

Appendix V

Comparison of Alternatives

Appendix V. Comparison of Alternatives

Organization of the Comparison Tables

The tables below are organized to show the text of the goals/policies/standards/implementation measures on the right hand side, and the Plan Alternatives which incorporate that text on the left hand side. For example in the table below, the text of policy **GP-P6 Environmental Justice** occurs in Alternative A, B, C, and the Project, but not in Alternative D. Similarly, the text of standard **GP-S1 Environmental Justice** occurs in Alternative A and B and the Project, but not in Alternative C or D.

The tables in this appendix compare only the goals/policies/standards/implementation measures that have potential impacts to the environment. The complete listing of policy differences is available at the following website: (<http://www.co.humboldt.ca.us/gpu/documents/keyissuesplanalt.aspx>), and at the Planning Division office at 3015 H Street, Eureka California 95501.

Chapter 3: Governance

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B	C		P	GP-P6. Environmental Justice. County decision making shall avoid disproportionately impacting disadvantaged populations.
Standards					
A	B			P	GP-S1. Environmental Justice. The County shall consider social and economic effects, including effects on disadvantaged populations, when assessing the significance of physical changes on the environment under CEQA pursuant to Section 15131(b) of the CEQA Guidelines.

Chapter 4: Land Use

Section 2: Growth Planning

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B			P	GP-P2. Urban Development Areas. Establish and maintain Urban Development Areas within Community Plan Areas to reflect areas that are served with existing or planned to be served with public wastewater systems.
			D		2633.1. An urban development area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features.
			D		2633.5. The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan
	B			P	GP-P5. Connection to Public Wastewater Systems within Urban Service Areas. All new development within Urban Service Areas shall connect to public wastewater systems.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	GP-P6. Use of On-Site Sewage Systems within Urban Development Areas. The utilization of on-site sewage disposal systems shall not be acceptable for new development including subdivisions in the Urban Development Area, unless the Planning Commission makes specific factual findings that: 1) the extension of services are physically infeasible; or 2) the area is not planned for service in the service provider’s Municipal Service Review and other written long-term plans; or 3) the services are not reasonably available in a timely manner.	
	B				GP-P6 Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas. The utilization of on-site sewage disposal systems shall not be acceptable for new subdivisions in the Urban Development Area, unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the area is not planned for service in the service provider’s Municipal Service Review and other written long-term plans.	
A					GP-P6. Use of On-Site Sewage Systems for new development within Urban Development Areas. The utilization of on-site sewage disposal systems for new development within the Urban Development Area shall not be acceptable.	
	B			P	GP-P7. Connection to Public Water Systems. All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water systems.	
		C	D		2633.4. Utilization of public water services should be encouraged in the urban development area.	
				P	GP-P8. Urban Expansion Areas. Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but projected to be developed to urban densities and provided with public water-and sewer services beyond the 20-year planning horizon of the General Plan.	
	B				GP-P8. Urban Expansion Areas. Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but expected to be developed to urban densities and provided with public water and sewer services beyond the 20-year planning horizon of the General Plan.	
A					GP-P8. Urban Expansion Areas. Establish and maintain Urban Expansion Areas within Community Planning Areas that designate the ultimate extent of planned urban development within the County.	
	B			P	GP-P9. UrbPan Expansion Area Review. Review Urban Expansion Areas during Community Plan or comprehensive General Updates to determine if the boundaries reflect current conditions and community needs. The boundaries of an Urban Expansion Area shall remain fixed until modified through a General Plan amendment.	
A					GP-P9. Urban Expansion Area Review. Residential density within Urban Development Areas shall be increased, in concert with water and wastewater service expansion, prior to expanding urban development into Urban Expansion Areas.	
		C	D		2633.17. The Planning Department shall record and review information related to the adequacy of the development timing policies of the General Plan.	
		C	D		2633.10. The outer boundary to the urban expansion area shall remain fixed until modified through a General Plan amendment.	
				P	GP-P10. Conversion of Resource Lands. Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within Urban Expansion Areas unless the County makes a finding that there are no alternatives to increase the Urban Expansion Area on lands less suitable for resource production.	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
	B	C			GP-P10 Conversion of Resource Lands. Lands less suitable for resource production within Urban Expansion Areas should be developed prior to the conversion of higher quality resource lands.
A					GP-P10 Resource Lands. Lands less suitable for resource production shall not be included within Urban Expansion Areas.
A	B	C		P	GP-P19.Real Property Transfers and Street Abandonment. County acquisitions and disposals of real property and street vacations or abandonment shall be reviewed for conformity with this Plan.
			D		2633.13. Lands not suited for resource production should be developed prior to the conversion of resource production lands.
Standards					
A	B	C		P	GP-S3 Public Wastewater Service. Public wastewater service is defined to include service provided by cities, special districts, and public utilities.
A	B			P	GP-S4 Urban Development Area. An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services and are to be sized to provide an adequate supply of land to accommodate growth as specified in this Plan.
A	B			P	GP-S5 Urban Service Area. Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.
Implementation Measures					
A	B	C		P	GP-IM2 Map Urban Development Areas. Identify and map urban development areas for all community plan areas within existing or planned public wastewater systems. Planning for urban development areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.
A	B	C		P	GP-IM3 Map Urban Expansion Areas An urban expansion area may be identified and mapped for communities within defined urban development areas. Boundaries to these areas shall also be established contiguous to urban development areas and should follow geographic land features and other definitive limits, (i.e., roads and streams). Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.
A	B	C		P	GP-IM4 Map Water Service Areas. Identify and map water service areas for all Community Plan Areas within existing or planned public water systems. Planning for water service areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B			P	GP-IM5 Urban Service Coordination. Coordinate with special districts, cities, public utilities, and LAFCo in the establishment of urban development areas, urban expansion areas, and water service areas.

Chapter 4: Land Use
Section 3: Urban Lands

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B	C		P	UL-P1. Urban Development Areas. The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.
				P	UL-P8. Neighborhood Connectivity. Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space areas. The subdivision ordinance shall specify standards and limitations for cul-de-sacs, dead end roads, and block sizes.
A	B				UL-P8. Neighborhood Connectivity. Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space areas. The subdivision ordinance shall specify standards and limitations for cul-de-sacs and dead end roads.
				P	UL-P9. Historic Structures. Encourage historic resources to be retained and restored to serve as focal points of neighborhoods and communities.
	B				UL-P9. Historic Structures. Encourage historic structures to be retained and restored to serve as focal points of neighborhoods and communities.
A					UL-P9. Historic Structures. Historic structures listed in, or determined to be eligible, for listing in the California Register of Historical Resources shall be retained to serve as focal points of neighborhoods and communities. Rehabilitations, alterations and re-location shall be conducted to avoid substantial adverse change in the historical significance of the structure.
	B	C		P	UL-P11. Natural Amenities. Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.
A					UL-P11. Natural Amenities. Require new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.
	B			P	UL-P12. Design Review. Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.
A					UL-P12. Design Review. Development within designated Design Review overlay zones, Town Centers and all major subdivisions within Urban Development Areas shall undergo design review consistent with an adopted Design Review Ordinance.
				P	UL-P13. Big Box Design. Large format ("Big Box") establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.
A	B				UL-P13. Big Box Design. Large format ("Big Box") establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area. The appearance of a large monolithic block shall be avoided by dividing the space into separate rooms or buildings, or breaking the mass of the façade.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	UL-P14. Adult Entertainment Establishments. Adult entertainment establishments shall be limited to areas where they will not conflict with schools or other areas where children congregate, and identify standards to ensure they will be compatible with neighboring uses. Adult entertainment establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.	
A	B				UL-P14. Adult Entertainment Establishments. Adult entertainment establishments shall be limited to areas where they will not conflict with schools, and identify standards to ensure they will be compatible with neighboring uses.	
				P	UL-P15. Pedestrian-Friendly Streetscape. Encourage streetscape and pedestrian oriented residential design by using techniques such as: <ol style="list-style-type: none"> 1. Windows and front porches overlooking front yards and sidewalks. 2. Using alley systems or courtyards to minimize driveways facing the street. 3. Make the placement and design of garages subordinate to the house from a streetscape view. 	
A	B				UL-P15. Pedestrian-Friendly Streetscape. Encourage streetscape and pedestrian oriented residential design with front porches, front gardens, and windows overlooking front yards and sidewalks.	
				P	UL-P20. Landscaping. All designs shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.	
	B				UL-P20. Landscaping. All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.	
A					UL-P20. Landscaping. All designs shall screen or soften the visual impact of new development through the use of landscaping that incorporate native species, other plants common to the area, known fire resistant plants, and drought tolerant plants.	
Standards						
A	B	C		P	UL-S4 . Definition of a “Big-Box” Retail Store. A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>UL-S6. Landscaping Standards. Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <ul style="list-style-type: none"> A. The landscape plan shall be drawn to scale and show all existing trees on the property, and indicate the size and location of those being removed. The plan shall indicate the exact location, number; scientific name, common name, and container size of all proposed planting. B. All landscaped areas for commercial, industrial and multi-family projects shall include an automatic irrigation system. C. Plantings shall be replaced as needed to ensure compliance with initially approved landscape requirements. Required plantings may be augmented with additional plantings as desired. D. The use of native and fire resistant species is encouraged where appropriate. E. Landscape design should minimize the area of impervious surfaces to reduce runoff. F. The area of crushed rock, redwood chips, pebbles and similar materials should not dominate the required landscaped area.
A	B	C			<p>UL-S6. Landscaping Standards. Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <ul style="list-style-type: none"> A.. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible. Not more than 25% of the landscaped area shall be covered by non-living materials (e.g., rock, pavers, bark, etc.) B.. The landscape plan shall include measures for protection of topsoil when developing a property for construction. C.. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.
Implementation Measures					

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B	C		P	UL-IM8. Review and Update Design Review Ordinance and Areas. Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.
A	B	C		P	UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses. Revise the zoning ordinance to incorporate standards for “big box” commercial uses.
A	B	C		P	UL-IM14. Adult Entertainment Ordinance. Develop an ordinance for adult entertainment establishments to ensure they will be compatible with neighboring uses.

Chapter 4: Land Use
Section 4: Rural Lands

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B			P	RL-P1. Compatible with Resource Production. Development on rural residential lands adjacent to designated agricultural and timberlands shall be planned to be compatible with agriculture and timber production.
			D		2553.1. Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.
			D		2553.2. Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.
				P	RL-P2. Water Withdrawal. Cumulative impacts of water withdrawal from surface and groundwater sources and cumulative impacts from on-site sewage disposal systems shall be assessed during the zoning and subdivision, and, in critical watersheds, any other discretionary review of development in all areas designated for rural residential development.
	B				RL-P2. Water Withdrawal. Cumulative impacts of water withdrawal from surface and groundwater sources and cumulative impacts from on-site sewage disposal systems shall be assessed during the zoning and subdivision of all areas designated for rural residential development.
A					RL-P2. Water Withdrawal. Cumulative impacts of water withdrawal from surface and groundwater sources and cumulative impacts from on-site sewage disposal systems shall be assessed during the zoning, subdivision and discretionary review of development in all areas designated for rural residential development.
		C	D		2553.7. Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.
			D		2553.3. Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat
			D		5-2550.7. Actively coordinate with the California Regional Water Quality Control Board and County Health Department to develop standards to assess cumulative impacts and appropriate density standards for septic tank use in Humboldt County.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B			P	RL-P5. Road Constraints and Rural Development. Rural zoning densities and subdivision approvals shall reflect road constraints identified by the County Public Works Department. Subdivisions may be allowed where roads can be feasibly improved to minimum County standards at the time of subdivision or incrementally, through road improvements from future development.
		C	D		2554.8. Densities should reflect road constraints, identified by the County Public Work Department.
			D		2554.9. Subdivision of land D. Recorded access or other acceptable access to a publicly maintained road that is: (Res. 85-55, 5/7/85) 1) Adequate for ultimate development at planned densities; and 2) Adequate for use by emergency vehicles. 3) Not subject to adverse impacts caused by: a) geologic instability, steep slopes and erosion; b) seismic activity;
		C			RL-PX. Density Transfers for Rural Residential Development. Transfer of development rights from lands designated as resource production land to lands planned for rural residential may be permitted to allow for clustered rural residential development beyond planned densities consistent with development standards.
Standards					
A	B			P	RL-S1 Compatibility with Timber and Agricultural Production. Rural Residential subdivision adjacent to lands planned for timber or agricultural production shall be evaluated for compatibility with continued resource production. Subdivisions shall be conditioned to minimize constraints on resource production due to access limitations and water supply impacts. Right-to-Harvest or Right-to-Farm agreements shall be required on newly created Rural Residential subdivision lots adjacent to lands planned for timber or agricultural production.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>RL-S4 Subdivision Standards. Subdivision of land designated rural residential may be approved if it can be found that:</p> <ul style="list-style-type: none"> A. There is proof of adequate water for domestic use as determined by current standards of the Division of Environmental Health provided through either: <ul style="list-style-type: none"> 1) Certified dry weather tests of individually developed water supply systems on each parcel using wells, creeks, or springs; or 2) Four or fewer connections to a developed private water system, including certified dry weather testing of source, storage, and transmission facilities, with recorded easements and legal agreements; or 3) Evidence of connection to a public water system. B. Water use is limited on accordance with the policies of the Water Resources Element. C. There is proof that adequate sewage disposal capability will be provided through either: <ul style="list-style-type: none"> 1) Individual on-site systems approved by the Division of Environmental Health; or 2) Evidence of connection to a public wastewater disposal system. D. Building site locations are identified that meet county streamside management setback requirements and that are not subject to the following hazards: <ul style="list-style-type: none"> 1) Geologic instability, steep slopes, and erosion; 2) Seismic activity; or 3) Flooding. E. Recorded access to a publicly maintained road that is: <ul style="list-style-type: none"> 1) Adequate for ultimate development at planned densities; and 2) Adequate for use by emergency vehicles per State Responsibility Area Standards. 3) Not subject to adverse impacts caused by: <ul style="list-style-type: none"> (a) Geologic instability, steep slopes and erosion; (b) Seismic activity; or (c) Flooding. F. Findings A, C, and D may be replaced by the following: <ul style="list-style-type: none"> 1) All parcels created and any remainder are each in excess of 160 acres; and 2) The purpose of the parcels is resource production; and 3) A transfer of development rights for residential purposes is executed and recorded in favor of the County of Humboldt. Residential development rights may be reclaimed by meeting the standards in A, C, and D. G. Other findings specific to the area, zone, and land use designation can be made.
A	B				<p>RL-S4 Subdivision Standards. Subdivision of land designated rural residential may be approved if it can be found that:</p> <ul style="list-style-type: none"> E. There is proof of adequate water for domestic use as determined by current standards of the Division of Environmental Health provided through either: <ul style="list-style-type: none"> 4) Certified dry weather tests of individually developed water supply systems on each parcel using wells, creeks, or springs; or 5) Four or fewer connections to a developed private water system, including certified dry weather testing of source, storage, and

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
					<p>transmission facilities, with recorded easements and legal agreements; or</p> <p>6) Evidence of connection to a public water system.</p> <p>F. Water demands do not individually or cumulatively create a significant impact on Critical Water Supply or Watershed Areas or water bodies designated as critical habitat under the Endangered Species Act or temperature impaired under the Clean Water Act.</p> <p>G. There is proof that adequate sewage disposal capability will be provided through either:</p> <p>3) Individual on-site systems approved by the Division of Environmental Health; or</p> <p>4) Evidence of connection to a public wastewater disposal system.</p> <p>H. Building site locations are identified that meet county streamside management setback requirements and that are not subject to the following hazards:</p> <p>4) Geologic instability, steep slopes, and erosion;</p> <p>5) Seismic activity; or</p> <p>6) Flooding.</p> <p>E. Recorded access to a publicly maintained road that is:</p> <p>4) Adequate for ultimate development at planned densities; and</p> <p>5) Adequate for use by emergency vehicles per State Responsibility Area Standards.</p> <p>6) Not subject to adverse impacts caused by:</p> <p>(a) Geologic instability, steep slopes and erosion;</p> <p>(b) Seismic activity; or</p> <p>(c) Flooding.</p> <p>F. Findings A, C, and D may be replaced by the following:</p> <p>4) All parcels created and any remainder are each in excess of 160 acres; and</p> <p>5) The purpose of the parcels is resource production; and</p> <p>6) A transfer of development rights for residential purposes is executed and recorded in favor of the County of Humboldt. Residential development rights may be reclaimed by meeting the standards in A, C, and D.</p> <p>G. Other findings specific to the area, zone, and land use designation can be made.</p>
Implementation Measures					
A					RL-IMx. Decrease Inventory of Rural Residential Lands. Initiate a plan designation and zoning program to decrease the inventory of lands planned Rural Residential (RR) to meet homestead development demands.
		C			RL-IMx. Increase Inventory of Rural Residential Lands. Initiate a plan designation and zoning program to expand the inventory of lands planned Rural Residential (RR) to meet homestead development demands.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
		C			<p>RL-IMx. Rural Residential Development Incentives. Residential development within Rural Residential (RR) areas shall be provided with one or more of the following incentives as detailed in the land use ordinance:</p> <ol style="list-style-type: none"> 1) Deferral of improvements for minor subdivisions 2) Deferral of subdivision fees until issuance of building permits 3) Eligible for fast-track and streamlined permit process 4) Allowance for lot-splits for qualified second units 5) Reduced minimum parcel sizes

Chapter 4: Land Use
Section 4: Agricultural Lands

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Policies					
A	B			P	<p>AG-P1. Planned Rural Development. The County shall provide a Planned Rural Development (PRD) Program for lands designated Agricultural Grazing (AG) and Ranchland (AGR) that allows voluntary clustering of homesites at a density above what would otherwise be allowed when lands most suitable for agricultural production are retained for permanent continued production. To qualify, identified homesite parcels must be clustered to avoid increasing use conflicts and not be in conflict with any applicable conservation plan. Right-to-Farm agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued agricultural production shall be retained solely for permanent production.</p>
				P	<p>AG-P5. Conservation of Agricultural Lands. Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through all of the following:</p> <ul style="list-style-type: none"> A. By establishing stable zoning boundaries and buffer areas that separate urban and rural areas to minimize land use conflicts. B. By establishing stable Urban Development, Urban Expansion and Community Planning Areas and promoting residential in-filling of Urban Development Areas with phased urban expansion within Community Planning Areas. C. By developing lands within Urban Development Urban Expansion and Community Planning Areas, prior to the conversion of agricultural resource production lands (AE, AG, AGR) within Urban Expansion Areas. D. By not allowing the conversion of agricultural resource production lands (AE, AG, AGR) to other land use designations outside of Urban Expansion Areas. E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs, degradation of the environment, land fragmentation or conflicts in use. F. By increasing the effectiveness of the Williamson Act Program. G. By allowing historical structures and/or sensitive habitats be split off from productive agricultural lands where it acts to conserve working lands and structures. H. By allowing lot-line adjustments for agriculturally designated lands only where planned densities are met and there is no resulting increase in the number of building sites.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
	B				<p>AG-P5. Conservation of Agricultural Lands. Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through all of the following:</p> <ul style="list-style-type: none"> A. By establishing stable zoning boundaries and buffer areas that separate urban and rural areas to minimize land use conflicts. B. By promoting in-filling to achieve a more logical urban/agricultural boundary. C. By developing available lands not suited for agriculture, or those located within Urban Development Areas, prior to the conversion of agricultural lands outside of those areas. D. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs, degradation of the environment, land fragmentation or conflicts in use. F. By increasing the effectiveness of the Williamson Act Program. G. By only allowing subdivision of lands planned Ranchlands (AGR) and Agricultural Exclusive (AE) to preserve historical structures and/or protect sensitive habitats. H. By allowing lot-line adjustments for agriculturally designated lands only where planned densities are met and there is no resulting increase in the number of building sites.
A					<p>AG-P5. Conservation of Agricultural Lands. Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through all of the following:</p> <ul style="list-style-type: none"> A. By establishing stable zoning boundaries and buffer areas that separate urban and rural areas to minimize land use conflicts. B. By establishing stable Urban Development, Urban Expansion and Community Planning Areas and promoting residential in-filling of Urban Development Areas with phased urban expansion within Community Planning Areas. C. By developing lands within Urban Development Areas, prior to the conversion of agricultural resource production lands (AE, AG, AGR) within Urban Expansion Areas. D. By not allowing the conversion of agricultural resource production lands (AE, AG, AGR) to other land use designations outside of Urban Expansion Areas. E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs, degradation of the environment, land fragmentation or conflicts in use. F. By increasing the effectiveness of the Williamson Act Program. G. By only allowing subdivision of lands planned Ranchlands (AGR) and Agricultural Exclusive (AE) to preserve historical structures and/or protect sensitive habitats. H. By allowing lot-line adjustments for agriculturally designated lands only where planned densities are met and there is no resulting increase in the number of building sites.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
		C	D			<p>2523.1 Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through the following:</p> <ul style="list-style-type: none"> A. By formulation of logical boundaries separating urban and rural areas and when necessary, buffer areas to minimize land use conflicts. B. By focusing future conversions in areas where land use conflicts would not threaten the viability of existing agriculture. C. By promoting in-filling to achieve a more logical urban/agricultural boundary. D. By allowing development of uneconomical or marginally viable agricultural lands, or agricultural lands already severely limited by conflicts with urban uses to limit the market pressures for conversion of more productive lands. E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability through degraded water supplies, access systems, air quality, and other relevant considerations, such as increased assessment costs. F. By broadening the utility of agricultural preserves and the Williamson Act Program to accommodate and encourage intensively managed farms.
		C	D			<p>2723.5 Lot line adjustments of AG lands may be approved without regard to the standards of 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of the Plan and shall not result in a net reduction of the area of land available for agricultural management.</p>
				P		<p>AG-P6. Agricultural Land Conversion - No Net Loss. Lands planned for agriculture (AE, AG) shall not be converted to non-agricultural uses unless the Planning Commission makes the following findings:</p> <ol style="list-style-type: none"> 1. There are no feasible alternatives that would prevent or minimize conversion; 2. The facts support an overriding public interest in the conversion; and 3. For lands outside of designated Urban Development Boundaries, sufficient off-setting mitigations have been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the "No Net Loss" agricultural lands policy. "No Net Loss" mitigations are limited to one or more of the following: <ul style="list-style-type: none"> a) re-planning of vacant agricultural lands from a non-agricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or b) the retirement of non-agricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or c) financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections a and b. The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance.
A	B					<p>AG-P6. No Net Loss of Prime Agricultural Lands. The permanent conversion of prime agricultural lands to non-agricultural uses shall be accompanied by offsetting permanent protections of prime agricultural land so there is no net loss of prime agricultural land.</p>

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
		C			AG-P6. Conversion of Agricultural Lands. The conversion of agricultural land to residential uses should only be considered where continued agricultural production is not economically feasible and proposed development is consistent with rural subdivision standards.
			D		2523.10 The conversion of agricultural land should only be considered where continued agricultural production is not economically feasible and proposed development is consistent with Remote Rural Development Section 2550.
			D		2523.2 The conversion of economically viable agricultural lands shall be monitored and reported annually.
			D		2523.3 In-filling shall be encouraged for all development.
				P	AG-P7. Agricultural Production in Conservation Areas. The County shall support continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes. Enforceable provisions contained in terms of sale, deeds and conservation easements shall require continued management for agricultural production.
A	B				AG-P7. Agricultural Production in Conservation Areas. The County shall support continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes. Enforceable provisions contained in terms of sale, deeds and conservation easements which require continued management for agricultural production can be considered mitigation of agricultural land conversion impacts.
				P	AG-P13. Agricultural Zoning and Parcel Size. Utilize Agricultural Exclusive (AE) and Agricultural Grazing (AG) land use classifications to ensure appropriate parcel sizes and land use for continuing availability of the necessary agricultural land base.
A	B				AG-P13. Agricultural Zoning and Parcel Size. Utilize Agricultural Exclusive (AE), Agricultural Grazing (AG), and Ranchland (AGR) land use classifications to ensure appropriate parcel sizes and land use for continuing availability of the necessary agricultural land base.
			D		2523.4. Prime agricultural land should be retained in parcel sizes large enough to provide for an economic management base.
			D		2523.9. Agricultural production requiring smaller parcels and more intensive management, including aquaculture shall be encouraged wherever feasible consistent with the Remote Rural Development Section 2550 and other policies of this section.
				P	AG-Px. Compliance with Regulations. The County shall place a priority on abatement of violations that result in agricultural land conversion, loss of agricultural productivity or conflicts with neighboring agricultural operations.
A					AG-Px. Compliance with Regulations. The County shall prevent agricultural land conversion, loss of agricultural productivity and conflicts from un-permitted development.
				P	AG-Pxx. Protect Productive Agricultural Soils. Development on lands planned for agriculture (AE, AG) shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or non-agricultural uses on land as defined in Government Code Section 51201(c) 1- 5 as prime agricultural lands.
A					AG-Pxx. Protect Productive Agricultural Soils. Development on lands planned for agriculture (AE, AG, AGR) shall avoid the placement of buildings, impermeable surfaces or non-agricultural uses on soils classified by the NRCS as Prime Farmland soils or Farmland soils of Statewide Importance to the maximum extent feasible.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Standards					
				P	AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands. Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres.
	B	C			AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands. Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres. However, divisions of these agricultural lands to a minimum size of 20 acres may be approved if the Planning Commission finds that the division is necessary for a specific agricultural purpose (e.g., to provide for a separate starter farm for a family member), and the division will not adversely affect the area’s agricultural economy or environmental resources. The rezoning and parcel map may be approved only upon satisfaction of all of the following conditions: <ul style="list-style-type: none"> A. Conveyance of a permanent agricultural easement to the County of Humboldt or other public entity or private non- profit corporation, having as its chief goal the preservation of agricultural or open space lands. B. Conveyance of development rights beyond those necessary for agricultural purposes. C. Recorded acknowledgment that, although the new parcel is of a size below that considered a viable economic agricultural unit, its creation was approved for a specific agricultural purpose, and no further division or other conversion from agricultural use, except to other open space or habitat restoration use, will be allowed in the future even if agricultural use of such separate parcel does not provide adequate economic return.
A					AG-S1. Subdivision of Ranchlands (AGR) and Agricultural Exclusive (AE) Lands. No further subdivision of lands planned AGR and AE unless the subdivision is necessary for the protection of cultural resources or to mitigate impacts of public acquisition.
			D		2722.3 Minimum Parcel Size: Sixty (60) acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement. The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit or special permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Total homesite coverage shall not exceed two acres for both dwellings and accessory structures. (Res. 89-106, 6- 27-89).
				P	AG-S4. Planned Rural Development Program Clustering Incentive Options: <u>Tier 1 clustering program:</u> <i>Density credit:</i> 1.1 times existing entitlements when 95% of subject lands are protected <i>Protection instrument:</i> conservation easement or equivalent protection on remainder <i>Rezone homesite parcels:</i> County to conduct re-zone.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B	C				<p>AG-S4 Planned Rural Development Program Clustering Incentive Options:</p> <p><u>Tier 1 clustering program:</u></p> <p><i>Density credit:</i> 2 times existing entitlements when 90% of subject lands are protected</p> <p><i>Protection instrument:</i> B7 zoning, conservation easement or equivalent protection on remainder</p> <p><i>Rezone homesite parcels:</i> County to conduct re-zone.</p> <p><u>Tier 2 clustering program:</u></p> <p><i>Density credit:</i> 3 times existing entitlements when 95% of subject lands are protected</p> <p><i>Protection instrument:</i> Permanent conservation easement on remainder</p> <p><i>Rezone homesite parcels:</i> County to conduct re-zone.</p>
				P		<p>AG-SX. Prime Agricultural Land. Prime Agricultural land per California Government Code Section 51201(c) means:</p> <ol style="list-style-type: none"> 1. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications. 2. Land which qualifies for rating 80 through 100 in the Storie Index Rating. 3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A. 4. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non- bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre. 5. Land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for three of the five previous years. (from Glossary)
Implementation Measures						
A	B	C		P		<p>AG-IM1 Develop Planned Rural Development Program. Update the Zoning Regulations to include provisions for Planned Rural Development (PRD) and implement a program to assist landowners with PRD applications.</p>
A	B			P		<p>AG-IM4 No Net Loss of Prime Agricultural Lands. Provisions for mitigation offsets of prime agricultural land conversion shall be adopted by ordinance.</p>
A				P		<p>AG-IMx. Compliance with Regulations. The County shall maintain an agricultural protection compliance program to enforce land use and building regulations on lands (AE, AG).</p>

Chapter 4: Land Use
Section 5: Forest Resources

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher outside Community Planning Areas shall be conserved to maintain timber production as a primary use.
	B				FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use.
A					FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use. Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).
		C			FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher should be planned to maintain timber production as the primary use.
			D		2514.1 Timberlands shall be retained for timber production, harvesting and compatible uses, and reclassification of Timberland Production Zones (TPZ) shall be done in accordance with statutory requirements.
			D		2514.3 Encourage the long-term management of timberlands.
				P (split vote)	FR-P9 Residential Construction on TPZ Zoned Parcels. Recognize the right to construct a residence under a ministerial permitting process subject to physical standards set by the County. Second units: may be allowed on TPZ parcels greater than 160 acres; And, may be allowed on TPZ parcel less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Seconds units may be allowed on TPZ parcels less than 40 acres within Community Planning Areas.
				P (split vote)	FR-P9. Residential Construction on TPZ Zoned Parcels. Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance of new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services. Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).
	B				FR-P9. Residential Construction on TPZ Zoned Parcels. Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.
A					FR-P9. Residential Construction on TPZ Zoned Parcels. Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance on new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services.
		C	D		2514.6 Encourage, consistent with the Rural Development Section 2550, improved site productivity, timber growth and harvesting through intensive forestry management.
A	B	C			FR-P13. Planned Rural Development. The County shall provide a Planned Rural Development (PRD) program that allows voluntary clustering of home sites at a density above what would otherwise be allowed when lands most suitable for timber production are retained for permanent continued production.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
		C		P	FR-P17. Forestland-Residential Interface. Identify FRI lands around Community Planning Areas where residential uses adjacent to-forestlands create the potential for use conflicts and fire safety hazards.
A	B				FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Standards					
A	B	C			<p>FR-S1 Planned Rural Development Program Clustering Incentive Options: The Planned Rural Development Program shall be a voluntary incentive based program. To qualify, identified homesite parcels must be clustered to minimize conflicts with timber harvesting and impacts to water resources, biological resources, wildland fire potential. Right-to-harvest agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued timber production shall be retained for permanent commercial timber production.</p> <p><u>Tier 1 clustering program:</u></p> <p><i>Density credit</i> Twice the existing entitlements when 90% of timberlands are protected <i>Protection instrument:</i> B7 zoning or permanent conservation easement on remainder Rezone homesite parcels County to conduct re-zone</p> <p>JTMP or NTMP Required for all parcels</p> <p><u>Tier II clustering program:</u></p> <p><i>Density credit</i> 3 times existing entitlements when 95% of timberlands are protected <i>Protection instrument:</i> Permanent conservation easement on remainder Rezone <i>homesite</i> parcels: County to conduct re-zone</p> <p>JTMP or NTMP Required for all parcels</p>
				P	<p>FR-S2. Forestland-Residential Interface (FRI). For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, and if necessary fire breaks around all or a portion of the development, in consultation with CALFIRE. B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users. C. Require recordation of "Right to Harvest" acknowledgements as a condition of subdivision approvals. D. Support protection of residential drinking water supplies when planning and implementing timber harvesting activities. E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs. F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities related to forest land management. G. For residential development in high and very high fire severity zones, require a fire break and open space adjacent to forestlands, consistent with CALFIRE recommendations, to ensure defensible space.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project		
A	B	C				<p>FR-S2 Forestland-Residential Interface (FRI). For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> H. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, in consultation with CALFIRE. I. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users. J. Require recordation of "Right to Harvest" acknowledgements (and other timber management activities such as prescribed burns) in the subdivision approval process. K. Support protection of residential drinking water supplies. L. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs. M. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities. <p>For hilltop development, require a fire break and open space adjacent to forestlands, with houses internal to the fire break, to ensure defensible space.</p>
Implementation Measures						
A	B	C				<p>FR-IM6 Develop Planned Rural Development Assistance Program. Develop program to assist landowners with Planned Rural Development (PRD) applications.</p>
	B			P		<p>FR-IM7 Implementation of FRI Overlay. Map FRI around Rural Community Center (RCC) and Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around RCCs and CPAs. Implement development standards for overlay zone. Develop a "Right to Harvest" Ordinance to be implemented as a part of an FRI Overlay Combining Zone.</p>
A						<p>FR-IM7. Implementation of Forestland-Residential Interface Overlay. Map Forestland-Residential Interface (FRI) around all residentially zoned areas next to resource lands to create an Overlay Zone. FRI is mapped using the adjacency rule - includes every timber and non-resource parcel that are adjacent to each other. Implement development standards for an overlay zone. Develop a "Right to Harvest" Ordinance to be implemented as a part of an FRI Overlay Combining Zone.</p>
		C				<p>FR-IM7 Implementation of FRI Overlay. Map FRI around Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around CPAs. Implement development standards for overlay zone. Develop a "Right to Harvest" Ordinance to be implemented as a part of an FRI Overlay Combining Zone.</p>
		C				<p>FR-IMx. Public Services. The County shall support the extension of 911 initiated police, structural fire and emergency services to Timberlands containing residential uses.</p>
A				P		<p>FR-IMxx. Substandard Lots. The County shall initiate the removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.</p>

Chapter 5: Community Infrastructure and Service

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B			P	<p>IS-P3. Public infrastructure and Services Standards. Use objective public infrastructure and service standards to:</p> <ul style="list-style-type: none"> A. Assess service conditions; B. Establish minimum levels of service benchmarks; C. Specify infrastructure and service needs for new development; D. Identify deficiencies and rank priorities; and E. Set goals for levels of service for funding purposes.
				P	<p>IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that:</p> <ul style="list-style-type: none"> A. Existing services are adequate; or B. Adequacy will be attained concurrent with project implementation through project conditions; or C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or D. Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.
	B				<p>IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that:</p> <ul style="list-style-type: none"> A. Existing services are adequate; or B. Adequacy will be attained concurrent with project implementation through project conditions; or C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or D. Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.
A					<p>IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that:</p> <ul style="list-style-type: none"> A. Existing services are adequate; or B. Adequacy will be attained concurrent with project implementation through project conditions.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
		C				IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be considered during the review of discretionary projects. Discretionary development may be approved if it can be found that: A. Existing services are adequate; or B. Adequacy can be attained through project conditions; or C. The applicant records a notice on the property indicating the infrastructure and service deficiencies.
A	B	C			P	IS-P9. Capacity of Facilities and Land Use Decisions. The County shall evaluate the capacity and sizing of road and drainage facilities and coordinate with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development. The density, timing, and design of new development shall be consistent with service capacity.
	B				P	IS-P18. Expanded Fire Protection Services. Encourage the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries
A						IS-P18. Expanded Fire Protection Services. Require the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, to ensure the provision of fire protection services to existing and proposed development outside of fire district boundaries.
A	B				P	IS-P20. On-Site Sewage Disposal Requirements. Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies.
					P	S-P22. Park Dedications Held in Perpetuity. Parklands shall be dedicated and held in perpetuity and protected against diversion to both non-recreational purposes and conflicts with adjacent land uses.
A	B					IS-P22. Park Dedications Held in Perpetuity. Parklands shall be dedicated and held in perpetuity and protected against diversion to non-recreational purposes and conflicts with adjacent land uses.
					P	IS-P25. Street Lighting. Street lighting shall be required when necessary to improve public safety and facilitate nighttime travel. Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.
A	B					IS-P25. Street Lighting. Street lighting shall be required based on the need when necessary to improve public safety and facilitate nighttime travel. Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.
					P	IS-P29. Conversion of School Facilities. Conversion of closed school sites and facilities to other uses shall be compatible with existing or planned land uses of adjacent areas and involve affected residents in the decision-making process.
A	B					IS-P29. Conversion of School Facilities. Conversion of closed school sites and facilities to other uses shall be consistent with existing or planned land uses of adjacent areas and involve affected residents in the decision-making process.
					P	IS-PX1. Building Permit Referrals. Provide building permit referrals to the appropriate local fire chief for new buildings within the fire related district boundary and/or the identified response area.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	IS-PX2. Fire Service Impacts from New Development. During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.	
Standards						
A	B			P	IS-S1. Adequate Public Infrastructure and Services Ordinance. Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for new development. Standards shall be specified by ordinance for County provided services, including roads, bicycle and pedestrian facilities, drainage, law enforcement, on-site wastewater disposal and recreation. Standards for non-County services, including public transportation, water, public wastewater, emergency services and fire, shall be referenced and based on applicable service provider criteria. County standards shall be consistent with Plan policies and, to the extent practical, generally accepted levels of service. Standards for non-County services should be consistent with levels of service adopted by local service providers and, to the extent practical, generally accepted levels of service.	
A	B	C		P	IS-S2. Service Inadequacies and Development Limitations. The County shall request that water and wastewater service providers submit formal notice approved by their governing body of any newly identified capacity limitations within Urban Development Areas that have the potential to result in a development moratorium or other limitation of development rights otherwise permitted by this Plan. The County shall take appropriate actions as necessary to reflect new capacity limitations in land use and permitting decisions and communications to the public.	
A	B	C		P	IS-S3. Infrastructure Project CEQA and NEPA Land Use Consistency Determinations. Policies of this Plan which avoid or mitigate environmental effects shall be considered by CEQA lead agencies and federal agencies conducting NEPA evaluations in the evaluation of the environmental impacts of proposed infrastructure projects. Policy conflicts should be considered potentially significant land use impacts pursuant to California Public Resources Code 21083 and Code of Federal Regulations Title 40, Part 6.	
				P	IS-S4. Subdivisions Outside of Fire District Boundaries. Subdivisions outside of fire district boundaries shall be conditioned to: <ol style="list-style-type: none"> 1. Annex to or form a fire-related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or 2. If condition 1 is not feasible, establish an adequate ongoing funding source and execute a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or 3. record acknowledgment of no available emergency response and fire suppression services and implement required mitigations. 	
	B				IS-S4. Subdivisions Outside of Fire District Boundaries. Subdivisions outside of fire district boundaries shall be conditioned to: <ol style="list-style-type: none"> A. annex-to or form a fire-related district or a county service area, and provide funding to ensure that the district has adequate capacity to provide services, or B. if condition A is not feasible, establish-an adequate ongoing funding source and the execute-a fire protection agreement with a local fire service provider. 	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A					IS-S4. Subdivisions Outside of Fire District Boundaries. Residential development shall be conditioned to annex to or form a fire-related district or county service area and provide funding to ensure that the district has adequate capacity to provide services.
				P	<p>I-S5. Other Development Outside of Fire District Boundaries. New industrial, commercial, and residential development, excluding subdivisions pursuant to the Subdivision Map Act, outside of fire district-boundaries shall be responsible prior to permit approval, to obtain from an appropriate local fire service provider written acknowledgement of the available emergency response and fire suppression services and recommended mitigations,</p> <p>If written acknowledgement indicates that no service is available or no acknowledgement is received the following shall apply:</p> <ul style="list-style-type: none"> • For building permits a note shall be placed on the permit indicating that no emergency response and fire suppression services are available. • For discretionary permits findings shall be made that no service is available and the project shall be conditioned to record acknowledgment of no available emergency response and fire suppression services.
	B				I-S5. Other Development Outside of Fire District Boundaries. New industrial, commercial, and residential development, excluding subdivisions pursuant to the Subdivision Map Act, outside of fire district boundaries shall be responsible at the time of issuance of the building permit to obtain emergency response and fire suppression service by written agreement from a fire service provider and record a notice and acknowledgement of the agreement.
A					I-S5. Development Outside of Fire District Boundaries. New residential, commercial and industrial development, outside of fire district boundaries shall be responsible at the time of issuance of the building permit to obtain emergency response and fire suppression service by contract from a fire service provider and record a notice and acknowledgement of the contract.
A	B	C		P	IS-S10. Street Lighting. Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.
Implementation Measures					
A	B	C		P	IS-IM1. Coordination with Service Providers. Coordinate with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects.
			D		2622.3. The Planning Department shall coordinate with LAFCo to improve information on public service availability, capacity and needs, demographics, and development patterns.
A	B			P	IS-IM2. Adequate Public Infrastructure and Services Standards. Develop and adopt an ordinance establishing adequate public infrastructure and services standards.
				P	IS-IM17. Fire Protection Special Assessments. Provide technical support for the development of fire district special assessments and special taxes to fund fire protection services.
A	B				IS-IM17. Fire Protection Special Assessments. Support the development of fire district special assessments and special taxes to fund fire protection services.
				P	IS-IM18. Fire Impact Fees. Support and promote the development of capital improvement plans by fire protection service providers that can be used to establish

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project		
						development impact fees. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts and standard agreements between fire-related districts and the County.
A	B					IS-IM18. Fire Impact Fees. Support and promote the development of capital improvement programs by fire protection service providers that can be used to establish development impact fees. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts and standard agreements between fire-related districts and the County.
A	B			P		IS-IM22. County Service Area-Fire Protection. In close coordination with fire-related districts, non-agency fire departments, and CAL FIRE, establish County Service Areas and adequate ongoing fire protection funding sources in areas with developed and developable land that cannot be served by existing fire-related districts and where new districts cannot feasibly be established. Utilize fire protection service agreements with existing fire service providers, where appropriate. Utilize County Service Areas to augment the level of service and capacity of existing fire service providers, where appropriate.
A	B			P		IS-IM26. Sizing of Water and Wastewater Systems. Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency.
A	B	C		P		IS-IM27. Coordination with Water and Wastewater Service Providers. Utilize the review of capital improvement plans, referrals, "will serve" letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure planning and funding mechanisms are in place to support existing, planned, and proposed development.
A	B			P		IS-IM30. Street Lighting. Prepare street lighting standards for new development that differentiate between urban and rural settings and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines.
A	B					IS-IM31. Expand Lighting Services. Require that development within an Urban Development Area be annexed to County street lighting districts if nearby, whether or not the project site is contiguous with current district boundaries.

Chapter 6: Telecommunications

A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	T-P3. Telecommunications Facility Siting. Design and site all facilities to minimize their visibility, prevent visual clutter, and reduce conflicts with surrounding land uses while recognizing that all communities in Humboldt County should have access to communication infrastructure.
A	B				T-P3. Telecommunications Facility Siting. Design and site all facilities to minimize their visibility, prevent visual clutter, and reduce conflicts with surrounding land uses
A	B			P	T-P10. Subdivision Improvement Requirements. New residential and commercial development projects shall include the infrastructure components necessary to support modern communication technologies, such as conduit space within joint utility trenches for future high-speed data equipment, and flexible telephone conduit to allow for easy retrofit for high-speed data systems.

A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Standards					
				P	<p>T-S1. <u>Communications Siting Standard.</u> Siting of new communications facilities shall comply with standards contained in a <u>Communications Facilities Ordinance</u> that incorporates the following:</p> <ul style="list-style-type: none"> A. Tiered Permitting. Utilize permit processes that vary depending upon the physical characteristics of the facility, its location, and its compliance with specific development and performance standards, and provisions for expanded noticing. B. Performance Standards. Standards for siting design, visibility, construction impacts, noise, on-going operation, and other characteristics that affect the compatibility and environmental and safety impacts of proposed facilities. C. Site Co-location. When feasible, communications facilities shall be located adjacent to, on, or incorporated into existing or proposed buildings, towers, or other structures. The County shall require new facilities to accommodate future co-location to the maximum extent feasible. D. Public Health and Safety. Applicants shall demonstrate that proposed facilities operate within Federal Communications Commission (FCC) emission regulations and guidelines including initial and ongoing monitoring for compliance with FCC regulations. E. Location and Siting. <ul style="list-style-type: none"> 1) When designing and siting towers screening should be used if possible to minimize visual impacts. 2) Stealth siting methods should be used if possible within views of scenic highways, public parks, cultural facilities and coastal scenic areas. 3) Stealthing and/or setbacks shall be used to ensure community compatibility. 4) An alternatives analysis may be required at the time of application that documents why the project as proposed is the best way to accomplish project alternatives while minimizing project impacts. F. Design and Screening. <ul style="list-style-type: none"> 1) Support structures shall be designed to minimize visibility, where appropriate, with a preference towards each of the following in the order so listed: 1) use of existing structures, 2) stealth designs for concealment, and 3) monopoles. 2) Component parts, equipment cabinets, buildings, and security fencing shall be designed to achieve a minimum profile through painting, screening, landscaping, and architectural compatibility with surrounding structures. 3) Photo simulations or balloon tests with views from various vantage points may be required to show visual impact of the proposed facility. G. Removal of Un-used Facilities. Require the timely removal of communications towers and equipment when they are no longer needed as a condition of approval. H. Independent Review. Applicants may be required to pay the cost of independent review to evaluate siting alternatives, necessity based on adequacy of coverage or evaluation of radio frequency emissions in relation to FCC Maximum Permissible Exposure Limits. I. Waiver or Modification of Standards. Allow for a waiver or modification to standards and requirements based on specific findings showing non-detriment and necessity or that strict compliance would result in noncompliance with applicable federal or state law.

A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
	B				<p>T-S1. Telecommunications Siting Standard. Siting of new telecommunications facilities shall comply with standards contained in a Telecommunications Facilities Ordinance that incorporates the following:</p> <ul style="list-style-type: none"> A. Tiered Permitting. Utilize permit processes that vary depending upon the physical characteristics of the facility, its location, and its compliance with specific development and performance standards. B. Performance Standards. Standards for siting design, visibility, construction impacts, on-going operation, and other characteristics that affect the compatibility and environmental and safety impacts of proposed facilities. C. Site Co-location. When feasible, telecommunications facilities shall be located adjacent to, on, or incorporated into existing or proposed buildings, towers, or other structures. The County shall require new facilities to accommodate future co-location to the maximum extent feasible. D. Public Health and Safety. Applicants shall demonstrate that proposed facilities operate within Federal Communications Commission (FCC) emission regulations and guidelines. E. Location and Siting. <ul style="list-style-type: none"> 1) Avoid siting along ridgelines unless screened from public view. 2) Avoid siting within views of scenic highways, public parks, recreation or cultural facilities or other public lands and coastal scenic or view areas. 3) Setbacks shall be required between telecommunication facilities and residential dwelling units, public or private schools, and child daycare facilities. 4) An alternatives analysis shall be provided at the time of application that documents why the project as proposed is the best way to accomplish project alternatives while minimizing project impacts. F. Design and Screening. <ul style="list-style-type: none"> 1) Support structures shall be designed and painted to minimize visibility with a preference towards each of the following in the order so listed: 1) use of existing structures, 2) stealth designs for concealment, and 3) monopoles. 2) Component parts, equipment cabinets, buildings, and security fencing shall be designed to achieve a minimum profile through painting, screening, landscaping, and architectural compatibility with surrounding structures. 3) Photosimulations or balloon tests with views from various vantage points shall be used to show visual impact of the proposed facility. G. Removal of Un-used Facilities. Require the timely removal of telecommunications towers and equipment when they are no longer needed as a condition of approval. H. Independent Review. Applicants may be required to pay the cost of independent review to evaluate siting alternatives, necessity based on adequacy of coverage or evaluation of radio frequency emissions in relation to FCC Maximum Permissible Exposure Limits. I. Waiver or Modification of Standards. Allow for a waiver or modification to standards and requirements based on specific findings showing non-detriment and necessity or that strict compliance would result in noncompliance with applicable federal or state law.

A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A					<p>T-S1. Telecommunications Siting Standard. Siting of new telecommunications facilities shall comply with standards contained in a Telecommunications Facilities Ordinance that incorporates the following:</p> <ul style="list-style-type: none"> A. Tiered Permitting. Utilize permit processes that vary depending upon the physical characteristics of the facility, its location, and its compliance with specific development and performance standards. B. Performance Standards. Standards for siting design, visibility, construction impacts, on-going operation, and other characteristics that affect the compatibility and environmental and safety impacts of proposed facilities. C. Site Co-location. When feasible, Telecommunications facilities shall be located adjacent to, on, or incorporated into existing or proposed buildings, towers, or other structures. The County shall require new facilities to accommodate future co-location to the maximum extent feasible. D. Public Health and Safety. Applicants shall demonstrate that proposed facilities operate within Federal Communications Commission (FCC) emission regulations and guidelines. E. Location and Siting. <ul style="list-style-type: none"> 1) Prohibit siting along ridgelines unless screened from public view unless stealth design techniques are utilized. 2) Prohibit siting within views of scenic highways, public parks, recreation or cultural facilities or other public lands and coastal scenic or view areas unless stealth design techniques are utilized. 3) Setbacks shall be required between telecommunication facilities and residential dwelling units, public or private schools, and child daycare facilities. 4) An alternatives analysis shall be provided at the time of application that documents why the project as proposed is the best way to accomplish project alternatives while minimizing project impacts. F. Design and Screening. <ul style="list-style-type: none"> 1) Support structures shall be designed and painted to minimize visibility to the maximum extent with a preference towards each of the following in the order so listed: 1) use of existing structures, 2) stealth designs for concealment, and 3) monopoles. 2) Component parts, equipment cabinets, buildings, and security fencing shall be designed to achieve a minimum profile through painting, screening, landscaping, and architectural compatibility with surrounding structures. 3) Photosimulations or balloon tests with views from various vantage points shall be used to show visual impact of the proposed facility. G. Removal of Un-used Facilities. Require the timely removal of telecommunications towers and equipment when they are no longer needed as a condition of approval. H. Independent Review. Applicants may be required to pay the cost of independent review to evaluate siting alternatives, necessity based on adequacy of coverage or evaluation of radio frequency emissions in relation to FCC Maximum Permissible Exposure Limits. I. Waiver or Modification of Standards. Allow for a waiver or modification to standards and requirements based on specific findings showing non-detriment and necessity or that strict compliance would result in noncompliance with applicable federal or state law.

A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Implementation Measures					
				P	T-IM1. Communications Facilities Ordinance. Adopt a Communications Facilities Ordinance that ensures compatibility of communications facilities with nearby land uses, is proactive in the design and siting of wireless communications facilities, provides incentives for unobtrusive and compatible wireless antennas, and establishes clear standards for such facilities.
A	B				T-IM1. Telecommunications Facilities Ordinance. Adopt a Telecommunications Facilities Ordinance that: ensures compatibility of telecommunications facilities with nearby land uses, is proactive in the design and siting of wireless telecommunications facilities, provides incentives for unobtrusive and compatible wireless antennas, and establish clear standards for such facilities.
				P	T-IM2. Broadband Deployment. Revise subdivision regulations to require the provision, where feasible facilities for broadband communications network deployment.
A	B				T-IM2. Broadband Deployment. Revise subdivision regulations to require the provision, where feasible, of infrastructure for broadband internet.
				P	T- IM6. Ongoing Communications Planning. Prepare and periodically update a communications improvement program based on existing local, countywide, and regional communications planning studies that identifies existing conditions, needed improvements, and funding programs and that establishes criteria for prioritizing projects.
A	B				T- IM6. Ongoing Telecommunications Planning. Prepare and periodically update a telecommunications improvement program based on existing local, countywide, and regional telecommunications planning studies that identifies existing conditions, needed improvements, and funding programs and that establishes criteria for prioritizing projects.
				P	T- IM7. Pre-planning Facility Locations. Establish and utilize wireless and wireline telecommunications siting standards, in coordination with other jurisdictions, to identify areas where future commercial or public communications facilities can be located.
A	B				T- IM7. Pre-planning Facility Locations. Establish and utilize wireless and wireline telecommunications siting standards, in coordination with other jurisdictions, to pre-identify areas where future commercial or public telecommunications facilities can be located.

Chapter 7: Circulation

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Policies					
				P	<p>C-P1. Orderly Development. Encourage development of a circulation system that supports an orderly pattern of land use by:</p> <ul style="list-style-type: none"> A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks, and schools while maintaining maximum bicycle and pedestrian connectivity and access. B. Designing access to residential areas to minimize disruptions to the flow of traffic while ensuring user safety and connectivity on arterial or collector roads. Avoid, direct residential driveway access off of arterials and collectors. C. Improving connectivity between interrelated areas such as neighborhoods and common destinations. D. Locating retail, service and industrial facilities, community centers, recreational facilities, employment centers, and other intensive land uses near collectors or arterial roads. E. Improving transportation infrastructure to accommodate existing land uses served by a sub-standard road classification. F. Using multi-use transportation hubs to serve town-centers, neighborhoods and other common destinations. G. Enhancing pedestrian and bicycle access to employment, services and recreation. H. Locating multi-family residential, commercial and public use facilities in areas serviced by public transit. I. Encouraging building, fence, façade, and setback design that promotes comfortable pedestrian environments.
A	B	C			<p>C-P1. Orderly Development. Encourage development of a circulation system that supports an orderly pattern of land use by:</p> <ul style="list-style-type: none"> J. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks, and schools. K. Designing access to residential areas to minimize disruptions to the flow of traffic on arterial or collector roads. Avoid, when feasible, direct residential driveway access off of arterials and collectors. L. Connecting neighborhoods and destinations. M. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collectors or arterial roads. N. Improving roads to accommodate existing land uses served by a sub-standard road classification. O. Using multi-use transportation hubs to serve town-centers. P. Enhancing pedestrian and bicycle access to employment, services and recreation.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
			D		<p>4231.8. Encourage the development of a road system that supports an orderly pattern of land use through:</p> <ul style="list-style-type: none"> A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks and schools. B. Locating lower density residential areas with frontage onto arterial or major collector roads away from through-traffic unless sufficient mitigation measures are used. C. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collector, or arterial roads. D. Improving roads to accommodate land uses served by an inappropriate road classification 	
				P	<p>C-P2. Consideration of Land Uses in Transportation Decision Making. Transportation decisions shall be based on a comprehensive planning approach that considers existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.</p>	
A	B	C			<p>C-P2. Consideration of Land Uses in Transportation Decision Making. Transportation decisions in urban and rural areas shall be based on a comprehensive planning approach that considers existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.</p>	
			D		<p>4237.1. Transportation decisions in urban and rural areas should be based on a comprehensive planning approach that considers at a minimum existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.</p>	
			D		<p>4237. 3. Land use plans and policies shall be the basis for transportation facilities development.</p>	
				P (split vote)	<p>C-P3. Consideration of Transportation Impacts in Land Use Decision Making. Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.</p>	
	B				<p>C-P3. Consideration of Transportation Impacts in Land Use Decision Making. Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational or economic consequences.</p>	
A					<p>C-P3. Consideration of Transportation Impacts in Land Use Decision Making. Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational or economic consequences and promote healthful transportation alternatives.</p>	
			D	P (split vote)	<p>4237. 2. Decisions to change or expand the land use of a particular area should include an analysis of the impacts to existing and/or proposed transportation facilities and services so as to minimize or avoid serious operational or economic consequences</p>	
	B			P	<p>C-P4. Mitigation Measures. New development shall be conditioned to proportionally mitigate significant traffic impacts through construction of on- and off-site improvements and dedication of rights-of-way.</p>	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A					C-P4. Mitigation Measures. New development shall be conditioned to proportionally mitigate significant traffic impacts through construction of on- and off-site multi-modal improvements, dedication of rights-of-way, and/or reduce transportation demand through mixed-use development or bicycle, pedestrian and public transit improvements.
				P	C-P5. Level of Service Criteria. The County shall strive to maintain Level of Service C operation on all roadway segments, except for U.S. 101, where Level of Service D shall be acceptable. Cumulative impacts to target levels of service shall also be considered in project review and addressed through the use of development impact fees. Level of Service improvements for automobiles shall not adversely affect Level of Service and/or Quality of Service for other modes of transportation.
A	B				C-P5. Level of Service Criteria. The County shall strive to maintain Level of Service C operation on all roadway segments, except for U.S. 101, where Level of Service D shall be acceptable. Cumulative impacts to target levels of service shall also be considered in project review and addressed through the use of development impact fees.
				P	C-P7. Joint Use of Traffic Models. Integrate transportation planning and analysis through joint use of area-wide traffic models such as the Greater Eureka Area Travel Model (GEATM). Develop travel demand models with methods and inputs that incorporate walking, biking and transit. Support coordination with agencies to maintain the accuracy and utility of such models.
A	B	C			C-P7. Joint Use of Traffic Models. Integrate transportation planning and analysis through joint use of area-wide traffic models such as the Greater Eureka Area Travel Model (GEATM). Support coordination with agencies to maintain the accuracy and utility of such models.
A				P	C-Px. Circulation Planning for Bicycles, Pedestrians and Transit. Circulation planning and discretionary project review shall include an assessment of quality of service for bicycle, pedestrian and public transit access.
				P	C-P9. Acceptance of Roads into the County Maintained Road System. Circulation Element roads, constructed to County standards, shall be recommended to the Board of Supervisors for inclusion into the County Maintained Road System. Other roads shall not be recommended for acceptance into the County Maintained Road System unless an exception for public interest is supported by Public Works and adequate funding for the future maintenance of the road and its associated facilities is provided.
A	B	C			C-P9. Acceptance of Roads into the County Maintained Road System. Circulation Element roads, constructed to County standards, shall be recommended to the Board of Supervisors for inclusion into the County Maintained Road System. Other roads shall not be recommended for acceptance into the County Maintained Road System unless an exception for public interest is supported by Public Works and adequate funding for the future maintenance of the road and its associated facilities is provided.
				P	C-P11. Roadway Functional Classifications. Adopt and consistently apply roadway design and right-of-way standards according to functional classifications that consider all modes of travel in the context of road location and applied usage.
A	B	C			C-P11. Roadway Functional Classifications. Adopt and consistently apply roadway design and right-of-way standards according to functional classifications that distinguish between the needs of Urban Development Areas and rural areas.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	C-P12. Multi-modal Level of Service/Quality of Service Criteria. The County shall specify and endeavor to maintain minimum multi-modal Levels of Service (LOS) and Quality of Service (QOS) standards on County roads and use LOS/QOS criteria as a basis for analyzing impact fees and assessments, prioritizing congestion relief projects, and evaluating cumulative traffic impacts of discretionary development.	
A	B				C-P12. Level of Service Criteria. The County shall specify and endeavor to maintain minimum Levels of Service (LOS) on County roads and use LOS criteria as a basis for analyzing impact fees and assessments, prioritizing congestion relief projects, and evaluating cumulative traffic impacts of discretionary development.	
				P	C-P14. Efficiency and Capacity. Manage roadway systems and congestion relief projects for increased transportation efficiency through multi-modal demand management and transportation before increasing capacity through roadway widening or new road construction	
A	B				C-P14. Efficiency and Capacity. Manage roadway systems for increased transportation efficiency through multi-modal use and demand management before increasing capacity through roadway widening or new road construction.	
				P	C-P15. Roadway and Multi-modal Facility Maintenance. Use objective roadway condition measures and thresholds to prioritize maintenance projects. Work to reduce overall deferred maintenance liability.	
A	B	C			C-P15. Roadway Condition Thresholds. Use objective roadway condition measures and thresholds to prioritize maintenance projects. Work to reduce overall deferred maintenance liability.	
				P	C-P17. U.S. Highway 101 Safety Corridor Improvements. The County supports a strategy for improvements to the U.S. Highway 101 Safety Corridor that minimizes impacts to coastal resources, improves safety and connectivity for non-motorized transportation modes, and minimizes adverse impacts to parallel routes State Route 255, and Old Arcata Road/Myrtle Avenue.) Corridor improvements that could create adverse impacts to bicycle and pedestrian use, such as a resumption of state highway speeds or intersection modifications, shall be designed with offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64-R1 or successor policies. The improvements shall include a separated Class I Facility for non-motorized users parallel to the US 101 Safety Corridor.	
	B				C-P17. U.S. Highway 101 Safety Corridor Improvements. The County supports a strategy for improvements to the U.S. Highway 101 Safety Corridor that minimizes impacts to coastal resources, and treats all three main roads between Arcata and Eureka as one system (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue.) The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads.	
A					C-P17. U.S. Highway 101 Safety Corridor Improvements. The County supports a strategy for improvements to the U.S. Highway 101 Safety Corridor that minimizes impacts to coastal resources, and treats all three main roads between Arcata and Eureka as one system (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue.) The strategy would develop an overall improvement plan considering motorized and non-motorized transportation. Corridor improvements that could create adverse impacts to bicycle and pedestrian use, such as a resumption of state highway speeds, shall be designed with offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64-R1 or successor policies.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	C-P19. Best Management Practices for Road Grading. New development subject to the grading ordinance shall use best management practices to prevent soil erosion and minimize impacts to watersheds from grading activities.	
A	B				C-P19. Best Management Practices for Road Grading. New development subject to the grading ordinance shall use best management practices as described in the Grading Ordinance to prevent soil erosion and minimize impacts to watersheds from grading activities.	
A	B			P	C-P20. Best Practices for County Road Maintenance. Continue use of the Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance or a functional equivalent, as amended and approved by state and federal resource agencies, for County road maintenance and maintenance yards to minimize impacts to watersheds from roads and maintenance yard facilities.	
A	B			P	C-P21. State and Federal Consistency. Road construction and maintenance activities performed by the County or under the County’s land use jurisdiction shall be consistent with and support approved state and federal salmon or steelhead recovery plans, Clean Water Act Total Maximum Daily Loads (TMDLs) and the National Pollution Discharge Elimination System Stormwater Program.	
A	B			P	C-P22. Public Transit. The County shall support the guiding goals, policies, and objectives of the Public Transit and Paratransit Service Element of the Regional Transportation Plan as amended.	
				P	<p>C-P23. Public Transit Service. Public transportation systems in the County shall be coordinated and integrated so that a full range of travel patterns and connectivity with other modes of transportation can be supported.</p> <ul style="list-style-type: none"> A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are attractive, well-lit, protected from the weather and have bus information posted. B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on intercity and regional buses. C. Multi-family housing, public uses such as libraries, schools and community centers, and commercial uses should be encouraged or located in areas serviced by or planned for public transit. D. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients. E. Public transportation should provide access to recreation areas. 	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B				<p>C-P23. Public Transit Service. Public transportation systems in the County should be coordinated and integrated so that a full range of travel patterns and connectivity with other modes of transportation can be supported.</p> <ul style="list-style-type: none"> A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are protected from the weather and bus information is provided. B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on the buses along the intercity bus routes. C. Multi-family housing, public uses such as libraries, schools and community centers, and commercial uses should be encouraged in areas serviced by public transit. D. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients. E. Public transportation should provide access to recreation areas.
			D		<p>4237. 4. Transportation systems in Humboldt County and those which link the County with other areas of the State are to be coordinated and integrated so that a full range of travel patterns can be supported.</p> <ul style="list-style-type: none"> A. Existing and future public transit services are to be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are protected from the weather and bus information is provided. B. Automobile and bicycle transport are to be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on the buses along the intercity bus routes. C. Multi-family housing shall be encouraged in areas serviced by public transit where consistent with other sections of the plan.
				P	<p>C-P25. Multimodal Level of Service and Quality of Service Standards. Use objective Multimodal Level of Service and Quality of Service Standards; for example, the Florida Department of Transportation’s “Quality/Level of Service Handbook” (FDOT, 2002) or the Transportation Research Board’s “Highway Capacity Manual” (TRB, 2000) to assess and plan the multi-modal quality and capacity of county roads and intersections. Analyze neighborhood level conditions using objective methods and criteria such as “walkability audits” and “bikeability audits”.</p>
A	B				<p>C-P25. Multimodal Level of Service Standards. Use objective Multimodal Level of Service Standards; for example, the Florida Department of Transportation’s “Quality/Level of Service Handbook” (FDOT, 2002) or the Transportation Research Board’s “Highway Capacity Manual” (TRB, 2000) to assess and plan the multi-modal capacity of county roads and intersections. Analyze neighborhood level conditions using objective methods and criteria such as “walkability audits.”</p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	C-P26. Bicycles and Pedestrian Facilities in New Subdivisions. Sidewalks: In urban areas, sidewalks should be provided. When feasible sidewalks should be separated from the road with a landscape strip. When feasible, sidewalks or trails (Class 1) should be provided to connect neighborhoods. Bike lanes: In urban areas, bike lanes (Class 2) should be provided on all collector and arterial roads. In rural areas, bike lanes (Class 2) or bike routes (Class 3) should be provided when demand warrants separated facilities.	
A	B				C-P26. Bicycles and Pedestrian Facilities in New Subdivisions. Off-street bike and pedestrian ways or, at a minimum, sidewalks separate from roadways shall be required of new major subdivisions. The County shall provide incentives for design and investments in bicycle and pedestrian access beyond regulatory requirements.	
				P	C-P27 Right-of-Way Design Standards. Right-of-way design standards shall incorporate specifications for bicycles, pedestrians, public transit facilities, and buffers.	
	B				C-P27 Right-of-Way Design Standards. Right-of-way design standards should incorporate specifications for bicycles, pedestrians, public transit facilities, and buffers.	
A					C-P27 Right-of-Way Design Standards. Right-of-way design standards shall incorporate specifications for bicycles, pedestrians, public transit facilities, and buffers.	
A	B			P	C-P28. Landscape Buffer Strips. Landscape buffer strips shall be used, where feasible, to segregate pedestrian walkways from arterial and collector roadways.	
				P	C-P29. Removal of Obstacles in Pathways. Where feasible, new pathways and sidewalks shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, they shall be widened or otherwise designed to provide the least amount of obstruction to users.	
A	B				C-P29. Removal of Obstacles in Pathways. New pathways and sidewalks shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, they shall be widened or otherwise designed to provide the least amount of obstruction to users.	
				P	C-P30. On-Street Parking. Design on-street parking to minimize conflicts with bicycles and pedestrians. Where appropriate, creative on-street parking arrangements such as parking pockets or bays shall be considered to improve design flexibility.	
A	B				C-P30. On-Street Parking. Design on-street parking in commercial areas to minimize conflicts with planned bicycle routes. Creative on-street parking arrangements such as parking pockets or bays shall be considered to improve design flexibility.	
				P	C-P31. Design Standards for All Pathways. Published design standards, such as the Caltrans Highway Design Manual, the San Francisco Bicycle Plan Supplemental Design Guidelines (2005) VTA's Bicycle Technical Guidelines (1999) and VTA's Pedestrian Technical Guidelines (2003) or equivalent, shall be used by the County Public Works Department for the design and construction of pedestrian and bicycle facilities. All new hard surfaced walkways shall be wheelchair accessible. Existing hard surfaced walkways should be improved to be wheelchair accessible when funding is available or when development projects occur on adjacent parcels.	
A	B				C-P31. Design Standards for All Pathways. Published design standards, such as the Caltrans Highway Design Manual or equivalent, shall be used by the County Public Works Department for the design and construction of pedestrian and bicycle paths. All new hard surfaced walkways shall be wheelchair accessible. Existing hard surfaced walkways should be improved to be wheelchair accessible when funding is available or when development projects occur on adjacent parcels.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	C-P32. Traffic Calming. Use traffic calming measures, where appropriate, as a means of improving safety for pedestrians and bicycles. Traffic calming measures include, but are not limited to, roundabouts, chicanes, curb extensions, and traffic circles.	
A	B				C-P32. Traffic Calming. Use traffic calming measures, where appropriate, as a means of providing safe pedestrian and bicycle access. Traffic calming measures include, but are not limited to, roundabouts, chicanes, curb extensions, and traffic circles.	
A	B			P	C-P33. Protection of Designated Pedestrian and Bicycle Routes. The County shall review land development along and adjacent to designated pedestrian and bicycle routes to ensure that adjacent new development is consistent with established right-of-ways and compatible with the safety and capacity of the corridor.	
				P	C-P34. Bicycle Facilities. Strongly encourage the placement of secure, weather-protected bicycle storage facilities at bus stops, businesses, and public buildings. Encourage the addition of bicycle transport racks on public buses.	
	B				C-P34. Bicycle Facilities. Encourage the placement of secure, weather-protected bicycle storage facilities at bus stops, businesses, and public buildings. Encourage the addition of bicycle transport racks on public buses.	
A					C-P34. Bicycle Facilities. Require the installation of bicycle racks or storage facilities for multi-family residential, commercial and industrial development. Encourage the placement of secure, weather-protected bicycle storage facilities at bus stops, and public buildings. Encourage the addition of bicycle transport racks on public buses.	
				P	C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians. Encourage development of the Annie and Mary Railroad rights-of-way as Class 1 bikeway (bike and pedestrian path) provided those uses do not conflict with regional rail transportation system plans. The County shall work to preserve railroad rights-of-way as a contiguous public use transportation corridor.	
	B				C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians. Encourage development of the Northwestern Pacific (NWP) and Annie and Mary Railroad rights-of-way as Class 1 bikeway (bike and pedestrian path) provided those uses do not conflict with regional rail transportation system plans.	
A					C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians. Support the banking of the Northwestern Pacific (NWP) and Annie and Mary Railroad rights-of-way and the development of a Class 1 bikeway (bike and pedestrian path) within the existing rail alignment. Include provisions for decommissioning and relocation of the bikeway if demand and resources supports resumption of rail-service.	
				P	C-P36. Develop a Regional Trails System. Support efforts to establish and connect a regional trails system extending from Orick to Garberville and east connecting Willow Creek and the Hoopa Valley areas. The System should include the California Coastal Trail system and incorporate multi-use trails where feasible.	
A	B				C-P36. Develop a Regional Trails System. Support efforts to establish and connect a regional trails system extending from Trinidad to Garberville and east to Willow Creek and the Hoopa Valley, with linkages to the California Coastal Trail system.	
				P	C-P45. Commercial Areas. Commercial projects should be encouraged to develop inter-connecting traffic features with other commercial projects.	
				P	C-P47. Frontage Improvements. As properties are developed, all road frontages of the property shall be improved to the appropriate standard for the road. Improvements to both sides of the road shall be required when the property on the other side of the road does not have legal rights to use the road. Exceptions may be granted by the Planning Commission.	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
				P	C-P49. Bus Turnouts. Bus turnouts are preferred over in-lane bus stops. Projects constructing curbs on Collector and Arterial roads shall be coordinated with the local transit authority to determine if bus turnouts are warranted to meet the current and future needs of the transit authority. Additional right of way may be required for the turnouts including areas for sidewalks and bus shelters.
Standards					
A	B	C		P	C-S1. Functional Classifications. Roadway functional classifications and standards are shown below in Table 7-B (pages 7-20 and 7-21), and further specified in Title III—Land Use and Development Division 2 Subdivision Regulations.
				P	C-S2. Neighborhood Connectivity. Local roads shall be planned to allow for orderly development of the community. Standards for neighborhood connectivity shall be those specified in Title III - Land Use and Development Division 2 Subdivision Regulations. Connectivity standards shall govern: <ul style="list-style-type: none"> A. Intersection spacing B. Block sizes C. Cul-de-sacs and dead-end roads D. Secondary access requirements E. Gated communities and other restricted access roads F. Access connections between local, connector and arterial roads G. Pedestrian and cycling connections H. Construction and connection of street “stubs,” to adjacent parcels The Department of Public Works shall approve all road alignments.
A	B	C			C-S2. Neighborhood Connectivity. Standards for neighborhood connectivity shall be those specified in Title III—Land Use and Development Division 2 Subdivision Regulations. Connectivity standards shall govern: <ul style="list-style-type: none"> A. Intersection spacing B. Block sizes C. Cul-de-sacs and dead-end roads D. Secondary access requirements E. Gated communities and other restricted access roads F. Access connections between local, connector and arterial roads G. Pedestrian and cycling connections H. Construction and connection of street “stubs,” to adjacent parcels
				P	C-S3. Traffic Thresholds of Significance. Apply objective measures, such as roadway capacity and multimodal quality/level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, such as Health Impact Assessments to make determinations on the significance of traffic impacts for CEQA purposes.
A	B	C			C-S3. Traffic Thresholds of Significance. Apply objective measures, such as roadway capacity and level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, to make determinations on the significance of traffic impacts for CEQA purposes.
A	B			P	C-S4. Pavement Management Criteria. Strive to maintain the overall condition of County-maintained roadways above the 50 th percentile of the Overall Condition Index (OCI) and Modified OCI developed in the 2008 Technical Report.
A	B	C		P	C-S6. Prioritizing Road Maintenance Projects. Use and refine the OCI rating system to prioritize road maintenance projects for roads that have been assessed under this system.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P		C-S7. Transit, Bicycle, and Pedestrian Quality/Level of Service Standards. Bicycle and pedestrian Quality/Level of Service Standards shall be specified in county code. For land use planning purposes, the County shall reference Transit Level of Service standards specified in the Public Transit Service Element of the Regional Transportation Plan as amended.
A	B					C-S7. Transit, Bicycle, and Pedestrian Level of Service Standards. Bicycle and pedestrian Level of Service Standards shall be specified in Title III—Land Use and Development Division 2 Subdivision Regulations. For land use planning purposes, the County shall reference Transit Level of Service standards specified in the Public Transit Service Element of the Regional Transportation Plan as amended.
				P		C-S8. Pedestrian and Bicycle System. A Board adopted Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan shall identify trails and routes considered a part of County maintained circulation system. Development projects proposed on lands that include a County maintained trail or route may be required to dedicate easements or make improvements if an individualized determination is made that the dedication is related both in nature and extent and is roughly proportional to the impact of the proposed development consistent with standards specified in Title III - Land Use and Development Division 2 Subdivision Regulations. The Pedestrian and Bicycle System Plan should be coordinated with a Long-term Transit Plan.
A	B					C-S8. Pedestrian and Bicycle System. A Board adopted Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan shall identify trails and routes considered a part of County maintained circulation system. Development projects proposed on lands that include a County maintained trail or route may be required to dedicate easements or make improvements if an individualized determination is made that the dedication is related both in nature and extent and is roughly proportional to the impact of the proposed development consistent with standards specified in Title III—Land Use and Development Division 2 Subdivision Regulations.
				P		C-S9. Prioritization of Pedestrian and Bicycle Facilities and Routes. Objective criteria shall be used to prioritize construction of pedestrian and bicycle facilities and routes. Criteria shall be developed to reflect consideration of: A. Providing safe and continuous connections between: 1) Neighborhoods and public schools 2) Residential areas and workplaces, shopping districts, daily retail and social services 3) Transit stops and public facilities 4) Adjacent open spaces or recreation areas B. Reductions in vehicle miles traveled C. Community demand and public interest
A	B	C				C-S9. Prioritization Pedestrian and Bicycle Facilities and Routes. Objective criteria shall be used to prioritize construction of pedestrian and bicycle facilities and routes. Criteria shall be developed to reflect consideration of: A. Providing safe and continuous connections between: 1. Neighborhoods and public schools 2. Residential areas and workplaces 3. Transit stops and public facilities 4. Adjacent open spaces or recreation areas B. Reductions in vehicle miles traveled C. Community demand and public interest

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Implementation Measures					
A	B			P	C-IM1. Circulation Standards. Review and update roadway, pedestrian, and bicycling facility standards in the Humboldt County Roadway Design Standards Manual, Title III—Land Use and Development Division 2 Subdivision Regulations, and other appropriate ordinances.
				P	C-IM2. Tracking Road Improvement Requirements. Develop, maintain, and publish an inventory of road segments and intersections that do not meet LOS or road classification standards given existing traffic levels or number of currently developed parcels. The inventory shall also include needed multimodal transportation improvements, including bicycle, pedestrian Class I multi-use paths, using multi-modal quality of service (QOS) measures
	B				C-IM2. Tracking Road Improvement Requirements. Public Works shall develop, maintain, and publish an inventory of road segments and intersections that do not meet LOS or road classification standards given existing traffic levels or number of currently developed parcels.
A					C-IM2. Tracking Road Improvement Requirements. Public Works shall develop, maintain, and publish an inventory of road segments and intersections that do not meet LOS or road classification standards given existing traffic levels or number of currently developed parcels. The inventory shall also include needed multimodal transportation improvements, including bicycle, pedestrian Class I multi-use paths, using multi-modal quality of service (QOS) measures.
				P	C-IM4. Regional Coordination. Support and participate in joint circulation system and land use planning with HCOAG, affected cities, Caltrans, and other transportation agencies and providers. Maintain, update, and validate the Greater Eureka Area Transportation Model or its equivalent on a regular basis, and use the model to evaluate development-related multi-modal transportation impacts on the existing and proposed circulation system.
A	B				C-IM4. Regional Coordination. Support and participate in joint circulation system and land use planning with HCOAG, affected cities, and Caltrans. Maintain, update, and validate the GEATM or its equivalent on a regular basis, and use the model to evaluate development-related traffic impacts on County and city existing and proposed circulation system.
A	B			P	C-IM9. Adoption of Water Quality and Stream Habitat Protection Measures. Formally adopt and maintain the Five County, "Water Quality and Stream Habitat Protections Manual for County Road Maintenance" or its equivalent, to guide the following activities: <ul style="list-style-type: none"> A. Routine and emergency road repair B. Maintenance of county roads and related facilities, including actions taken to prevent erosion and/or the deterioration of a roadway, such as activities affecting the cutbank, road surface, fillslope, and all drainage structure C. Maintenance and replacement of bridges and culverts D. Activities on County-owned maintenance yards E. Measures to protect the traveling public, such as snow and ice removal

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P		C-IM10. U.S. Highway 101 Safety Corridor Improvements. Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project shall support a multimodal strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads. The strategy should include an adaptive management element which will collect, analyze, and iteratively shape further safety improvements to the Corridor. Corridor improvements must not create adverse impacts to bicycle and pedestrian use without offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64-R1 or successor policies.
	B					C-IM10. U.S. Highway 101 Safety Corridor Improvements. Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project should support a strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-model improvement plan that phases improvements on a prioritized basis between the three roads.
A						C-IM10. U.S. Highway 101 Safety Corridor Improvements. Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project shall support a multimodal strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads. Corridor improvements must not create adverse impacts to bicycle and pedestrian use without offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64-R1 or successor policies.
				P		C- IM11. Transit Service to East, South and North County. Pursue funding and partnerships with the Humboldt Transit Authority, Native American tribes, and non-profit transportation organizations to establish and sustain transit services to rural communities.
A	B					C- IM11. Transit Service to East, South and North County. Pursue funding and partnerships with the Humboldt Transit Authority, Native American tribes, and non-profit transportation organizations to establish and sustain transit services to rural communities in the eastern, southern, and northern portions of the county.
				P		C-IM12. Pedestrian and Bicycle System Plan. Prepare a Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan and incorporate appropriate implementation standards in Title III – Land Use and Development Division 2 Subdivision Regulations. The Pedestrian and Bicycle System Plan should be coordinated with a Long-term Transit Plan.
A	B					C-IM12. Pedestrian and Bicycle System Plan. Public Works shall prepare a Pedestrian and Bicycle System Plan consistent with the Regional Transportation Plan and incorporate appropriate implementation standards in Title III—Land Use and Development Division 2 Subdivision Regulations.

