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## Chapter 8. Housing Element

### 8.1 Purpose

This Element identifies existing and projected housing needs and establishes goals, policies, standards and implementation measures for the preservation, improvement, and development of housing. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County's share of the state prescribed regional housing need.

### 8.2 Relationship to Other Elements

Sections 8.1 through 8.5 of this Element contain goals, policies, standards and implementation measures. These sections are part of the main body of the General Plan. The remainder of the Housing Element, due to its size, is included in the General Plan as Appendix G. Appendix G is a part of the Housing Element. It contains technical background information to support the policies, standards and implementation measures in the Housing Element chapter. It also provides a more detailed analysis on many other issues related to housing, such as governmental constraints on housing and the effectiveness of the previous Housing Element. Appendix G also contains the detailed 2019 residential land inventory.

The Housing Element is central to the entire General Plan but is most closely linked with the Land Use Element, the Community Infrastructure and Services Element, Circulation Element, and the Open Space and Conservation Element, Chapters 4, 5, 7, and 10 and respectively. General Plan and zoning designations implement Land Use Element policies that guide overall patterns of development and specific locations for subdivisions and housing developments. Policies within the Community Infrastructure and Services Element are intended to develop public infrastructure and services necessary to support continued housing production. The Circulation Element plans transportation connections between housing and the balance of the community. These and other components of the General Plan, provide an integrated framework to guide and promote housing development.

Until recently the Housing Element was updated on a 5-year cycle according to a state-mandated schedule. As result of statutory changes, the Humboldt County region elected to change from a 5-year housing element cycle to an 8-year cycle. The last comprehensive update for Humboldt County was completed in 2014. The planning horizon for this Housing Element extends to August 2027. The planning horizon for the balance of the General Plan extends through 2040.

### 8.3 Background

An adequate supply of housing affordable to county residents is fundamental to community well-being and economic prosperity. Although economic conditions have generally improved housing affordable for purchase or rental remains out of reach for a majority of residents. The

housing needs of the very low income and the shelter needs of the homeless are not being adequately met and the supply of land available for multi-family housing is constrained by infrastructure limitations and zoning. Table 8-1 below provides the income levels for the various income categories referenced in the Housing Element.

**Table 8-1. 2018 State Income Limits**

Income Category	Annual Household Income	Percent of Area Median Income
Extremely Low Income	\$0 - \$25,100	<30%
Very Low Income	\$25,201 - \$29,950	31 - 50%
Low Income	\$29,951 - \$47,900	51 - 80%
Median Income	\$59,900	100%
Moderate Income	\$47,901 - \$71,900	81 - 120%
Above Moderate Income	\$71,901+	>120%

Source: Housing and Community Development, 2018.

Note: The limits for the various income categories for Humboldt County in 2018 are based on a four person household.

One of the key priorities of this Housing Element is to increase the supply of housing affordable for all income levels by implementing regulatory policies, practices, and financial incentives that promote the creation of housing that is affordable to residents. This priority extends to all incomes levels and includes the housing needs of the vulnerable populations including residents experiencing homelessness, seniors, and farmworkers.

Another priority of this plan is to stimulate the production of workforce rental housing, particularly for those earning less than the median income. For the 2011 to 2015 period, 82% of low income renters in the County spent more than 30% of their income on housing, a 4 percent increase over 2010 data. An adequate supply of workforce housing in proximity to work will help businesses retain and recruit employees. Expansion of workforce housing will also provide opportunities for seniors with limited incomes looking for appropriately sized and priced housing near commercial and public services.

Continuing to provide an adequate supply of land for housing is one of the most significant goals of this Plan. The inventory of land available for large lot rural housing is more than adequate to meet foreseeable demands. The inventory of land for single family residential development served by public water and sewer is more limited, although it too is adequate to meet housing demands through 2027.

Vacant land zoned for multifamily housing remains in short supply. These properties are the most likely to result in workforce housing affordable to those earning minimum wage. While the inventory of land available for multi-family residential development is able to meet housing demands through 2027 there would be little left afterward. The 2014 Housing Element included a program to rezone properties to multifamily to increase the supply. That effort successfully added property to accommodate an additional 66 multifamily units. A selection of additional potential multifamily sites has been identified, and review of the proposed rezoning of those sites is scheduled for completion in 2019.

As of January 2019, there were over 1,400 residents experiencing homelessness. As the existing provisions that allow by-right development of emergency shelters have seen little implementation since adoption, the Housing Element includes programs to broaden the variety of emergency shelter options to improve housing and shelter options to better address the needs of people experiencing homelessness.

As part of the Housing Element update, the Department of Housing and Community Development requires jurisdictions to include an update whether a jurisdiction has adopted new land use regulations that directly affect affordability, specifically ordinances for inclusionary zoning and allowing short-term rentals, more commonly known as vacation home rentals. At this time, the County has not adopted an inclusionary zoning ordinance, nor do the 2019 housing element amendments contemplate a housing program to advance such an ordinance. As for short term rentals: in 1997 Humboldt County amended the Zoning Regulations to allow for short term rentals where parcels are specifically mapped and subject to a discretionary permit (Reference: Humboldt County Code Section 314-37.1). The geographic extent of parcels specifically mapped is limited to the non-Coastal portions of Shelter Cove. Since the adoption, only 14 permits have been issued, although it is recognized there are a number of unpermitted vacation home rentals operating in the unincorporated area.

Significant new state legislation described in more detail later in this Element intended to stimulate production of affordable housing and to address the housing needs of those experiencing homelessness has led to several new policies and programs in this Housing Element. The State Department of Housing and Community Development (HCD) will review it for conformance with state housing element law. Approval of the Housing Element by HCD dramatically improves the County's eligibility to receive funding from numerous federal and state grant programs. State incentives, combined with legal liability associated with non-compliance, have led to more than 70% of local jurisdictions in California with state approved Housing Elements.

There are a wide variety of topics covered in the Housing Element; some are state-mandated, others are optional. This background section focuses on the following key topics;

- The effectiveness of the previous Housing Element in meeting the County's housing needs.
- The projected future housing needs for the 2019 - 2027 time period.
- The residential land inventory.
- New measures to make housing more affordable with federal and state program funding, and by reducing governmental constraints to the development, repair and maintenance of housing.

### 8.3.1 Effectiveness of the Previous Housing Element

The information presented in this section is supplemented by a more detailed analysis in Section 8.12.20 of Appendix G (Housing Element Appendix). In summary, as reported in the table contained in the referenced section, progress on the 5<sup>th</sup> cycle housing programs: twenty of the forty programs completed; eight programs were not completed, or were deleted or modified with new programs; eight were carried over as part of the 2019 Housing Element amendments; and four are ongoing. The 2019 amendments add over 35 new implementation measures in response to public and Planning Commission input that many existing needs are not being met, especially of low income households and individuals experiencing homelessness, and that traditional approaches to address these issues are not effective.

**Progress Toward Meeting Projected Housing Needs and Quantified Objectives:** The following table shows the projected regional housing needs assigned to the County by the state and compares the number of units permitted during the timeframe of the 2014 Element and the projected housing needs during that time period.

**Table 8-2. Comparison of Housing Units Constructed and Projected Housing Needs; Humboldt County Unincorporated Areas, 2014 – 2018**

Household Income Category	HOUSING UNITS Unincorporated Areas			
	Projected Housing Needs	Permitted Housing Construction*	Surplus (Deficit)	% of Projected Needs
Extremely Low & Very Low	212	33	(179)	16%
Other Low	135	44	(91)	33%
Moderate	146	226	80	107%
Above Moderate	366	201	(165)	55%
<b>Total</b>	<b>859</b>	<b>504</b>	<b>(435)</b>	<b>58%</b>

\* Reported values are for building permits issued.  
 Source: Humboldt County Planning and Building Department, 2019

The table shows the County permitted construction of 435 fewer units than the total projected housing need during the 2014-2018 time period, and constructed 58% of the projected need. Although there was surplus of 80 moderate income units constructed, there were fewer units built than the projected needs in every other income category, even for the highest income category where there is an abundance of property in the land inventory to accommodate the need. The slower pace of home building compared to the projections is understandable with the local economy still recovering from the Great Recession. Another contributing factor is the cost of new housing construction continues to be more than what most people can afford. Also, legalization of commercial cannabis cultivation during the planning period introduced volatility to the local land and labor markets, which may also have contributed to the gap between projected housing needs and new housing construction during the previous planning period.

The 2014 Housing Element also included locally derived quantified objectives in standard H-S1 which are shown in the table below; they were based on the development patterns in the 2002 – 2007 time period, which was characterized by a strong housing market. The table shows the County did not meet its quantified objectives because the housing market slowed considerably compared to 2002-2007 levels.

**Table 8-3. Comparison of Housing Constructed and Quantified Objectives, 2014 – 2018**

Housing Type	HOUSING UNITS Unincorporated Areas		
	Quantified Objective	Actual Housing Construction*	Surplus (Deficit)
Single Family	814	376	(438)
Multifamily	206	116	(90)
Second Units	113	57	(56)
<b>Total</b>	<b>1,133</b>	<b>549</b>	<b>(584)</b>

\* Reported values are for building permits finalized.  
 Source: Humboldt County Planning and Building Department, 2019

The quantified objectives in the 2019-2027 Housing Element scale back expectations to reflect

current housing market conditions and align with the housing construction starts from the previous planning period. For the 2019 Housing Element the quantified objectives are for the permitting and construction by year 2027 of:

- 1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
- 2) 186 multifamily units
- 3) 91 second units.

This Housing Element's quantitative objectives are markedly more conservative than the previous two housing elements. The adjustment reflects the expectation that the County will permit at the same rate as the previous Housing Element cycle. While 2019 Housing Element includes programs to relax the allowances for accessory dwelling units and enable construction of more affordable forms of housing, the efficacy of these programs is unknown at this time, and their effect on housing production is too speculative to justify an upward adjustment to the quantified objectives.

**Progress Toward Making Housing More Affordable with Federal and State programs, and Reducing Governmental Constraints:** During the time period of the previous Housing Element, the County was successful in securing state and federal funding for projects shown in the following table.

**Table 8-4. Grant Funded Programs between January 2013 – December 2018**

Name	Type of Project	County's involvement	Number of Units
First Time Homebuyer	First Time Homebuyer	Low-Interest deferred loans	36 low income
Owner Occupied Rehab	Rehab for low-income owners	Low-Interest deferred loans	7 low income

Source: Humboldt County Planning and Building Department, 2019

In addition to the federal and state programs administered by the County, the County also implemented the following measures to make housing more affordable by reducing governmental constraints:

- Amended the General Plan and Zoning Ordinance to:
  - Added an allowance for the Multifamily portion of split-zoned sites to be treated as a floating zone on properties to facilitate construction of multifamily units.
  - Added an allowance to expand the timeframes for multifamily building permits so they don't automatically expire in one year.
  - Adopted a mobile home conversion ordinance and mobile home rent stabilization.
  - Continued to rezone properties to multifamily consistent with the 2014 Housing Element implementation measure H-IM37. In 2018 this effort resulted in the rezoning of a two acre property in the Myrtle town area that will lead to the construction of 66 multifamily units.
- Maintained the County GIS system to the internet, making parcel specific development information available to applicants.
- Maintained the County's parcel-specific residential land inventory on the internet, with updated development potential estimates.
- Established an amnesty program, the Safe Homes program, for unpermitted residential development available to all homeowners in the unincorporated area.

A more comprehensive analysis of the effectiveness of the previous Housing Element is presented in Appendix G.

### 8.3.2 Projected Future Housing Needs for the 2019-2027 Time Period

As with the previous Housing Element, HCD in consultation with the Humboldt County Association of Governments ("HCAOG") determined the projected housing need for the Humboldt county region for the current planning period – 2019 through 2027 - as shown in Table 8-5. The housing targets for this planning period are similar to the previous planning period, which had an annualized production rate of 172 units.

The table shows 1,413 new residential units will need to be built in the unincorporated areas to meet the projected housing need for the 2019 – 2027 time period. This is an annualized production rate of 177 housing units per year over the eight-year planning cycle. State law requires local governments to provide an inventory of adequate sites for the construction of housing to meet the County's fair share housing needs.

**Table 8-5. Projected Fair Share Housing Needs, Humboldt County Unincorporated Areas, 2019 – 2027**

Income Category	Projected Housing Needs	Percent of Total RHNA
Extremely Low*	175	12.3%
Very Low	176	12.4%
Low Income	223	16%
Moderate	256	17%
Above Moderate	583	42%
<b>Total</b>	<b>1,413</b>	<b>100%</b>

Source: 2019 Humboldt County Regional Housing Needs Assessment Plan, HCOAG, March, 2019

\* This Element assumes 12.3% of the Extremely Low-Income category is in the Very Low-Income category.

### 8.3.3 Updated Residential Land Inventory

The residential land inventory identifies sites suitable for residential development with the capacity to meet the County's projected housing needs for all income levels. If there are not sufficient sites to meet the projected future housing needs, state law requires jurisdictions to bring additional sites into the inventory.

Table 8-6 below summarizes the residential land inventory in the Housing Element Appendix. Parcel specific information and maps are contained in the Housing Element Appendix, and on the County's website ([gis.co.humboldt.ca.us](http://gis.co.humboldt.ca.us)). The inventory has been updated to reflect new residential development, information from services districts regarding the capacity of public water and sewer, new mapping information, and other site-specific information.

Except in rare cases, the residential land inventory excludes development potential on parcels planned Agricultural Exclusive, Agriculture Grazing and Timber Production because the land is primarily used for agriculture, timber production or other conservation and open space uses.

The land inventory also excludes properties with existing improvements and properties with extensive mapped physical constraints. The land inventory includes development potential for second units (136 units) and properties proposed to be changed to "Rural Residential Agricultural" with the General Plan Update (162 units). The inventory excludes development potential on lots in areas with public water and sewer constraints and in the Shelter Cove area, which are often built as second homes and vacation homes that do not satisfy the County's RHNA. See §8.12.21 of the Housing Element Appendix for more detail.

**Table 8-6. Residential Land Inventory Summary**

<b>Zoning Group</b>	<b>Dev. Acres</b>	<b>Potential Units (Gross)</b>	<b>Parcel Count</b>	<b>Potential Units for the Current RHNA Planning Period (Net)</b>
Rural Residential (RR)	12,715	798	734	747
Rural Residential properties added by the GPU (RA)	5,061	613	162	162
Residential Estates (RE)	897	430	220	305
Residential Low Density (RL)	953	3,232	1,261	2,009
Residential Multifamily (RM)	158	1,438	295	965
<b>Total</b>	<b>14,723</b>	<b>5,898</b>	<b>2,510</b>	<b>4,188</b>

Source: Humboldt County Planning and Building Department, 2019

The above table shows the County has sites in the residential land inventory to accommodate its projected future housing needs of 1,413 units.

**Inventory of Affordable Multifamily Housing Sites:** The inventory of suitable sites to meet the County's housing needs for lower income households includes only those sites larger than one (1) acre in size that are planned and zoned for a density of 15 units per acre or more with public water and sewer services available. Consistent with self-imposed limitations from previous Housing Elements, no more than 100 potential units are assigned to any parcel even though the size and density would allow it. This is to help ensure the County has sites available to meet its lower income housing needs even if some of the sites in the residential land inventory are not available due to property owners' unwillingness to develop housing on their property during the planning period.

Based on these criteria, the land inventory contains sites with a development potential of 802 units affordable to lower income households. Second units will provide an additional 68 units affordable to lower income households. These figures demonstrate the County has sites in the Affordable Housing Inventory to meet the projected need of 574 units for the lower income categories.

### 8.3.4 New State Housing Element Laws

As mentioned earlier, significant new state legislation has led to several new policies and programs in this Housing Element as described in the following paragraphs.

1. Government Code Section 65650 et seq. Article 11, commencing at Section 65650, was added to the Government Code as a result of AB 2162 (2018). This legislation expanded allowances for the development of supportive housing as a means to address California's growing homelessness crisis. Supportive housing is statutorily defined an affordable rental with intensive services promoting housing stability works to reduce chronic homelessness. Supportive housing benefits communities by reducing local homelessness locally. This Housing Element includes policies and implementation measures for the County to adopt local regulations that are consistent with state law, and to actively work with developers and nonprofits to develop supportive housing.

In response to this statutory mandate, the Housing Element includes the following amendments:

- Goal H-G6: has been expanded to include of supportive housing.
- Policy P-36: mimics the statutory language regarding supportive housing and establishes as matter of policy that up to fifty (50) units of supportive housing is a by-right use in zoning districts that permit multifamily and mixed uses inclusive of nonresidential zones that permit multifamily.
- Implementation Measure H- IM51 is the program that directs the County undertake the necessary amendments to the zoning regulations for supportive and transitional housing. The timeline for completion of the needed amendments to the zoning regulations in December 31, 2019.

Prior to passage of AB 2162, Government Code Section 65583(c)(3) was amended to stipulate that transitional and supportive housing are residential uses of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The County amended the Zoning Regulations in 2004 and 2012 to reflect the statutory amendments. The allowance for supportive and transitional housing is only fully codified in accordance with the statute in the definitions section, Humboldt County Code Section 314-155. Section 314-177 "Residential Use Types" of the Zoning Regulations only contains the definition of transitional housing. Completion of H- IM51 will bring the County's Zoning Regulations in full alignment with the current statute for transitional and supportive housing.

2. Government Code Section 65583.2 et seq. This section spells out the content and analysis requirements of the land inventory, and establishes thresholds for suitability for regional housing needs. Several substantive amendments were made to this section of the housing element law.

Replacement Policy: Government Code Section 65583.2(g)(3) was added and requires nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b), that currently have residential uses, or had residential uses within the past five years, and are/were occupied by low or very low income households, are subject to a replacement policy. Development that would remove those units must replace all units with equivalent units affordable to the same or lower income level. Further, the replacement requirements must be consistent with those found in the density bonus regulations, Government Code Section 65915(c)(3). These provisions define replacement, and specify the terms of affordability. In short, parcels in the Land Inventory are subject to no net-loss requirements. The Housing Element provides both a policy and program, H-P47 and H-IM69, respectively, to implement this statutory requirement.

Inclusionary Zoning: Vacant and nonvacant sites identified to accommodate housing for lower income households cannot be deemed adequate unless the site is zoned at residential densities of at least 15 units per acre and the housing element includes a program that allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.<sup>1</sup> [Reference: Government Code Section 65583.2(c)]

All parcels in the County's affordable land inventory, both vacant and nonvacant, are zoned Residential Multi-Family ("RM", coastal), Residential Multiple Family ("R-3", inland) or Apartment Professional ("R-4", inland). All of these zoning districts permit residential use by right for housing developments, including developments in which at least 20 percent of the units are affordable to lower income households, at a minimum density of 15 dwelling units per acre. Moreover, many of the parcels in the County's affordable land inventory are subject to Ordinance No. 2460, adopted on August 11, 2011. Ordinance No. 2460 applies an overlay zone, also known as Qualified (or "Q") zone, to subject parcels and stipulates multiple dwellings and dwelling groups are allowed by right,

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<sup>1</sup> Consistent with Land Inventory standard in Appendix G, vacant sites shall be parcels with an Assessor's improvement value equal to \$0.



and that the minimum density is 16 units per acre. Residential density can be increased up to 30 units per acre as qualified.

While the County's existing regulations infer that housing projects that include development of 20 percent or more of the units affordable to low income households are allowed by right, measure H-IM73 calls for a Zoning Regulations amendment to add language to clearly provide the allowance for qualified parcels. The list of qualified properties is contained in Table Z13 in Appendix G. In conclusion, the County's existing regulations as outlined above and as proposed to be modified satisfy the requirements specified in Government Code Section 65583.2(c). The County's analysis of the affordable inventory in Appendix G provides a detailed review of evidence qualifying the parcels in the Affordable Multifamily Land Inventory.

3. Government Code Section 65583(a)(6). This section stipulates the analysis requirements of nongovernmental constraints that may hinder a jurisdiction's ability to accommodate their fair share allocation. It was amended to add two requirements: 1) the housing element must identify and analyze requests to develop at densities below the density identified in the site inventory; and 2) the housing element must describe the length of time between the project's discretionary approval and the time of building permit application filing. Appendix G provides a detailed analysis of these constraints.

4. Government Code Section 8899.50 et seq. Chapter 15, commencing with Section 8899.50, added Affirmatively Furthering Fair Housing (AFFH) to State law. AFFH originates from the federal Fair Housing Act. While compliance with the State's AFFH will be a mandatory component of the next housing element, jurisdictions that are a grantee or subgrantee receiving funds from Community Development Block Grant (CDBG), Emergency Solutions Grants program, or HOME Investment Partnerships program are now subject to AFFH and have the duty to affirmatively further fair housing.

As the County is a grantee for these funding programs and will continue to pursue funding from these programs, the Housing Element includes measures to initiate implementation of AFFH, including an implementation measure for the County to participate in and complete a multijurisdictional Assessment of Fair Housing (AFH). Because U.S. Census data is an important component of AFH, the timeline to initiate the AFH will occur after completion of the 2020 Census.

Other measures to implement AFFH include amending the County's Reasonable Accommodation regulations to clarify the procedure and appeal process and identify the reviewing authority. This program is to be completed by December 31, 2019. An additional AFFH policy and program is for the tenant displacement caused by housing code enforcement actions. More specifically, that the fines and penalties are to include relocation costs, and that these funds are to be forwarded to tenants when the owner fails to do so in a timely manner. The timeline for completion of this amendment is also December 31, 2019.

### **8.3.4 Funding for Housing Programs**

The County's Department of Health and Human Services ("DHHS") and the Planning and Building Department both actively pursue federal and state funding for housing. The Planning and Building Department focuses on funding programs aimed at workforce housing, while DHHS focuses on programs that focus on transitional and supportive housing and shelter and housing for individuals experiencing homelessness or at-risk of homelessness. DHHS and the Planning and Building Department will continue to coordinate their efforts to ensure efficiency, and best leverage their areas of expertise during the 2019-2027 planning period.

