT PATTERN

The areas of the county represent the range of both residential and nonresidential development types that have been developed within Humboldt County. These range from urban-scale development in Eureka to village-scale development in Orick and Orleans and planned residential development in Shelter Cove.

INTERSECTIONS

The number of intersections is a good indication of a neighborhood's internal level of accessibility. A higher number of intersections translates to greater availability of options for travel within the neighborhood. Redway, Garberville, Shelter Cove, and Eureka all have a greater number of intersections than the other study areas. In McKinleyville, the fewer intersections and cul-de-sacs limit connections between neighborhood units. As a consequence, residents in these neighborhoods, particularly youth, have limited potential for interaction with others living in less accessible neighborhoods. By contrast, the grid street pattern in Garberville and Eureka may contribute to a stronger sense of place and livability.

The commercial areas depicted on the aerial photographs and maps are distinctly auto-oriented, with few key intersections resulting from the lack of a grid-based street network. these environments are not oriented to pedestrians and do not facilitate walking.

THROUGH-STREETS

Through-streets provide accessibility by traversing the length of a neighborhood or a commercial district, connecting it with other parts of the community. The number of through-streets within a residential area indicates the relative ease with which one can travel to and from the neighborhood. The rural communities of Orick and Orleans are characterized by a single

through-street; the greatest number of through streets are seen in Redway (12), followed by Garberville (7). Opportunities for better connections do exist in some areas, as the stub streets can be extended with infill development.

ACCESS POINTS

The number of access points—or streets entering a study area that connect with at least one other street—also represent a neighborhood's level of connectivity. Again, Redway has the most accessible neighborhood with the greatest number of access points (11), followed by McKinleyville (7) and Fortuna (6). The rural communities, with their single through-streets, have the fewest number of access points.

*A*REA OF STREETS

While the overall development pattern and total street length differ dramatically in the analysis areas, the proportion of land area used for streets does not differ greatly in the more developed areas. Redway shows the most land used for streets (1.6 acres), which is consistent with the other measures of accessibility. The lower density development in Orick, Orleans and Fortuna requires less right-of-way to serve it. The Eureka study area also illustrates how relatively urban development can be served with a smaller proportion of the land area devoted to streets.

AVERAGE BLOCK SIZE

Average block size is an indicator of the urban scale of development. In the study areas. the blocks in Redway and Garberville are much smaller than those in McKinleyville, Eureka and Fortuna. This is consistent with analyses of other components of neighborhood form, which reveal a greater degree of accessibility in neighborhoods with more intersections and through streets and fewer cul-de-sacs.

Block sizes in commercial areas are the largest, due to the linear form of the development. While the block sizes are much smaller in the rural communities, additional cut-throughs and better connections between blocks would make these areas more pedestrian-friendly.

DENSITY

Residential densities (defined here as housing units per net residential acre) in the 100-acre study areas (see Figure 4-5) vary significantly, ranging between 1.4 units per acre in the Fortuna CPA to 5.9 units per acre in the McKinleyville CPA. The stated densities are only for the individual study areas, not the entire CPA.

4.5 FUTURE LAND USE REQUIREMENTS

RESIDENTIAL LAND DEMAND

Future demand for residential land for housing in Humboldt County is shown in Table 4-9. The demand is based on the projected future population, average household size, and estimated average densities. To summarize the analysis in Chapter 2, assuming a projected household population of 138,100 in 2025 and an average household size of 2.4 persons/household, there will be 57,542 households in 2025. With a 7 percent vacancy rate, this would require 61,873 housing units in the county. Currently, there are 55,912 housing units. This means that in order to accommodate the projected household population, 5,961 new housing units will need to be built over the next twenty-five years within the county as a whole, including cities (see Table 2-6).

Assuming 54 percent of the new units will be developed in unincorporated areas, the County must plan for 3,220 new units. The acreage needed to provide these units depends on the average density of new residential development – the number of units per acre assumed, which will differ depending on the availability of public sewer services. Approximately 60 percent of County households currently receive sewer service (see Table 5-3); based on current acreages of vacant residential land and in keeping with the principles of planning new growth within areas served by public facilities, an estimated 75 percent of the new housing units, or 2,415 units, will go into sewered areas. Much lower densities will occur outside of sewered areas, due to the need for adequate land to develop private septic systems.