Chapter 9: Economic Development

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	ED-P6. Large Format Retail. Require discretionary review, including analysis of the economic and workforce impacts, of large format “big box” commercial uses.
	B				ED-P6. Large Format Retail. Require discretionary review, including analysis of the economic and workforce impacts, of large format “big box” commercial uses.
A					ED-P6. Large Format Retail. Large format “big box” commercial uses shall not be located in the unincorporated area.
		C			ED-P6. Large Format Retail. Large format “big box” commercial uses, meeting established development standards, can be ministerially approved in designated commercial zones.
A	B	C		P	ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield’s. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.
Standards					
				P	ED-S2. Large Format Retail. The County shall require discretionary review of uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.
	B				ED-S2. Large Format Retail. The County shall require discretionary review of retail uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.
Implementation Measures					
A	B			P	ED-IM1. Economic Development Strategy. Maintain the County’s Comprehensive Economic Development Strategy in collaboration with local jurisdictions, businesses, economic development organizations and the public. Conduct and disseminate economic research relating to emerging markets, innovations, and opportunities in which the region may have competitive advantages.
				P	ED-IM4. Permit Streamlining for Business Growth. Update ordinances and permit processes to increase efficiency and reduce permit-processing times <u>addressing constraints to micro enterprises and home-based businesses.</u>
A	B				ED-IM4. Permit Streamlining for Business Growth. Update ordinances and permit processes to increase efficiency and reduce permit-processing times for strategic targets such as, micro-enterprises, home-based businesses, and workforce housing. Increase the type and scale of principally permitted land use activities associated with micro-enterprises, home-based businesses, and expansion and re-location of small businesses. Provide regulatory incentives for base and emerging industries proposing to expand their business operations and workforce.
		C			ED-IM4. Permit Streamlining for Business Growth. Update ordinances and permit processes to increase efficiency and reduce permit-processing times.
	B			P	ED-IM7. Large Format Retail. Develop guidelines for conducting economic and workforce impact analysis for “big box” commercial uses.
A					ED-IM7. Large Format Retail. Revise the Zoning Code to prohibit Large format “big box” commercial uses from locating in the unincorporated area.
		C			ED-IM7. Large Format Retail. Adopt development standards for ministerial review of large format “big box” retail.
A	B			P	ED-IM10. Brownfields. Develop zoning standards to provide increased flexibility for interim land uses and continuation of legal non-conforming uses to encourage cleanup and reuse of underutilized commercial and industrial zoned brownfields.

Chapter 10: Conservation and Open Space
Section 2 Conservation and Open Space Program

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B			P	CO-P1. Conservation and Open Space Program. The County shall inventory and appropriately zone conservation and open space lands and work to protect these lands through development review; Williamson Act programs; TPZ zoning designations; conservation easement and recreation programs; and support for continued resource production.
		C			CO-P1. Conservation and Open Space Program. The County shall maintain Williamson Act and TPZ incentive programs and support continued resource production on open space lands.
A				P	CO-P1x. Transfer of Development Rights. The County shall manage a transfer of development rights program to transfer subdivision rights from high value open space and resource lands to urban development areas.
A				P	CO-P1xx. Open Space Acquisition. The County shall seek opportunities to purchase high value open space lands and open space conservation easements.
				P	CO-P2. Support for Working Lands. The County shall support policies that maintain profitable resource production on timber and agricultural lands as a means to secure long-term protection and sustainability of open space lands through programs such as the Williamson Act and TPZ incentive programs.
A	B	C			CO-P2. Support for Working Lands. The County shall support policies that maintain profitable resource production on timber and agricultural lands as a means to secure long-term protection and sustainability of open space lands.
				P	CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. Develop mechanisms to accept voluntary offers of conservation easements associated with permissible development on open space lands.
	B				CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. Promote and develop voluntary easement programs that generate economic returns to the landowners and continued resource production, in exchange for permanent protection of natural resource and open space values.
A					CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. Develop easement requirements for development in open space lands that permits development in exchange for permanent protection of natural resource and open space values on the property.
		C			CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. Promote and develop voluntary easement programs that generate economic returns to the landowners and continued resource production, in exchange for <i>long-term</i> protection of natural resource and open space values.
	B			P (split vote)	CO-P4. Greenbelts. Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A				P (split vote)	CO-P4. Greenbelts. Maintain separation of urbanized communities through appropriate land use designations, zoning density and greenbelt overlay zones. Avoid merging urban development boundaries of adjacent communities.
A	B			P	CO-P5. Planning for Recreational Needs within Communities. Policies addressing community recreational needs shall be prepared as part of planning efforts within each community. Implement park in-lieu fee programs in major communities.
		C			CO-P5. Planning for Recreational Needs within Communities. Policies addressing community recreational needs shall be prepared as part of planning efforts within each community.
A	B			P	CO-P8. Development Review. Development proposed on conservation and open space lands shall be reviewed for consistency with Conservation and Open Space Element policies.
			D		4430(7) Planning for Recreational Needs Within Communities. Policies addressing community recreational needs shall be prepared as part of planning efforts within each community. Implement park in-lieu fee programs in major communities.
			D		4430(6) Review of New Development for Impacts on Recreational Resources. During review of new development, the County Parks and Recreation Division staff shall continue to provide information regarding recreational opportunities within Humboldt County and input into land use planning decisions insofar as those decisions may affect recreational opportunities in the County.
			D		4430(5) Pursuit of Funding. The County shall pursue sources of funding for the maintenance, development or acquisition of recreational facilities and programs consistent with this plan.
			D		4430(2) Local Needs. The County should focus on local outdoor recreational needs in the acquisition, development and maintenance of County parks.
			D		4430(4) Encourage Private Outdoor Recreation. The County shall encourage the private acquisition, development, and preservation of outdoor recreational resources and opportunities and facilities.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Standards					
A	B			P	<p>CO-S1. Identification of Local Open Space Plan. The County's local open space plan consists of the goals, policies, standards, and implementation measures of the following sections of this general plan:</p> <ul style="list-style-type: none"> A. Preservation of Natural Resources: <ul style="list-style-type: none"> 1) Sections 10.1 and 10.2 - Conservation and Open Space 2) Section 10.3 – Biological Resources 3) Chapter 11 – Water Resources Element B. Managed Production of Resources: <ul style="list-style-type: none"> 1) Section 4.5 – Agricultural Resources 2) Section 4.6 – Forest Resources 3) Section 10.4 – Mineral Resources 4) Chapter 12 – Energy Element C. Outdoor Recreation, and Cultural and Scenic Values: <ul style="list-style-type: none"> 1) Section 4.7 – Public Lands 2) Section 10.6 - Cultural Resources 3) Section 10.7 – Scenic Resources D. Public Health and Safety: <ul style="list-style-type: none"> 1) Chapter 14 – Safety Element 2) chapter 15 – Air Quality Element
A	B			P	<p>CO-S2. Identification of the Open Space Action Program. The specific programs which are intended to implement the open space plan:</p> <ul style="list-style-type: none"> A. The following land use classifications: <ul style="list-style-type: none"> CF, CFR, NR, OS, PR, P, MR/, T, TC, AE, AG, AGR, and AEG. B. The following zoning designations: <ul style="list-style-type: none"> 1) Agriculture Exclusive (AE) 2) Timber Production Zone (TPZ) 3) Commercial Timber (TC) 4) Natural Resources (NR) 5) Public Recreation (PR) C. The following combining zone designations: <ul style="list-style-type: none"> 6) Archaeological Resource Combining Zone (A) 7) Alquist-Priolo Combining Zone (G) 8) Streams and Riparian Corridors Protection Combining Zone (R) 9) Flood Hazard Combining Zone (F) 10) Alquist-Priolo Fault Hazard (G) 11) Mineral Resources Combining Zone 12) "T" Combining Zone (Coastal) D. The following plan overlay areas: <ul style="list-style-type: none"> 13) FEMA mapped flood hazard zones 14) Sensitive cultural resource area 15) Special biological areas 16) Streamside Management Areas and Other Wet Areas 17) Areas mapped of geologic instability 18) Areas mapped as Very High Fire Severity hazard 19) Critical Water Supply 20) Critical Watersheds 21) The implementation measures of the chapters and sections listed in CO-S1.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B			P	<p>CO-S3. Conservation and Open Space Element Consistency Determination. No building permit may be issued, no subdivision map approved, and no open space ordinance adopted unless the proposed action is consistent with the local open space plan as identified in CO-S1 and CO-S2 above.</p>
	B			P	<p>CO-S4. Open Space Consistency Determination on Substandard Parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:</p> <ol style="list-style-type: none"> 1) For substandard residentially designated lots: <ul style="list-style-type: none"> • Substandard lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Special Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zoned or a Streamside Management Area (SMA) or Other Wet Area (OWA). 2) Resource production, open space, and public land designated lots may be developed with a residential structure if: <ul style="list-style-type: none"> • the lot was lawfully created for uses other than utility or right of way purposes; and, • has not been previously merged; and, • plan density can be met; or, <ul style="list-style-type: none"> o the lot is planned for agricultural production and found necessary for an agricultural operation. or o the lot is zoned TPZ and it is found necessary for the management of timber, and if less than 20 acres, a use permit and/or rezone out of TPZ is required <u>secured</u>. <p><i>(Grammatical correction 3/28/12)</i></p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project		
A					<p>CO-S4. Open space consistency determination on substandard parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:</p> <p>1) For substandard residentially designated lots: Substandard lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Use Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zone or a Streamside Management Area (SMA) or Other Wet Area (OWA).</p> <p>2) Resource production, open space, and public land designated lots may be developed if:</p> <ul style="list-style-type: none"> • the lot was lawfully created for uses other than utility or right of way purposes; and, • has not been previously merged; and, • plan density can be met. <p>3) If the building site is located in any of the following areas a Use Permit shall be required:</p> <ul style="list-style-type: none"> • flood hazard zones; • prime agricultural soils; • proximate to a known cultural resource site; • Streamside Management Areas (SMAs) and Other Wet Areas (OWAs); • mapped areas of geologic instability; • mapped areas of high fire hazard; and • designated areas of critical water supply. 	
		C			<p>CO-S4. Open space consistency determination on substandard parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies for the development of residential structures based upon the following standards:</p> <p>1) For residentially designated lots and lots planned for resource production:</p> <ul style="list-style-type: none"> • Lots may be developed if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. 	
A	B				<p>CO-S5. Lot Line Adjustments on Resource Lands. Lot line adjustments for lands planned for resource production may be allowed to create logical management units where densities are met and there is no resulting increase in the number of building sites.</p>	
Implementation Measures						
A	B	C		P	<p>CO-IM1. Conservation and Recreation Easement Program. Provide staffing and secure continued funding to support the Williamson Act Program and expand the County’s Conservation and Recreation Easement Program as a means to protect working landscapes, priority open space lands, and outdoor recreational opportunities.</p>	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B	C		P	CO-IM2. Working Landscapes. Advocate for state and federal regulatory policy that sustains profitable resource production as a means to sustain the conservation and open space values of forest and agricultural land. Support market development efforts that maximize financial returns to the landowner for agriculture and timber products, recreation, and ecological services.
A	B	C		P	CO-IM4. Pursuit of Funding. The County shall maintain its Parks and Recreation Program within Public Works and shall pursue state and federal grant funding for the acquisition and maintenance of recreational facilities, trails, and other programs consistent with this Plan.
A	B	C		P	CO-IM5. Zoning Ordinance Revision for Open Space Consistency Determinations. Revise the Zoning Regulations governing development in open space lands to guide development consistency determinations pursuant to Government Code Section 65567.

Chapter 10: Conservation and Open Space
Section 3 Biological Resources

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Goals					
	B			P	BR-G1. Threatened and Endangered Species. Sufficient recovery of threatened and endangered species to support de-listing.
A					BR-G1. Threatened and Endangered Species. Sustained implementation of a Natural Communities Conservation Plan and Habitat Conservation Plan and sufficient recovery of threatened and endangered species to support de-listing.
		C			BR-G1. Threatened and Endangered Species. Managed land use activities which prevent the direct and incidental take of threatened and endangered species.
Policies					
A	B			P	BR-P1. Compatible Land Uses. Land containing sensitive and critical habitats shall be planned and zoned for uses compatible with the long-term sustainability of the habitat. Discretionary land uses and building activity in proximity to sensitive and critical habitats shall be conditioned to prevent significant habitat degradation or harm to rare, threatened, or endangered species.
		C	D		3431.1. Maintain Important Habitats. Maintain values of significantly important habitat areas by assuring compatible adjacent land uses, where feasible.
				P	BR-P2. Critical Habitat. Discretionary projects that have the potential to impact critical habitat shall be conditioned to avoid significant habitat modification or destruction consistent with federally adopted Habitat Recovery Plans or interim recovery strategies.
A	B				BR-P2. Critical Habitat. Discretionary projects that have the potential to impact critical habitat designated under the federal Endangered Species Act shall be conditioned to avoid significant habitat modification or destruction consistent with federally adopted Habitat Recovery Plans or interim recovery strategies.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
		C	D			3431.2. Critical Species Habitat. Habitats for "critical species" shall be protected under provisions of NEPA and CEQA.
				P		BR-P3. Essential Habitat. Discretionary projects that have the potential to impact essential habitat shall be conditioned to avoid significant habitat modification or destruction consistent with Department of Fish and Game guidelines or recovery strategies.
A	B	C				BR-P3. Essential Habitat. Discretionary projects that have the potential to impact essential habitat designated under the California Endangered Species Act shall be conditioned to avoid significant habitat modification or destruction consistent with Department of Fish and Game guidelines or recovery strategies.
A	B		D	P		BR-P4. Development within Stream Channels. Development within stream channels shall be permitted when there is no lesser environmentally damaging feasible alternative, and where the best feasible mitigation measures have been provided to minimize adverse environmental effects. Development shall be limited to essential, non-disruptive projects as listed in Standard BR-S6 -Development within Stream Channels.
		C				BR-P4. Development within Stream Channels. Development within stream channels shall be required to obtain a Lake or Streambed Alteration Agreement from the Department of Fish and Game.
A	B			P		BR-P5. Streamside Management Areas. To protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and interference with surface water flows, the County shall maintain Streamside Management Areas, along streams including intermittent streams that exhibit in-channel wetland characteristics and off-channel riparian vegetation.
		C				BR-P5. Streamside Management Areas. To protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and interference with surface water flows, the County shall maintain Streamside Management Areas, along its blue line streams (as identified on the most recently published largest scale USGS topographic maps—1:24,000). Streamside Management Areas shall also apply to intermittent streams that exhibit in-channel wetland characteristics and off-channel riparian vegetation.
			D			FRWK 3431.4 Streamside Management Areas. To protect sensitive fish and wildlife habitats and to minimize erosion, runoff and interference with surface water flows, the County shall maintain Streamside Management Areas (SMA's), along its blue line streams as identified on the largest scale U.S.G.S. topographic maps most recently published, and any significant drainage courses identified through the CEQA process.
A	B			P		BR-P6. Development within Streamside Management Areas. Development within Streamside Management Areas shall only be permitted where mitigation measures (Standards BR-S8 - Required Mitigation Measures, S9 - Erosion Control, and S10 - Development Standards) have been provided to minimize any adverse environmental effects, and shall be limited to uses as described in Standard BR-S7 - Development within Streamside Management Areas.
		C				BR-P6. Development within Streamside Management Areas. Development within Streamside Management Areas shall be permitted after consultation with the Department of Fish and Game and application of feasible mitigation measures.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
			D		3431.4. Development within Streamside Management Areas. Development within the Streamside Management Areas shall be permitted where mitigation measures (Standard 8) have been provided to minimize any adverse environmental effects, and shall be limited to uses as described in Standard 7.	
A	B			P	BR-P7. Wetland Identification. The presence of wetlands in the vicinity of a proposed project shall be determined during the review process for discretionary projects and for ministerial building and grading permit applications, when the proposed building development activity involves new construction or expansion of existing structures or grading activities. Wetland delineation by a qualified biologist using criteria acceptable to the Department of Fish and Game may be necessary and shall be required when wetland characterization and limits cannot be easily inventoried and identified by informal site inspection.	
				P	BR-Pxxx. Wetlands Banking. The County supports the development of a wetlands banking system.	
				P	BR-P8. Oak Woodlands. Oak woodlands shall be conserved through the review and conditioning of discretionary projects to minimize avoidable impacts to functional capacity and aesthetics.	
	B				BR-P8. Oak Woodlands. The voluntary protection of oak woodlands should be encouraged.	
A					BP-P8. Oak Woodlands. Oak woodlands shall be protected through the review and conditioning of discretionary projects to minimize avoidable impacts to functional capacity and aesthetics.	
				P	BR-P9. Invasive Plant Species. The County shall cooperate with public and private efforts to control noxious and exotic invasive plant species. The County shall recommend measures to minimize the introduction of noxious and exotic invasive plant species in landscaping, grading and major vegetation clearing activities.	
	B				BR-P9. Invasive Plant Species. The County shall cooperate with public and private efforts to control noxious and exotic invasive plant species.	
A					BR-P9. Invasive Plant Species. The County shall recommend measures to minimize the introduction of noxious and exotic invasive plant species in landscaping, grading and major vegetation clearing activities.	
A	B	C		P	BR-P10. Biological Resource Maps. Biological resource maps shall be consulted during the ministerial and discretionary permit review process in order to identify habitat concerns and guide mitigations that will reduce biological resource impacts to below levels of significance.	
			D		FRWK 3431.6 Biological Resource Maps. The Biological Resource Maps shall be incorporated into the project review process in order to identify sensitive habitat concerns. These maps shall be kept up to date with the most recent information obtainable. Accommodation of new resource information on the Biological Resource Maps may require an amendment to the adopted General Plan.	
A	B			P	BR-P11. Agency Review. The County shall request the California Department of Fish and Game, as well as other appropriate agencies and organizations, to review plans for development within Sensitive Habitat areas, including Streamside Management Areas. The County shall request NOAA Fisheries or Fish and Wildlife Service, to review plans for development within critical habitat areas. Recommended mitigation measures to reduce impacts below levels of significance shall be incorporated into project approval.	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
		C	D		3431.7. Agency Review. The County should request the Department of Fish and Game, as well as other appropriate agencies and organizations to review plans for development within sensitive habitat areas or Streamside Management Areas. Recommended mitigation measures shall be considered prior to project approval.
Standards					
	B	C	D		<p>BR-S1. Development Excluded from Sensitive Habitat Policies. Proposed development occurring within areas containing sensitive habitats shall be subject to the conditions and requirements of this chapter except for these exclusions (which do not preempt other County regulations or those of other agencies):</p> <ul style="list-style-type: none"> A. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(fe). These standards shall not be used to reduce buffers specified under the State Forest Practice Act. B. Any area proposed for development, which upon examination of the biological resource maps and field inspection is not actually within or does not contain the indicated habitat. C. Forest management activities that are needed to improve timber productivity regulated by CAL FIRE, which are otherwise consistent with this chapter. D. Agricultural operations that are needed to improve agricultural productivity, which are otherwise consistent with this chapter.
A				P	<p>BR-S1. Development Excluded from Sensitive Habitat Policies. Proposed development occurring within areas containing sensitive habitats shall be subject to the conditions and requirements of this chapter except for these exclusions (which do not preempt other County regulations or those of other agencies):</p> <ul style="list-style-type: none"> A. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(f). These standards shall not be used to reduce buffers specified under the State Forest Practice Act. B. Any area proposed for development, which upon examination of the biological resource maps and field inspection is not actually within or does not contain the indicated habitat. C. Forest management activities that are needed to improve timber productivity regulated by CAL FIRE, which are otherwise consistent with this chapter.
A	B			P	<p>BR-S2. Agency Consultation. For discretionary projects with potential to impact critical, sensitive or essential habitats, the County will seek specific recommendations from the California Department of Fish and Game, NOAA Fisheries and Fish and Wildlife Service as applicable to the specific project location, class of development, or natural resource involved.</p>
			D		<p>FRWK 3432.2 Agency Consultation. Recommendations from the Department of Fish and Game, agencies, and organizations shall be specific and cite relevant code sections and standards.</p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	<p>BR-S3. Critical and Essential Habitat Defined. Critical habitats are habitats necessary for the protection of threatened or endangered species listed under the federal Endangered Species Act. Essential habitats are habitats necessary for the protection of threatened or endangered species listed under the California Endangered Species Act.</p>	
A	B	C			<p>BR-S3. Critical and Essential Habitat Defined. Critical habitats are federally designated habitats necessary for the protection of threatened or endangered species listed under the Endangered Species Act. Essential habitats are state designated habitats necessary for the protection of threatened or endangered species listed under the California Endangered Species Act.</p>	
			D		<p>FRWK 3432.3 Critical and Essential Habitat Defined. Critical habitats are sensitive habitats essential for a Federal or State designated endangered, threatened or rare species. This includes the portion of a critical species range which is essential to the existence of that species.</p>	
A	B	C		P	<p>BR-S4. Sensitive Habitat Defined. Sensitive habitats are defined as a unique, limited, or an especially valuable habitat type for a species whose habitat requirements, if significantly changed, would cause a threatening change to the species population and may include the following:</p> <ul style="list-style-type: none"> A. Critical and essential habitat for rare, unique, threatened and endangered species B. Migratory deer winter range C. Roosevelt elk range D. Sensitive avian species rookery and nest sites (e.g osprey, great blue heron and egret) E. Streams and streamside areas F. Natural ponds, springs, vernal pools, marshes, and wet meadows exhibiting standing water all year long or riparian vegetation. G. Rare and endangered vascular plant communities as compiled by the California Native Plant Society or the Department of Fish and Game. H. Other sensitive habitats and communities as listed in the Department of Fish and Game’s California Natural Diversity Data Base, as amended periodically. 	
			D		<p>FRWK 3432.4 Sensitive habitats are defined as a unique, limited or economically important habitat type for a species whose habitat requirements, if significantly changed, would cause a threatening change to the species population and may include the following:</p> <ul style="list-style-type: none"> A. Critical Habitat B. Migratory Deer Winter Range C. Roosevelt Elk Range D. Sensitive Species Rookery and Nest Sites E. Streams and Streamside Areas F. Natural ponds, springs, vernal pools, marshes, and wet meadows exhibiting standing water year long or riparian vegetation. G. Other sensitive habitat and communities listed in the Department of Fish and Game California Natural Diversity Data Base as amended periodically. 	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>BR-S5. Streamside Management Areas Defined. Streamside Management Areas (SMA) are identified and modified as follows:</p> <p>A. Areas specifically mapped as SMA and Wetland (WR) Combining Zones, subject to verification and adjustment pursuant to site-specific biological reporting and review procedures.</p> <p>B. For areas along fish-bearing streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as:</p> <ol style="list-style-type: none"> 1) Forest Practice Rule stream buffer widths. 2) 150 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 3) 50 feet, measured as the horizontal distance from the stream transition line on either side of intermittent streams. <p>C. For areas along non fish-bearing streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as:</p> <ol style="list-style-type: none"> 1) 75 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 2) 25 feet, measured as the horizontal distance from the, stream transition line on either side of intermittent streams. <p>D. The width of Streamside Management Areas shall be expanded:</p> <ol style="list-style-type: none"> 1) as necessary to include significant areas of riparian vegetation adjacent to the buffer area, or 2) as necessary to include slides, and areas with visible evidence of slope instability. <p>E. Where Forest Practice Rules designate wider stream buffer areas, the width of the SMA shall be expanded to be consistent with those regulations when they are applicable.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
	B				<p>BR-S5. Streamside Management Areas Defined. Streamside Management Areas (SMA) are identified and modified as follows:</p> <ul style="list-style-type: none"> A. Areas specifically mapped as SMA and Wetland (WR) Combining Zones, subject to verification and adjustment pursuant to site-specific biological reporting and review procedures. B. For areas not specifically mapped as SMA and Wetland (WR) Combining Zones and outside of Urban Development and Expansion Areas, the outer boundaries of the SMA shall be defined as: <ul style="list-style-type: none"> 1) Consistent with the Forest Practice Rule stream buffer widths. 2) 100 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 3) 50 feet, measured as the horizontal distance from the stream transition line on either side of intermittent streams. C. For areas not specifically mapped as SMA and Wetland (WR) Combining Zones and inside of Urban Development and Expansion Areas, the outer boundaries of the SMA shall be defined as: <ul style="list-style-type: none"> 1) 50 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 2) 25 feet, measured as the horizontal distance from the, stream transition line on either side of intermittent streams. D. The width of Streamside Management Areas shall be expanded as necessary to include significant areas of riparian vegetation adjacent to the buffer area, slides, and areas with visible evidence of slope instability, not to exceed 200 feet measured as a horizontal distance. Where Forest Practice Rules designate wider stream buffer areas, the width of the SMA shall be expanded to be consistent with those regulations when they are applicable. E. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that: <ul style="list-style-type: none"> 1) The USGS mapping of the stream as perennial or intermittent is not accurate, and there are no in-channel wetland characteristics and off-channel riparian vegetation; and 2) It will not result in cumulatively or individually significant adverse impacts to fish, wildlife, riparian habitat, or soil stability. F. SMAs do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A					<p>BR-S5. Streamside Management Areas Defined. Streamside Management Areas (SMA) are identified and modified as follows:</p> <ul style="list-style-type: none"> A. Areas specifically mapped as SMA and Wetland (WR) Combining Zones, subject to verification and adjustment pursuant to site-specific biological reporting and review procedures. B. For areas along fish-bearing streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as: <ul style="list-style-type: none"> 1) Forest Practice Rule stream buffer widths. 2) 150 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 3) 50 feet, measured as the horizontal distance from the stream transition line on either side of intermittent streams. C. For areas along non fish-bearing streams not specifically mapped as SMA and Wetland (WR) Combining Zones, the outer boundaries of the SMA shall be defined as: <ul style="list-style-type: none"> 1) 75 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 2) 25 feet, measured as the horizontal distance from the, stream transition line on either side of intermittent streams. D. The width of Streamside Management Areas shall be expanded as necessary to include significant areas of riparian vegetation adjacent to the buffer area, slides, and areas with visible evidence of slope instability. E. Where Forest Practice Rules designate wider stream buffer areas, the width of the SMA shall be expanded to be consistent with those regulations when they are applicable. F. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that the mapping of the SMA is not accurate, and there are no in-channel wetland characteristics or off-channel riparian vegetation. G. SMAs do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
			D		<p>FRWK 3432.5 Streamside Management Areas Defined. Streamside Management Areas (SMA) are identified and modified as follows:</p> <p>A. In areas outside of Urban Development and Expansion Areas, the outer boundaries shall be defined as:</p> <ol style="list-style-type: none"> 1. 100 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 2. 50 feet, measured as the horizontal distance from the stream transition line on either side of intermittent streams. <p>B. In areas inside of Urban Development and Expansion Areas, the outer boundaries shall be defined as:</p> <ol style="list-style-type: none"> 1. 50 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams. 2. 25 feet, measured as the horizontal distance from the, stream transition line on either side of intermittent streams. <p>C. Where necessary, the width of Streamside Management Areas shall be expanded to include significant areas of riparian vegetation adjacent to the buffer area, slides and areas with visible evidence of slope instability, not to exceed 200 feet measured as a horizontal distance.</p> <p>D. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that:</p> <ol style="list-style-type: none"> 1. The USGS mapping of the stream as perennial or intermittent is not accurate, and typical stream flow can be shown to be less than that required to be classified as either perennial or intermittent, or 2. It will not result in a significant adverse impact to fish, wildlife, riparian habitat, or soil stability. 	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	P		
A	B	C	D	P	<p>BR-S6. Development within Stream Channels. Development within stream channels may be approved where consistent with Policy BR-P4 - Development within Stream Channels, and is limited to the following projects.</p> <ul style="list-style-type: none"> A. Fishery, wildlife, and aquaculture enhancement and restoration projects. B. Road crossings consistent with Standard BR-S9 - Erosion Control of this section. C. Flood control and drainage channels, levees, dikes, and floodgates. D. Mineral extraction consistent with other County regulations. E. Small-scale hydroelectric power plants in compliance with applicable County regulations and those of other agencies. F. Wells and spring boxes, and agricultural diversions. G. New fencing, so long as it would not impede natural drainage or wildlife movement and would not otherwise adversely effect the stream environment or wildlife. H. Bank protection, provided it is the least environmentally damaging alternative. I. Other essential projects, including municipal groundwater pumping stations, provided they are the least environmentally damaging alternative, or necessary for the protection of the public's health and safety. 	
				P	<p>BR-S7. Development within Streamside Management Areas. Development within Streamside Management Areas may be approved where consistent with Policy BR-P6 - Development within Streamside Management Areas, and shall be limited to the following uses:</p> <ul style="list-style-type: none"> A. Development permitted within stream channels per BR-S6 - Development within Stream Channels. B. Timber management and harvests activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(e) C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum. D. Removal of vegetation for disease control or public safety purposes. E. Setbacks may be reduced when the prescribed buffer would prohibit development of the site for the principle use for which it is designated, provided mitigations are applied that result in the least environmentally damaging feasible project. 	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
	B				<p>BR-S7. Development within Streamside Management Areas. Development within Streamside Management Areas may be approved where consistent with Policy BR-P6 - Development within Streamside Management Areas, and shall be limited to the following uses:</p> <ul style="list-style-type: none"> A. Development permitted within stream channels per BR-S6 - Development within Stream Channels. B. Timber management and harvests not otherwise excluded by provisions of Standard BR-S1 - Development Excluded from Policies, as well as noncommercial cutting of firewood and clearing for pasturage, provided: <ul style="list-style-type: none"> 1) Cottonwoods are retained. 2) Remaining willows and alders, as well as other unmerchantable hardwoods and shrubs are to be protected from unreasonable damage. 3) Integrity of tree canopy to be maintained within temperature impaired water bodies consistent with applicable TMDL's. C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum. D. Removal of vegetation for disease control or public safety purposes. E. Setbacks may be reduced when the prescribed buffer would prohibit development of the site for the principle use for which it is designated, provided mitigations are applied that result in the least environmentally damaging feasible project.
A					<p>BR-S7. Development within Streamside Management Areas. Development within Streamside Management Areas may be approved where consistent with Policy BR-P6 - Development within Streamside Management Areas, and shall be limited to the following uses:</p> <ul style="list-style-type: none"> A. Development permitted within stream channels per BR-S6 - Development within Stream Channels. B. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(e). C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum. D. Removal of vegetation for disease control or public safety purposes. E. Setbacks may be reduced when the prescribed buffer would prohibit development of the site for the principle use for which it is designated, provided mitigations are applied that result in the least environmentally damaging feasible project.
		C			<p>BR-S7. Development within Streamside Management Areas. Development within streamside management areas shall be conditionally permitted subject to mitigations recommended by the Department of Fish and Game.</p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
			D		<p>FRWK 3432.7 Development within Streamside Management Areas. Development within Streamside Management Areas shall be limited to the following uses:</p> <ul style="list-style-type: none"> A. Development permitted within stream channels. B. Timber management and harvests not otherwise excluded by Applicability Section as well as noncommercial cutting of firewood and clearing for pasturage, provided: <ul style="list-style-type: none"> 1) Cottonwoods are retained. 2) Remaining willows and alders, as well as other unmerchantable hardwoods or shrubs should be protected from unreasonable damage. C. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum. D. Removal of vegetation for disease control or public safety purposes. 	
				P	<p>BR-S8. Required Mitigation Measures. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <ul style="list-style-type: none"> A. Retaining snags unless felling is required by CAL-OSHA, by the CAL FIRE forest and fire protection regulations, or for public health and safety reasons. The felling must be approved by the appropriate CDS Department. Felled snags shall be left on the ground if consistent with fire protection regulations. B. Retain live trees with visible evidence of use as nesting sites by hawks, owls, eagles, osprey, herons, or egrets. C. Replanting or reseedling of disturbed areas with riparian vegetation of native species shall be required prior to the completion of the development project. D. Erosion control measures (as per Standard BR-S9- Erosion Control). E. Maximum feasible retention of overstory canopy in riparian corridors. 	
	B				<p>BR-S8. Required Mitigation Measures. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <ul style="list-style-type: none"> A. Retaining snags unless felling is required by CAL-OSHA, by the CALFIRE forest and fire protection regulations, or for public health and safety reasons. The felling must be approved by the CDS Department. Felled snags shall be left on the ground if consistent with fire protection regulations as long as they have no economic value. B. Retain live trees with visible evidence of use as nesting sites by hawks, owls, eagles, osprey, herons, or egrets. C. Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall be required prior to the completion of the development project. D. Erosion control measures (as per Standard BR-S9- Erosion Control). 	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A					<p>BR-S8. Required Mitigation Measures. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <ul style="list-style-type: none"> A. Retaining snags unless felling is required by CAL-OSHA, by CAL FIRE forest and fire protection regulations, or for public health and safety reasons. The felling must be approved by the CDS Department. Felled snags shall be left on the ground if consistent with fire protection regulations. B. Retain live trees with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets. C. Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall be required prior to the completion of the development project. D. Erosion control measures (as per Standard BR-S9- Erosion Control). E. Maximum feasible retention of overstory canopy in riparian corridors-
		C			<p>BR-S8. Required Mitigation Measures. Mitigation measures for development within Streamside Management Areas shall consider the recommendations by the Department of Fish and Game.</p>
			D		<p>FRWK 3432.8 Required Mitigation Measures. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <ul style="list-style-type: none"> A. Retaining snags unless felling is required by CAL-OSHA, or by California Department of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the appropriate County department. Felled snags shall be left on the ground if consistent with fire protection regulations as long as they have no economic value. B. Retain live trees with visible evidence of use as nesting sites by hawks, owls, eagles, osprey, herons, or egrets. C. Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall not be required unless natural regeneration does not occur within two years of the completion of the development project. D. Erosion control measures (Standard 9).

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B		D	P	<p>BR-S9. Erosion Control. Erosion control measures for development within Streamside Management Areas shall include the following:</p> <ul style="list-style-type: none"> A. During construction, land clearing and vegetation removal will be minimized, following the provisions of the Water Resources Element and the standards listed here. B. Construction sites will be planted with native or naturalized vegetation and mulched with natural or chemical stabilizers to aid in erosion control and ensure revegetation. C. Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction. D. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, non-erodible channels, diversion dikes, interceptor ditches, slope drains, or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels. E. Runoff shall be controlled to prevent erosion by on-site or off- site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over non-erodible vegetated surfaces where it would not contribute to downstream erosion or flooding. F. Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the Streamside Management Area to comply with Department of Fish and Game and the North Coast Regional Water Quality Control Board requirements. G. Winter operations (generally October 15 thru April 15) shall employ the following special considerations: <ul style="list-style-type: none"> o Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds, such as barley or rye grass, and mulched with protective coverings such as natural or chemical stabilizations. o Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction.
		C			<p>BR-S9. Erosion Control. Erosion control measures shall follow best management practices to reduce off-site sediment transport to the maximum extent feasible.</p>
				P	<p>BR-S10. Development Standards for Wetlands and Other Wet Areas. Development standards for wetlands and other wet areas; including natural ponds, springs, vernal pools, marshes, wet meadows (exhibiting standing water all year long or riparian vegetation), and wetlands as defined in the California Fish and Game Code Section 2785(g), shall be consistent with the standards for streamside management areas, as applicable. Required buffer setbacks for these areas are as follows:</p> <p style="text-align: center;">seasonal wetlands = 100 ft. perennial wetlands = 200 ft.</p> <p>Buffers may be reduced based on site specific information and consultation with DFG.</p>

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B				BR-S10. Development Standards for Wetlands and Other Wet Areas. Development for wetlands and other wet areas; including natural ponds, springs, vernal pools, marshes, wet meadows (exhibiting standing water all year long or riparian vegetation), and wetlands as defined in the California Fish and Game Code Section 2785(g), shall be consistent with the standards for streamside management areas, as applicable, including required buffer setbacks.
		C			BR-S10. Development Standards for Wetlands and Other Wet Areas. Development for wetlands and other wet areas; including natural ponds, springs, vernal pools, marshes, wet meadows (exhibiting standing water all year long or riparian vegetation), and wetlands as defined in the California Fish and Game Code Section 2785(g), shall be consistent with the standards for streamside management areas.
			D		FRWK 3432.10 Development Standards for Wetlands and Other Wet Areas. For natural ponds, springs, vernal pools, marshes and wet meadows (exhibiting standing water yearlong or riparian vegetation): Development except for wells and springboxes shall be consistent with the standards for streamside management areas, where appropriate.
A	B			P	BR-S11. Wetlands Defined. The County shall follow the identification and classification policies of the Department of Fish and Game which considers wetlands as lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.
		C			BR-S11. Wetlands Defined. The County shall follow the identification and classification policies of the Corp of Engineers (Wetlands Delineation Manual). Wetlands must have evidence of a minimum of one positive wetland indicator from each wetland parameter (hydrophytes, hydric soil, and periods of inundation).
				P	BR-S12. Discretionary Review within Oak Woodlands. As necessary, discretionary projects which may potentially impact oak woodlands shall evaluate and mitigate any impacts, consistent with the provisions of CEQA.
	B				BR-S12. Discretionary Review within Oak Woodlands. Staff should encourage applicants for discretionary projects in oak woodlands (defined as lands on which the majority of the trees are of the genus <i>Quercus</i>) to design the project to reduce ecological and aesthetic impacts. Ideally, the placement of proposed roads and structures should avoid oak trees and their drip lines and site layout and design should minimize the destruction of trees.
A					BR-12. Discretionary Review within Oak Woodlands. Discretionary projects proposed for oak woodlands (defined as lands on which the majority of the trees are of the genus <i>Quercus</i>) shall be analyzed for ways to reduce ecological and aesthetic impacts. The placement of proposed roads and structures shall avoid oak trees and their drip lines, if feasible and site layout and design shall minimize impacts.
				P	BR-S13. Principally Permitted Accessory Use. Invasive plant species control measures shall be considered a principally permitted accessory use in all zones.
	B	C			BR-S13. Principally Permitted Accessory Use. Non-commercial invasive plant species control measures shall be considered a principally permitted accessory use in all zones.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Implementation Measures					
A	B	C		P	BR-IM1. Biological Resource Maps. The County shall maintain best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, rookeries, and ranges of species identified in the California Natural Diversity Database.
A	B	C		P	BR-IM2. State and Federal Agency Permitting Coordination. The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.
				P	BR-IM3. Biological Review and Referral. Building and Planning Division staff shall receive periodic training related to the field identification of biological resources and mitigation of impacts. The County shall also have on staff or retain a qualified biologist to conduct site visits, work with resource agencies, review applicant prepared biological reports and formulate and monitor project conditions and mitigation measures.
	B	C			BR-IM3. Staff Training. Building and Planning Division staff shall receive periodic training related to the field identification of biological resources and mitigation of impacts. The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.
A					BR-IM3. Staff Training and Expertise. Building and Planning Division staff shall receive periodic training related to the field identification of biological resources and mitigation of impacts. The County shall also have on staff or retain a qualified biologist to conduct site visits, work with resource agencies, review applicant prepared biological reports and formulate and monitor project conditions and mitigation measures.
A					BR-IMx. Natural Communities Conservation Plan and Habitat Conservation Plan. For biological conservation and the protection of threatened and endangered species, the County shall work with Department of Fish and Game, NOAA Fisheries and the US Fish and Wildlife Service to develop and adopt a County-wide Natural Communities Conservation Plan and Habitat Conservation Plan(California Fish and Game Code 2800-2835 and section 10(a)(1)(B) of the Endangered Species Act)
				P	BR-IMx2. Wetlands Bank. The County shall assist in the development of a wetlands banking system.
A					BR-IMx2. Humboldt Bay and Eel River Delta Wetlands Bank. The County shall facilitate and assist in the development of a wetlands banking system for the Humboldt Bay and Eel River Delta areas.
A				P	BR-IMx3. Oak Woodlands Conservation Program. The County shall develop an Oak Woodland Management Plan and attain eligibility for Oak Woodland Preservation Program funding (Fish and Game Code, Section 1360, Division 2, Chapter 4) to conserve and protect high-value oak woodlands.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B				BR-IMx4. Streamside Management Areas Definition Review. The County shall review and revise as necessary existing Streamside Management Area (SMA) and wetland buffer requirements in consultation with the Department of Fish and Game and shall consider adopting more conservative SMA buffers, if such measures are necessary to reduce impact levels to less than significant. Such review should utilize stream designations determined by qualified biologists in the field, and/or by using the most recently available stream and fish habitat data, such as the DFG Eureka Office stream files, and "CalFish," the multi-agency cooperative fish and aquatic habitat on-line data program.

Chapter 10: Conservation and Open Space
Section 4 Mineral Resources

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	MR-PX. Scientific Review of In-stream Mining. The County shall maintain the County of Humboldt Extraction Review Team (CHERT) to advise the County on in-stream mining methods, extraction volumes and environmental impacts.
				P	MR-P1. Production and Conservation. Encourage the production and conservation of minerals, while preserving to the maximum extent feasible the values relating to recreation, watershed, wildlife, timber management and agriculture, science, and aesthetic enjoyment.
A	B	C	D		MR-P1. Production and Conservation. Encourage the production and conservation of minerals, while preserving to the maximum extent feasible the values relating to recreation, watershed, wildlife, range and forage, science, and aesthetic enjoyment.
A	B			P	MR-P2. Right to Mine. Discretionary projects within 600 feet of vested and permitted surface mining extraction sites or along existing haul routes shall be required to record a notice of the right to mine against the property for which a discretionary permit is sought. The notice shall advise owners and subsequent interests in ownership that the existing mining operation has a permitted right to continued mining operations.
A	B			P	MR-P3. Identify Mineral Deposits. The County shall maintain an inventory of the county's mineral deposits and mining sites.
A	B			P	MR-P4. Sand and Gravel Extraction and Mean Annual Recruitment. Annual in-stream gravel extraction prescriptions shall be based on maintaining long-term extraction rates below the best available scientific estimate of Mean Annual Recruitment for the affected river segment.
A	B			P	MR-P5. Over-subscribed River Segments and New Permit Applications. New permit applications for in-stream mining shall not be approved on over-subscribed river segments where the total existing entitled permit extraction volumes, as stated in Conditional Use Permits or Reclamation Plans, exceeds the best available scientific estimate of Mean Annual Recruitment, unless it can be conclusively shown that the current estimate of Mean Annual Recruitment is inaccurate and the river segment is not over-subscribed.
				P	MR-P6. New Water Diversion Projects. Oppose significant new water diversion projects that reduce the replenishment rate of in-stream gravel, taking into account the impact the projects would have on local mineral supplies in Humboldt County.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B	C	D			MR-P6. Water Diversion Projects. Evaluate significant water diversion projects that reduce the replenishment rate of in-stream gravel, taking into account the impact the projects would have on local mineral supplies in Humboldt County.
A	B			P		MR-P7. Reclamation. Mined lands shall be environmentally restored and reclaimed to a usable condition for the uses allowed by the site's General Plan and zoning designation.
			D			MR-P7. Reclamation for Alternative Uses. Ensure adverse environmental effects are prevented or mitigated to the fullest extent feasible and that mined lands are reclaimed to a usable condition, which is readily adaptable for alternative land uses under the General Plan.
A	B		D	P		MR-P8. Future Development Planning. Plan future development such that it will not interfere with the utilization of identified mineral deposits.
				P		MR-P9. Location of Mineral Haul Routes. Design mineral haul routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, and schools, when feasible.
A	B	C	D			MR-P9. Location of Mineral Haul Routes. Require new mineral haul routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, and schools, when feasible.
				P		MR-P10. Maintenance of Mineral Haul Routes. Permits for mining operations shall ensure that County road standards are met and the roads are maintained in a satisfactory condition.
A	B					MR-P10. Maintenance of Mineral Haul Routes. Haul routes involving the county public road system shall be suitable for truck traffic and maintained in satisfactory condition. Permits for mining operations shall be conditioned to ensure that County road standards are met and/or pay for their proportional share of maintenance costs as determined by the Department of Public Works, if and when a funding mechanism is established.
				P		MR-P11. Permit Conditions to Reduce Impacts. Permit conditions for mineral extraction operations shall address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks, and other performance standards necessary to reduce significant environmental impacts to less than significant and reduce conflicts with adjacent land use.
A	B					MR-P11. Permit Conditions to Reduce Impacts. Permit conditions for mineral extraction operations shall address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks, and other performance standards necessary to minimize significant environmental impacts and reduce conflicts with adjacent development.
	B					MR-P12. Off-Channel Terrace Mining. Off-channel commercial terrace mining of sand and gravel deposits on lands planned for agriculture (AG and AE) shall be conditioned to restore pre-mining agricultural productivity through prompt reclamation of disturbed areas.
A				P		MR-P12. Off-Channel Terrace Mining. Off-channel commercial terrace mining of sand and gravel deposits on lands planned for agriculture (AG and AE) is prohibited.
		C				MR-P12. Off-Channel Terrace Mining. Off-channel commercial terrace mining of sand and gravel deposits on lands planned for agriculture (AG and AE) shall be conditioned to restore pre-mining agricultural productivity through prompt reclamation of disturbed areas or create permanent wetland or open water features. These features shall be designed to provide sustained habitat values and avoid the potential for active channel capture and impacts to groundwater resources .
			D			2533.5 Residual Hazards. Ensure elimination of residual hazards to public health and safety.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
			D		2533.6 Community Character. Prevent the disruption of community character in siting and planning mineral resource extraction operations.
			D		2533.10 Bank Protection. (1) Maintain necessary public or private roads, (2) protect principal structures in danger from erosion, (3) protect lands designated "agriculture-exclusive" from erosion.
Standards					
A	B	C	D	P	MR-S1. Surface Mining Standards. Surface mining operations shall conform to standards contained in Surface Mining and Reclamation Act Ordinance, Title III, Division 9, County Ordinance #1373 as amended.
				P	MR-S2. Timberland Conversion. Timberland conversion as a consequence of surface mining activities shall meet the requirements of the California Forest Practices Act and the Timberlands Productivity Act.
A	B	C	D		MR-S2. Timberland Conversion. Timberland conversion as a consequence of surface mining activities shall meet the requirements of the California Forest Practices Act.
A	B			P	MR-S3. Permitted Land Use Designations. SMARA mining operations shall be conditionally permitted in all land use and zoning designations.
	B	C		P	MR-S4. Reclamation Permit Requirements. Reclamation of conditionally permitted mining operations may be ministerially approved if consistent with the Conditional Use Permit, CEQA evaluation, and approved Reclamation Plan.
	B	C	D	P	MR-S5. Forest and Agricultural Borrow Pits. Borrow pits to support farming activities and timber road construction and maintenance operations shall be considered a principally permitted use when operated within SMARA exemption parameters, a grading permit is secured and the activity is otherwise consistent with this Chapter.
				P	MR-S7. Hearing Notification. For discretionary decisions associated with SMARA mining operations, public notice shall be provided to landowners within 1000 feet of the mining operation or 1,500 feet from any associated processing plant, and a minimum of 300 feet along proposed local and collector street haul routes. Similarly, for discretionary projects within
A	B	C	D		MR-S7. Hearing Notification. For discretionary decisions associated with SMARA mining operations, public notice shall be provided to landowners within 600 feet of the mining operation or 1,500 feet from any associated processing plant, and along proposed local and collector street haul routes. Similarly, for discretionary projects within 600 feet of mining operations, notice shall be provided to the mine owners.
Implementation Measures					
				P	MR-IM1. Scientific Review of In-stream Mining. The County shall contract with the County of Humboldt Extraction Review Team (CHERT) to advise the County on in-stream mining methods, extraction volumes and environmental impacts. CHERT and other related in-stream mining regulatory program cost shall be subject to full cost recovery billing procedures according to the County of Humboldt's adopted fee schedules.
A	B				MR-IM1. Scientific Review of In-stream Mining. The County shall maintain and support the County of Humboldt Extraction Review Team (CHERT) to advise the County on in-stream mining methods, extraction volumes and environmental impacts
A	B			P	MR-IM2. Mapping of Mineral Deposits and Mine Sites. The County shall maintain GIS maps of the county's known mineral deposits and mining sites.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project		
A						MR-IMx. Pursue Mapping of Mineral Deposits. The County shall coordinate with the State Mining and Geology Board to initiate the Mineral Land Classification process to identify lands in Humboldt County that contain economically significant mineral deposits.
				P		MR-IM3. Development Consultant. The County has the right to hire a consulting firm of its choosing qualified in mining and reclamation practices to advise the County when surface mineral deposits are proposed for development <u>or</u> when an environmental impact report (EIR) is required. This should include, but is not limited to, EIR preparation, mitigation measures, and reclamation plans. The consultant's fees should be paid via reimbursements from the mine developers.
A	B	C	D			MR-IM3. Development Consultant. The County shall hire a consulting firm of its choosing qualified in surface mining and reclamation practices to advise the County when surface mineral deposits of five acres or more are proposed for development and when an environmental impact report (EIR) is required. This should include, but is not limited to, EIR preparation, mitigation measures, and reclamation plans. The consultant's fees should be paid via reimbursements from the mine developers. Hiring of the consultant shall be conditioned upon entry into an agreement with the applicant. The applicant shall be provided with a list of potential consultants.
				P		MR-IM4. Combining Zone. Establish a mineral resources (MR) combining zone to facilitate implementation of the County's regulations for surface mining, conservation, and reclamation. The purpose of the MR combining zone is to ensure compatibility of adjacent uses. The MR combining zone shall be applied to parcels with permitted surface mining operations and to parcels within 1000 feet of permitted surface mining extraction sites and <u>along</u> existing haul routes on local and collector streets.
A	B					MR-IM4. Combining Zone. Establish a mineral resources (MR) combining zone to facilitate implementation of the County's regulations for surface mining, conservation, and reclamation. The purpose of the MR combining zone is to ensure compatibility of adjacent uses. The MR combining zone shall be applied to parcels with permitted surface mining operations and to parcels within 600 feet of permitted surface mining extraction sites and existing haul routes on local and collector streets.
A	B			P		MR-IM5. Coordination with the Air Quality Management District. The County shall coordinate with the North Coast Unified Air Quality Management District during discretionary review of proposed mining operations in ultramafic rock areas with naturally occurring asbestos to develop asbestos control plans for the duration of quarrying activities.
A	B			P		MR-IM6. Fees to Offset Road Use by Vehicles Transporting Mineral Products. The County shall research and establish haul road charges by ordinance to address impacts by gravel operations, consistent with state fee or assessment law.

Chapter 10: Conservation and Open Space
Section 5 Waste Management

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Policies					
				P	<p>WM-P1. Implementation of Waste Reduction Programs. Waste reduction, re-use and recycling programs should be implemented countywide on a continuous basis to achieve the maximum possible waste diversion rate using the following criteria for program prioritization and selection:</p> <ul style="list-style-type: none"> A. Achieves the maximum feasible reduction in volume and/or weight of waste requiring landfill disposal; B. Supports regional efforts that maximize the reduction and diversion of additional materials in a consistent fashion for affected parties; such as a ban on the use of plastic bags or mandatory recycling of construction and demolition debris; C. Ensures the feasibility of expanding diversion programs by requiring that, in addition to solid waste collection bins, new commercial and multi-family land use plans include on-site space for diversion collection bins, such as recycling and organics; D. Maximizes the economic value of materials heretofore discarded; E. Benefits the environment and health and safety of county citizens; F. Is able to be implemented on a timely, practical, and cooperative basis; G. Is supported by and is sustainable over the long-term by residents, businesses, and jurisdictions; and H. Allows cost-effective achievement of the above criteria.
A	B				<p>WM-P1. Implementation of Waste Reduction Programs. Waste reduction, re-use and recycling programs should be implemented countywide on a continuous basis to achieve waste diversion goals using the following criteria for program prioritization and selection:</p> <ul style="list-style-type: none"> A. Achieves the maximum feasible reduction in volume and/or weight of waste requiring landfill disposal; B. Maximizes the economic value of materials heretofore discarded; C. Benefits the environment and health and safety of county citizens; D. Is able to be implemented on a timely, practical, and cooperative basis; E. Lowers impacts to existing or planned waste diversion programs; F. Is supported by and is sustainable over the long-term by residents, businesses, and jurisdictions; G. Allows cost-effective achievement of the above criteria.
				P	<p>WM-P6. Illegal Waste Disposal. The County shall work to reduce dumping and other illegal waste disposal items such as automobiles, e-wastes, and toxics through better code enforcement and increased fines, public education, maintaining affordable and geographically distributed opportunities for waste disposal and recycling, proactive prevention programs, and site cleanups.</p>
A	B				<p>WM-P6. Illegal Waste Disposal. The County shall work to reduce litter and other illegal waste disposal items such as automobiles, e-wastes, and toxics through public education, maintaining affordable and geographically distributed opportunities for waste disposal and recycling, proactive prevention programs, site cleanup, and code enforcement.</p>
			D		<p>4611.2 Provide a healthy, safe, and environmentally and economically sound system for the management of solid waste and recycled materials.</p>

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
			D		4611.4 Minimize the environmental impact of solid waste handling and disposal by mitigation measures such as using bear proof containers and fencing.
			D		4611.14 Include provisions for maximizing diversion of materials from landfill disposal in the planning and siting of disposal facilities.
			D		4611.15 Define overlay areas on the Public Facilities map sheets of the Framework General Plan, which would define acceptable search areas within which a new or expanded municipal solid waste disposal facility could be considered. The overlay designation would not change the underlying land use designation, or permitted uses within the defined areas, without subsequent amendment.
Implementation Measures					
				P	WM-IM2. Solid Waste Management Authority. Continue the County’s participation in the Humboldt Waste Management Authority, including contracting and advocacy for the Countywide Integrated Waste Management Plan and Source Reduction and Recycling Element.
A	B	C			WM-IM2. Solid Waste Management Authority. The County shall continue to participate in the Humboldt Waste Management Authority.
				P	WM-IM3. Code Compliance. Maintain a code compliance program to respond to complaints of illegal waste disposal.
A	B				WM-IM3. Code Compliance. The County shall maintain a code compliance program to respond to complaints of illegal waste disposal.
				P	WM-IM4. Support for Waste Diversion and Recycling Operations. Provide technical and permitting assistance to waste diversion activities, particularly those that reduce illegal disposal activities; for example, junk yards and car <u>dismantling and other recycling operations.</u>
A	B				WM-IM4. Support for Waste Diversion and Recycling Operations. The County shall provide technical and permitting assistance to waste diversion activities, particularly those that reduce illegal disposal activities; for example, junk yards and car recycling operations.
A	B				WM-IM4. Support for Waste Diversion and Recycling Operations. The County shall provide technical and permitting assistance to waste diversion activities, particularly those that reduce illegal disposal activities; for example, junk yards and car recycling operations.

Chapter 10: Conservation and Open Space
Section 6 Cultural Resources

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	CU-P1. Identification and Protection. The potential for significant impacts to cultural resources shall be identified during ministerial and discretionary permit review, assessed as to significance, and if found to be significant, protected from substantial adverse change.
A	B	C			CU-P1. Identification and Protection. Cultural resources shall be identified during ministerial and discretionary permit review, assessed as to significance, and if found to be significant, protected from deterioration, loss, or destruction.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P		CU-P2. Consultation. Native American Tribes (as defined), historical organizations, other interested parties, and applicable agencies shall be consulted during discretionary project review for the identification, protection and mitigation of adverse impacts to cultural resources. Consultation on ministerial permits shall be initiated if it has been determined the project may create a substantial adverse change in the significance of a cultural resource. At their request, Tribes shall be afforded the opportunity to review and provide comments to the County early in project review and planning (screening) about known or potential significant Native American cultural resources located in project areas within their respective tribal geographical area of concern.
A	B	C				CU-P2. Consultation. Tribal organizations, historical organizations, and applicable agencies shall be consulted during discretionary project review, zone reclassifications, and Plan amendments for the identification and protection of cultural resources. Consultation on ministerial permits shall be initiated if it has been determined the project may create a substantial adverse change in the significance of a historical resource.
			D			3531.2 Consultation. Concerned citizens, historical organizations, and applicable agencies shall be consulted during project review for the identification and protection of cultural resources.
				P		CU-P3. Avoid Loss or Degradation. Projects located in areas known to have historic or prehistoric ruins, burial grounds, or archeological sites shall be conditioned and designed to avoid loss or substantial degradation of these resources, including standard provisions for post-review inadvertent discoveries of archaeological or Native American remains.
A	B					CU-P3. Avoid Loss or Degradation. Projects located in areas known to have historic or prehistoric ruins, burial grounds, or archeological sites shall be conditioned and designed to avoid loss or substantial degradation of these resources, including inadvertent disturbance.
			D			3531.3. Avoid Loss or Degradation. Projects located in areas found to have cultural resources shall be conditioned and designed to avoid loss or substantial degradation of these resources.
				P		CU-P4. Findings Necessary for Loss or Destruction. Cultural resources shall not be knowingly destroyed or lost through a ministerial or discretionary action unless: A. The site or resource has been found not to be of significant value after consultation by representatives of the cultural resources community and relevant experts; or B. There is an overriding public benefit from the project, and compensating mitigation to offset the loss is made part of the project.
A	B	C				CU-P4. Findings Necessary for Loss or Destruction. Cultural resources shall not be knowingly destroyed or lost through a ministerial or discretionary action unless: A. The site or resource has been found to be of insignificant value by representatives of the cultural resources community and relevant experts; or B. There is an overriding public benefit from the project and compensating mitigation to offset the loss is made part of the project.
				P		CU-P5. Mitigation. Mitigation measures shall be required for any permitted project or County action that would adversely impact significant cultural resources.
A	B	C	D			CU-P5. Mitigation. Mitigation measures shall be required where new development would adversely impact cultural resources.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Standards					
				P	<p>CU-S1. Cultural Resources. Cultural resources include, but are not limited to, any object, building, structure, site, district, area, or place that is culturally, historically, or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Humboldt County. Sites, resources, or structures listed in federal, state, or local registration programs, or formally determined eligible for listing, or that meet the criteria for listing in the California Register of Historical Resources shall also be recognized as significant cultural (historical) resources. Cultural resources also include cultural places, as defined by California Public Resources Code Sections 5097.9 and 5097.993, including any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine or any Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources, including any historic or prehistoric ruins, any burial ground, and any archeological or historic site.</p>
A	B	C			<p>CU-S1. Cultural Resources. Cultural resources include, but are not limited to, any object, building, structure, site, area, or place that is culturally, historically, or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Humboldt County. Sites, resources, or structures placed in federal, state, or local historic registration programs shall also be recognized as historical resources. Cultural resources also include cultural places, as defined by California Public Resources Code Sections 5097.9 and 5097.993, including any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine or any Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources, including any historic or prehistoric ruins, any burial ground, and any archeological or historic site.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>CU-S4. Conditioning, Designing, or Mitigating Projects to Avoid Loss. Conditioning, designing, and/or mitigating projects to avoid loss of cultural resources, in general, but impacts to archeological or paleontological resources in particular, significant for their scientific value shall include, where applicable:</p> <ul style="list-style-type: none"> A. Design projects involving any ground disturbance to avoid known archaeological or paleontological sites, or B. Provide protective cover (e.g. cap with geotextile material and/or other barrier and cover with imported fill soil using light-weight rubber tired equipment) for all or portions of known (for) sites that cannot be feasibly avoided after the site has been adequately characterized (depth, area, constituents) and reported on using appropriate scientific excavation techniques, or C. Where site avoidance is infeasible, design and implement a research design guided mitigation excavation program, in consultation with culturally affiliated Tribe(s) or other descendant groups, as appropriate, under the direction of a qualified and locally experienced professional, to document significant scientific information that would otherwise be lost by project implementation. D. For discretionary and ministerial projects that will involve ground disturbing activities, the following measures shall be included as a standard conditions of approval or as notations to be placed on development plans: "The project site is not located within an area where known archaeological or paleontological sites have been identified. However, as there exists the possibility that undiscovered archaeological or paleontological resources may be encountered during construction activities, the following post-review, inadvertent archaeological discovery measures are required under state and federal laws: If archaeological or paleontological resources are encountered, all ground disturbing work at the find location plus a reasonable buffer zone must be immediately suspended and a qualified professional contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable. Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all ground-disturbing work must cease and the County Coroner contacted. The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition." E. Voluntary deeding of the site into a permanent conservation easement.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B				<p>CU-S4. Conditioning, Designing, or Mitigating Projects to Avoid Loss. Conditioning, designing, or mitigating projects to avoid loss of cultural resources in general, but archeological or paleontological resources in particular, shall include, where applicable:</p> <ul style="list-style-type: none"> A. Change building and construction sites and/or road locations to avoid sensitive areas; or B. Provide protective cover for sites that cannot be avoided; or C. Provide for removal or transfer of culturally significant material by a cultural heritage specialist, professional archeologist, or geologist where appropriate and with the approval of all parties concerned. D. For discretionary projects that involve ground disturbing activities, the following measure shall be included as a condition of approval or as a notation to be placed on development plans: <p style="margin-left: 40px;"><i>"The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:</i></p> <ul style="list-style-type: none"> • <i>If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover).</i> • <i>Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all ground-disturbing work must cease and the County Coroner contacted."</i> <p style="margin-left: 40px;"><i>The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition".</i></p>
		C	D		<p>CU-S4. Conditioning, Designing, or Mitigating Projects to Avoid Loss. Conditioning, designing, or mitigating projects to avoid loss of cultural resources in general, but archeological or paleontological resources in particular, shall include, where applicable:</p> <ul style="list-style-type: none"> A. Change building and construction sites and/or road locations to avoid sensitive areas; or B. Provide protective cover for sites that cannot be avoided; or C. Provide for removal or transfer of culturally significant material by a cultural heritage specialist, professional archeologist, or geologist where appropriate and with the approval of all parties concerned.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>CU-S5. Assessment and Treatment of Impacts to Significant Historic Structures and Districts.</p> <p>A. For ministerial projects, a records check will be conducted. If the project site and/or structures are listed on the local, State, or federal register, or has been surveyed and determined to be eligible for listing on the local, State, or federal register, it will be considered a significant historic resource. The project will either be modified as may be necessary to ensure continued protection of the significant historical resources, or the project will be subjected to the discretionary review process described below.</p> <p>B. For discretionary projects, a records check will be conducted, and if no listing or survey for eligibility has been done, an initial screening will be conducted to determine whether there is a potential for significant historical resources to be significantly impacted by the project. Where it is found that there is a potential for significant adverse impacts, a cultural resources report prepared by a qualified professional shall be required. The report shall assess the presence, extent, and condition, and explicit significance values of all extant cultural resources and the likely impact upon such resources found to qualify as significant historical resources under CEQA. The report shall include recommendations for avoiding and/or mitigating identified significant adverse impacts.</p> <p>C. To assist in protecting potential historical structures yet to be surveyed, the Board of Supervisors may designate areas of historical concern, in which all structures 45 years or older would be assessed as outlined for discretionary projects above.</p> <p>D. To assist in identifying historical resources of significance, the County encourages the cultural resources community to utilize the nomination process of the State Office of Historic Preservation, which provides notice and comment opportunities for local government and the property owner, in determining eligibility for register listing.</p>
	B	C			<p>CU-S5. Assessment of Impacts. A cultural resources report prepared by a professional who meets the U.S. Secretary of the Interior’s professional qualification guidelines (36 Code of Federal Regulations Part 61 as amended) may be required during environmental assessment to determine the presence, extent, and condition of cultural resources and the likely impact upon such resources. For structures of historical significance, alternations and/or additions shall follow the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation.</p>
A					<p>CU-S5. Assessment of Impacts. A cultural resources report prepared by a professional who meets the U.S. Secretary of the Interior’s professional qualification guidelines (36 Code of Federal Regulations Part 61 as amended) shall be required during environmental assessment to determine the presence, extent, and condition of cultural resources and the likely impact upon such resources. For structures of historical significance, alternations and/or additions shall follow the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A				P	<p>CU-Sx. Cultural Resources Report Contents. A Cultural Resources Report should, at the minimum, contain:</p> <p>(1) Evidence of a full background literature search through the depository at the Humboldt County Historical Society. Whether the resource is on any federal, State or local list of designated historic resources. Whether the resource is identified in any information in the historical archives;</p> <p>(2) A brief description of the project parcel(s) and the expectations of the consultant at the onset of the inventory report;</p> <p>(3) A clear description of the methods and results of the field inventory including rationale for surface coverage and a brief discussion of any historic resources encountered. This treatment should be patterned after the <i>Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION</i> [As Amended and Annotated] - http://www.cr.nps.gov/local-law/arch_stnds_0.htm ;</p> <p>(4) A generally accurate map (7.5' USGS topographic, parcel map or engineers map) in a scale sufficient to show the intensity and coverage of the field inventory as well as the location of any resources encountered;</p> <p>(5) A description and evaluation of any structures and a determination of whether or not they qualify as historical resources. This evaluation should answer the following questions with respect to possible historic significance:</p> <p style="padding-left: 40px;">a) Is it associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California, or the United States;</p> <p style="padding-left: 40px;">b) Is it associated with the lives of persons important to local, California, or national history;</p> <p style="padding-left: 40px;">c) Does it embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic values;</p> <p style="padding-left: 40px;">d) Has it yielded, or does it have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.</p> <p>(6) a) Given the answers to 5. a. through d., Does the resource qualify as an historic resource? If the answer to 6a is no, and any of the answers to 5a through 5d is yes, explain why, in your assessment, the resource does not qualify as historic.</p> <p style="padding-left: 40px;">b) Does the resource have integrity for the period of significance? The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.</p> <p style="padding-left: 40px;">c) Identify whether or not the resource retains enough of its historic character of appearance to be recognizable as an historical resource and able to convey the reasons for significance. If it is determined that a resource has lost its historic character or appearance, does it still have the potential to yield significant scientific or historical information or specific data?</p> <p style="padding-left: 40px;">d) Is the historic resource located within a historic district or a concentration of historic buildings, structures, objects, or sites with precise boundaries that share a common historical, cultural or architectural background? If so, and if it is determined that the resource lacks individual significance as an historic resource, could the resource be considered a contributor to the significance of the historic district or concentration of historic structures?</p> <p>(7) If the resource is historic, provide recommended means to avoid or lessen development related impacts to any historical resources encountered on the parcel(s);</p> <p>(8) The names of any local persons consulted during the preparation of the report;</p> <p>(9) Statement of Qualifications (education, employment, field experience, previous reports and publications in historic resources).</p>

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A				P	CU-Sxx. Cultural Resource Commission Recommendations & Mitigation. The conclusions, findings and recommendations of the Cultural Resources Report will be evaluated during the environmental review process, and will be referred to the Cultural Resource Commission. The Cultural Resource Commission will make recommendations on historic resources to the Planning Commission. Applicants should be encouraged to avoid impacts to historical resources where feasible. When this is not feasible, mitigation measures shall be incorporated into the project to lessen the impact of the project on these resources. Mitigation shall be in accordance with Appendix K of the State CEQA Guidelines.
A				P	CU-Sxxx. CEQA Review. Historical resources as provided in Section 15064.5 of the State CEQA Guidelines shall include: 1) a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources; 2) a resource listed in a local register of historical resources; or 3) any object, building structure, site, area or place which the County Planning Division determines to be historically or culturally significant.
Implementation Measures					
				P	CU-IM1 Cultural Resources Ordinance and Advisory Committee. Review existing ordinances and guidelines and make necessary amendments to assure the protection of cultural resources, resulting in the adoption of a comprehensive Cultural Resources Ordinance and establishment of (an) advisory Cultural Resources Committee(s). The purpose of the Ordinance is to implement the goals, policies and standards of this section (10.7- Cultural Resources), including a clearly prescribed process for the identification, evaluation, assessment and treatment (mitigation) of cultural resource impacts for County permitted projects or actions that could result in significant adverse impacts and on recommendations.
A	B	C	D		CU-IM1. Review Existing Protections. Review existing ordinances and guidelines and make necessary amendments to assure the protection of cultural resources.
A	B	C	D		CU-IM2. Implementation Guidelines. Adopt guidelines for cultural resource identification, protection, mitigation and enhancement.
				P	CU-IM3 Cultural Resources Designation Develop a program to encourage and actively support nominations to the federal, state, and local cultural resource registration programs.
A	B		D		CU-IM3. Historical Registration. Encourage and actively support federal, state, and local historical registration programs.
A	B		D	P	CU-IM4. Historic Building Code. Promote the use of the Historic Building Code of the State of California for historical sites.
				P	CU-IM5. Historic Building Identification. Establish and maintain a system for identifying significant historic buildings and structures (individually or as part of districts or landscapes)
A	B				CU-IM5. Historic Building Identification. Establish and maintain a system for identifying historic properties.
A					CU-IMx. Certified Local Government Program. Pursue County certification under the Certified Local Government Program through the State Office of Historic Preservation (SHPO). Requirements of the program include: -Enforce appropriate legislation for the designation and protection of historic properties. -Establish and maintain a qualified historic preservation commission. -Maintain a system for identifying historic properties. -Provide for public participation and perform other agreed functions delegated by SHPO.
				P	CU-IMx. Map Resource Areas. In consultation with the cultural resources community

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
					(as defined), consider (1) devising Overlay Zones for culturally sensitive zones (including potentially significant cultural landscapes) especially in rural, inland areas outside the Coastal Zone to expand the County’s review of projects that may affect known & unknown cultural resources to facilitate Initial Project Screening (CU-P1), and (2) developing a confidential database that identifies locations of high archaeologically or cultural heritage sensitivity, and (3) developing a listing of listed, eligible or potentially eligible historical resources including architectural sites, districts and cultural landscapes, within the County’s jurisdiction. In the near-term at a minimum, continue to contract with the NCIC and NWIC to provide rapid-response, reduced fee initial review of project locations for purposes of determining if known cultural resources are recorded on or near project areas, and for opinions on cultural resources sensitivity with appropriate recommendations.
A					CU-IMx. Map Resource Areas. Update the County sensitivity map (not site specific) that identifies potential locations of archaeological resources, and survey and evaluate existing archaeology resources every three years (while maintaining confidentiality regarding the location of archaeological sites).