In 2018 the Board of Supervisors established and appointed a Housing Trust Fund and Homelessness

Solutions Committee ("HTFHSC") and identified the source of seed money for the HTFHSC. At this time, however, HTFHSC does not yet have the capital to set up a revolving loan or grant program for housing projects. Allowable HTFHSC expenditures will be based on program standards currently under development and will be determined and governed by the Board of Supervisors. Once the HTFHSC is able to fund projects, their funding programs will be an important addition to the federal and state funding secured by DHHS and the Planning and Building Department for housing projects.

The lack of available funding, including local funding, has been identified more or less unanimously as a barrier for the development shelter and housing for all income categories. The State has declared that California has a housing/shelter supply and affordability crisis of historical proportions with the State's most vulnerable populations hardest hit by underserved needs, constrained supply, and protracted unaffordability. In response, the State is removing regulatory barriers and markedly prioritizing funding for housing and shelter development. This funding will be as low-interest loans and grants to local jurisdictions, private developers, nonprofits depending on the funding program utilized.

While the State is signaling that a significant proportion of the State's budget will be allocated for housing and shelter development programs, these programs will be extremely competitive as jurisdictions throughout the State are experiencing similar housing issues as our local community, if not worse. Moreover, loans and grants sourced from the State by their nature are not reliable or consistent sources of funding as the county has little to no say in the awarding of projects, priorities, the funding cycles, etc. Reliance solely on these funding sources cannot assure the needed housing or shelter will be developed. Implementation measure H-IM1 includes the provision that the Board of Supervisors will identify and commit a revenue stream to fund the development of housing and shelter within budgetary constraints as part of the annual budget process. The measure also includes preparing and adopting of program guidelines as part of the budget allocation process.

The Planning and Building Department has responsibility for implementation of most of the implementation measures in this Housing Element. During the planning period the Planning and Building Department's budget requests will supplement federal and state funding to implement the programs for which it is responsible.

### **8.3.5 Public Engagement**

Preparation of this Housing Element was informed by the public at 13 public workshops held since August 2018. The first public outreach event to socialize the County's launch of the housing element update effort occurred as part of an Accessory Dwelling Unit Fair held in October 2018. The ADU fair was a free public event held in the Eureka area, the county seat and the largest city in the Humboldt County. Multiple jurisdictions participated in the event, which began Friday afternoon, and ran all-day Saturday. For both days of the event Humboldt County participated and supported the event by:

- Staffing an ADU information table;
- A department manager gave a presentation on developing ADUs in the County; and
- A Senior Building Inspector was available to answer building code questions.

Contact information was collected from interested participants to ease future public outreach.

In January and February 2019, County Planning staff held stakeholder workshops with the general assembly of the Humboldt Housing and Homeless Coalition, the designated continuum of care; the Humboldt Association of Realtors; and the County Department of Health and Human Services, the

County agency that administers social service programs. The Humboldt Builder's Exchange, a local association for the construction industry and related services, was also contacted and was provided information, although a formal workshop was not held. Over the subsequent months, Planning staff has been working with local water and sewer providers, and other community organizations to obtain input.

To gather public input on the effectiveness existing housing element and unaccounted needs, Planning staff held a round of public workshops in four distinct and dispersed communities in late February 2019 and early March 2019. While these workshops were held during the week, all meetings were conducted in the evening to improve opportunities for the public to attend and participate. The workshops were advertised in local newspapers, social media, and continual updates to the County's interactive website. To keep interested people abreast of workshops, the County employed an existing voluntary subscription service that pushes out notification to subscribers.

This first round of workshops was followed by a second round of workshops held in late April 2019. Again, workshops were held in four communities. Prior to launching this series of workshops, County staff prepared a draft policy and program report consisting of draft revisions to the element's goals, policies, standards, and implementation measures based on input heard during the first round of public workshops. The report also included measures to address known statutory changes. This report was made available for download on the County's website and subscribers were notified. For a couple of these workshops, the County purchased radio airtime.

The Housing Element Appendix (Appendix A) includes a detailed synopsis of the public engagement effort for this Housing Element update. In summary, significant interest expressed in the workshops focused on the following topics:

- Relaxing allowances for accessory dwelling units (formerly known as secondary dwelling units),
- Creating allowances for tiny houses, moveable tiny houses, and tiny house villages,
- Improved availability and access to technical expertise,
- Improving shelter and housing opportunities for residents experiencing homelessness, and
- Improving housing opportunities for existing development, and to not rely as much on new construction to meet housing needs.

## 8.4 Goals and Policies

### Goals

- H-G1. Housing Production.** Regulatory policies, practices and financial incentives that promote the creation of affordable housing, protect the public health, safety and welfare, promote clear development requirements, advance equity, minimize the environmental impacts of housing development and reflect the goals and priorities of this Plan.
- H-G2. Housing Diversity.** An adequate supply of all types of housing affordable for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.
- H-G3. Workforce Housing.** An adequate supply of rental and homeownership opportunities affordable to wage earners within close proximity to local businesses, recreational facilities, community services, transit corridors and schools.
- H-G4. Residential Land Inventory.** An inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle, which provides adequate capacity to meet projected regional housing needs for all income levels.
- H-G5. Housing Needs of Special Populations.** Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families.
- H-G6. Emergency Shelters, Supportive and Transitional Housing.** Address the housing and access needs of vulnerable populations and provide sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing.
- H-G7. Affirmatively Furthering Fair Housing.** Regular meaningful actions to affirmatively further and promote fair housing, to improve access to opportunity, and prohibit discrimination.<sup>2</sup>

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<sup>2</sup> *Meaningful Actions* are defined as "significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity." (Title 24 Code of Federal Regulations Part 5 Section 5.152)

## Policies

- H-P1. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
- H-P2. Flexibly Apply Development Standards to Low Income Housing.** The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations.
- H-P3. Use of Surplus County-owned Property.** The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels in close proximity to commercial services and public and shared transit shall be preferred for development of affordable housing.
- H-P4. Maintenance of an Adequate Supply of Residential Land.** The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.
- H-P5. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code Section 65863 et seq. supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).
- H-P6. Contributions to Infrastructure and Service Development.** Market-rate housing will pay its fair share of infrastructure and public service costs. Housing with long-term affordability covenants and restrictions requiring units to be available to, and occupied by, persons or families of low, very low or extremely low income for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.
- H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.** The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S2 unless the County makes specified findings.
- H-P8. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
- H-P9. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized thresholds of significance. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for parcels eligible for subdivision into five or more parcels.
- H-P10. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.
- H-P11. Emergency Shelters.** Emergency shelters, day centers and navigation centers, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.

- H-P12. Housing and Support Services for Elders and Disabled Persons.** The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.
- H-P13. Support Innovative Construction and Design Methods.** The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.
- H-P14. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques for housing.
- H-P15. Support Alternative Owner Builder Program.** The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.
- H-P16. Reduce and Avoid Impacts to Biological Resources.** The County shall refer all building permit applications for structures whose water source is from perennial streams or rivers, or from wells within 100 feet of a perennial stream or river, or from springs within 100 feet of a perennial stream or river to the Department of Fish and Wildlife (DF&W).
- H-P17. Promote Infill, Reuse and Redevelopment.** The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.
- H-P18. Housing Opportunity Zones.** The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones. The County shall review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.
- H-P19. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing manufactured home parks and long-term occupancy special occupancy parks and shall support expansion of existing parks as an important source of affordable housing.
- H-P20. Retain Historic and Legal Non-Conforming Housing.** The County shall support retention of historic and legal non-conforming housing which exceeds the general plan density standards.
- H-P21. Siting of Multifamily Housing Developments.** The County shall plan, prioritize, and support development proposals that locate multifamily uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.

**H-P22.Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.

**H-P23.Housing Rehabilitation.** The County's code enforcement requirements and program shall develop habitability and maintenance provisions in county code to prioritize rehabilitation of existing sub- standard housing and require maintenance of residential structures in a suitable condition for housing.

**H-P24.Promote Fair Housing and Improved Access to Opportunity.** The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.

**H-P25.Reduce Impacts of Displacement Caused by Enforcement Actions.** The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.

**H-P26. Technical Assistance Program.** The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability of information and expertise regarding residential land use regulations and the residential development permitting process.

**H-P27.Pre-Approved Housing Plans.** The County shall increase the variety of housing designs available as pre-approved housing plans offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.

**H-P28.Streamline Housing Review and Approval.** When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

**H-P29.Encourage Accessory Dwelling Units.** The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.

**H-P30.Allowance for Tiny Houses and Moveable Tiny Houses.** The County shall encourage development of new low-cost housing by allowing tiny houses and moveable tiny houses as permanent single- family dwellings and detached bedrooms in single family and multifamily zones.

**H-P31.Allowance for Tiny House Villages.** The County shall improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow allowing tiny house villages as a type of multifamily dwelling allowed in zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety. Multifamily zones.

**H-P32.Farmworker Housing.** The County shall encourage-sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers, consistent with Health and Safety Code Sections 17021.5 and 17021.6.

**H-P33.Estimating Farmworker Housing Needs of the Cannabis Industry.** The County shall estimate the population of farmworkers in the cannabis industry that may be underrepresented in the census data of the Department of Agriculture Agricultural Census.

**H-P34.Transitional Housing.** Transitional housing shall be considered a residential use of property. The County shall increase Transitional housing capacity to meet the documented housing needs consistent with Government Code Sections 65582(j) and 65583(c)(3).

**H-P35.Supportive Housing.** Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily and mixed uses are allowed, including commercial and industrial zones where multifamily uses are allowed above commercial uses. The County shall increase Supportive housing capacity to meet the documented housing needs consistent with Housing Element requirements (Section 65650\_of the Government Code).

**H-P36.Single Room Occupancy Units.** The County shall support the conversion and use of motels, and hotels, and discontinued hospitals, schools, and care facilities for single room occupancy units (SRO) units consistent with public health, safety and welfare.

**H-P37.Support Emergency Shelters.** The County shall continue to allow emergency shelters by right in areas mapped for that use, and shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

**H-P38.Allowance for Safe Parking.** The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter to provide sufficient opportunities and capacity to provide emergency shelter to meet the documented needs of those experiencing homelessness.

**H-P39.Fee Deferrals for Affordable Housing, Emergency Shelters and Transitional and Supportive Housing.** The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term covenants and restrictions that require the units to be available to and occupied by lower income households for at least 30 years. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Single Room Occupancy developments, Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

**H-P40.Fast Track Application Review.** All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.

**H-P41.Density Bonuses.** Consistent with Gov't Code Section 65915 et seq., the County shall offer and provide density bonuses for housing, including for Transitional and Supportive housing, and housing projects meeting the requirements of Gov't Code Section 65913.4 et seq., that has long-term affordability covenants and restrictions that require units to be available to,



affordable to, and occupied by, persons or families of low-, very-low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements, and shall amend the Zoning Regulations consistent with Gov't Code Section 65915 et seq. The County shall continue to offer and provide density bonuses for housing affordable to lower income households consistent with Government Code Section 65915.

**H-P42. Deferral of Minor Subdivision Improvements.** The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income for at least 20 years. Public Works shall specify allowable deferments on a project by project basis.

**H-P43. Funding for Supportive and Transitional Housing.** The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.

**H-P44. Alternative Utility Systems.** Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.

**H-P45. Housing First.** The County shall continue to support the Housing First approach for reducing homelessness as adopted by Board of Supervisors Resolution 16-30 on March 1, 2016.

**H-P46. Replacement Policy for Inventory Sites.** The County shall amend the Zoning Regulations to require development located on nonvacant inventory sites, identified pursuant to Government Code Section 65583.2(b)(3), that have residential uses or had residential uses within the past five years that have been vacated or demolished, that are or were subject to an affordability agreement or local law restricting rents or other forms of price controls, or occupied by low or very low income households, and will remove or convert housing affordable to low or very low income households to be replaced with equivalent units. Replacement housing units shall be subject to the requirements of Government Code Section 65915(c)(3).

## 8.5 Standards

- H-S1. Housing Program Implementation.** The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:
- 1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
  - 2) 186 multifamily units
  - 3) 91 second units
- H-S2. Achieving the Target Densities in Housing Opportunity Zones.** Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the “mid-point” density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development is consistent with the general plan; remaining sites identified in the Housing Element inventory are adequate to accommodate the County's regional housing needs pursuant to Government Code 65584 et seq.; and the property contains insurmountable physical or environmental limitations and clustering of residential units has been maximized.
- H-S3. Calculation of the Target Density in Housing Opportunity Zones.** The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints
- H-S4. Calculation of the Maximum Number of Residential Units on a Parcel.** The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.
- H-S5. Infrastructure Development.** Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones, Legacy Communities, or other areas where health and safety concerns are evident shall be given priority for funding and development.
- H-S6. Retain Historic and Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing historic and legal non-conforming housing in new subdivisions, and planned and multifamily developments.
- H-S7. Ten-Year Plan to END Homelessness and Resolution 16-30, and the Focus Strategies' Report.** The County's adopted Ten-Year Plan to End Homelessness and Resolution 16-30 and the Focus Strategies' report will guide the County's efforts to address the housing and service needs of the homeless, and “at risk of homelessness” populations.
- H-S8. Single Room Occupancy Units.** The County shall allow conversion of hotels and motels, and discontinued hospitals, schools, and care facilities to single room occupancy units (SRO) under specified conditions in selected zones in areas with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for conversions to SRO units and for reviews of the historic and legal non-conforming status, or Plan amendments or zone reclassifications for

conversions that have already occurred.

**H-S9. Calculation of Development Potential for the Residential Land Inventory.** The County shall identify land suitable for residential development consistent with Government Code Section 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.

**H-S10. Publication and Maintenance of the Residential Land Inventory.** The County's residential land inventory, found consistent with state law according to Government Code Section 65583(a)(3), shall be published to the internet as a web-based GIS layer to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.

**H-S11. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.** The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.

**H-S12. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones.**

The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

- Aesthetic Impacts
- Agricultural and Forest Impacts
- Air Quality Impacts
- Land Use and Planning Impacts
- Mineral and Energy Impacts
- Noise Impacts
- Population and Housing Impacts
- Public Services
- Recreation
- Utilities and Service Systems
- Cumulative Impacts

**H-S13. Fast Track Building Permit Application Review.** All applications for housing projects, including mixed-use development consisting of residential and nonresidential with at least two-thirds of the square footage designated for residential use shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis. The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. If a housing application has not been approved within the specified timeframe net the time lapse

waiting for applicant corrections, amendments, or other required information, the application shall be deemed approved by the Planning and Building Department.

**H-S14. Vacant and Nonvacant Inventory Sites to Accommodate Housing for Lower Income**

**Households and Used in Previous Housing Elements.** Vacant sites identified in two or more consecutive housing elements, and nonvacant sites identified in the prior housing element, identified to accommodate housing for lower income households and meeting any of the following criteria: 1) residentially zoned and capable of being developed at a higher density; 2) sites owned or leased by the county; or 3) sites zoned for nonresidential use that can be redeveloped for residential use for there is a program to rezone the sites, as necessary, shall be zoned at residential densities of at least 15 units per acre and subject to zoning regulation that allows by-right approval to developments that include at least 20 percent or more of the units affordable to lower income households.<sup>4</sup>

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<sup>4</sup> Vacant site means a site having no improvements on the site other than being a finished lot; there are no existing uses including parking lots. Nonvacant sites include parking lots, underutilized or blighted sites, and sites having abandoned or unoccupied uses.

## 8.6 Implementation Measures

**H-IM1. Pursue Funding for Housing and Emergency Shelter Programs.** The County shall pursue funding for housing and shelter programs, including for single room occupancy housing and rehabilitation of housing. Funding and subsidies shall prioritize development of housing affordable to very low-income households, and where there are extraordinary costs for development affordable housing. Potential federal and state sources of funding (not intended to be an exhaustive list), include:

- Humboldt County's First-time Homebuyer Program: up to five units per year
- Humboldt County's Owner-Occupied Rehabilitation Program: up to three units per year

In partnership with developers, assist with one to two development projects per year:

- Home Investment Partnership Program (HOME)
- State Community Development Block Grant (CDBG)\*
- Multifamily Housing Program (MHP)
- Permanent Local Housing Allocation (SB 2, 2017)\*
- Building Equity and Growth in Neighborhoods Program (BEGIN)\*
- United States Department of Agriculture (USDA) Housing Programs
- California Housing Finance Authority Loans (CHFA)
- Federal and State Low Income Housing Tax Credit (LIHTC)
- Infill Infrastructure Grant Program (IIG)

\* Indicates sources of funding for which the County has to be applicant. Others, developers may access funding from the source.

As part of the annual budget process the Board of Supervisors shall identify and commit a revenue stream to fund the development of housing and shelter, including for the purpose of matching federal or state funds for housing and shelter development, or off-site improvements in support of eligible projects, within budgetary constraints.

- A. The County shall prepare and adopt program guidelines similar to or equivalent to the Department of Housing and Community Development housing and shelter program guidelines found in the California Code of Regulations, Title 25, Division 1, Chapter 7.

Responsible Agency: Planning and Building Department, Department of Health and Human Services, and Housing Trust Fund and Homelessness Solutions Committee. Timeframe: Ongoing.

**H-IM2. Tiered Environmental Review.** The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County shall tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

**H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports.** The County shall maintain Fault Evaluation Reports prepared for sites within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. Copies of these reports shall be available upon request to residential developers within Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM4. Tsunami Hazard Areas.** The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall

work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019 County to file Local Coastal Program Amendment with the California Coastal Commission. In 2020 the State is to release guidelines and tsunami hazard mapping.

- H-IM5. Initiate Annexation of Multifamily Housing Sites.** The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-011 to provide sewer services to the property for development of multifamily housing. Responsible Agency: Planning and Building Department. Timeframe: Ongoing until completion of annexation process.
- H-IM6. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** The County shall include in its Annual General Plan Progress Report prepared pursuant to Section 65400 of the Government Code a description of the development that has occurred on the properties in the Affordable Multifamily Housing Land Inventory. The County shall also include in the 2019-2027 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households and propose changes to that program as necessary to increase its effectiveness. Responsible Agency: Planning and Building Department. Timeframe: Annually.
- H-IM7. Implement the Martin Slough Interceptor (MSI) Project, and Initiate Specific Actions if the Project is Canceled.** The County is in the process of adopting a traffic impact fee in conjunction with the City of Eureka that is consistent with the requirements of the certified Environmental Impact Report ("EIR") for the MSI project. If the County and City have not adopted the measure by December 31, 2019, the Planning and Building Department shall bring forward a program to either amend the project EIR or take other actions to address the requirements of the traffic impact mitigation measures for consideration by the Board of Supervisors and City Council. If the traffic mitigation has not been addressed in a manner that will permit sewer service connection of development of the land inventory at densities consistent with multi-family housing by December 31, 2020 the County shall replace the loss of inventory in the area served by the Martin Slough Interceptor on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the RHNA for lower-income households. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed by December 31, 2022. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2022.
- H-IM8. Encourage Energy and Water Conservation.** The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water storage and water conservation measures intended to reduce surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2026.
- H-IM11. The Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan.** The County shall actively support the implementation of the Ten-Year Plan to End Homelessness and the Homeless Strategy and Implementation Plan, and adopted updates to those plans. The Planning and Building Department shall collaborate with the Humboldt Housing and Homeless Coalition (HHHC) and the Department of Health and Human Services to facilitate implementation of the strategies specified in both plans for increasing access to stable and affordable housing for people experiencing homeless or most at risk of

homelessness. Responsible Agency: Humboldt Housing and Homeless Coalition, Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

**H-IM12. Homeless Humboldt Housing and Homeless Coalition.**

- A. The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent as the designated continuum of care, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.
- B. The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee. Responsible Agency: Humboldt Housing and Homeless Coalition, and Planning and Building Department and Department of Health and Human Services. Timeframe: By December 31, 2020.

**H-IM13. Housing Accessibility for People with Disabilities.** The County shall support housing access for persons with disabilities, including development disabilities, by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM14. Housing Trust Fund.** The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:

- State and Federal Grants
- Local Financial Institutions
- Local Jurisdictions
- Sale of Surplus County Property
- County General Fund
- Private Foundations and Individuals

Responsible Agency: Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing

**H-IM15. Facilitate Development of All Sites in the Affordable Housing Land Inventory.** Specifically, the County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved for the parcel. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs as per H-IM1. The County shall offer the following incentives for the development of affordable housing, including, but not limited to,

- priority processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,

- expedited review for subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds), and
- modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.

Quantified objective: Assist 10 units per year. Responsible Agency: Planning and Building Department. Timeframe: Ongoing

**H-IM16. Housing Rehabilitation.** The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing. The County shall identify the top 20 geographic areas for which to conduct housing condition surveys:

- A. Interview the Humboldt County Code Enforcement Manager and Chief Building Official to identify communities with concentrations of substandard housing, and cross reference the identified communities with all of the following data:
  - a. The most recent census block groups in which more than 50 percent of the residents are Low Income, as defined by HUD,
  - b. Geographic areas identified as a low income community pursuant to AB 1550 or disadvantage or low income communities pursuant to SB 535.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2022.