Table 4-9: Estimated 25-Year Land Demand for Residential Uses in Humboldt County

	Assumed Residential Density		
Projected Population and Housing Needs	*Sewered units 5 units per gross acre*	*Unsewered units 0.4 units per gross acre*	*Total*
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)[1]	1.25	1.25	
Total Need for Residential Land (acres)	604	2,516	3,120
Gross Acres needed as % of available Vacant Residential Land within the County (from Table 4-5)	2.1%	8.7%	10.8%

1 Cushioning recognizes not only that there are inefficiencies in the urban land market but also that supporting uses, churches, schools and parks, need to be accommodated within residential areas. This methodology is recognized in urban planning literature, such as Kaiser, Godschalk, and Chapin, *Urban Land Use Planning,* and the American Planning Association's *Guidelines for Preparing Urban Plans.* The 25% cushion has been used in preparing General Plans adopted by Redding, Santa Rosa, Rohnert Park, San Ramon, and South San Francisco, among others.

Source: Dyett & Bhatia, 2002

For purposes of this land demand analysis, future average densities in sewered and unsewered areas were assumed to be 5 units/acre and 0.4 units/acre, respectively. As shown in Table 4-9, a total of 2,495 acres will be needed. For long-range land use planning purposes, it is appropriate to provide 25 percent more land, or 3,120 acres, to provide a "cushion" to account for inefficiencies in the real estate market and vacant land that might not be configured to meet specific needs. The net demand (3,120 acres) represents 11 percent of the total amount of vacant residential land.

Table 4-10 provides the projected residential development needs for the various unincorporated Community Plan Areas, the Coastal Zone, and the remainder of the unincorporated County. Ten percent of new residential units are allocated to rural areas outside Community Plan Areas and the Coastal Zone. The remaining 90 percent are allocated to individual planning areas according to available vacant residential land.

The new residential development in the CPAs is projected for 5 units/acre for sewered areas and 0.4 units/acre in unsewered areas. As shown in the Target Demand column in Table 4-10, 1,527 acres of new residential development are allocated to the CPAs and 1,592 acres are allocated elsewhere. These density and distribution assumptions will be re-examined when sketch plans are prepared.

Overall, there is a surplus of 25,694 acres of vacant land in the unincorporated County; 6,092 surplus acres are in the CPAs and 1,829 surplus acres are in the Coastal Zone. The remaining surplus is largely rural residential land in the remainder of the County. Chapter 6 shows summary maps of vacant residential lands.