Chapter 10: Conservation and Open Space
Section 7 Scenic Resources

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	SR-PX Working Landscapes. Recognize the scenic value of resource production lands.
A	B			P	SR-P1. Development in Mapped Scenic Areas. In mapped_scenic areas, new discretionary and ministerial development shall be consistent with and subordinate to natural contours, hilltops, tree lines, bluffs and rock outcroppings. Visible disturbance and interruption of natural features shall be minimized to the extent feasible.
	B			P	SR-P2. Development in Mapped Heritage Landscapes. Protect the scenic quality of mapped heritage landscape areas with appropriate land use designations and design review standards to ensure that new development preserves or enhances the heritage landscape values of the site.
A					SR-P2. Heritage Landscapes. Protect the scenic quality of mapped heritage landscape areas with appropriate land use designations and design review standards. Require new development within mapped heritage landscape areas to undergo review by historic resources specialists to ensure that such development preserves or enhances the heritage landscape values of the site.
				P	SR-P3. Scenic Roadway Protection. Protect the scenic quality of designated scenic roadways for the enjoyment of natural and scenic resources, coastal views, landmarks, or points of historic and cultural interest.
A	B				SR-P3. Scenic Roadway Protection. Protect the scenic quality of designated scenic roadways for the enjoyment of natural and scenic resources, landmarks, or points of historic and cultural interest.
A	B			P	SR-P4. Community Separators. Protect the scenic quality of “community separators” from degradation by maintaining adequate open space between communities and cities.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	SP-P5. Development within Community Separators. Retain a rural character and promote low intensities of development in community separators. Avoid annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for additional development in urban development areas in exchange for permanent open space preservation within community separators.	
	B				SP-P5. Development within Community Separators. Retain a rural character and promote low intensities of development in community separators. Avoid annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for consideration of additional development in community separators in exchange for permanent open space preservation.	
A					SP-P5 Development within Community Separators. Retain a rural character and promote low intensities of development in community separators. Prohibit annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for additional development in urban development areas in exchange for permanent open space preservation within community separators.	
				P	SR-P6. Term of Off-Premise Billboards and Prohibition. Limit the term of new and existing off-premise billboards by ordinance to provide for removal. Prohibit the construction of new off-premise billboards along mapped Scenic Roadways and coastal views.	
	B				SR-P6. Term of Off-Premise Billboards. Limit the term of new off-premise billboards with use agreements to provide for removal.	
A					SR-P6. Term of Off-Premise Billboards and Prohibition. Limit the term of new and existing off-premise billboards by ordinance to provide for removal. Prohibit the construction of new off-premise billboards along mapped Scenic Roadways.	
A	B			P	SR-P7. Billboards in Sensitive Habitat Areas. Prohibit construction of billboards within mapped sensitive, habitat areas.	
				P	SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way. Support efforts of public agencies; such as the North Coast Railroad Authority and the U.S. Fish and Wildlife Service to remove or relocate billboards from their right-of-way between Fields Landing and Arcata on lands under their control.	
A	B				SR-P8. Removal or Relocation of Billboards in the Northwestern Pacific Railroad Right-of-Way. Support efforts of the North Coast Railroad Authority to remove or relocate billboards from their right-of-way between Fields Landing and Arcata.	
				P	SR-P9. Removal of Illegal Billboards. Illegal billboards on property within County jurisdiction shall be removed through code enforcement. The County shall advocate for removal of illegal billboards in areas outside of County jurisdiction, including petitioning Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.	
A	B	C			SR-P9. Removal of Illegal Billboards. Petition Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.	
Standards						
				P	SR-S1. Development in Mapped Scenic Areas. Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be narrow as possible and follow natural contours. Natural features disturbed for construction purposes shall be restored to as close to natural condition as feasible. The construction of new off-premise billboards is prohibited.	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B				<p>SR-S1. Development in Mapped Scenic Areas. Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be narrow as possible and follow natural contours. Natural features disturbed for construction purposes shall be restored to as close to natural condition as feasible.</p>
A	B			P	<p>SR-S2. Development in Mapped Heritage Landscapes. Protect the scenic and historical qualities of mapped heritage landscapes as a resource of public importance. Discretionary and ministerial development shall be sited and designed to protect views, minimize the alteration of natural land forms, be visually compatible with the character of surrounding areas, and preserve significant historical features. Discretionary development should restore and enhance visual quality in visually degraded areas.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>SR-S3. Scenic Roadway Standards. The following standards apply to mapped scenic roadways:</p> <p>A. Visual Buffer Width. The width of the visual buffer along the road shall not exceed feet from the edge of the traveled roadway.</p> <p>B. Permitted Uses. Permitted uses shall be allowed except the construction of new off premise billboards is prohibited. Permitted uses that are within the visual buffer area measures may be required to protect scenic qualities of the site.</p> <p>C. Site Development. Buildings and landscaping within the visual buffer shall be designed and located on the site to create a harmonious visual relationship with surrounding development and the natural terrain and vegetation.</p> <ol style="list-style-type: none"> 1) Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development. 2) Structures and signs shall be limited in height, bulk, and siting to be visually compatible with, and subordinate to, the character of surrounding areas. <p>D. Consideration of Views. Structures, signs, and plant materials within the visual buffer shall be constructed, installed, and planted to complement, enhance, and retain scenic views. Vegetative screening shall be used where needed to prevent significant intrusion or degradation of public views.</p> <p>E. Location and Screening of Unsightly Features. Potentially unsightly features within the visual buffer area, such as parking lots etc., shall be located in areas not visible from the scenic highway. Where it is not possible to locate such features out of view, features shall be screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation, in conjunction with low-earth berms.</p> <p>F. Site Grading. Grading or earth-moving operations within the visual buffer area shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain both on, and adjacent to, the site.</p> <ol style="list-style-type: none"> 1) Vegetative cover shall be provided within a reasonable time after grading is completed to prevent visible scars remaining on the land from such operations. 2) Contours altered by grading shall be restored by means of land sculpturing and a cover of topsoil in such a manner as to minimize runoff and erosion and prevent ponding of water. 3) Finished contours shall be planted with native vegetation, so as to require minimum care and to be visually compatible with the existing landscaping. <p>G. Access Roads. The location and design of access roads within the visual buffer area shall not detract from the scenic quality of the road.</p> <p>H. Utilities. New, relocated, or existing utility distribution lines within the visual buffer area shall be placed underground whenever feasible. When it is not feasible to place lines underground, they shall be located so as to be inconspicuous from the scenic route wherever feasible. Combined or adjacent rights-of-way and common poles shall be used wherever feasible.</p> <p>I. Railroads and Public Facilities. Visual buffers shall exclude railroad rights-of-way and public facilities.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B				<p>SR-S3. Scenic Roadway Standards. The following standards apply to mapped scenic roadways:</p> <p>A. Visual Buffer Width. The width of the visual buffer along the road shall not exceed 200 feet from the edge of the traveled roadway.</p> <p>B. Permitted Uses. Permitted uses shall be allowed except that within the visual buffer area measures may be required to protect scenic qualities of the site.</p> <p>C. Site Development. Buildings and landscaping within the visual buffer shall be designed and located on the site to create a harmonious visual relationship with surrounding development and the natural terrain and vegetation.</p> <p>1) Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development.</p> <p>2) Structures and signs shall be limited in height, bulk, and siting to be visually compatible with, and subordinate to, the character of surrounding areas.</p> <p>D. Consideration of Views. Structures, signs, and plant materials within the visual buffer shall be constructed, installed, and planted to complement, enhance, and retain scenic views. Vegetative screening shall be used where needed to prevent significant intrusion or degradation of public views.</p> <p>E. Location and Screening of Unsightly Features. Potentially unsightly features within the visual buffer area, such as parking lots etc., shall be located in areas not visible from the scenic highway. Where it is not possible to locate such features out of view, features shall be screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation, in conjunction with low-earth berms.</p> <p>F. Site Grading. Grading or earth-moving operations within the visual buffer area shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain both on, and adjacent to, the site.</p> <p>1) Vegetative cover shall be provided within a reasonable time after grading is completed to prevent visible scars remaining on the land from such operations.</p> <p>2) Contours altered by grading shall be restored by means of land sculpturing and a cover of topsoil in such a manner as to minimize runoff and erosion and prevent ponding of water.</p> <p>3) Finished contours shall be planted with native vegetation, so as to require minimum care and to be visually compatible with the existing ground cover.</p> <p>G. Access Roads. The location and design of access roads within the visual buffer area shall not detract from the scenic quality of the road.</p> <p>H. Utilities. New, relocated, or existing utility distribution lines within the visual buffer area shall be placed underground whenever feasible. When it is not feasible to place lines underground, they shall be located so as to be inconspicuous from the scenic route wherever feasible. Combined or adjacent rights-of-way and common poles shall be used wherever feasible.</p> <p>I. Railroads and Public Facilities. Visual buffers shall exclude railroad rights-of-way and public facilities.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>SR-S4. Development in Mapped Community Separators. New development within mapped community separators shall:</p> <ul style="list-style-type: none"> A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors. B. Minimize cuts and fills on hills and ridges. C. Minimize the removal of trees and other mature vegetation. D. Install landscaping consisting of native vegetation in natural groupings that fit with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors. E. Design structures to use building materials and color schemes that blend with the natural landscape. F. Cluster structures on each parcel within existing built areas to the maximum extent feasible. G. Locate building sites and roadways to preserve natural features, native vegetation and existing trees.
A	B				<p>SR-S4. Development in Mapped Community Separators. New structures within mapped community separators shall:</p> <ul style="list-style-type: none"> A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors. B. Minimize cuts and fills on hills and ridges. C. Minimize the removal of trees and other mature vegetation. D. Install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors. E. Design structures to use building materials and color schemes that blend with the natural landscape. F. Cluster structures on each parcel within existing built areas and near existing natural features, to the extent feasible.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>SR-S5. Subdivisions in Community Separators. Subdivisions in community separators shall:</p> <ul style="list-style-type: none"> A. Ensure developments are subordinate to the viewscape, from the point of view of public roadways and trails. B. Reduce visual impact where consistent with the Land Use Element by clustering. C. Preserve natural features and native vegetation by locating building sites and roadways. D. Require dedication of permanent open space easement at the time of subdivision to the extent allowable by law. E. Be accompanied by a visual analysis that demonstrates that the development is not detrimental to or enhances the visual quality of the Community Separators as a whole. F. Adequate additional public services and infrastructure are available to serve the development. G. The development is compatible with surrounding properties especially those used for agricultural pursuits. H. In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following: <ul style="list-style-type: none"> 1) Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole. 2) Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development. 3) Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.
A	B				<p>SR-S5. Subdivisions in Community Separators. Subdivisions in community separators shall:</p> <ul style="list-style-type: none"> A. Ensure developments are subordinate to the viewscape, from the point of view of public roadways. B. Reduce visual impact where consistent with the Land Use Element by clustering. C. Preserve natural features and native vegetation by locating building sites and roadways. D. Require dedication of permanent open space easement at the time of subdivision to the extent possible.
	B				<p>SR-S6. New Off-Premise Billboards. New off-premise billboards shall be restricted to a maximum term of 15 years and limited to areas designated as Commercial Services or Industrial General.</p>
A				P	<p>SR-S6. New Off-Premise Billboards. New off-premise billboards shall be restricted to a maximum term of 10 years and limited to areas designated as Commercial Services or Industrial General. Off-premise billboards shall not include animation or electronic messaging unless for public service purposes and be restricted to a <u>maximum</u> size of 300 square feet. <i>(Grammatical correction 3/25/12)</i></p>
A				P	<p>SR-SX. Light and Glare. New outdoor lighting shall be compatible with the existing setting. Exterior lighting fixtures and street standards (both for residential and commercial areas) shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.</p>

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
				P	SR-SXX. Permits for Billboards. Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion, repair, or re-construction of existing billboards.
Implementation Measures					
A	B			P	SR-IM1. Mapping of Scenic Areas, Heritage Landscapes and Scenic Roadways. Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review.
A	B			P	SR-IM2. Community Separators. Identify, map, and designate an overlay zone for community separators with specific standard for open space protections and design review.
A	B			P	SR-IM3. Scenic Road Protection Program. Community Development Services and Department of Public Works staff shall develop a program for coordinated protection of mapped Scenic Roads in concert with the involved public and private agencies.
A	B			P	SR-IM4. Sign Ordinance Revision. Amend the sign ordinance to implement adopted policies for off-premise billboards and to consider other revisions to ensure community compatibility.
				P	SR-IM5. Removal of Illegal Billboards. Identify billboards that may have been placed without permits or have expired permits – and with the help of Caltrans’ Outdoor Advertising Office – pursue removal of billboards found to be illegally placed as defined by the California Outdoor Advertising Act.
A	B				SR-IM5. Removal of Illegal Billboards. Identify billboards that may have been placed without permits or have expired permits – and with the help of Caltrans’ Outdoor Advertising Office – pursue removal of billboards found to be illegally placed.
A	B				SR-IM6. Wayfarers Signage. Establish a local scenic byways network designed to direct travelers to areas of scenic, cultural, and historic interest.
				D	5-3540.4. Proceed with the Scenic Route Study authorized by the Board of Supervisors on October 23, 1979 for that portion of U.S. Highway 101 from Bald Hills Road to the existing scenic highway.

Chapter 11: Water Resources

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B			P	WR-P1. Sustainable Management. Ensure that land use decisions conserve, enhance, and manage water resources on a sustainable basis to assure sufficient clean water for beneficial uses and future generations.
				P	WR-P2. Protection for Existing Surface and Groundwater Uses. Impacts on Basin Plan beneficial water uses shall be considered and mitigated during discretionary review of land use permits that are not served by municipal water supplies.
A	B				WR-P2. Protection for Existing Surface and Groundwater Uses. Impacts on existing beneficial water uses shall be considered and mitigated during discretionary review of land use permits that are not served by municipal water supplies. Compliance measures for un-permitted development not served by municipal water supplies shall include mitigations for surface or groundwater resource impacts.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	WR-P2x1. Unpermitted Development. The County declares that a water use serving illegal development is not a reasonable and beneficial use of water, within the context of California water rights law.	
A	B			P	WR-P3. Proactive Protections. Focus regulatory attention and educational efforts in specified watersheds where limited water supply or threats to water quality have potentially significant cumulative effects on the availability of water for municipal or residential water uses or the aquatic environment.	
A	B			P	WR-P4. Critical Municipal Water Supply Areas. The Board of Supervisors shall designate all or portions of watersheds as "Critical Water Supply Areas" if cumulative impacts from land uses within the area have the potential to significantly impact the quality or quantity of municipal water supplies. Water resources within Critical Water Supply Areas shall be protected by the application of specific standards for such areas.	
				P	WR-P5. Critical Watershed Areas. The Board of Supervisors shall designate all or portions of watersheds as "Critical Watersheds" if cumulative impacts from existing or planned land and water resource uses within the area have the potential to create significant environmental impacts to threatened or endangered species; including Chinook salmon, Coho salmon or steelhead. Land and water resources within Critical Watersheds shall be protected by the application of specific standards for such areas to avoid the take of threatened or endangered species.	
A	B				WR-P5. Critical Watershed Areas. The Board of Supervisors shall designate all or portions of watersheds as "Critical Watersheds" if cumulative impacts from land uses within the area have the potential to create significant environmental impacts to threatened or endangered species; including Chinook salmon, Coho salmon or steelhead. Water resources within Critical Watersheds shall be protected by the application of specific standards for such areas to avoid the take of threatened or endangered species.	
				P	WR-P6. Subdivisions Water Supply. Any subdivision of land shall be conditioned to require evidence of sufficient water supply during normal and drought conditions to meet the projected demand associated with the proposed subdivision. Sufficient water supply shall include the requirements of the proposed subdivision and existing and planned future uses. Written service letters from a public water system written in conformance with this policy is sufficient evidence. Subdivisions to be served through on-site water supplies or private water systems must provide evidence of sufficient water supply to the County Department of Environmental Health.	
A	B				WR-P6. Subdivisions Water Supply. Subdivision approval shall be conditioned to require evidence of sufficient water supply during normal and drought conditions to meet the projected demand associated with the proposed subdivision. Sufficient water supply shall include the requirements of the proposed subdivision and existing and planned future uses. Written service letters from a public water system written in conformance with this policy is sufficient evidence. Subdivisions to be served through on-site water supplies or private water systems must provide evidence of sufficient water supply to the County Department of Environmental Health.	
				P	WR-Pxx. Funding. Coordinate with local, state and federal agencies, and conservation and watershed restoration related organizations, to identify and obtain sources of funding for water quality enhancement, fish passage projects, stormwater pollution management, and water conservation efforts.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	WR-Px1. Requirements for Water Storage in Flow Impaired Watersheds. Require new development proposed within in flow impaired watersheds that are not served by public water to install water storage tanks capable of providing 100 percent of the Department of Fish and Game recommended water storage volume and enter into a forbearance agreement eliminating water withdrawals during low-flow conditions. Require the installation of rain catchment systems to support domestic and outdoor water needs during low-flow summer months.-Proposed development that seeks to rely upon surface water or groundwater withdrawals from temperature impaired watersheds shall provide evidence of, or be conditioned to obtain a forbearance agreement eliminating water withdrawals during low-flow conditions.	
A					WR-Px1. Requirements for Water Storage in Temperature Impaired Watersheds. Require new development proposed within in temperature-impaired watersheds that are not served by public water to install water storage tanks capable of providing 100 percent of the Department of Fish and Game recommended water storage volume. Require the installation of rain catchment systems to support domestic and outdoor water needs during low-flow summer months.	
A	B			P	WR-P7. Cumulative Impacts of Rural Subdivision. Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal shall be assessed prior to the zoning and subdivision of all areas not served by municipal water supply.	
A	B			P	WR-P8. Erosion and Sediment Discharge. Ministerial and discretionary projects requiring a grading permit shall comply with performance standards adopted by ordinance and/or conditioned to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies consistent with best management practices, adopted Total Maximum Daily Loads (TMDLs), and non-point source regulatory standards.	
A	B			P	WR-Px2. Mitigate Controllable Sediment Discharge Sites. Discretionary development involving a site identified as part of the TMDL Controllable Sediment Discharge Inventory shall be conditioned to mitigate sediment.	
A	B			P	WR-P12. Groundwater Quality Protection. Commercial and industrial discretionary uses shall be evaluated for their potential to contaminate groundwater resources, and mitigated as necessary.	
A				P	WR-Px4. Well Permit Applications. Information regarding the historic uses of the project site and contiguous lands and a map showing known contaminated sites within 500 feet of the property based on data available from the SWRCB Geotracker or successor website shall be included as part of well permit applications, as well as evidence of compliance with State water rights law.	
A				P	WR-Px5. Important Groundwater Recharge Areas. Protect important groundwater recharge areas by limiting the construction of impervious surfaces and requiring that new development maintain pre-development infiltration rates.	
A	B			P	WR-P13. Saltwater Intrusion. Discretionary projects involving groundwater withdrawals in proximity to coastal areas with a potential to create saltwater intrusion shall demonstrate that groundwater supplies will not be adversely affected by saltwater intrusion.	
				P	WR-P14. Pathogen and Nutrient Discharge from Septic Systems. Support programs that reduce coliform bacteria and nitrate discharges from septic systems.	
A	B				WR-P14. Pathogen and Nutrient Discharge from Septic Systems. Support programs to reduce coliform bacteria and nitrate discharges from septic systems that do not meet operational standards established the North Coast Regional Water Quality Control Board. Work cooperatively with Environment Health to assess the need for land use controls in areas where septic discharge threatens public health or beneficial uses.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	WR-P15. Nutrient Discharge from Agricultural Operations. Support programs that reduce nutrient discharge from agricultural operations, such as the voluntary manure management programs used by local dairies.	
		C	D		3361.2 Regulate development that would pollute watershed areas.	
		C	D		3361.5 The availability of groundwater should be used as a prime factor in determining the desirable amount of residential development in a particular area in order to protect groundwater resources from depletion or contamination.	
		C	D		3361.13 Ensure that projects located within state designated wild, scenic or recreational river basins are consistent with the guidelines in the State Wild and Scenic Rivers Act (as amended).	
				P	WR-P17. Watershed Planning. Use watersheds as the geographic planning framework for water resource planning and coordination with other regional, state, and federal planning, implementation, and funding efforts. Maintain relevant land use data on watershed basis to support watershed based management and decision-making processes. Encourage and support continued research, investigation, and analysis of the County's water resources by federal and state water resource agencies, and local watershed restoration groups. Encourage compilation of data, such as the National Marine Fisheries Services and Department of Fish and Game coho recovery plans, on a watershed basis.	
A	B			P	WR-P17. Watershed Planning. Use watersheds as the geographic planning framework for water resource planning and coordination with other regional, state, and federal planning, implementation, and funding efforts. Maintain relevant land use data on watershed basis to support watershed based management and decision-making processes. Encourage and support continued research, investigation, and analysis of the County's water resources by federal and state water resource agencies, and local watershed restoration groups. Encourage compilation of data on a watershed basis.	
A	B			P	WR-P18. Watershed and Community Based Efforts. Support the efforts of local community watershed groups to protect water resources and work with local groups to ensure decisions and programs take into account local priorities and needs.	
A	B			P	WR-P19. Regional Water Management Planning. Work on a regional basis through the North Coast Integrated Regional Water Management Plan (NCIRWMP) to ensure coordination and adaptive management between statewide water resource planning efforts, regional priorities, and local needs. The goals and objectives of the NCIRWMP shall be considered in establishing County water resource priorities and policy positions.	
				P	WR-P20. State and Federal Watershed Initiatives. Support implementation of state and federal watershed initiatives such as the Total Maximum Daily Loads (TMDLs), the North Coast Regional Water Quality Control Board's (NCRWQCB) Watershed Management Initiative, the National Marine Fisheries Services and Department of Fish and Game coho recovery plans and the California Non-Point Source Program Plan.	
A	B				WR-P20. State and Federal Watershed Initiatives. Support implementation of state and federal watershed initiatives such as the Total Maximum Daily Loads (TMDLs), the North Coast Regional Water Quality Control Board's (NCRWQCB) Watershed Management Initiative, and the California Non-Point Source Program Plan.	
		C	D		3361.8 Continue participation in all state, regional or local water resource planning efforts effecting surface run-off or groundwater supplies.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	WR-P23. Conservation and Re-use Strategy. Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public and private water systems. Encourage the installation of water storage, rain catchment and greywater systems to support domestic and outdoor water needs. Encourage and support conservation for agricultural activities that increase the efficiency of water use for crop irrigation and livestock. Support the use of treated water for irrigation, landscaping, parks, public facilities, and other appropriate uses and coordinate with cities and other wastewater treatment entities in planning uses and minimizing impacts for treated water in unincorporated areas. Avoid water reuse that could adversely affect the quality of groundwater or surface water.	
A	B				WR-P23. Conservation and Re-use Strategy. Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public water systems. Encourage the installation of water storage, rain catchment and greywater systems to support domestic and outdoor water needs. Encourage and support conservation for agricultural activities that increase the efficiency of water use for crop irrigation and livestock. Support the use of treated water for irrigation, landscaping, parks, public facilities, and other appropriate uses and coordinate with cities and other wastewater treatment entities in planning uses and minimizing impacts for treated water in unincorporated areas. Avoid water reuse that could adversely affect the quality of groundwater or surface water.	
		C	D		3361.7. Maximize the use of water conservation techniques appropriate for new and existing development.	
A	B			P	WR-P24. Restoration of Flow Rates. The County shall advocate for reductions in water exports and improved flow release from existing reservoirs on the Trinity, Klamath and Eel rivers to restore and enhance fisheries, natural sediment transport, water quality, recreational opportunities, and other beneficial uses as identified in the Basin Plan.	
		C	D		3361.11. Support flow release schedules from existing reservoirs that maintain or enhance the fisheries of those rivers.	
A	B			P	WR-P27. County Needs. Any consideration of exporting additional water resources shall place primary priority upon the benefit of and need for the water resources in the County and shall ensure that water needed by water users and natural resources will not be exported outside the County.	
	B				WR-P28. Public Trust Resources and Interests. The County shall advocate that dam relicensing projects effectively balance development values (electric power, flood control, and water supply) with non-developmental values (environmental resource protection, habitat restoration, and water quality), and other values that best reflect the public interest in Humboldt County.	
A				P	WR-P28. Public Trust Resources and Interests. The County shall advocate that dam relicensing projects redress the historical over-emphasis on development values (electric power, flood control, and water supply) at the expense of non-developmental values (environmental resource protection, habitat restoration, and water quality).	
A				P	WR-Px. Water Export Facilities. No new facilities for export of water to locations outside Humboldt County shall be permitted unless the County has issued a Conditional Use Permit for such export facilities. Issuance of the use permit shall require a finding that the proposed water export will not be detrimental to beneficial uses within the County.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
		C	D			3361.10. Large water export projects will not be approved or supported unless specific requirements and assurances are satisfied. These shall include the 1978 water policy statement policies regarding "Water Export Projects on Humboldt County Streams".
A	B			P		WR-P30. Natural Stormwater Drainage Courses. Natural drainage courses, including ephemeral streams, shall be retained and protected from development impacts which would alter the natural drainage courses, increase erosion or sedimentation, or have a significant adverse effect on flow rates or water quality. Natural vegetation within riparian and wetland protection zones shall be maintained to preserve natural drainage characteristics consistent with the Biological Resource policies. Storm water discharges from outfalls, culverts, gutters, and other drainage control facilities that discharge into natural drainage courses shall be dissipated so that they make no significant contribution to additional erosion and, where feasible, are filtered and cleaned of pollutants.
		C	D			4235.2. Natural drainage ways shall be utilized where possible to convey drainage flows consistent with streamside management policies in the General Plan.
A	B			P		WR-P31. Downstream Peak Flows. Peak stormwater discharge shall not exceed the capacity limits of off-site drainage systems or cause downstream erosion, flooding, habitat destruction, or impacts to wetlands and riparian areas. Detention facilities shall be required to ensure that storm flows from the 100-year (Q_{100}) storm shall be detained so as to release water from the site at a rate no greater than the pre-development 2-year (Q_2) storm flows.
		C	D			4235.3. Drainage facilities shall be capable of passing a 10 year intensity storm without static head at entrance and passing a 100 year intensity storm without major damage.
A	B			P		WR-P32. New Drainage Facilities. Where it is necessary to develop additional drainage facilities, they shall be designed to be as natural in appearance and function as is feasible. All drainage facilities shall be designed to maintain maximum natural habitat of streams and their streamside management areas and buffers. Detention/retention facilities shall be managed in such a manner as to avoid reducing streamflows during critical low-flow periods.
A	B			P		WR-P33. Restoration Projects. The County shall encourage restoration projects aimed at reducing erosion and improving habitat values in Streamside Management Areas and wetlands.
		C	D			3361.12. Support the development of fisheries enhancement projects on small Humboldt County streams.
A	B			P		WR-P34. Commercial and Industrial Activities. Commercial and industrial activities shall minimize, and eliminate to the extent feasible facility-related discharges to the stormwater system. As required by state codes and local ordinances, commercial and industrial stormwater discharge must be routed to a wastewater collection system; for example, minimizing runoff from vehicle maintenance yards, car washes, restaurants cleaning grease, contaminated mats/carts into storm drains, and other wash practices that result in materials other than plain water entering the storm drain system.
A	B			P		WR-P35. Oil/Water Separation. Parking lot storm drainage shall include facilities to separate oils from stormwater in accordance with Public Works requirements and the recommendations of the Stormwater Quality Association's California Stormwater Best Management Practices Handbooks or their equivalent.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B			P	<p>WR-P36. Erosion and Sediment Control Measures. The following erosion and sediment control measures shall be incorporated into development design and improvements:</p> <ul style="list-style-type: none"> A. Minimize soil exposure during the rainy season by proper timing of grading and construction; B. Retain natural vegetation where feasible; C. Vegetate and mulch denuded areas to protect them from winter rains; D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches; E. Minimize length and steepness of slopes by benching, terracing, or constructing diversion structures; F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; G. Inspect sites frequently to ensure control measures are working properly and correct problems as needed.
A	B			P	<p>WR-P37. Storm Drainage Design Standards. Drainage design standards for new development shall be adopted by ordinance. The design standards shall ensure that storms of specified intensity, frequency, and duration can be accommodated by engineered drainage systems and natural drainage courses.</p>
	B				<p>WR-P38. Storm Drainage Impact Reduction. Develop storm drainage development guidelines with incentives to encourage Low-Impact Development (LID) standards to reduce the quantity and increase the quality of stormwater runoff from new developments.</p>
A				P	<p>WR-P38. Storm Drainage Impact Reduction. Develop and require the use of Low-Impact Development (LID) standards to reduce the quantity and increase the quality of stormwater runoff from new developments in watersheds with known significant cumulative impacts from stormwater runoff. For all other watersheds, develop storm drainage development guidelines with incentives to encourage Low-Impact Development (LID) standards to reduce the quantity and increase the quality of stormwater runoff from new developments.</p>
A	B			P	<p>WR-P39. Reduce Toxic Runoff. Minimize chemical pollutants in stormwater runoff such as pesticides, fertilizers, household hazardous wastes, and road oil by supporting education programs, household hazardous waste and used oil collection, street and parking lot cleaning and maintenance, use of bio-swales and other stormwater best management practices described in the California Stormwater Best Management Practices Handbooks or their equivalent.</p>
A	B			P	<p>WR-P40. Fish Passage Designs. Work with federal and state agencies and local watershed restoration groups to retrofit existing drainage and flood control structures and design new structures to facilitate fish and other wildlife passage in partnership with federal and state agencies.</p>
		C	D		<p>4235.1. Drainage needs of each community shall be studied as part of each community plan.</p>
Standards					
A	B			P	<p>WR-S1. Designation of Critical Water Supply and Watershed Areas. The designation by the Board of Supervisors of Critical Water Supply and Watershed Areas shall be a public process, involving a recommendation from the Planning Commission and input from the public, affected water providers, and state and federal agencies.</p>
		C	D		<p>3362.2 A Critical Water Supply Area is defined as the specific area used by a municipality or community for its water supply system, which is so limited in area that it is susceptible to a potential risk of contamination from development activities.</p>

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B			P	WR-S2. Development within Critical Water Supply Areas. Ministerial land use development proposed within Critical Water Supply areas shall comply with performance standards adopted by ordinance. Discretionary development shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall require: 1) demonstrating that no risk of contamination to the water supply would occur due to the development activity; and 2) avoiding degradation of municipal water supplies by reducing cumulative impacts to surface water quality and water quantity during low-flow periods to below levels of significance.
		C	D		3362.3 Development proposed within Critical Water Supply Areas shall demonstrate that no risk of contamination to the water supply area would occur due to the development activity proposed.
		C	D		3362.4 Development within Critical Water Supply Areas shall utilize appropriate Erosion Control Measures including, but not limited to, those in the grading ordinance and this chapter.
A	B			P	WR-S3. Development within Critical Watershed Areas. Ministerial land use development proposed within Critical Watershed Areas shall comply with performance standards adopted by ordinance. Discretionary development shall comply with performance standards and supplemental permit conditions. Standards and permit conditions shall avoid take of endangered or threatened species by reducing cumulative impacts to aquatic habitat to below levels of significance.
A	B			P	WR-S4. Protection of Groundwater Recharge Areas. Ministerial and discretionary development in Critical Water Supply or Watershed Areas where maintenance of groundwater recharge is determined to be necessary to maintain sustainable groundwater demands or surface water flows shall maintain or increase the site's pre-development absorption to recharge groundwater or be conditioned to reduce effects to water supplies to below levels of significance.
				P	WR-S5. Water Withdrawal Permitting. Ministerial and discretionary permits for land use development that include development of new in-stream water sources or other streambed alterations subject to California Fish and Game Code Section 1602 shall provide evidence of, or be conditioned to obtain a Streambed Alteration Agreement from the Department of Fish and Game as well as a Water Right Permit or a small scale domestic use registration from the State Water Board.
A	B				WR-S5. Surface Water Withdrawal Permitting. Ministerial and discretionary permits for land use development that include development of new in-stream water sources or other streambed alterations subject to California Fish and Game Code Section 1602 shall provide evidence of, or be conditioned to obtain a Streambed Alteration Agreement from the Department of Fish and Game.
A	B			P	WR-S6. Subdivisions Demonstration of Sufficient Water Supply. Demonstration of sufficient water supply shall include the requirements of the proposed subdivision, existing uses, and planned future uses. Subdivisions subject to state requirements of SB 610 and SB221 shall make the appropriate demonstrations consistent with regulations (as amended) established by these acts. Written service letters from a public water system written in conformance with this policy is sufficient evidence. Subdivisions to be served through on-site water supplies or private water systems must provide evidence of sufficient water supply to the County Department of Environmental Health.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B			P	WR-S7. Total Maximum Daily Loads (TMDLs) Implementation. Discretionary development within watersheds containing impaired water bodies as defined under Section 303(d) of the federal Clean Water Act and governed by TMDL implementation plans shall be conditioned to reduce or prevent further impairment consistent with applicable TMDLs.	
A	B			P	WR-S8. Erosion and Sediment Discharge. Ministerial and discretionary projects shall conform to grading ordinance standards for erosion and sediment control.	
				P	WR-S9. County Facilities Management. The design, construction, and maintenance of County roads, bridges, drainages, and other facilities shall minimize stormwater runoff erosion and discharge of sediments and other pollution by following best management practices in accordance with the Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds (5C’s Manual) or its equivalent.	
A	B				WR-S9. County Facilities Management. The design, construction, and maintenance of County roads, bridges, drainages, and other facilities shall minimize erosion and discharge of sediments by following best management practices in accordance with the Five County Water Quality and Stream Habitat Protection Manual for County Road Maintenance in Northwestern California Watersheds (5C’s Manual) or its equivalent.	
A	B			P	WR-S10. Projects in Proximity to Wild and Scenic Rivers. Projects located within state designated wild, scenic, or recreational river basins shall be consistent with the guidelines in the State Wild and Scenic Rivers Act as amended.	
A	B			P	WR-S11. Micro Hydroelectric. Development of run-of-the-river micro hydroelectric projects on privately owned lands are considered accessory to allowed uses if they are sized to meet the electrical demands of the subject property only and designed to avoid impacts to streamflow and fisheries.	
A	B			P	WR-S12. Water Export Projects on Humboldt County Rivers. The Humboldt County Board of Supervisors, prior to giving its support to export projects on county rivers, will require following information to demonstrate the export project’s adherence to the requirements of California Water Code Section 10505 protecting development rights and Section 11460 protecting beneficial needs of the watersheds. The analysis of the export project shall include: <ul style="list-style-type: none"> A. Effects on in-stream flows including flood events. B. Assessment of the environmental impact of the proposed project using appropriate ecological studies by a team of independent experts, qualified to conduct such studies, funded by the project sponsor and completed before project authorization. C. Effects on fisheries and native wildlife habitat and restoration efforts. Analysis of the sustainability of any proposed fisheries and wildlife habitat mitigations. D. Impacts to Native American communities, including cultural and archaeological resources, economies, fisheries, and water supplies. E. Water supplies necessary to meet the ultimate future development needs of residential, agricultural, municipal, industrial, and recreational users and to promote environmental protection and fisheries habitat restoration. F. Cost and benefits to recreation. G. Water quality impacts and provisions for enhancement of any impaired water bodies (Section 303(d) of the federal Clean Water Act). H. Property tax and other fiscal or economic losses to local entities. I. Public infrastructure and service demands and costs including roads and recreation facilities. J. Public cost and benefits on statewide, regional, county, and local scales 	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
					including the monetized value of impacted ecological services.
		C	D		<p>3362.6. Water Export Projects on Humboldt County Streams. The Humboldt County Board of Supervisors, prior to giving its approval and support to large export projects on County streams, will require the following:</p> <ul style="list-style-type: none"> A. Assurances must be given that each project constructed on any stream tributary to Humboldt County be designed and operated in a manner that provides maximum practical flood protection from the water flowing from the project consistent with the project purposes. B. Full recognition shall be given to the ecological impact of any proposed project. Appropriate ecological studies by a team of independent experts, qualified to conduct such studies, should be funded by the project sponsor and completed before project authorization. C. Absolute assurance must be given that funding will be made available for development and improvement of suitable fisheries above, and maintenance and improvement of native fisheries below, any project. Absolute assurance must also be given that funding will be made available for the effort to replace, restore, and maintain the native wildlife habitat destroyed or altered by any of the contemplated projects. The funding requirement for such development, improvement and maintenance of the fisheries and native wildlife habitat set forth herein above, shall be a funding requirement of the project and shall be identified as a commitment of the state, federal or local entity sponsoring the project. Recognition must also be given to the difficulty in accurately predicting long range financial requirements to meet the fisheries and wildlife policies set forth herein. Consequently, reappraisal and adjustments should be considered on five to ten year schedules throughout the projected project life in order to meet all of the funding requirements which may occur during the project life. Funding shall be provided for post project evaluation. Wildlife mitigation should be accomplished insofar as possible on existing public lands with prime consideration given to the wildlife resources involved and to its habitat requirements. D. Inasmuch as Native Americans comprise a large segment of Humboldt County's population with environmental and historical ties to some of the river valleys, assurances must be given prior to the construction of any water project that no Indian tribal lands, including burial, or ceremonial grounds in Humboldt County will be inundated without specific prior consultation with the Indian people concerned. E. Water supplies must be planned and financed as part of any project in sufficient quantity to provide ultimate future supplies of agricultural, municipal, industrial, recreational, and environmental water, and water for fisheries and wildlife habitat development. Recreational, and environmental water requirements (i.e., non-consumptive water requirements for the general public enjoyment including non-resident populations of tourists to north-western California) may well exceed consumptive uses in many hydrographic areas. Thus, the project sponsor must take an active role in providing such water and must absorb the burden of expenses for such water. Greater consideration of the values of non-consumptive water uses should be given when assessing the economic feasibility of water projects. F. Recreation land acquisition should be included in the project development, consistent with the project's purpose. G. Land acquisition should include provisions for exchange. H. Water quality control must be included as a specific purpose of the project. I. Projects which result in property tax loss to local entities shall have in-lieu taxes

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
					<p>as a part of the project costs.</p> <ul style="list-style-type: none"> J. The state must assume the non-federal recreational costs of a federal project. These costs must include the improvement of existing roads and development of roads required for the recreational development. K. If hydroelectric power is generated by a major water project using the water resources of the county, the county should be compensated for the sale of such power. L. Department of Fish and Game shall develop a flow release schedule to provide for the maintenance of the fishery resources and habitat. The project sponsor shall agree to provide the water for the release schedule.
A	B			P	<p>WR-S13. Minimizing Effects of Water Exports. The County shall prevent water exports from damaging the county’s environmental and economic setting by ensuring that “no unreasonable effect” occurs in the transfer and withdrawal of water resources pursuant to Section 1810 of the State Water Code. County standards for defining “no unreasonable effect” include actions that will not:</p> <ul style="list-style-type: none"> A. Contribute to a decline in, or interfere with the recovery of, the population of any sensitive or protected plant, fish, or wildlife species. B. Reduce water levels in any existing public or private groundwater wells to levels that preclude withdrawal by existing users or would substantially increase the costs or such withdrawal. C. Contribute to any impacts on water quality that reduces water quality below health standards or federal or state water quality standards. D. Contribute to effects on water quality that would result in a deficiency by the water treatment agency’s ability to treat water to appropriate standards. E. Reduce available groundwater or surface water resources to levels that would make access and/or use of these waters uneconomical for development planned in accordance with this General Plan. F. Directly or indirectly discharge contaminants into surface or groundwater resources.
A	B			P	<p>WR-S14. Storm Water Management. All commercial, industrial, multi-family, quasi-public, and public parking facilities shall, whenever possible, provide stormwater treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practices that be integrated into required landscaping areas and traffic islands. In all other cases, oil/water separators shall be required. A maintenance plan for oil/water separators shall be required.</p>
Implementation Measures					
A	B			P	<p>WR-IM1. Critical Water Supply and Watershed Area Ordinance. Prepare and adopt an ordinance to implement Critical Water Supply and Watershed Area policies.</p>
A	B			P	<p>WR-IM2. Critical Water Supply and Watershed Area Designation. Identify and designate Critical Water Supply and Watershed Areas through a zoning overlay process using best available scientific data, consultation with municipal water suppliers and resource agencies, and public outreach and input.</p>
A	B			P	<p>WR-IM3. Require Restoration of Degraded Areas. Require replanting of vegetation and remediation of erosion conditions in conjunction with related discretionary land use approvals, especially those including roads and grading on steep slopes.</p>
A	B			P	<p>WR-IM4. County Facilities. The Department of Public Works shall manage and conduct internal reviews of County construction and maintenance activities to ensure conformance with adopted best management practices for erosion and sediment control.</p>
A	B			P	<p>WR-IM5. Septic Systems. Actively pursue the abatement of failing septic systems that have been demonstrated to represent a health and safety hazard.</p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
						WR-IM7. Basin Plan Septic Requirements. Update and amend existing County septic regulations to reflect the latest Basin Plan standards for design and maintenance of on-site wastewater systems.
A	B				P	WR-IMx1. Update Water Quality Regulations. Amend the Grading, Excavation, Erosion, and Sedimentation Control Regulations and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance to reflect the new erosion, sediment control, vegetation, restoration, and stormwater drainage policies and standards contained in the Water Resources Element, and the Biological Resources Chapter of the Conservation and Open Space Elements and evaluate as part of the five-year Housing Element Update to determine if additional measures are needed to protect water quality.
					P	WR-IM10. TMDL Controllable Sediment Discharge Inventory and Reduction Program. Map impaired water bodies as defined under Section 303(d) of the federal Clean Water Act with associated impairment parameters, water quality objectives, and pollution budgets contained in TMDL implementation plans. Seek funding to identify controllable sediment discharge sites and establish a program to prioritize, treat, monitor, and subsequently reevaluate such sites.
A	B					WR-IM10. Total Maximum Daily Loads (TMDLs). Map impaired water bodies as defined under Section 303(d) of the federal Clean Water Act with associated impairment parameters, water quality objectives, and pollution budgets contained in TMDL implementation plans.
A						WR-IMx2. TMDL Controllable Sediment Discharge Inventory. Seek funding to inventory impaired watersheds to identify controllable sediment discharge sites and establish a program to prioritize, treat, monitor, and subsequently reevaluate such sites.
					P	WR-IM11. Watershed Data. Seek and secure funding to evaluate the quality and quantity of water resources in each of the watershed basins. Support studies that correlate the quality and quantity of water captured, stored, and contained within watersheds to the needs of beneficial water uses by residents, local industry, agriculture, and the natural environment. Identify and map important groundwater recharge areas.
A	B					WR-IM11. Watershed Data. Seek and secure funding to evaluate the quality and quantity of water resources in each of the watershed basins. Support studies that correlate the quality and quantity of water captured, stored, and contained within watersheds to the needs of beneficial water uses by residents, local industry, agriculture, and the natural environment.
A	B				P	WR-IM12. Groundwater Management Plans. Support the development of Groundwater Management Plans (California Water Code Section 10750 - 10756) for Critical Water Supply and Watershed Areas or in other areas where maintenance of groundwater recharge is determined to be necessary to maintain sustainable groundwater demands and the development of groundwater monitoring programs(California Water Code Section 10920 - 10933). The Board shall consider serving as the local public agency as defined by California Water Code Section 10752, and agency responsible for monitoring and reporting groundwater elevations as defined in California Water Code Section 10927 in areas within the County not served by a water service provider.
A						WR-IMx3. Identification of Critical Groundwater Recharge Areas. Identify and map important groundwater recharge areas.
A	B				P	WR-IM13. Water Planning and Coordination. Actively encourage and participate in local and state water resource planning efforts that have the potential to achieve Water Resource Element goals.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A	B			P	WR-IM14. Watershed Planning with Public Land Managers. Participate in the planning activities of federal and state land management agencies to advocate for watershed-based planning and management approaches and policies and projects that are consistent with Water Resource Element policies.
A	B			P	WR-IM15. Coordinate and Support Watershed Efforts. Seek funding and work with land and water management agencies, community-based watershed restoration groups, and private property owners to implement programs for maintaining and improving watershed conditions that contribute to improved water quality and supply.
				P	WR-IM22. Promoting Water Conservation and Re-use. Encourage water conservation and re-use practices by providing information resources for permit applicants on: A. Water-conserving design and equipment in new construction. B. Water conserving landscaping and other land management practices. C. Water conserving retrofit options for existing buildings. D. Residential water re-use options including <u>graywater</u> systems. E. Off-stream water storage systems <u>including tanks and ponds</u> .
A	B				WR-IM22. Promoting Water Conservation and Re-use. Maintain information resources for permit applicants on: A. Water-conserving design and equipment in new construction. B. Water conserving landscaping measures. C. Water conserving retrofit options for existing buildings. D. Residential water re-use options including grey-water systems. E. Off-stream water storage systems.
A	B			P	WR-P24. Restoration of Flow Rates. The County shall actively participate in decision-making processes that affect water flows in the Trinity, Klamath, Eel, Mad and Van Duzen rivers to advocate for the goals and policies of this Plan.
A	B			P	WR-IM25. Drainage Ordinance. The County shall develop and maintain an ordinance that regulates stormwater drainage consistent with the policies and standards of the Element.
				P	WR-IM26. Low Impact Development Methods. Require projects to utilize best management practices for Low Impact Development to meet surface water run-off standards.
	B				WR-IM26. Low Impact Development Methods. Encourage discretionary projects to utilize best management practices for Low Impact Development to meet surface water run-off standards.
A					WR-IM26. Low Impact Development Methods. Require projects to utilize best management practices for Low Impact Development to meet surface water run-off standards in watersheds with known significant cumulative impacts from stormwater runoff.
A	B			P	WR-IM27. Nutrient Discharge from Agricultural Operations. Seek funding and support voluntary manure management programs.

Chapter 12: Energy

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
	B				E-P1. Land Use and Development Review. The County shall provide incentives for discretionary and ministerial development incorporating renewable energy sources, energy conservation and green building measures above mandated levels consistent with this Plan.
A				P	E-P1. Land Use and Development Review. The County shall adopt a residential and commercial energy conservation ordinance that establishes energy conservation incentives and performance standards exceeding state mandates for building construction, retrofit and sales.
				P	E-P2. Oil and Gas Development. Oil and gas development shall be permitted consistent with the following: A. The development is performed safely and consistent with the geologic conditions of the well site. B. New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts. C. Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence. D. Hydraulic fracturing for release and recovery of hydrocarbons is prohibited.
A	B				E-P2. Oil and Gas Development. Oil and gas development shall be permitted consistent with the following: A. The development is performed safely and consistent with the geologic conditions of the well site. B. New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts. C. Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.
				P	E-P4. Transportation Energy Conservation and Alternative Fuels Substitution. Support revitalization and infilling of Urban Development Areas to reduce long-term vehicle miles traveled as an energy conservation strategy. Support the development and implementation of Electric Vehicle (EV) charging stations to encourage substitution of alternative fuels for plug in electrical sources.
A	B				E-P4. Transportation Energy Conservation. Support revitalization and infilling of Urban Development Areas to reduce long-term vehicle miles traveled as an energy conservation strategy.
A	B			P	E-P5. Regional Energy Authority. Recognize the Redwood Coast Energy Authority (RCEA) as the regional energy authority, which will foster, coordinate, and facilitate countywide strategic energy planning, implementation and education through a Comprehensive Action Plan for Energy.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
				P	E-P7. County Government Energy Consumption. The County government shall reduce building and transportation energy consumption by implementing energy conservation measures and purchasing renewable energy and energy efficient equipment and vehicles whenever cost-effective. Conservation and renewable energy investments should be planned and implemented in accordance with and performance-based action plan and County Greenhouse Gas Emission Reduction goals.	
A	B				E-P7. County Energy Consumption. The County shall reduce building and transportation energy consumption by implementing energy conservation measures and purchasing renewable energy and energy efficient equipment and vehicles whenever cost-effective. Conservation and renewable energy investments should be planned and implemented in accordance with and performance-based action plan and County Greenhouse Gas Emission Reduction goals.	
				P	E-P8. County Building Design Standards. Design, construct and operate all new and renovated County-owned facilities to U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) "Silver" or better energy efficiency standards consistent with State Executive Order S-20-04, or to similar California Green Building Standards.	
A	B				E-P8. County Building Design Standards. Design, construct and operate all new and renovated County-owned facilities to U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) "Silver" or better energy efficiency standards consistent with State Executive Order S-20-04.	
A	B			P	E-P9. Electrical Transmission. Promote capacity upgrades to main electric distribution lines to facilitate distributed renewable energy production and electricity export from the county.	
				P	E-P9x. Electricity Buyback. Support revisions to the electricity buyback program that encourages more distributed local generation and more equitably compensates such generation.	
				P	E-P10. Transportation Management Plans. Major commercial, business, industrial, or mixed-use facility developments shall be required to submit a transportation management plan that addresses energy conservation measures such as connectivity to alternative transportation modes; preferential parking for carpools, vanpools, motorcycles, mopeds, and bicycles; shuttle services; alternative fueling stations; transit passes; bike lockers; and locker-room facilities.	
A					E-P10. Transportation Management Plans. Major commercial, business, industrial, or mixed-use facility developments shall be required to submit a transportation management plan that addresses energy conservation measures such as connectivity to alternative transportation modes; preferential parking for carpools, vanpools, motorcycles, mopeds, and bicycles; shuttle services; alternative fueling stations; transit passes; bike lockers; and locker-room facilities. Management plans should include policies to encourage local employers to offer flex-time and/or shifting work schedules that minimize employees' impacts on peak hour traffic and provide incentives for employees to use alternatives to the single-occupancy automobile mode of travel.	
				P	E-P11. Energy-efficient Landscape Design. Require energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, conserve water, and promote pedestrian safety and vehicular traffic calming measures.	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A					E-P11. Energy-efficient Landscape Design. Require energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, conserve water, and promote pedestrian safety and vehicular traffic calming measures.
				P	E-P13. Water Efficiency. Promote the efficient use of water in residences, businesses, industries, and agriculture by requiring water-saving plumbing and landscaping devices in new developments or plumbing-related remodels.
A					E-P13. Water Efficiency. Promote the efficient use of water in residences, businesses, industries, and agriculture by requiring water-saving plumbing and landscaping devices in new developments, plumbing-related remodels, or upon change of ownership.
A	B			P	E-P15. Wind Energy Overlay Zone. The County shall develop a wind energy overlay zone to protect potential wind energy sites identified as having “excellent” wind energy potential by the California Department of Water Resources in their Humboldt County Wind Resource Map (1985).
Standards					
A	B	C	D	P	E-S1. Oil and Gas. <ul style="list-style-type: none"> A. Development associated with onshore oil and gas wells shall be conditionally permitted by a conditional use permit in agricultural, timber, rural lands, industrial general, and resource-related industrial land use classifications. B. A permit will be required for each drill site and a separate permit will be required for production facilities. Additional wells proposed for an approved drill site may be administratively approved provided that they can be accomplished within the limitations and conditions of the original use permit for the drill site.
				P	E-S2. Application Requirements and Standards for Oil and Gas Energy Exploration or Extraction Projects. <ul style="list-style-type: none"> 1. Applications for oil and gas energy exploration or extraction projects shall include: <ul style="list-style-type: none"> A. A plot plan for the entire area under lease or ownership, showing the relationship of the proposed facilities to ultimate potential development, and a map showing the relationship of contours, buildings, structures, and/or natural features. B. A description of the relationship of the proposed facilities to existing facilities. C. Procedures for the transport and disposal of all solid and liquid wastes to meet discharge requirements of the North Coast Regional Water Quality Control Board (NCRWQCB). D. Grading plans and procedures for minimizing erosion. E. Where public views are affected by production facilities, landscaping plans and measures for minimizing visual impacts. F. Fire prevention procedures. G. Air emission control measures. H. Oil spill contingency procedures. I. For production facilities, a phasing plan for the staging of development, indicating an approximate anticipated timetable and production levels for the project. J. Procedures for the abandonment and restoration of the site, which provide for removal of all equipment; disposal of wastes; and re-contouring, reseeding, and planting to conform to surrounding

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
					<p>topography and vegetation.</p> <ol style="list-style-type: none"> 2. Drill sites should generally not be established at a density greater than one per 80 acres. 3. All solid and liquid wastes shall meet the discharge requirements of the NCRWQCB. 4. Projects shall meet all applicable air quality regulations. 5. All earthen sumps or other depressions shall be regraded to restore the area to its original condition. 6. Hydraulic fracturing for release and recovery of hydrocarbons is prohibited. 7. Financial assurance requirements may be imposed on the property owner at the discretion of the Planning Commission to ensure site restoration consistent with 1.J. above.
A	B	C	D		<p>E-S2. Application and Initial Study Information Requirements for Oil and Gas Energy Exploration or Extraction Projects. California Environmental Quality Act (CEQA) applications for oil and gas exploration or extraction projects shall include the following:</p> <ol style="list-style-type: none"> A. A plot plan for the entire area under lease or ownership, showing the relationship of the proposed facilities to ultimate potential development, and a map showing the relationship of contours, buildings, structures, and/or natural features. B. A description of the relationship of the proposed facilities to existing facilities. C. Procedures for the transport and disposal of all solid and liquid wastes to meet discharge requirements of the North Coast Regional Water Quality Control Board (NCRWQCB). D. Grading plans and procedures for minimizing erosion. E. Where public views are affected by production facilities, landscaping plans and measures for minimizing visual impacts. F. Fire prevention procedures. G. Air emission control measures. H. Oil spill contingency procedures. I. For production facilities, a phasing plan for the staging of development, indicating an approximate anticipated timetable and production levels for the project. J. Procedures for the abandonment and restoration of the site, which provide for removal of all equipment; disposal of wastes; and re-contouring, reseeding, and planting to conform to surrounding topography and vegetation. K. Drill sites should generally not be established at a density greater than one per 80 acres. L. All solid and liquid wastes shall meet the discharge requirements of the NCRWQCB. M. Projects shall meet all applicable air quality regulations. N. All earthen sumps or other depressions shall be regraded to restore the area to its original condition.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
				P	<p>E-S3. Wind Generating Facilities.</p> <p>A. Unless allowed by right pursuant to California Government Code, Section 65892.13(f) as amended, wind generating facilities shall be a conditionally permitted use in all land use designations except “resource dependent” (MR).</p> <p>B. The following shall be considered in reviewing proposed wind generating facilities: parcel size, relationship to other structures, effect on potential down-wind sites, compliance with Uniform Building Code and national Electrical Code, rotor and tower safety, noise, electromagnetic interference, utility notification, height, liability insurance, and appearance and design.</p> <p>C. Findings necessary for project approval shall be:</p> <ol style="list-style-type: none"> 1) The proposed use is not detrimental to the public health, convenience, safety, and welfare. 2) That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity. 3) Within the Coastal Zone, the project will not have a significant adverse effect on coastal resources, including wildlife qualities.
A	B	C	D		<p>E-S3. Wind Generating Facilities.</p> <p>A. Unless allowed by right pursuant to California Government Code, Section 65892.13(f) as amended, wind generating facilities shall be a conditionally permitted use in all land use designations except “resource dependent” (MR).</p> <p>B. The following shall be considered in reviewing proposed wind generating facilities: parcel size, relationship to other structures, effect on potential down-wind sites, compliance with Uniform Building Code and national Electrical Code, rotor and tower safety, noise, electromagnetic interference, utility notification, height, liability insurance, and appearance and design.</p> <p>C. Findings necessary for project approval shall be:</p> <ol style="list-style-type: none"> 1) The proposed use is not detrimental to the public health, convenience, safety, and welfare. 2) That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity. 3) The project will not have a significant adverse effect on coastal resources, including wildlife qualities.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B	C	D	P	<p>E-S4. Oil and Gas Pipelines. For pipelines serving oil and gas facilities, the following shall apply:</p> <ul style="list-style-type: none"> A. Pipelines should, where feasible, avoid sensitive habitat areas and archaeological sites and follow existing utility corridors where they are present. Active faults or other geologically unstable areas should be avoided where feasible, or be designed to mitigate against such hazards. B. When avoidance of a sensitive habitat area is not feasible, effective mitigation measures shall be employed to minimize adverse impacts. Directional drilling shall be employed to avoid wetlands and riparian habitats, unless an independent engineering contractor selected by the County determines that to do so would not be feasible. C. All right-of-ways shall be regraded and revegetated to their original state. When a responsible agency identifies a degraded habitat along the proposed right-of-way, when it might be preferable to restore it to a condition other than its present state, said agency shall recommend plans to the lead agency for restoration of the habitat. The lead agency shall require restoration of the habitat as a condition of approval, unless a review of the public record indicates it would be more appropriate to do otherwise. D. All compressor, metering, or odorizing stations shall be visually and acoustically buffered with vegetation and other means as necessary. E. Above-ground pipelines should be sited to minimize visual impacts, when feasible. When an aboveground pipeline must be sited in a highly scenic area, it shall be visually buffered with vegetation and other means as necessary. F. For liquid carrying pipelines passing through important coastal resource areas including recreation, habitat, and archaeological sites and geologically unstable areas, segments shall be isolated by automatic shutoff valves. The County may determine whether spacing of automatic shutoff valves is required at intervals less than the maximum set by the U.S. Department of Transportation to protect sensitive coastal resources.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B	C	D	P	<p>E-S5. Electrical Transmission Lines.</p> <ul style="list-style-type: none"> A. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in highly scenic areas, and to avoid locations that are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be minimized and revegetated with plants similar to those in the area. B. Where above-ground transmission line placement would unavoidably affect views, underground placement shall be required where it is technically and economically feasible, unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow. C. Above-ground transmission lines should be sited so as to minimize visual impacts. D. Siting of transmission lines should avoid the crests of roadways to minimize their visibility on distant views. Where visual impacts would be minimized, lines should cross the roadway at a downhill low elevation site or a curve in the road. E. New major steel tower electrical transmission facilities should be consolidated with existing electrical steel-tower transmission facilities unless there are social, aesthetic, or significant economic concerns. F. Existing rights-of-way should be utilized for other related utilities to provide consolidated corridors wherever such uses are compatible or feasible. G. Access and construction roads should be located to minimize landform alterations. Road grades and alignments should follow the contour of the land with smooth, gradual curves where possible.
A	B			P	<p>E-S6. Consistency with Climate Action Plan. The County’s implementation of the Redwood Energy Authority (RCEA) Comprehensive Action Plan for Energy shall be consistent with the Board-adopted Climate Action Plan.</p>
A	B			P	<p>E-S7. Solar Access Protection. Proposed structures and landscaping associated with planned unit developments and/or subdivisions that create five (5) or more new parcels shall be designed and located to avoid blocking views and solar access from other properties to the maximum extent feasible. The lot size, configuration, and proposed building envelope in a subdivision or planned development shall be oriented to ensure that no additional shadows will be cast on the south side of an existing building between the hours of 10:00 a.m. and 2:00 p.m. on December 21. A shade projection map shall be required showing the height and orientation of existing and proposed buildings and the slope of land and that identifies the length of shadows projected.</p>
Implementation Measures					
A	B			P	<p>E-IM1. Alternative Energy Use. Develop or modify regulations that eliminate obstacles to alternative energy use. Regulations may include, but are not limited to:</p> <ul style="list-style-type: none"> A. Allowing height exceptions for solar equipment. B. Allowing alternative heating and cooling systems components such as collectors, shading louvers, or reflectors to project into yards in a manner similar to cornices and canopies. C. Defining solar heating systems and cogeneration facilities as accessory uses. D. Preventing planned development covenants, conditions, and restrictions (CC&Rs) from unreasonably restricting alternative energy systems.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B			P	E-IM2. Comprehensive Action Plan for Energy. Seek funding and support efforts to implement the Redwood Coast Energy Authority (RCEA) Comprehensive Action Plan for Energy.	
A	B			P	E-IM3. County Energy Consumption Reduction. Develop a comprehensive program to reduce County energy consumption in operations including: public buildings and facilities, street lighting, vehicle fleet management, equipment procurement, and employee energy awareness program.	
A	B			P	E-IM4. Install County Systems. Pursue the installation of cost-effective conservation measures, renewable energy systems, cogeneration systems, and distributed energy systems in County facilities.	
A	B			P	E-IM5. Wind Energy Development. Develop wind-permitting guidelines for residential and small commercial-scale wind energy systems. Adopt and modify, as appropriate, the guidelines established in California State Law AB 1207. Educate the public about the benefits of small-scale wind energy systems.	
A	B			P	E-IM6. Energy-conserving Landscaping. Consider the use of natural and drought-resistant planting materials and efficient irrigation systems and the siting of trees to reduce energy demand in the preparation of the County landscaping ordinance.	
A	B			P	E-IM7. Small Hydroelectric Development. Support local efforts to develop cost-effective, environmentally sensitive, small-scale, run-of-the-river hydroelectric facilities in the County.	
A	B			P	E-IM8. Energy Efficiency Standards. Develop and implement energy-efficiency standards for subdivision, mixed use, infill, and planned unit development that shall incorporate Green Building standards, which may include incentives such as tax credits, fee reductions, or faster-track permitting for silver rating or higher compliance with Green Building standards.	
A	B			P	E-IM9. Develop Incentives for Private Sector. Develop incentives to encourage the installation of cost-effective energy efficiency measures, distributed generation, and solar electric and solar heating systems in all new construction and building retrofits. Develop incentives that support the development and implementation of Electric Vehicle (EV) charging stations and heat pumps in new commercial developments and retrofits. Incentives may include: density bonuses, fast-track permitting, fee reductions, expedited low-cost approval of standardized designs, property tax exemptions, sales tax rebates, and award programs that recognize builders and developers for well-designed systems.	
A	B			P	E-IM10. County Energy Efficiency and Renewable Energy Improvements Plan. The County shall develop and maintain a performance-based action plan to guide the implementation of energy efficiency and renewable energy improvements in county operations.	
A	B			P	E-IM11. County Facility Efficiency and Alternative Energy Fund. Establish a "County facility efficiency and alternative energy fund" to support implementation of County energy efficiency and alternative energy investments in County owned or operated facilities. The fund would receive up to 75% of the County's monetary savings from improved County energy efficiency and conservation practices. The estimate of monetary savings will be based on the likely energy costs that would have been incurred had the energy efficiency measures and/or conservation practices not been implemented.	
				P	E-IM12. Existing Regulations. Assess and revise as necessary the existing subdivision, zoning, and building code implications associated with the potential development of renewable energy and distributed energy generation facilities and related electrical transmission lines.	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A					E-IM12. Assess Existing Regulations. Assess the existing subdivision, zoning, and building code implications associated with the potential development of renewable energy and distributed energy generation facilities and related electrical transmission lines.
				P	E-IM13. Renewable Energy Permitting Process. Develop a clear permit process to provide for the installation of renewable energy and distributed energy generation systems. Identify zones where renewable energy and distributed energy generation facilities will be allowed as a permitted use. Identify small-scale systems that meet annual onsite energy needs, and that would not require a use permit. Zoning regulations should address the following types of renewable energy and distributed energy generation facilities: commercial wind farms, wave and tidal energy facilities, biomass energy facilities, biogas energy facilities, small-scale hydroelectric facilities, cogeneration and distributed generation facilities, and solar electric and solar heating facilities.
A					E-IM13. Fair Regulations. Develop a clear permit process to provide for the installation of renewable energy and distributed energy generation systems. Identify zones where renewable energy and distributed energy generation facilities will be allowed as a permitted use. Identify small-scale systems that meet annual onsite energy needs, and that would not require a use permit. Zoning regulations should address the following types of renewable energy and distributed energy generation facilities: commercial wind farms, wave and tidal energy facilities, biomass energy facilities, biogas energy facilities, small-scale hydroelectric facilities, cogeneration and distributed generation facilities, and solar electric and solar heating facilities.
				P	E-IM14. Energy Conservation and Green Building Ordinance. The County shall adopt a residential and commercial energy conservation and green building ordinance that establishes energy conservation incentives and performance standards exceeding state mandates for building construction and retrofit.
A					E-IM14 Energy Conservation and Green Building Ordinance. The County shall adopt a residential and commercial energy conservation and green building ordinance that establishes energy conservation incentives and performance standards exceeding state mandates for building construction, retrofit and sales.