**H-IM17. Retain Historic and Legal Nonconforming Housing.** The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal non-conforming housing involved in new subdivisions or planned, or multifamily development. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

**H-IM18. Inventory of Nonconforming Housing.** The County shall conduct an inventory to estimate the number of affordable housing units located in C- and M- zoning districts as nonconforming housing. The County shall publish the results of the inventory on the County website upon completion. Should the outcome of the inventory estimate that at least 30 percent of the housing units may be affordable to low income or very low income households, the County shall consider the adoption of the replacement policy. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

**H-IM19. Assisted Units.** The County shall seek to preserve all assisted-housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. The County shall implement improvements to the Internet-Based Permit Tracking software and Geographic Information Systems to function as an early warning system for units at risk of conversion. The improvements will track assisted housing units, flag, and generate real-time reports enabling Planning and Building notify property owners, and provide financial assistance when funding is available. Quantified Objective: the 20 units of the RCAA Murray Road Duplexes which sunsets in 2028. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM20. "Safe Homes" Program to Increase Building Code Compliance.** The County shall consider extending the Safe Homes program prior to the program's sunset date. The Safe Homes Program allows qualified unpermitted homes to become permitted with reduced or eliminated penalty fees as an incentive to bring the unpermitted units into compliance. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.



**H-IM21. Use of Surplus County-owned Property.** The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. Following the initial evaluation, the County shall regularly evaluate surplus County-land for development or financing of housing. For properties located within incorporated cities, the County shall coordinate with the city. Quantified Objective: The sale proceeds of one County-owned property are now earmarked to provide source funding for trust fund. Responsible Agency: Planning and Building Department. Timeframe: By June 1, 2022.

**H-IM22. Affordable Housing Development on Excess State -Owned Properties.** The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM23. Post Information Regarding Fair Housing and Employment.** The County shall continue to support the State Fair Employment and Housing Commission enforcement program. The Planning Division shall make information available about fair housing rights and the procedures for filing fair housing complaints at locations readily accessible to the public, such as public libraries, the Humboldt County Housing Authority, and the County's website. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM24. Noticing Regarding Fair Housing and Employment, and Antidiscrimination.** The County shall develop standardized public notice language regarding fair employment and housing, and antidiscrimination to be used by all County agencies and affiliates. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2021.

**H-IM25. Complete an Assessment of Fair Housing.** The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion. Responsible Agency: Planning and Building Department. Timeframe: Commence no sooner than completion of the 2020 US Census and Housing and Urban Development (HUD) acceptance for filing of the State of California's Consolidated Plan for the period of 2021-2026.

**H-IM26. Repeal of Article 34 to Increase the Supply of Affordable Housing.** The County shall support and actively lobby for State and/or local initiatives and referendums that seek the repeal of Article 34 of the State Constitution. Should the State or local initiatives or referendums fail to progress or pass, the County shall initiate an Article 34 initiative that, if passed by a majority of qualified voters, would allow the County to develop, construct or acquire low cost housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Responsible Agency: Planning and Building Department. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.

**H-IM27. Elder Housing Needs Assessment.** Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an

implementation program to address needs identified. Responsible Agency: Planning and Building Department. Timeframe: Humboldt County's annual progress report filed pursuant to Government Code Section 65400 for calendar year 2020, shall include a detailed program; ongoing thereafter.

**H-IM28. Access and Relevancy of Pre-Approved House Plans.** The County shall make pre-approved house plans available (at the Planning and Building Department and online) to the public. Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM29. Provide Pre-Approved House Plans.** The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:

- A. Accessory dwelling units in different configurations, including:
  - o Non-moveable tiny houses.
  - o Conversion of a garage to an ADU.

Quantified Objective: two plans for non-moveable tiny house, and one plan for conversion of a garage. Timeframe: Initiate by June 30, 2020.

- B. Small footprint single family residences not exceeding 1,000 square feet. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.
- C. A duplex. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.
- D. Farmworker housing group quarters for more than six employees. Quantified Objective: one plan. Timeframe: Initiate by December 31, 2021.
- E. Universal accessible bathroom that can be installed into an existing residence. Quantified Objective: two plans. Timeframe: Initiate by June 30, 2020.

Responsible Agency: Planning and Building Department.

**H-IM30. Internet Accessible Residential Land Inventory and Development Constraint Maps.** The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing.** The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories:

- A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Government Code Sections 65913.4(b) and (c).
- B. Sites for supportive housing.
- C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks for long term occupancy.
- D. County-owned properties suitable for Emergency Shelters.

Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2021; ongoing thereafter.

**H-IM32. Internet-Based Permitting Software to Increase Transparency of Permit Review Process.** The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the

specific factors contributing to processing times of ministerial permits, such as the length of review times for projects. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019; ongoing thereafter.

**H-IM33. Improve Reporting from the Internet-Based Permit Tracking Software.** The County shall implement improvements to the permit tracking software to result in the on-time delivery of data meeting the annual reporting requirements of the Department of Finance and Housing and Community Development for residential entitlements. Timeframe: Complete by December 31, 2019; ongoing thereafter.

**H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures.** The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

**H-IM35. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations to remove the 6 month time limit for tenants residing in special occupancy parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

**H-IM36. Review the Single Room Occupancy Unit Zoning Regulations.** The County shall conduct an evaluation of the Zoning Regulations governing the development of Single Room Occupancy (SRO) housing. This evaluation shall include the following activities:

- A. A comparison evaluation of SRO land use regulations of similarly situated jurisdictions.
- B. Literature review for SRO development land use regulation Best Practices.
- C. An Objective Standard review of the County's existing SRO regulations.
- D. Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.

Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

**H-IM37. Density Bonuses.** The County shall amend the Zoning Regulations consistent with Government Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of Government Code Section 65913.4 et seq. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2020.

**H-IM38. Allowance for Tiny Houses.** The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed or installed on a foundation, and objective health, safety and design standards are met. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

**H-IM39. Allowance for Moveable Tiny Houses.** The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks. The amendment to the Zoning Regulations shall consider allowing recreation vehicles (RVs) to be used as permanent single-family dwellings. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

**H-IM40. Allowance for Tiny House Villages.** The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

**H-IM41. Allowance for Accessory Dwelling Units.** The County shall amend the Zoning Regulations consistent with Government Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

**H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.** The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2025.

**H-IM43. Estimating Affordability of Accessory Dwelling Units.** In order to estimate the affordability of accessory dwelling units, the County shall survey property owners who have received building permits for the construction of an accessory dwelling unit. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

**H-IM44. Incentivize ADU Development.** The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs. Quantified Objective: 3 units per year. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

**H-IM45. Estimating Affordability of Tiny Houses.** In order to estimate the affordability of tiny houses, the County shall survey property owners who have received building permits for the construction or installation of a tiny house. Responsible Agency: Planning and Building

Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

**H-IM46. Accounting for Tiny Houses and Tiny House Villages in the Regional Housing Needs**

**Assessment.** The County shall work with the State Housing and Community Development (HCD) to develop an appropriate method to count tiny houses and tiny house villages as dwelling units for the Regional Housing Needs Assessment. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2022; ongoing thereafter.

**H-IM47. Farmworker Housing.** The County shall amend the Zoning Regulations for farmworker housing consistent with Health and Safety Code Sections 17021.5 and 17021.6. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM48. Estimating Farmworker Housing Needs of the Cannabis Industry.** The County shall prepare an estimate the number of cannabis industry farmworkers. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

**H-IM49. Provide Information to Agricultural Employers.** The County shall provide information to agricultural employers pertaining to state standards and permitting regulations. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020; ongoing thereafter.

**H-IM50. Farmworker Housing Program.** Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information:

- A. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County's cannabis industry farmworker estimate.
- B. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
- C. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
- D. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
- E. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
- F. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.
- G. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.

Responsible Agency: Planning and Building Department. Timeframe: December 31, 2021; ongoing thereafter.

**H-IM51. Supportive Housing and Transitional Housing.** The County shall amend the Zoning Regulations consistent with Government Code Article 11, commencing at Section 65650, and Government Code Section 65582(j) and 65582(c)(3) for transitional and supportive

housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM52. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy**

**Special Occupancy Parks.** The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. When funding is available and in partnership with the developer, the County may complete pre-development environmental studies for the expansion of existing manufactured home parks and long-term occupancy special occupancy parks on parcels eligible for the addition of five or more spaces. The County shall consider adoption of a Qualified (or "Q") combining zone for existing special occupancy parks to modify and restrict by-right uses to the existing special occupancy park use. Responsible Agency: Planning and Building Department. Timeframe for adoption of Qualified combining zone: By December 2021. Timeframe for other actions: Ongoing.

**H-IM53. Property Owner Outreach Program.** The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020; ongoing thereafter.

**H-IM54. Emergency Shelters.** The County shall amend the Zoning Regulations for emergency shelters consistent with Government Code Section 65583(a)(4)(A) et seq. to allow emergency shelters as a principally permitted use in the Limited Industrial (ML), Community Commercial Zone (C-2), Industrial Commercial (C-3), and Residential Multiple Family (R-3) zoning districts and eliminate the "*where specifically mapped*" qualifying language, and to meet the requirement that the management standards are objective. The County shall also amend the General Plan to remove Attachment G of Appendix G, "Parcel Which are Zoned to Principally Permit Emergency Shelters". The County shall also amend the Mixed Use Urban and Mixed Use Rural (MU1 and MU2, respectively) zoning districts consistent with the General Plan to:

- A. Enumerate emergency shelters as a principally permitted use.
- B. Meet the requirement that the MU1 and MU2 development standards are objective and consistent with H-P29, and encourage and facilitate the development of, or conversion to, emergency shelters consistent with Government Code Section 65583(a)(4)(A).

Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM55. Support Emergency Shelters.** The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM56. Safe Parking Pilot Program.** The County shall fund and implement a safe parking pilot program consisting of the following actions:

- F. Identify and develop sources of funding for program.
- G. Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services

- and resources, and other best practices.
- H. Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, schedule, including incentives to improve property owner participation, a public outreach campaign, and metrics for program evaluation.
  - I. Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
  - J. Inventory potential public lots and private lots, and poll property owners.
  - K. Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
  - L. Throughout the pilot program collect data from service providers, and at the close prepare a closeout evaluation report. The closeout evaluation report shall be considered by the Board of Supervisors within ninety days.
  - M. Should the pilot program be evaluated to be successful, the extension and/or expansion of the pilot program shall be considered.
- Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

**H-IM57. Improve and Increase Temporary Shelter Options.** Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as Government Code Section 65583(a)(7); that is, elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

**H-IM58. Alternative Lodge Park.** Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.

- Siting standards to include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.
- The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

**H-IM59. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2020.

**H-IM60. Reduce Building Permit Application Fees.** The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee

schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM61. Establish a Mixed Housing Zoning District.** The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allow higher residential densities and flexible housing configurations to address workforce housing needs for existing and new development. The new Mixed Housing Zone shall include development standards to address community character and priorities established through a community plan update process. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.

**H-IM62. Fast Track Application Review Timelines and Priorities.** For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters shall be prioritized.

**H-IM63. Definition of Family.** The County shall amend the Zoning Regulations to remove the definition of "Family" and references thereto except where "family" is defined by statute. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM64. Technical Assistance Program.** The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events:

- A. Regular "How To" webinars for different stages of the residential entitlement process.
- B. Regular online "Ask Me About", or AMA, for the residential entitlement process.
- C. Post a "How To" media series for different stages for the residential entitlement process.
- D. Regular building and planning summits in population centers outside the greater- Eureka area. Participation by Public Works and Division of Environmental will be encouraged
- E. Initiate and facilitate multiagency preliminary review of residential projects that propose to result in three or more housing units.
- F. Regular review of posted media content for significant changes in code or procedures and update as needed.
- G. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2020.

**H-IM65. Permitting Unpermitted Special Occupancy Parks.** The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal. Responsible Agency: Planning and Building Department. Timeframe: Commence by December 31, 2021.



**H-IM66. Expand Public Water and Sewer Capacity for Housing.** The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well. The County shall also work with the McKinleyville Community Services District (MCSD) to identify capacity constraints and develop phasing plans to allow development within the limits of utility constraints and work to pursue funding mechanisms for the MCSD to design and implement capacity improvements. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.

**H-IM67. Reasonable Accommodation.** The County shall amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and Fair Housing standards. The amendments shall specify the Planning Director as the appropriate authority to review and decide requests for reasonable accommodation; that the decision on the request shall be rendered in writing within thirty (30) days; provide for an appeal to the Board of Supervisors, and remove reference to special permit procedures or requirements. Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

**H-IM68. Replacement Program.** The County shall amend the Zoning Regulations consistent with H-P47 and Government Code Section 65583.2(g)(3). Responsible Agency: Planning and Building Department. Timeframe: by December 31, 2019.

**H-IM69 Housing Rehabilitation.** The County shall consider amending Humboldt County Code to incentivize the maintenance of residential structures in a suitable condition for housing and to give priority to rehabilitation of sub-standard housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM70 Tenant Displacement Caused by Enforcement Actions.** The County shall amend Humboldt County Code to provide for the penalties and fines charged in housing code enforcement actions to include tenant relocation expenses in accordance with Article 2.5 of the Health and Safety Code, commencing at section 17975. The amendment shall also provide for the advance of relocation expenses to the tenant prior to, or at the time of displacement, when the owner fails to do so in a timely manner. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM71. General Plan Amendments for Emergency Shelters and Supportive Housing.** The County shall amend the General Plan Land Use Element to identify Emergency Shelters as an allowed use in the Commercial and Industrial Land Use Designations consistent with the Zoning Regulations. The County shall amend the Residential, Commercial, and other applicable land use designations that allow multifamily uses consistent with H-P36 to enumerate Supportive Housing as an allowed use. The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

**H-IM72. Local Coastal Program Amendment for Special Occupancy Parks.** The County shall initiate and pursue amendments to the Humboldt Bay Area Plan Local Coastal Program to permit special occupancy parks as an allowed Interim Use. Responsible Agency: Planning and Building Department. Timeframe: Initiate by December 31, 2022.

**H-IM73. By-Right Development for Housing Developments with Units Affordable to Low Income Households and Inventory of Eligible Parcels.**

- A. The County shall maintain an inventory parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. Responsible Agency: Planning and Building Department. Timeframe: review and update at least annually.
- B. The County shall amend the Zoning Regulations to allow by-right approval for housing developments that include 20 percent or more of the housing units affordable to lower income households on parcels meeting the requirements of Government Code Section 65583.2(c). Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2020.

**H-IM74. Off-Street Parking Zoning Regulations.** The County shall consider amendments to the Zoning Regulations to facilitate review of exceptions for off-street parking reductions for residential uses. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2020.

**H-IM75. Special Occupancy Parks.** The County shall initiate amendments to the Zoning Regulations to increase the number of sites where Special Occupancy Parks are allowed. Responsible Agency: Planning and Building Department. Timeframe: By June 30, 2021.

**H-IM76. Progress Reports to the Planning Commission.** The County shall report the progress of implementing the 2019 Housing Element to the Planning Commission within sixty (60) days of the Planning and Building Department filing the annual progress report as required by Government Code Section 65400. At the 6<sup>th</sup> cycle mid-point, being 2024, the Planning Commission shall review and evaluate progress of Housing Element implementation, and the Planning Commission may recommend that the Board of Supervisors initiate amendments to the Housing Element if the Planning Commission finds that insufficient progress has been made. Responsible Agency: Planning and Building Department. Timeframe: Annually beginning in 2020.

**H-IM77. Support and Create Partnerships with State and Federally Recognized Indian Tribes.** The County shall work with State and Federally recognized Indian tribes and their respective housing authorities, to develop housing affordable to low income households, and infrastructure in support of housing that is affordable to low income households. The State and Federally recognized Indian tribes as of June 2019 are:

- Bear River Band of the Rohnerville Rancheria
- Big Lagoon Rancheria
- Blue Lake Rancheria
- Cher-Ae Heights of the Trinidad Rancheria
- Hoopa Valley Tribe
- Karuk Tribe
- Wiyot Tribe
- Yurok Tribe
- Tsnungwe Council
- Covelo Indian Community

Responsible Agencies: Planning and Building Department and Department of Health and Human Services. Timeframe: Ongoing.

Text edits adopted by the Humboldt County Board of Supervisors on August 20, 2019, Resolution No. 19-84.

# Appendix G. Housing Element Appendix

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## Appendix G. Housing Element Appendix

### 8.7 Population Characteristics

#### 8.7.1 Population Trends

Humboldt County's population growth rate fluctuated a great deal between 1920 and 2018 (Table A). Moderate growth during the 1920's was followed by slow growth during the Great Depression Era of the 1930's. The County's timber dependent economy grew in response to a statewide housing boom in the post-war period. As a result, between 1940 and 1960, the County's population more than doubled.

Between 1960 and 1970 the County's total population experienced a drop of more than 5%. This was mostly due to the combined effects of a weaker housing market, log shortages, park expansion, and loss of jobs due to mechanization.

The total population of Humboldt County grew at a steady 6% increase each decade over the last twenty years. This modest growth is slightly less than for California as a whole. Over the last eight years the population in the County grew by 1%, which is slower than the average over the past few decades.

**HOUSING ELEMENT APPENDIX TABLE - A.** Historical Population, Humboldt County, 1920 – 2018

Year	Number of Persons	Percentage Increase by Decade
1920	37,413	n/a
1930	43,233	16%
1940	45,812	6%
1950	69,241	51%
1960	104,892	51%
1970	99,692	-5%
1980	108,525	9%
1990	119,118	10%
2000	126,500	6%
2010	134,623	6%
2018	136,002	1%*

Sources: 1920-1970, U.S. Department of Commerce, Decennial Census; California Department of Finance, Population and Housing Data (Report E-8090City), Report E4 – Population Estimates for Cities, Counties, and the State, 2011-2018, 5/1/2018), U.S. Census Bureau

\*Assumes the growth rate for the decade will continue the trend of the 2010 – 2018 time period.

**HOUSING ELEMENT APPENDIX TABLE – B. Recent Population Trends, Humboldt County, 2010 – 2018**

	4/1/2010	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	Average Annual Change	
							# Persons	% Change
Arcata	17,231	17,943	18,122	18,242	18,388	18,398	91	0.5%
Blue Lake	1,253	1,281	1,299	1,306	1,301	1,280	0	0.0%
Eureka	27,191	26,635	26,355	26,348	26,500	26,362	-55	-0.2%
Ferndale	1,371	1,366	1,370	1,367	1,373	1,367	0	0.0%
Fortuna	11,926	11,885	11,914	11,907	12,008	12,042	31	0.3%
Rio Dell	3,368	3,333	3,326	3,322	3,355	3,348	3	0.1%
Trinidad	367	339	330	325	335	340	0	0.1%
Unincorp.	71,916	72,195	72,467	72,600	73,170	72,865	134	0.2%
Humboldt Co. Total	134,623	134,977	135,183	135,417	136,430	136,002	205	0.2%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities.

**8.7.2 Population Projections**

Based on population projections prepared by the California Department of Finance, Humboldt County will increase in population to 140,608 by year 2030, and to 141,263 by 2040 (Table C). After 2040 the population is expected to decrease, dropping to 139,767 by 2060. This is a more modest percentage increase compared to past projections.

**HOUSING ELEMENT APPENDIX TABLE – C. Population Projections, Humboldt County, 2010 – 2060**

Year	Number of Persons	Five Year Change
2015	135,032	actual
2020	137,711	2.0%
2025	139,576	1.4%
2030	140,779	0.9%
2035	141,363	0.4%
2040	141,263	-0.1%
2045	140,903	-0.3%
2050	140,471	-0.3%
2055	139,929	-0.4%
2060	139,767	0.1%

Sources: California Department of Finance, State Population Projections, Table P-1, Total Population by County with five-year percentage change.



### 8.7.3 Population Distribution

About 55% of Humboldt County's population live in the Humboldt Bay area, with approximately 18% of the County's population living to the north, 22% living to the south of this area, 4% living east of this area, and the remainder dispersed throughout. Most of the County's towns and cities lie on or near the U.S. Highway 101 corridor.

Of all Humboldt County's persons in 2018, 54% live in the unincorporated portion of the county (Tables D and E), nearly the same as in 2010.

**HOUSING ELEMENT APPENDIX TABLE - D. Population Of County and Incorporated Cities, 2000 – 2018**

Area	2000 Persons	% of Total	2010 Persons	% of Total	Change in Population 00' to 10'	2018 Persons	% of Total	Change in Population 10' to 18'
Arcata	16,651	13%	17,231	13%	3%	18,398	14%	7%
Blue Lake	1,135	<1%	1,253	1%	10%	1,280	1%	2%
Eureka	26,128	21%	27,191	20%	4%	26,362	19%	-3%
Ferndale	1,382	1%	1,371	1%	<-1%	1,367	1%	<-1%
Fortuna	10,497	8%	11,926	9%	14%	12,042	9%	<1%
Rio Dell	3,174	3%	3,368	3%	6%	3,348	2%	<-1%
Trinidad	311	<1%	367	<1%	18%	340	<1%	7%
<b>Subtotal</b>	<b>59,278</b>	<b>47%</b>	<b>62,707</b>	<b>47%</b>	<b>6%</b>	<b>63,137</b>	<b>46%</b>	<b>&lt;1%</b>
Unincorp.	66,790	53%	71,916	53%	8%	72,865	54%	1%
<b>Total County</b>	<b>126,518</b>	<b>100%</b>	<b>134,623</b>	<b>100%</b>	<b>6%</b>	<b>136,002</b>	<b>100%</b>	<b>1%</b>

Source: California Department of Finance, Historical Census and Incorporated Cities, 1850-2010; *Building Communities Report* Dyett & Bhatia, 2002, U.S. Census Bureau, 2010

**HOUSING ELEMENT APPENDIX TABLE - E. Census Division Population Humboldt County, 2000-2010**

County Census Division	2000 Population	2010 Population
<b>Arcata Division</b>	<b>22,607</b>	<b>23,495</b>
Arcata City	16,714	17,213
Unincorporated	5,893	6,282
<b>Eureka Division</b>	<b>46,447</b>	<b>48,424</b>
Eureka City	25,929	27,191
Bayview		2,510
Cutten	2,935	3,108
Humboldt Hill		3,414
Myrtle town	4,459	4,675
Pinehill	3,108	3,131
Other Unincorporated	10,016	4,395

**HOUSING ELEMENT APPENDIX TABLE - E. Census Division  
Population Humboldt County, 2000-2010**

<b>County Census Division</b>	<b>2000 Population</b>	<b>2010 Population</b>
<b>Ferndale Division</b>	<b>3,206</b>	<b>3,220</b>
Ferndale City	1,421	1,371
Unincorporated	1,785	1,849
<b>Fortuna Division</b>	<b>16,212</b>	<b>17,847</b>
Fortuna City	10,363	11,926
Hydesville	1,209	1,237
Other Unincorporated	4,640	4,684
<b>Garberville Division</b>	<b>12,194</b>	<b>13,518</b>
Rio Dell City	3,012	3,368
Redway	1,212	1,225
Scotia	*	
Other Unincorporated	7,970	8,925
<b>North Coast Division</b>	<b>20,415</b>	<b>22,194</b>
Blue Lake City	1,093	1,253
Trinidad City	331	367
Fieldbrook	--	
McKinleyville	13,599	15,177
Orick	--	
Westhaven-Moonstone	1,044	1,205
Other Unincorporated	4,348	4,192
<b>Trinity-Klamath Division</b>	<b>5,437</b>	<b>5,925</b>
Willow Creek	1,743	1,710
Redwood Valley		1,729
Other Unincorporated	3,694	2,486
<b>Total</b>	<b>126,518</b>	<b>134,623</b>

Source: Department of Commerce; Census of Population and Housing, 1990; U.S. Census Bureau, 2000 and 2010

### 8.7.4 Age and Sex Characteristics

Table F shows Humboldt County's young people of 0-24 years still comprised 33% of the total population in 2017 as they did in 2010, which is down slightly from 2000. This age group is expected to comprise a smaller portion of the population in the future.