Table 4-10: Residential Land Demand in Unincorporated Humboldt County

	Total Vacant Residential[1]		*Target Residential Demand*		*AverageDensity*[2]	*Target Demand*[3]		*Vacant Land Exceeding Allocated Demand*	
Community Plan Area	*Acres*		*Units*		*Units perAcre*	*Acres*		*Acres*	
	(sew.)	*(unsew.)*	*(sew.)*	*(unsew.)*		*(sew.)*	*(unsew.)*	*(sew.)*	*(unsew.)*
Alderpoint	-	119.2	-	6	0.4	-	19.7	-	99.5
Arcata	-	501.3	-	27	0.4	-	83.0	-	418.3
Avenues Miranda	12.0	70.5	31	4	2.3	7.9	11.7	4.1	58.8
Avenues Myers Flat	-	14.5	-	1	0.4	-	2.4	-	12.1
Avenues Phillipsville	-	173.3	-	9	0.4	-	28.7	-	144.6
Avenues Stafford-Redcrest	-	343.6	-	18	0.4	-	56.9	-	286.7
Avenues Weott	4.6	54.1	12	3	1.6	3.0	9.0	1.6	45.1
Blue Lake	0.1	258.6	0	14	0.4	0.1	42.8	0.0	215.8
Eureka	234.0	704.0	614	37	3.0	153.4	116.6	80.6	587.4
Fieldbrook-Glendale	0.2	271.0	1	14	0.4	0.1	44.9	0.1	226.1
Fortuna	19.8	408.2	52	22	1.1	13.0	67.6	6.8	340.6
Freshwater	-	158.8	-	8	0.4	-	26.3	-	132.5
Garberville-Redway-Benbow	36.2	445.9	95	24	1.5	23.7	73.9	12.5	372.0
Hydesville-Carlotta	-	210.2	-	11	0.4	-	34.8	-	175.4
Jacoby Creek	-	249.3	-	13	0.4	-	41.3	-	208.0
McKinleyville	210.7	470.1	552	25	3.3	138.1	77.9	72.6	392.2
Orick	-	79.9	-	4	0.4	-	13.2	-	66.7
Orleans	-	642.4	-	34	0.4	-	106.4	-	536.0
Rio Dell	-	204.6	-	11	0.4	-	33.9	-	170.7
Shelter Cove	23.3	600.0	61	32	1.0	15.3	99.4	8.0	500.6
Trinidad-Westhaven	-	503.0	-	27	0.4	-	83.3	-	419.7
Willow Creek	-	595.6	-	32	0.4	-	98.6	-	497.0
Total CPAs	540.9	7,078.1	1,418	375	1.5	354.6	1,172.3	186.3	5,905.8
Coastal Zone									
Eel River	15.9	180.5	42	10	1.6	10.4	29.9	5.5	150.6
Humboldt Bay	103.2	462.0	271	24	2.6	67.7	76.5	35.5	385.5
McKinleyville	18.4	69.1	48	4	2.8	12.1	11.4	6.3	57.7
North Coast	-	459.6	-	24	0.4	-	76.1	-	383.5
South Coast	242.6	400.7	636	21	3.6	159.0	66.4	83.6	334.3
Trinidad	-	463.0	-	25	0.4	-	76.7	-	386.3
Total CZ	380.1	2,034.9	997	108	2.4	249.2	337.0	130.9	1,697.9
All Plan Areas	921.0	9,113.0	2,415	483	1.7	603.8	1,509.4	317.2	7,603.6
Remainder of County	-	18,779.3	-	322	0.4	-	1,006.3	-	17,773.1
Total Unincorporated County	921.0	27,892.3	2,415	805	1.3	603.8	2,515.6	317.2	25,376.7

Land demand allocation based on assumption that 75% of new units would be developed in sewered areas; 25% in unsewered areas. 10% of new units were allocated to rural areas (all unsewered). The remaining 90% of units were distributed among CPAs and the CZ according to land availability.

1 Includes Single Family, Multiple Family, and Rural Residential less than 5 acres per unit.

2 Average density is shown for display purposes only, as an indicator of proportion of new housing units that will be constructed in sewered areas. Housing units in unsewered areas were assigned a density of 0.4 units per acre to meet leachfield and septic requirements; units in sewered areas were assigned a density of 5 units per acre, based on current trends. Average density is the total number of targeted units in each area divided by total gross acreage those units will require.

3 Target demand acreage includes a multiplier of 1.25 for real estate inefficiencies and unique site needs.

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

NON-RESIDENTIAL LAND DEMAND

The demand for land for commercial and industrial development can be established, building on the employment projections presented in Chapter 2 and the analysis of trends in non-residential development. This methodology is preferable to using per capita ratios for commercial and industrial land demand. Per capita ratios are unreliable because they do not account for differences in intensity of development, for businesses that may already own land for expansion, and space utilization rates in new retail buildings and business parks.

Retail Land Demand

Retail land is needed to support population growth by providing the goods and services of everyday life. To gauge potential retail space needs, data available from the Claritas Corporation on household spending and from the State Board of Equalization on taxable retail sales in the county were evaluated. Currently, average annual expenditures are $21,350 per household on everyday retail items. If this per capita spending rate is maintained through 2025, it would lead to an increase of $134.6 million per year by 2025 due to an increase in households of 3,600. Assuming retail sales of $200 per square foot of retail space (in 2001 dollars), 77 acres of new retail development would be needed by 2025. About 19 percent of current taxable retail sales take place in the unincorporated areas of Humboldt County. If this share stayed constant through 2025, approximately 15 acres of new retail land would be needed by 2025 in the unincorporated areas. This data is summarized in Table 4-11.