Chapter 13: Noise

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
A	B			P	N-P1. Minimize Noise from Stationary and Mobile Sources. Minimize stationary noise sources and noise emanating from temporary activities by applying appropriate standards for average and short-term noise levels during permit review and subsequent monitoring.
		C			N-P1. Minimize Noise from Stationary and Mobile Sources. Minimize stationary noise sources and noise emanating from temporary activities by applying appropriate standards for average noise levels during permit review and subsequent monitoring.
			D		3291(5)(B) Existing and potential incompatible noise levels in problem areas should be reduced through land use planning, subdivision review, building code enforcement, and other administrative means.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B			P	N-P2. Guide to Land Use Planning. Evaluate current noise levels and mitigate projected noise levels when making community planning and zoning decisions to minimize the exposure of community residents to nuisance noise levels. Minimize vehicular noise exposure by planning land uses compatible with transportation corridors and applying noise attenuation designs and construction standards. Avoid zoning patterns that permit people to “move to the nuisance” unless mitigated through project conditions or recorded notice.	
		C			N-P2. Guide to Land Use Planning. Evaluate current noise levels and mitigate projected noise levels when making community planning and zoning decisions to minimize the exposure of community residents to nuisance noise levels. Minimize vehicular noise exposure by planning land uses compatible with transportation corridors and applying noise attenuation designs and construction standards.	
A	B				N-P3. Noise from U.S. 101 and 299. The County shall support efforts to reduce noise levels on Highway 101 and 299 along sections in proximity to concentrated residential development through prioritized roadway surface maintenance, use of noise-reducing surface treatments, traffic safe tree or shrub plantings or, in cases of significant noise exposure; use of lower speed limits and construction of sound walls.	
				D	3291(5)(D) Provide for periodic review and revision of the Noise Element.	
				D	3291(5)(E) A local interagency program should be developed for the general public in the nature, extent, and solutions to noise problems in Humboldt County.	
				D	3291(5)(F) Coordinate noise control activities with those of other responsible jurisdictions.	
				D	3291(5)(G) Identify and evaluate potential noise problem areas on a continuing basis.	
				P	N-P4. Protection from Excessive Noise. Protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property.	
Standards						
A	B			P	N-S1. Land Use/Noise Compatibility Matrix. The Land Use/Noise Compatibility Standards(Table 13-D) shall be used as a guide to ensure compatibility of land uses. Development may occur in areas identified as “normally unacceptable” if mitigation measures can reduce indoor noise levels to “Maximum Interior Noise Levels” and outdoor noise levels to the maximum “Normally Acceptable” value for the given Land Use Category.	
		C			N- Sx. Modification or Waiver of Noise Insulation Requirements. Where full mitigation in accordance with the policies and standards of this Noise Element is not feasible, the Planning Commission may modify or waive such policies or standards to enable reasonable use of the property, provided that noise levels are mitigated to the maximum extent feasible.	
A	B			P	N-S2. Noise Impact Combining Zones. The 20-year projected noise contours in the Map Book Appendix and the most current Airport Land Use Compatibility Plans shall be used to identify noise impact combining zone areas to indicate where special sound insulation measures may apply.	
A	B	C		P	N-S3. Environmental Review Process. For noise sensitive locations where noise contours do not exist, the environmental review process required by the California Environmental Quality Act shall be utilized to generate the required analysis and determine the appropriate mitigation per Plan and state standards. Future noise levels shall be predicted for a period of at least 10 years from the time of permit application.	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B			P	N-S4. Noise Study Requirements. When a discretionary project has the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable plans to assure compliance with the standards shall be required. The noise study shall measure or model as appropriate, CNEL and Maximum Noise Level (Lmax) levels at property lines and if feasible, receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations and projected noise impacts. <i>The Noise Guidebook</i> published by the U.S. Department of Housing and Urban Development, or its equivalent, shall be used to guide analysis and mitigation recommendations.
			D		3291(5)(A) Existing and potential incompatible noise levels in problem areas should be reduced through operational or source controls where the County has responsibility for such controls.
A	B	C		P	N-S5. Uniform Building Code. Use the Uniform Building Code as adopted for California (California Code of Regulations, Title 24, Appendix Chapter 12) for determining required noise separation requirements for buildings.
A	B	C		P	N-S6. Noise Standards for Habitable Rooms. Noise reduction shall be required as necessary to achieve a maximum of 45 CNEL (Community Noise Equivalent Level) interior noise levels in all habitable rooms per California building standards.
				P	N-S7. Noise Reduction Requirements for Exterior Areas in Residential Zones. On newly newly created single family residential lots of 5,000 square feet or more shall contain a usable outdoor area at least 200 square feet in size per dwelling unit that meets the 60 CNEL (Community Noise Equivalent Level) standard. <i>(Grammatical correction 3/30/12)</i>
A	B				N-S7. Noise Reduction Requirements for Exterior Areas in Residential Zones. On new single family residential lots of 5,000 square feet or more, a usable outdoor living area at least 200 square feet in size per dwelling unit that meets the 60 CNEL (Community Noise Equivalent Level) standard shall be maintained somewhere on the property.

Plan Alternative																						
A	B	C	D	Project																		
				<p>Goals, Policies, Standards and Implementation Measures</p> <p>N-S8. Short-term Noise Performance Standards (Lmax). The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3" style="text-align: center;">SHORT-TERM NOISE STANDARDS (Lmax)</th> </tr> <tr> <th rowspan="2" style="text-align: left;">Zoning Designation</th> <th style="text-align: center;">Day (maximum) 6:00 a.m. to 10:00 p.m. dBA</th> <th style="text-align: center;">Night (maximum) 10:00 p.m. to 6:00 a.m. dBA</th> </tr> </thead> <tbody> <tr> <td>MG, MC, AE, TPZ, TC, CS, AG</td> <td style="text-align: center;">80</td> <td style="text-align: center;">70</td> </tr> <tr> <td>CN, MB, ML, RRA, CG, CR</td> <td style="text-align: center;">75</td> <td style="text-align: center;">65</td> </tr> <tr> <td>RM</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> <tr> <td>RS, R1, R2</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> </tbody> </table> <p>Protocol for measuring exceedences:</p> <ol style="list-style-type: none"> 1. Calibrate and establish reference for sound meter: Decibel measurement made shall be based on a reference sound pressure of 0.0002 microbars as measured with a sound level meter using the "A" weighted network. 2. Determine ambient background noise levels: Ambient noise without the noise source in operation shall be observed at 15 second intervals for a period of 15 minutes. The lowest reading is interpreted as the ambient noise level of that sampling point. If this reading is above the standard set for the noise zone, steps must be taken to determine the source or sources of the intruding high-level noise followed by appropriate control action before continuing the survey. If the reading is equal to or below the standard, the survey can proceed. 3. Measure for exceedences: With the noise source in operation, record the instantaneous response at 15 second intervals for a 15 minute period. Or, for a noise source of less than 15 minutes, record the instantaneous response at 15 second intervals for the time the noise source is in operation. The lowest response level recorded while the noise source is in operation is interpreted as the intruding noise level. Compare the intruding noise levels with the standard. If the noise level generated from the noise source exceeds the standard, the noise source is generating noise levels in excess of the allowable standards set for the noise zone. 	SHORT-TERM NOISE STANDARDS (Lmax)			Zoning Designation	Day (maximum) 6:00 a.m. to 10:00 p.m. dBA	Night (maximum) 10:00 p.m. to 6:00 a.m. dBA	MG, MC, AE, TPZ, TC, CS, AG	80	70	CN, MB, ML, RRA, CG, CR	75	65	RM	65	60	RS, R1, R2	65	60
SHORT-TERM NOISE STANDARDS (Lmax)																						
Zoning Designation	Day (maximum) 6:00 a.m. to 10:00 p.m. dBA	Night (maximum) 10:00 p.m. to 6:00 a.m. dBA																				
	MG, MC, AE, TPZ, TC, CS, AG	80	70																			
CN, MB, ML, RRA, CG, CR	75	65																				
RM	65	60																				
RS, R1, R2	65	60																				

Plan Alternative																			
A	B	C	D	Project															
	B			<p>Goals, Policies, Standards and Implementation Measures</p> <p>N-S8. Short-term Noise Performance Standards (Lmax). The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.</p> <p style="text-align: center;">SHORT-TERM NOISE STANDARDS (Lmax)</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Zoning Designation</u></th> <th style="text-align: center;">Day (maximum) 6:00 a.m. to 10:00 p.m. <u>dBA</u></th> <th style="text-align: center;">Night (maximum) 10:00 p.m. to 6:00 a.m. <u>dBA</u></th> </tr> </thead> <tbody> <tr> <td>CG, MG, MC, AE, TPZ,TC</td> <td style="text-align: center;">85</td> <td style="text-align: center;">75</td> </tr> <tr> <td>CN, MB, ML</td> <td style="text-align: center;">80</td> <td style="text-align: center;">70</td> </tr> <tr> <td>RM</td> <td style="text-align: center;">70</td> <td style="text-align: center;">60</td> </tr> <tr> <td>RS, R1, R2, RA</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> </tbody> </table> <p>Decibel measurement made shall be based on a reference sound pressure of 0.0002 microbars as measured with a sound level meter using the "A" weighted network. Ambient noise without the noise source in operation shall be observed at 15 second intervals for a period of 15 minutes. The lowest reading is interpreted as the ambient noise level of that sampling point. If this reading is above the standard set for the noise zone, steps must be taken to determine the source or sources of the intruding high-level noise followed by appropriate control action before continuing the survey. If the reading is equal to or below the standard, the survey can proceed. With the noise source in operation, record the instantaneous response at 15 second intervals for a 15 minute period. Or, for a noise source of less than 15 minutes, record the instantaneous response at 15 second intervals for the time the noise source is in operation. The lowest response level recorded while the noise source is in operation is interpreted as the intruding noise level. Compare the intruding noise levels with the standard. If the noise level generated from the noise source exceeds the standard, the noise source is generating noise levels in excess of the allowable standards set for the noise zone.</p>	<u>Zoning Designation</u>	Day (maximum) 6:00 a.m. to 10:00 p.m. <u>dBA</u>	Night (maximum) 10:00 p.m. to 6:00 a.m. <u>dBA</u>	CG, MG, MC, AE, TPZ,TC	85	75	CN, MB, ML	80	70	RM	70	60	RS, R1 , R2, RA	65	60
<u>Zoning Designation</u>	Day (maximum) 6:00 a.m. to 10:00 p.m. <u>dBA</u>	Night (maximum) 10:00 p.m. to 6:00 a.m. <u>dBA</u>																	
CG, MG, MC, AE, TPZ,TC	85	75																	
CN, MB, ML	80	70																	
RM	70	60																	
RS, R1 , R2, RA	65	60																	
A				<p>N-S9 Short-term Noise Performance Standards (Lmax).</p> <p style="text-align: center;">SHORT-TERM NOISE STANDARDS (Lmax)</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Zoning Designation</u></th> <th style="text-align: center;">Day (maximum) 6:00 a.m. to 10:00 p.m. <u>dBA</u></th> <th style="text-align: center;">Night (maximum) 10:00 p.m. to 6:00 a.m. <u>dBA</u></th> </tr> </thead> <tbody> <tr> <td>CG, MG, MC, AE, TPZ,TC</td> <td style="text-align: center;">80</td> <td style="text-align: center;">70</td> </tr> <tr> <td>CN, MB, ML</td> <td style="text-align: center;">75</td> <td style="text-align: center;">65</td> </tr> <tr> <td>RM</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> <tr> <td>RS, R1, R2, RA</td> <td style="text-align: center;">65</td> <td style="text-align: center;">60</td> </tr> </tbody> </table> <p>Decibel measurement set for the noise zone. (Note: Includes same text as Alt. B)</p>	<u>Zoning Designation</u>	Day (maximum) 6:00 a.m. to 10:00 p.m. <u>dBA</u>	Night (maximum) 10:00 p.m. to 6:00 a.m. <u>dBA</u>	CG, MG, MC, AE, TPZ,TC	80	70	CN, MB, ML	75	65	RM	65	60	RS, R1, R2, RA	65	60
<u>Zoning Designation</u>	Day (maximum) 6:00 a.m. to 10:00 p.m. <u>dBA</u>	Night (maximum) 10:00 p.m. to 6:00 a.m. <u>dBA</u>																	
CG, MG, MC, AE, TPZ,TC	80	70																	
CN, MB, ML	75	65																	
RM	65	60																	
RS, R1, R2, RA	65	60																	
		C		<p>N- S10. Modification or Waiver of Noise Insulation Requirements. Where full mitigation in accordance with the policies and standards of this Noise Element is not feasible, the Planning Commission may modify or waive such policies or standards to enable reasonable use of the property, provided that noise levels are mitigated to the maximum extent feasible.</p>															

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A				P	N-S11. Industrial Performance Standards. Add the Industrial Performance Standards currently contained in the County Coastal Zoning Code to the Inland Zoning Code as well.
A					N-S12. Helicopter Logging. For timber operations conducted under a Timber Harvest Plan, request that Cal Fire restrict helicopter logging to the hours from 8 A.M. to 5 P.M. on weekdays only, with no helicopter logging permitted at any time on weekends, within 500 feet of a paved roadway, or within 1,000 feet of a residence. Additionally, request Cal Fire to require special advance notice to any and all neighbors within a half-mile radius of any helicopter logging, stating the specific days that the logging will occur.
					3292(4)(A) Noise Compatibility Matrix General Plan Figure 3.2

Figure 3-2

LAND USE/NOISE COMPATIBILITY STANDARDS



LAND USE CATEGORY	MAXIMUM INTERIOR EXPOSURE, Ldn*	LAND USE INTERPRETATION FOR Ldn VALUE													
		55	65	75	85	95	105	115	125						
Residential-Single Family, Duplex, Mobile Homes	45														<p>CLEARLY ACCEPTABLE: The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference. (Residential areas: both indoor and outdoor noise environments are pleasant.)</p> <p>NORMALLY ACCEPTABLE: The noise exposure is great enough to be of some concern, but common constructions will make the indoor environment acceptable, even for sleeping quarters. (Residential areas: the outdoor environment will be reasonably pleasant for recreation and play at the quiet end and will be tolerable at the noisy end.)</p> <p>NORMALLY UNACCEPTABLE: The noise exposure is significantly more severe so that unusual and costly building constructions are necessary to ensure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)</p> <p>CLEARLY UNACCEPTABLE: The noise exposure at the site is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)</p>
Residential-Multiple Family, Dormitories, etc.	45														
Transient Lodging	45														
School Classrooms, Libraries, Churches	45														
Hospitals, Nursing Homes	45														
Auditoriums, Concert Halls, Music Shells	35														
Sports Arenas, Outdoor Spectator Sports															
Playgrounds, Neighborhood Parks															
Golf Courses, Riding Stables, Water Rec., Cemeteries															
Office Buildings, Personal, Business and Professional	50														
Commercial-Retail, Movie Theaters, Restaurants	50														
Commercial-Wholesale, Some Retail, Ind., Mfg., Util.															
Manufacturing, Communications (Noise Sensitive)															
Livestock Farming, Animal Breeding															
Agriculture (except Livestock), Mining, Fishing															
Public Right-of-Way															
Extensive Natural Recreation Areas															

*Due to exterior sources
(Source: Bolt, Beranek, and Newman, Inc., 1974)

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
Implementation Measures					
A	B			P	N-IM1 Noise Impact Combining Zone. Utilize Noise Impact Combining Zone designations to identify areas where noise impact mitigations are required.
A	B			P	N-IM2. Periodic Review of Combining Zones. Periodically identify and evaluate potential noise problem areas for mitigation or as candidates for noise impact combining zones, particularly during Airport Land Use Compatibility Plan updates.
A	B			P	N-IM3. Compliance Program. The County shall investigate complaints of excessive noise and control noise sources consistent with the standards established by the Plan. Nuisance determinations shall be based on noise levels, duration, and number of noise events.
A	B			P	N-IM4. Noise from U.S. Highway 101 (U.S. 101) and State Highway 299. Working through its representation on Humboldt County Association of Governments (HCAOG), the County shall work with other affected jurisdictions and request California Department of Transportation (Caltrans) to consider implementing noise reduction measures on U.S. 101 and State Highway 299 along sections in proximity to concentrated residential development.
A				P	N-IM5. Adoption of Performance Standards. Adopt Industrial Performance Standards Countywide.
A					N-IM6 Noise Ordinance. Adopt a noise ordinance based on current zoning districts, tailored to community noise standards that address construction noise and other non- transportation noise sources.
				P	N-IM7x. Noise Control Ordinance. Prepare and consider a noise control ordinance to regulate noise sources in order to protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property. The ordinance shall define excessive levels of noise and may exempt or modify noise requirements for agricultural uses, construction activities, school functions, property maintenance, waste collection and other sources. The ordinance shall include responsibilities and procedures for enforcement, abatement and variances.
A					N-IM7 Exterior Noise Reduction Standards. Adopt standards specifying appropriate measures to reduce exterior noise levels in noise impact areas. Standards shall consider the portion of a lot where noise level reduction measures would apply, acceptable sound wall designs, and standards for achieving noise level reductions through effective site planning techniques.
			D	P	N-IMx. Highways Noise Contours. Request CalTrans to update current and projected noise contours for highways.
			D	P	N-IMx1. Airport Noise Contours. Incorporate new noise contour data for airports from Airport Master Plan.

Chapter 14: Safety

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	S-P1. Reduce the Potential for Loss. Plan land uses and regulate new development to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from natural and manmade hazards, including but not limited to, steep slopes, unstable soils areas, active earthquake faults, wildland fire risk areas, airport influence areas, military operating areas, flood plains, and tsunami run-up areas.
A	B	C			S-P1. Reduce the Potential for Loss. Plan land uses and regulate new development to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from natural and manmade hazards, including but not limited to, steep slopes, unstable soils areas, active earthquake faults, wildland fire risk areas, airport influence areas, flood plains, and tsunami run-up areas.
A	B	C		P	S-P2. Coastal Zone. Development within the Coastal Zone shall minimize risks to life and property in areas of high geologic, flood, and fire hazard; assure stability and structural integrity; and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
A	B	C		P	S-P3. Hazard Education. Encourage the education of the community regarding the nature and extent of hazards and community disaster preparation and response.
A	B	C		P	S-P4. Disaster Response Plans. The County shall prepare and maintain current disaster response plans. The County shall support and participate in the preparation of disaster response plans by community organizations, companies, cities, and state and federal agencies.
A	B	C		P	S-P5. Hazard Mitigation. The County shall actively seek opportunities to reduce the impacts of disasters through hazard mitigation planning.
			D		<p>3291.1 General</p> <p>A. Regulate land use to ensure that development in potentially hazardous areas will not preclude preserving and promoting public safety. Potentially hazardous areas include, but are not limited to, steep slopes, unstable soils areas, on active earthquake fault lines, in wildland fire hazard areas, in airport flight path zones, and in flood plains and tsunami runup areas.</p> <p>B. Development within the coastal zone shall minimize risks to life and property in areas of high geologic, flood and fire hazard, assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</p> <p>C. Encourage the education of the community regarding the nature and extent of hazards.</p> <p>D. Continue to provide for the maintenance and upgrading of disaster response plans.</p>
				P	S-P6. Structural Hazards. The County shall protect life and property by applying and enforcing state adopted building codes and Alquist-Priolo requirements to new construction.

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project		
A	B	C				S-P6. Structural Hazards. The County shall protect life and property by applying and enforcing state adopted building codes and Alquist-Priolo requirements to new construction. The County shall assist property owners in making upgrades to existing structures to mitigate structural hazards.
A	B			P		S-P7. Improved Information. Encourage and support more detailed scientific analysis of Cascadia Subduction Zone earthquake risks, probabilities, and anticipated effects.
				P		S-P8. Preparation. The potential for a local earthquake in excess of magnitude 9.0 (Richter scale) shall be considered in disaster planning, risk assessment, and pre-disaster mitigation efforts.
A	B					S-P8. Preparation. The potential for a local earthquake in excess of magnitude 8.4 (Richter scale) shall be considered in disaster planning, risk assessment, and pre-disaster mitigation efforts.
A	B	C		P		S-P9. Cascadia Event Disaster Response. The County shall maintain readiness for a comprehensive response to a major earthquake consistent with the nationwide emergency management hierarchy and the adopted Emergency Response Plan for the Humboldt Operational Area.
A				P		S-PX1. Site Suitability. New development may be approved only if it can be demonstrated that the proposed development will neither create nor significantly contribute to geologic instability or geologic hazards.
			D			3291.2. Geologic A. Provide for the identification and evaluation of existing structural hazards. B. Provide for more detailed scientific analysis of natural hazards in the County. C. Provide for implementation and periodic review of the Seismic Safety and Public Safety Element
A	B	C		P		S-P10. Federal Flood Insurance Program. The County shall participate in the Federal Flood Insurance Program and maintain Flood Damage Prevention regulations in the County Code to regulate land uses in flood hazard areas in order to minimize loss of life and property and public flood-related expense.
A	B			P		S-P11. Flood Plains. Agricultural lands that are in mapped floodplains shall be retained for use in agriculture.
				P		S-PX2. Prohibition of Residential Subdivisions within Floodplain. The creation of new parcels that increase residential density wholly within the 100 year floodplain as identified in the most recent FEMA flood insurance rate maps shall be prohibited.
A						S-PX2. Prohibition of Residential Subdivisions within Floodplain. The creation of new parcels that increase residential density wholly within the floodplain as identified in the most recent FEMA flood insurance rate maps or dam failure inundation areas as delineated in dam failure emergency response plans shall be prohibited.

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A	B			P	<p>S-PX3. Construction Within Special Flood Hazard Areas . Construction within a floodplain identified as the 100-Year Flood Boundary on FEMA 's Flood Insurance Rate Map:</p> <p>A. Require elevation of the habitable portions of residential structures to be 1-foot above the Base Flood Elevation, (100-year flood level) where constructed within a floodplain.</p> <p>B. Require flood-proofing or elevation of non-residential structures constructed within the 100-year floodplain to 1-foot above the Base Flood Elevation .</p> <p>C. Require that new foundations constructed within the 100-year floodplain not cause floodwater displacement except where necessary for flood-proofing.</p> <p>D. Substantial alteration and repair of buildings located in the 100-year floodplain shall require mitigation measures, including but not limited to raising lowest floor elevations to one-foot above the 100-year flood level, to reduce flood impacts on the development to a less-than-significant level.</p> <p>E. Septic systems shall be designed in a manner as to prevent instability and dislodgement during flood events.</p> <p>F. Fill shall only be allowed if it can be demonstrated that the fill will not have cumulative adverse impacts on or off site. A net increase of fill shall not be allowed in the floodway.</p>
				P	<p>S-PX4. Development on or Adjacent to Coastal Bluffs and Beaches. Allow development in areas immediately adjacent to coastal bluffs and beaches only if it can be demonstrated by a certified engineering geologist that wave action, storm swell, tsunami inundation, and projected sea level rise using the best available scientific information and at the time of review, are not a hazard to the proposed development.</p>
A					<p>S-PX4. Development on or Adjacent to Coastal Bluffs and Beaches. Allow development in areas immediately adjacent to coastal bluffs and beaches only if it can be demonstrated by a certified engineering geologist that wave action, storm swell, and tsunami inundation are not a hazard to the proposed development or that such hazard can be adequately mitigated.</p>
			D		<p>3291.3. Flood</p> <p>A. The County shall participate in the Federal Flood Insurance Program to regulate land uses in flood hazard areas in order to minimize loss of life and property, and in order to minimize public flood-related expense.</p> <p>B. Agricultural lands which are in flood plain areas shall be retained for use in agriculture.</p>
A	B	C		P	<p>S-P12. Joint Planning and Implementation. The County shall plan collaboratively with local fire agencies and companies, CAL FIRE, and federal fire organizations on countywide fire prevention and response strategies. Implementation shall be coordinated to maximize efficiency and ensure efforts are complimentary.</p>
A	B			P	<p>S-P13. Subdivision Design in High and Very High Fire Hazard Zones. Subdivisions within State Responsibility Area (SRA) high and very high fire severity classification areas shall explicitly consider designs and layout to reduce-wildfire hazards_and improve defensibility; for example, clustering of lots in defensible areas, irrigated green belts, water storage, perimeter roads, roadway layout and design, slope development constraints, fuel modification plans, and vegetation setbacks.</p>
A	B	C		P	<p>S-P15. Conformance with State Responsibility Areas (SRA) Fire Safe Regulations. Development shall conform to Humboldt County SRA Fire Safe Regulations.</p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B			P	S-P16. Level-of-Service Standards. Support the development of a level of service standard by the Humboldt County Fire Chief’s Association for all emergency response services (fire, EMS, HazMat, and rescue) and make such information public so that landowners and residents understand the distribution and quality of service.	
A	B			P	S-P18. Hazardous Fuel Reduction. Encourage land management activities that result in the reduction of hazardous fuels and also support timber management, livestock production, and the enhancement of wildlife habitat, through the use of prescribed burning, mechanical methods, biomass utilization, and animal grazing. <i>(Grammatical correction to eliminate duplicate P18 policy 3-30-12)</i>	
A	B	C		P	S-P19. Fire Safe-Education. Expand fire prevention and mitigation education capacity in the county-	
A	B	C		P	S-P20. Fire Service Provider Support. Make information available to fire service providers about creating districts, increasing organizational capacity, developing funding streams, and improving Insurance Services Office (ISO) ratings for reduced insurance costs.	
A				P	S-PX5 Protection of Native Plants. The County shall promote fire-safe practices that maximize conservation of native plants and native plant ecosystems, while protecting citizens, firefighters, and property.	
A				P	S-PX6 Alternative Owner Builder High and Very High Fire Severity Zones. Alternative Owner Builder (AOB) permits for construction of new dwellings in high and very high fire severity zones shall be required to comply with the materials and construction methods for exterior wildfire exposures of the California Residential Code (CRC) and chapter 7-A of the California Building Code (CBC) as amended. <i>(Grammatical correction 3-30-12)</i>	
			D		3291.4. Fire A. Humboldt County should encourage the use of prescribed burning as a management tool for timber management purposes, livestock production, and enhancement of wildlife habitat. B. Use the appropriate sections of the California Department of Forestry "Fire Safe Guides" as guidelines for review of residential development in rural areas, to be applied consistent with other plan policies. C. Actively support and pursue the implementation recommendations of the Humboldt County Fire Chief’s Association (see Fire Hazards Implementation, Section 5-3200.3).	
A	B	C		P	S-P21. Development Compatibility. Airport Land Use Compatibility Plans (ALUCP) shall be prepared to define planning areas around airports and establish land use policies and standards appropriate for the public safety and protection of airport operations.	
A	B	C		P	S-P22. Airport Land Use Compatibility Criteria. Regulate and plan land use around airports according to the Airport/Land Use Safety Compatibility Criteria (Table 14-A, <u>as amended</u>). <i>(Grammatical correction 3-30-12)</i>	
	B	C		P	S-P23. Obstruction-free Approach Surfaces. The maintenance of obstruction-free approach surfaces at all airports identified on the Approach and Clear Zone plans consistent with FAA requirements shall be principally permitted.	
A	B	C		P	S-P24. Airport Safety Combining Zone. Utilize an airport safety combining zone within airport influence areas to ensure consistent application of the Airport Land Use Compatibility Criteria matrix.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
			D		<p>3291.6. Airport Safety</p> <p>A. The County should establish the maintenance of obstruction- free approach surfaces at all airports as a high-priority project, annually monitoring the status of potential obstructions identified on the Approach and Clear Zone Plans.</p> <p>B. The County's current Airport Approach Zone Building Height Regulations (County Code Section 333) should be revised to bring the standard into conformance with Part 77 of the Federal Aviation Regulations. (A recommended ordinance has been prepared by the Consultant and submitted to the County as a separate task in the Master Plan Study).</p> <p>C. Regulate and plan land use around airports according to the Airport Land Use Compatibility criteria matrix.</p> <p>D. Specific land use zoning, appropriate for the areas around the County's airports, should be adopted as soon as practical.</p> <p>E. Ensure that future development within the community is compatible with the airport and its associated noise and hazard nuisances.</p>	
				P	<p>S-P25. Hazardous Industrial Development. Hazardous industrial development may be permitted when:</p> <p>A. It includes mitigation measures sufficient to offset increased risks to adjacent human populations and the environment; and,</p> <p>B. Increased risks to adjacent human populations and the environment have been adequately mitigated by approved disaster response plans. (See definition of "hazardous industrial development" in Standards Section below).</p>	
A	B				<p>S-P25. Hazardous Industrial Development. Hazardous industrial development may be permitted when either:</p> <p>C. It includes mitigation measures sufficient to offset increased risks to adjacent human populations; or,</p> <p>D. Increased risks to adjacent human populations have been adequately mitigated by approved disaster response plans. (See definition of "hazardous industrial development" in Standards Section below).</p>	
	B				<p>S-P26. Hazardous Waste. Encourage new development that may generate significant quantities of hazardous wastes to provide a plan for disposal that emphasizes on-site treatment, neutralization, and recycling.</p>	
A				P	<p>S-P26. Hazardous Waste. Eliminate the use of toxic materials within Humboldt County where possible, and require the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.</p>	
			D		<p>3291.7. Industrial Hazards</p> <p>A. Hazardous industrial development shall be permitted when either:</p> <p>1) It includes mitigation measures sufficient to offset increased risks to adjacent human populations; or,</p> <p>2) Increased risks to adjacent human populations have been adequately mitigated by approved disaster response plans. (See definition of "hazardous industrial development" in Standards section.)</p> <p>B. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.</p>	
A	B	C		P	<p>S-P27. Pre-disaster Planning and Mitigation. The County shall proactively reduce known hazards through pre-disaster planning and mitigation efforts.</p>	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
A	B	C		P	S-P28. Hazard Mitigation Plan. The County incorporates by reference into this Safety Element the Humboldt Operational Area Hazard Mitigation Plan for unincorporated areas (Volume I and the Humboldt County Annex and the Appendices of Volume II) as adopted and amended by the Board of Supervisors, in accordance with the Federal Disaster Mitigation Act of 2000 and California Government Code, Section 65302.6.	
A	B	C		P	S-P29. Emergency Operations Capability. The County shall maintain the ability to implement the nationwide National Incident Management System (NIMS), statewide Standardized Emergency Management System (SEMS), activate the Operational Area Emergency Operations Center (EOC), coordinate responders, and implement other tactical response measures as required. Emergency operations shall conform to the Humboldt County Operational Area Emergency Operations Plan.	
A	B	C		P	S-P30. Tsunami Ready Program. The County shall support efforts of low-lying coastal communities to attain TsunamiReady™ status, as developed by the National Weather Service.	
Standards						
A	B	C		P	S-S1. Geologic Report Requirements. Site specific reports addressing geologic hazards and geologic conditions shall be required as part of the review of discretionary development and ministerial permits. Geologic reports shall be required and prepared consistent with land use regulations (Title III, Land Use and Development, Division 3, Building Regulations, Chapter 6—Geologic Hazards.)	
A	B	C		P	S-S2. Landslide Maps. Utilize California Division of Mines and Geology, North Coast Watersheds landslide mapping as information to assist in review of developments.	
A	B	C		P	S-S3. Alquist-Priolo Fault Hazard Zones. Utilize California Mines and Geology Board Policies and Criteria for Alquist-Priolo Fault Hazard Zones (Special Publication #42) as standards of implementation within zones.	
A	B	C		P	S-S4. Tsunami Emergency Response Plan. The Tsunami Emergency Response Plan shall guide interagency response efforts.	
			D		3292.1. Require geologic reports according to the Geologic Hazards Land Use Matrix as follows: A. R1 Report Requirements: 1. A preliminary engineering geologic report and a preliminary soils engineering report shall be prepared for the classes of development and hazard areas indicated by "R1" in the Geologic Hazards Land Use Matrix. 2. The preliminary engineering geologic report shall be prepared by a certified engineering geologist and shall provide a geological reconnaissance and evaluation of the project site and surrounding terrain. The preliminary report shall identify areas or issues which either do or do not require further engineering geologic and/or soils engineering evaluation. 3. The preliminary soil engineering report shall describe the nature of the subsurface soils and any soil conditions which would affect the design and/or layout of the proposed development. The report shall include the locations and logs of any test borings and percolation test results if on-site sewage disposal is proposed. The report shall recommend areas or issues of concern which require additional engineering or geologic evaluation. 4. The additional information that is recommended by the preliminary reports shall be provided or the proposed development shall be modified to avoid the identified areas of potential instability. The proposed development shall be sited and designed in accordance with the recommendations of the reports in order to minimize risk to life and property on the project site and for any other affected	

Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
					<p>properties.</p> <p>B. R2 Report Requirements</p> <p>NOTE: A report prepared by a registered geologist is required in the fault rupture Special Studies Zone unless waived pursuant to the Alquist-Priolo Act.</p> <p>1. A preliminary engineering geologic report and a preliminary soils engineering report shall be prepared for the classes of development and hazard areas indicated by "R2" in the Geologic Hazards Land Use Matrix. These reports shall be prepared by either a registered geologist or a registered civil engineer experienced and knowledgeable in the practice of soil engineering. These reports shall provide a geologic reconnaissance and evaluation of the project site and surrounding terrain. (Res. 85-126, 12/17/85)</p> <p>2. A soils engineering analysis may meet the preliminary geologic report requirement for developments where the primary concerns are soils mechanics and appropriate structural design. In such cases it is incumbent upon the engineer to consult a registered geologist should it become apparent that an adequate structural solution requires additional geologic input. If, after preliminary investigation of the project site and the surrounding terrain, no geological consultation is felt by the engineer to be required, the engineer shall certify that such an evaluation is not required. It is incumbent upon the geologist to recommend that a soils engineer be consulted when it becomes apparent that soils mechanics analyses are needed.</p> <p>3. The applicant shall either provide additional information as recommended by the preliminary geologic or soils report or modify the application to avoid identified areas of potential instability. The proposed development shall be sited and designed in accordance with the recommendations of the report(s) in order to minimize risk to life and property on the project site and for any other affected properties.</p> <p>C. The above required geologic reports, "R1" and "R2", shall be prepared in accordance with the California Division of Mines and Geology (CDMG) Note #44, "Recommended Guidelines for Preparing Engineering Geologic Reports". CDMG Notes #37, 43, and 49 shall be utilized as applicable when seismic or fault rupture hazards are identified as concerns.</p> <p>D. The report requirement may be waived when an adequate geologic assessment at a suitable scale already exists for the site proposed for development.</p> <p>E. The criteria for determining whether or not a report is required when it is discretionary include the following; however, where evaluation of items 1-6 is inconclusive, a statement is required by a registered engineer that a geologic report is not required for the safety of the project.</p> <ol style="list-style-type: none"> 1) the site inspection of the building inspector; 2) geologic maps and reports covering the area; 3) the potential for the development to affect adjacent property or improvements; 4) the degree to which public exposure to risk may be a factor; 5) the size and scale of the proposed development; 6) for development within the Coastal Zone, the policies of certified local coastal plans. <p>F. Waivers of the R1 report requirements as indicated in the Land Use Geologic Hazards Matrix, but not within critical Watersheds, may be provided for by ordinance where consistent with protection of the public health, safety, and welfare and with the County's certified coastal plans.</p> <p>G. Utilize California Department of Forestry (CDF) series of 15 minute geologic maps and 7 1/2 minute landslide maps as information to assist in review of</p>

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project		
					developments. (Res. 85-126, 12/17/85) H. Utilize California Mines and Geology Board policies and Criteria for Alquist-Priolo Special Studies Zones as standards of implementation within zones	
A	B	C		P	S-S5. Flood Regulations. Regulatory standards for flood mitigation shall be based on FEMA Flood Insurance Rate Maps and regulations and local ordinances.	
A	B	C		P	S-S6. Flood Plains. No new essential facilities that would be rendered inoperable by flooding shall be permitted to locate within the 100-year flood plain.	
A	B				S-S7. Tsunamis. New development below the level of the 100-year tsunami run-up elevation shall be limited to public access, boating, public recreation facilities, agriculture, wildlife management, habitat restoration, and ocean intakes, outfalls, pipelines, and dredge spoils disposal.	
A	B	C		P	S-S8. Flooding and Drainage Management Activities. Flooding and drainage management shall be principally permitted in all zones when consistent with applicable state, federal, and local regulations.	
			D		3292.2. Hydrologic Hazards A. Flood Insurance Maps (County Ordinance 1541) B. Tsunami Run-up Report: H-78-26, Army Corps of Engineers.	
				P	S-Sx9. Military Operating Areas. Provide notification and project information to the military for discretionary development projects within military operating areas as may be required by the California Government Code.	
A	B	C		P	S-S9. SRA Fire Safe Regulations. Development within SRA shall conform to SRA Fire Safe Regulations (Humboldt County Code, Division 11 of Title III, as amended).	
A	B	C		P	S-S10. California Building Codes. New construction shall conform to the most recently adopted California building codes.	
A	B	C		P	S-S11. California Fire Code. The California Fire Code shall be applied to all applicable development.	
A	B	C		P	S-S12. Fire Hazard Severity Zone Maps. The County shall use the most recently adopted CALFIRE Fire Hazard Severity Zone Maps for fire planning and local land use and development review purposes.	
A	B	C		P	S-S13. Master Fire Protection Plan. Utilize the Master Fire Protection Plan for countywide fire prevention and response strategy and implementation.	
			D		3292. 3. Fire Hazards A. Wildland Fire and Flood Map	
A	B	C		P	S-S14. Airport Land Use Compatibility Plan. Development within the jurisdiction of Airport Land Use Compatibility Plans (ALUCP) shall conform to the policies and standards of the ALUCP.	
			D		3292. 5. Airport Safety A. Airport Master Plan	
A	B	C		P	S-S15. Hazardous Materials Handling and Emergency Response. The County shall condition new development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development to conform to the applicable state or federal materials handling and emergency response plans.	
A	B	C		P	S-S16. Transport of Nuclear Materials. Transport of nuclear materials shall conform to the prohibitions of Ordinance #1403; Humboldt County Code, Title III, Division 8, Chapter 3, as amended.	

Plan Alternative					Project	Goals, Policies, Standards and Implementation Measures
A	B	C	D			
			D		<p>3292.7. Industrial Hazards</p> <p>A. Hazardous Materials Spills Contingency Plan.</p> <p>B. Chlorine Accident Contingency Plan.</p> <p>C. Humboldt Bay Nuclear Reactor Contingency Plan.</p> <p>D. Prohibition on Transport of Nuclear Materials (Ordinance #1403; Humboldt County Code, Title III, Division 8, Chapter 3).</p> <p>E. Define "Hazardous industrial development" as any development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development.</p>	
Implementation Measures						
A	B	C		P	<p>S-IM1. Code Review. Review and amend as needed the land use code and subdivision regulations for consistency with fire protection policies of the General Plan.</p>	
A	B	C		P	<p>S-IM2. Hazard Planning Information on the Internet. Maintain countywide hazard land use planning data—such as fire district boundaries, State Responsibility Areas (SRA), hazard areas, and plans on the internet.</p>	
A	B	C		P	<p>S-IM3. Drainage Ordinance. The County shall implement drainage course flood mitigation policies through the adoption of a drainage ordinance.</p>	
A	B	C		P	<p>S-IM4. Update County State Responsibility Areas (SRA) Fire Safe Regulations. Humboldt County SRA Fire Safe regulations should be updated to ensure that fire mitigation is proportional to risk as identified in State Fire Hazard Severity Maps.</p>	
A	B	C		P	<p>S-IM5. Coordination with CAL FIRE on State Responsibility Areas (SRA) Exception Requests. The County shall maintain efficient and timely procedures for processing SRA Exception Requests to CAL FIRE.</p>	
A	B	C		P	<p>S-IM6. Master Fire Protection Plan (MFPP). Actively support and pursue the implementation recommendations in the MFPP. Periodically update the MFPP. The risk assessment portion of the MFPP shall be updated at least every five years.</p>	
A	B	C		P	<p>S-IM7. Funding Fire Planning Activities. The County shall pursue state and federal funding sources to support the coordination and planning needs of local fire safe councils and fire agencies.</p>	
A	B	C		P	<p>S-IM8. Local Hazard Mitigation Plan. Participate in FEMA's pre-disaster mitigation program by developing, maintaining, and implementing a Local Hazard Mitigation Plan.</p>	
				P	<p>S-IM8X. Flood Elevation Markers. To increase public awareness of flood hazard levels, seek funding to place flood elevation markers along roadways in flood-prone communities.</p>	
A	B	C		P	<p>S-IM9. Emergency Operations Plan. The County shall maintain a Humboldt County Operational Area Emergency Operations Plan consistent with FEMA standards.</p>	
A	B	C		P	<p>S-IM10. Geologic Reports Correction. Correct errata in the Geologic Hazards Land Use Matrix contained in the grading and building regulations (Title III, Land Use and Development, Division 3, Building Regulations, Chapter 6—Geologic Hazards.)</p>	
A	B			P	<p>S-IMX1. Probabilistic Tsunami Inundation Mapping. The County shall seek funding to conduct studies and prepare probabilistic tsunami hazard mapping for the unincorporated areas and prepare and publish a 100-year tsunami run-up map for use in ministerial and discretionary project review.</p>	
A	B			P	<p>S-IMX2. Firewise Plants. The County shall provide a list of acceptable "Firewise" plants suited to and/or native to the local area. This list should be developed with the cooperation of the County and fire authorities having jurisdiction, and made available at the Humboldt County Planning Department and include information about how to maintain plants to maximize fire resistance.</p>	

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
				P	S-IMx3. Structural Hazards. The County shall assist property owners in making upgrades to existing structures to mitigate structural hazards.

Chapter 15: Air Quality

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
Policies					
				P	AQ-P1. Reduce Length and Frequency of Vehicle Trips. Reduce the length and frequency of vehicle trips through land use and transportation policies by encouraging mixed-use development, compact development patterns in areas served by public transit, and active modes of travel.
A	B				AQ-P1. Reduce Length and Frequency of Vehicle Trips. Reduce the length and frequency of vehicle trips through land use and transportation policies by encouraging mixed-use development, compact development patterns in areas served by public transit, and alternative modes of travel.
A	B	C		P	AQ-P4. Construction and Grading Dust Control. Dust control practices on construction and grading sites shall achieve compliance with NCAQMD fugitive dust emission standards.
A	B	C		P	AQ-P5. Air Quality Impacts from New Development. During environmental review of discretionary permits, reduce emissions of air pollutants from new commercial and industrial development by requiring feasible mitigation measures to achieve the standards of the NCAQMD.
A	B			P	AQ-P6. Buffering Land Uses. During environmental review of discretionary commercial and industrial projects, consider the use of buffers between new sources of emissions and adjacent land uses to minimize exposure to air pollution.
A	B	C		P	AQ-P7. Interagency Coordination. Coordinate with the NCAQMD early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving: <ul style="list-style-type: none"> A. CEQA environmental review; B. Building demolition projects that may involve removal of asbestos containing material subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and C. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos. Rely on the air quality standards, permitting processes, and enforcement capacity of the NCAQMD to define thresholds of significance and set adequate mitigations under CEQA to the maximum extent allowable.
A	B			P	AQ-P9. County Climate Action Plan. Develop and implement a multi-jurisdictional Climate Action Plan to achieve reductions in greenhouse gas emissions consistent with the state Global Warming Solutions Act and subsequent implementing legislation and regulations
A	B			P	AQ-P10. County Government Greenhouse Gas Emission Reductions. To lead by example, the County of Humboldt shall reduce its 2003 greenhouse gas emissions from governmental operations consistent with the state Global Warming Solutions Act and subsequent implementing legislation and regulations

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
A				P	AQ-Px. Review of Projects for Greenhouse Gas Emission Reductions. The County shall evaluate the GHG emissions of new large scale residential, commercial and industrial projects, and require feasible mitigation measures to minimize GHG emissions.
A				P	AQ-Px. Transfer of Development Rights. The County shall encourage the transfer of development rights from resource lands and other rural areas into areas served with public water and sewer to reduce GHG emissions from new development.
A	B			P	AQ-P11. Forest Sequestration and Biomass Energy. Provide incentives for increased carbon sequestration on forest lands and encourage the reduction of smoke production through the utilization of excess forest biomass for sustainable energy generation and other uses.
A	B			P	AQ-P12. Solar Electric System Capacity. Encourage and provide incentives to increase solar-electric capacity in residential, commercial, and industrial sectors.
A	B			P	AQ-P13. Energy Efficient Building Design. Encourage and provide incentives for construction of buildings and energy saving measures beyond Title 24 requirements for residential and commercial projects.
A	B			P	AQ-P14. Electric Vehicle Accommodations. Encourage and provide incentives for commercial and residential design that supports the charging of electric vehicles.
A	B			P	AQ-P15. Preservation and Replacement of On-site Trees. Projects requiring discretionary review should preserve large trees where possible and mitigate for carbon storage losses attributable to significant removal of trees.
Standards					
				P	AQ-S1. Construction and Grading Dust Control. Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD opacity regulations and prevent public nuisance.
	B				AQ-S1. Construction and Grading Dust Control. Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD opacity regulations and prevent public nuisance. Projects requiring discretionary review that result in ground disturbance exceeding two acres at any one time shall prepare a fugitive dust control plan.
A					AQ-S1. Construction and Grading Dust Control. Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD opacity regulations and prevent public nuisance. Projects requiring discretionary review that result in ground disturbance exceeding one acre at any one time shall prepare a fugitive dust control plan.
		C			AQ-S1. Construction and Grading Dust Control. Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD opacity regulations and prevent public nuisance
A				P	AQ-Sx. Evaluate Greenhouse Gas Emission Impacts. During environmental review of large scale residential, commercial and industrial projects, include an assessment of the project's GHG emissions, and require feasible mitigation consistent with best practices documented by the California Air Pollution Control Officers Association in their 2008 white paper "CEQA & Climate Change" or successor documents.
A	B			P	AQ-S2. Evaluate Air Quality Impacts. During environmental review of discretionary projects, evaluate new commercial and industrial sources of emissions using analytical methods and significance criteria used or recommended by the NCAQMD.

Plan Alternative					
A	B	C	D	Project	Goals, Policies, Standards and Implementation Measures
				P	AQ-S4. Preservation and Replacement of On-site Trees. Discretionary review projects which remove more than 50 trees of greater than 12 inches DBH shall re-plant replacement trees on-site or provide offsetting carbon mitigations.
A	B				AQ-S4. Preservation and Replacement of On-site Trees. Discretionary review projects which remove more than 50 trees of greater than 38 inch circumference measured at 4.5 feet height shall re-plant replacement trees on-site or provide offsetting carbon mitigations.
Implementation Measures					
				P	AQ-IM1. Review Attainment Plan Revisions. Review local Attainment Plan revisions to guide future General Plan and Housing Element updates as necessary, and implement new land use and transportation policies and other regulatory controls as identified by the Attainment Plan. <i>(Grammatical correction 3/29/12)</i>
A	B				AQ-IM1. Review Future Monitoring Results. Review local PM ₁₀ emissions monitoring results from the California Air Resources Board to guide future General Plan Housing Element updates, and implement new land use and transportation policies and other regulatory controls to meet state and federal PM ₁₀ emissions standards.
A	B	C		P	AQ-IM2. North Coast Air Quality Management Permitting Coordination. The County shall maintain efficient and timely procedures for project referral to the North Coast Air Quality Management District for review and consultation.
				P	AQ-IM3. County-wide Climate Action Plan. The County shall develop and implement a Climate Action Plan that effectively mitigates the carbon emissions attributable to this Plan, consistent with the requirements of the state Global Warming Solutions Act and subsequent implementing legislation and regulations.
A	B				AQ-IM3. County-wide Climate Action Plan. The County shall develop and implement a Climate Action Plan that effectively mitigates the carbon emissions attributable to this Plan, consistent with the requirements of the state Global Warming Solutions Act and subsequent implementing legislation and regulation
A	B			P	AQ-IM4. County Government Greenhouse Gas Emission Reductions. The County shall prepare a Climate Action Plan for its governmental operations consistent with the Countywide Climate Action Plan that seeks emission reductions in the following areas: <ul style="list-style-type: none"> A. Energy Efficiency and Conservation B. Green Building C. Waste Reduction and Recycling D. Climate-Friendly Purchasing E. Renewable Energy and Low-Carbon Fuels F. Efficient Transportation G. Offsetting Carbon Emissions H. Promoting Community and Individual Action
A	B			P	AQ-IM5. Greenhouse Gas Emissions. Update the General Plan and Land Use Ordinances as appropriate to reflect the adopted countywide Climate Action Plan and new state laws and regulations for greenhouse gas emissions when they become available.
A				P	AQ-IMx. Review of Greenhouse Gas Emissions Impacts of New Development. Modify the Zoning and Subdivision Ordinances to assess GHG emissions of large scale residential, commercial and industrial projects, and require feasible mitigation.

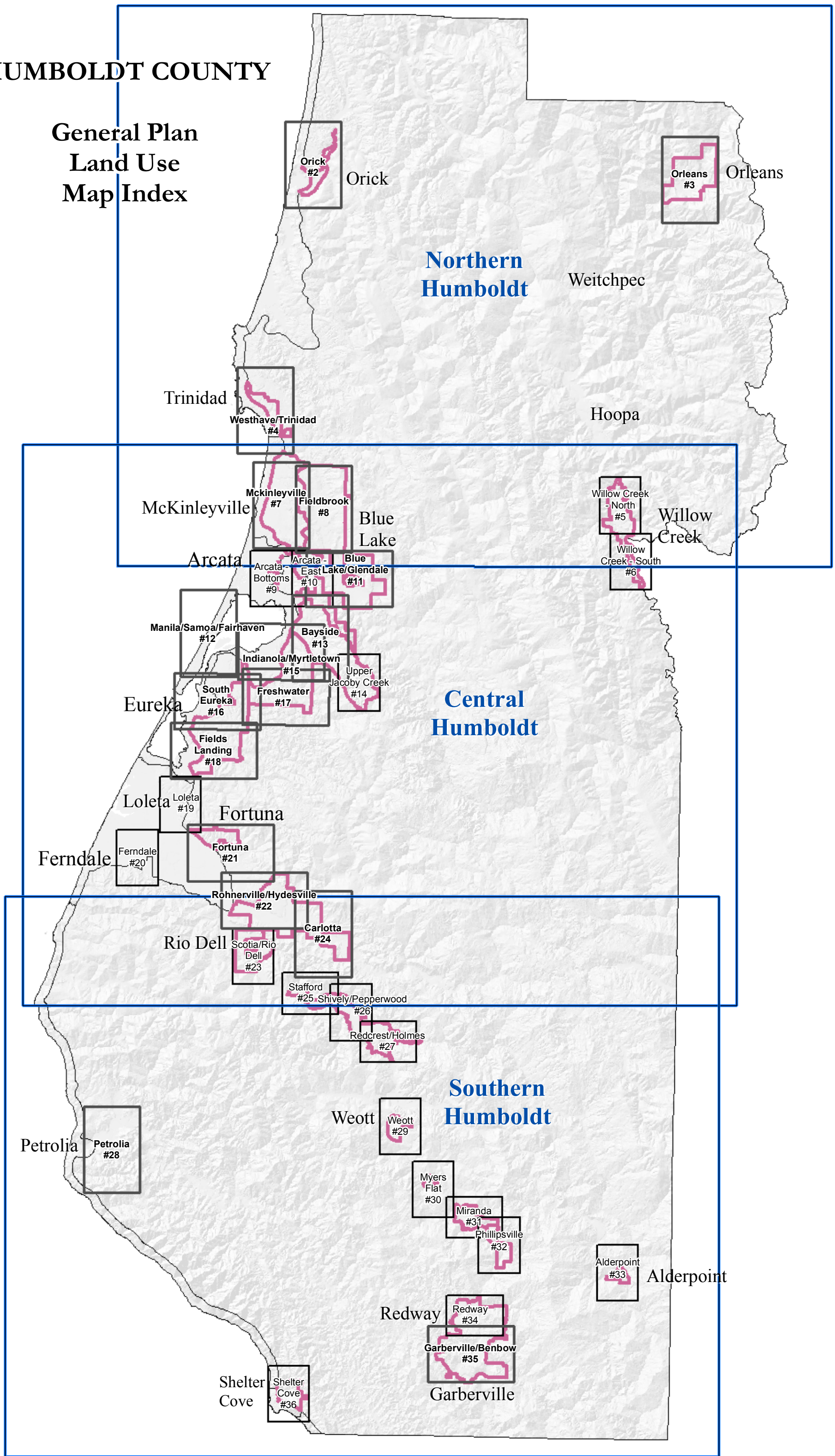
Plan Alternative					Goals, Policies, Standards and Implementation Measures
A	B	C	D	Project	
A				P	AQ-IMx1. Transfer of Development Rights Program. The County shall develop a voluntary transfer of development rights program which provides incentives to transfer entitlements from resource lands and other rural areas into areas served with public water and sewer to reduce GHG emissions from new development.
A				P	AQ-IMx2. Reduce Air Quality Impacts from Surface Mining. To reduce air quality impacts from asbestos and other pollutants, refer all discretionary review actions for new and existing rock quarries and other surface mining activities to the North Coast Air Quality Management District for review and recommendations.

Alternative Land Use Maps Comparisons

Alternatives A, B and C

HUMBOLDT COUNTY

General Plan Land Use Map Index





Humboldt County General Plan Update HUMBOLDT 21st Century

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

- ALT A
- ALT B
- ALT C

Northern Humboldt

Planning Commission Revised Hearing Draft General Plan Update

Planned Land Use Alternative B vs. A & C

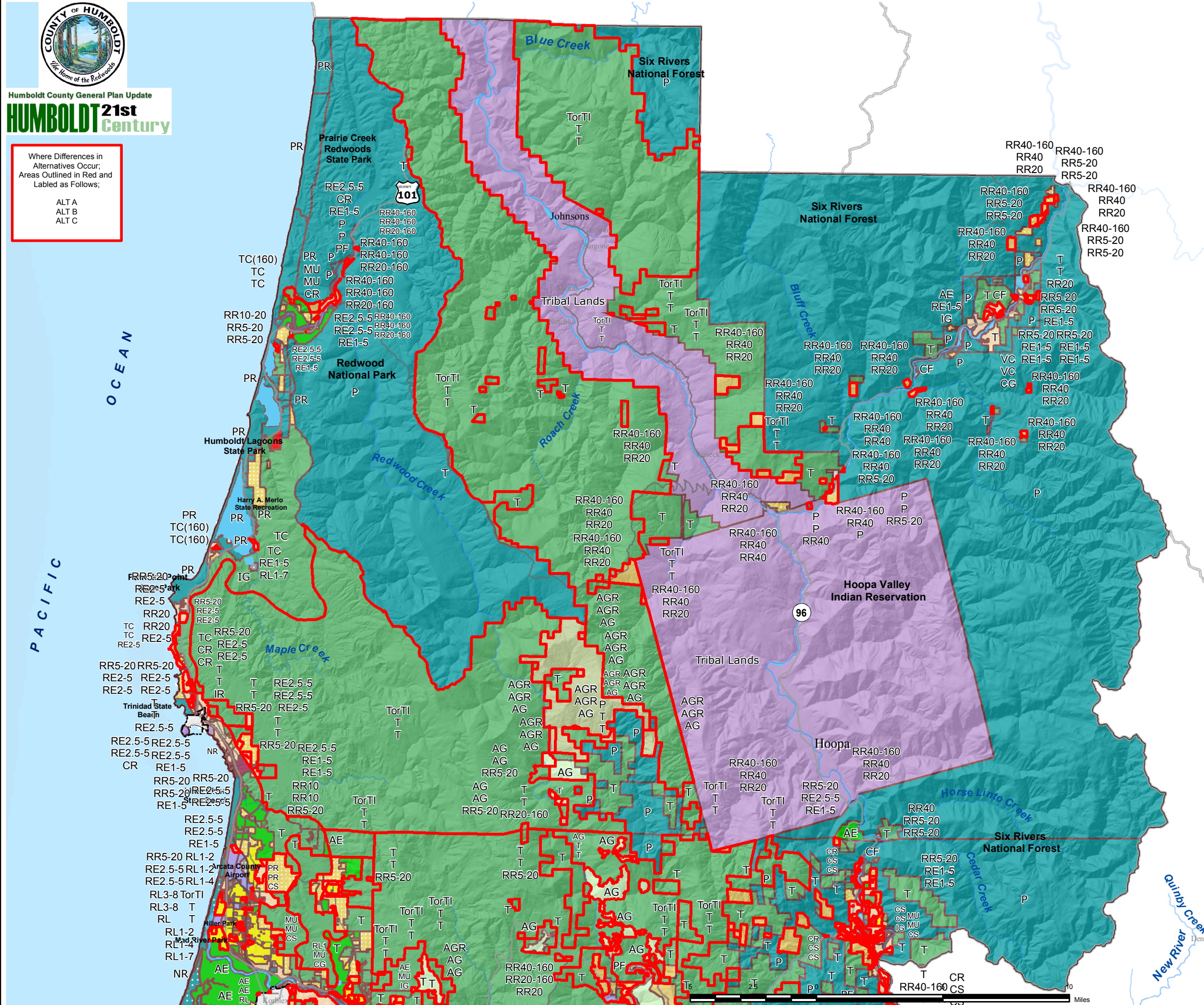
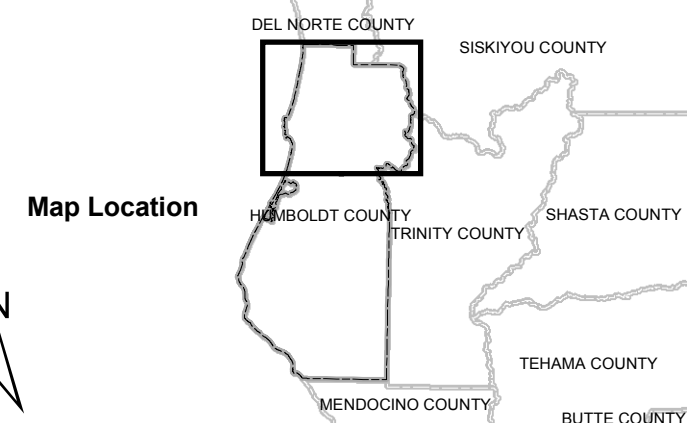
Legend

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

This map is intended for planning purposes only and should not be used for precise measurement or legal boundary delineation. Original map size is 17"x11".

Map produced by Humboldt County Community Development Services, October 2011.

ArcMap 9.3.1 Document: h:\gis1\aprs\3sheets2011\landuse_Northern_ALTvsAC.mxd

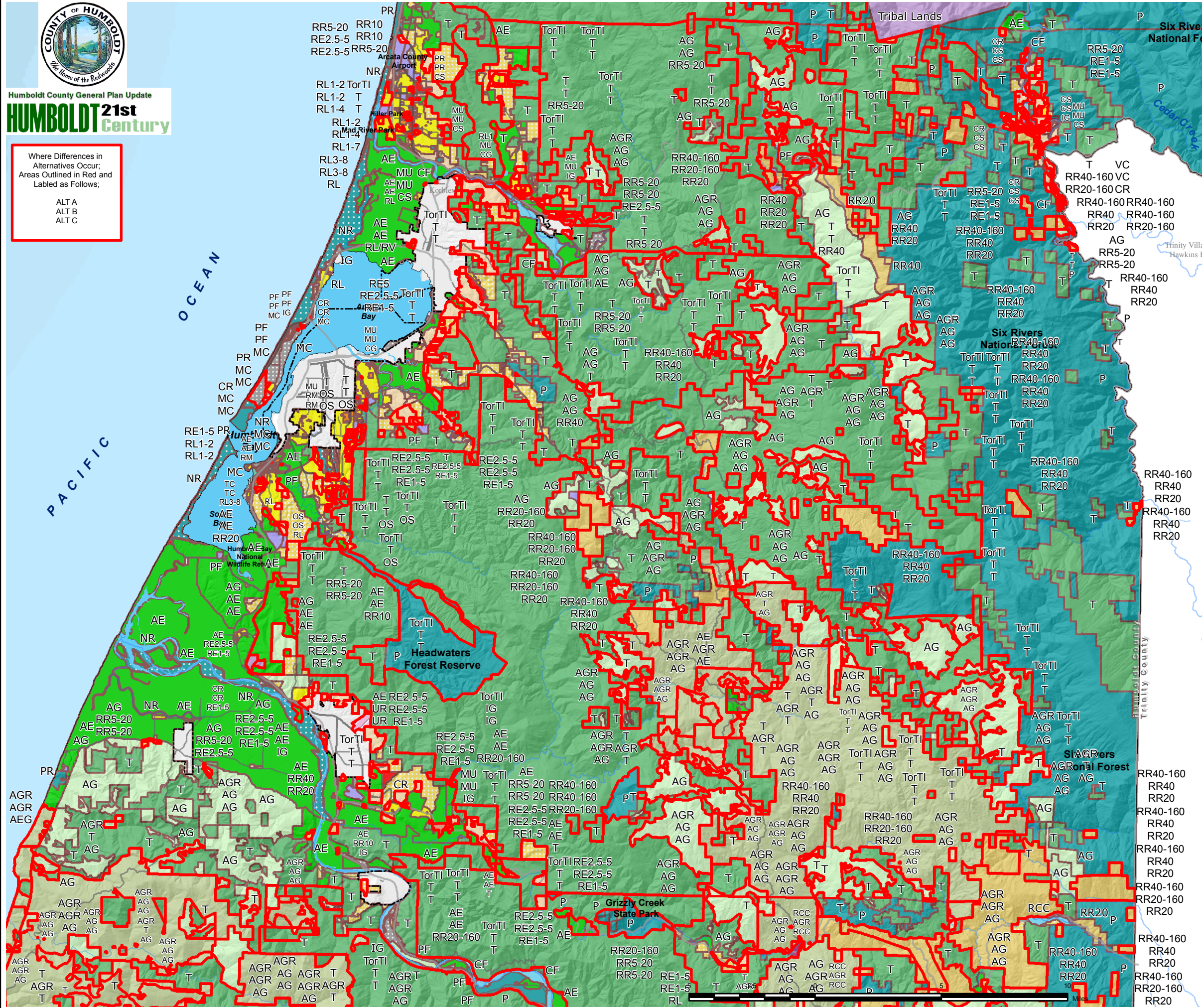




Humboldt County General Plan Update HUMBOLDT 21st Century

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

- ALT A
- ALT B
- ALT C



Central Humboldt Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

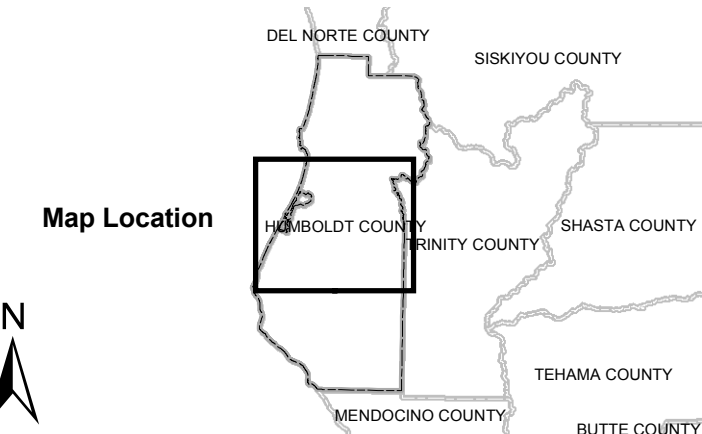
Legend

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

This map is intended for planning purposes only and should not be used for precise measurement or legal boundary delineation. Original map size is 17"x11".

Map produced by Humboldt County Community Development Services, October 2011.