The age group showing the greatest increase between 2000 and 2017 was the 65-74 year group, with an increase of 82%. The percentage of those over 55 and of retirement age continues to increase: this group was 21% of the population in 2000, increased to 28% in 2010, and is 31% of the population in 2017. This trend is expected to continue.

**HOUSING ELEMENT APPENDIX TABLE – F. Age and Sex Distribution Humboldt County 2000-2017**

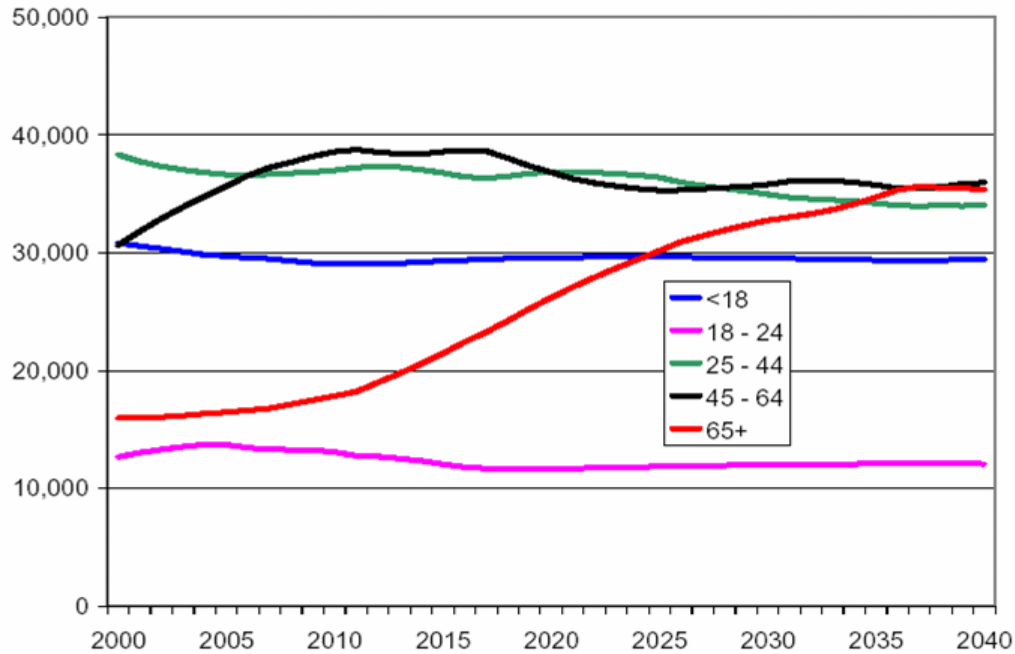
Age Group	2000 Total	2010 Total	2017 Total	2017 % Total	% Change (2000-2017)	2017	
						Male	Female
Under 5	7,125	7,738	7,407	5%	4%	3,741	3,666
5-14	16,716	14,566	14,166	10%	-15%	6,743	7,423
15-24	21,234	21,409	22,904	17%	8%	11,862	11,042
25-34	16,016	19,995	16,864	12%	5%	8,384	8,480
35-44	18,679	15,068	18,262	13%	-2%	9,576	8,686
45-54	19,861	18,749	15,075	11%	-24%	7,403	7,672
55-64	11,111	19,373	18,981	14%	71%	9,226	9,755
65-74	8,020	9,671	14,627	11%	82%	7,037	7,590
75-84	5,754	5,489	5,912	4%	3%	2,908	3,004
85+	2,002	2,565	2,556	2%	28%	699	1,857
<b>Total</b>	<b>126,518</b>	<b>134,623</b>	<b>136,754</b>	<b>100%</b>	<b>N/A</b>	<b>67,579</b>	<b>69,175</b>

Source: U.S. Census Bureau, Census 2000, 2010; American Community Survey, 2017

Figure 1 below shows the trends in the county's population into the future. The younger age groups are expected to decrease as a percent of the total, while the older age groups are expected to increase. There has been a slight increase in the population entering the workplace, and bigger increase in the age group currently in or nearing early retirement. The median age for men is 35.9 and the median age for women is 38.6.

**HOUSING ELEMENT APPENDIX FIGURE - 1. Projected Household Population By Age Group, 2000 - 2040**

**Figure 1-- Projected Humboldt County Population by Age Group, 2000 – 2040**

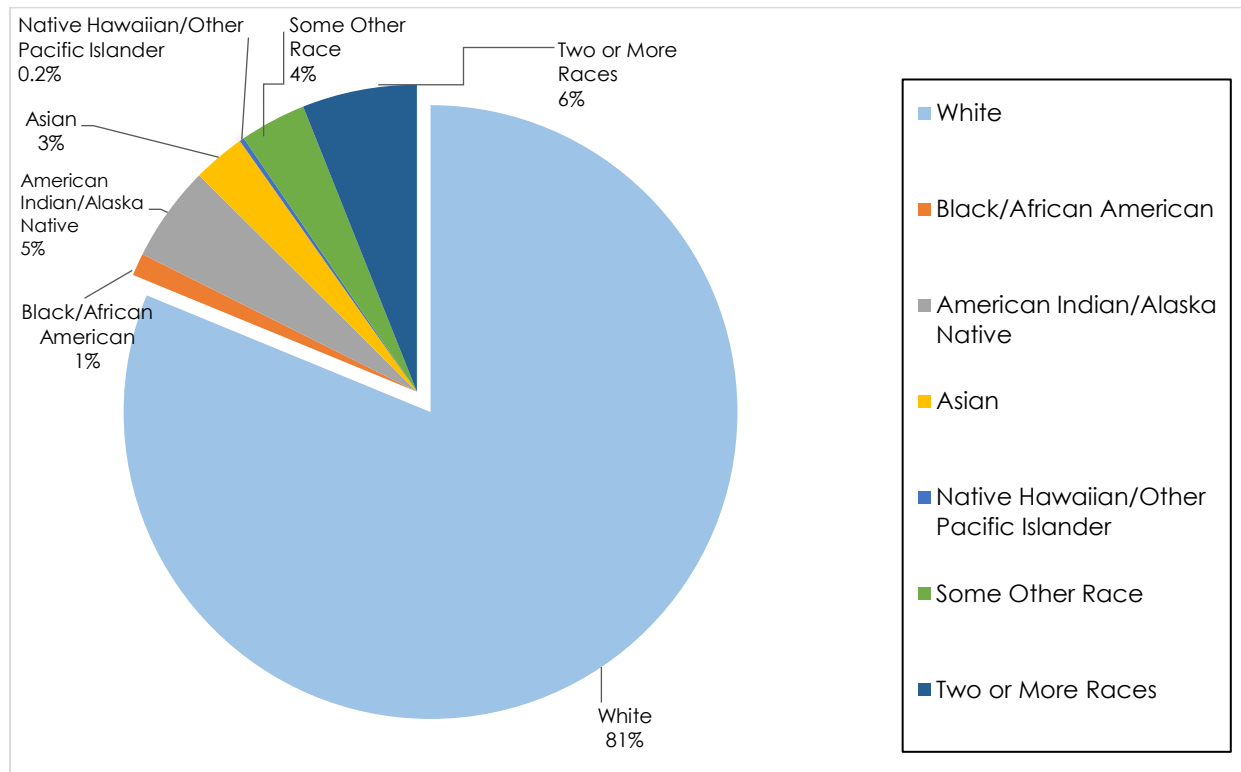


Source: California Department of Finance, 2004.

**8.7.5 Racial Composition**

Humboldt County's population in 2016 was predominantly white, which made up approximately 81% of the total. (This compares to a State percentage of 58%.) There was little change in the racial composition of Humboldt County between 2000 and 2010. As shown in Figure 2 below, the second largest racial group was Native American at 5%.

**HOUSING ELEMENT APPENDIX FIGURE - 2. Racial Composition, Humboldt County, 2016**



Source: 2012-2016 American Community Survey 5-Year Estimates

In 2010 there were 6,328 Native Americans living in unincorporated areas of the County. Native Americans with special housing needs living on Reservations or Rancherias fall under federal jurisdiction.

**8.7.6 Household Size**

In Humboldt County, household size has decreased from 2.55 persons per household in 1980, to 2.29 persons per household in 2018 (Table G). Compared to the rest of the State, the County's household size has been shrinking, while the State has been increasing; this trend is expected to continue into the future.

**HOUSING ELEMENT APPENDIX TABLE - G. Household Size, Humboldt County & California, 1980-2018**

	1980	1990	2000	2010	2018
Humboldt County	2.55	2.49	2.39	2.31	2.29
California	2.68	2.79	2.87	2.90	2.97

Source: Department of Finance Report 91 P-2 Published May, 1991, U.S. Census 2000, Department of Finance Publication E-8 by Geography; 2010; Department of Finance Publication E-5 City/County Population and Housing Estimates, 1/1/2018

### 8.7.7 Household Projections

In 2010 there were 56,031 households in Humboldt County. That number is projected to increase steadily through the year 2025 to 59,874 households (Table H).

**HOUSING ELEMENT APPENDIX TABLE – H. Household Projections, Humboldt County, 2000 – 2025**

Year	Number of Households	Annual Percent Increase
2000	51,238 – actual	n/a
2005	54,815 – actual	1.40%
2010	56,031 – actual	0.44%
2015	57,880	0.66%
2020	59,038	0.40%
2025	59,874	0.28%

Sources: American Fact Finder 2010; California Department of Finance Population Projections, 2013

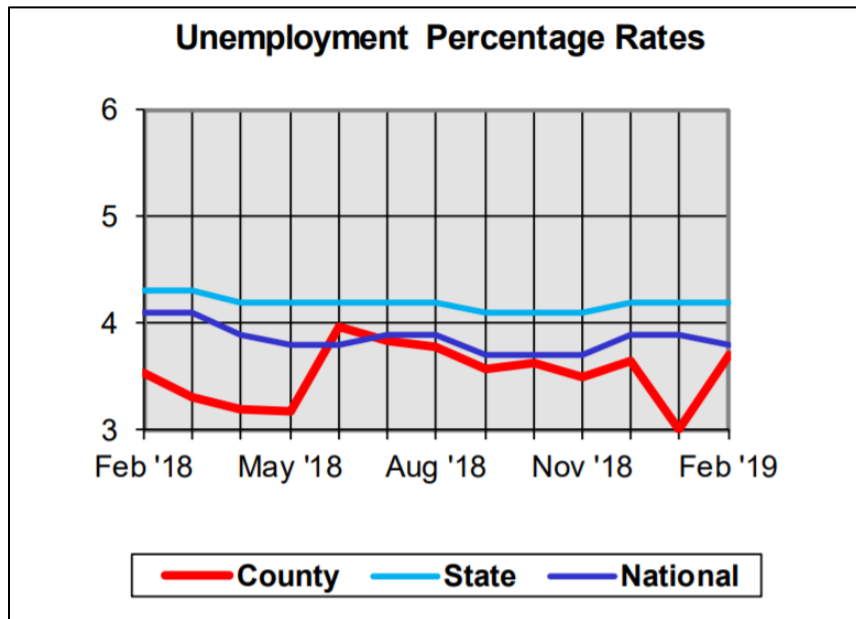
### 8.7.8 Employment

Overall employment has generally increased between 1980 and 2016, although there were periods of declining employment following the dot.com downturn in 2001 and the Great Recession in 2008, total employment increased from 40,200 jobs in 1980 to 45,800 in 2012.

In 1975, manufacturing (food processing, lumber and wood products, and other manufacturing) was the number one employment category in Humboldt County and employed over 28% of the total work force. By 1990, the category fell to number four behind government, service industries, and retail trade, and employed only about 10.1% of the total work force (Table I). This trend has continued through 2012 with government, services and retail jobs making up the top three job categories with manufacturing continuing to decline in fourth place position and representing just 3.3% to total workforce in 2012.

Historically, Humboldt County has an unemployment rate higher than the national and state averages (Figure 3). This changed following the 2008 Great Recession with Humboldt County's rate consistently lower than California until 2012 when the county and state had matching rates of 10.5%. According to the Humboldt State University Economic Index, Humboldt County's unemployment rate continues to be below state and national averages as shown below in Figure 3.

**HOUSING ELEMENT APPENDIX Figure 3. 2018 Unemployment Rate – Humboldt County, California, United States**



**HOUSING ELEMENT APPENDIX TABLE – I. Wage and Salary Employment, Humboldt County, 1980 – 2010 (Average Annual Employees)**

Industry Group	1980	1990	2000	2010
Agricultural	800	900	1,100	800
Construction & Mining & Logging	1,200	1,500	1,800	2,100
Manufacturing	7,000	6,300	6,000	2,100
Transportation, Warehousing & Utilities	2,300	2,400	1,900	1,200
Wholesale Trade	1,500	1,600	1,400	1,000
Retail Trade	7,000	9,500	10,500	6,900
Finance, Insurance & Real Estate	1,400	1,600	2,200	1,700
Services, All Other	8,600	10,300	12,900	17,100
Government	10,600	10,900	12,900	13,600
<b>TOTAL</b>	<b>40,200</b>	<b>44,900</b>	<b>50,700</b>	<b>46,500</b>

Source: California Employment Training Department, 2013;

### 8.7.9 Special Populations

There are several groups living in Humboldt County which have been identified by the State as having special housing needs. These groups include: large households, the elderly, farm workers, the handicapped, female heads of households, and the homeless. Locally, nomadic persons were identified as a population with special characteristics and housing needs. Below is a description of these special populations. It is background material for a discussion of the housing needs of these special populations presented later in this chapter in the section titled, "Housing Characteristics: Special Populations".

#### Large Households

A large household is one that has more than five (5) persons. The Census 2010 counted 1,693 (53%) large family households owned their homes and 1,501 (47%) large family households rented homes. This percentage is the same as the State of California. The Census estimates that in 2016 1,919 (50.2%) large family households owned their homes while 1,901 (49.8%) large family households rented homes. This small change may reflect a trend of large households renting more than owning.

Given the population of the unincorporated parts of the County increased by roughly 12% between 1990 and 2010, and assuming the renters are lower income, the number of lower income large families can be assumed to have increased by about 100 households during the last twenty years.

Available rentals during the month of January 2019 ranged from \$1,250 - \$2,800 for 4+ bedrooms. This included cities and unincorporated areas.

#### Elder Households

Older adult populations have been climbing steadily nationwide. Locally the population over 65 increased 11% between 2000 and 2010, and 27% between 2010 and 2017.

The trend of increasing number of older adults in the County is expected to continue. The most notable is the increase in the population between the ages of 65-74 which increased 82%. As this population reaches retirement age their housing needs and desires are expected to change. One of the new implementation measures in this Housing Element is to conduct an elder housing needs assessment to better meet their needs in the future.

In unincorporated areas, most elders own their homes. The 2017 Census estimates 6,016 elders who owned their homes (79% of the total number of elderly households), while only 1,238 rented their homes. In comparison, an estimated 66% of the elders in the State owned their homes in 2017.

When an elder develops cognitive or physical disabilities they will need more assistance to live independently. In Humboldt County in 2013 there were 21 licensed senior care homes, with 567 beds. They ranged in size from four (4) to 108 persons, and provided a range in services, with some offering little assistance and others more intensive assistance. Other options include living with their family, in a second unit, or being placed in a skilled nursing facility.

A presentation on November 12, 2013 from Area-One Agency on Aging identified affordable, safe, accessible housing and home modification for seniors at all income levels as a housing



need for the elder population. The age profile of Humboldt County residents is expected to continue to shift toward an older population as shown previously in Figure 1

### **Persons with Disabilities**

Persons with disabilities can be either physically or developmentally disabled. A number of persons who are physically and developmentally disabled may have special housing requirements that impede their ability to live in integrated community settings.

Physical disabilities include mobility and sensory impairments. Development disability is a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely. Many people with disabilities have both physical and cognitive disabilities. This is especially true as the population ages.

The U.S. Census Bureau estimates that in 2016 approximately 22,657 people in the county have a disability, which is 17%. For those under 18, developmental disabilities are the primary disabilities noted. For those over 65, it is primarily mobility impairment.

According to Section 4512 Welfare and Institutions Code a "Developmental Disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environmental where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Development Services (DDS) provided community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities in 2010. The County of Humboldt is served by the Redwood Coast Regional Center, and provides a point of entry to services for people with developmental disabilities. The Center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table J shows developmental disability by zip code and age in the County in 2016. The table shows that of the 1,521 persons in Humboldt County, 1,190 live between McKinleyville and Eureka. Another 239 live in the Ferndale and Fortuna area. That leaves less than 100 people living in the outer regions of the County. This is divided almost evenly between the northern and eastern areas of the County.

**HOUSING ELEMENT APPENDIX TABLE - J. Developmental Disability by Zip Code by Age;  
Humboldt County, 2016**

ZIP	City	00-17	17+ years	Total Age
95501	Eureka	124	261	385
95502	Eureka	0	<1	>0
95503	Eureka	152	210	362
95511	Alderpoint	<1	<1	>0
95519	McKinleyville	113	116	229
95521	Arcata	83	131	214
95524	Bayside	<1	<1	>0
95525	Blue Lake	<1	<1	>0
95526	Bridgeville	0	<1	>0
95528	Carlotta	<1	<1	>0
95536	Ferndale	16	1	27
95537	Fields Landing	<1	<1	>0
95540	Fortuna	107	105	212
95542	Garberville	<1	<1	>0
95545	Honeydew	0	<1	>0
95546	Hoopa	16	<1	16
95547	Hydesville	<1	<1	>0
95549	Kneeland	<1	<1	>0
95551	Loleta	12	<1	12
95553	Miranda	<1	<1	>0
95554	Myers Flat	<1	<1	>0
95555	Orick	<1	<1	>0
95556	Orleans	<1	0	>0
95558	Petrolia	<1	<1	>0
95559	Phillipsville	<1	<1	>0
95560	Redway	<1	<1	>0
95562	Rio Dell	31	33	64
95564	Samoa	<1	<1	>0
95565	Scotia	<1	<1	>0
95569	Redcrest	<1	0	>0
95570	Trinidad	<1	<1	>0
95571	Weott	0	<1	>0
95573	Willow Creek	<1	<1	>0
<b>TOTAL</b>				<b>1,521</b>

Source: <http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm>

**Farm Employees**

Humboldt is a primarily rural county, and agriculture is a significant driver of the County's economy. Farm workers make up an important but difficult to quantify population, with unique housing needs. According to the State's Department of Housing and Community Development (HCD), farm employees tend to have low incomes; higher risk of living in poverty; and limited access to safe, healthy, and affordable housing choices. As such, through goal **H-G5**, the County recognizes farm employees as a special population, with unique housing needs.

The United States Department of Agriculture (USDA) supplies farm labor statistics to local jurisdictions to use in their Housing Elements through its Census of Agriculture. The census shows that there were 849 farms in the County in 2017, of which 273 hired 1,535 farm workers (see below, Table K). There are approximately the same number of seasonal employees as year-round employees (Table L.)

<b>Table - K. Farmworkers – County-Wide (Humboldt County)</b>			
<b>Hired Farm Labor Humboldt County</b>			
	<b>Farms</b>	<b>Workers</b>	<b>\$1,000 payroll</b>
<b>2017</b>	<b>273</b>	<b>1535</b>	<b>45,896</b>
<b>2012</b>	<b>319</b>	<b>2,226</b>	<b>41,400</b>
<i>Source: USDA Census of Farmworkers 2012</i>			
Farmworker data represents countywide numbers; an assumption is made that farms operate in the unincorporated areas of the county.			

<b>Table – L. Farmworkers by Days Worked (Humboldt County)*</b>			
		<b>2017</b>	<b>2012</b>
<b>150 Days or More</b>			
	Farms	160	182
	Workers	676	1248
	<i>Farms with 10 or More Workers</i>		
	Farms	6	11
	Workers	226	808
<b>Fewer than 150 Days</b>			
	Farms	188	213
	Workers	859	978
<i>Source: USDA Census of Farmworkers 2012, 2017</i>			

[USDA Agricultural Census 2017](#)

### Counting Farm Employees

The USDA census tracks and reports activities related to traditional agriculture, that is, the cultivating of crops and raising of animals classified by the National Agricultural Statistics Service (NASS). It is unknown how many cannabis operations, if any, are included in USDA data but evidence suggests that both legal and illicit cannabis activities are under- or unrepresented. In contrast to USDA data, which finds 1535 hired farm employees countywide, a query of the Planning Department database in April of 2019 showed approximately 1450 active or approved cannabis projects in the County; Planning staff estimated an average of 3 to 4 employees per farm. In the USDA data, 10 farms reported a total of 32 migrant workers in Humboldt County in 2017, whereas anecdotal evidence from rural communities suggests seasonal farm employees completely overwhelm the facilities available to serve them. Although not official statistics, this evidence suggests the outlines of an industry with a much larger farm employee population than what the USDA census documents.