Table 4-11: Projected Retail Land Demand, 2025

Increase in Number of Households (Countywide)	6,300
Average Annual Consumer Expenditures Per Household[1]	$21,350
Increase in Annual Retail Sales (assume constant share of Planning Area sales in 2001 Dollars)	$134,600,000
Retail Land Needed Countywide (acres)[2]	77
Retail Land Needed (acres) – Unincorporated (19% of County Total)[3]	15

1 From Claritas economic report for Humboldt County. Reflects 2001 per household spending.

2 Assumes sales per square foot of $200 and an average floor area to site area ratio (FAR) of 0.25, and a ratio of net site area to gross area or 80 percent

3 Based on current taxable sales.

Source: Dyett and Bhatia, 2002

Other Non-Residential Land Demand

Future employment was projected assuming an increasing labor force due to aging population and decreasing number of children born each year along with 7 percent unemployment. (See Chapter 3 Employment, Table 3-1) The total employment in Humboldt County in 2025 is estimated to be 70,300. Approximately 10 percent of the total employment includes domestic workers, temporary agricultural employees, and the self-employed; the balance of the workforce is classified as "covered employment" under the State Workers' Compensation Program and

includes businesses that need commercial and industrial space. Total 2025 covered employment is estimated to be 63,270. Following current trends of decreasing manufacturing, transportation and utilities, and wholesale trade as percentages of the total employment and increasing retail trade, finance, insurance, and real estate, and services, the projected "covered employment" was divided between the industry sectors as is shown in Table 4-12.

Table 4-12: Humboldt County Covered Employment by Industry, 1985-2025[1]

	1985		*1990*		*2000*		*2010*		*2025*	
Industry	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Agriculture	800	2.10%	900	2.00%	1,100	2.20%	1,268	2.30%	1,329	2.1%
Construction and Mining	1,100	2.90%	1,500	3.30%	1,800	3.60%	2,096	3.80%	2,657	4.2%
Manufacturing	5,900	15.30%	6,300	14.00%	6,000	11.90%	5,502	9.96%	4,429	7.0%
Transportation and Utilities	2,300	6.00%	2,400	5.30%	1,900	3.80%	1,839	3.33%	1,898	3.0%
Wholesale trade	1,500	3.90%	1,600	3.60%	1,400	2.80%	1,299	2.35%	1,265	2.0%
Retail trade	7,900	20.50%	9,500	21.20%	10,500	20.80%	11,166	20.22%	12,970	20.5%
Finance, Insurance, and Real Estate	1,300	3.40%	1,600	3.60%	2,200	4.30%	2,701	4.89%	3,480	5.5%
Services	7,800	20.30%	10,300	22.90%	12,900	25.50%	15,558	28.17%	19,424	30.7%
Government (incl education)	9,800	25.50%	10,900	24.30%	12,900	25.50%	13,804	24.99%	15,818	25.0%
Total	**38,500**	**100%**	**44,900**	**100%**	**50,600**	**100%**	**55,234**	**100%**	**63,270**	**100%**

1 Covered employment represents 90 percent of total employment.

Source: California Employment Development Department 2001, CSU Humboldt Center for Economic Development, and Dyett & Bhatia, 2002

The employment growth by industry was then calculated, as can be seen in Table 4-13, and the type of land use assumed for each sector was determined. Manufacturing, Transportation and Utilities, and Wholesale Trade are considered Industrial land uses, as are a portion of the businesses in the Services sector. Businesses in the Finance, Insurance, and Real Estate sector along with a portion of the employment in the Services sector and 30 percent of the employment in the Government sector are assumed to space in commercial buildings. Retail trade would require retail commercial land. Agriculture, Construction, and Mining do not need commercial or industrial land.

About 15 percent of the employment in the Services sector is assumed to be "footloose" or in home occupations, rural locations or mixed use buildings in other land use designations (e.g. restaurants or car rental services at the Airport, consultants and accountants working at home, etc.).