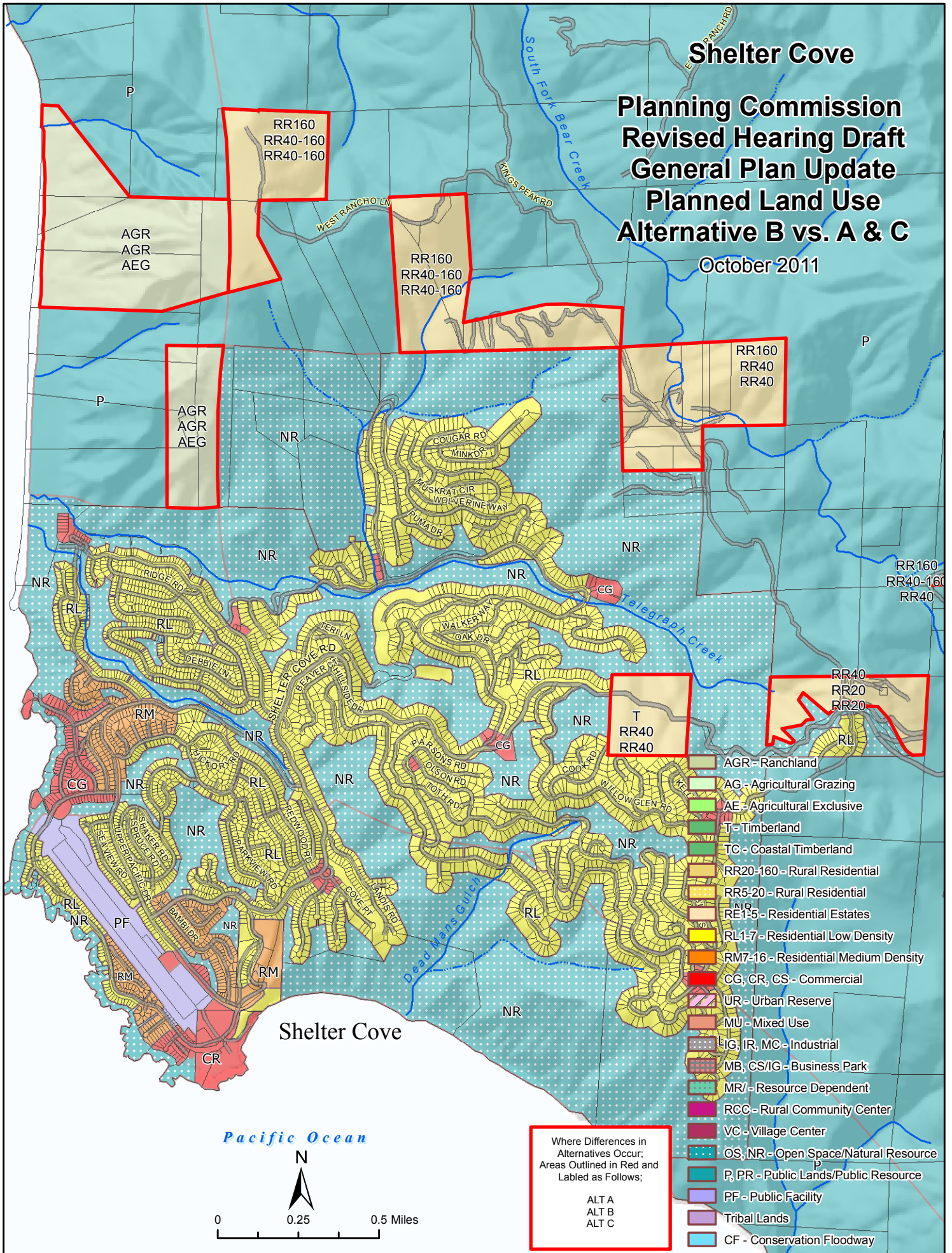
ArcMap 9.3.1 Document: h:\gis\lpr\3sheets2011\landuse_Central_ALTvsAC.mxd



Shelter Cove

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

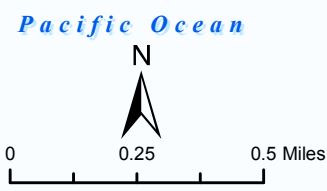
October 2011



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

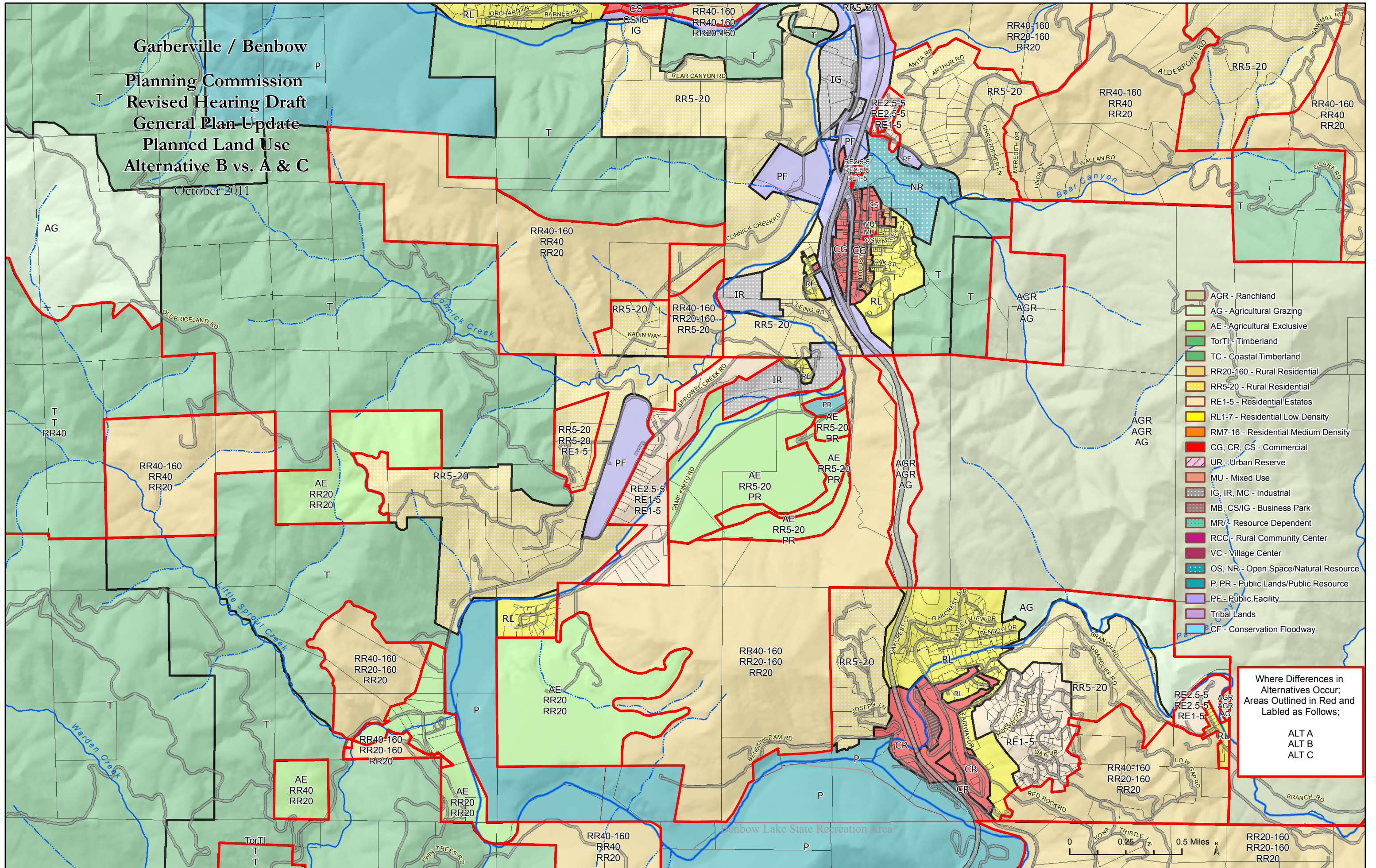
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

- ALT A
- ALT B
- ALT C



**Garberville / Benbow
Planning Commission
Revised Hearing Draft
General Plan Update
Planned Land Use
Alternative B vs. A & C**

October 2011



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C

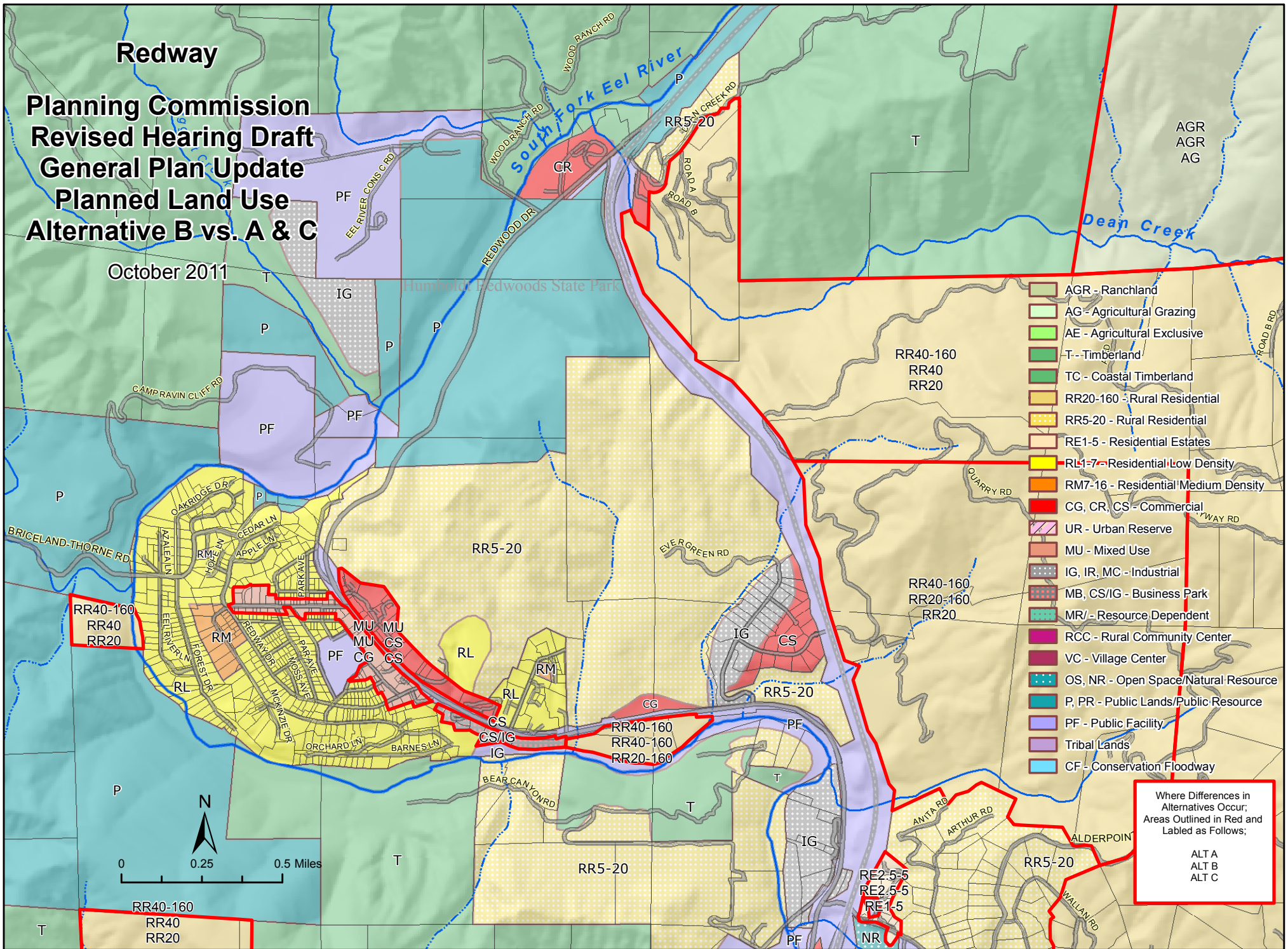


RR20-160
RR20-160
RR20

Redway

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

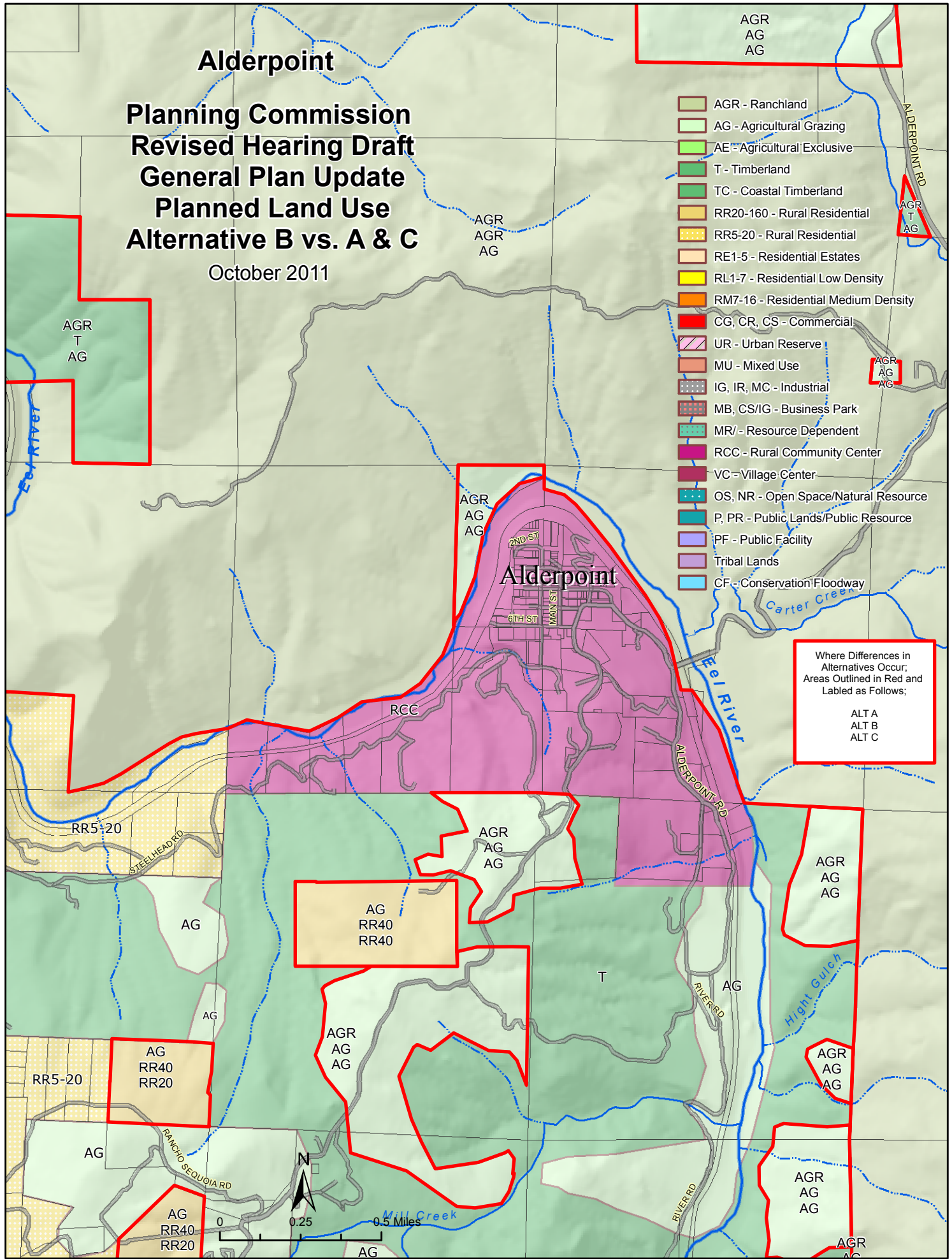
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALTA
ALTB
ALTC

Alderpoint

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011



- AGR
AG
AG
- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

ALT A
ALT B
ALT C

AG
RR40
RR40

AG
RR40
RR20

AG
RR40
RR20

AGR
AG
AG

AGR
AG
AG

AGR
AG
AG

AGR
AG
AG

AGR
AG
AG

AGR
AG
AG

AGR
AG
AG

Alderpoint

AGR
T
AG

AGR
AG
AG

AGR
T
AG



Phillipsville

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

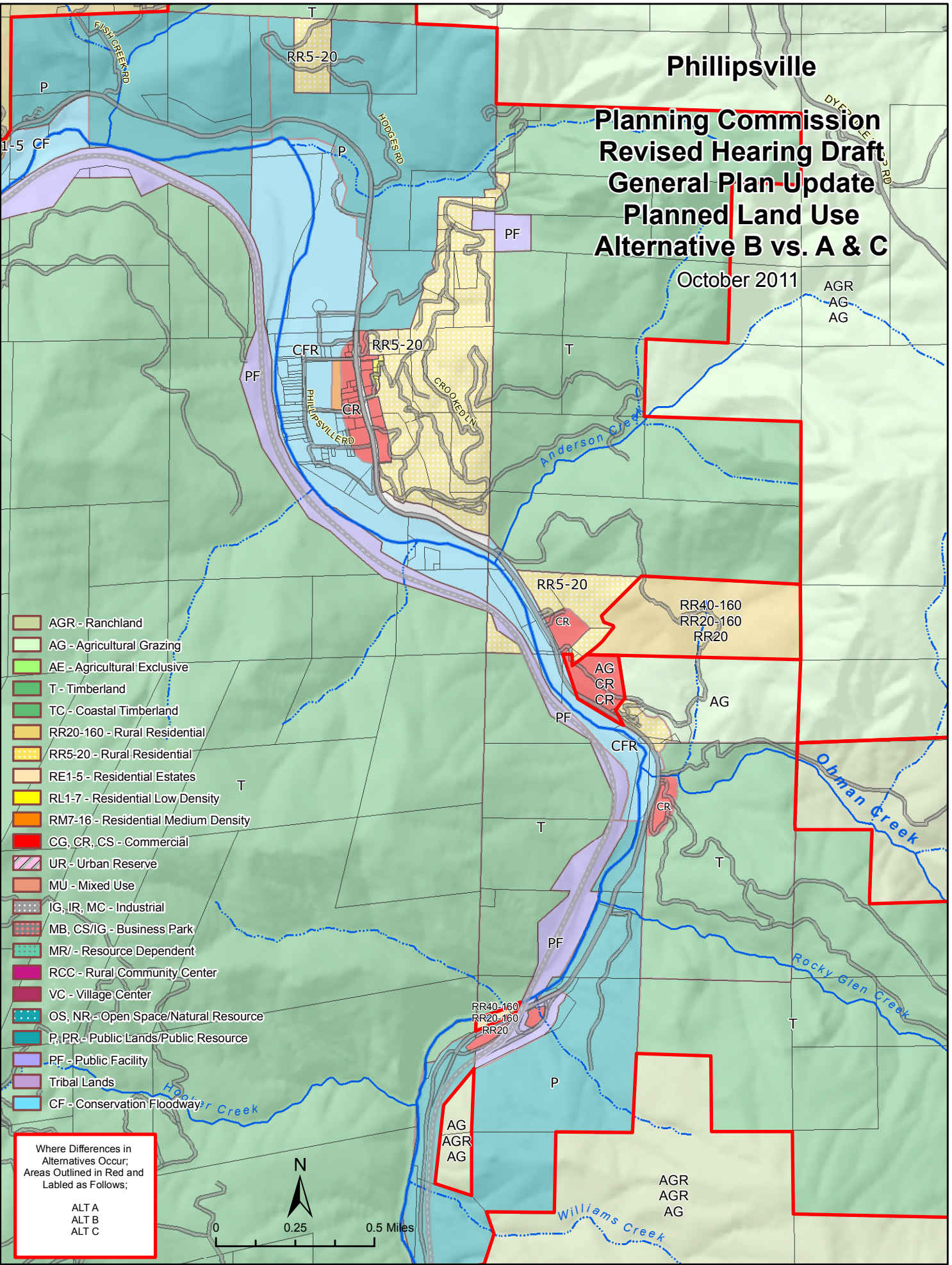
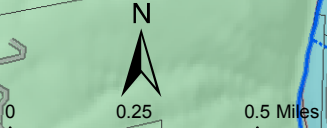
October 2011

AGR
AGR
AG

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows:

- ALT A
- ALT B
- ALT C

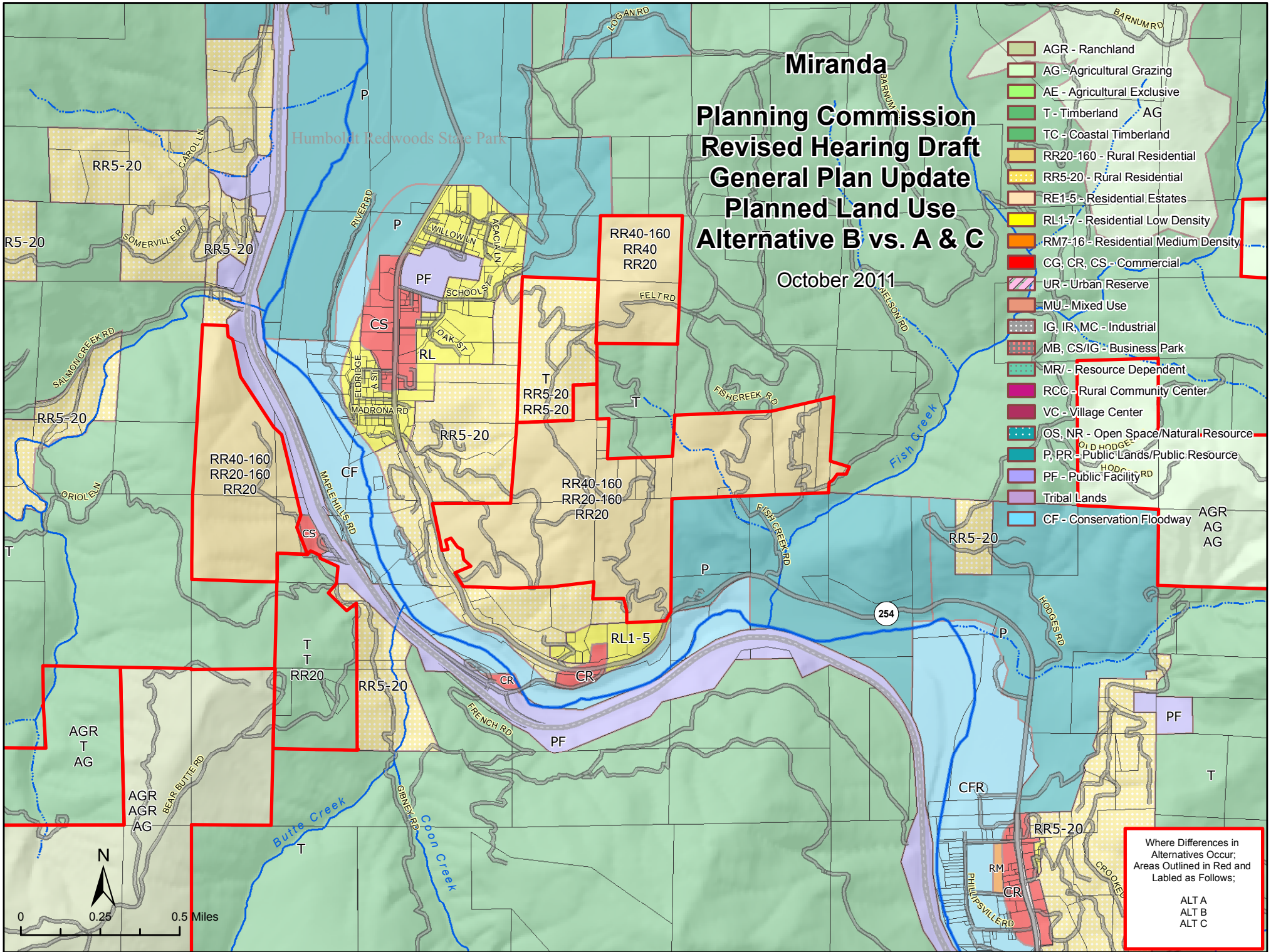


Miranda

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

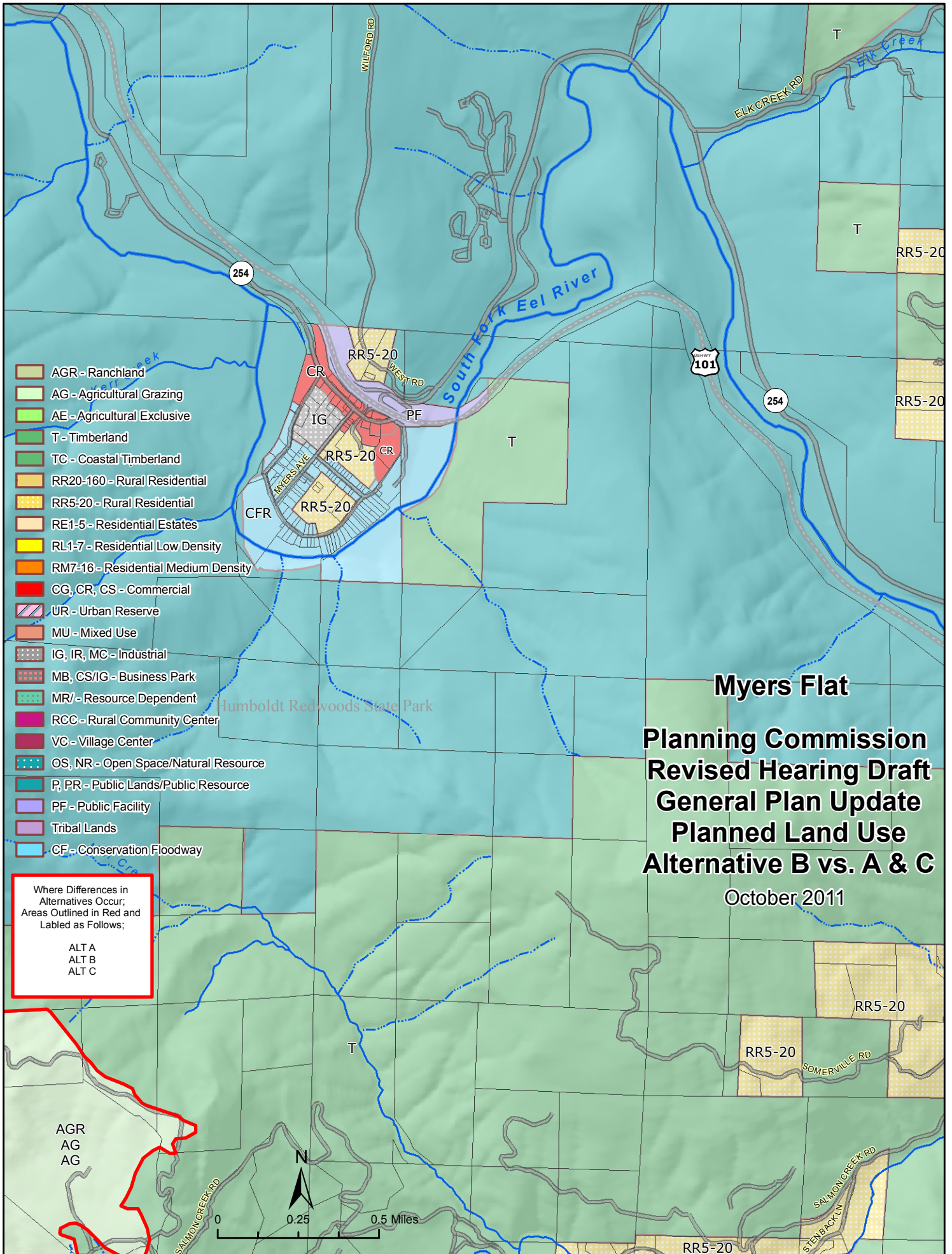
October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows:

ALT A
 ALT B
 ALT C



Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

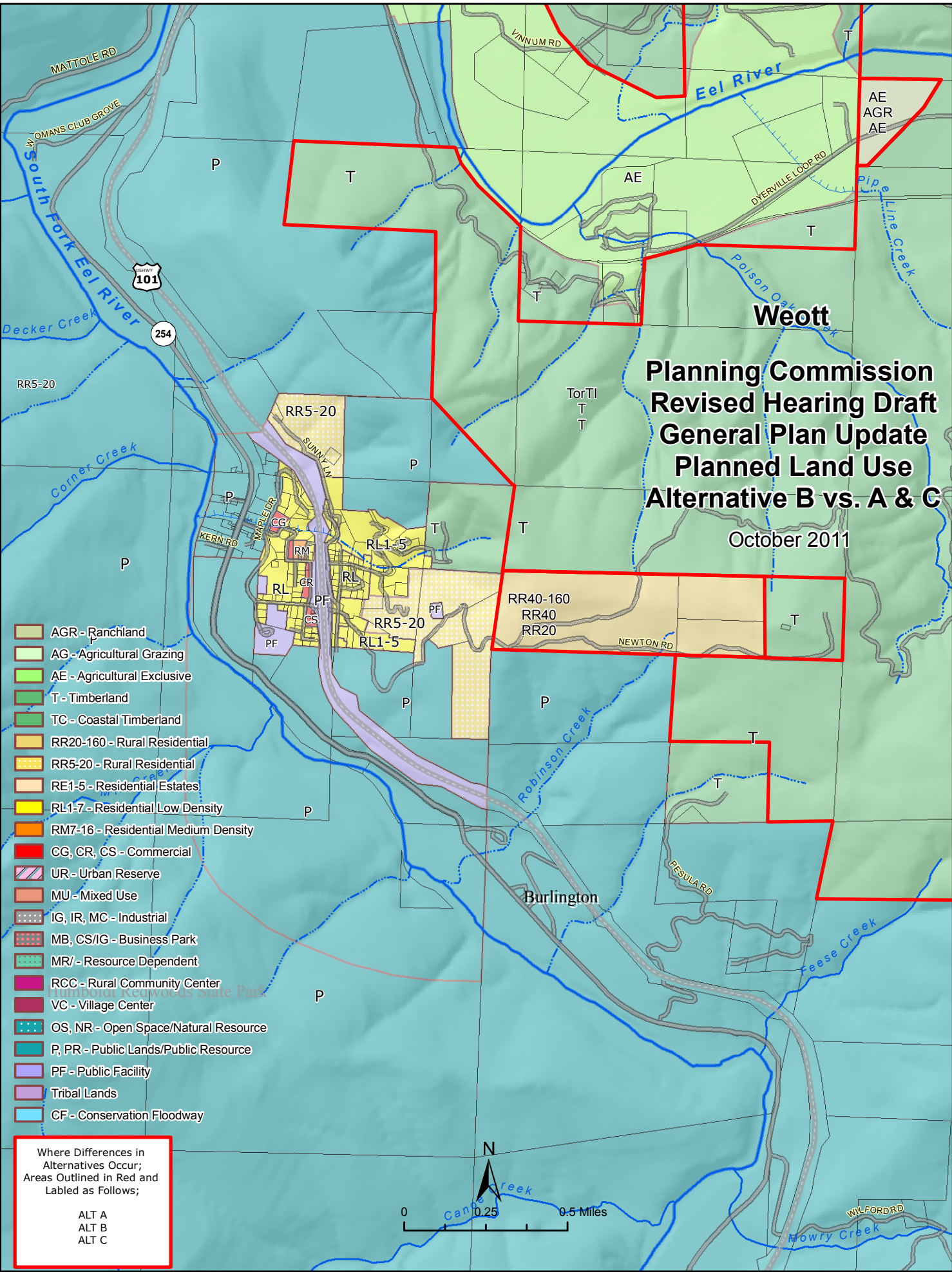
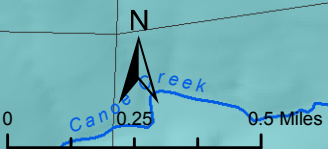
Weott

Burlington

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

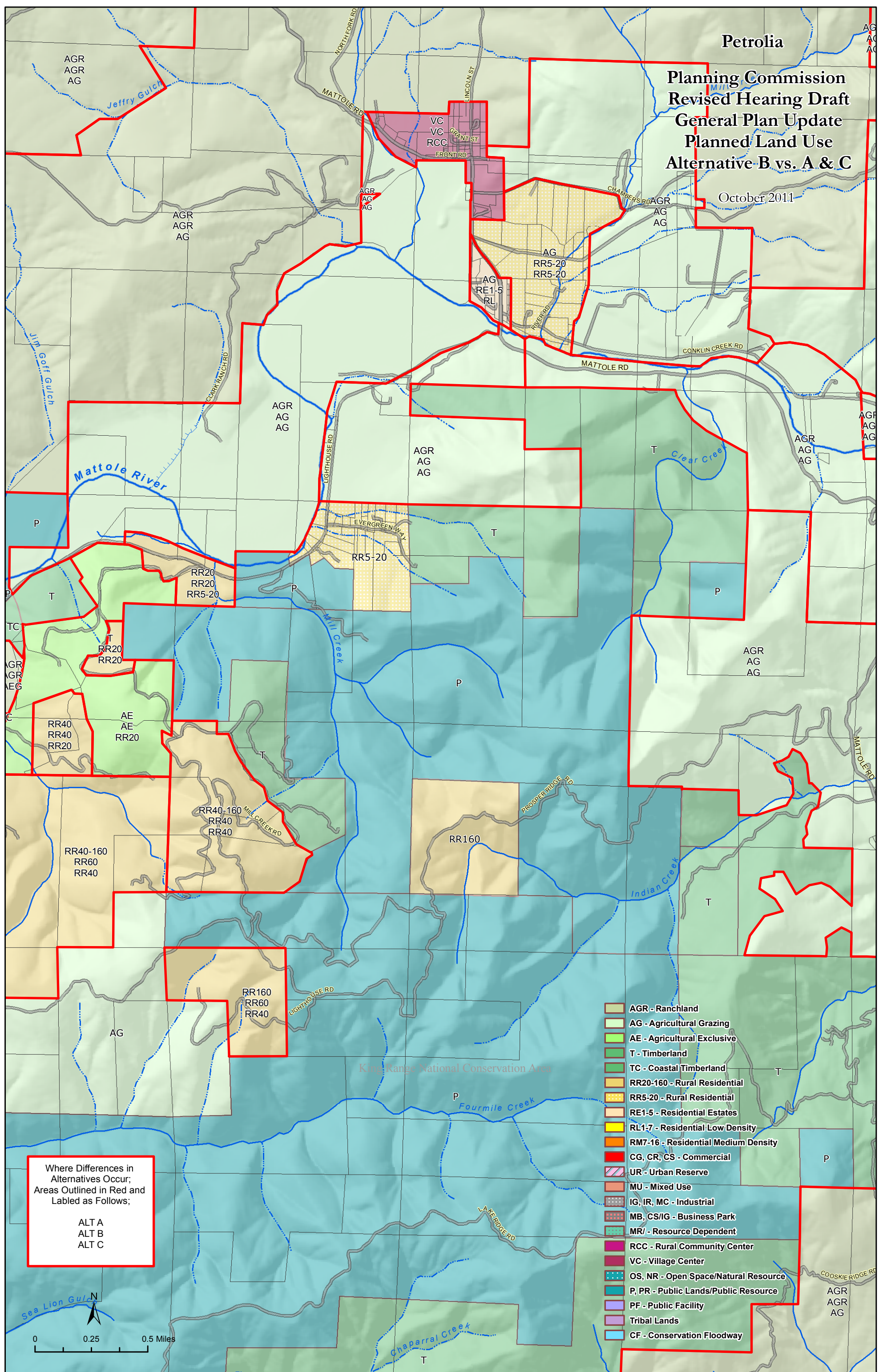
ALT A
ALT B
ALT C



Petrolia

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative-B vs. A & C

October 2011



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C

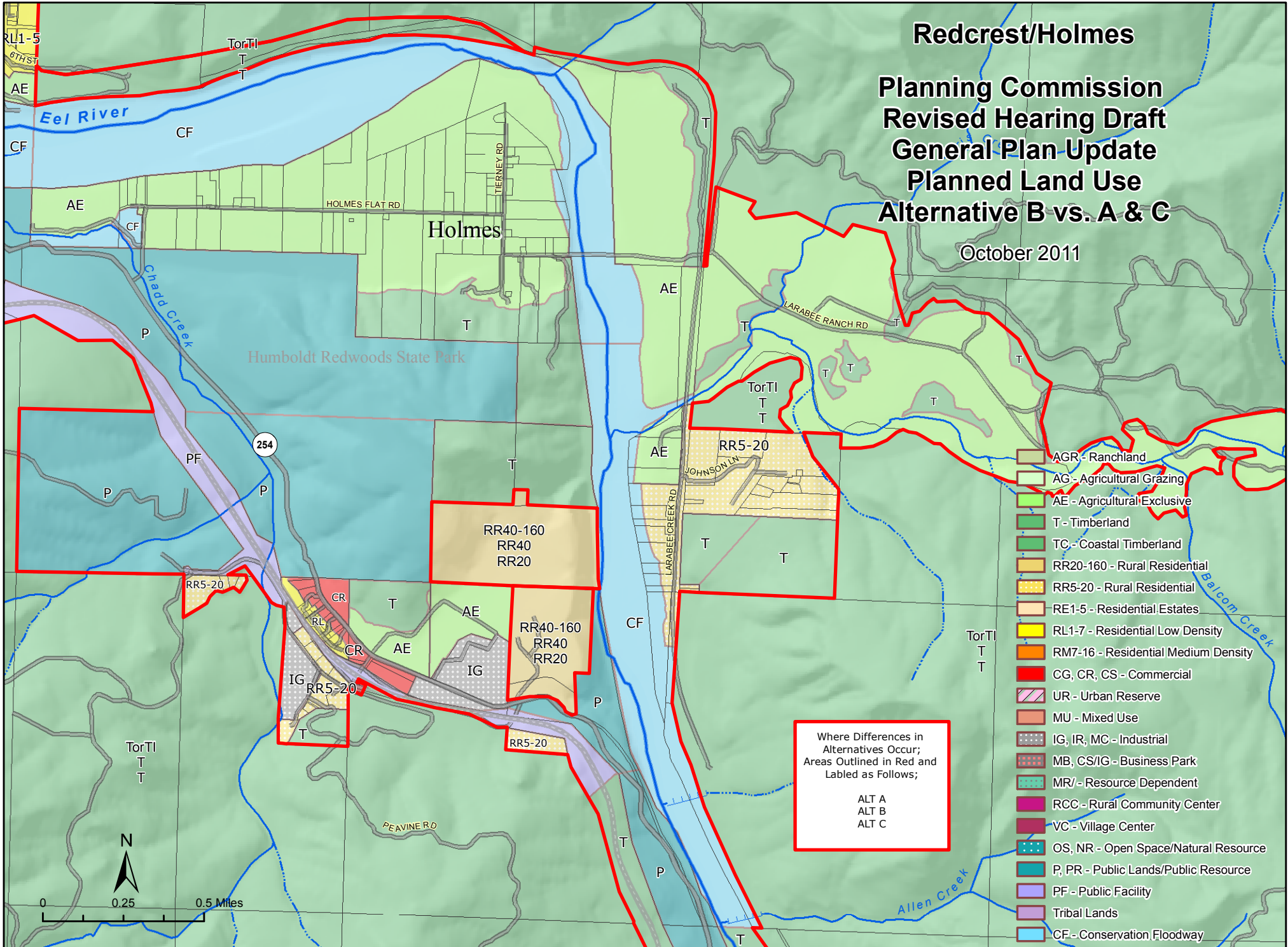
- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

0 0.25 0.5 Miles

Redcrest/Holmes

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

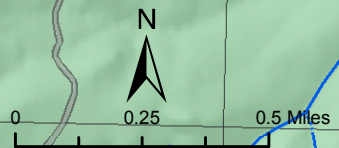
October 2011



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/- Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT A
ALT B
ALT C

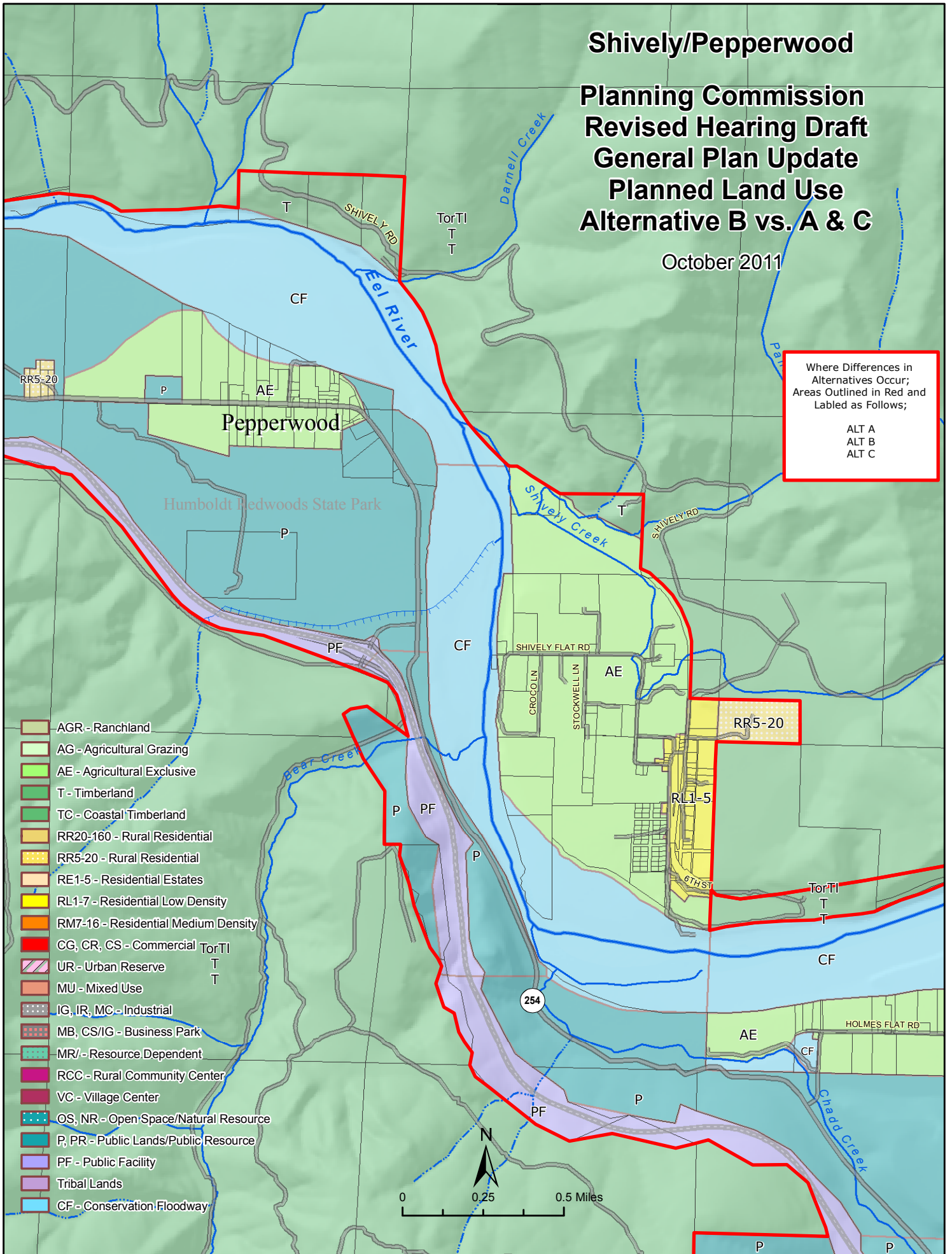


Shively/Pepperwood Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

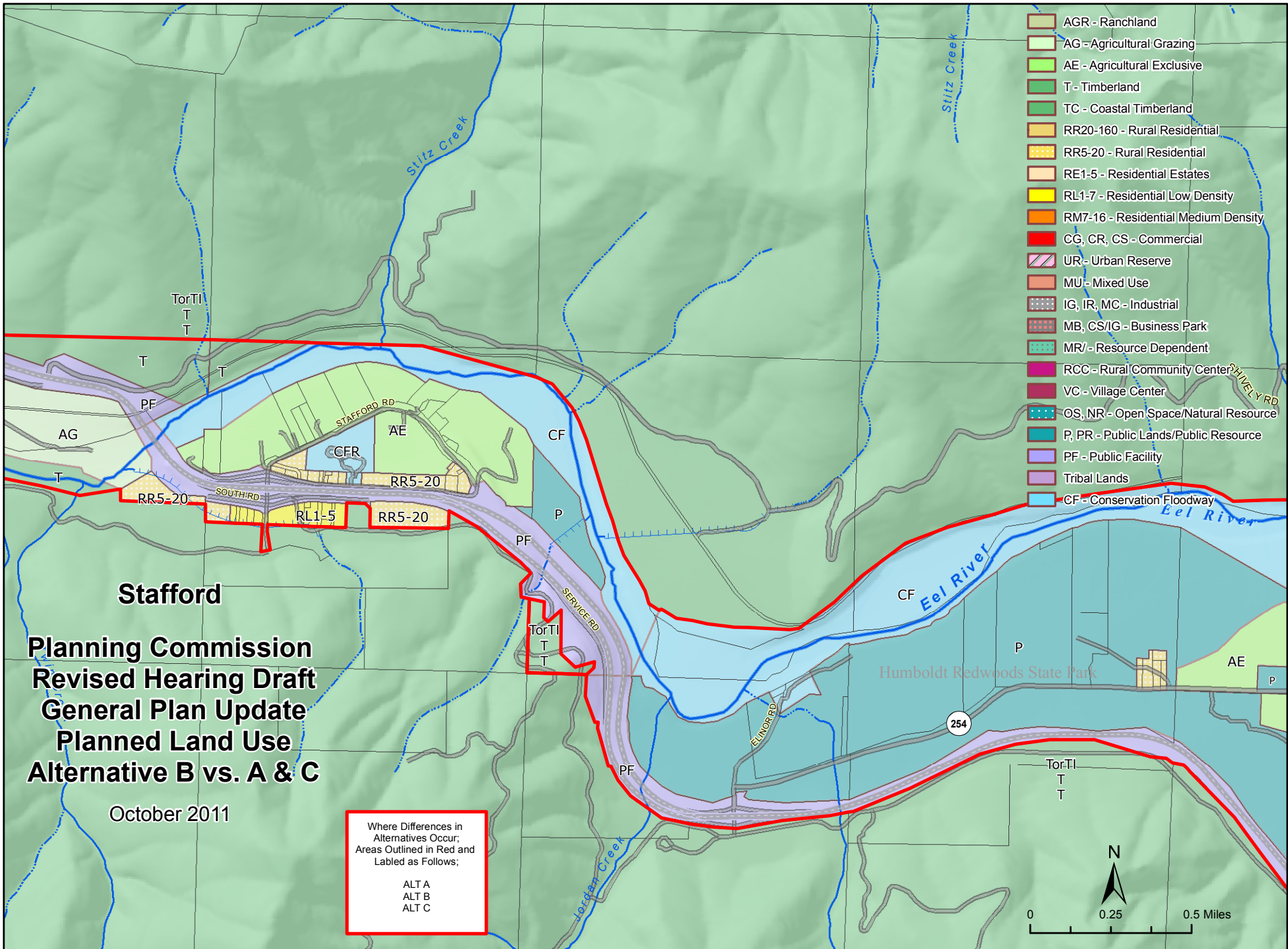
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

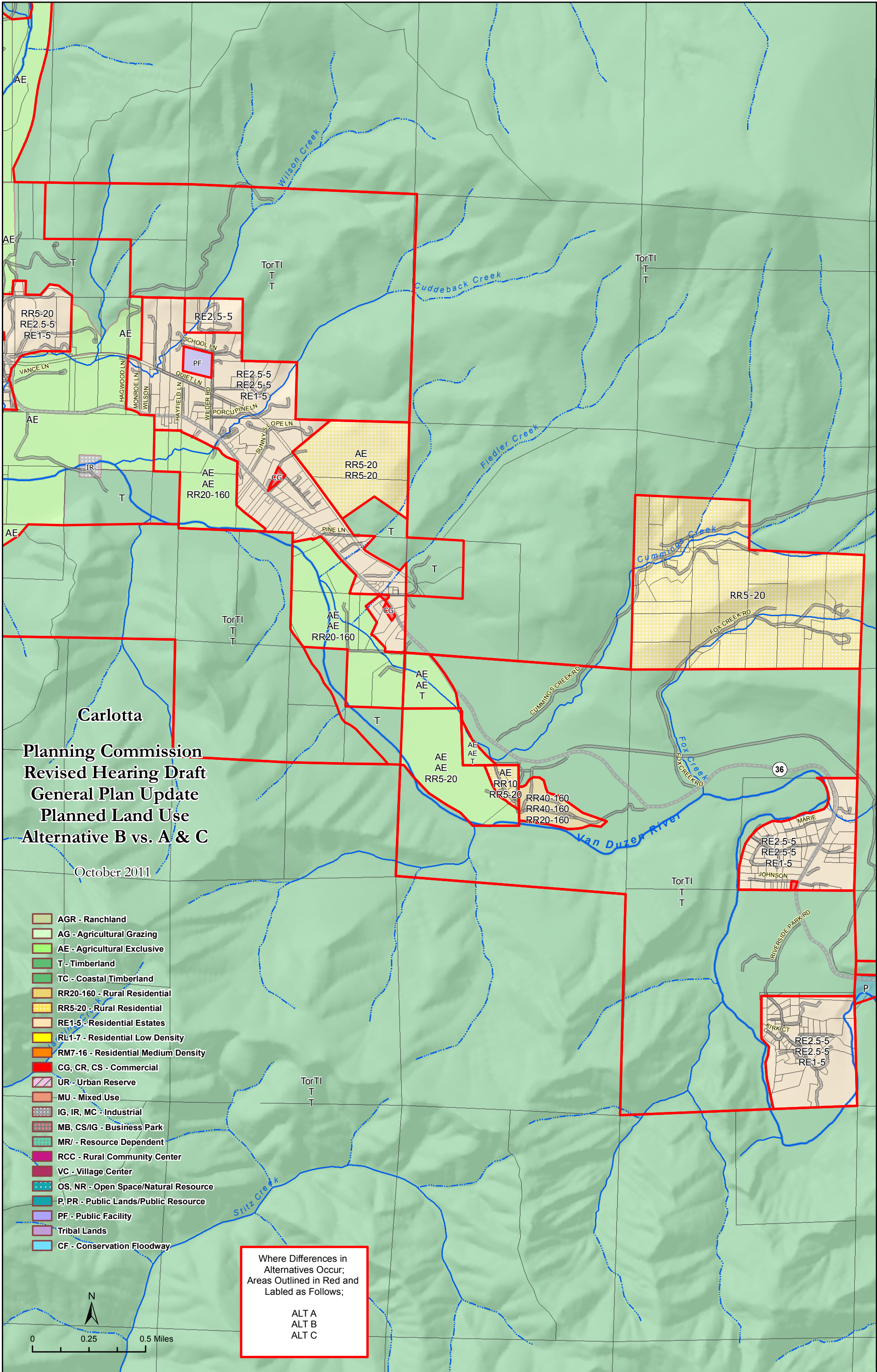
ALT A
ALT B
ALT C



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- TorTI
- T
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/- Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway







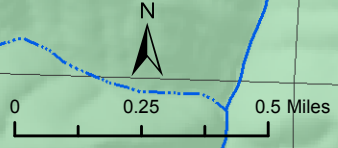
**Carlotta
Planning Commission
Revised Hearing Draft
General Plan Update
Planned Land Use
Alternative B vs. A & C**

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

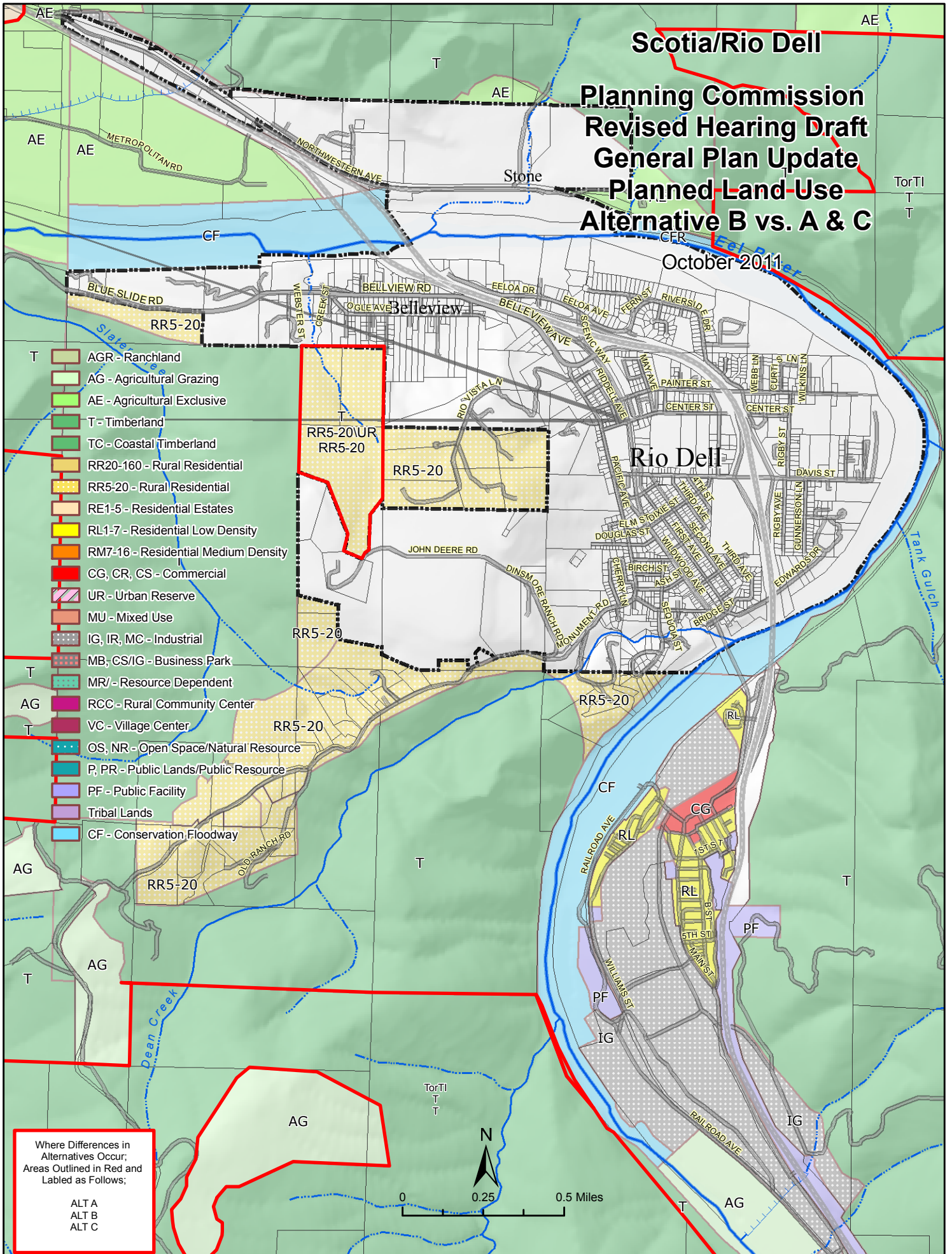
ALT A
ALT B
ALT C



Scotia/Rio Dell

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011



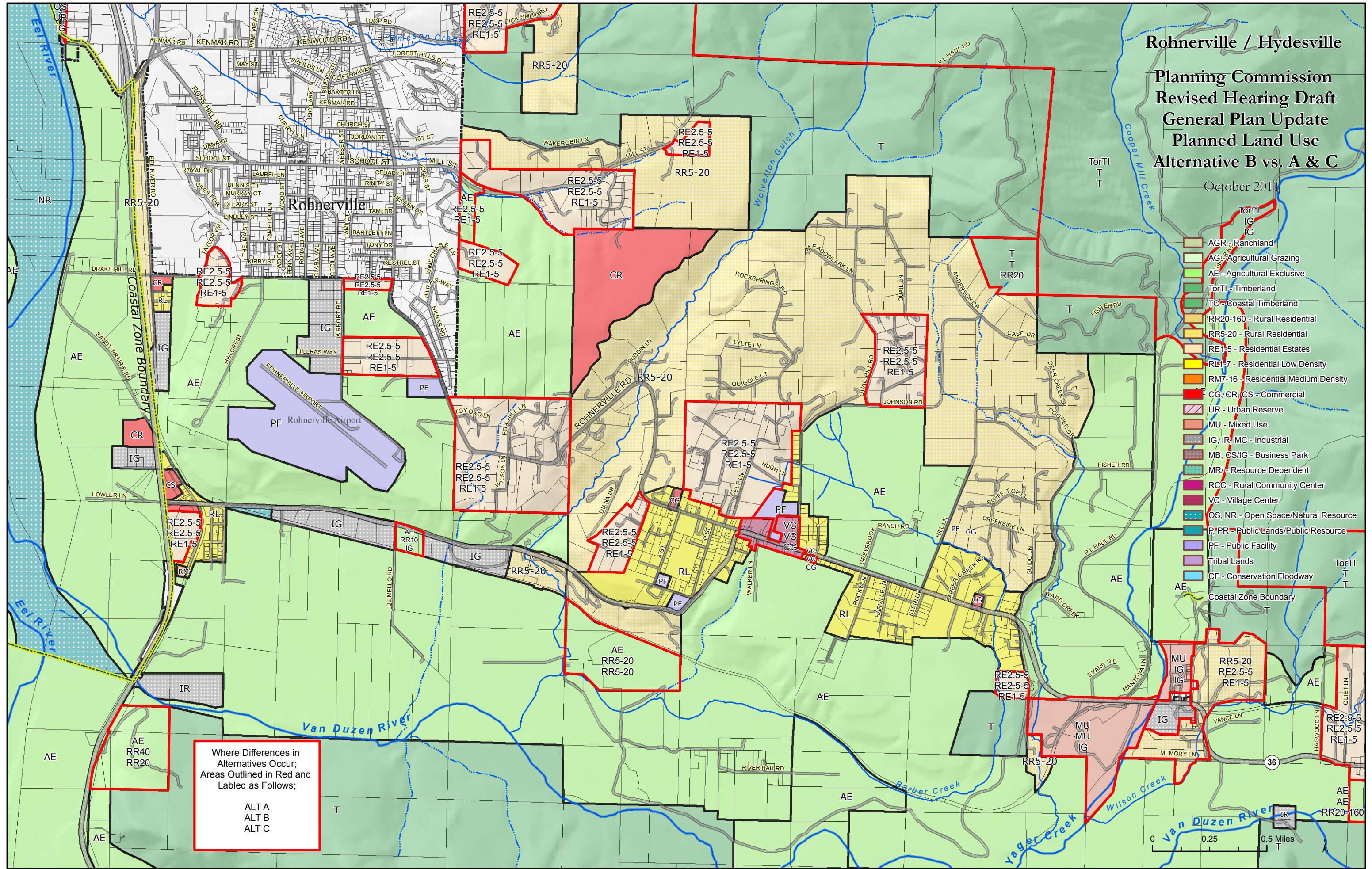
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C

Rohnerville / Hydesville

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

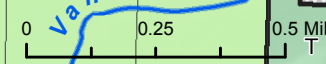
October 2011

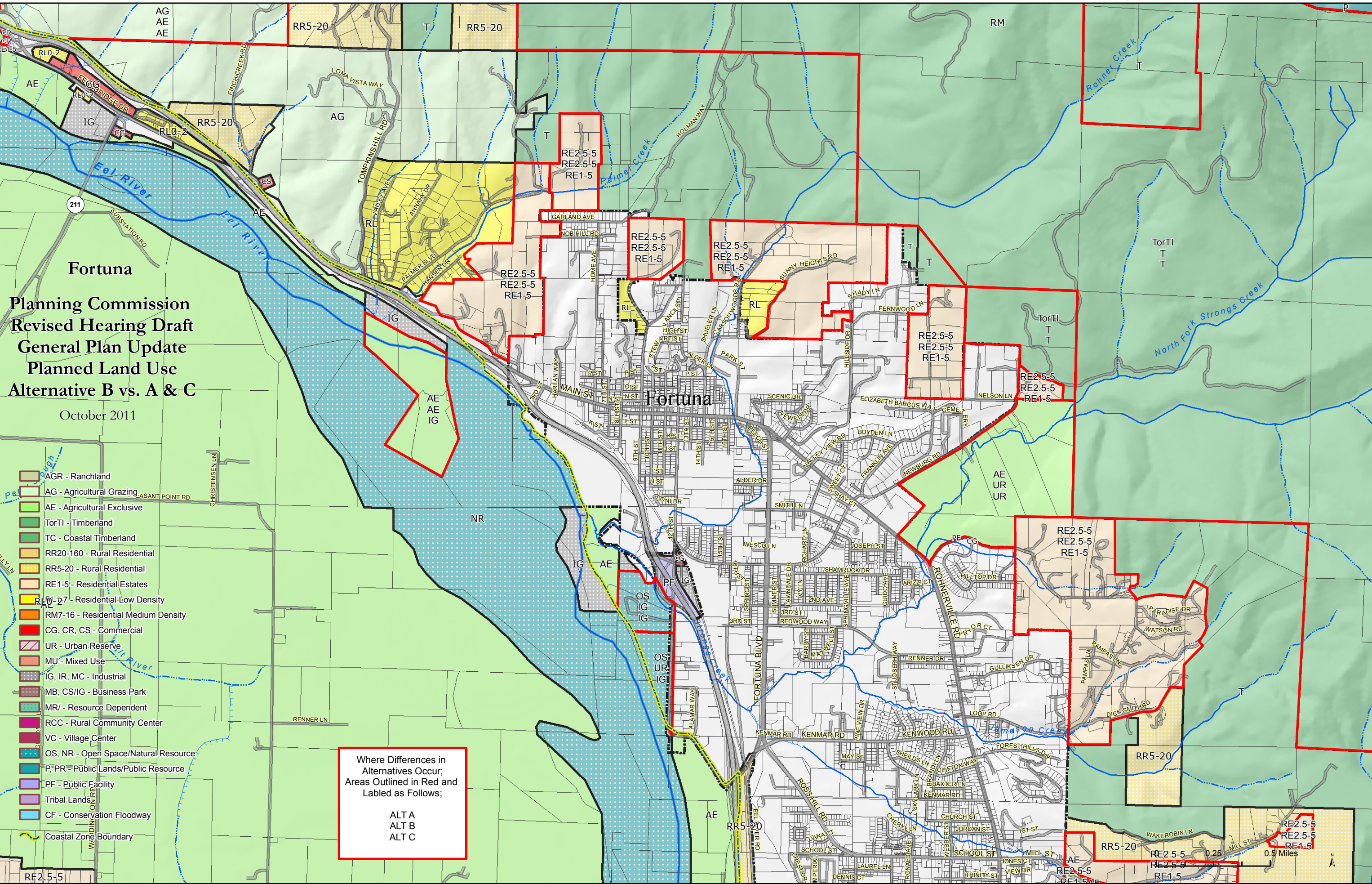


- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALTA
ALTB
ALTC





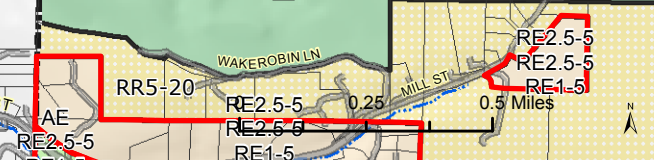
Fortuna
Planning Commission
Revised Hearing Draft
General Plan Update
Planned Land Use
Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL0-27 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary

Where Differences in
 Alternatives Occur;
 Areas Outlined in Red and
 Labeled as Follows;

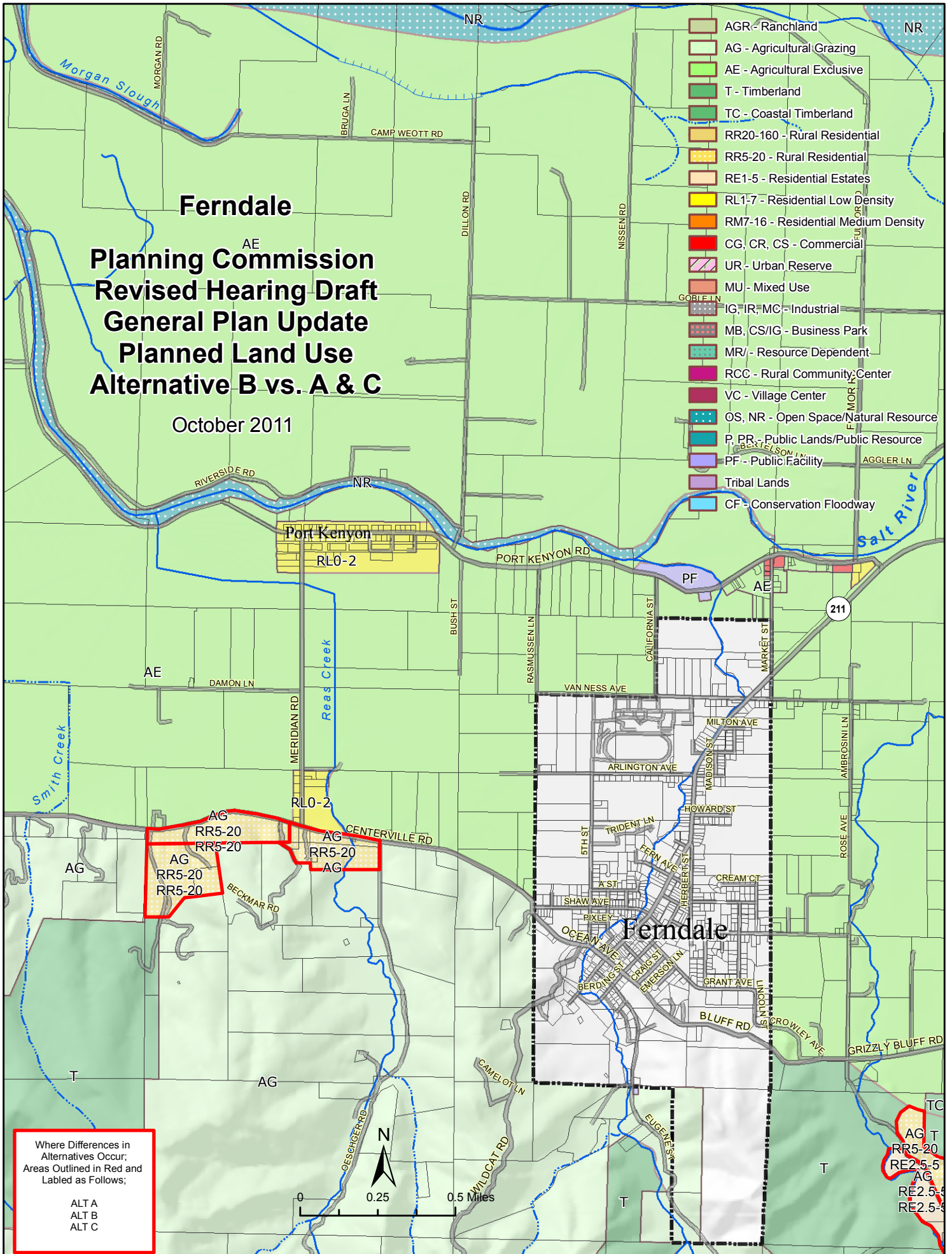
ALT A
 ALT B
 ALT C



Ferndale Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

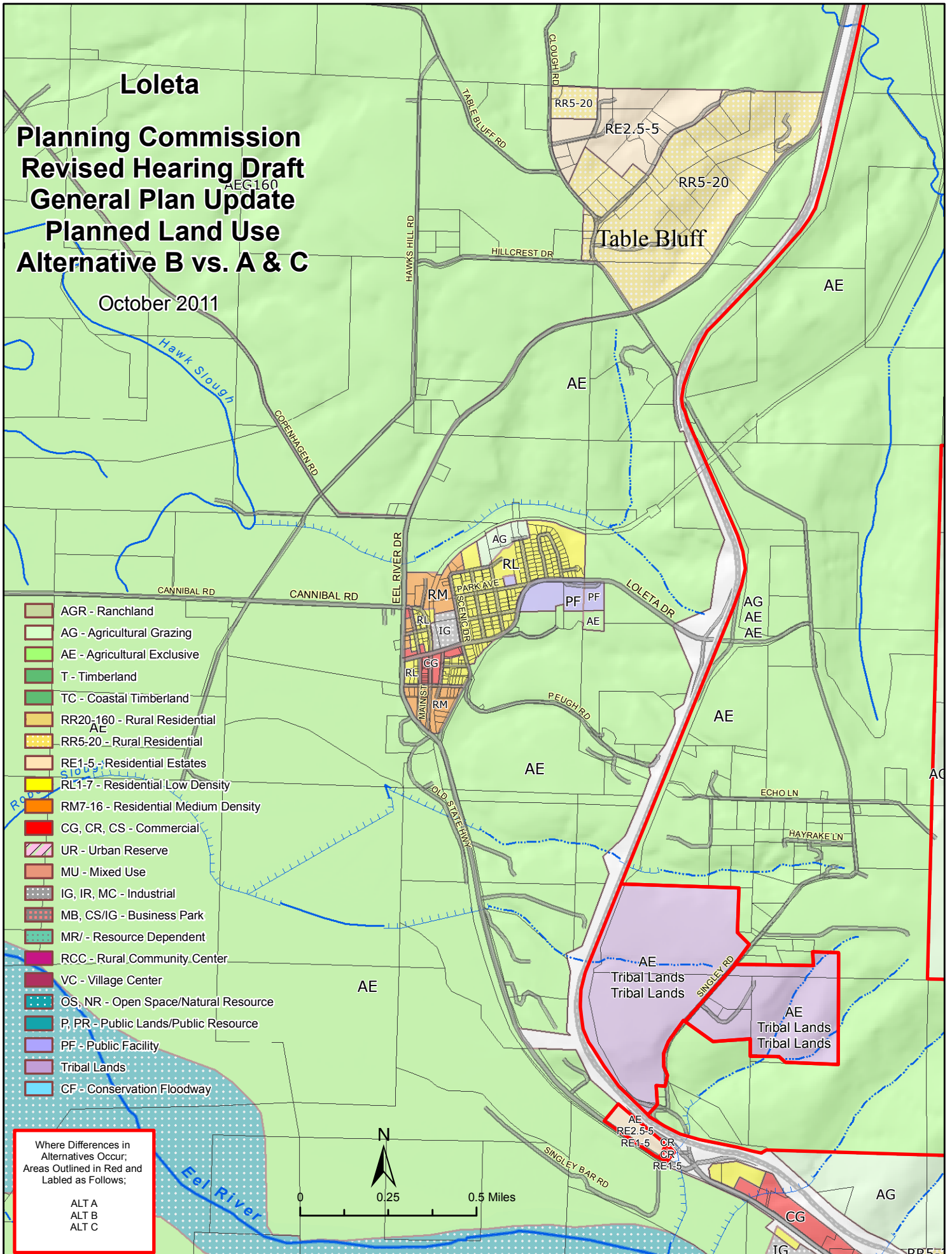
ALT A
ALT B
ALT C

TC
AG T
RR5-20
RE2.5-5
AG
RE2.5-5
RE2.5-5

Loleta

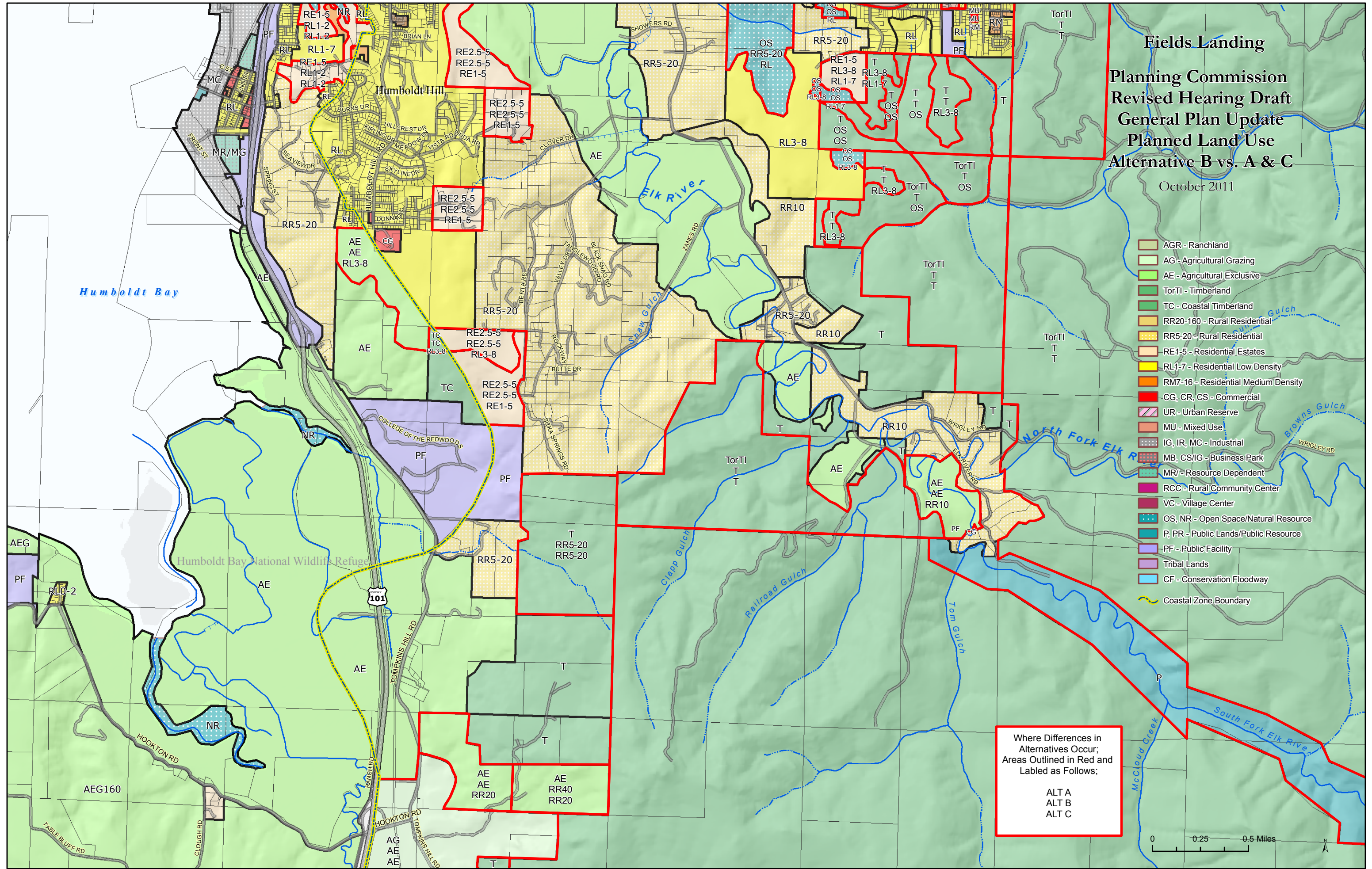
Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011



**Fields Landing
Planning Commission
Revised Hearing Draft
General Plan Update
Planned Land Use
Alternative B vs. A & C**

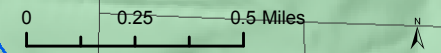
October 2011

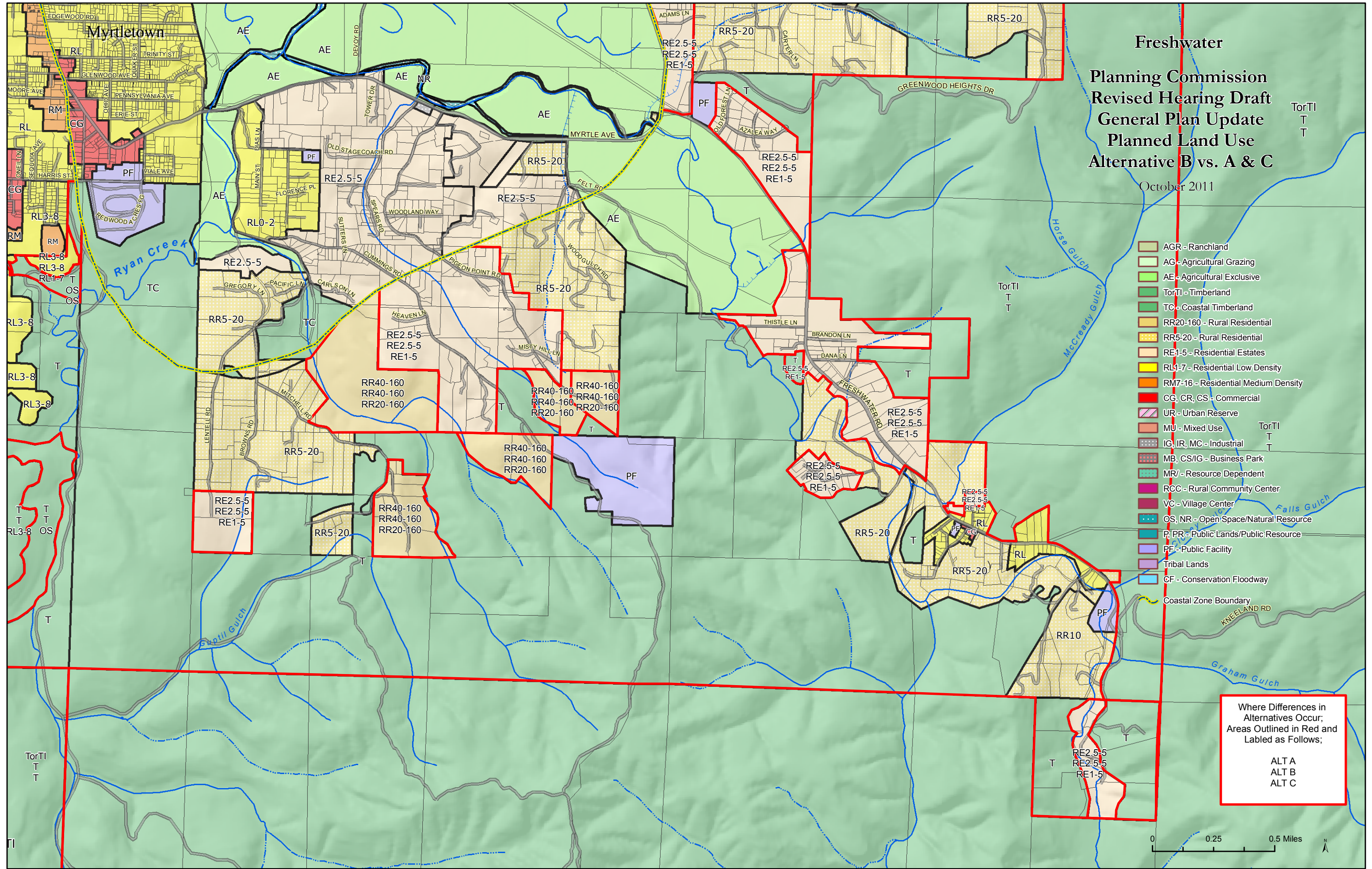


- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C



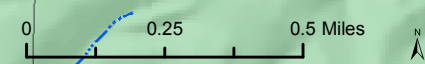


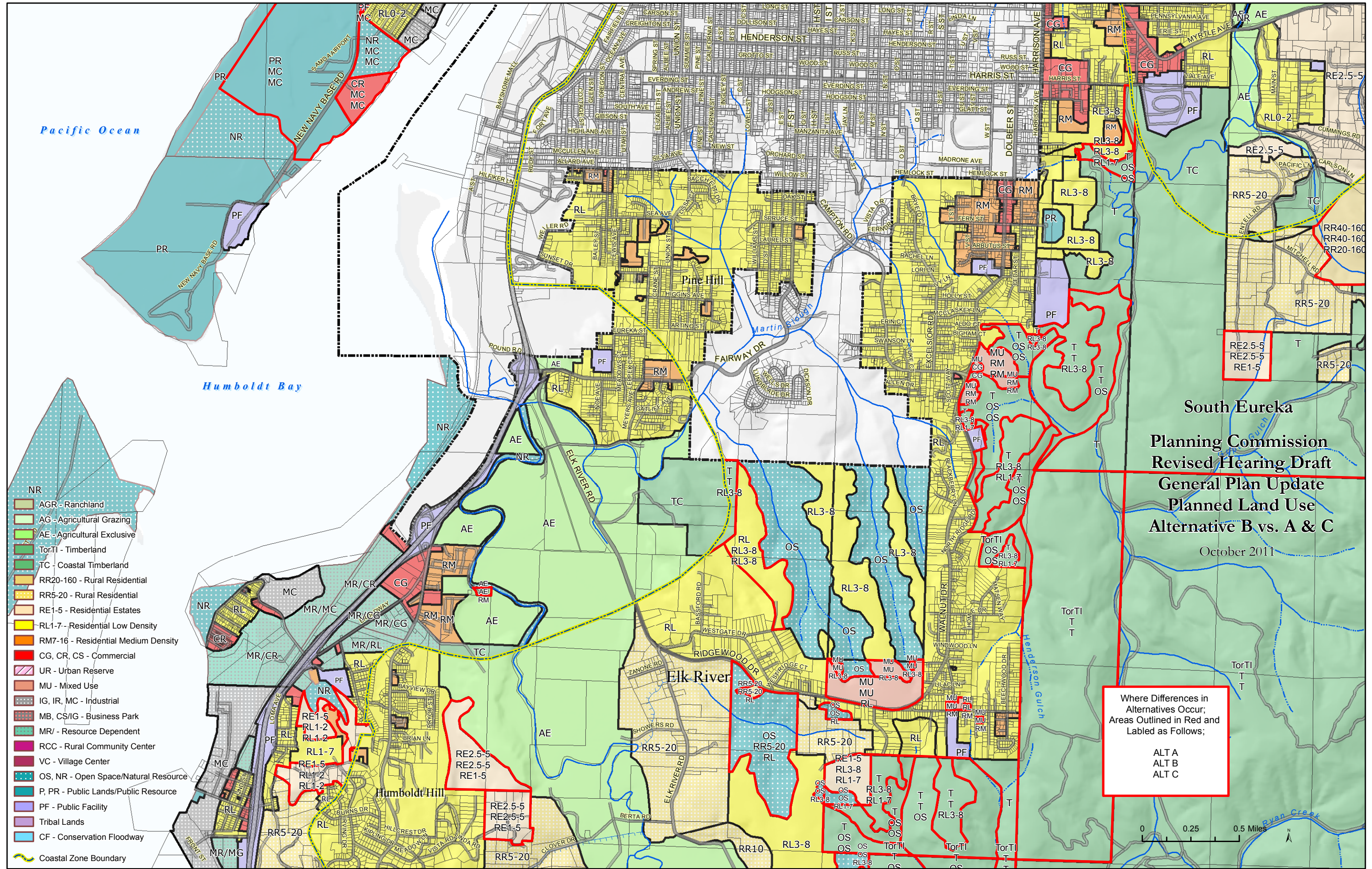
Freshwater
Planning Commission
Revised Hearing Draft
General Plan Update
Planned Land Use
Alternative B vs. A & C
 October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
 ALT B
 ALT C