The result of this difficulty in quantifying farm employees is an underestimate in farm employee housing needs. Through implementation measure **H-P34**, the County will develop a data source and methodology to estimate the population of farm employees in the cannabis industry. In addition to a more accurate accounting of farm employee population, the County is committed to a proactive approach to tackling this unmet housing need. With implementation measure **H-IM1**, the data on farm employee housing needs that the County collects (H-P34) and analyzes would be used to collaborate with agricultural employers to identify sites and pursue funding available through HCD and the U.S. Department of Agriculture's rural development programs.

### **Female Head of Households**

Female heads of family households made up 6,144 or 11% of the total households living in Humboldt County in 2016. Single heads of households often represent a special need due to financial responsibility based on a single source of income. Child care is often a necessary addition to the family budget. Statistically, single heads of households, more often female, earn incomes below the area median and are less able to find affordable housing.

### **Homeless Persons**

Annually, a consortium of Humboldt County agencies known as the Humboldt Housing and Homeless Coalition (or HHC) join together to conduct a comprehensive count of homeless people within the County – the "Point in Time Count" (PIT). Humboldt County PIT is based on where a homeless person resided on a particular night – usually in January. This is the most comprehensive summary of homeless persons in Humboldt County. The homeless population is a portion of the Extremely Low Income Household population (ELI population).

The purpose of the PIT count of homeless individuals is to obtain an unduplicated count and some basic information about homeless people. This information is used to assess the effectiveness of the services the community provides and identify service gaps for future planning. The data is then consolidated with other jurisdictions, and reported to the federal Housing and Urban Development Department (HUD) on an annual basis.

The 2019 Point-In-Time count was recently released and revealed the total number of homeless were 1,413 persons, countywide. The 2011 Point-In-Time count, which provided more detail, showed the homeless population included 1,175 adults (including those who refused to answer question), 39 children without adults, and 412 children with adults. This is a decrease in the number

of homeless adults, but a slight increase in the number of children from previous years. Nearly half (41%) of the children counted are under the age of 6.

Of those who provided information in 2011, 35% were without shelter, which included camping and sleeping in a car or Recreational Vehicle, and 65% were with shelter (night shelter, transitional housing, a motel, a clean and sober house, or "couch surfing"). Figure 4 below characterizes where persons slept during the Point in Time Count in January 2011.

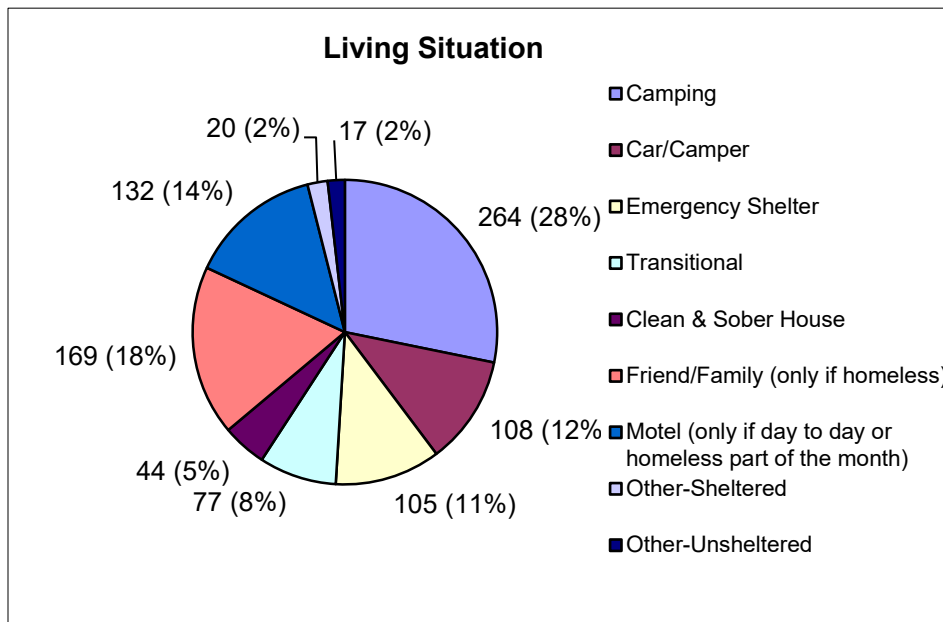
Assuming the homeless population is distributed in the same way the general population is distributed, 53% of the population or approximately 862 homeless persons reside in the unincorporated areas of the county on any given day, with 300 without shelter.

Survey respondents were asked if they became homeless in Humboldt County or some other place. Approximately, 66% said they became homeless in Humboldt County.

The 2011 survey found that many people experiencing homelessness are males age 50-59. Males out-number females in all categories, with 64% of the total being male. Most respondents reported that they are white, approximately 62%, as compared to county population of 85%. The next highest concentration is Native American, at 19%, which is more than three times the percentage of Native Americans in the general population. All of the non-white ethnic groups represented a higher percentage of our homeless population than in the larger population of the county as a whole.

Of the adults counted, 74% have incomes under \$1,000 per month. The primary source of income is Social Security/Supplemental Security Income (SSI); 41% identified this as their primary source of income. Temporary Assistance for needy families (TANF) was next with 18%. Earned income comprised 14% of the total.

**HOUSING ELEMENT APPENDIX FIGURE - 4. Where Homeless Persons Slept January 2011**



Source: 2011 Point In Time Count, Humboldt County Housing & Homeless Coalition

## Nomadic Households

Nomadic households belong to a generally unnoticed demographic segment of our population that resides throughout the county throughout the year in various organized RV and trailer campgrounds, State and local parks, and various other sites both public and private. The nomadic population distinguishes itself from other forms of housing styles by being mobile; they stay for awhile and then move on.

As with the other demographic categories, the nomadic population also has a spectrum of socio-economic income groups from high to extremely low income groups. A study out of the University of Oregon, Homelessness in the Willamette National Forest: A Qualitative Research Project found that nomadic households generally fell into three categories: Economic Refugees, Separatists, and Voluntary Nomads. This seems to be true for Humboldt County rural areas as well.

The study defines the populations as follows: "Economic refugees are homeless campers who choose camping as an alternative to staying in a shelter during a transition period. These campers typically have been confronted with an economic hardship that resulted in the loss of shelter. Separatists are homeless campers who choose to camp because of the privacy and isolation of the forest environment. They may experience mental illnesses that make crowded areas and social situations especially undesirable. They may also be distrustful of agencies and staff or the US government as a whole. Voluntary nomads are homeless campers who move between camping sites as a part of a transient lifestyle that involves traveling. They are not seeking to transition from long-term camping into a homed environment."

The study sites the problem is that even if this is a choice in the beginning that more than "50% will become permanently homeless" even if it was a choice to begin.

The reasons for a nomadic lifestyle are much like the reasons for homelessness. Many low income nomads are people who have difficulty maintaining a consistent life in any setting because of chronic mental problems or other circumstance. Living in societal contexts is periodically problematic and it is simply easier and less stressful to live in their vehicle and move away when things fall apart.

Another factor is that many lower income nomads want to keep their independence. They don't want to be hindered or watched over by service organization. Some don't want to take a hand out.

And the last major factor, particularly in the more rural areas of the County, are limited services. A choice to live in a car or RV may be the only option available, if there are reasons to stay in an area.

Because this significant segment of our population will likely continue to exercise their right to choose the nomadic lifestyle as a housing opportunity realistically affordable to them, it becomes necessary for the Housing Element to document, anticipate and encourage the adequate provision for their housing needs throughout the County.

## 8.8 Housing Characteristics

### 8.8.1 Housing Types

Table L below shows that between 2000 and 2018 Humboldt County's housing stock of year-round housing units increased from 55,459 to 62,870 units, an increase in 7,411 housing units. The percentage of the housing stock within the unincorporated area was 54% of the total housing in 2000 and in 2018 it is 55% of the total housing stock.

**HOUSING ELEMENT APPENDIX TABLE – L. Composition of the Housing Stock, 2000-2018 (Housing Units)**

Housing Type	2000		2010		2018	
	Humboldt County	Unincorporated Areas	Humboldt County	Unincorporated Areas	Humboldt County	Unincorporated Areas
Single Family	39,835	23,408 / 79%	43,946	26,358 / 78%	44,734	26,916 / 77%
Multiple Family	10,143	2,051 / 7%	11,495	3,110 / 9%	12,000	3,298 / 9%
Mobile homes	5,481	4,300 / 14%	6,118	4,504 / 13%	6,136	4,523 / 13%
<b>Total</b>	<b>55,459</b>	<b>29,759 / 100%</b>	<b>61,559</b>	<b>33,972 / 100%</b>	<b>62,870</b>	<b>34,737 / 100%</b>

Source: U.S. Department of Commerce; 2000 Census of Population and Housing; Summary Tape File 3; California Department of Finance; 2010 California Annual Housing and Population Data; Report E-5 City/County Population Estimates 1/1/2018.

### 8.8.2 Vacancy Rate

The vacancy rate is defined as the percentage of year-round housing units that are vacant and has both housing quantity and quality implications. A high vacancy rate indicates greater choice within the housing market.

The Housing Element handbook considers a vacancy rate of 6% necessary to allow for adequate choice and provide for a competitive rental market. According to the information provided in Table N, the unincorporated areas of Humboldt do not have adequate choice available in the rental market. In 2016 the vacancy rate for non-seasonal housing units in Humboldt County countywide was 2.4%. Vacancy rate for the unincorporated county was similar, at 2.1%.

**HOUSING ELEMENT APPENDIX TABLE – M. UNINCORPORATED AREAS, Housing Occupancy Profile, 1990 – 2018 (Housing Units)**

Housing Type	Total Units		Total Occupied		Vacant Units		Owner Occupied		Renter Occupied	
	2000	2018	2000	2018	2000	2018	2000	2018	2000	2018
Single Family	23,408	26,916	21,084	NA	2,324	NA	14,977	NA	6,107	NA
Multifamily	2,051	3,298	1,867	NA	184	NA	100	NA	1,767	NA
Mobilehomes	3,932	4,523	3,327	NA	605	NA	2,406	NA	921	NA
Other	366	3-	244	NA	122	NA	138	NA	106	NA
<b>Total</b>	<b>26,761</b>	<b>34,737</b>	<b>26,522</b>	<b>30,801</b>	<b>3,235</b>	<b>3,925</b>	<b>17,621</b>	<b>19,713*</b>	<b>8,901</b>	<b>11,088*</b>

Source: US Census 2000; California DOF, E-5 Population and Housing Estimates 2011- 2018; ACS B25014 (2012-2016).

\*Applies 2016 owner/renter ratio to estimate 2018 owner and renter counts.

	<b>County-wide</b>	<b>Unincorporated Area</b>
Tl. housing units	62,386	34,105
Occupied housing units	53,689	28,528
Vacant housing units	8,697	5,577
For rent	770	304
Rented, not occupied	470	265
For sale only	597	331
Sold, not occupied	331	227
For seasonal, recreational, or occasional use	3,098	2,636
All other vacants	3,397	1,805
Vacancy rate	13.9%	16.4%
Homeowner Vacancy Rate	1.9%	1.8%
Rental Vacancy Rate	3.1%	2.8%
Vacancy Rate minus Seasonal	2.4%	2.1%

[Source: US Census, ACS B25002 \(2012-2016\)](#)

### 8.8.3 Tenure

In 2016, home ownership in Humboldt County as a whole was 55%, while 45% of residents rented. Within the unincorporated county, 64% owned their homes, while 36% were renters. Home ownership in the County as a whole in 2010 was 57%, and 55% in unincorporated areas, less than in 2016.

### 8.8.4 Housing Conditions

Housing age can provide a general indication of housing quality. As housing ages, the quality of the housing stock tends to decrease. Table O shows the time period of original construction of all year-round housing units within Humboldt County as of 2010 and compares those figures to the unincorporated portions of the county. Eight percent (8%) of the housing stock in the unincorporated areas was built prior to 1950, a substantially lower percentage than the county as a whole (17%).

**HOUSING ELEMENT APPENDIX TABLE – O. Age of Year-Round Housing Units, Humboldt County, 2010**

<b>Construction Date</b>	<b>Total County</b>		<b>Unincorporated Areas</b>	
	<b>Units</b>	<b>Percent</b>	<b>Units</b>	<b>Percent</b>
2000-2010	5,449	9%	3,329	10%
1990-1999	8,695	14%	5,908	17%
1980-1989	9,599	16%	6,709	20%
1970-1979	9,230	15%	5,436	16%



**HOUSING ELEMENT APPENDIX TABLE – O. Age of Year-Round Housing Units, Humboldt County, 2010**

Construction Date	Total County		Unincorporated Areas	
	Units	Percent	Units	Percent
1960-1969	8,224	13%	4,808	14%
1950-1959	10,115	16%	5,188	15%
1940-1949	3,642	6%	1,713	5%
Before 1939	6,918	11%	997	3%
<b>Total</b>	<b>61,872</b>	<b>100%</b>	<b>34,088</b>	<b>100%</b>

Source: U.S. Census Bureau 2010

In 1991 and 2003 visual surveys of housing conditions were conducted by the Redwood Community Action Agency in the unincorporated parts of the county. Based on the average values of these two data sets, the County estimated the condition of the housing stock in 2013 as shown in Table O-2 below. As shown in the table, approximately 28% of the units in the County were in need of rehabilitation in 2013; 1.3 % of these units are considered dilapidated, and 4.3% of them are in need of substantial rehabilitation.

**HOUSING ELEMENT APPENDIX TABLE – O-2. Estimated Housing Conditions, Unincorporated Areas, 1991 - 2013.**

Type of Repair Necessary	1991		2003		2013	
	Total Units	% Total	Total Units	% Total	Total Units	% Total
Minor	923	4.9	579	22.8	2,406	7.1%
Moderate	2,596	13.9	733	28.8	5,332	15.6%
Substantial	619	3.3	287	11.3	1,451	4.3%
Replacement	139	0.7	134	5.3	437	1.3%
<b>Total</b>	<b>4,266</b>	<b>22.8</b>	<b>1,733</b>	<b>68.2</b>	<b>9,608</b>	<b>28.2%</b>
No Repairs Needed	14,466	77.2	807	31.8	24,462	71.8%

Source: Redwood Community Action Agency; Humboldt County Housing Conditions Survey; 1991, 2003, Humboldt County Planning and Building Department, 2014

Based on 2000 data from the CHAS, a high number (57.5%) of units affordable to ELI households were built more than 40 years ago. Since the age of a unit is a primary factor contributing to the need for repairs in housing, the data suggests that a high percentage of units affordable to ELI households are in need of repair. This conclusion is further supported by the CHAS data that 24.3% of ELI households report some problem with the condition of their housing. Securing grant funding for programs that provide repair and rehabilitation assistance to homes affordable to ELI households will help address this issue.

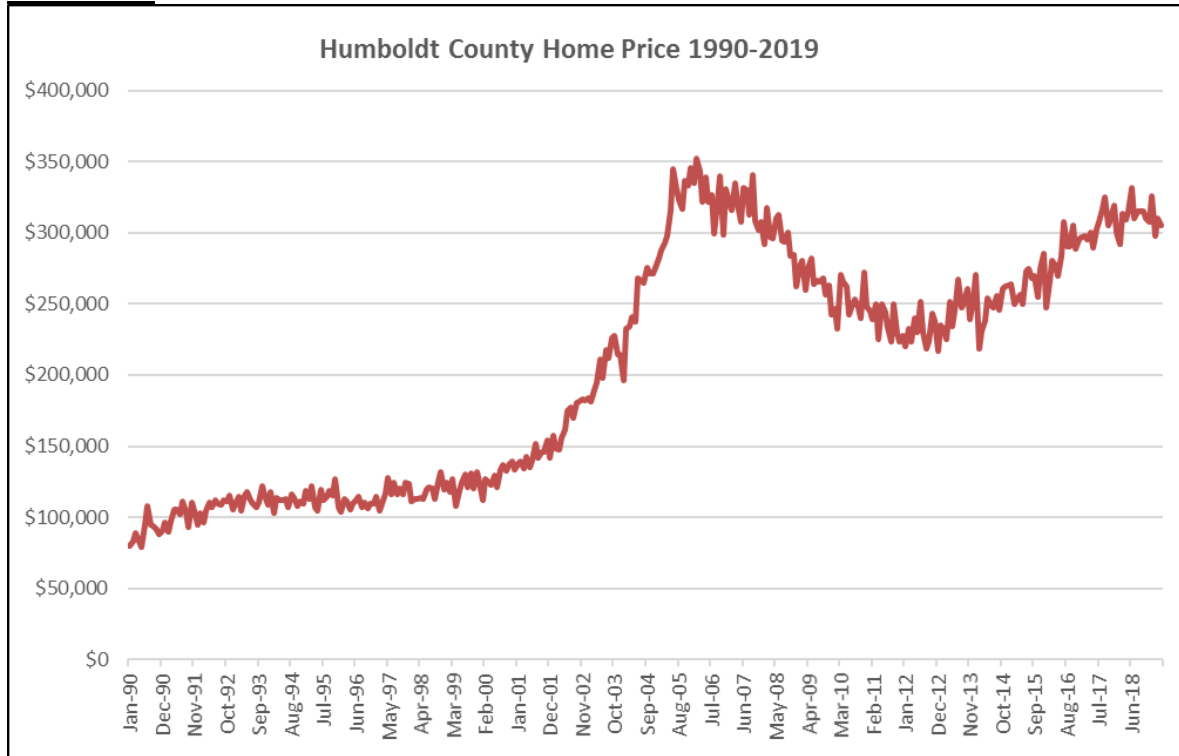
### 8.8.5 Housing Costs

According to the 2010 Census, the median house value in Humboldt County was \$304,900, this compares to \$133,500 in 2000, and \$310,000 in 2019. The median home price statewide was \$602,920 in April of 2019, as compared to \$355,600 in 2010, and \$211,500 in 2000. In 2010 homeowners in Humboldt County (including cities) were paying almost double what they were in 2000. The median monthly housing costs in 2019 were \$2278, compared to \$1,753 in 2010, and \$980 in 2000 (including mortgage, taxes, insurance and utilities). Figure 5 below shows the average sales price for homes has increased unevenly over the past decade.

In 2010 the median monthly gross rent payment was in Humboldt County was \$876, as compared to statewide average of \$1,174. In 2000 the median monthly gross rent payment (including utilities) was \$461 in Humboldt County, and \$677 in California. In 2017 the median monthly gross rent payment (including utilities) was \$914 in Humboldt County, and \$1358 in California (Rents in the unincorporated portions of the County are assumed to be no different than rents in the county as a whole.)

Table P presents additional information on comparative housing costs. Humboldt County saw greater increases than the state over the last 30-40 years. Comparatively between 1990 and 2010 Humboldt County rents grew 155% in Humboldt County and 109% in California as a whole. During this same time period the median value of housing in Humboldt County increased 246%, versus California which grew 82%. Employment incomes did not increase commensurately, making homeownership less affordable than prior to 2000.

**HOUSING ELEMENT APPENDIX FIGURE - 5. Humboldt County Median Home Sales Price 1990 – 2019**



Source: California Association of Realtors, 2019 <https://www.car.org/marketdata/data/housingdata>

**HOUSING ELEMENT APPENDIX TABLE – P. Cost of Housing, Humboldt County & California, 1980 – 2017**

	1980	1990	2000	2010	2017
<b>Humboldt County</b>					
Rent	\$201	\$344	\$461	\$876	\$914
Value of Housing	\$57,000	\$88,000	\$133,500	\$304,900	\$285,800
<b>California</b>					
Rent	\$253	\$561	\$677	\$1,174	\$1358
Value of Housing	\$84,700	\$195,500	\$211,500	\$355,600	\$443,400

U.S. Department of Commerce; Census of Population and Housing; 1980, 1990; U.S. Census Bureau 2000, 2010; <https://www.census.gov/quickfacts/fact/table/humboldtcountycalifornia/>.

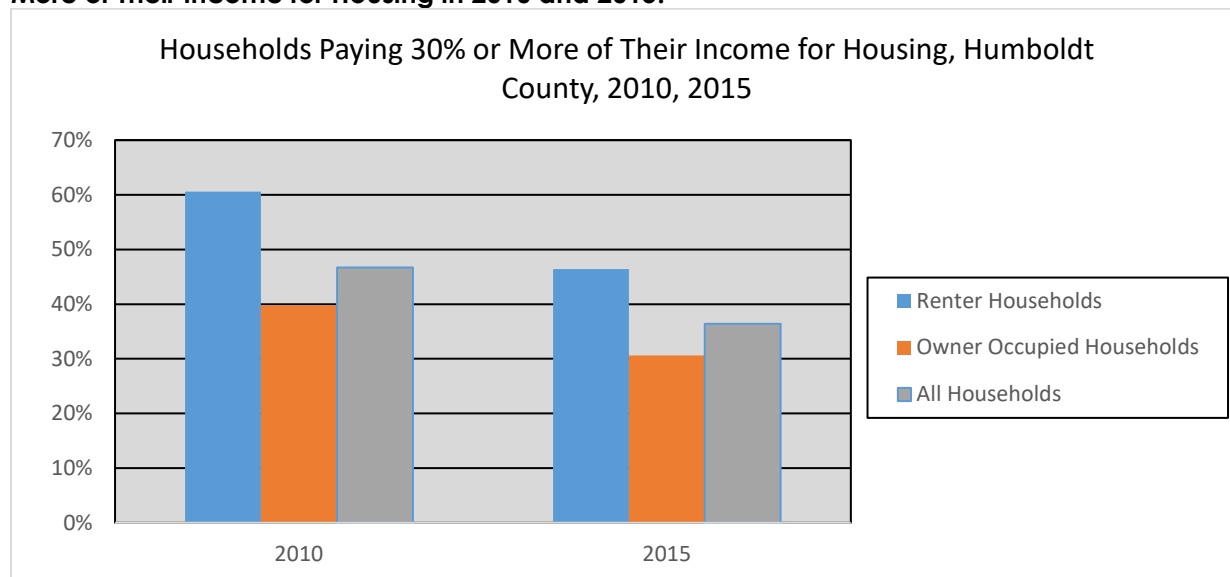
### 8.8.6 Overpayment

Approximately 30% is the limit generally set by government agencies on the proportion of the monthly income a household should reasonably pay for housing.