Table 4-13: Employment Growth between 2000 and 2025 by Sector

Industry	*Projected Jobs*	*Assumed Distribution of New Jobs*	*Assumed type of land use needed*
Agriculture	229	2%	
Construction and Mining	857	7%	
Manufacturing	-1,571	-12%	Industrial
Transportation and Utilities	-2	0%	Industrial
Wholesale trade	-135	-1%	Industrial
Retail trade	2,470	19%	Retail
Finance, Insurance, and Real Estate	1,280	10%	Commercial
Services	6,524	51%	40% Industrial, 45% Commercial
Government (incl education)	2,918	23%	30% Commercial
Total New Jobs	**12,670**	**100%**	

Source: Dyett & Bhatia, 2002

After determining how much new employment would have to be accommodated for each land use type, the potential land demand for office and business park space and industrial space was calculated (see Table 4-14). To provide space for 5,091 new employees in the commercial sector at a rate of 350 square feet per employee, approximately 300 acres of new commercial development will be needed. This includes an allowance for inefficiencies in the market, unique site requirements and the fact that vacant land may not be available when needed.

Table 4-14: Estimated 25-Year Land Demand for Non-Residential Uses in Humboldt County

Retail (see Table 4-11)	**77**
Office/Business Park	
Increase in Employment	5,091
Building Floor Area Needed (@350 s.f./employee)	1,781,798
Acres Needed @ 0.20 Average floor area to site area ratio (FAR)	205
Gross Acres (net = 0.85*gross)	241
Multiplier (to account for vacant land cushioning, inefficiencies in the real estate market and unique site requirements for users)	1.25
Total Need (acres)	**301**
Industrial : Industrial Park	
Increase in Employment	902
Net Acres (@ 20 employees/acre)	45
Gross Acres (net = 0.85*gross)	53
Multiplier (to account for vacant land cushioning, inefficiencies in the real estate market and unique site requirements for users)	1.5
Total Need (acres)	**80**
Total Non-Residential Acres Needed To 2025	458
Non-Residential Acres in Unincorporated Areas (60% of County total)	**275**

Source: Dyett & Bhatia, 2002

With 902 new employees, 20 employees per acre, and a multiplier of 1.5, industry will require approximately 80 acres of new development. Altogether, non-residential land uses in Humboldt County will require approximately 458 acres of new development between now and 2025.

For land use planning purposes, it is assumed that the unincorporated areas will account for 60 percent of the new non-residential development in Humboldt County, or approximately 275 acres. Distributing this potential new development among the Community Planning Areas was done based on the current share of vacant non-residential land in each area as a percentage of the total inventory of vacant non-residential land in the unincorporated County.

Overall, the unincorporated Community Planning Areas have a surplus of 148 acres of vacant non-residential land, with the greatest surpluses in Garberville, Fieldbrook, and McKinleyville (see Table 4-15). The Coastal Zone has a surplus of 712 acres of vacant non-residential land, the majority of which (409 acres) is in the Humboldt Bay region.

Table 4-15: Non-Residential Land Demand 2025 for Unincorporated Humboldt County

Community Plan Area	*Vacant Acres*	*Target Demand Acreage*	*Surplus*
Alderpoint	-	-	-
Arcata	51.3	32.0	19.3
Avenues Miranda	2.6	2.0	0.6
Avenues Myers Flat	7.3	5.0	2.3
Avenues Phillipsville	0.6	-	0.6
Avenues Stafford-Redcrest	-	-	-
Avenues Weott	-	-	-
Blue Lake	-	-	-
Eureka	4.1	3.0	1.1
Fieldbrook-Glendale	69.3	43.0	26.3
Fortuna	45.7	29.0	16.7
Freshwater	0.3	-	0.3
Garberville-Redway-Benbow	77.7	49.0	28.7
Hydesville-Carlotta	7.7	5.0	2.7
Jacoby Creek	-	-	-
McKinleyville	67.5	42.0	25.5
Orick	34.0	21.0	13.0
Orleans	-	-	-
Rio Dell	17.9	11.0	6.9
Shelter Cove	8.6	5.0	3.6
Trinidad-Westhaven	-	-	-
Willow Creek	-	-	-
Total in CPAs	394.6	247.0	147.6
Coastal Zone Plan Area			
Eel River	172.4	6.0	166.4
Humboldt Bay	425.2	16.0	409.2
McKinleyville	33.6	1.0	32.6
North Coast	34.4	1.0	33.4
South Coast	29.0	1.0	28.0
Trinidad	44.7	2.0	42.7
Total in CZ	**739.3**	**27.0**	**712.3**
Total Unincorporated County	1,133.9	275.0	858.9

Source: Humboldt County GIS; Dyett and Bhatia, 2002