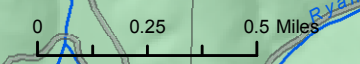
South Eureka
Planning Commission
Revised Hearing Draft
General Plan Update
Planned Land Use
Alternative B vs. A & C

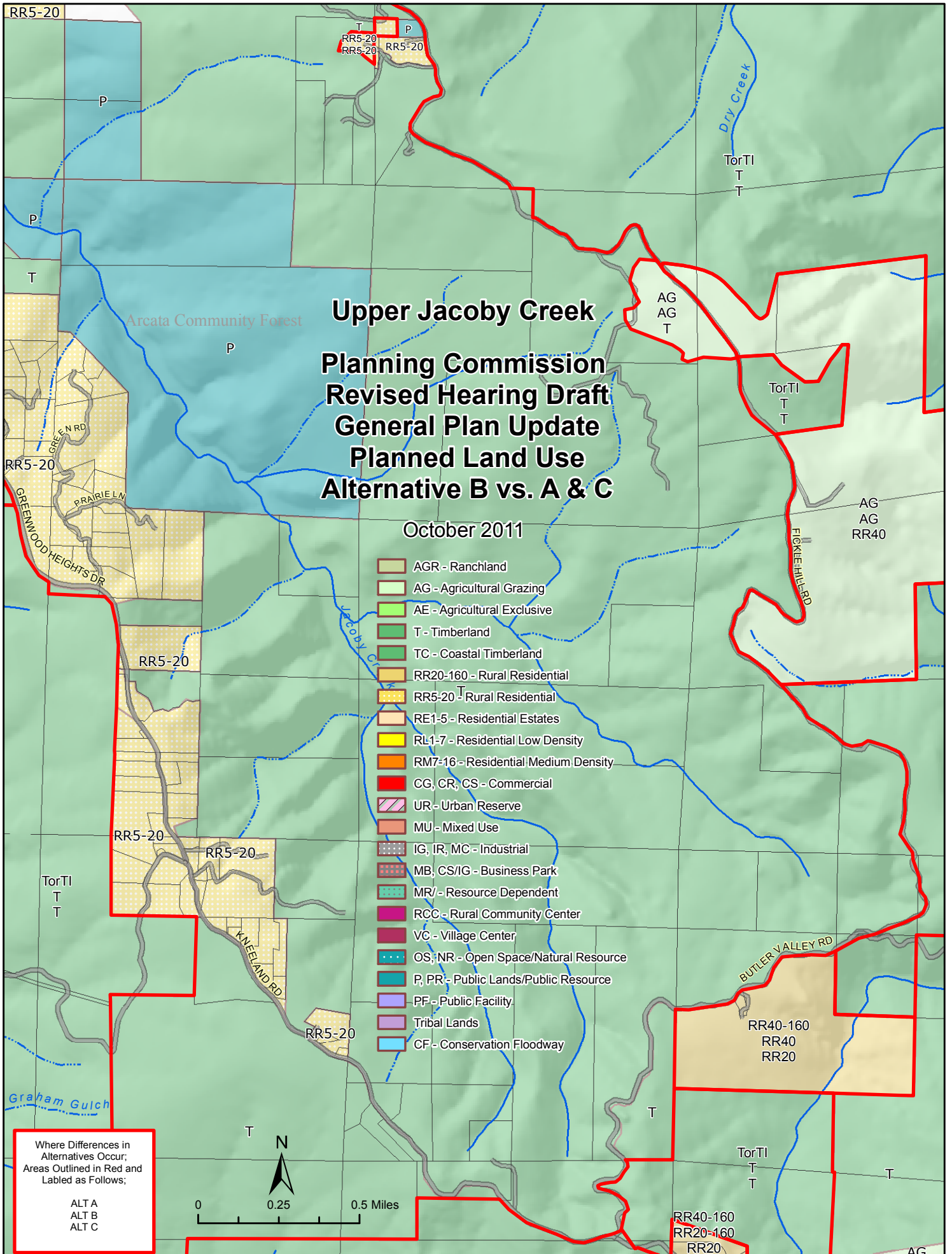
October 2011

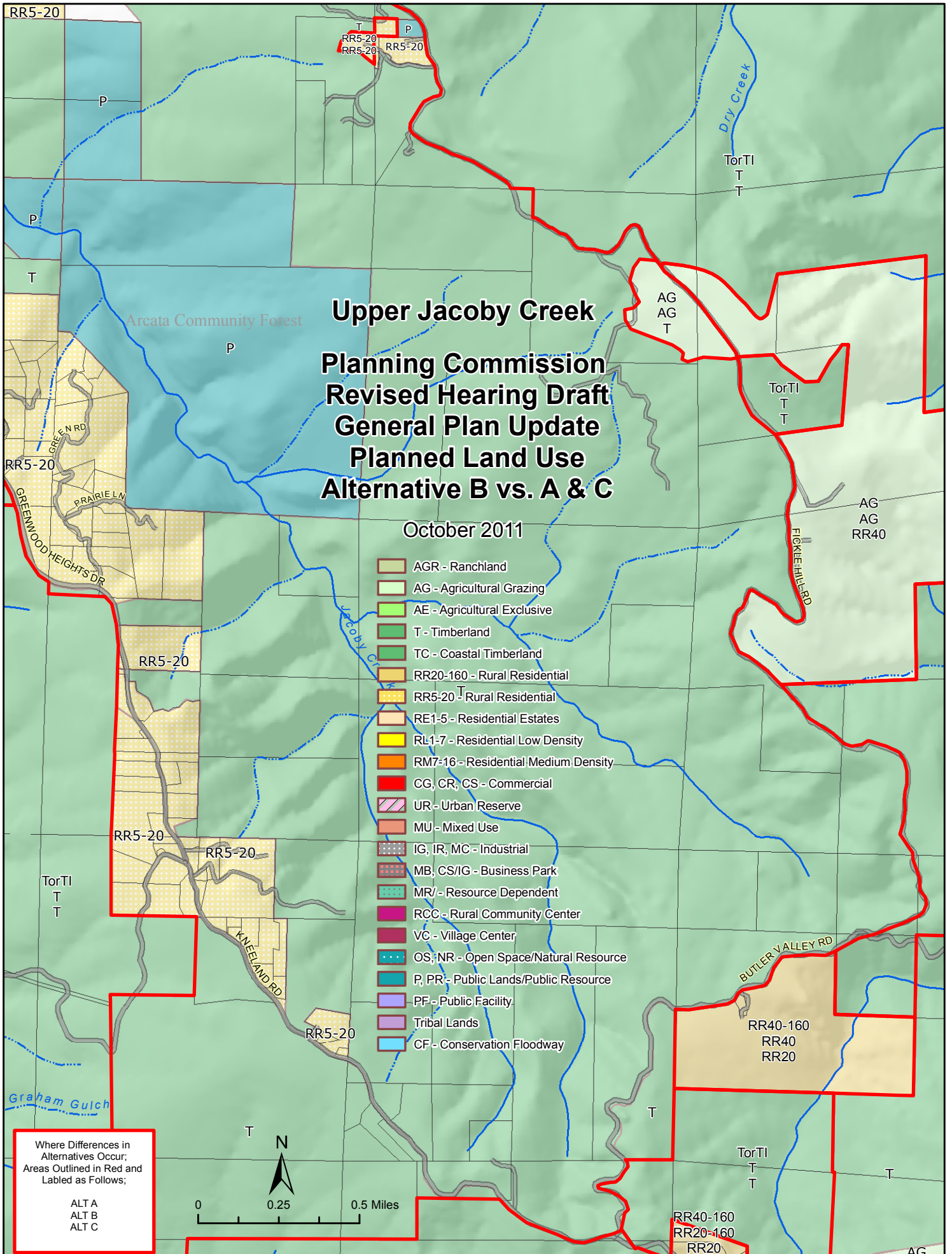
Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C

- NR
- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary







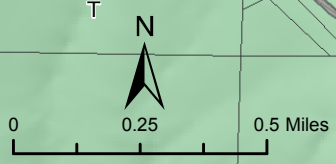
Upper Jacoby Creek Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/- Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C



BUTLER VALLEY RD

RR40-160
RR40
RR20

RR40-160
RR20-160
RR20

Bayside / Jacoby Creek

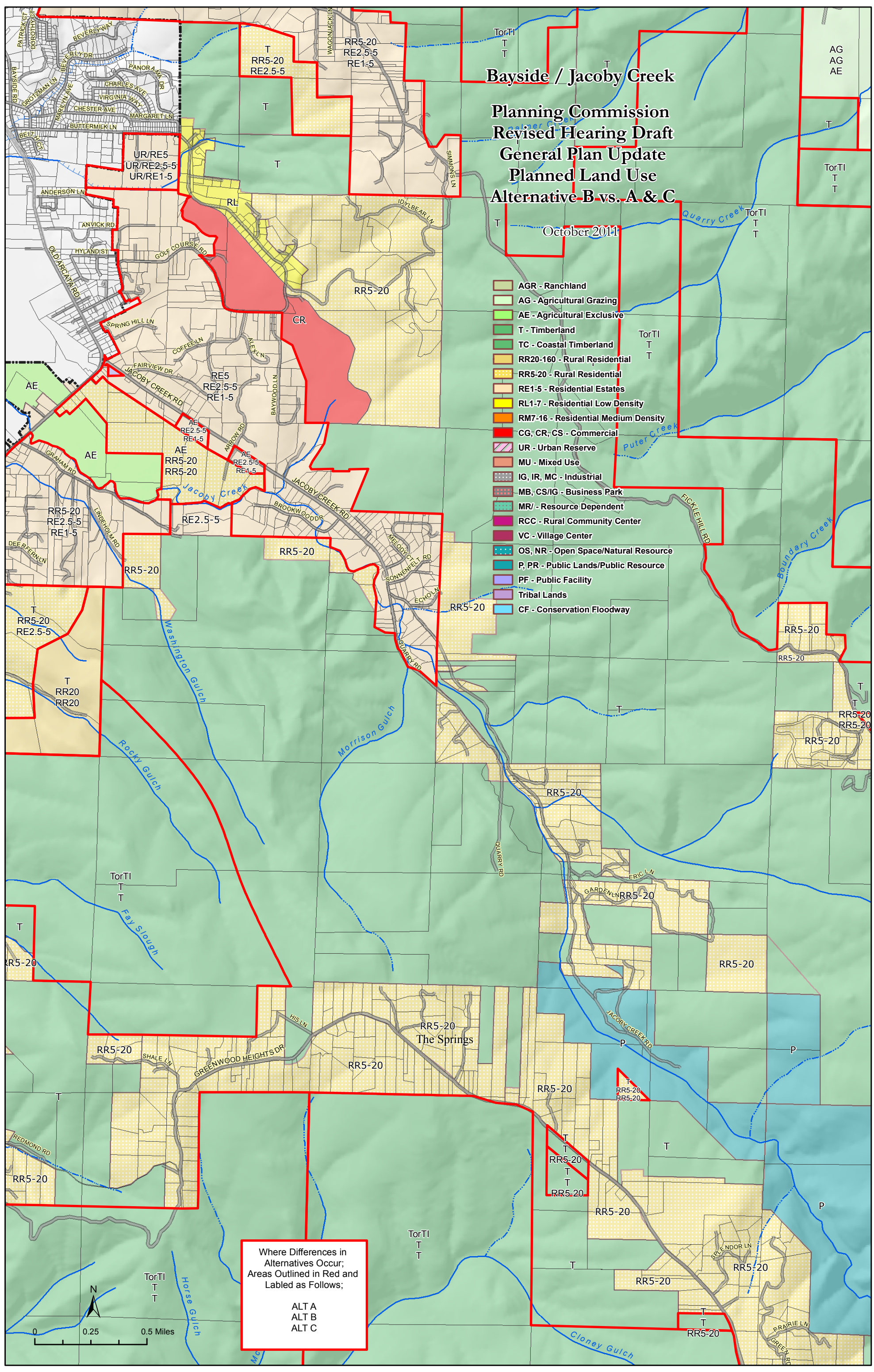
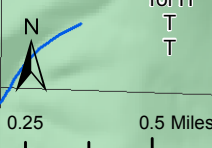
Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C



Manila / Samoa / Fairhaven

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Pacific Ocean

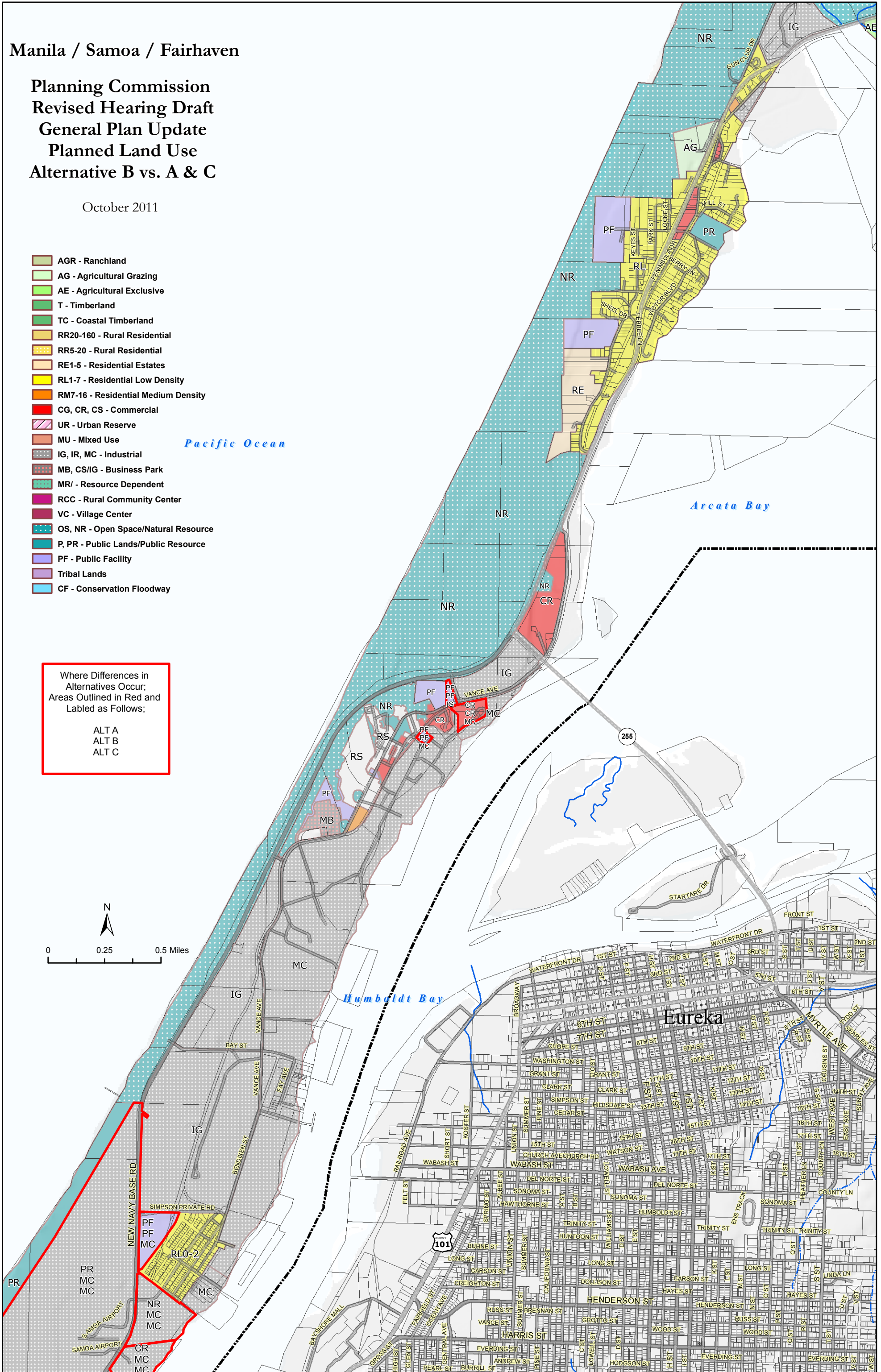
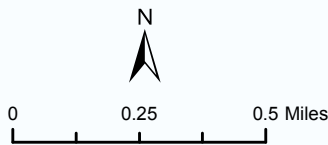
Arcata Bay

Humboldt Bay

Eureka

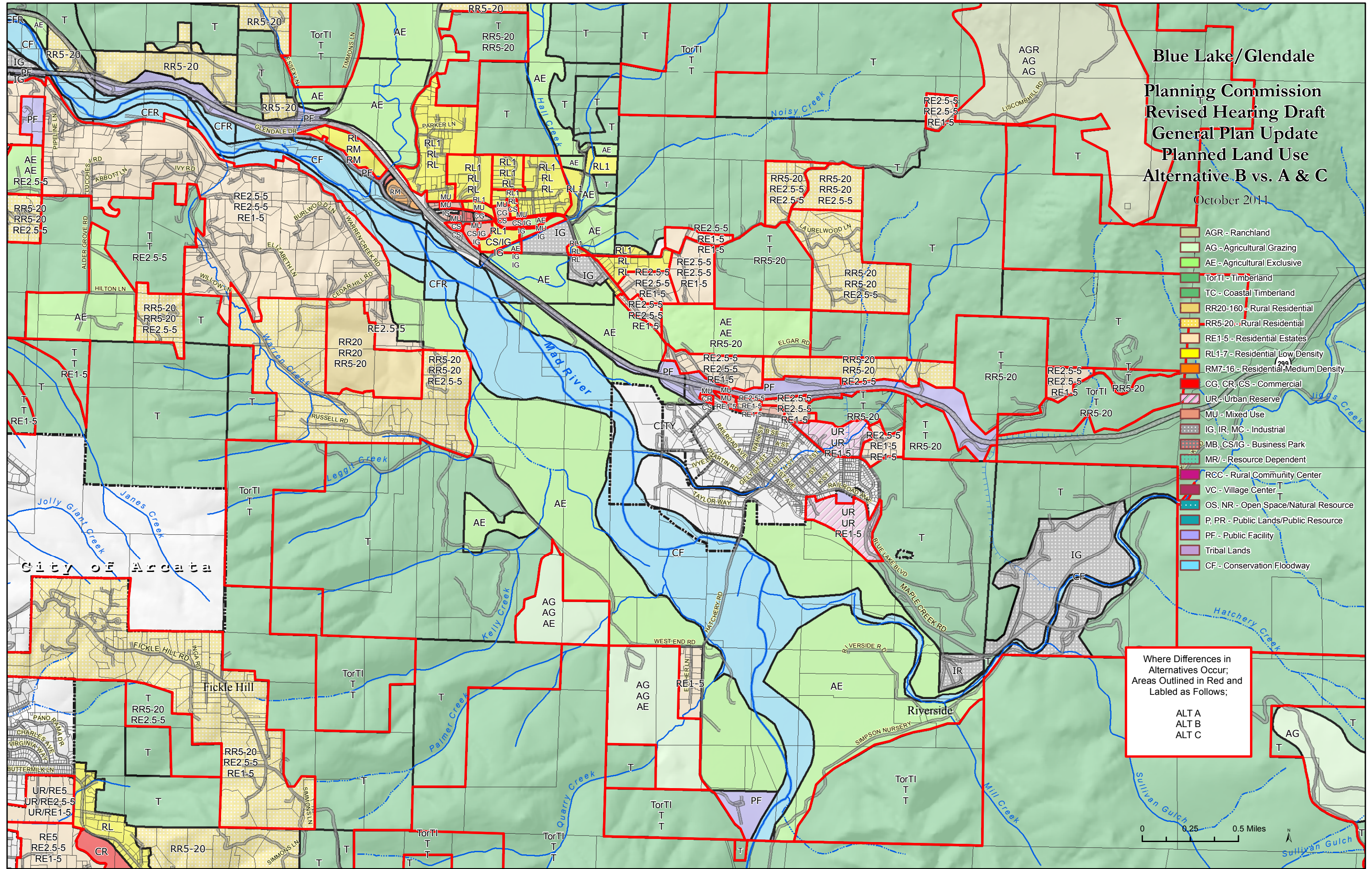
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C



Blue Lake/Glendale Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

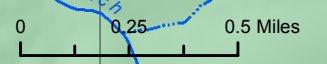
October 2011

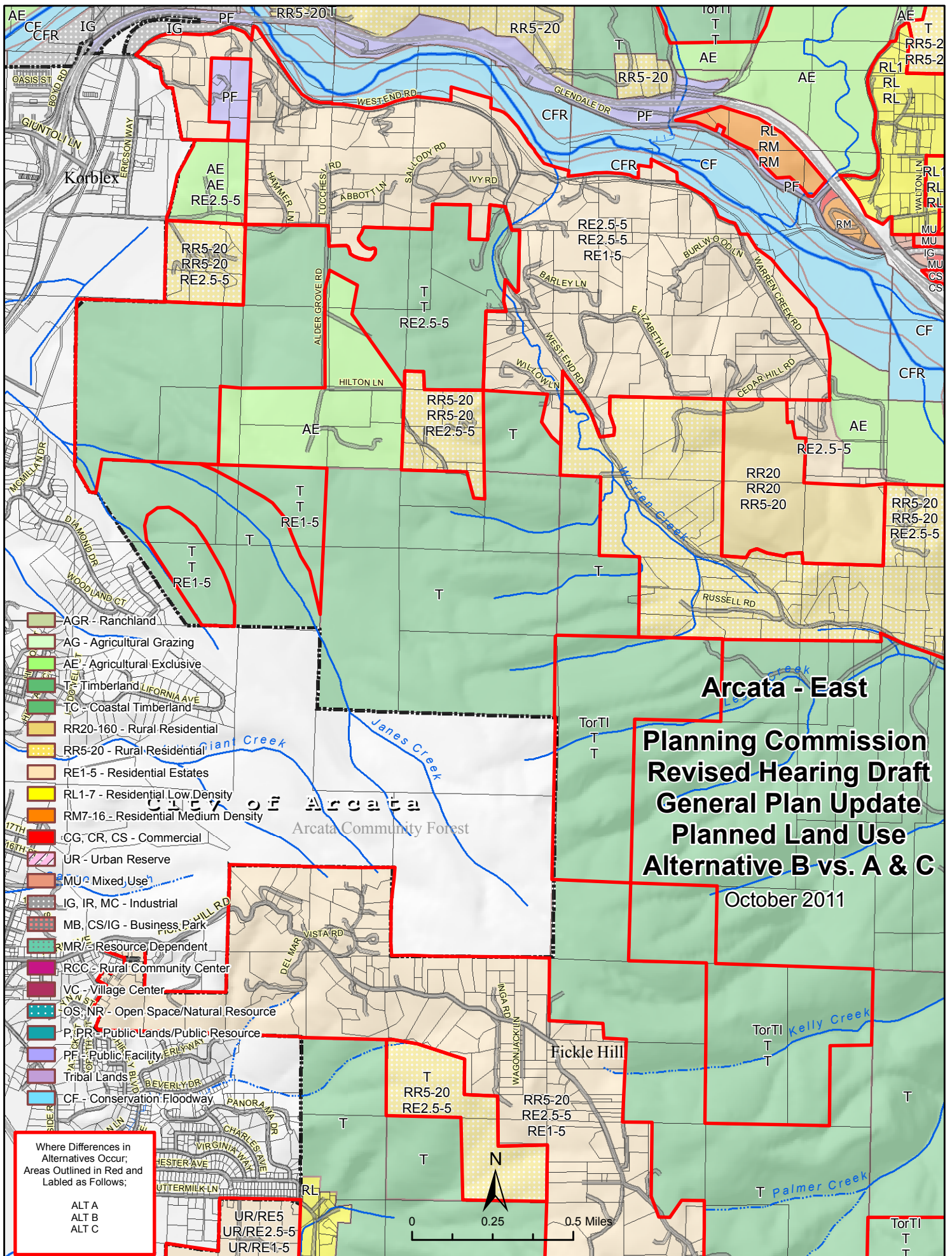


- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- TorTI - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/- - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C





Arcata - East

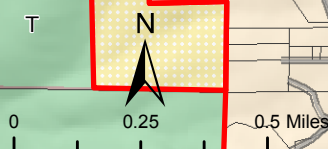
Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

- ALT A
- ALT B
- ALT C



UR/RE5
UR/RE2.5-5
UR/RE1-5

TorTl
T
T

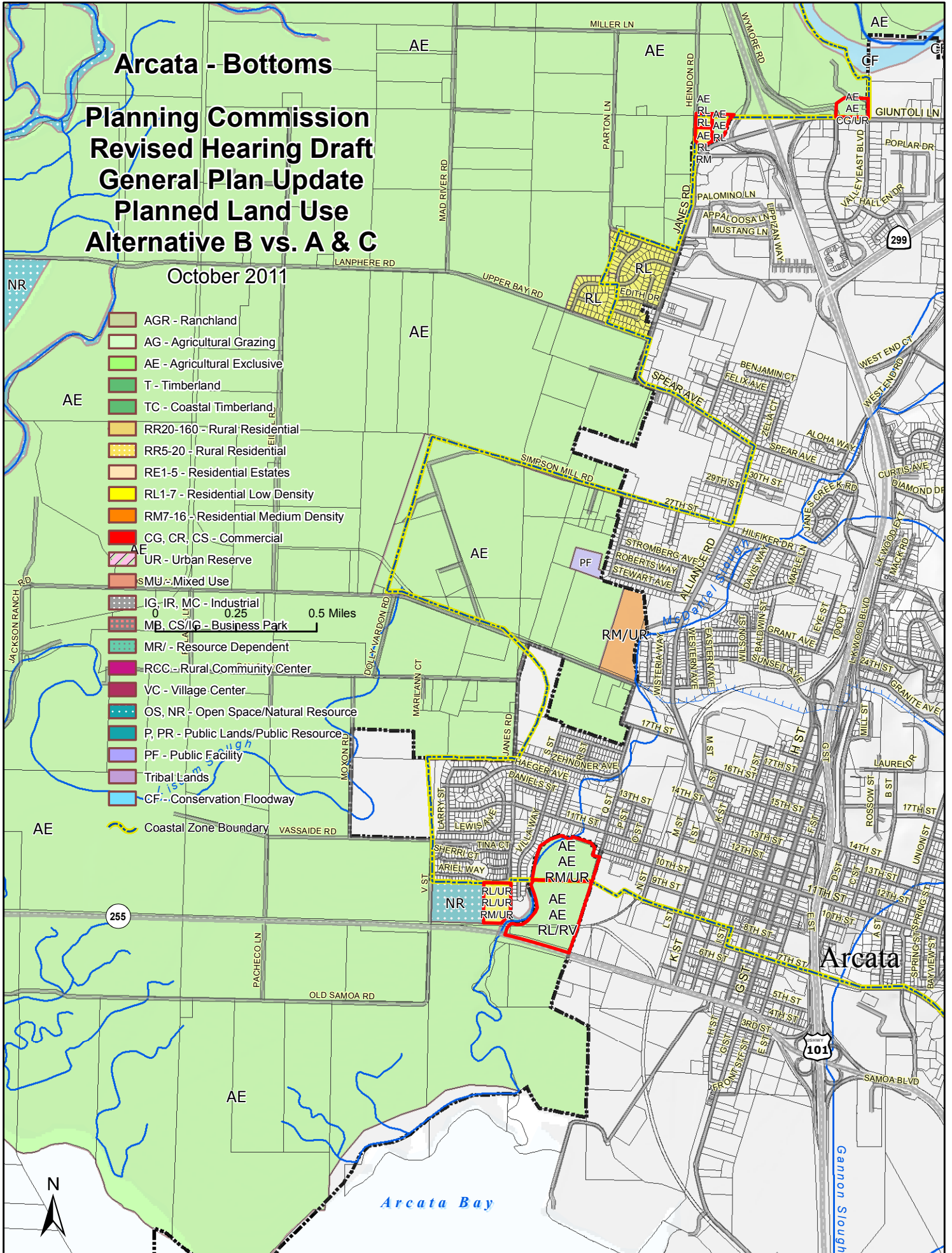
Arcata - Bottoms

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- sMU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary

0.5 Miles



Arcata

Arcata Bay

Gannon Slough

McKinleyville

Planning Commission

Revised Hearing Draft

General Plan Update

Planned Land Use

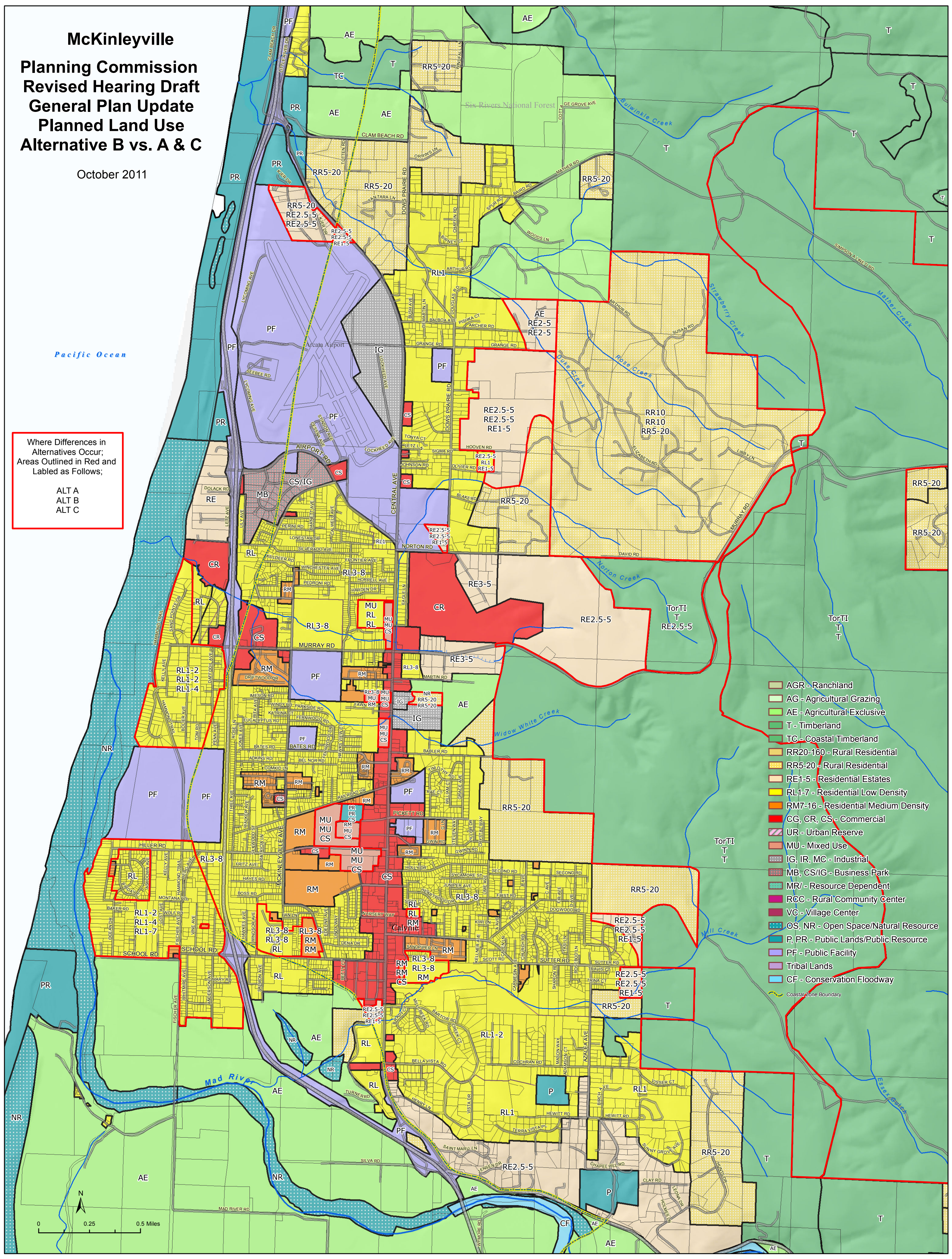
Alternative B vs. A & C

October 2011

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows:

ALT A
ALT B
ALT C

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR - Resource Dependent
- RCC - Rural Community Center
- VG - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary



Willow Creek - North

Planning Commission

Revised Hearing Draft

General Plan Update

Planned Land Use

Alternative B vs. A & C

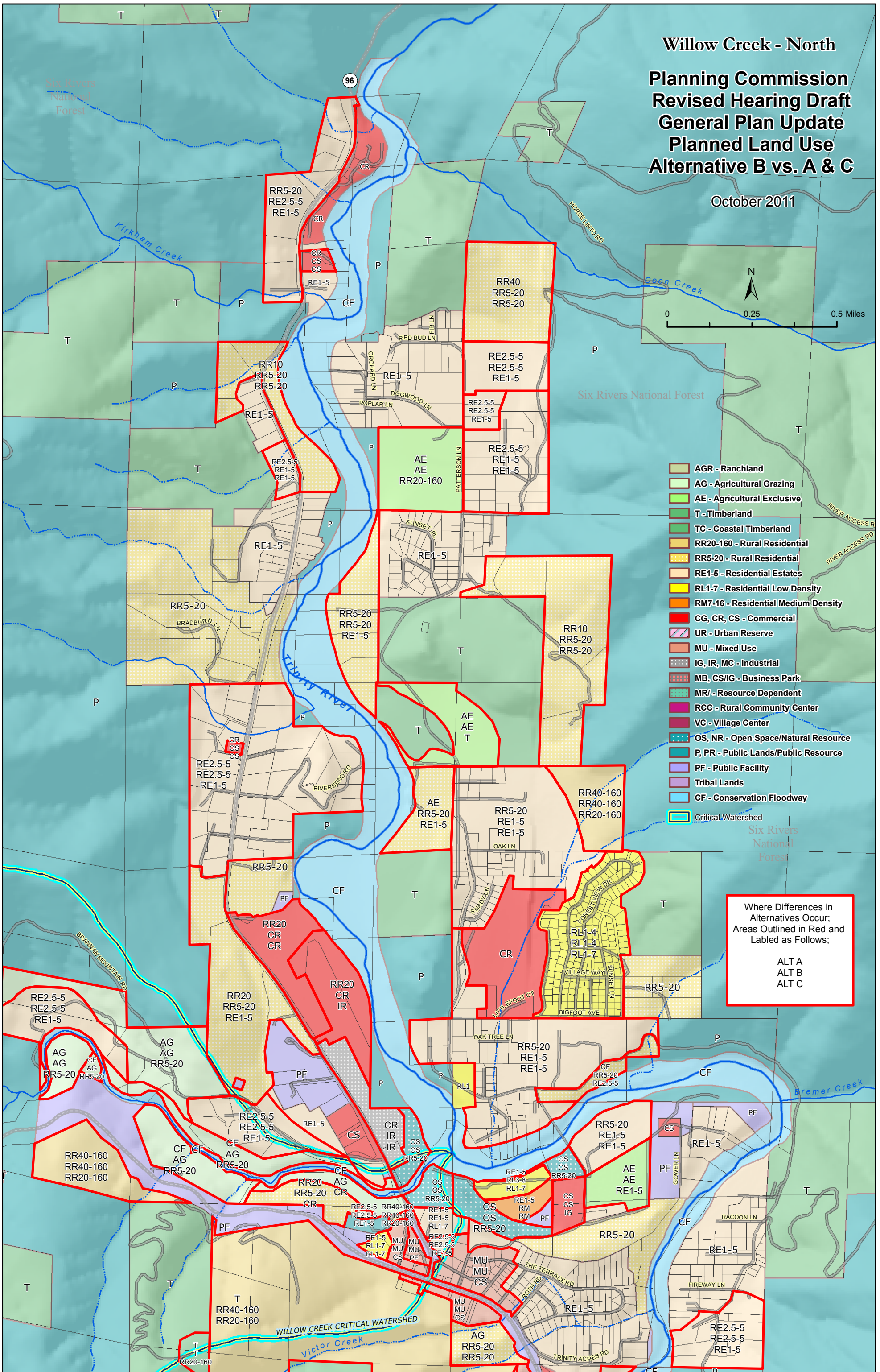
October 2011



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Critical Watershed

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT A
ALT B
ALT C



Orick

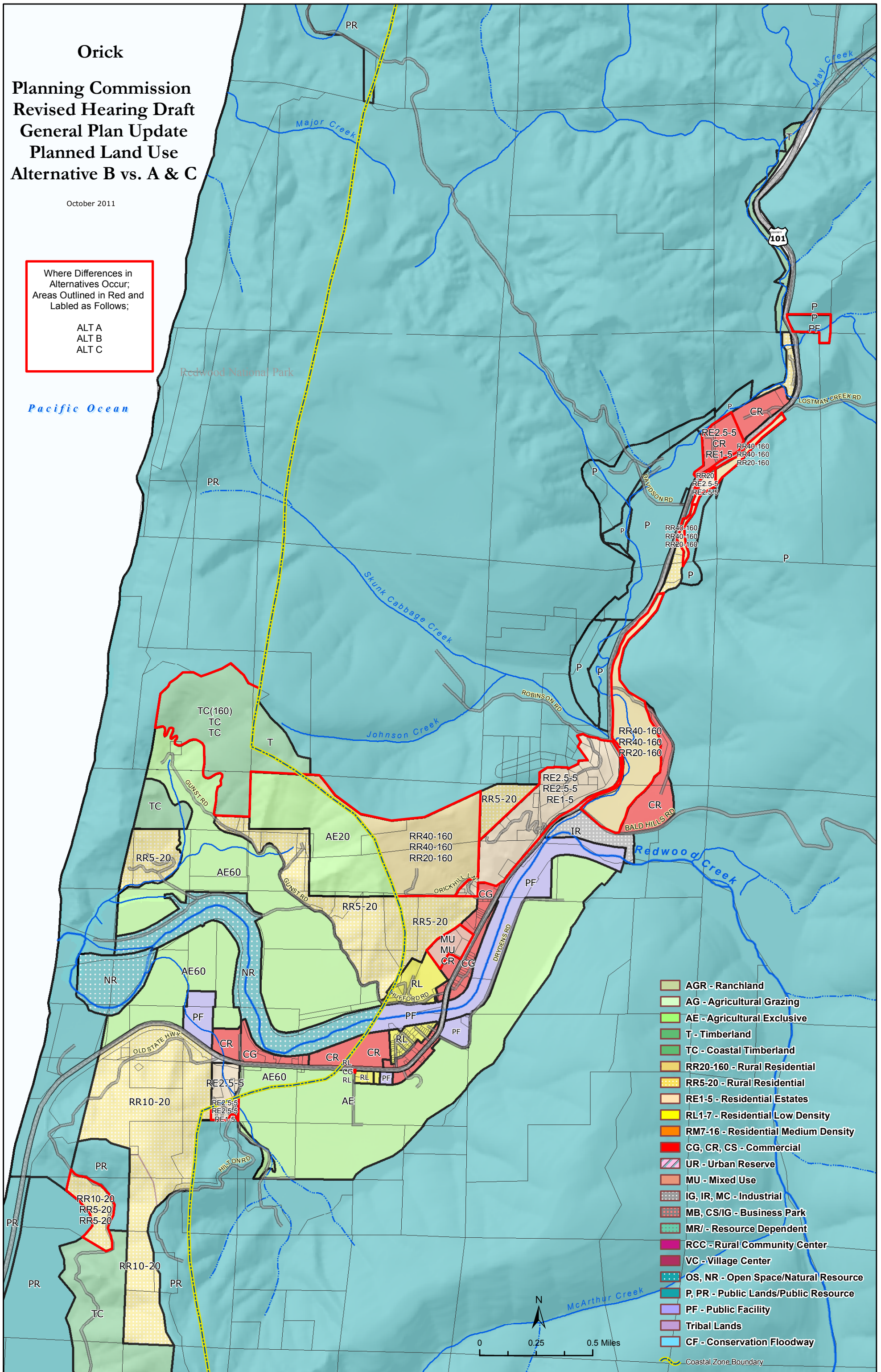
Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

October 2011

Where Differences in Alternatives Occur;
Areas Outlined in Red and Labeled as Follows;

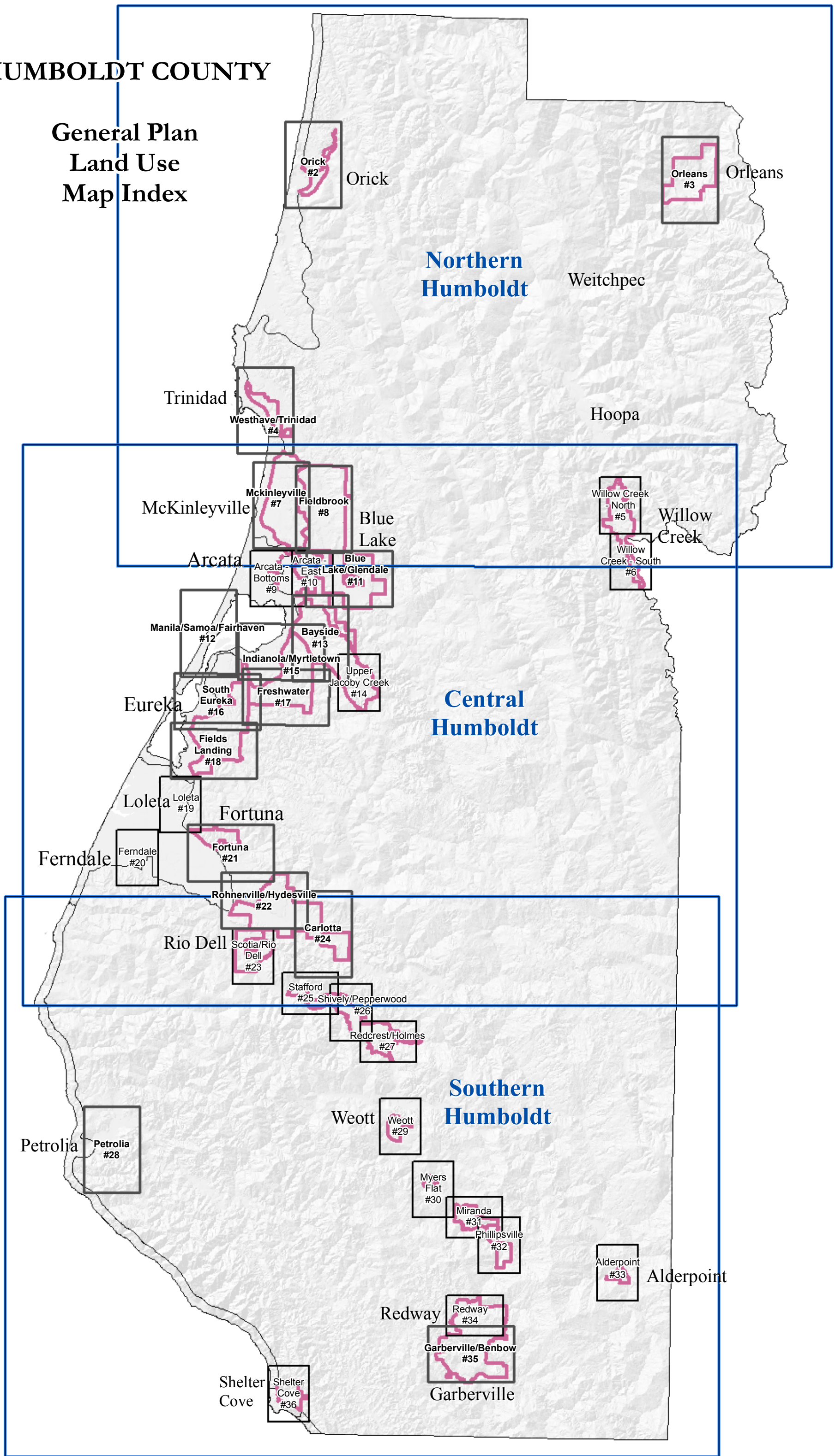
ALT A
ALT B
ALT C

Pacific Ocean



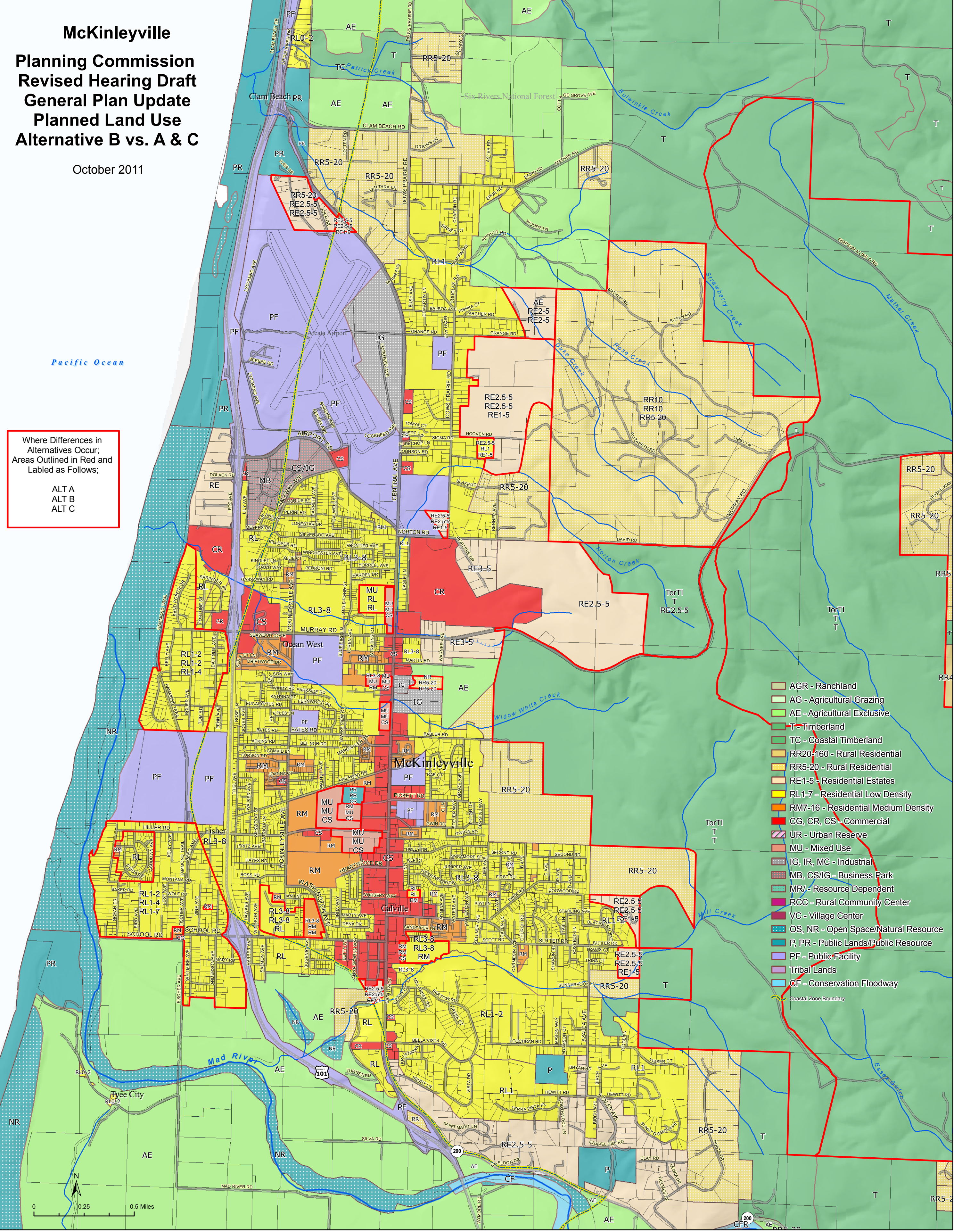
HUMBOLDT COUNTY

General Plan Land Use Map Index



McKinleyville Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative B vs. A & C

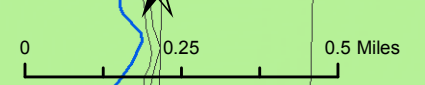
October 2011



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows:

ALT A
ALT B
ALT C

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary



Southern Humboldt

Planning Commission Revised Hearing Draft General Plan Update

Planned Land Use Alternative B vs. A & C

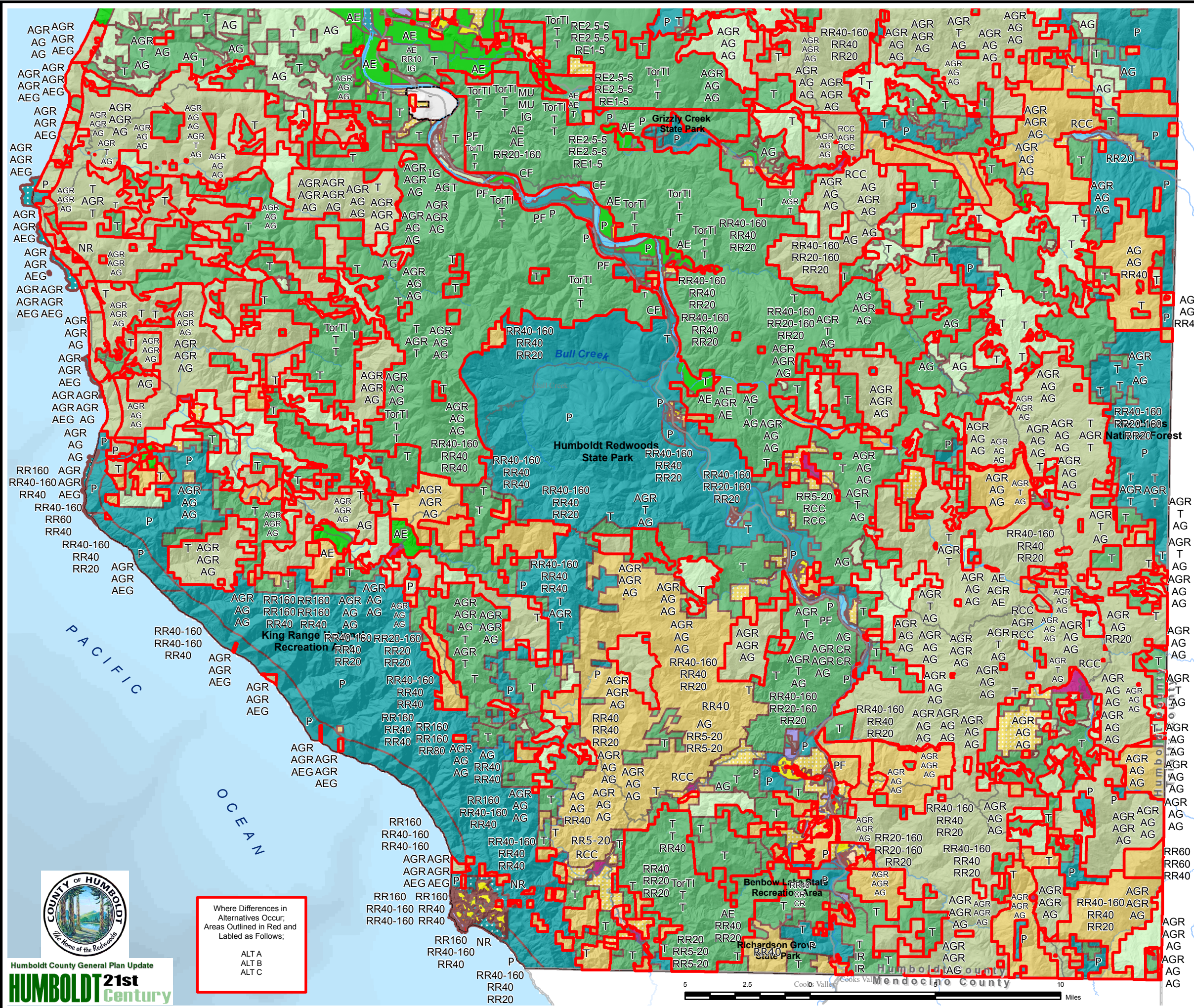
Legend

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- Tribal Lands
- CF - Conservation Floodway

This map is intended for planning purposes only and should not be used for precise measurement or legal boundary delineation. Original map size is 17"x11".

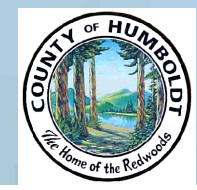
Map produced by Humboldt County Community Development Services, October 2011.

ArcMap 9.3.1 Document: h:\gis\l\aprs\3sheets2011\landuse_Southern_ALTvsAC.mxd

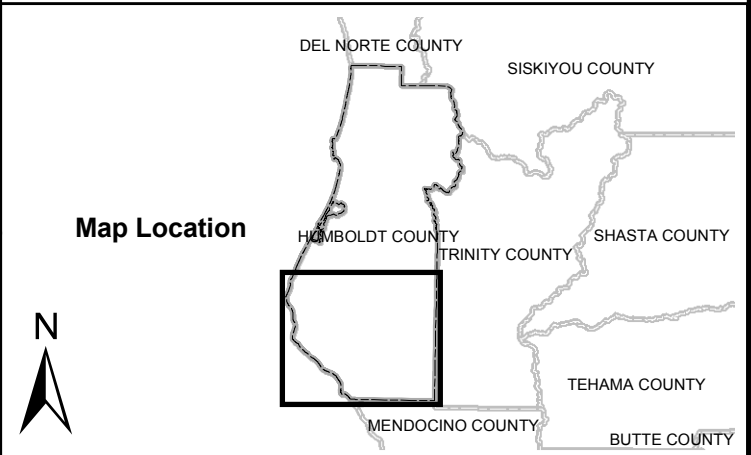


Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

ALT A
ALT B
ALT C



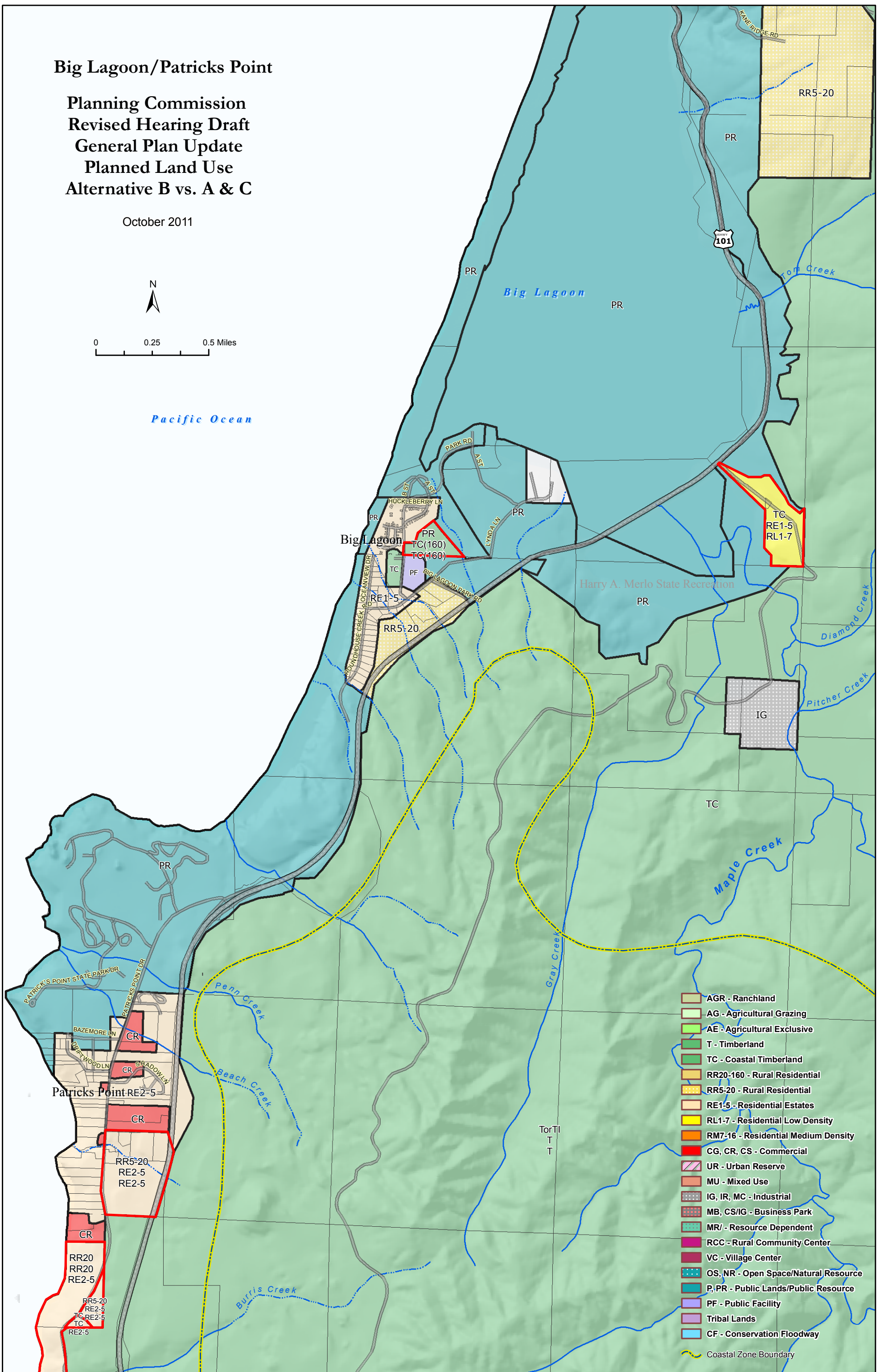
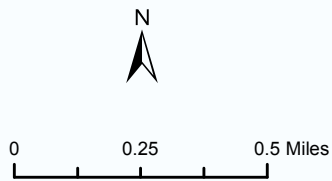
Humboldt County General Plan Update
HUMBOLDT 21st Century



Big Lagoon/Patrick's Point

Planning Commission
 Revised Hearing Draft
 General Plan Update
 Planned Land Use
 Alternative B vs. A & C

October 2011



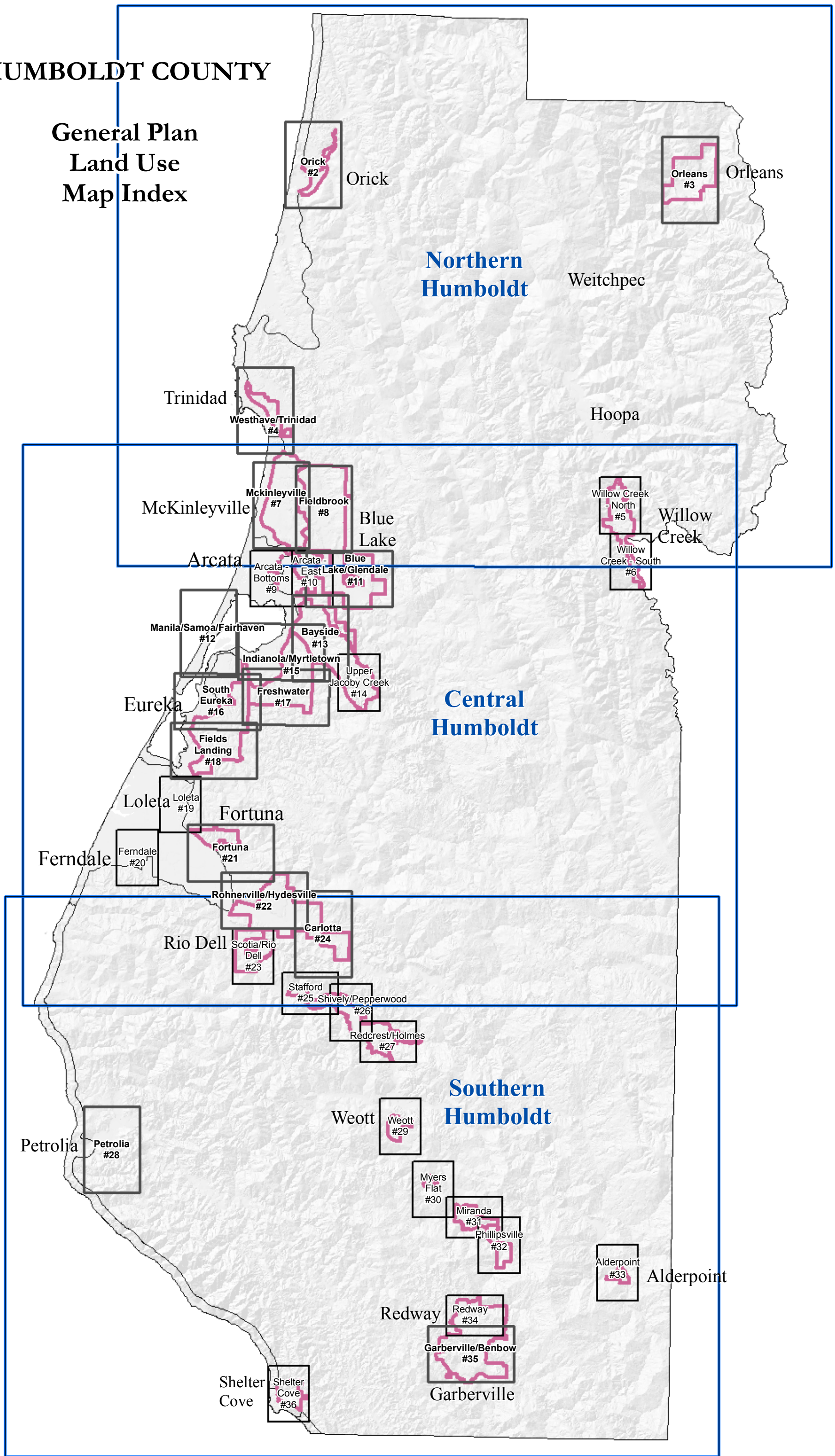
- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway
- Coastal Zone Boundary

Alternative Land Use Maps Comparisons

Alternatives D and PC

HUMBOLDT COUNTY

General Plan Land Use Map Index

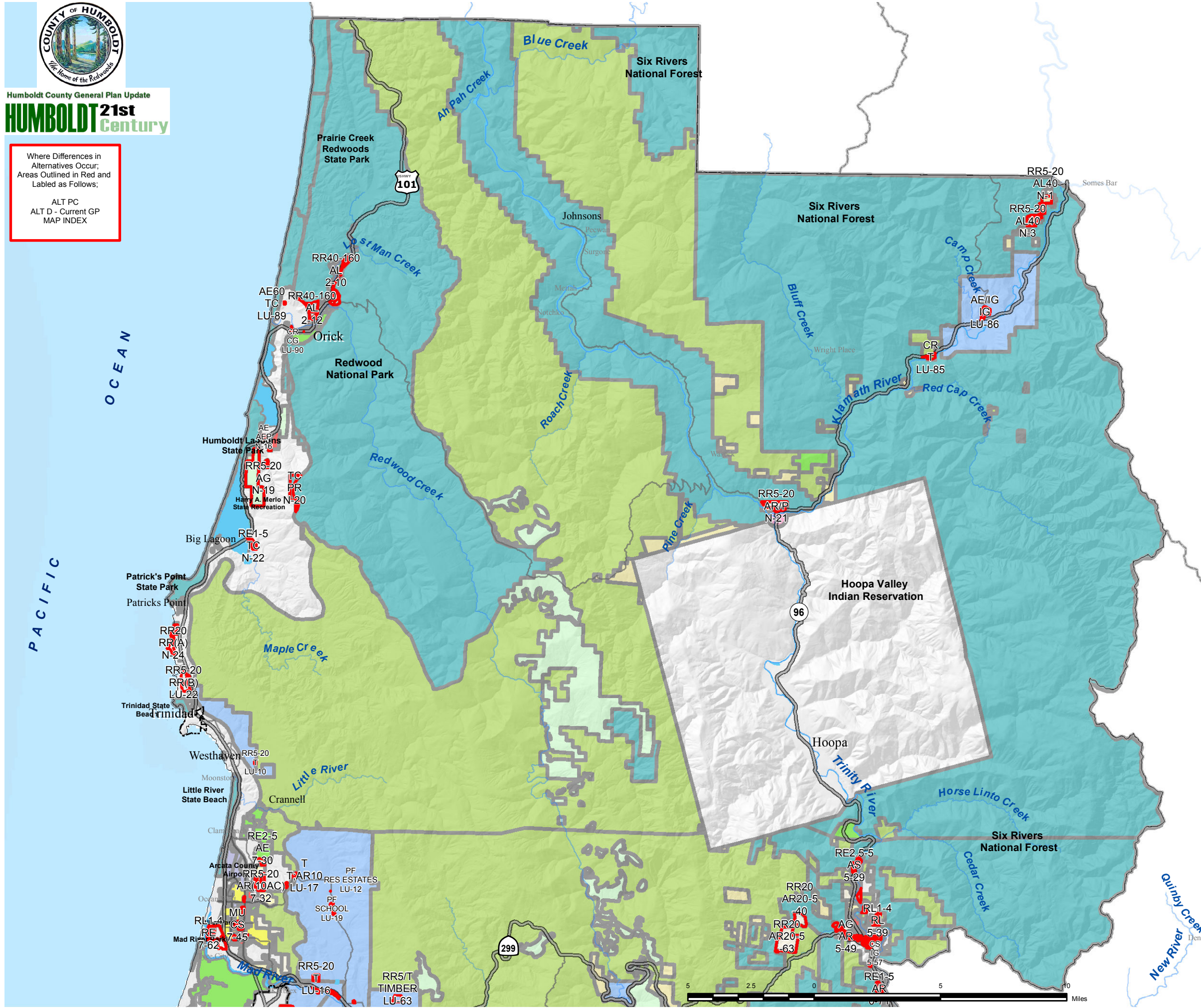




Humboldt County General Plan Update HUMBOLDT 21st Century

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

- ALT PC
- ALT D - Current GP
- MAP INDEX



Northern Humboldt

Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative PC vs. D

Legend

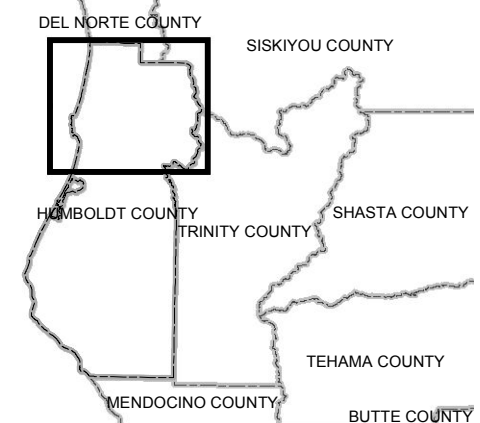
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

This map is intended for planning purposes only and should not be used for precise measurement or legal boundary delineation. Original map size is 17"x11".

Map produced by Humboldt County Community Development Services, March 2012.