Figure 6 below, based on the most recently available compiled data, indicates that in 2015:

- Thirty-six percent (36%) of all households spend 30% or more of their gross household income on housing.
- Thirty-one percent (31%) of all owner occupied households spend 30% or more of their gross household income on housing.
- Forty-six percent (46%) of all renter households spend 30% or more of their gross household income on housing.

**HOUSING ELEMENT APPENDIX FIGURE - 6. Percent of Humboldt County Households Paying 30% or More of Their Income for Housing in 2010 and 2015.**



Source: 2006-2015 CHAS Data Sets: [https://www.huduser.gov/portal/datasets/cp.html#2011-2015\\_data](https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data)

Table Q1 and Q2 below show details of overpayment from 2015, further broken down by income category.

**HOUSING ELEMENT APPENDIX TABLE – Q1. Humboldt County Households Paying in Excess of 30% of Income Toward Housing Cost in 2015**

Owner Households Characteristics	Number	% Total Households
Total owner- occupied units (owner households)	18,100	100.0%
Total lower income (0-80% of HAMFI) owner households	5,266	29.1%
Lower income owner households paying more than 30% but less than 50%	1,032	5.7%
Extremely Low Income (0-30%)	195	1.1%

Income between 30%-50%	346	1.9%
Income between 50% -80%	491	2.7%
Lower income owner households paying more than 50%	1,617	8.9%
Extremely Low Income (0-30%)	650	3.6%
Income between 30%-50%	427	2.4%
Income between 50% -80%	540	3.0%
Lower income owner households paying more than 30%	2,649	14.6%
Extremely Low Income (0-30%)	845	4.7%
Income between 30%-50%	773	4.3%
Income between 50% -80%	1,031	5.7%
Total Owner Households Paying between 30%-50% Income	3,219	17.8%
Total Owner Households Paying >50% Income	2,324	12.8%

**HOUSING ELEMENT APPENDIX TABLE – Q2. Humboldt County Households Paying in Excess of 30% of Income Toward Housing Cost in 2015**

Renter Households Characteristics	Number	% Total Households
Total renter-occupied units (renter households)	10,385	100.0%
Total lower income (0-80% of HAMFI) renter households	6,027	58.0%
Lower income renters paying more than 30% but less than 50%	1,449	14.0%
Extremely Low Income (0-30%)	91	0.9%
Income between 30%-50%	392	3.8%
Income between 50% -80%	966	9.3%
Lower income renters paying more than 50%	2,788	26.8%
Extremely Low Income (0-30%)	1,211	11.7%
Income between 30%-50%	1,016	9.8%
Income between 50% -80%	561	5.4%
Lower income renters paying more than 30%	4,237	40.8%
Extremely Low Income (0-30%)	1,302	12.5%
Income between 30%-50%	1,408	13.6%
Income between 50% -80%	1,527	14.7%
Total Renter Households Paying between 30%-50% Income	2,025	19.5%
Total Renter Households Paying >50% Income	2,795	26.9%

For those at the lowest end of the pay scale the problem of overpayment is severe. Twenty-seven percent of low income renters pay more than half their income for housing. Many individuals on government assistance need to pay more than 100% of their income for a room in a house. A Calworks family of four cannot even afford a studio; a 2013 survey by the Humboldt County

Planning and Building Department showed that the average rent for a studio was \$602. A person on General Relief, and a Calworks family of 2 or 3 persons earn less than that each month.

Some other notable results from the survey are summarized below.

- An average Senior social security recipient earns \$866 each month, which less than the average rent for a two (2) bedroom home (\$928).
- A minimum wage earner working fulltime earns \$1,360, which means they will be paying 50% of their income for an average one (1) bedroom house, \$684.

The following shows the average rent in 2013 for various housing types surveyed by the Humboldt County Planning and Building Department.

	Room	Studio	1-BDR	2-BDR	3-BDR
Average rent (2013)	\$472	\$602	\$684	\$928	\$1,437

**HOUSING ELEMENT APPENDIX TABLE - R.  
Income by Source, 2013**

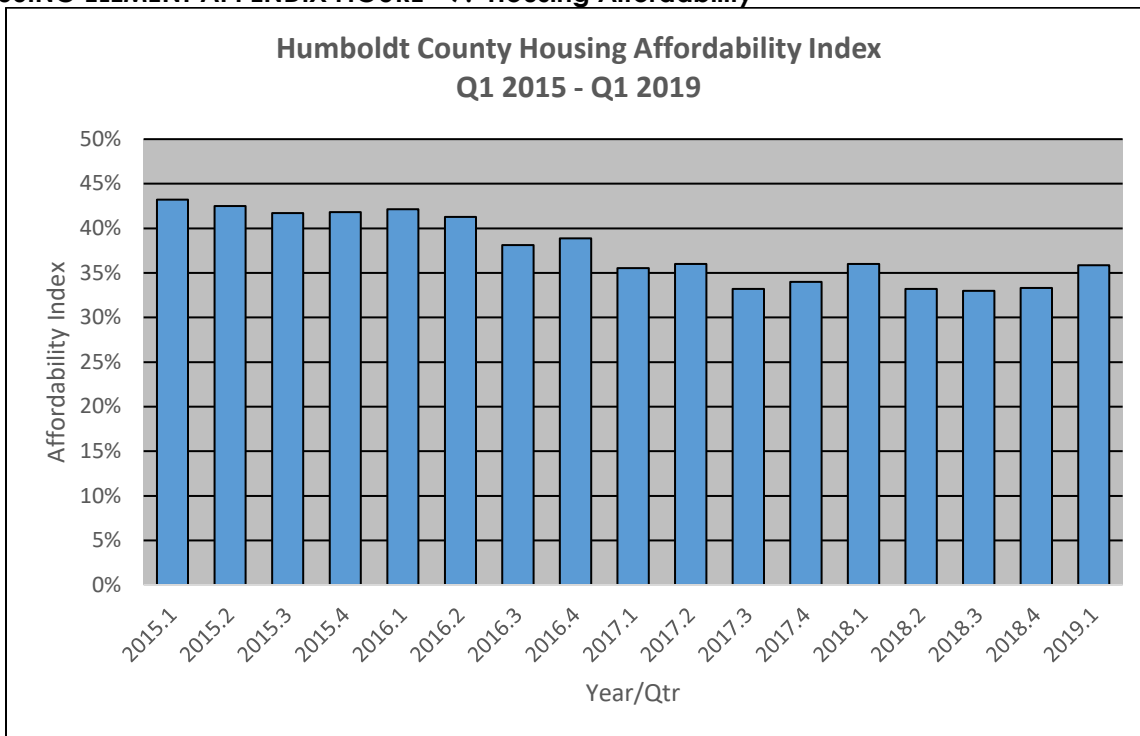
Type of Income	Monthly income
General Relief	\$303
Calworks, family 2	\$317
Calworks, family 3	\$520
Calworks, family 4	\$645
SSI Recipient	\$866
SSA/SSDI Recipient	\$1,261
SSA/SSDI Couple	\$2,048
Minimum Wage Earner	\$1,360
Two Min Wage Earners	\$2,720

Source: Humboldt County Planning and Building Department, 2013

### 8.8.7 Affordability Index

The affordability of existing housing stock decreased dramatically during the previous Housing Element period. In addition to overpayment, the relative affordability of a locality's housing supply is often measured using an "affordability index" developed by the National Association of Realtors, which is a measure of the affordability of a median price home by median wage earners. A stable housing market is characterized by an affordability index of 50% where the median priced home in an area is affordable to households that earn the median income. In 2000, the affordability index averaged 44%, then dropped to a low of 10% in 2006, but climbed back up into the 35% - 40% range in 2012 according to the Humboldt Association of Realtors in 2013. The affordability index was 36% in the first quarter of 2019.

**HOUSING ELEMENT APPENDIX FIGURE - 7. Housing Affordability**



Source: Humboldt Association of Realtors, 2019

**8.8.8 Overcrowded Units**

Overcrowding is defined as more than one person per room and is one of several ways of measuring the quality of housing. The data presented below in Table S shows Humboldt County has a 4% rate of overcrowding, substantially less than other areas of California. According to information provided by the state Department of Housing and Community Development (HCD), extremely low-income households are more likely to live in overcrowded conditions.

**HOUSING ELEMENT APPENDIX TABLE - S. Overcrowding by Renter and Owner Occupied Units, Humboldt County and Unincorporated Areas, 2016**

Tenure	Category	Persons per room	Humboldt County Households	Households in Unincorporated Areas
Owner Occupied	Overcrowded	1.01 or more	791	605
Renter occupied	Overcrowded	1.01 or more	1223	534
<b>Total overcrowded</b>		<b>1.01 or more</b>	<b>2014</b>	<b>1139</b>
Owner Occupied	Severely Overcrowded	1.5 or more	372	277
Renter occupied	Severely Overcrowded	1.5 or more	365	144
<b>Total severely overcrowded</b>		<b>1.5 or more</b>	<b>737</b>	<b>421</b>
<b>Total Households</b>			<b>53,689</b>	<b>28,852</b>

Source: American Community Survey 2012-2016 Table B25014

## 8.8.9 Housing for Special Populations

Following is a discussion of the housing needs for special populations. It is preceded by background information presented in Section 8.7.9 ("Special Populations") earlier in this chapter.

### Large Households

The primary housing need for lower income large families is units which are both large and affordable. Humboldt has an ample stock of large, single-family housing units, but they are normally more expensive to buy or rent. Based on September and October 2013 the average rent for a three bedroom was \$1,437. To meet the HUD recommendation of 30% of your income it means a family would need to earn \$57,500 per year. To meet the increased housing need of this particular special population, the County should encourage the construction of apartment units with three or more bedrooms at the maximum density allowed under the zoning ordinance and General Plan.

### Elder Households

The change in housing needs to accommodate the growing population of elders may be the number one housing challenge facing the County in coming years. Surveys and studies by the advocacy group American Association for Retired Persons (AARP) and others have shown that older adults prefer to stay in their home and live independently as long as possible, referred to as "aging in place". It is also well documented that near the end of a person's life they are likely to develop cognitive and physical disabilities, creating the need for assistive care. (*Aging in Place, A Toolkit for Local Governments*; Community Housing Resource Center)

Aging in place supports older adults in their homes and makes it possible for them to get out and into the community. It values healthcare, both traditional and preventative. It values walkable communities and homes near transportation. And it values providing a variety of home choices that are affordable to those on fixed income. Aging in Place tools have five components:

1. Choice – provide both healthcare and housing options to meet diverse needs.
2. Flexibility – offer a range of services that can be applied in a variety of context. This includes health and housing support that adjust to a single family home, private apartment, or assisted living facility.
3. Entrepreneurship – capitalizing on the power of an organized community of older adults. New economies of scale exist as the percentage of older adults live in close proximity to each other.
4. Mixed Generations – maintaining mixed-generation communities in order to maximize older adults capacity for self-help and community contribution. There are valuable links between the needs of different generations. Young mothers often need child care while older adults need transportation to the doctor.
5. Smart Growth – designing communities that are more accessible and livable. Unlike other age groups, this is a necessity not just an amenity.

Given the increasing number of seniors in Humboldt, there is a need for the County to expand its commitment to meeting housing needs of our elders. The County has amended development standards to allow reduced parking space requirements for senior housing projects. The County has also amended the second unit standards countywide which will allow for families to provide affordable housing for their parents.



The County also principally permits group homes in residential neighborhoods which will hopefully encourage the creation of new group homes. Through the Housing Element the County is researching other programs to reduce the cost of new senior housing construction, and implement such programs. Continued provision of rental assistance, rehabilitation loans, and home equity conversion programs will help ensure the conservation of existing affordable senior housing. Integrating affordable housing with health and social service facilities and in transportation plans is also desirable.

To address the needs of this population more directly, this element identifies the need for adequate housing for the senior population in H-G5 and H-P13. Implementation measures H-IM27, H-IM15, H-IM57 provide for a housing needs assessment, housing program incentives, and shelter capacity targeting seniors, respectively.

## Farm Employees

### Farm Employee Housing

The County recognizes that the availability of farm employee housing is of vital statewide importance. Farm employee housing, or agricultural employee housing, is a type of employee housing under the State's Employee Housing Act, Health and Safety Code sections 17000 et. seq. (the Act). According to the Act, anyone operating employee housing for five or more employees must obtain a permit from the California Department of Housing and Community Development (HCD). HCD enforces the Act in Humboldt County, including permitting and inspection of employee housing facilities.

There are currently two employee housing facilities in the county, housing 75 farm employees (Table xx). Both are outside the Arcata city limits and provide housing for employees of Sun Valley Farms. The remainder of the County's 1535 farm employees reside in private residences, or in privately provided housing or camps. Employer-provided housing for groups of less than five employees does not require an HCD permit. However, all housing provided by an employer for the use of employees qualifies as employee housing under the Act.

<b>Facility Name</b>	<b>LOCATION</b>	<b>Structure Count</b>	<b>Employee Count</b>
Korbel housing	Arcata	14	14
Sun Valley housing	Arcata	3	61
<b>TOTAL EMPLOYEES</b>			<b>75</b>

For agricultural employers who want to provide housing for their farm workers, the County is committed to a program of outreach and assistance through implementation measure **H-IM2**. Beginning in 2019, the County has compiled Frequently Asked Questions and handouts as guidelines to both County staff and agricultural employers, pertaining to state standards and permitting regulations. This information will be available on an ongoing basis. Additionally, **H-IM29** aims to provide pre-approved house plans for farm employee group quarters for more than six employees.

Changes to the Employee Housing Act, HSC §17021.5 and 17021.6

The Employee Housing Act was passed in 1979 to promote the development of farmworker housing. It defines employee housing, including farm employee housing (HSC § 17008); describes when HCD permits are required (HSC § 17030); and sets boundaries for regulation by local governments (HSC §§ 17021.5 - 17021.6). In general, Section 17021 provides that local zoning codes, local fire codes, and regulations regarding the source of water supply and method of sewage disposal still apply to the development of farm employee housing under the Act.

However, recent amendments to the Act made by the Legislature altered local permitting authority for agricultural employee housing that is regulated by the State. Now, any employee housing, including agricultural employee housing (farm employee housing), designed to accommodate six or fewer employees "shall be deemed a single-family structure with a residential land use designation" and no conditional use permit, zoning variance or other zoning clearance shall be required beyond what is required for a single family dwelling of the same type in the same zone (HSC § 17021.5). An agricultural employee housing facility (farm employee housing complex) consisting of up to 12 dwelling units or 36 beds in a group quarters is to be treated as an agricultural use allowed by right in zones that allow agriculture, and subject only to permits or restrictions applied to other agricultural uses in that zone. Farm employee housing is not required to be located on the same property where the workers are employed, and includes both seasonal and year-round workers.

#### Zoning Ordinance Amendment

In accordance with policy **H-P33** and implementation measure **H-IM47**, amendments are proposed to the zoning ordinance which would update definitions, use types, and zoning tables to conform to California Health and Safety Code sections 17021.5 and 17021.6 as described above. The changes to statute regrading farm employee housing are already in effect and actionable, and the proposed changes to the zoning ordinance do not intend to exceed the state requirements. The amendments would add, repeal, or amend parts of section 314 of Title III, Division 1, Chapter 4 (Inland Zoning Regulations) of the Humboldt County Code. Staff recommends the amendments be adopted in order to remove the parts of the County code that conflict with state law, which could be confusing to users.

#### **Disabled Persons**

People with developmental and/or emotional disabilities often require social services in conjunction with housing. The less disabled may function well in typical housing situations, using services on an out-patient basis. The more severely disabled may require specialized housing.

There are only a few housing types appropriate for people living with a development disability in Humboldt County. They include licensed and unlicensed single-family homes, Section 8 vouchers, and subsidized HUD housing. The rural nature of the County makes proximity to services and transit, and the availability of group living opportunities difficult. It is important that these considerations that factored when serving this special needs population.

To assist in providing for the housing needs for persons with Developmental Disabilities, the County will implement programs to coordinate housing activities and outreach with the Regional Center and encourage housing providers to designate a portion of new affordable housing development for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for person with special needs and disabilities.

The most common type of specialized housing in Humboldt serving mentally handicapped people are group homes in which several disabled individuals receive support from service providers who also live in the house.

In 2013, the County had 37 licensed homes for the disabled. This included 16 homes with 120 beds for disabled of any age, and 21 homes with 567 beds designated for those over 60.

There are only a few housing types appropriate for people living with a development disability in Humboldt County. They include licensed and unlicensed single-family homes, Section 8 vouchers, and subsidized HUD housing. The rural nature of the County makes proximity to services and transit, and the availability of group living opportunities difficult. It is important that these considerations that factored when serving this special needs population. Implementation measures that incentivize low income housing also have benefits aimed at people with disabilities, like H-IM15, which allows modification of development requirements to meet special housing needs. By expanding the types of dwellings allowed as residences, and by relaxing restrictions of location, this Element intends to increase accessibility of affordable housing for this population.

Approximately 30% (479 units) of the County's affordable housing and public housing units are reserved for seniors and disabled persons. Incorporating "barrier-free" design in all, new multifamily housing (as required by California and Federal Fair Housing laws) expands the range of choices for disabled residents. H-IM29 proposes publicly available pre-approved plans including a universal accessible bathroom that can be installed into an existing residence.

To help meet the housing needs for persons with Developmental Disabilities, the County will continue to coordinate housing activities and outreach with the Regional Center and encourage affordable housing development for persons with disabilities, including for persons with developmental disabilities, and pursue funding sources to help meet that housing need.

A high percentage of physically handicapped persons have muscular or skeletal problems and as a consequence may encounter difficulties with architectural barriers in residential units. Special housing provisions for the physically handicapped might include: special alarms or equipment controls for the blind and the deaf, special bathroom equipment for amputees and orthopedically disabled persons, and low cabinets and other furnishings for persons confined to wheelchairs.

Physical disabilities and self-care limitations that arise in the senior population are likely to become a more important issue in coming years with the projected increase in older age cohorts of the Humboldt County population.

All commercial buildings and apartments are now required by State law to be accessible to physically handicapped persons. For those single and multifamily dwelling units which are exempt from State accessibility regulations, alterations and additions to existing housing can provide accessibility at moderate costs. Programs in the 2003 Element encouraged more accessible housing by allowing wheelchair ramps to be located within property setbacks without requiring a variance from zoning regulations; a Special Permit is required instead.

Programs also established a procedure for providing relief from other development standards with a Special Permit rather than a variance. This was in response to recent legislation (SB 520) amended housing element law to require local jurisdictions to analyze the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrate the County's efforts to remove such constraints.

Included in the analysis were accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility in development of housing for persons with disabilities.

The analysis found that constraints can take many forms including inflexibility within zoning and land use regulations, unduly restrictive permit processing or procedures, and outdated building codes. The County's analysis of actual and potential governmental constraints in each of these areas is discussed below.

### **Zoning and Land Use Controls**

As part of the 2003 Housing Element update, the County reviewed all its zoning laws, policies and practices for compliance with fair housing law. The compliance review revealed in general, the land use and zoning regulations of the County supported reasonable accommodations for the disabled. The County allowed group homes consistent with the Community Care Facilities Act; those serving 6 or fewer persons, regardless of age, are allowed in all zones as a principally permitted use where single family residences are also permitted by right. Group homes for more than six persons, also unrestricted by age, were permitted with a use permit in residential areas where uses of similar type (e.g., rooming and boarding), size and density are permitted under the General Plan and zoning.

It was noted in the 2003 analysis that conditional use permits involve a discretionary permit process, and requires a showing that the proposal conforms to the General Plan, is consistent with the zoning regulations, including development standards, and is not detrimental to public health safety or welfare or materially injurious to properties or improvements in the vicinity. Environmental review under provisions of the California Environmental Quality Act (CEQA) may also be required.

The analysis concluded that while this process does subject the project to neighborhood review and involves some added time and expense, the permitting process was a legitimate and necessary function of local government. The analysis noted the importance of having the County work closely with project proponents to encourage development of a project that anticipates and addresses, through scale and operational controls, all legitimate neighborhood concerns.

The analysis went on to find that conforming to the federal and State requirements, the zoning ordinance did not differentiate between related and unrelated persons in the occupancy of residential units. The term "family" was defined in the zoning ordinance to include both related and unrelated households. There was also no limit in the zoning ordinance on the number of group homes that may be located in an area

Zoning regulations reviewed in the analysis were also found to control the location of "uncovered porches or stairways" and similar architectural features while providing a limited exception for setback encroachments. This exception allows architectural features to encroach not more than six (6) feet into a front or rear yard, and nor more than 2-1/2 feet into a side yard. It was decided with the 2003 Element that this regulation could pose a constraint to the construction of a ramp or other facility (e.g. wheelchair lift) necessary for access to a home occupied by a disabled person with mobility limitations. Accordingly, the 2003 Element eliminated this potential constraint by adding the following policy, "*Exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act"*. An implementation program also made the necessary changes to the zoning ordinance concurrent with the

adoption of the Element.

The 2009 Housing Element went a step further by defining Transitional Housing the same as single family housing, and applying the same development standards and zoning requirements to Transitional Housing as apply to single family homes.

### **Parking Standards**

The 2003 analysis also reviewed parking standards as applied to housing for disabled persons. The analysis found that the County's parking standards provided for handicapped spaces in all parking lots of 40 spaces or more and contained requirements for the location, size and appropriate signage. Also, there was flexibility for the County to adjust the number of spaces required for a particular development through the Special Permit process. One of the considerations for granting approval of an exception to the required number of spaces is "levels of anticipated use", and in special needs housing where the occupants have fewer cars, the level of anticipated use would be lower, so it is anticipated the County would tend to be supportive of approving such exceptions.

### **Building Codes and Regulations**

The 2003 analysis also looked at how building codes and regulations affected housing for the disabled population. It found the permit process to retrofit a building to add ramps or other changes to remove architectural barriers to access by a disabled person (e.g. widen doorways, modify bathroom facilities and redesign kitchen sinks and countertops) was the same as for other building alterations: an application for a building permit was required; plans may be necessary depending on the scope of the work; and the construction was inspected for conformance with the building regulations. As noted in the preceding discussion, ramps and other changes to the building or structure could require a showing of conformance with zoning, including setback requirements.

The 2003 analysis found the County followed State accessibility standards and guidance regarding ADA compliance. Structural accommodations for physically disabled persons may be accompanied in conjunction with rehabilitation of structures of lower income households under one of the County's housing rehab programs for owner-occupied or rental units. A policy was added to the 2004 Housing Element to encourage use of rehabilitation funds and program income from closed-out CDBG grants, to assist qualifying residents in removal of architectural barriers to housing access for persons with disabilities.

### **Procedure for Addressing Requests For Reasonable Accommodation**

Finally, the 2003 Element recognized that even with the identified changes, a process is required for consideration of unforeseen circumstances that require consideration of "reasonable accommodation" in the administration of the zoning and land use regulations of the County. To this end, an implementation program established a process in the zoning ordinance to provide for such a reasonable accommodation. An implementation measure of this Housing Element seeks to make changes to the zoning ordinance to keep it aligned with state requirements (H-IM68).

### **Woman Headed Households**

Lower incomes for women result in high percentages of their income being spent for mortgages, taxes, insurance, and maintenance. These burdens are likely more severe for retired, elderly women with fixed incomes.

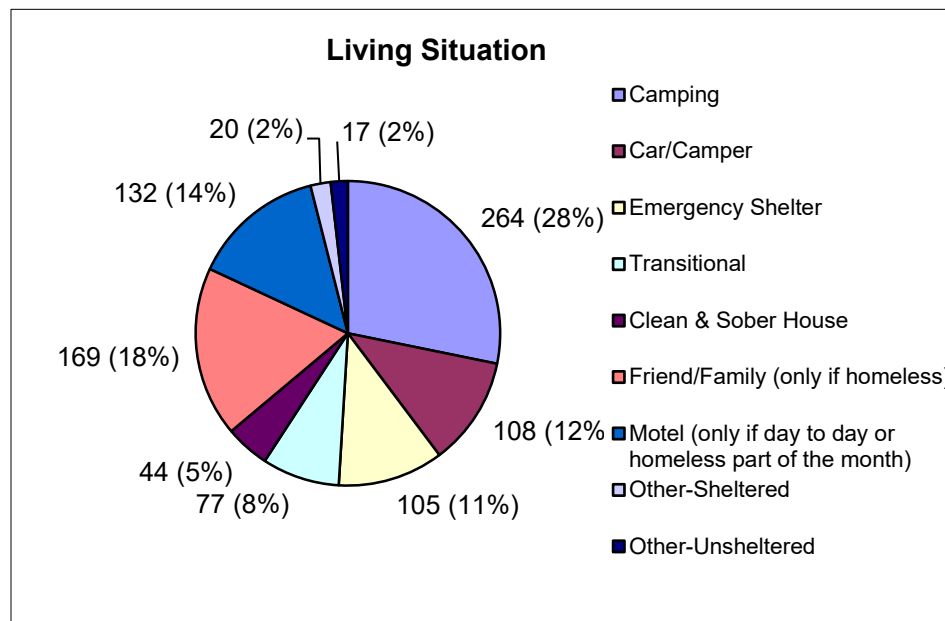
To respond to the housing needs of female headed households, there is a need for an increased supply of low cost units, temporary shelters and transitional housing

**Homeless Persons**

The PIT count was conducted during the wettest and coldest time of the year. The largest percentage of respondents were camping (28.4%), followed by 16.15% who reported that they were “doubled up” with family or friends. A significant number (9.4%) were living in their cars. Transitional housing sheltered 8.3%, at sites including the Arcata House, Veterans Shelter, the Multi-Assistance Center, and Bridge house. People residing in drug treatment or clean and sober houses were surveyed and considered homeless. While some communities only count unsheltered homeless people, the HHC felt that they wanted an accurate count of people who were “sheltered” in programs, couch surfing, staying with family or living in places not intended for human habitation because these people are not permanently housed and are in need of housing and services.

Although final data for the 2019 PIT count will not be available until October of 2019, the following chart from the 2011 draft Count of Homeless Persons (HHC) shows where homeless persons slept. About 40% of them were camping or sleeping in cars.

**HOUSING ELEMENT APPENDIX FIGURE - 8. Where Homeless Persons Slept, Humboldt County, 2011.**



Source: 2011 Point In Time Count, Humboldt County Housing & Homeless Coalition

The Multiple Assistance Center (MAC) opened in 2004 as a combined single and family facility. In 2010 the housing changed its focus to provides assistance to families only. The services provided assisted people to cope with the problems they face in learning how to sustain their lives. They provided job skills, parenting classes, child focused activities, in safe a supportive environment. Since then, funding became unavailable and the Multiple Assistance Center was converted to a detox and drug treatment facility (Waterfront Recovery) in 2017 using a \$1.6 million grant. The County proposes implementation measure H-IM1 and others in this Element to seek funding and proactively facilitate the building of emergency shelters and safe parking.

Another emergency shelter was approved by the County in December, 2007. The shelter required a conditional use permit and variance it provides night shelter for a maximum of 20 adult men and women. The approximate ½ acre site was developed with a single family residence. In 2009 the County assisted the non-profit owner to get a CDBG grant and the facility was remodeled to add onto the existing house and garage. This allowed for 9 more individuals to have shelter, for a total of 20 beds. The facility is ADA compliant. Currently the shelter is operated by Arcata House Partnership, and it provides meals, extreme weather shelter, rapid re-housing and transitional housing, and other services for people experiencing homelessness.

County agencies and other providers have found that a time-limited emergency shelter model with onsite services is relatively expensive to operate compared to other ways to house people experiencing homelessness. In addition, without ongoing rent assistance for former residents, the success rate for these programs is low. A 2016 study of homeless families conducted by HUD illustrates these conclusions (HUD's Family Options Study - p 111).

Many people point to setting up a Dignity Village style homeless encampment. Located in Portland Oregon, Dignity Village formed as a non-profit corporation and runs mostly on donations of time and money. The village spends about \$3,000 each month in bills. That pays for propane to heat water for hot showers and portasans for 60 or more persons per day. The non-profit organization pays for electricity, so they can have computer access for job hunting. The non-profit also pays for insurance to live there, and water that they use. This might be a good model for the County.

It is important that the community have the capacity to provide a full continuum of services to ensure that the very different needs of each population can be met. This can include eviction prevention and rapid re-housing to prevent homelessness, engagement and outreach services for the long-term homeless, who may need to learn to trust the community again and learn the skills that will help them re-integrate. It is also important to have transitional housing for people who have challenges to overcome, but have the potential to succeed in their own housing, affordable housing of many sizes and types, and permanent supportive housing for people who will never be able to succeed without help.

In accordance with state law, the zoning ordinance ensures that supportive and transitional housing facilities have no different requirements than other residential uses in the same zone. Components of the Element that pursue finding, defer fees, and ensure by-right development of supportive housing include H-P44, H-P40, H-P36, and H-IM51. In the context of homelessness, permanent supportive housing is part of a full continuum of services intended to ensure that the very different needs of each population can be met. The Element incorporates programs to inventory sites for supportive housing, apply density bonuses, and allow supportive housing by right in zones where multifamily uses are allowed, using implementation measures H-IM312, H-IM37, and H-IM72.

Implementation measures are proposed in the Element to continue to help provide shelter to homeless persons. Among them are:

- H-IM54. Emergency Shelters.
- H-IM55. Support Emergency Shelters
- H-IM56. Safe Parking Pilot Program.

Other Element components that facilitate or remove barriers to building shelter include: H-G6 H-P12; H-P38-40; H-IM1; H-IM14; H-IM31; H-IM53; H-IM-56-57; and H-IM71-71.

### **Inventory of Emergency Shelter Sites**

The 2003 Housing Element added emergency shelters to the list of allowed uses in the zoning ordinance and identified them as specially permitted uses in the zones that allow transient habitation, hotels and motels. The program also accommodated emergency shelter and transitional housing facilities in the parking standards section of the Zoning Ordinance.

The 2009 Housing Element identified areas where transitional housing facilities and emergency shelters are allowed by right. Transitional housing is now considered a residential use, and is allowed by right wherever residences are allowed. Now the following zone designations allow emergency shelters by right within areas mapped specifically to allow emergency shelters:

- ML – Limited Industrial Zone,
- C-2 – Community Commercial Zone,
- C-3 – Industrial Commercial Zone,
- R-3 – Residential Multiple Family Zone,

There are hundreds of acres of property that could now be used for emergency shelters and transitional housing facilities, which is sufficient to meet the needs of the County's homeless population, which is estimated to be close to 1,500 persons.

#### *Multifamily Housing Sites*

Development of higher density housing, which may be affordable to very low income and extremely low income persons, may provide housing to some homeless persons; those with significant incomes who are stable enough to be on their own. As described in Section 8.3.3, there are approximately 158 developable acres planned and zoned for multifamily uses countywide, which are expected to accommodate 1,441 units.

### **Single Room Occupancy Units (SRO)**

Usually SRO's are developed by converting hotels and are allowed under the same permits as hotels, however, some SRO's are also being constructed and run (for a modest profit) even in some of the most expensive areas of California (e.g. the City of San Diego). This type of housing can meet the needs of very low income and extremely low income households, and the homeless population.

There are possibilities of converting motels to SRO's in the unincorporated areas. SRO's can meet the housing needs of very low income and extremely low income households. The previous Element included programs to facilitate conversion of hotels and motels into SRO's by ordinance, which were implemented and are now a part of the zoning ordinance.

### **Other Emergency Shelter Sites**

In addition to the existing and potential shelters identified in the above discussion, emergency shelters and transitional housing facilities providing housing for less than six persons are allowed by right (without discretionary permits) in all residential zoning districts. There are literally thousands of acres of appropriately zoned parcels to accommodate small emergency shelters and transitional housing facilities. Many of these parcels are served with public services.



The main obstacle to siting small shelters in a dispersed fashion around the County is that it is often prohibitively expensive. However, Redwood Community Action Agency, Alcohol/Drug Care Services, and Transition Residential Treatment Facilities have been successful in finding willing renters and in utilizing house managers from the client population to eliminate the need for on-site staffing, so this model remains worth pursuing.

### **Other Emergency Shelter Site Options**

#### *Dispersed Single Family Homeless Shelters.*

The most common (albeit illegal) form of homeless shelter in the County is provided by recreational vehicles parked on numerous landowners' properties, which are rented to friends or acquaintances for a fee. Besides being in violation of the zoning ordinance, these RV's are usually in violation of numerous building codes and other health and safety laws. However, given the predisposition of many County residents for this form of emergency shelter, it may be an important area to study.

Perhaps a compromise can be reached that would allow permitting RV's to be used as emergency shelters on a temporary basis in appropriate areas. The advantages to finding this compromise would be great; some of the advantages include 1) a significant portion of the homeless population could be sheltered; 2) the shelters would be dispersed throughout the County, which would be a more equitable way of providing emergency shelters; 3) costs to the public of providing the shelters would be minimized; and 3) individual homeowners may be able to make some money from the shelters.

### **Nomadic Households**

Over the past two decades, illegal encampments of these persons have sprung up on the South Jetty, on the banks of the Eel River, Clam Beach, and most recently, Baker Beach. Most people recognize the health and safety problems that result from them, and seek to remove the encampments.

Outside of some temporary emergency campgrounds for homeless people, such as those set up in the City of Eugene, Oregon, there are very few examples of permitted campgrounds of this type in California. The one in Mendocino, which was mentioned in the 2009 Housing Element has been closed. There are examples of "tent cities", but those are more geared to homeless, not those with vehicles.

### **Developing Special Occupancy Parks**

Any local project that will be workable for this population must address the fundamental problems with the existing criteria: affordability, health and safety requirements, flexibility of length of stay, acceptability to the community at large, compatibility with the preferences of those who would use the facility, and compliance with zoning regulations.

The primary difference between existing (illegal) camps and the special occupancy parks designed for nomadic persons would be its management structure. That management structure would need to be provided in a flexible manner that did not alienate the occupants for whom it is designed.

There are a number of examples of self-managed housing complexes in communities around the country. Most of these examples operated as Transitional Shelters or permanent housing complexes. However, if a special occupancy park were organized so that basic rules were

adhered to as a condition of residence and so people had a part in the maintenance and social policies and procedures (e.g. a resident council for mediating disputes), then people might appreciate the security and not feel a loss of autonomy.

### **Length of Stay**

Recent amendments to state law restrict the ability of local jurisdictions to limit the length of stay in recreational vehicles in recreational vehicle parks. An implementation measure from the previous Housing Element the County did not fully implement is to allow residents to stay in recreational vehicle parks longer, which will bring the Zoning Ordinance into line with the new allowances of State law:

**H-IM35. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations to remove the 6 month time limit for tenants residing in RV parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

With these new provisions, families can keep children in one school, and there would be an opportunity for facilities to serve as a form of transitional housing and provide enough time for a sense of community to develop. The sense of community may enhance the potential for more self-management.

### **Development Costs**

Affordability of managed nomadic housing parks will be largely determined by both the development costs and management requirements of the park and by which finance mechanism is utilized in the development. The 1998 Element noted development costs were also impacted by the fact that the local zoning ordinance required a five (5) acre minimum limit for a Trailer Park. This was modified as one of the implementation measures, and now Trailer Parks of one (1) acre in size are permitted.

Local Humboldt County Trailer Park owners and developers concurred in 1997 that it costs from \$3,000 to \$5,000 per space to develop a park. That price did not count the cost of the land. They concurred that these, plus staff and maintenance costs, translated into the need to charge residents from \$300 - \$350 per month with a full park.

These projections were based on a park size of 5 acres and on a staff necessary for maintenance. It also assumed that the residents would utilize electricity sources for self-contained vehicles. With a smaller piece of land, maintenance done by residents, and less use of electricity due to a different type of vehicle (mostly not self-contained), costs to the residents could be reduced by as much as \$100 a month and be in the affordable range for all who qualify for public assistance.

Obtaining financing for land and infrastructure costs then become the factors to be reckoned with to make affordable.

Since the majority of people lived in their own vehicles in camps have some form of public assistance, and, because it was far more stable in the long run if a project could be self-supportive, the 2003 Element encouraged these parks to be developed and run as a business.

### **Use of Recreational Vehicle Parks**

In a discussion with local Trailer Park owners in 1997, they believed that not only is it feasible to run a park as a managed nomadic housing facility and at least break even, they also believed there are park owners who would be willing to invest in such an enterprise if there were low interest loans or permit waivers to make it worth their while. This interest continues in 2019. Workshops and stakeholder discussions all point toward feasibility of RV parks hosting new types of housing, both permanent and short-term. Several workshop attendees expressed interest in allowing RVs to be used like a moveable tiny house. H-IM58 in this element proposes Alternative Lodging Parks (ALPs) to allow temporary or permanent occupancy for a broad range of housing types.

The previous housing element discusses, as a way to ameliorate the social problems that may accompany nomadic uses, is use of a part time business manager, perhaps someone with a profitable park near by, who would handle the finance and licensing concerns; a full time social coordinator with training in social service who would work with the guests/residents; and one maintenance person who could handle major park upkeep. Some of the residents could then serve as resident night managers with a break in monthly fees. This is similar to some successful tiny house villages currently used as shelters.

Workshop participants showed interest in accepting RVs as permanent dwellings, pointing out that this would merely acknowledge an existing fact. The most commonly noted limitation was the need for water and sewer connections; the most commonly cited benefits are clustered development, accessibility to lower income people, and practicality for rural areas. In this Element, H-IM39 amends the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings, and puts forth for consideration that recreation vehicles (RVs) be used as permanent single-family dwellings.

### **How Many Sites Do We Need?**

The previous Element projected a need for new spaces in RV parks to accommodate 80 nomadic households in unincorporated areas between 2001 and 2007. One new recreational vehicle park was developed in the Holmes Flat area with more than 80 spaces during the timeframe of the previous Element. At that time, it is assumed another 70 spaces would be needed to meet the projected need for the time frame of that Element. Conditions have changed in the county, most notably an increase in the mobility of residents and a decrease in housing available for lower income households. Policies and implementation measures proposed here preserve and expand the use of RV and special occupancy parks (H-P20, H-IM58 and H-IM65). Further assessment of the need for RV parks will be undertaken as these measures progress.

## **8.9 Quantified Objectives**

One of the requirements of state law is for Housing Elements to include quantified objectives toward meeting the County's housing needs. Section 65583(b)(2) states, "the quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period."

The following paragraphs describe the programs designed to construct, rehabilitate, and conserve housing, and the quantified objectives of those programs.

### 8.9.1 Programs To Construct Housing

Between 2014 and 2019, there were 376 single family residential units permitted. The quantified objective of this Housing Element is to permit the same number of homes each year between 2019 and 2027 as were constructed each year between 2014 and 2019, which is 602 single family units. Some of them built under the Alternative Owner Builder (AOB) program will be affordable to moderate and lower income households. The objective of the County is to facilitate construction of 159 units under the AOB program between 2019 and 2027, a slightly higher rate as the previous planning period. Table T below shows the income categories served by the proposed objectives.

There were also 116 multifamily residential units permitted between 2014 and 2019. The quantified objective of this Element is to permit an additional 186 multifamily units between 2019 and 2027. It is anticipated that 106 (57%) of the 186 multifamily units will be affordable to low income households based on a 2010 survey of multifamily units permitted between 2007 and 2013.

**HOUSING ELEMENT APPENDIX TABLE – T. Quantified Objectives 2019 - 2027**

<b>Program</b>	<b>County's involvement</b>	<b>Number of Units/ Income Category Served</b>
First Time Homebuyer	On-Site Improvements/First Time Home Buyer No Interest Gap Loans	22 low income
Rehab for low-income owners	Low-Interest deferred loans	35 low income
Rental New Construction	Offsite Improvements/ Low-Interest deferred loan	39 low income
New Construction	Single Family Units	442 above moderate income 26 moderate income (AOB) 53 low income (AOB) 80 very low income (AOB)
	Multifamily Units	33 above moderate income 36 moderate income 117 low income
	Second Units	91 moderate income
Rehabilitation	Building Permits	3,386 above moderate income
	Pacific Gas & Electric	520 low income 260 very low income 260 extremely low income
Conservation		11,666 above moderate 2,345 moderate income 4,079 low income 2,172 very low income 2,172 extremely low income

Source: Humboldt County Planning & Building Department, 2019.

The second unit program also provides lower income housing although the affordability of second units is based on a 2006 phone survey of applicants for second units. That survey determined 33% of the units were affordable to low income households, and 67% were affordable to very low income households. Because more recent affordability data is not available, ASUs were not included as lower income housing for RHNA purposes in this element. During the timeframe of the previous Housing Element (2014 – 2019), a total of 57 second units were permitted, and the quantified objective of this Element is to permit an additional 91 second units.

### 8.9.2 Programs To Rehabilitate and Conserve Housing

The 2009 Housing Element predicted that 3,386 above moderate income units would be rehabilitated between 2007 and 2013 through the issuance of building permits, and 35 low income units would be rehabilitated through Community Development Block Grant programs. Further, another 520 low and 520 very low income units would be rehabilitated through the weatherization program administered by the Pacific Gas and Electric Company. The objective of this Element is to continue these same levels of rehabilitation of residential units, except that ½ of the very low income units (260 units) will be extremely low income units (Table T).

The 2014 Element also sought to conserve all the units that had been constructed and rehabilitated since 1992. It is the objective of this Element to continue this objective, and conserve 11,666 above moderate income units, 2,345 moderate income units, 4,079 low income units, and 4,343 very low income units, except that ½ of the very low income units (2,172 units) will be extremely low income units (Table U).

## 8.10 Housing Market Costs

Current national, state and local market trends will largely determine the type, quality and quantity of housing that will exist in Humboldt County. Major costs and constraints contributing to the sale price or rental cost of housing in Humboldt County include direct and indirect market costs. Figures for the direct and indirect costs are indicated in Table S.

### 8.10.1 Direct Market Costs

- A. **Land.** The cost of land has risen at a fast rate, particularly since the early 1970's. Cost of land can vary markedly by size, location, zoning, jurisdiction, and community amenities. Based on the price of advertised lots on the Multiple Listing Service of the Humboldt Association of Realtors, the average cost for a lot in 2013 dropped slightly since 2008, and remains about the same in 2018-2019. A basic city-sized lot with offsite improvements is currently about \$90,000. A larger lot, will likely be higher.
- B. **Site Improvements.** These include such items as land clearing, pad set-up, site utilities and direct access to the house from a public or private road. Costs depend on the type of development, parcel size and topography. It is assumed in this Element that site improvement costs have risen from about \$15,000 per lot in 2013, to \$17,500 in 2019. This does not include major drainage work, extensive landscaping plans, or offsite improvement requirements that may be a condition of approval.
- C. **Construction.** Construction costs for conventionally constructed dwellings were between \$135 to \$175 per square foot in 2019, compared with \$115 to \$155 per square foot in 2013,

according to the Northern California Home Builders Association. But this material costs fluctuate a great deal. This means that, according to data from the Humboldt County Association of Realtors, the construction costs for a typical three bedroom, two bath, 1,500 square foot house which ranged from \$172,500 to \$232,500 in 2014, have risen to \$202,500 to \$262,500 in 2019 (strictly construction costs). This does not include the cost of all necessary permits, which typically run about 3% of construction costs.