ArcMap 10 Document: H:\aprs\3sheets2011\landuse_Northern_ALTPCvsD.mxd

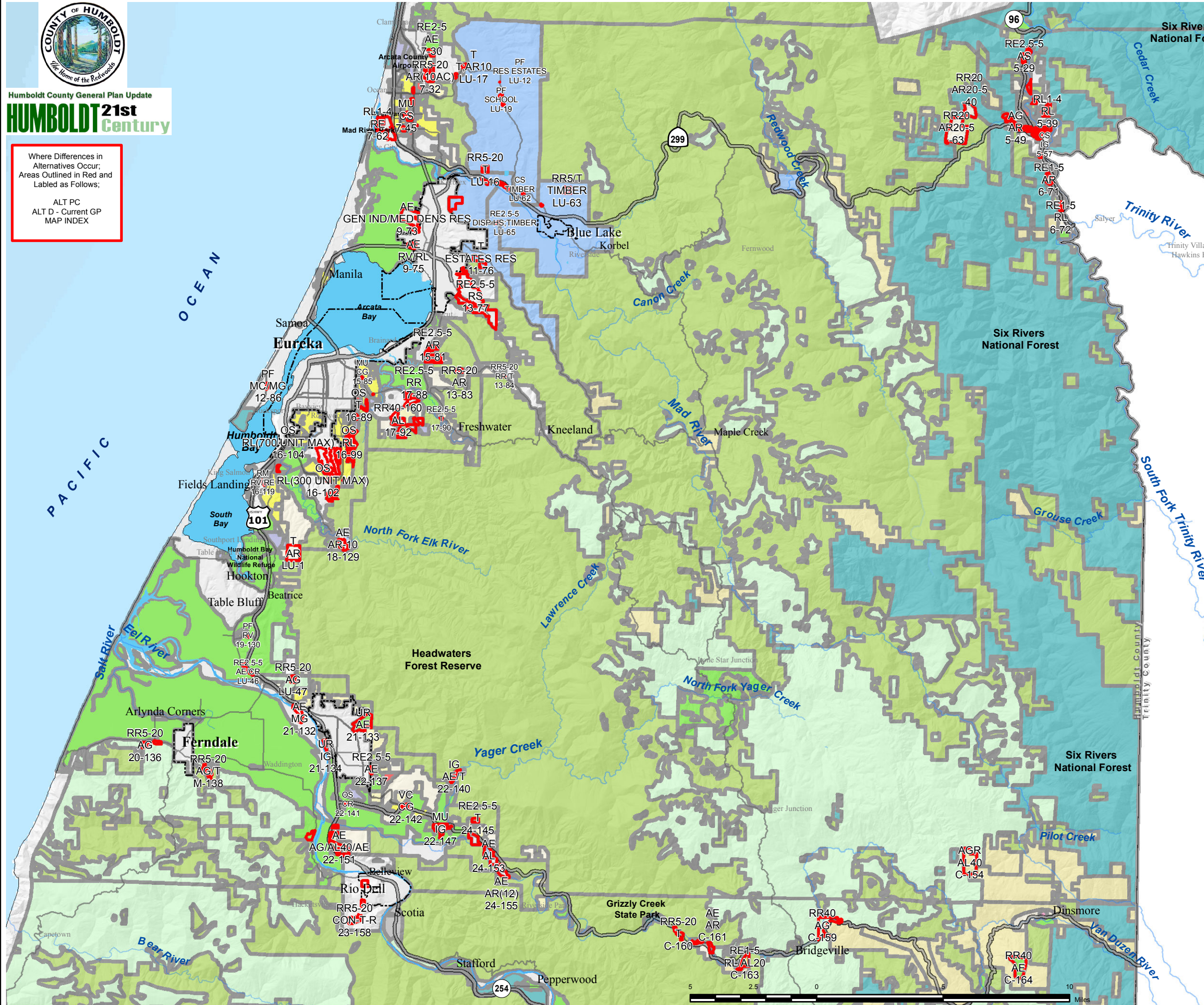
Map Location





Humboldt County General Plan Update HUMBOLDT 21st Century

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:
ALT PC
ALT D - Current GP
MAP INDEX

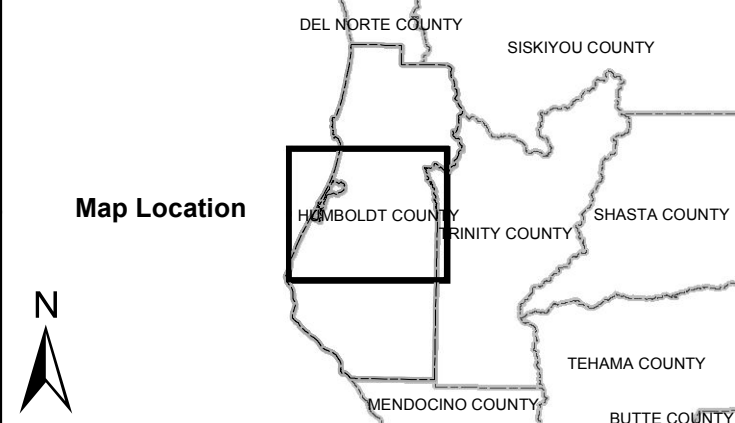


Central Humboldt Planning Commission Revised Hearing Draft General Plan Update Planned Land Use Alternative PC vs. D

Legend

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

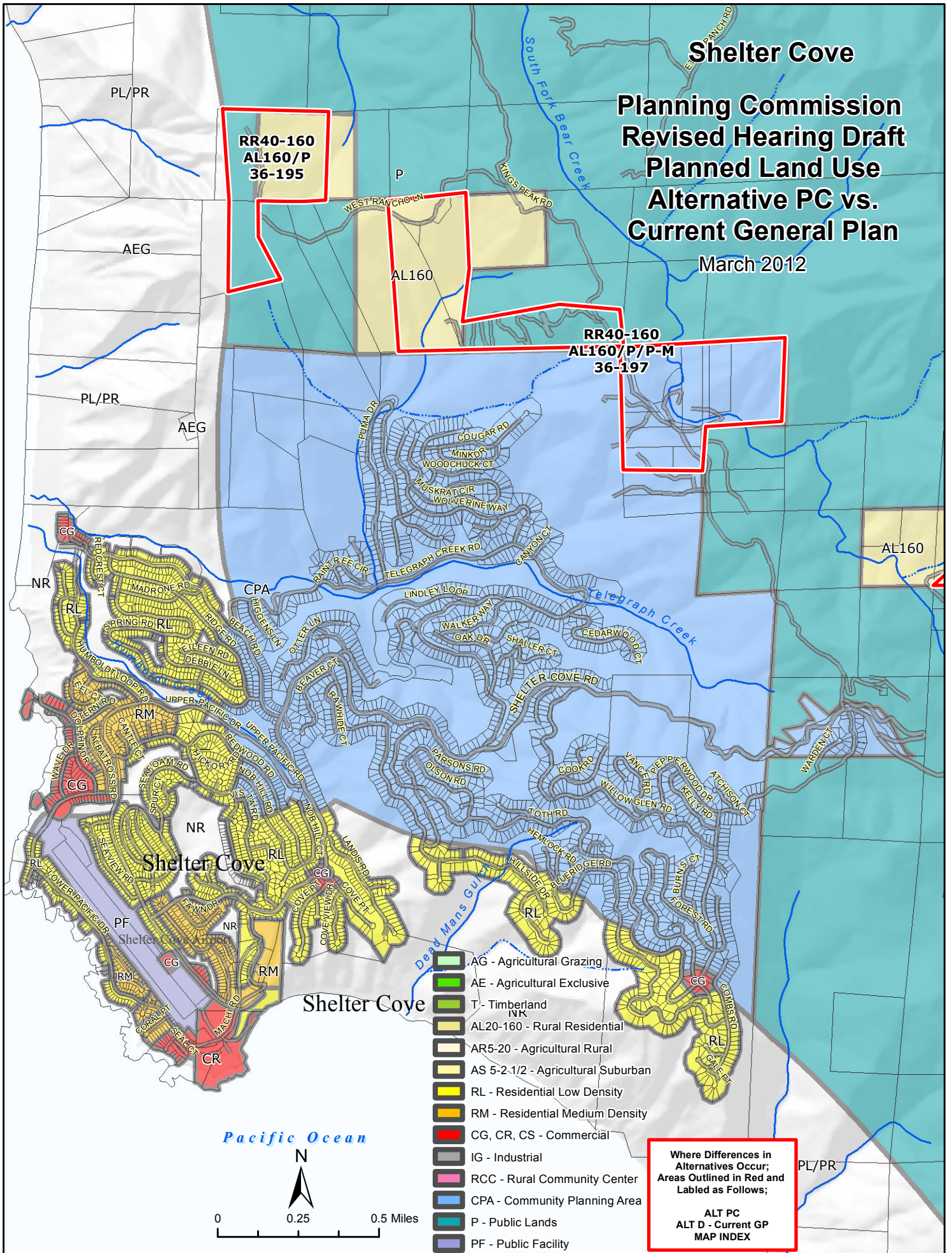
This map is intended for planning purposes only and should not be used for precise measurement or legal boundary delineation. Original map size is 17"X11".
Map produced by Humboldt County Community Development Services, March 2012.
ArcMap 10 Document: h:\aprs\3sheets2011landuse_Central_ALTPCvsD.mxd



Shelter Cove

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



RR40-160
AL160/P
36-195

AL160

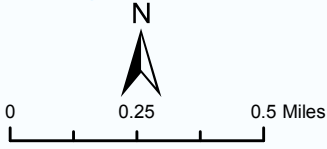
RR40-160
AL160/P/P-M
36-197

AL160

Shelter Cove

Shelter Cove

Pacific Ocean



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2-1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

**Garberville / Benbow
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan**

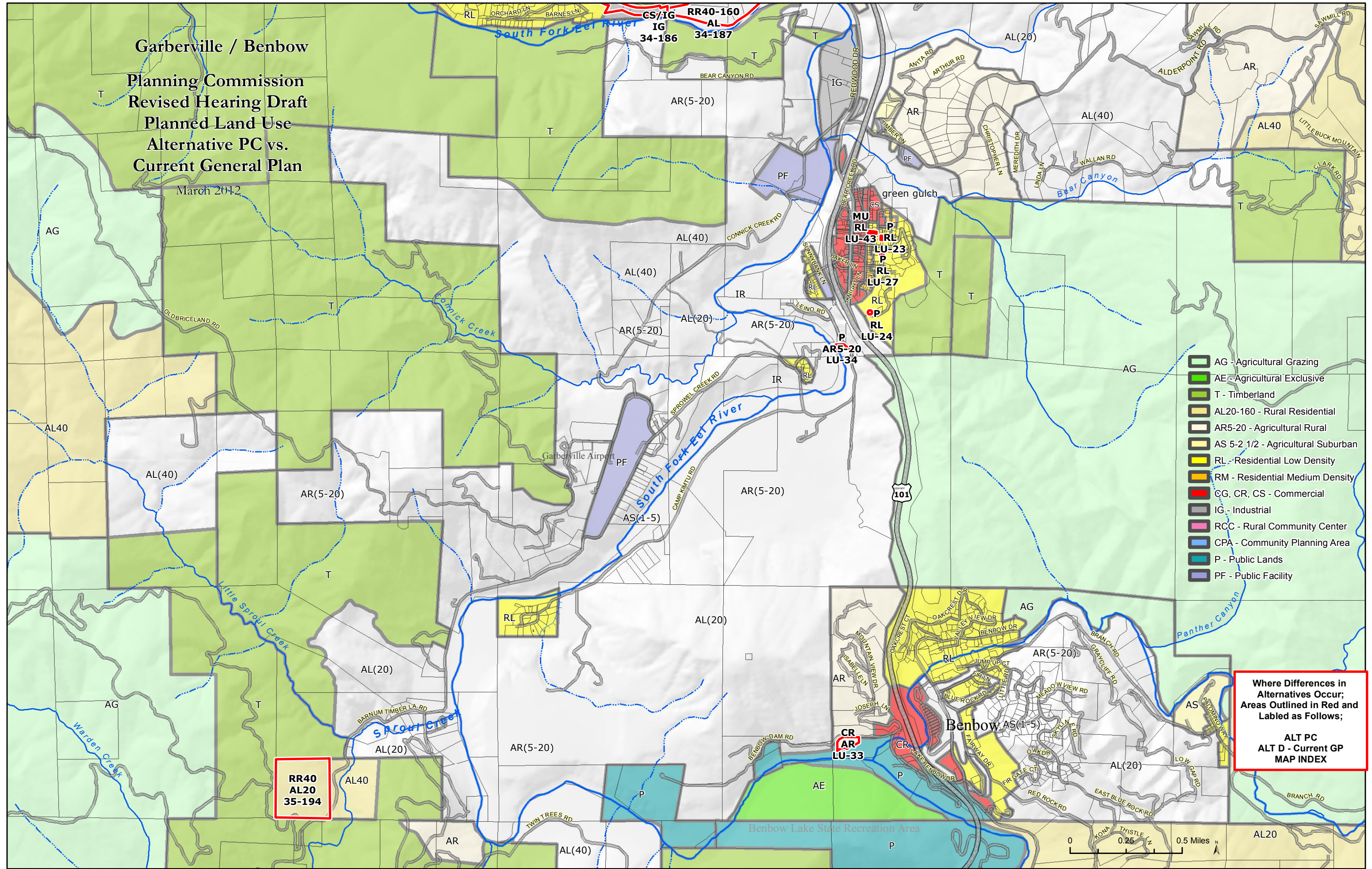
March 2012

**RR40
AL20
35-194**

**Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;**

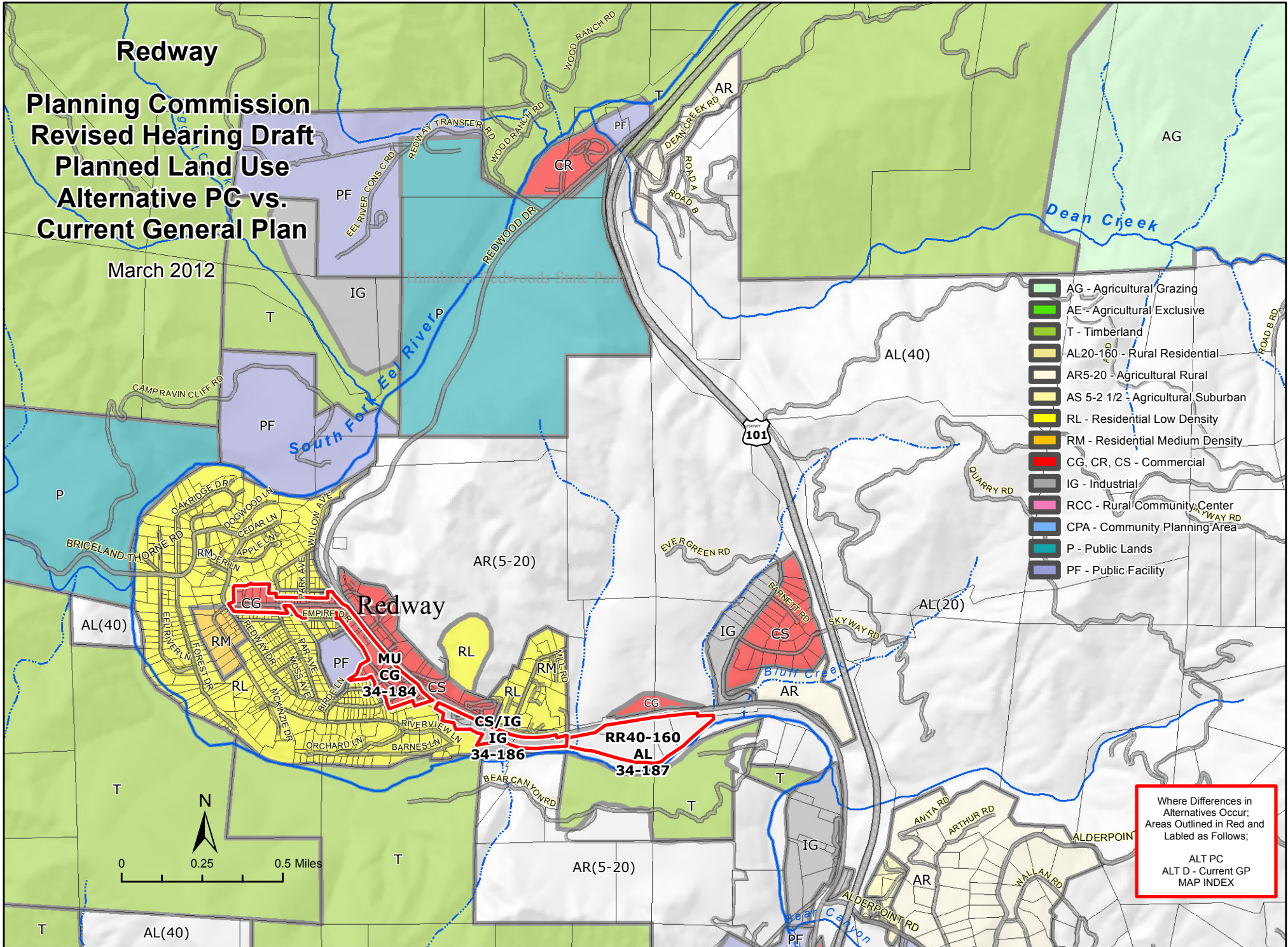
**ALT PC
ALT D - Current GP
MAP INDEX**

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



Redway Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

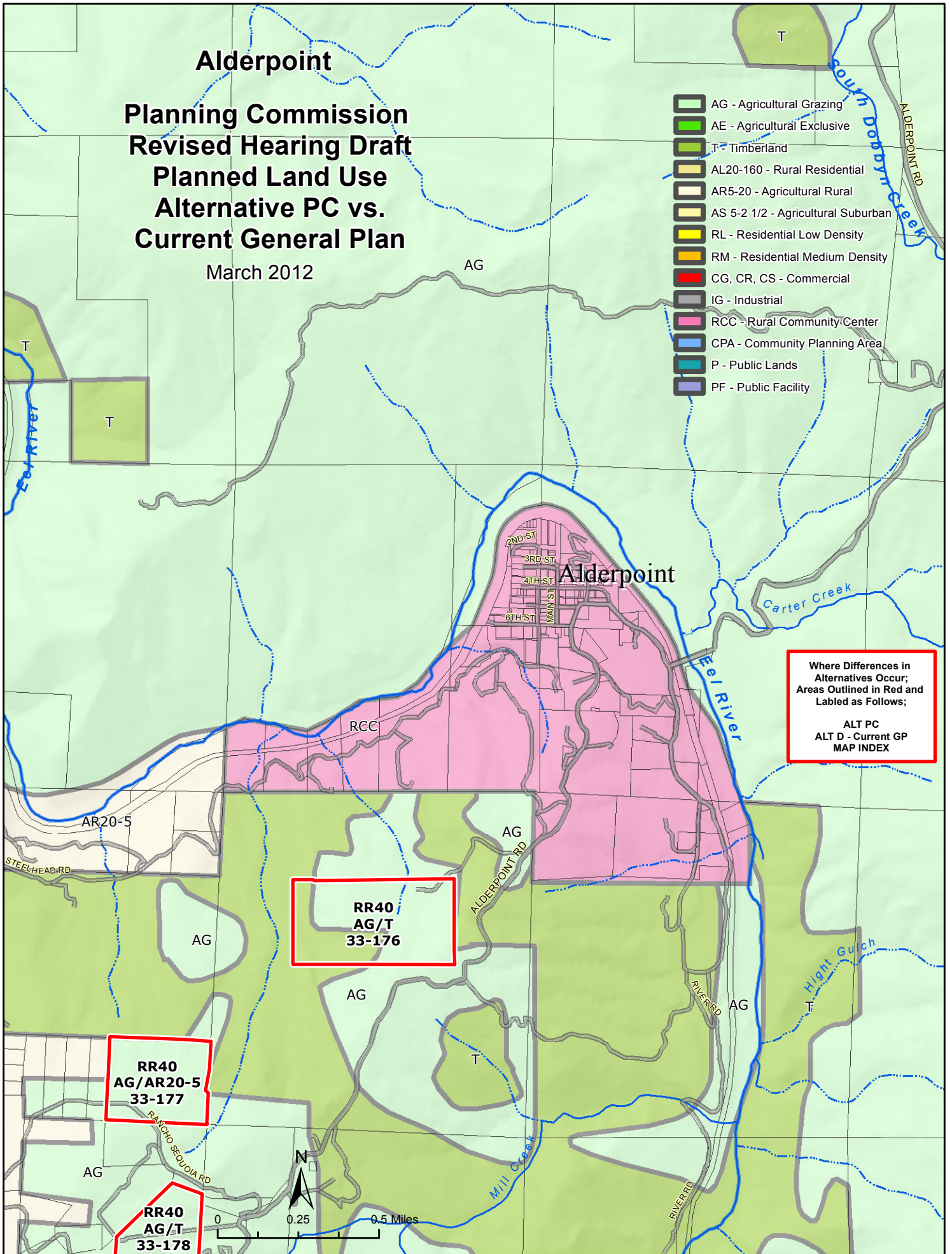
ALT PC
ALT D - Current GP
MAP INDEX

Alderpoint

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community/Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

**RR40
AG/T
33-176**

**RR40
AG/AR20-5
33-177**

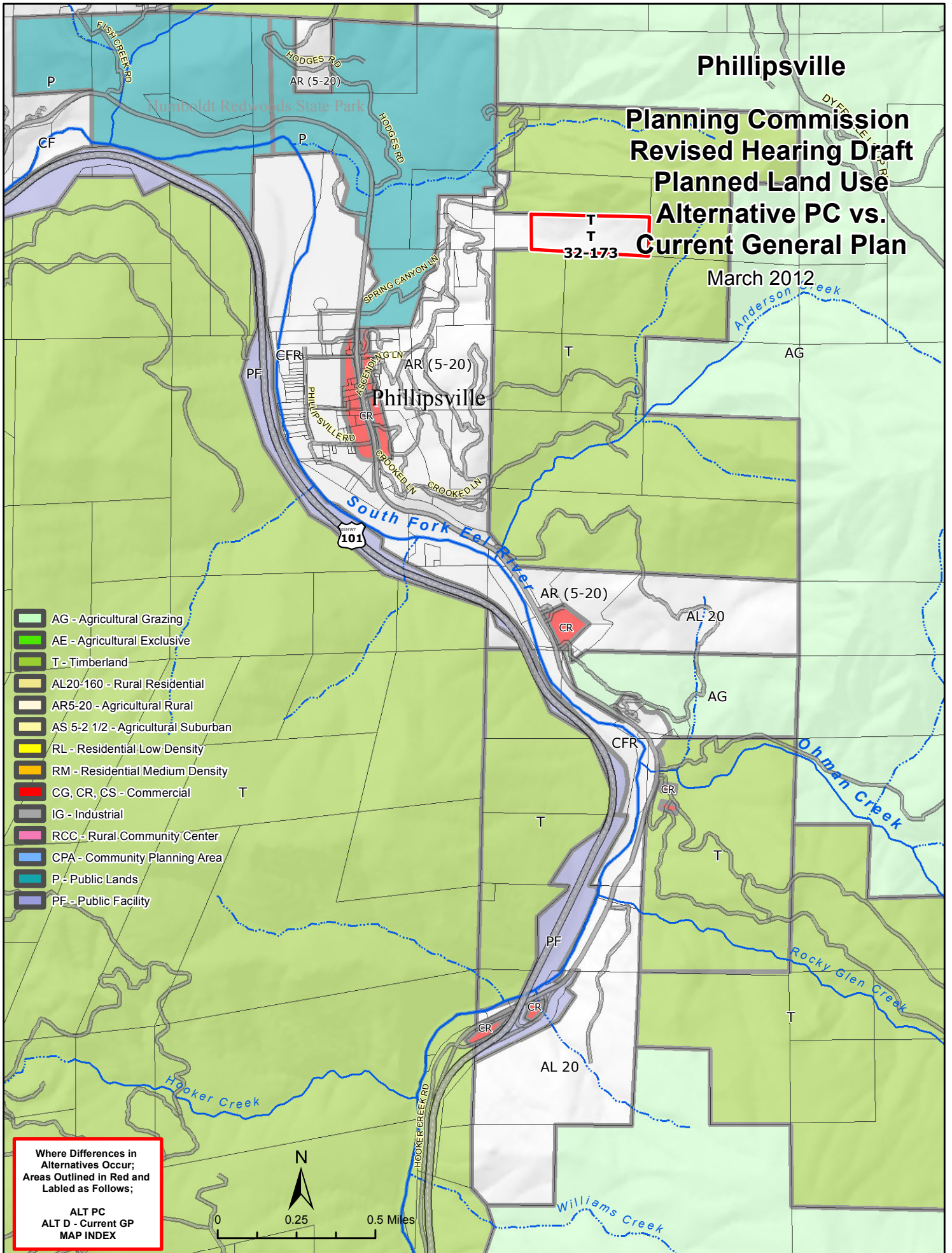
**RR40
AG/T
33-178**

Phillipsville

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012

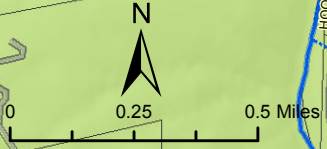
T
T
32-173



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

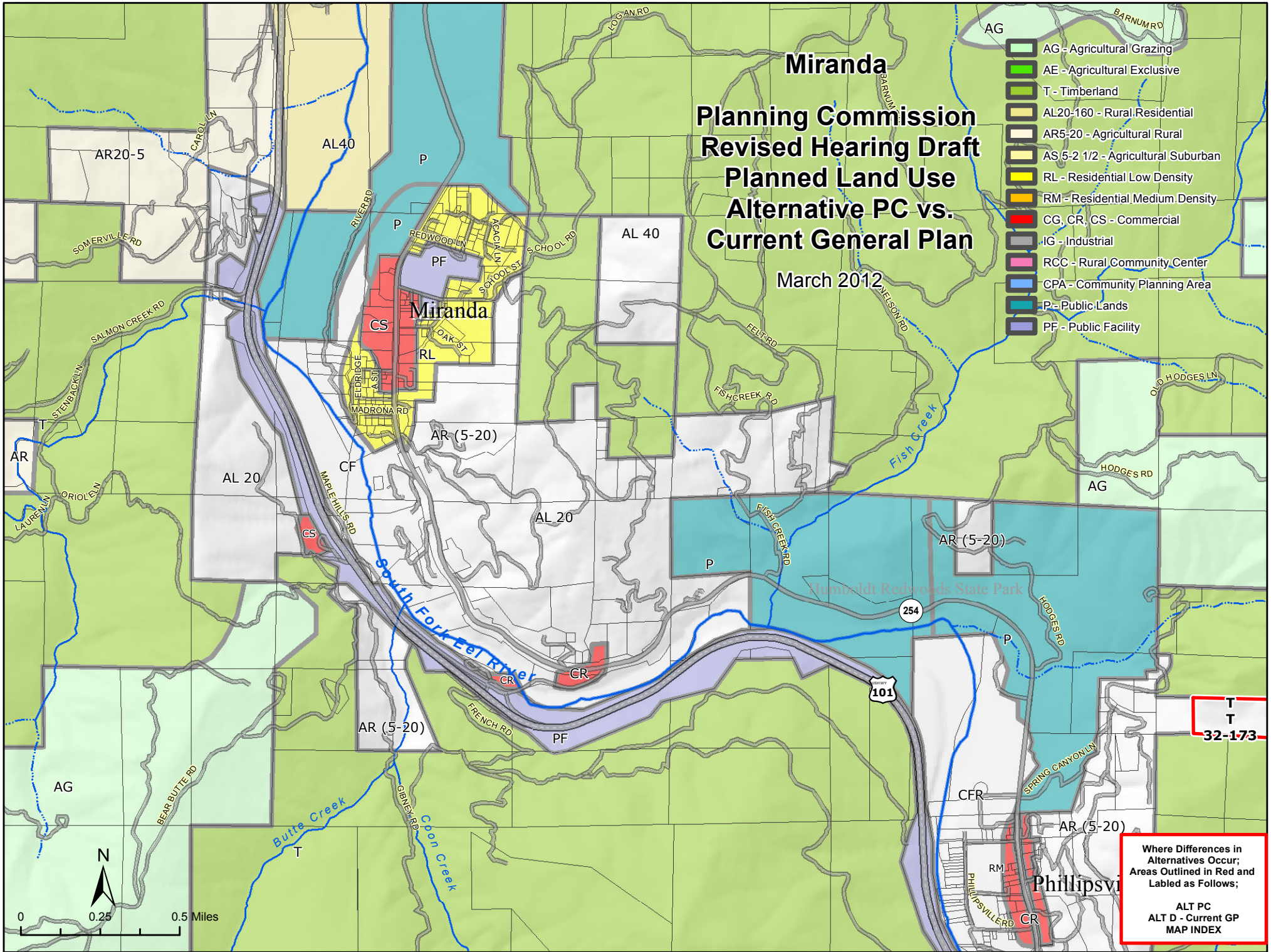


Miranda

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

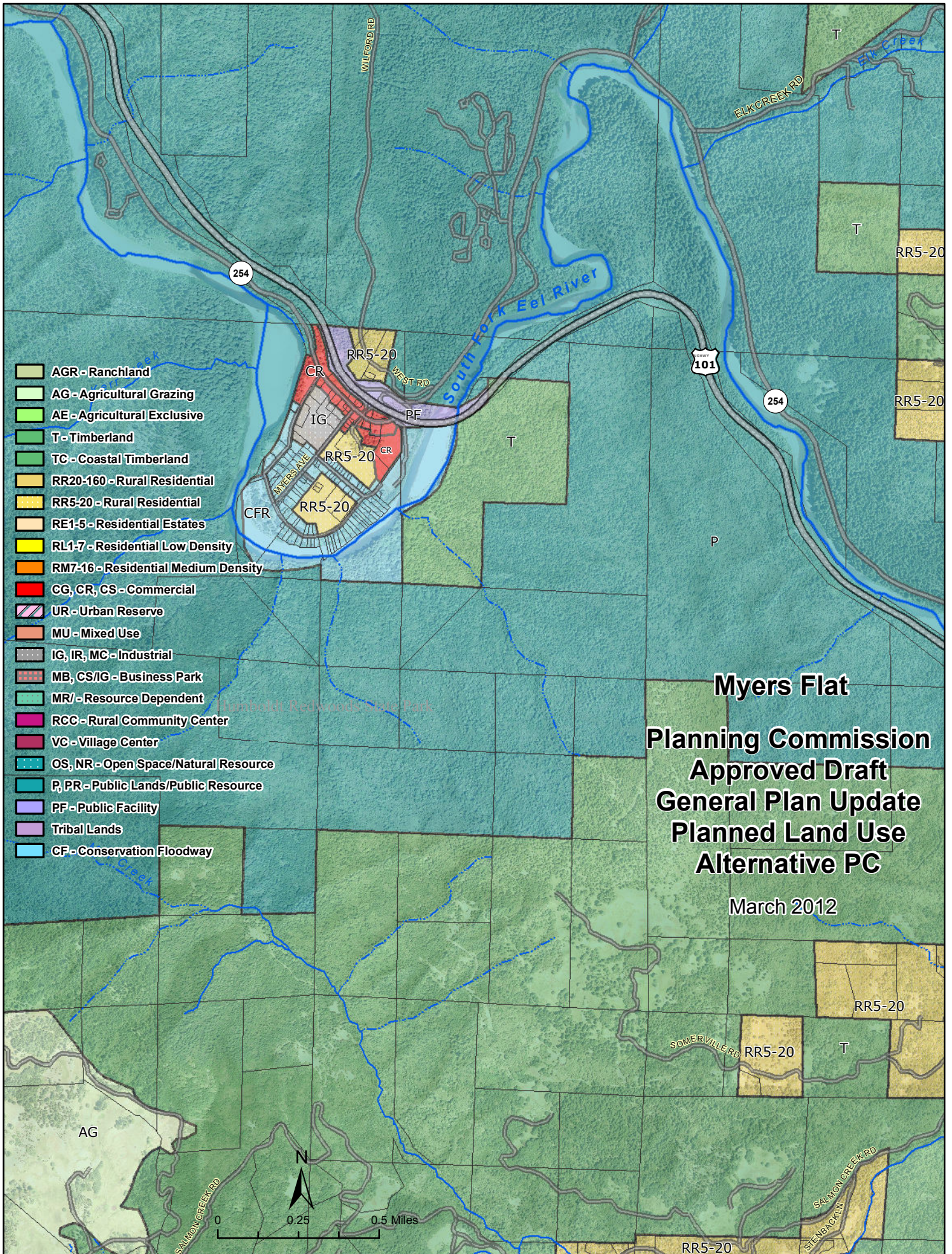
March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

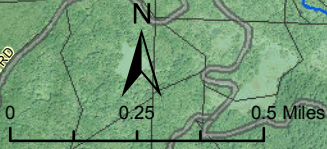
ALT PC
ALT D - Current GP
MAP INDEX



- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

Myers Flat
Planning Commission
Approved Draft
General Plan Update
Planned Land Use
Alternative PC

March 2012

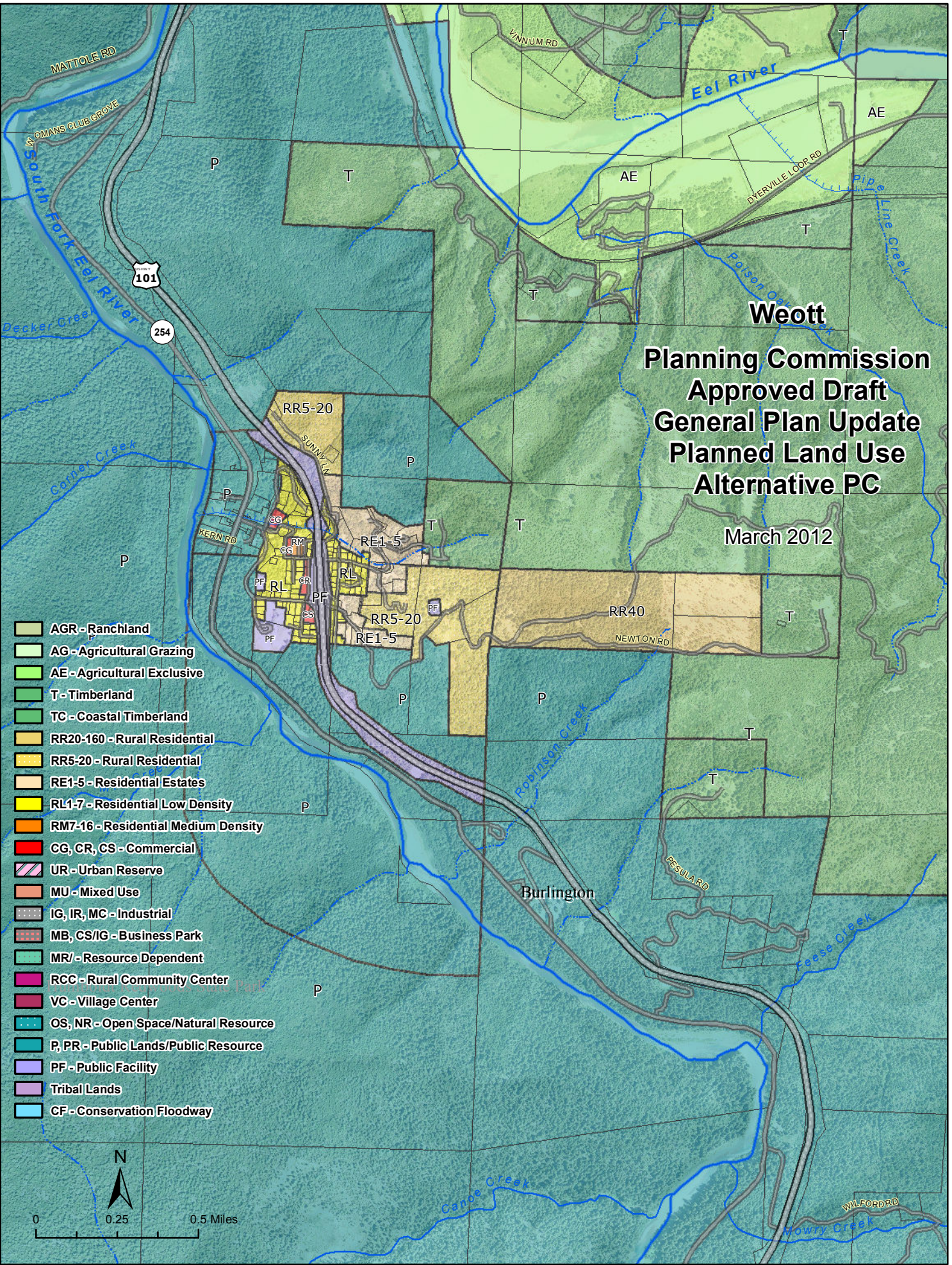
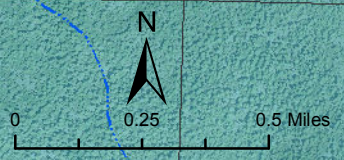


Weott

Planning Commission Approved Draft General Plan Update Planned Land Use Alternative PC

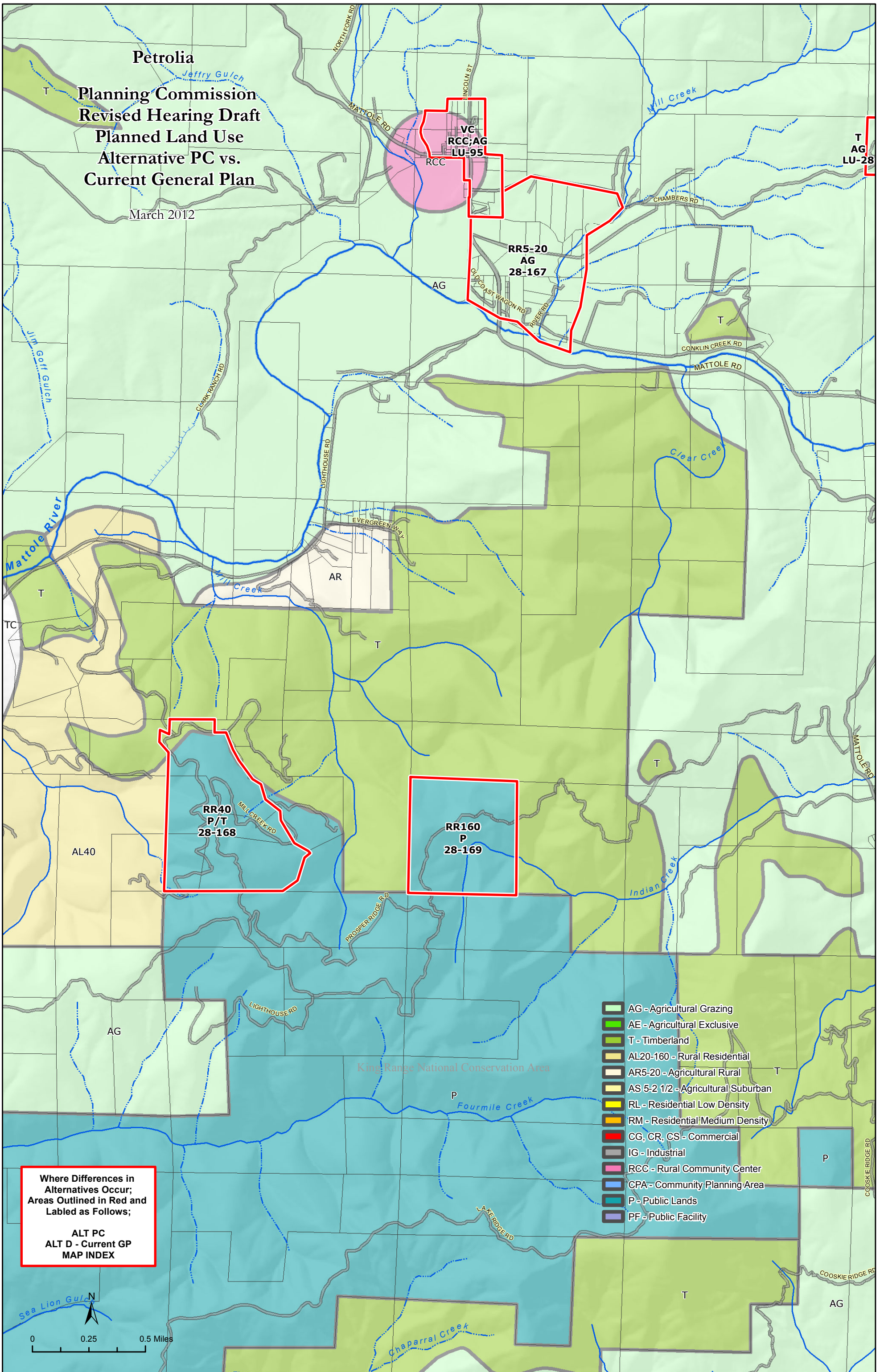
March 2012

- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway



Petrolia
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

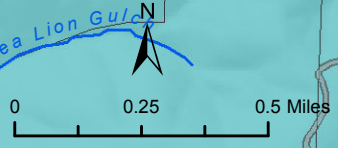
March 2012



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

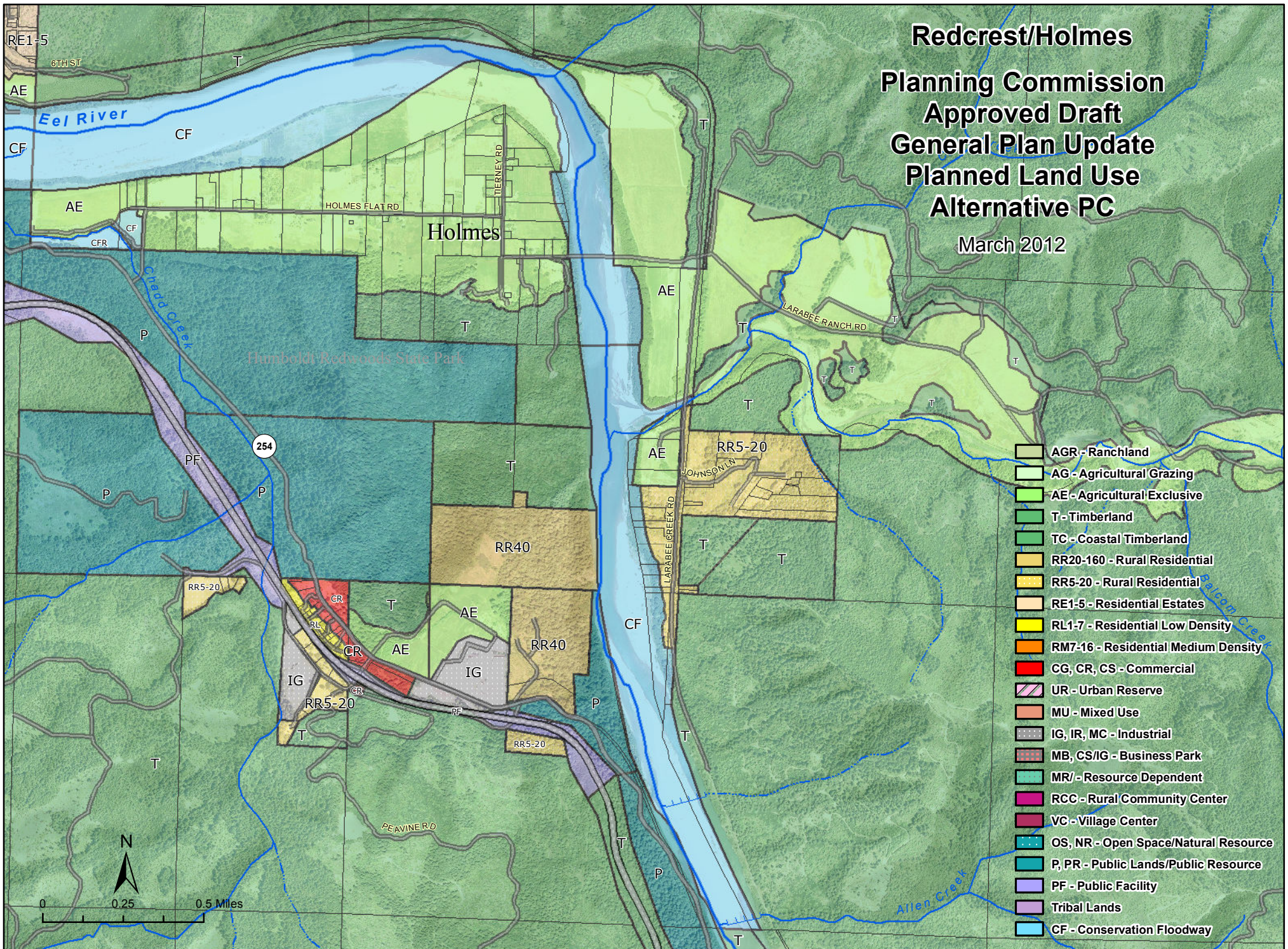
ALT PC
ALT D - Current GP
MAP INDEX

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

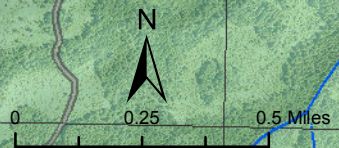


Redcrest/Holmes Planning Commission Approved Draft General Plan Update Planned Land Use Alternative PC

March 2012



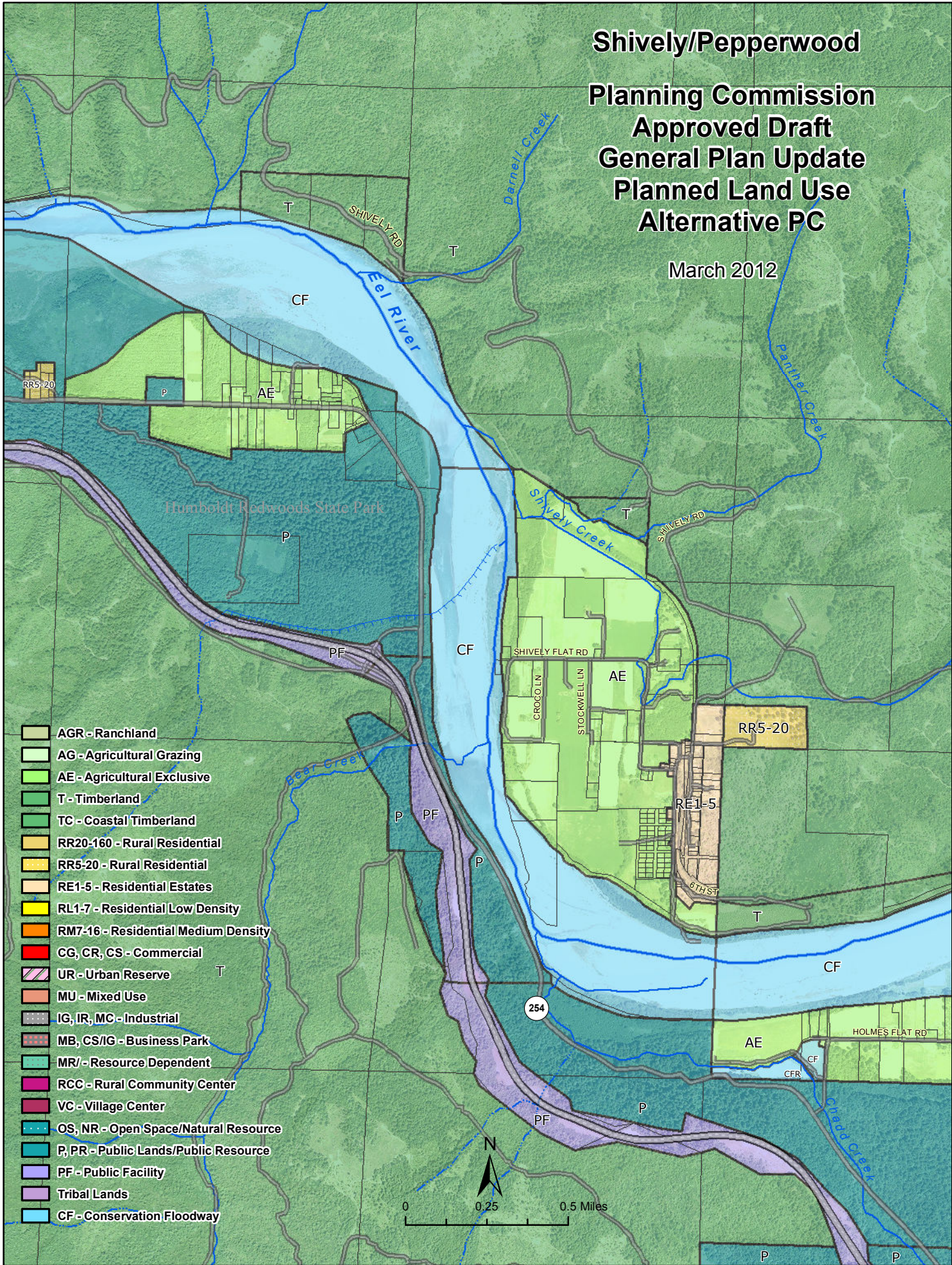
- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway



Shively/Pepperwood

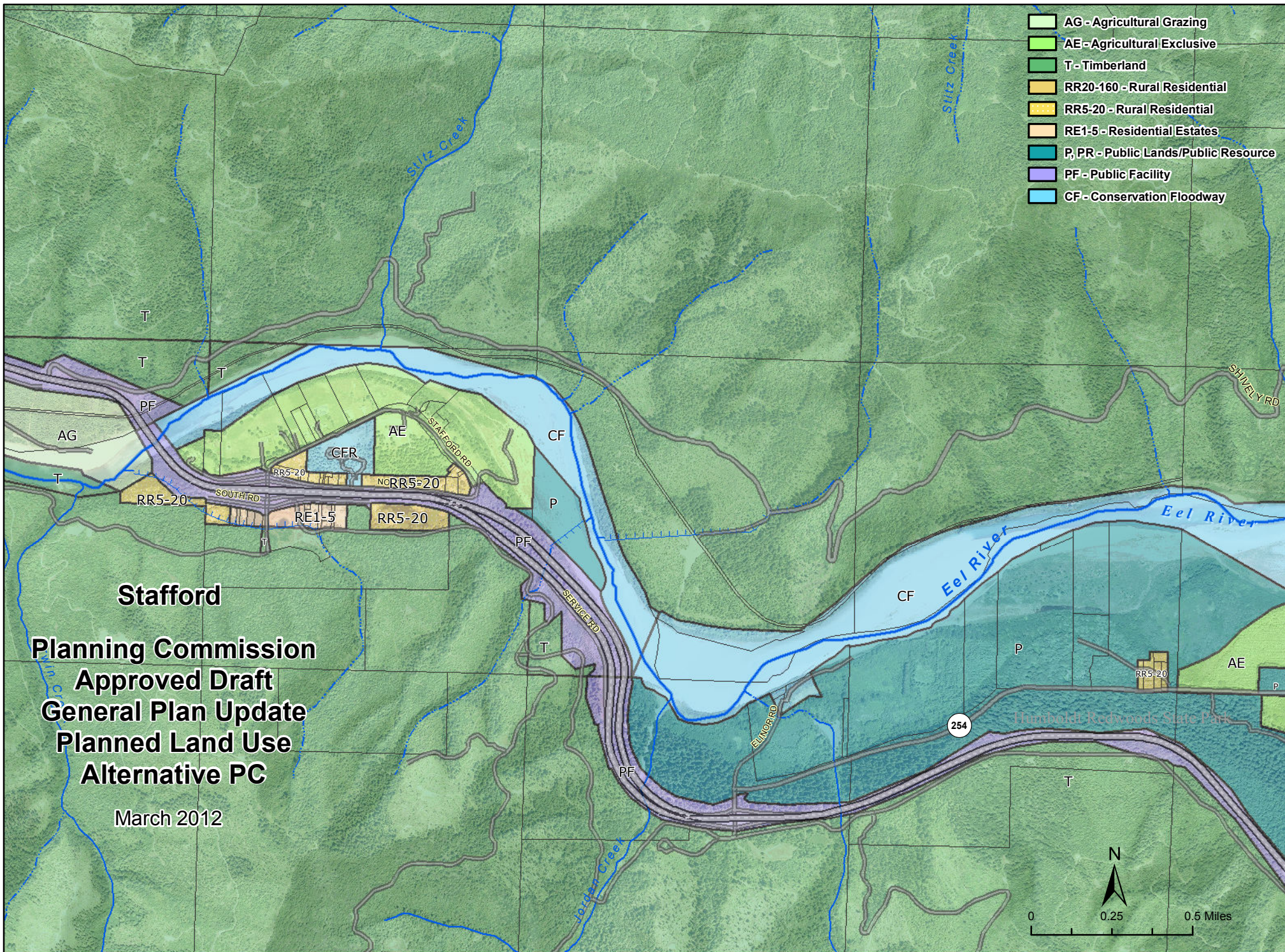
Planning Commission Approved Draft General Plan Update Planned Land Use Alternative PC

March 2012



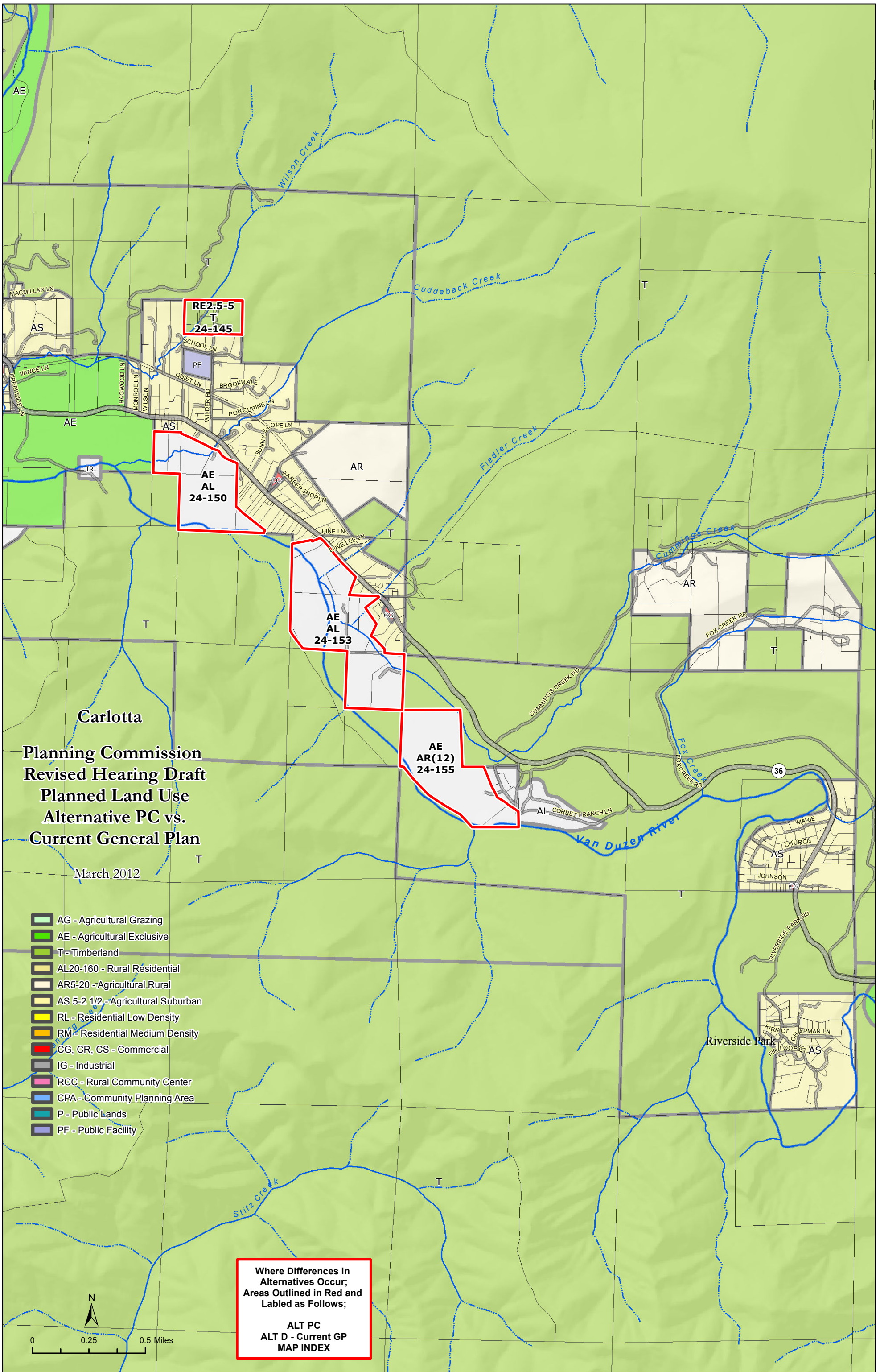
- AGR - Ranchland
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- RR20-160 - Rural Residential
- RR5-20 - Rural Residential
- RE1-5 - Residential Estates
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- CF - Conservation Floodway



Stafford
Planning Commission
Approved Draft
General Plan Update
Planned Land Use
Alternative PC

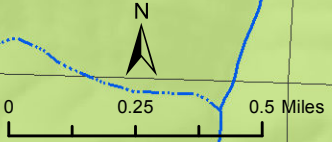
March 2012



**Carlotta
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan**

March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



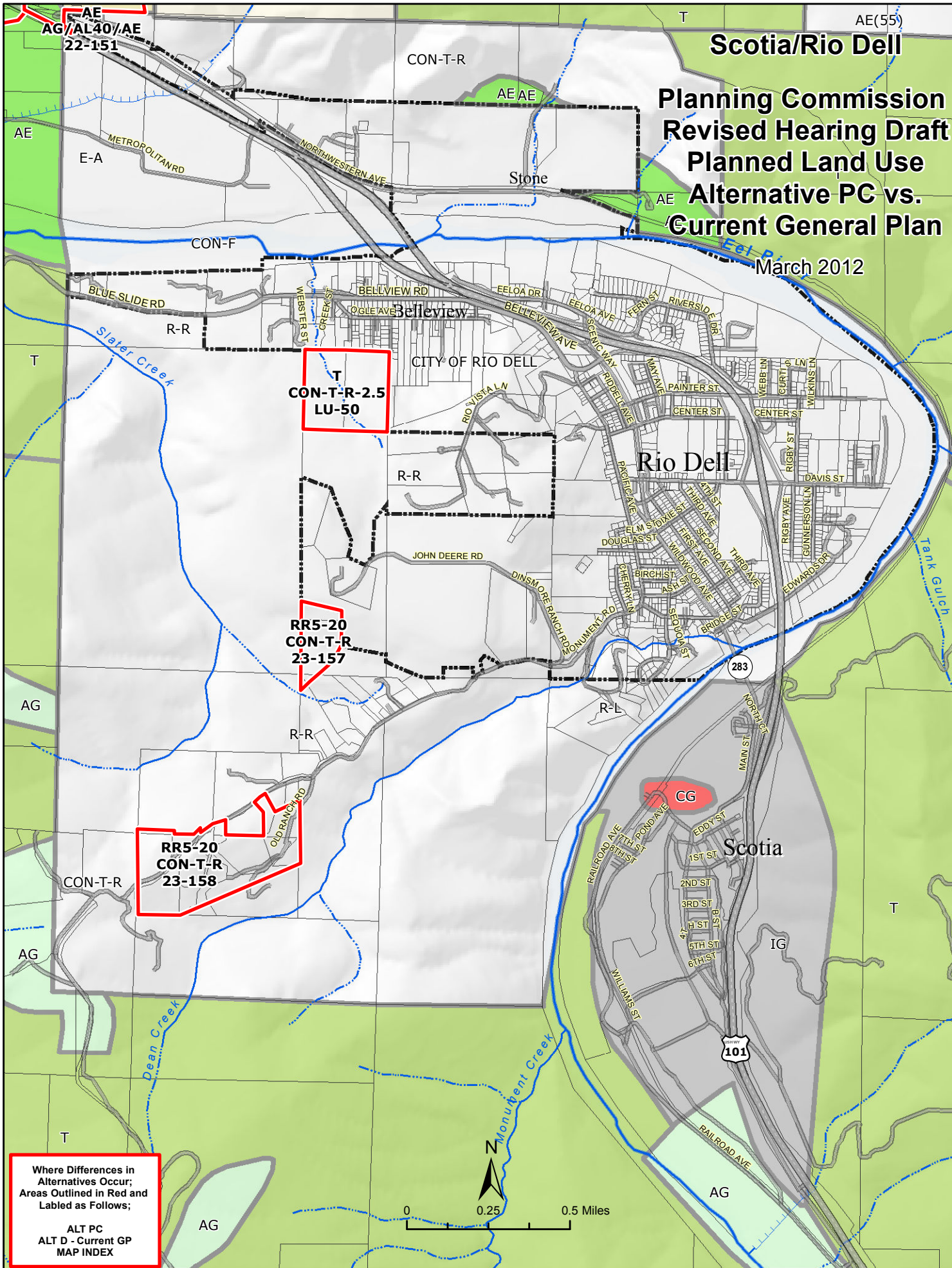
**Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;**

**ALT PC
ALT D - Current GP
MAP INDEX**

Scotia/Rio Dell

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



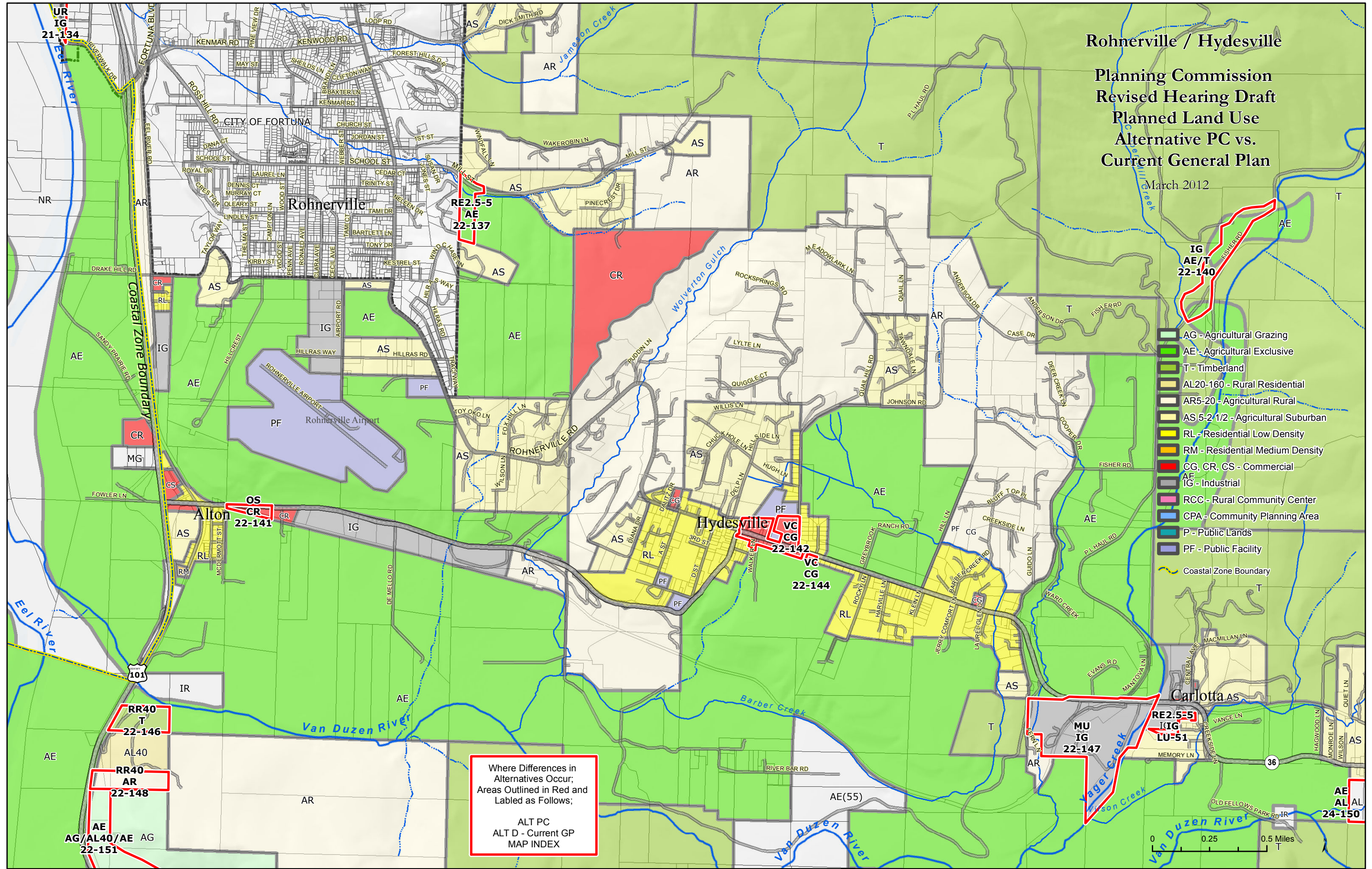
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

Rohnerville / Hydesville

Planning Commission
 Revised Hearing Draft
 Planned Land Use
 Alternative PC vs.
 Current General Plan

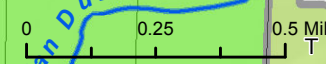
March 2012

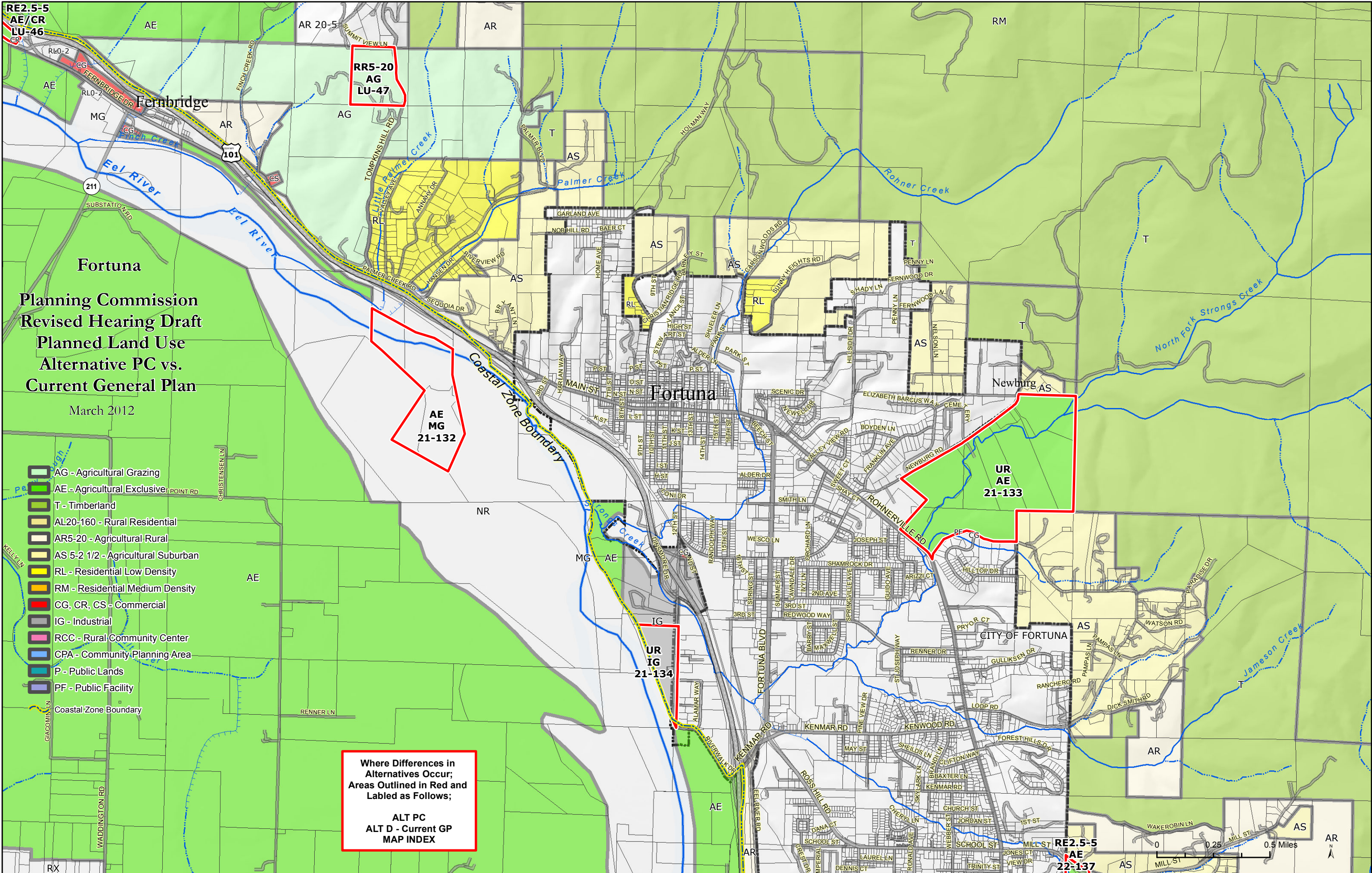


- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- AE - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
 ALT D - Current GP
 MAP INDEX





RE2.5-5
AE/CR
LU-46

Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

Fortuna
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Coastal Zone Boundary

RE2.5-5
AE
22-137

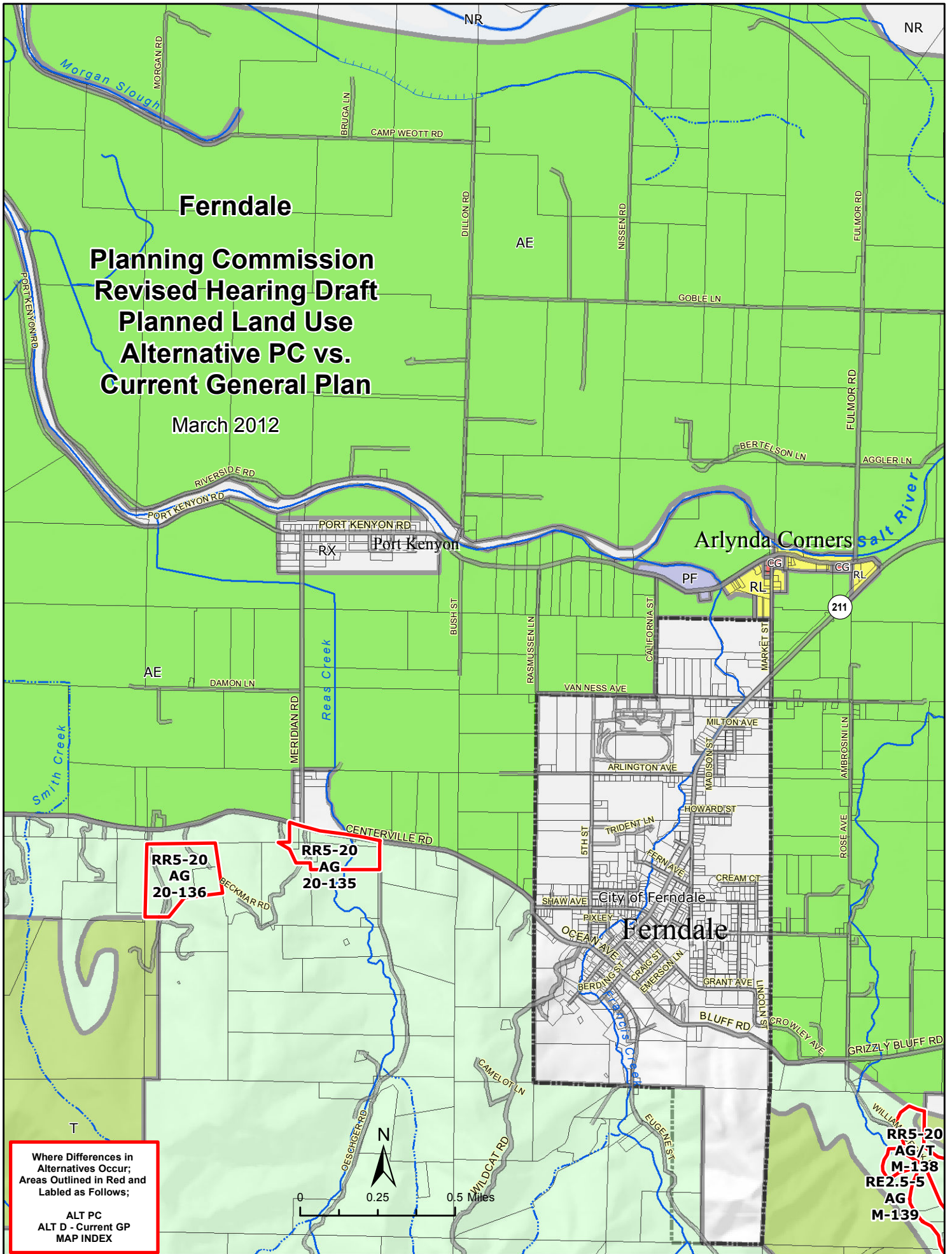
0 0.25 0.5 Miles



Ferndale

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows:

ALT PC
ALT D - Current GP
MAP INDEX

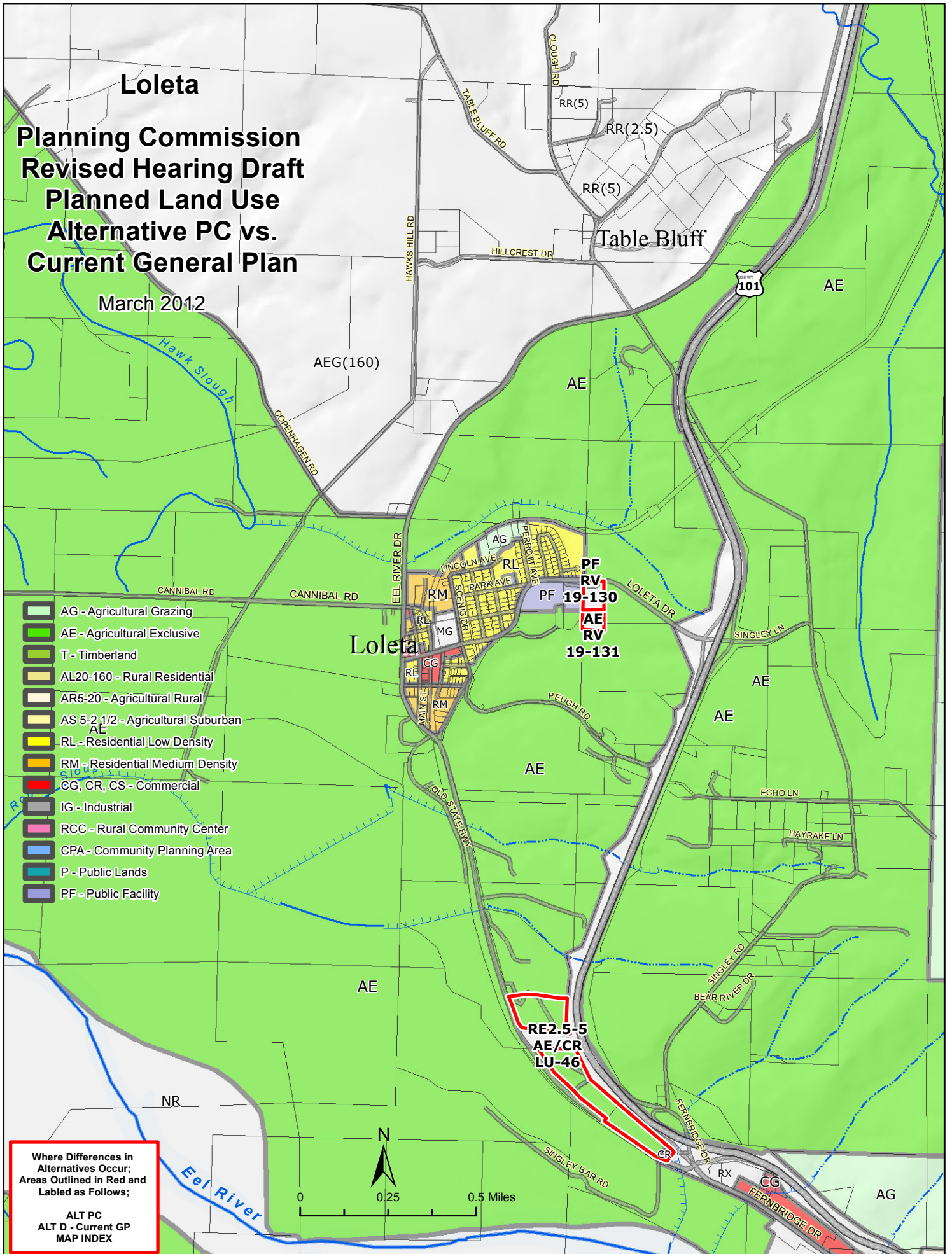


RR5-20
AG/T
M-138
RE2.5-5
AG
M-139

Loleta

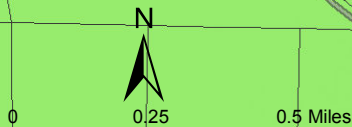
Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



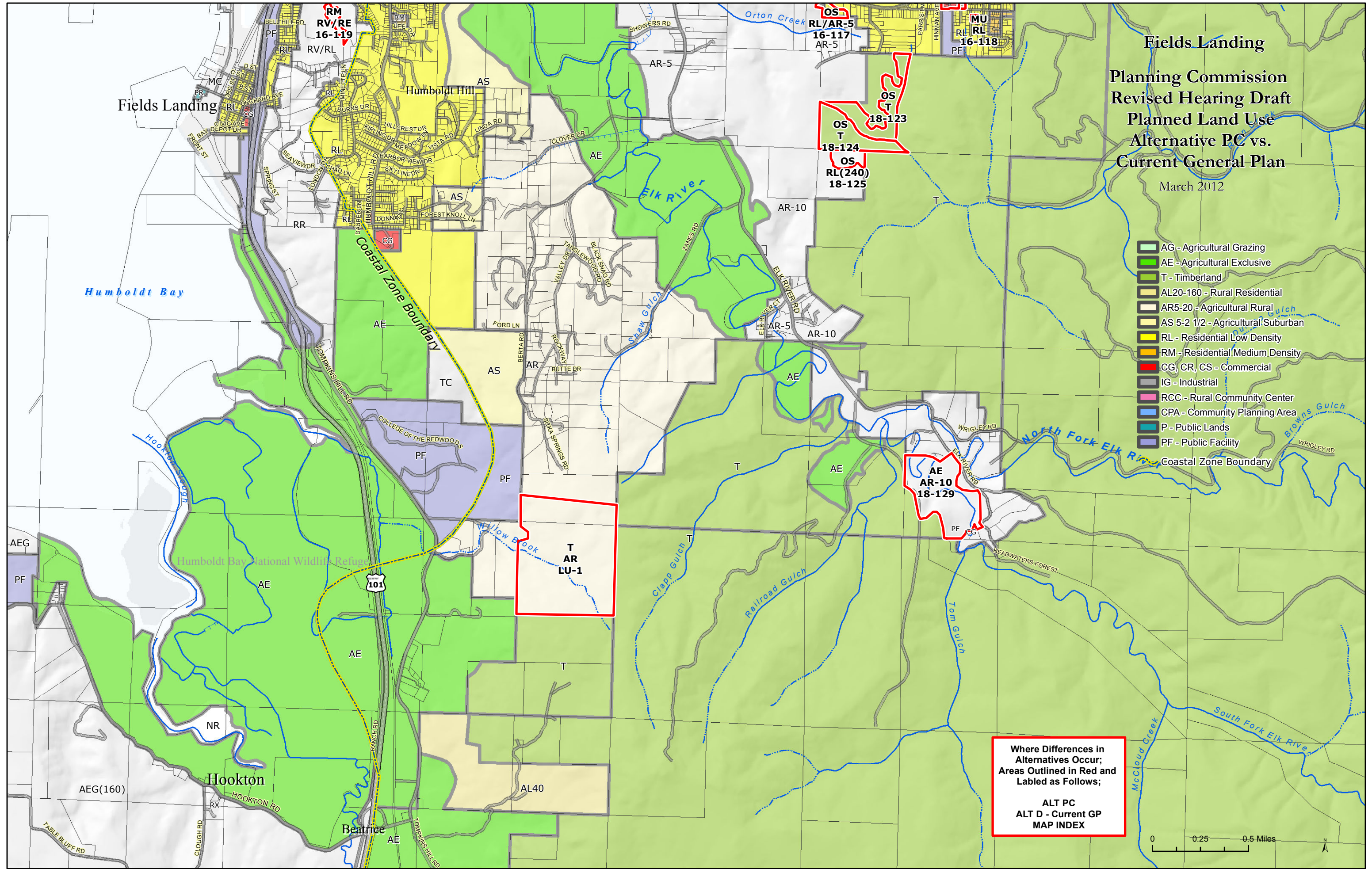
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



**Fields Landing
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan**

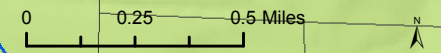
March 2012



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

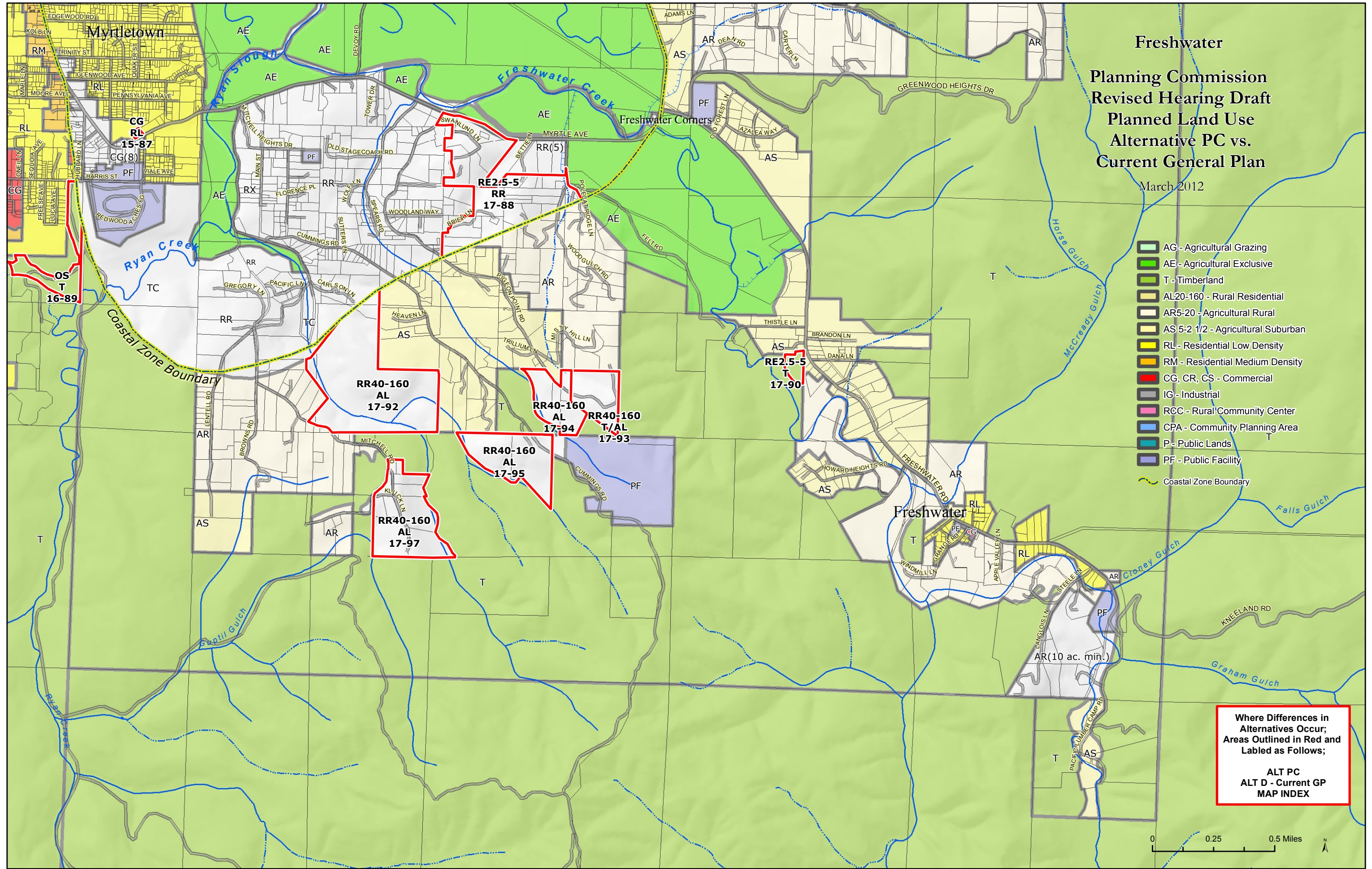
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



Freshwater Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

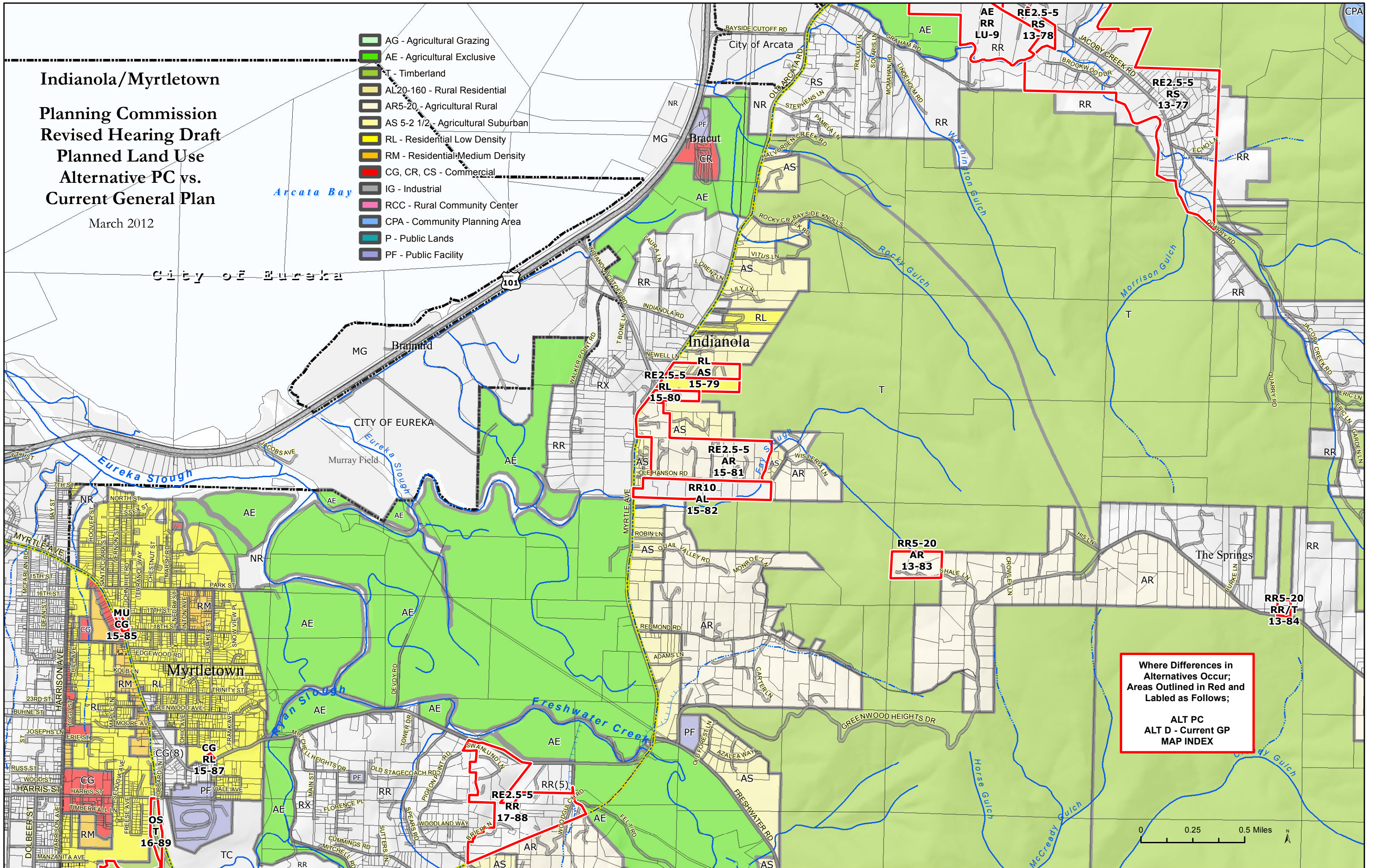
**ALT PC
ALT D - Current GP
MAP INDEX**



**Indianola/Myrtle town
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan**

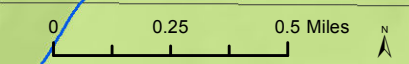
March 2012

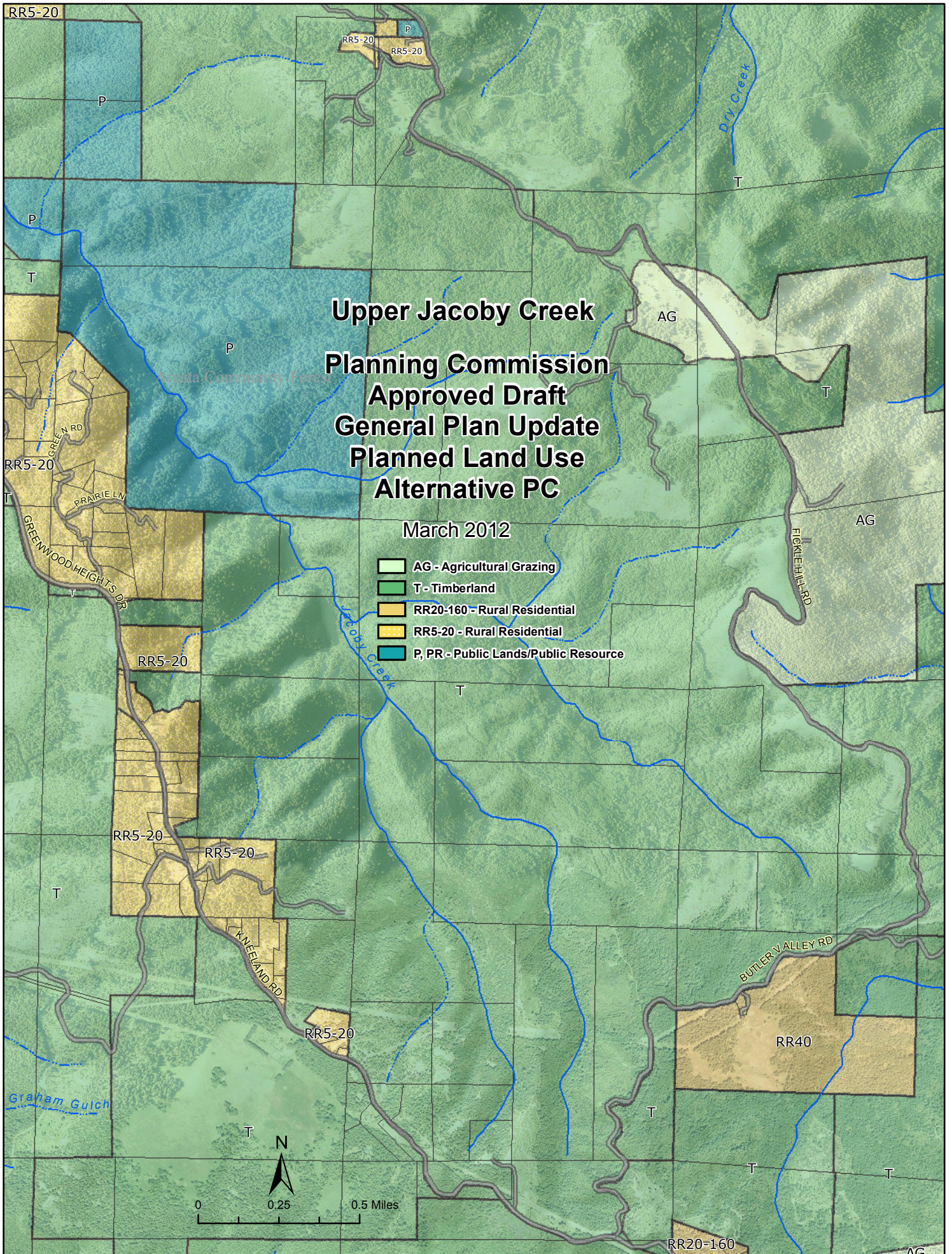
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



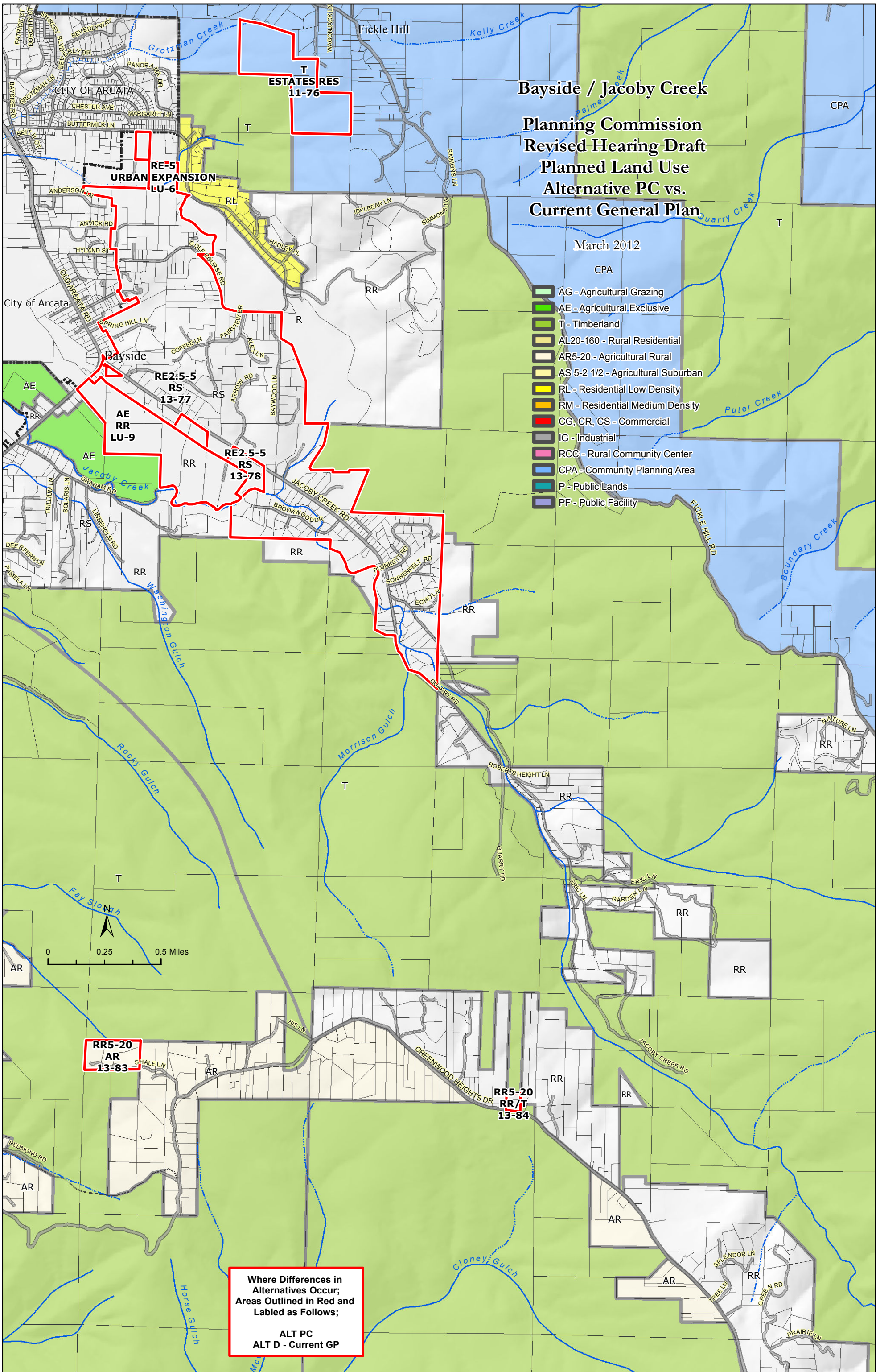


Bayside / Jacoby Creek Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012

CPA

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP

Manila / Samoa / Fairhaven

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

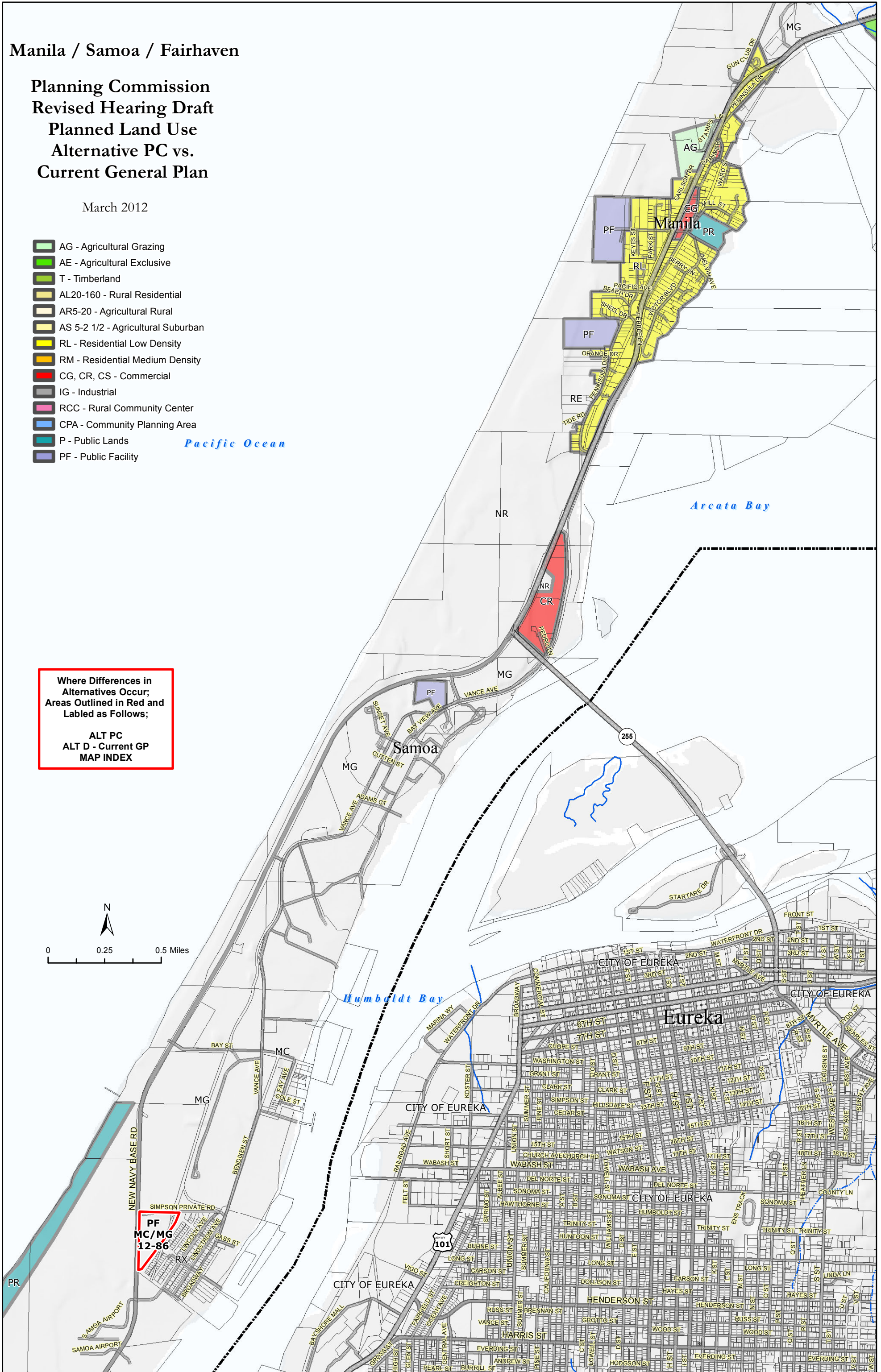
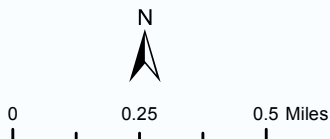
Pacific Ocean

Arcata Bay

Humboldt Bay

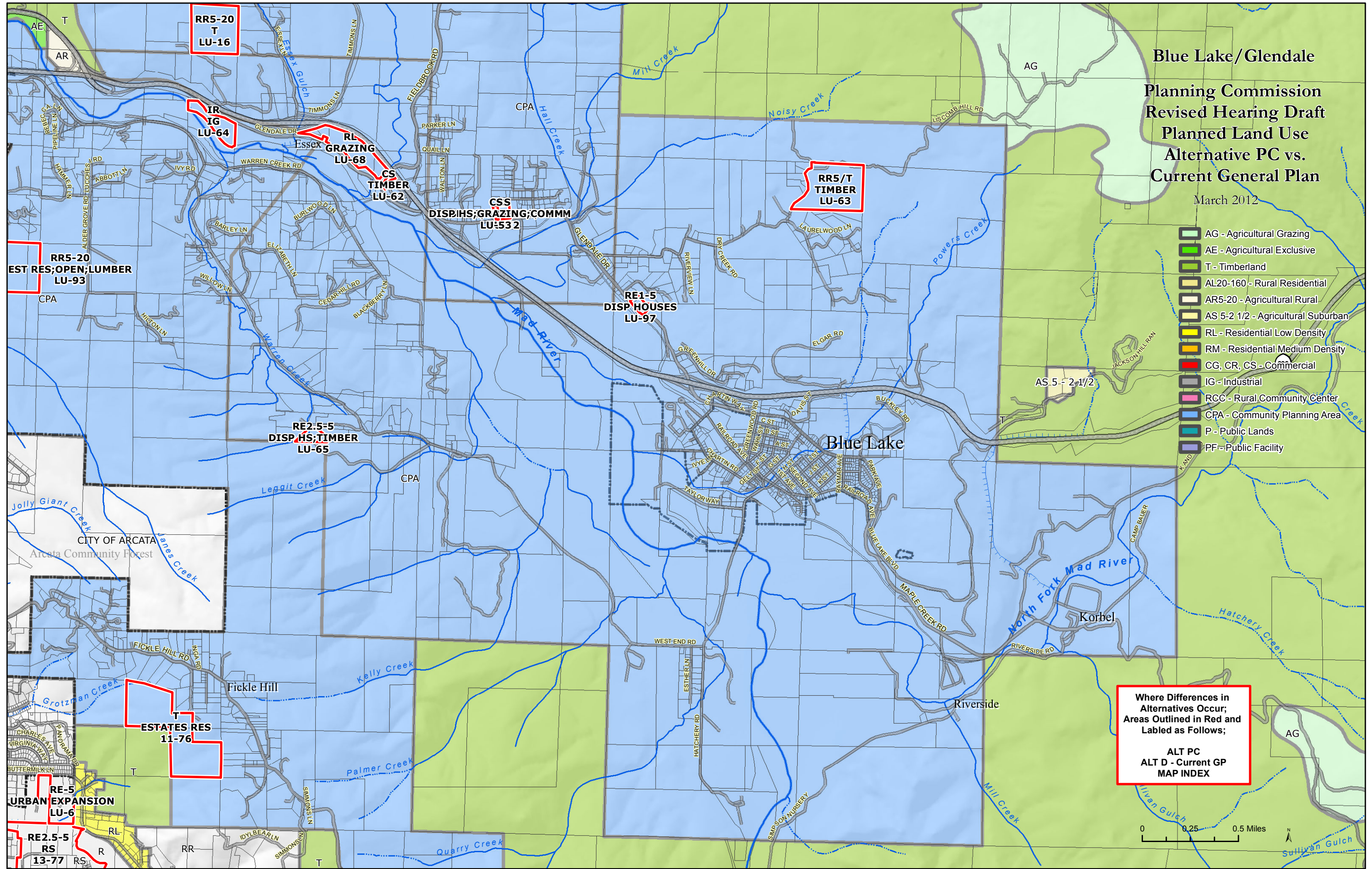
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



Blue Lake/Glendale
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

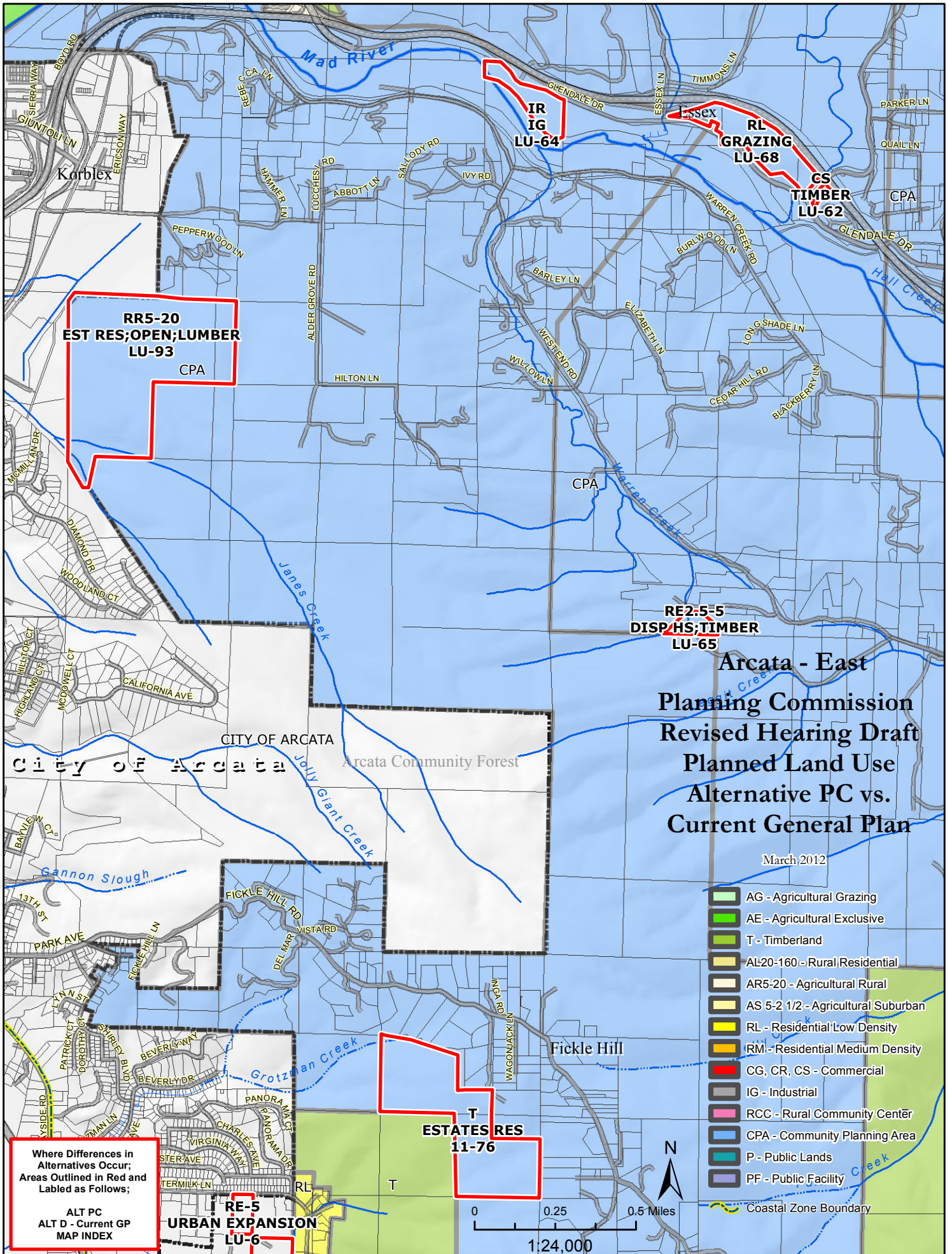
March 2012



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



Arcata - East
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
 ALT D - Current GP
 MAP INDEX

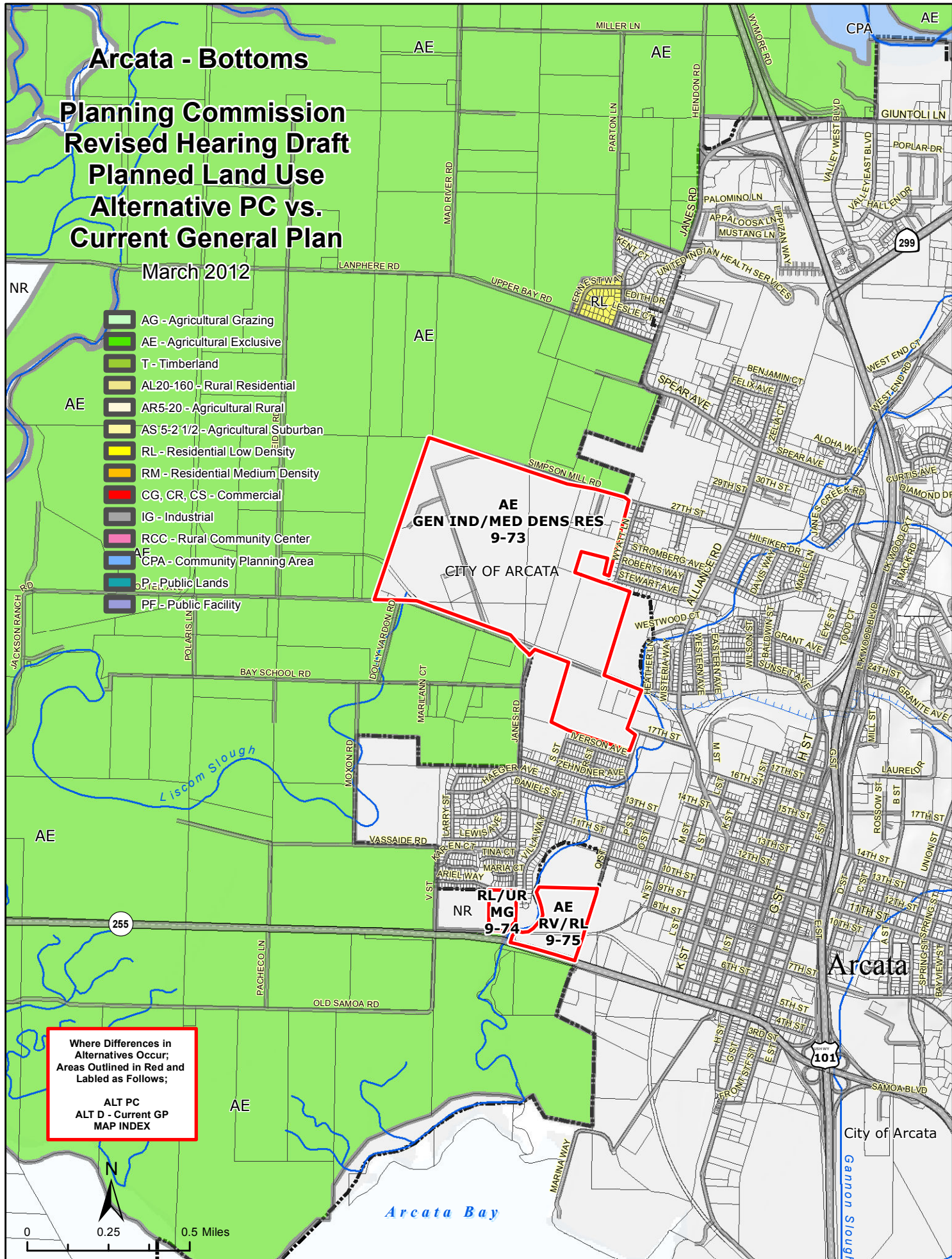


Arcata - Bottoms

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

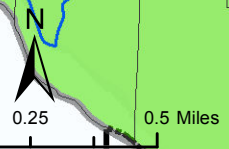
March 2012

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

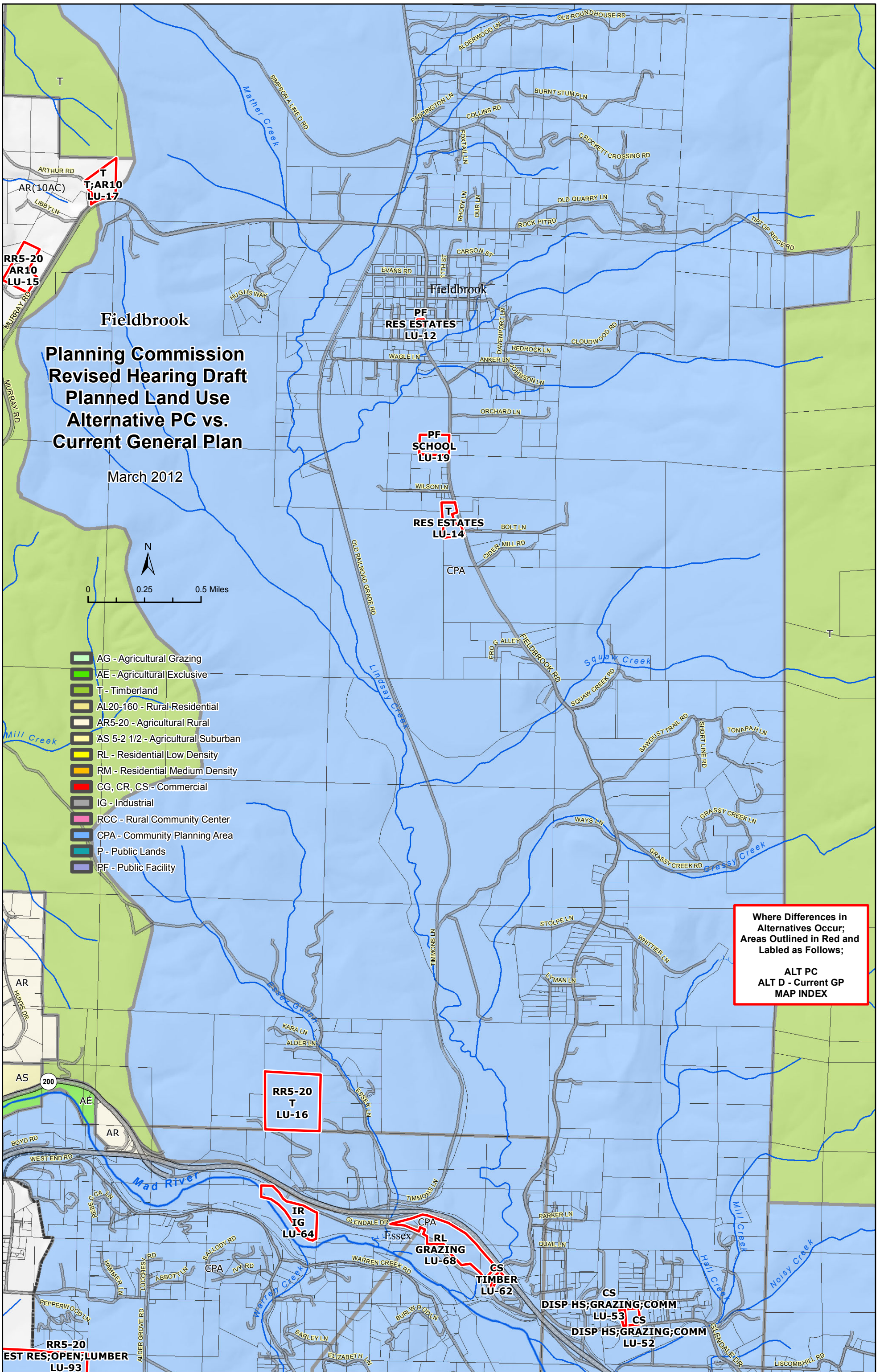


Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



Arcata
City of Arcata



Fieldbrook
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

March 2012



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

RR5-20
T
LU-16

IR
IG
LU-64

RL
GRAZING
LU-68

CS
TIMBER
LU-62

CS
DISP HS; GRAZING; COMM
LU-53

CS
DISP HS; GRAZING; COMM
LU-52

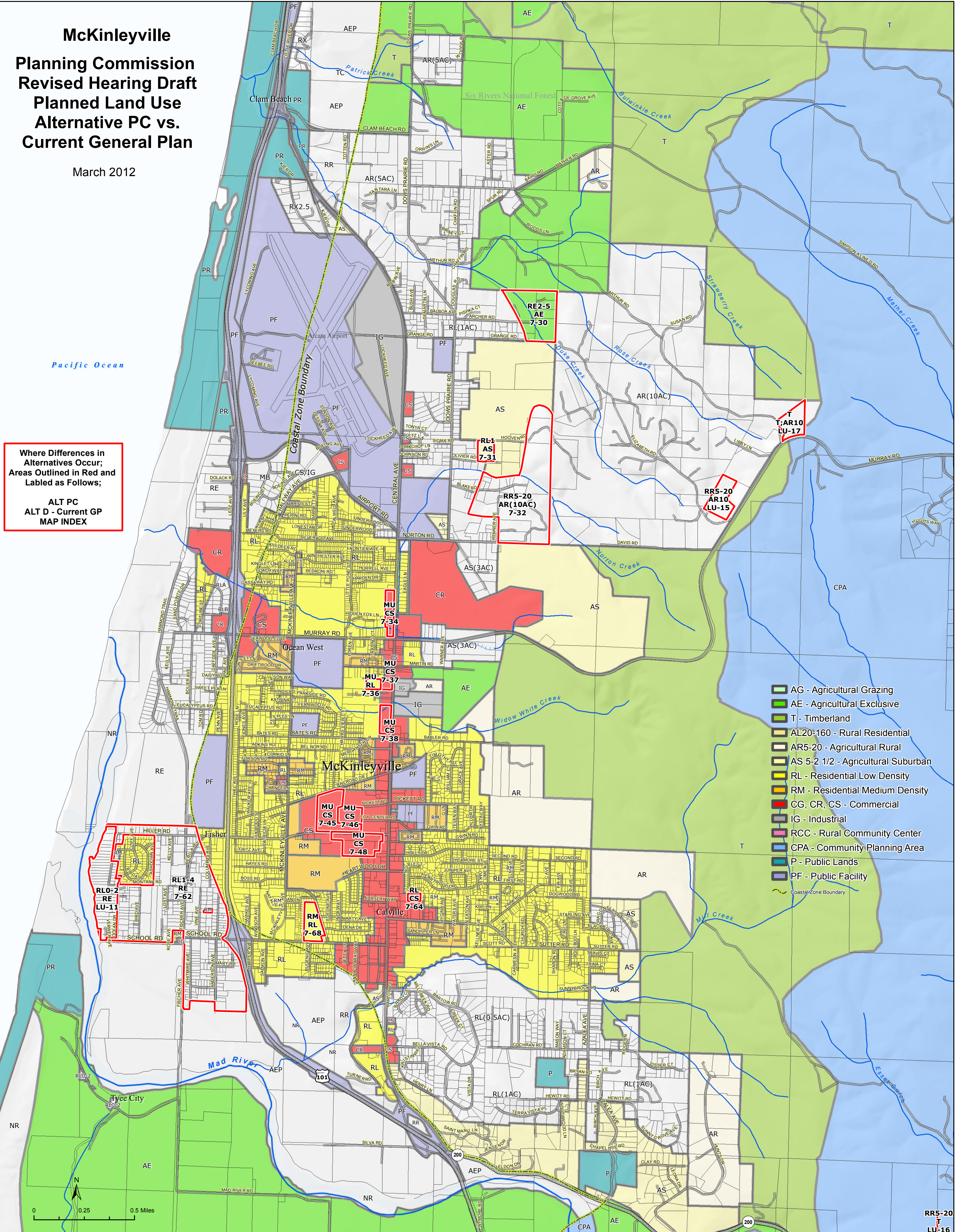
RR5-20
EST RES; OPEN; LUMBER
LU-93

McKinleyville Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX

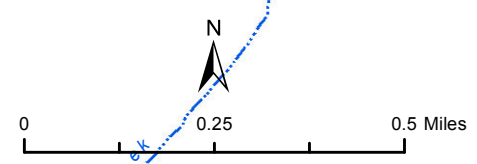


- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Coastal Zone Boundary

RR5-20
T
LU-16

Willow Creek - South Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

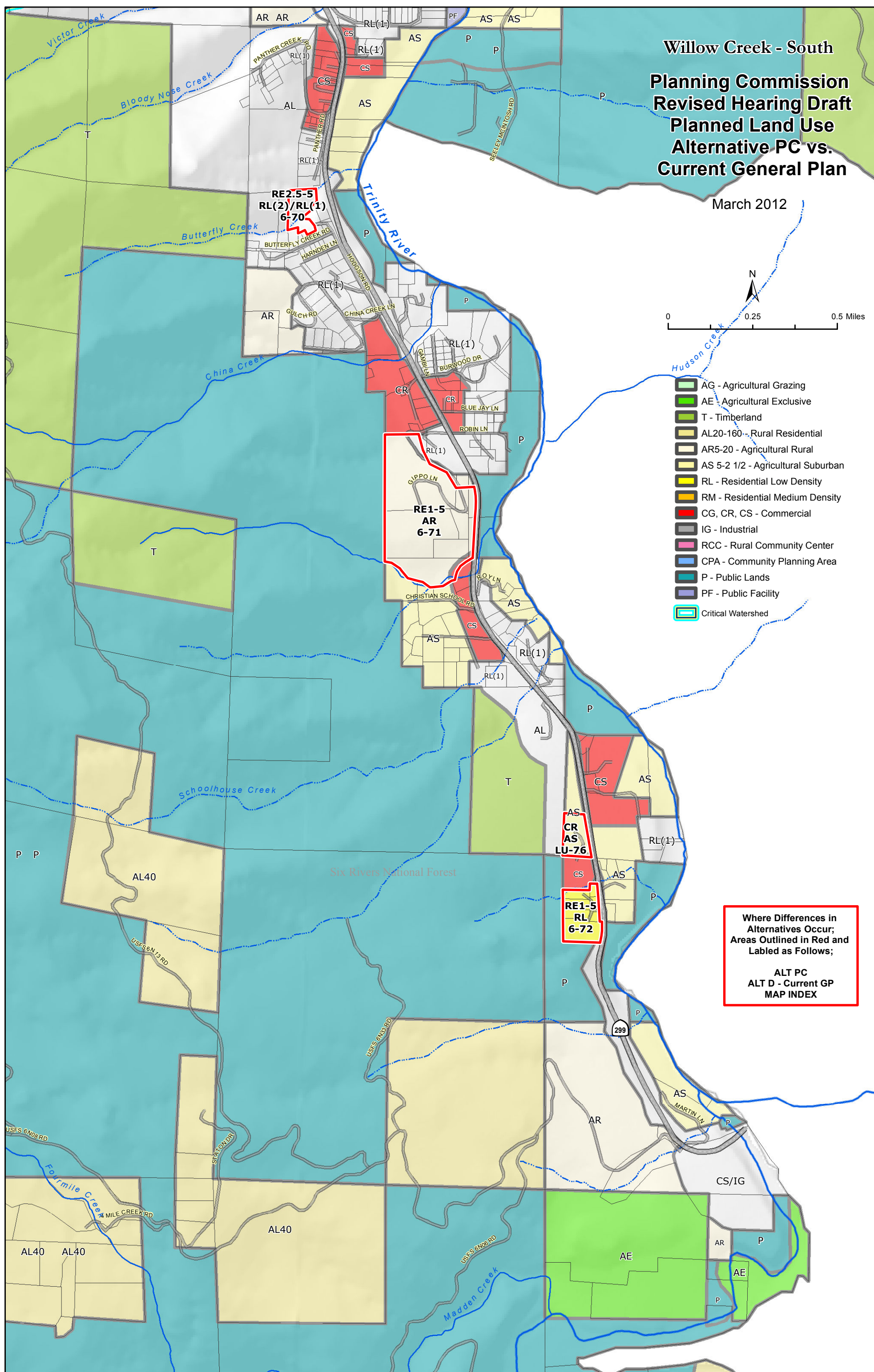
March 2012



- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Critical Watershed

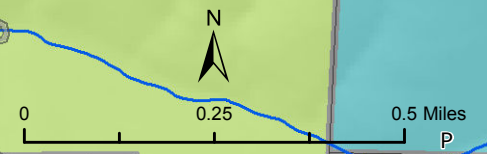
Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX



**Willow Creek - North
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan**

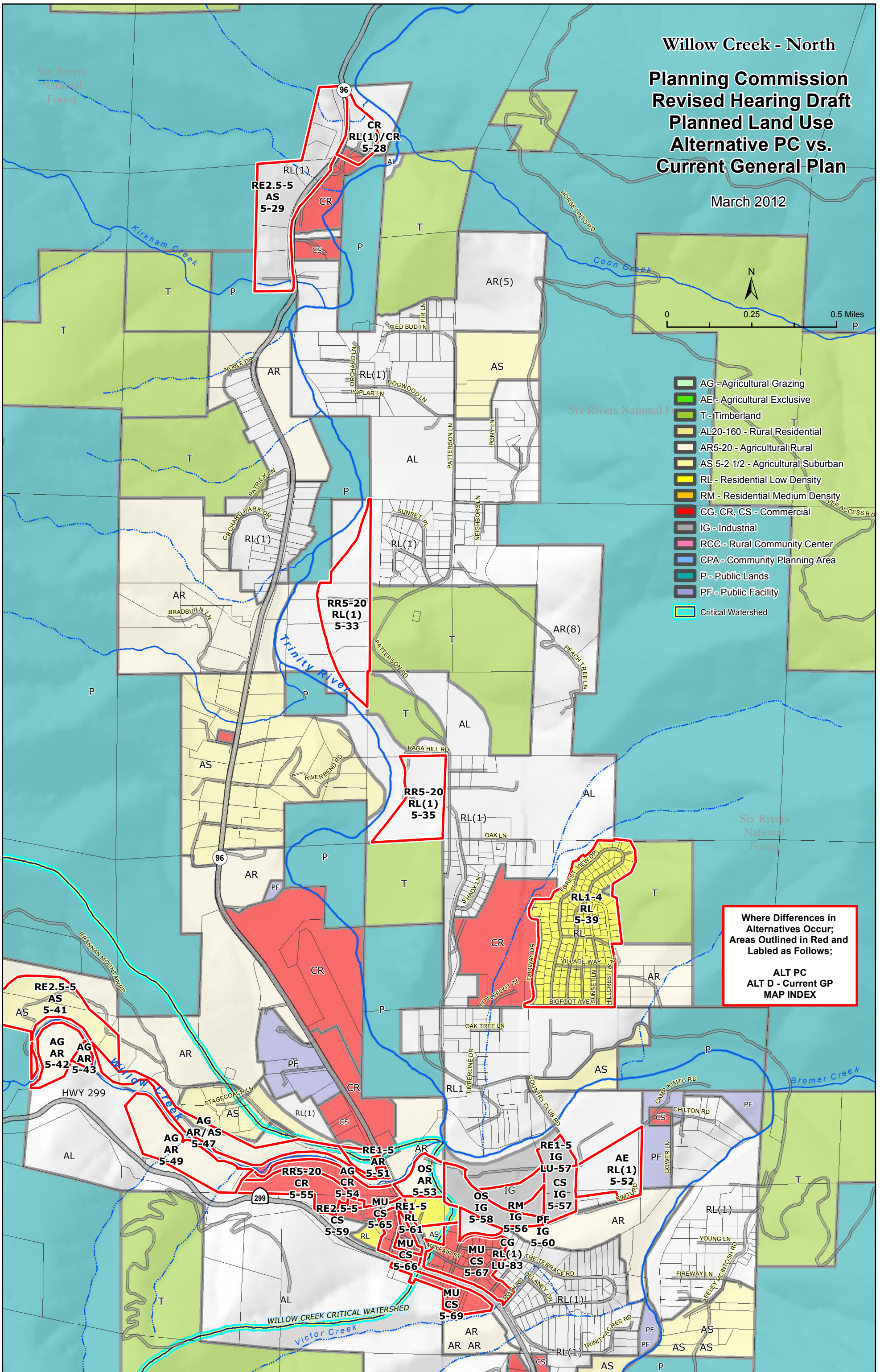
March 2012

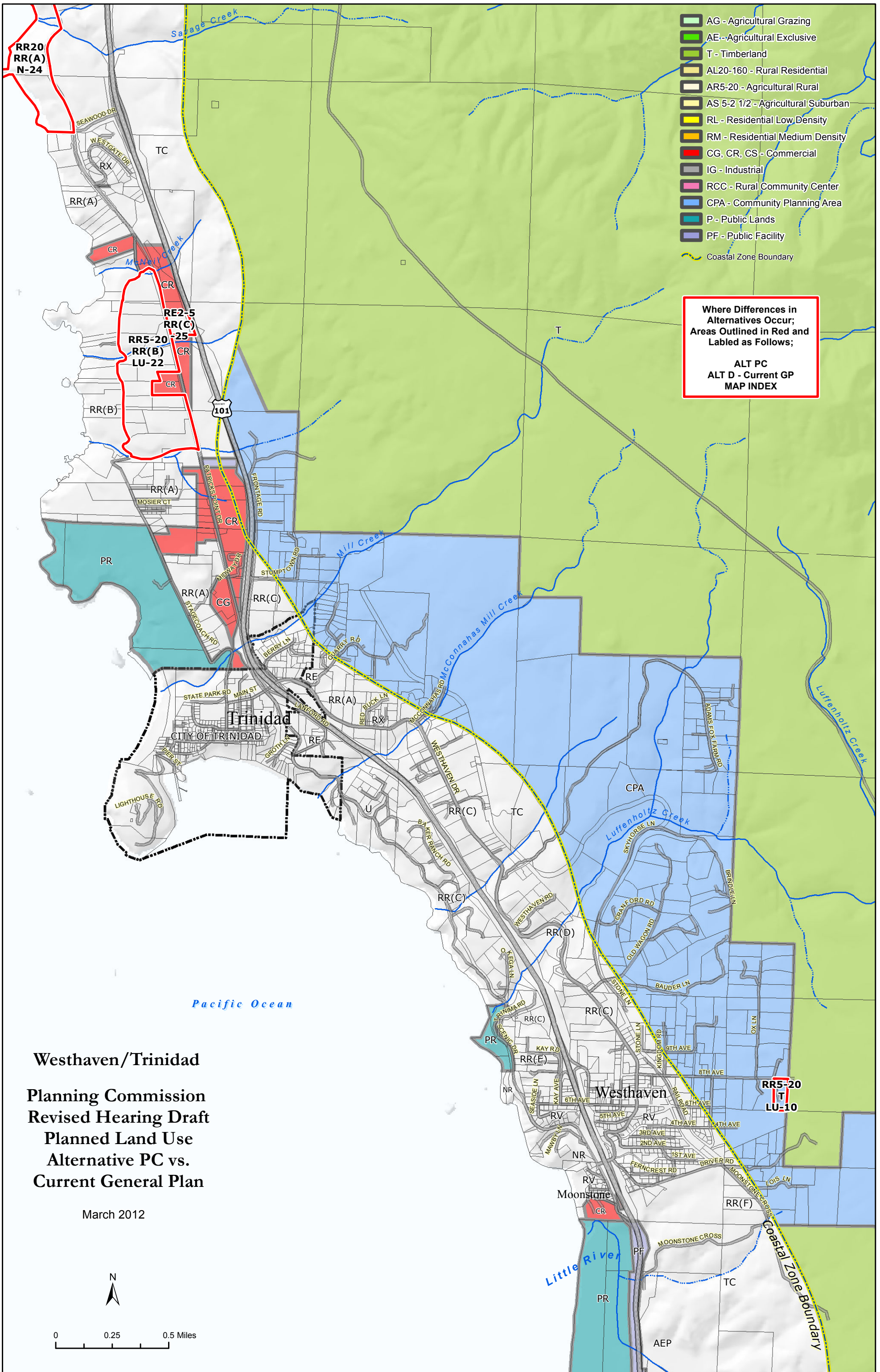


- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Critical Watershed

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

**ALT PC
ALT D - Current GP
MAP INDEX**





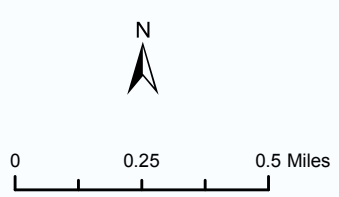
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility
- Coastal Zone Boundary

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;

ALT PC
 ALT D - Current GP
 MAP INDEX

Westhaven/Trinidad
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

March 2012



RR5-20
 T
 LU-10

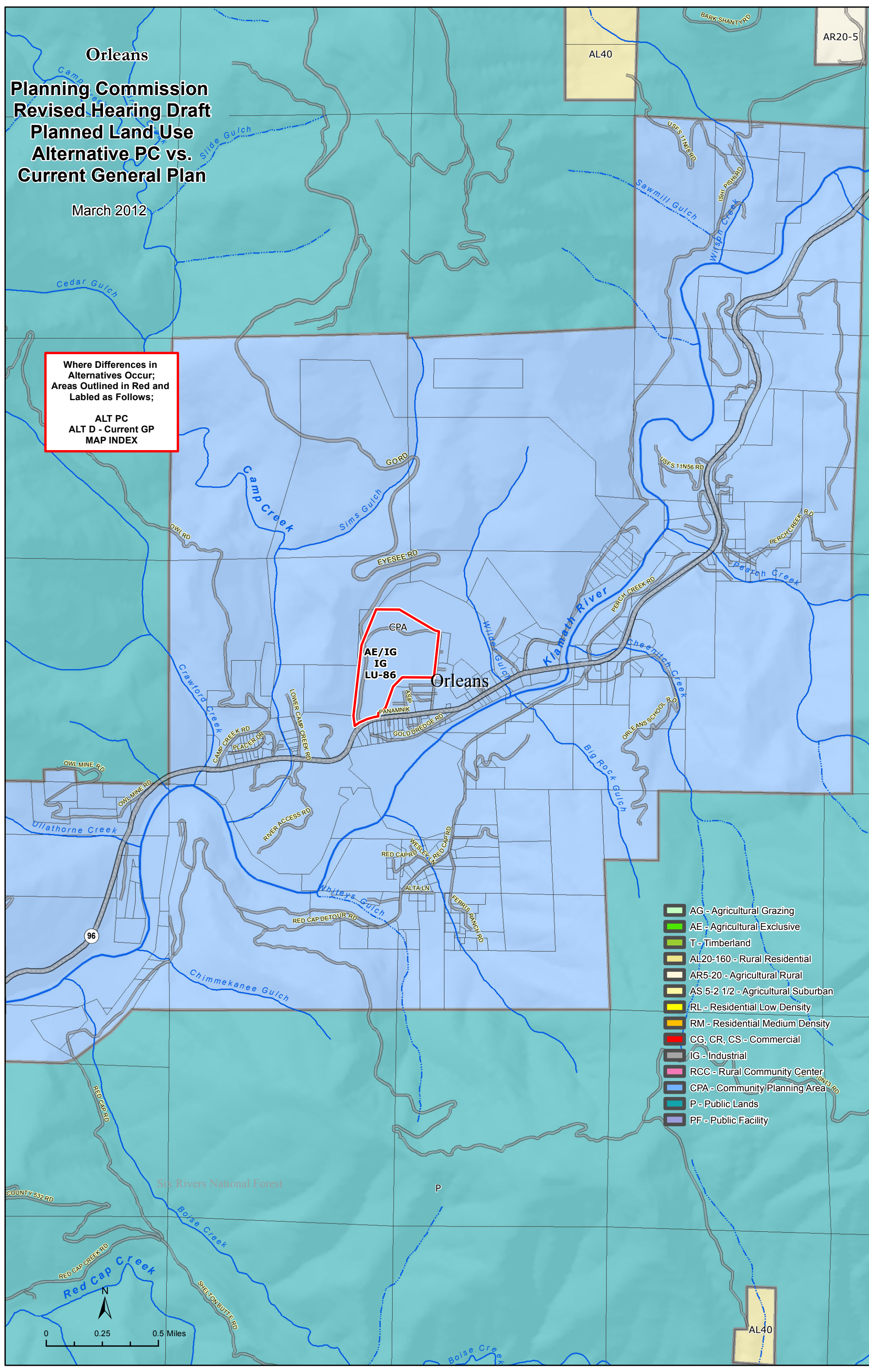
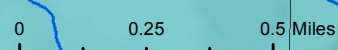
Orleans
Planning Commission
Revised Hearing Draft
Planned Land Use
Alternative PC vs.
Current General Plan

March 2012

Where Differences in Alternatives Occur; Areas Outlined in Red and Labeled as Follows;
 ALT PC
 ALT D - Current GP
 MAP INDEX

CPA
 AE/IG
 IG
 LU-86

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility



AL40

AR20-5

AL40

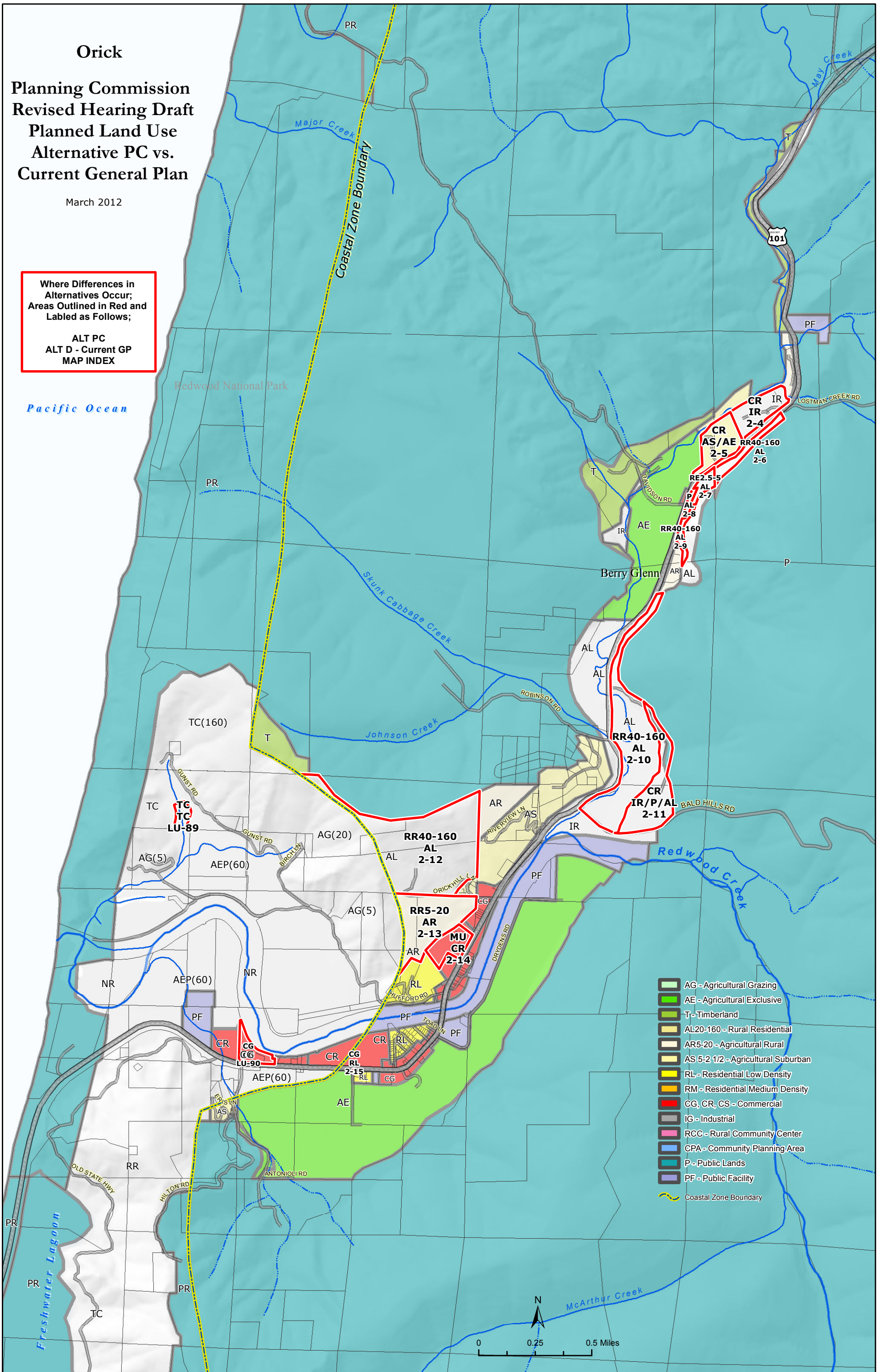
Orick

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012

Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX





Humboldt County General Plan Update

HUMBOLDT 21st Century

Where Differences in Alternatives Occur, Areas Outlined in Red and Labeled as Follows:

- ALT PC
- ALT D - Current GP
- MAP INDEX

Southern Humboldt

Planning Commission Revised Hearing Draft General Plan Update

Planned Land Use Alternative PC vs. D

Legend

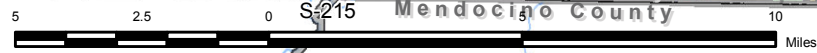
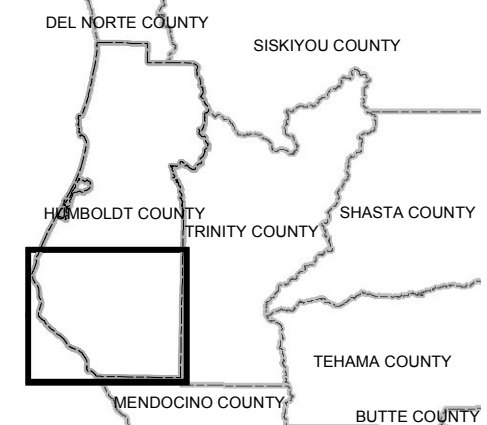
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

This map is intended for planning purposes only and should not be used for precise measurement or legal boundary delineation. Original map size is 17"x11".

Map produced by Humboldt County Community Development Services, March 2012.

ArcMap 10 Document: H:\aprs\3sheets2011\landuse_Southern_ALTPCvsD.mxd

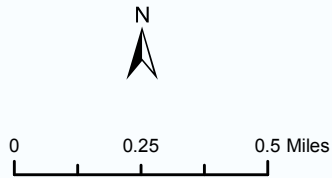
Map Location



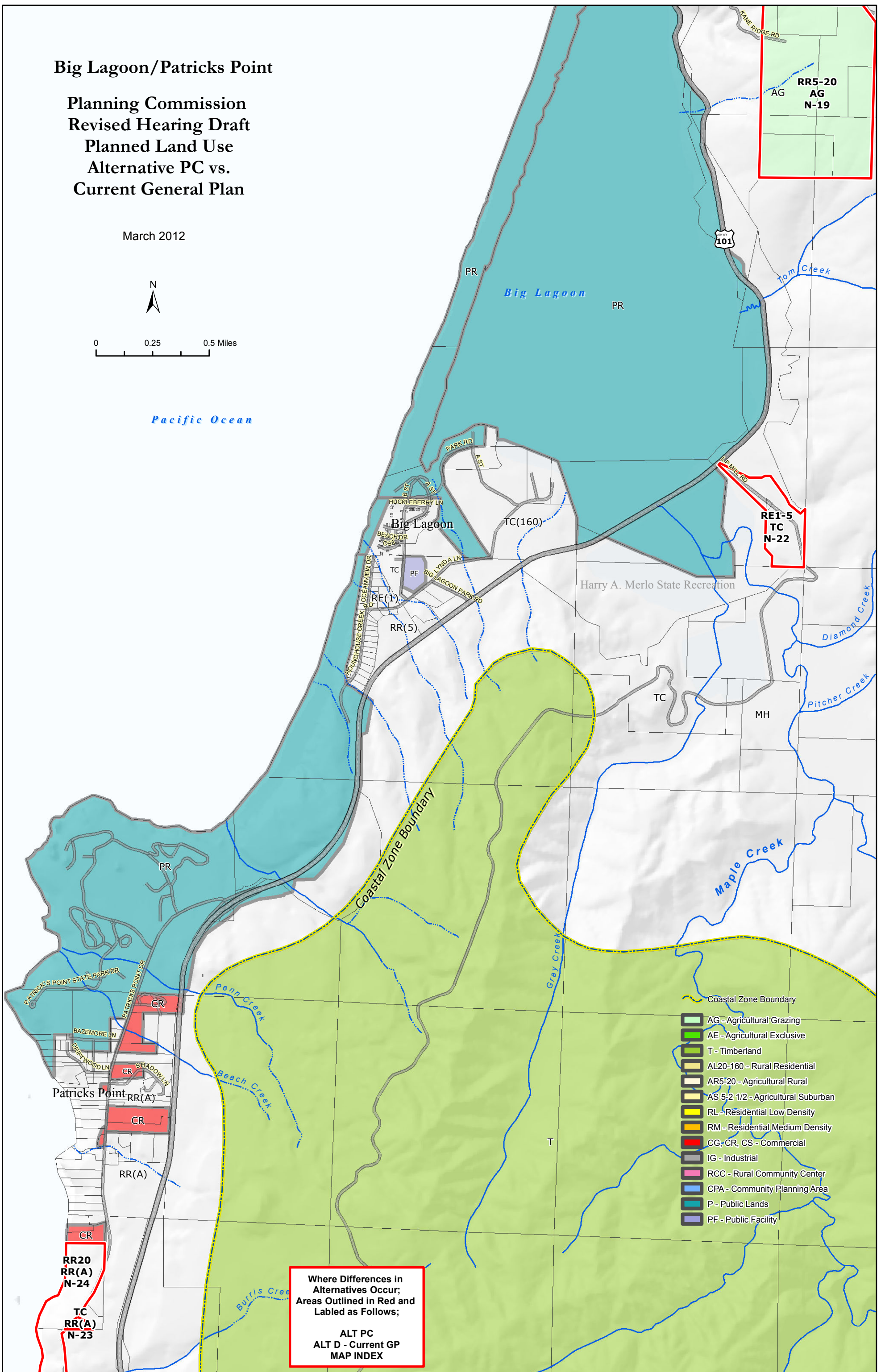
Big Lagoon/Patricks Point

Planning Commission Revised Hearing Draft Planned Land Use Alternative PC vs. Current General Plan

March 2012



Pacific Ocean



- Coastal Zone Boundary
- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- AL20-160 - Rural Residential
- AR5-20 - Agricultural Rural
- AS 5-2 1/2 - Agricultural Suburban
- RL - Residential Low Density
- RM - Residential Medium Density
- CG, CR, CS - Commercial
- IG - Industrial
- RCC - Rural Community Center
- CPA - Community Planning Area
- P - Public Lands
- PF - Public Facility

Where Differences in
Alternatives Occur;
Areas Outlined in Red and
Labeled as Follows;

ALT PC
ALT D - Current GP
MAP INDEX