- D. **Rural Land Costs.** There does not seem to be much difference between the cost of a rural property and a property in more urban areas. While the costs per acre are less in rural areas, the properties are typically larger in size.

**HOUSING ELEMENT APPENDIX TABLE – U. Direct and Indirect New Housing Costs For Typical 3 Bedroom, 1,500 Square Foot Home in Humboldt County, 2008 and 2013**

<b>Direct Costs</b>	<b>2008</b>	<b>2013</b>	<b><u>2019</u></b>
Land (6,000 square foot lot*)	\$105,000	\$95,000	<u>\$90,000</u>
Site Improvements	\$12,000	\$15,000	<u>\$17,500</u>
Construction	\$127,500+	\$187,500+	<u>\$217,500</u>
Sales and Marketing (6%)	\$11,978	\$18,000	<u>\$18,000</u>
<b>Indirect Costs</b>			
Origination Fee	\$2,994	\$3,097	<u>\$1,275</u>
Credit Check	\$65	\$65	<u>\$25</u>
Appraisal Fee	\$350	\$500	<u>\$500</u>
Document Preparation	\$200	\$85	<u>0</u>
Roof Report	\$200	\$200	<u>\$70</u>
Termite Report	\$200	\$200	<u>\$275</u>
<b>Total Purchase Price</b>	<b>\$260,487</b>	<b>\$319,647</b>	<b><u>\$347,145</u></b>

Source: Humboldt County Association of Realtors, 2019.

\*Not including water and sanitation systems.

### 8.10.2 Indirect Market Costs

- A. **Financing.** Interest rates are a major factor of increased housing costs. The 2013 rates are very low, in some cases as low as 3.5%. But, interest rates for permanent financing have been an erratic component of total housing costs in recent years. Interest rates have fluctuated over the last 25 years within a range from 4 percent to over 18 percent. The interest rate on the conventional, 30-year, fixed rate mortgage presently runs about 4.5 percent in 2019, with loan origination fees of around 1 percent.
- B. **Sales and Marketing.** Most housing and vacant land is sold through real estate agents. Current commissions vary, but is generally 6%, which amounts to \$20,000 on a \$345,000 home.

- C. **Gross Profit.** The gross profit on a new house can also vary widely, but is generally around 10% of the selling price. This means that on a Humboldt County house selling for \$300,000, approximately \$30,000 would be gross profits to the contractor.
- D. **Property Tax.** Property taxes generally equal 1% to 1-1/4% of the total appraised value, less the Homeowner's exemption. An appraised value is generally somewhat lower than the actual selling price. This indicates that a house valued at \$300,000 would pay a little more than \$3,000 per year in property taxes, which includes the \$87.50 reduction for the Homeowner's exemption.
- E. **Insurance.** Property insurance such as fire, hazards (winds, floods, lightning, hail, explosion, etc.) and homeowner liability insurance premiums vary based on the value of the home and the quality of fire protection. Statewide, based on the typical mix of property insurance coverage, the average monthly insurance premium is calculated as 0.003/12 x House Price. Insurance costs locally can range from 2% to 3% of total monthly homeowner costs.

**HOUSING ELEMENT APPENDIX TABLE – V. Sample Monthly Costs of Ownership on a Typical 3 Bedroom, 2 Bath, 1,500 Square Foot Home, 2003, and 2013**

<b>Basic Payment Components</b>	<b>2003</b>	<b>2013</b>	<b>2019</b>
Selling Price	\$200,000	\$300,000	\$345,000
10% Down Payment	\$20,000	\$30,000	\$34,500
Balance To Be Financed	\$180,000	\$270,000	\$310,000
Mortgage Payment 6% interest, 30 year amortization*	\$1,232	\$1,619	\$1,573
Property Taxes, Insurance	\$209	\$388	\$405
Gas and Electric	\$125	\$125	\$175
Water and Sewer	\$38	\$38	\$125
<b>Total Monthly Payment</b>	<b>\$1,604</b>	<b>\$2,170</b>	<b>\$2,778</b>

Source: Humboldt County Planning & Building Department, 2019

Data from the past planning period show that incentives, fee waivers, and other local programs had little effect on housing production. At public workshops and stakeholder meetings, staff posed the question: "Why is no housing being built?" The most formidable constraint brought forward was the mismatch between construction and land cost and area wages. Although the proportion of multifamily housing went up between 2014 and 2018, the proportion of housing available to lower income households did not. The Element includes a group of programs and implementation measures that expand the definitions of permanent single family and multifamily dwellings, and commit the county to a more active role in facilitating development of lower income housing. In theory, lower income housing could be feasible if the cost of building housing went down enough. Tiny houses, moveable tiny houses, manufactured homes, tiny house villages, alternative lodging parks (ALPs), and other measures are proposed based on community input. The public, at least those engaged so far, have shown a readiness to move forward with these building types to overcome the affordability barrier.

## 8.11 Governmental Constraints

Governmental constraints can and do flow from many local, regional, State and Federal actions. Government regulations can also significantly increase housing costs by limiting the number of available building sites and increasing development costs. Zoning regulations, subdivision regulations, building regulations and related ordinances can significantly increase local housing costs.

Development fees and special assessments can also increase housing costs. Since the passage of Proposition 13, there has been a trend towards direct charges for public services.

### 8.11.1 State and Federal Constraints

There is a long list of State and federal land use, environmental, and other regulations that are implemented at the local level. Most regulations increase the cost of housing by requiring the following for new housing projects:

- Discretionary review
- Conformance with the Coastal Act in the coastal zone
- Conformance with State building regulations
- Development impact fees and special assessments.
- Miscellaneous development restrictions and requirements

Housing costs are also increased as a result of:

- National flood insurance
- Reduction of State and Federal funding for housing

#### Discretionary Review Of New Housing Projects

Discretionary review of new housing projects contributes to increased housing costs related to the:

- Preparation of extensive environmental documents
- Adoption and monitoring of mitigation plans
- Hiring of consultants
- Holding costs incurred by the developer.

Humboldt County completes the discretionary review of most minor housing projects like minor subdivisions and special permits for secondary units in the average time of 3 - 6 months from the date a complete application is received. Larger, more controversial projects can take much longer to process, especially if an Environmental Impact Report is required.

#### Coastal Act Requirements

The California Coastal Act (Public Resources Code Section 30000 et seq.) established development standards and public hearing requirements for most new housing development within the State Coastal Zone.

The Coastal Act increased housing costs for the same reasons that discretionary review mandates increased costs.



Discretionary permits in the Coastal Zone often do not take any longer to process than discretionary permits outside the Coastal Zone. However, most new housing, including the construction of a single house on a vacant parcel, requires discretionary review in the Coastal Zone.

The Coastal Act further constrains housing with regulatory restrictions related to protecting:

- Coastal access and views
- Major vegetation
- Wetlands, streams and riparian corridors
- Natural landforms protection
- Coastal and resource dependent development
- Dunes and beaches
- Transitional agricultural lands

Finally, the amendment of local coastal plans and zones to allow housing projects in areas not planned and zoned for housing requires review and approval by the Coastal Commission.

**Building Regulations**

There are over 2,000 pages of State building regulations, and 5,000 pages of California Energy Commission regulations that the County of Humboldt must administer and implement. The County Building Division acts as the "one stop" agency for identifying all local permit review requirements. The Building Division also coordinates required approvals from Planning, Health, Public Works and local Fire Protection Agencies. Any impact fees and special assessments are also collected by the Division in processing building permits.

Humboldt County processes building permits to approval in 4 - 6 weeks from the date complete building plans are submitted.

**Fees And Assessments**

While impact fees and special assessments in Humboldt County are nominal compared to the urban areas in the State, they can erode housing affordability. Since the passage of Proposition 13 there has been a trend towards increased fees for public services. The following tables compare typical fees for residential development in between the years 2003, and 2014. The tables shows that total fees for construction of a single family residence in McKinleyville have risen from \$10,773 in 2014 to \$19,107 in 2018, an increase of 77 percent, due in to increases in building permit fees collected, and a \$4,500 increase in the service district connection fee.

**HOUSING ELEMENT APPENDIX TABLE – W. Valuation of Structures**

Type of Structure	Typical valuation		
	2003	2014	2018
<b>Bedroom Addition</b> 150 SF @ \$113.85 per SF	\$6,950	\$15,293	\$17,078
<b>Detached Garage</b> 600 SF @ \$45.09 per SF	\$12,360	\$23,766	\$27,054

**HOUSING ELEMENT APPENDIX TABLE – W. Valuation of Structures**

<p><b>House with Garage</b> House 1,350 SF @ \$113.85 Garage 600 SF @ \$45.09 per SF</p>	<p>\$74,850</p>	<p>\$161,399</p>	<p>\$180,752</p>
<p><b>Duplex of 3,200 SF</b> 3200 SF @ \$113.85 per SF</p>	<p>\$148,160</p>	<p>\$326,240</p>	<p>\$364,320</p>
<p><b>Multi-family 32,000 SF</b> 32,000 SF (20 units)</p>	<p>\$1,114,880</p>	<p>\$3,151,040</p>	<p>\$3,643,200</p>

Source: Humboldt County Planning & Building Department, 2014, 2019. 2003 rates were \$46.30 for dwelling improvements and \$20.60 for accessory structures. 2019 rates were \$101.95 for dwelling improvements and \$39.61 for accessory structures.

Type of Fee	Bedroom Addition, 150 SF			Detached Garage, 600 SF		
	2014	2018	% Change	2014	2018	% Change
Bldg. Permit/plan check/energy/green rev/trade	\$271	\$879	225%	\$385	\$796	107%
School Impact	\$0	\$0		\$0	\$0	
Street Encroachment	\$198	\$267	35%	\$198	\$267	35%
Typical Service Dist. Connection Fees*	\$0	\$0		\$0	\$0	
Outside Fire Service Dist. Fee*	\$0	\$0		\$0	\$0	
Plan User/Seis/CBSC/Ed/Tech/Micro fees	\$76	\$251	228%	\$119	\$331	179%
Other Impact (drainage)	\$0	\$24		\$0	\$96	
Erosion/Sediment Control	\$94	\$94	0%	\$94	\$94	0%
Soil report review	\$0	\$65		\$0	\$65	
Application Fee (site check)	\$99	\$399	301%	\$99	\$399	301%
<b>Total</b>	<b>\$884</b>	<b>\$2,463</b>	<b>179%</b>	<b>\$1,041</b>	<b>\$2,197</b>	<b>111%</b>

Type of Fee	House with Garage: 1,350 SF house and 600 SF garage		
	2014	2018	% Change
Bldg. Permit/plan check/energy/green rev/trade	\$1,368	\$3,256	138%
School Impact	\$1,213	\$1,013	-16%
Street Encroachment	\$198	\$267	35%
Typical Service Dist. Connection Fees*	\$6,633	\$11,157	68%
Outside Fire Service Dist. Fee*	\$0	\$0	
Plan User/Seis/CBSC/Ed/Tech/Micro fees	\$807	\$1,352	68%
Other Impact (drainage)	\$216	\$312	44%
Erosion/Sediment Control	\$94	\$94	0%
Soil report review	\$0	\$65	
Application Fee (site check)	\$99	\$399	301%
<b>Total</b>	<b>\$10,773</b>	<b>\$19,107</b>	<b>77%</b>

Type of Fee	Duplex of 3,200 SF			Multifamily 32,000 SF with 20 units		
	2014	2018	% Change	2014	2018	% Change
Bldg. Permit/plan check/energy/green rev/trade	\$2,310	\$4,976	115%	\$13,726	\$41,722	204%
School Impact	\$2,400	\$2,400	0%	\$8,320	\$24,000	188%
Street Encroachment	\$198	\$267	35%	\$198	\$267	35%
Typical Service Dist. Connection Fees*	\$13,266	\$19,602	48%	\$53,064	\$93,150	76%
Outside Fire Service Dist. Fee*	\$0	\$0		\$0	\$0	
Plan User/Seis/CBSC/Ed/Tech/Micro fees	\$1,631	\$2,525	55%	\$15,775	\$21,531	36%
Other Impact (drainage)	\$512	\$512	0%	\$5,120	\$5,120	0%
Erosion/Sediment Control	\$94	\$94	0%	\$94	\$128	37%
Soil report review	\$0	\$65		\$0	\$65	
Application Fee (site check)	\$99	\$399	301%	\$99	\$399	301%
<b>Total</b>	<b>\$20,656</b>	<b>\$32,032</b>	<b>55%</b>	<b>\$96,543</b>	<b>\$189,139</b>	<b>96%</b>

Source for Table Xa, Xb, and Xc: Humboldt County Planning & Building Department, 2014 and 2019.

For parcels outside of sewer area, a fee for the Division of Environmental Health is collected. The 2018 fee ranged from \$484 for the bedroom addition, \$1,192 for the house with garage, and \$2,757 for the multifamily. In 2014, the Division Environmental Health fee was \$146 for all scenarios.

\* There are no fire fees for McKinleyville

Table Y below reports the average planning fees charged for all projects in 2018 and 2014, a comparison. While the fees vary depending on the type of project, the average planning fee charged for each project was \$2,974, and increased 25% from 2014. Combined with the above building permit and other fees the total average permit fee for a single family residence would be approximately to \$22,000 in 2018, compared to \$13,105 in 2014. For the 20-unit multifamily apartment development scenario, in 2018 the total average permit fee was close to \$192,000, or \$9,606 per unit. In 2014 the total average permit fees were just under \$100,000 and almost \$5,000 per unit. Compared to the total overall costs of development of a single family residence shown earlier in Table U, fees are 6.3% of the total cost of a new home, whereas in 2014 the total fees represented less than 5% of the total costs of a new home.

**HOUSING ELEMENT APPENDIX TABLE – Y. Typical Fees for Planning Projects**

<b>Project Type</b>	<b>2014</b>	<b>2018</b>	<b>% Change</b>
Agriculture Preserve	\$1,923	\$2,707	41%
Certificate of Compliance	\$986	\$1,326	34%
Coastal Development Permit	\$1,793	\$2,240	25%
Conditional Use Permit	\$1,851	\$6,195	235%
Design Review	\$475	\$520	9%
Determination of Status	\$986	\$1,326	34%
Extension	\$850	\$2,261	166%
Final Map Subdivision	\$5,295	\$5,194	-2%
General Plan Amendment	\$5,115	\$4,816	-6%
Lot Line Adjustment	\$3,023	\$2,450	-19%
Modification	\$1,601	\$2,261	41%
Notice of Merger	\$802	\$815	2%
Parcel Map Subdivision	\$3,894	\$5,472	41%
Special Permit	\$2,534	\$2,441	-4%
Variance	\$2,594	\$2,746	6%
Zone Reclassification	\$4,234	\$4,816	14%
Average of all permits	\$2,372	\$2,974	25%

Source: Humboldt County Planning & Building Department, 2014 and 2019

As the following table illustrates, Humboldt County simply doesn't have the revenues available to implement all of the mandated programs without fees and special assessments. Sixty seven percent of the County's revenues come from the State and Federal governments. Ninety two percent of County expenditures are devoted to public assistance, public protection, public health, roads, and the general government costs associated with administering these mandated services.

**HOUSING ELEMENT APPENDIX TABLE – Z. Humboldt County Revenues and Expenditures Fiscal Year 2001 – 2002**

Source of Revenues	Amount (X \$1,000,000)	Percent of the Total	Expenditures	Amount (X \$1,000,000)	Percent of Total
State & Federal	140	67	Public Assistance	65	31
Property Tax	22	11	Public Protection	47	22
Service Charges	24	12	Public Health	43	20
Fines & Penalties	3	1	General Govt.	16	8
Other Revenues	8	4	Capital Projects	2	1
Fund Forward	10	5	Education	2	1
			Public Transit	1	0.5
			Recreation	1	0.5
			Ways and Facilities	21	11
			Debt Service	2	1
			Contingency	8	4
<b>Total</b>	<b>208</b>	<b>100</b>	<b>Total</b>	<b>208</b>	<b>100</b>

Source: Humboldt County Planning & Building Department, 2003

**Miscellaneous State Fees, Development Standards and Permit Requirements**

In addition to securing County approval of new housing projects, developers are often required to secure permits and approvals from several State and Federal agencies. Developers may also be required to conform to specific State development standards.

The miscellaneous State fees, development standards, and permit requirements which have the most significant impacts upon the costs of building materials and housing development in Humboldt County include:

- Fish & Wildlife environmental review fees
- Department of Forestry fire safe standards
- Alquist-Priolo geologic report requirements
- Water Resources Control Board waste discharge requirements
- Fish & Wildlife 1603 agreements
- Mines & Geology surface mining requirements
- Department Of Forestry timber harvesting requirements
- California Energy Commission Title 24 Requirements

## **National Flood Insurance**

Regulations within flood prone areas will curtail substantial new housing starts. Under the Federal Insurance Program, which the County opted to enter in 1974, all structures designed for human habitation must be elevated at or above the 100 year flood plain limits where such information is known. The 1964 flood provided all the high water elevations throughout the County, and the Department of Housing and Urban Development maps reflect that information.

The insurance program is tied to any federally chartered bank or lending institution. The County's non-compliance or non-involvement in the program would have serious economic side effects. Any person seeking to construct a dwelling or other structure for human habitation in these zones with the aid of a loan from a bank or savings and loan association would have a problem. It would appear that flood prone areas offer little in the way of providing suitable low cost building sites.

In addition, the lowland areas adjacent to Humboldt County's rivers and streams are predominantly planned for resource uses (i.e., timber and agriculture).

Replacement of existing structures (mobile homes and standard construction) that are damaged by fire, flood or any other natural causes to an extent of 50% or more of the value of the structure, may be replaced if elevated. If the damaged structure is in a "floodway" as depicted on the Federal Insurance maps, reconstruction will be allowed under the same criteria. Structures damaged at less than 50% of value may have the damaged portion reconstructed with no special flood requirements.

## **Federal and State Funding**

Another serious constraint to providing affordable housing can be the amount of Federal and state funds for housing. Most of the housing affordable to very low income households is subsidized by Federal and state programs. In an era in which a variety of factors have increased the cost of housing, cutbacks in Federal and state programs have severely limited the ability of local government to assist lower income people in finding decent housing opportunities. Due to continued Federal and state budget deficits, it is unlikely there will be significant increases in Federal and state funded housing programs in coming years. Rather, cutbacks in existing programs seem more likely.

### **8.11.2 State Programs Which Respond To The Above Mandates**

The Permit Streamlining Act (Government Code Section 65920 et seq.) requires timely processing of complete applications for development permits by setting an overall deadline of one (1) year for local and State permit approvals. While most projects are processed in less time, failure by a public agency to meet the processing deadline results in automatic approval of an application (AB884 McCarthy, Chapter 846 of 1981 and AB 2320, McCarthy, Chapter 1152 of 1980)

The State additionally requires coordinated processing to reduce the time and expense experienced by developers who must process applications through various state and local government offices. Local governments must designate a single entity or person to coordinate the review of residential development proposals, and to provide information to applicants concerning the status of permits and requirements (AB941, McCarthy, Chapter 846 of 1981)

State policy seeks to minimize fees and exactions levied on developers in order to avoid increased housing costs (AB 2853, Roos, Chapter 1143 of 1980). State law limits fees to the

actual costs of services for local sewer and water connections, zoning variances, use permits, building inspections, and similar activities. Exceptions must be approved by two-thirds of a community's voters.

### **8.11.3 Local Programs Which Respond To The Above Mandates**

To help reduce the impacts of some of the above mandates upon the costs of new housing, Humboldt County has implemented the following local programs:

- Discretionary Review
- Coastal Planning and Zoning Authority
- Minimize Building Regulations
- Minimize Impacts of Fees and Assessments, National Flood Insurance, Reduction of State and Federal Funding and Litigation

#### **Discretionary Review Of New Housing Projects**

Humboldt County has adopted a General Plan and Community Plans which set aside adequate area for needed housing. In addition, the County has taken the following measures.

Adoption of Local Ordinances to Allow:

- Alternative road improvement and setback requirements which are less costly than what would have been required by the State Fire Safe Regulations.
- Merger only of property in Agricultural Preserves.

Implementation of The Following Departmental Procedures and Programs:

- An application assistance program which encourages pre - application meetings with the planner who will be processing their project.
- "Designer" application packets which specify application requirements based on the type of project, location of the project, and the applicable plan policies and zoning regulations.
- Informational handouts which describe review procedures and specific report requirements.
- Development of a one page tentative map checklist which specifies the environmental information which needs to be shown on project plan maps.
- Consolidation of environmental review and staff review procedures, with concurrent public notice and review periods.
- Identification of appropriate mitigation and preparation of mitigated negative declarations.
- Reliance on mediation to avoid litigation.
- Preparation of detailed written procedures to minimize the local staff time which is devoted to collecting State Fish & Game environmental review fees.
- Use of Notices of Application to scope for potential neighborhood concerns.

Computerization of The Following Departmental Functions And Systems:

- Building permits.



- Assessor Parcel based land information system with parcel specific zoning, general plan, and assessor land use data for on-line public use.
- Discretionary staff report process.
- On-line software for tracking applications and permits for public use.

### **Coastal Commission Approval**

Humboldt County has responded to the Coastal Act by securing State Coastal Commission approval of:

- The County's local coastal plans and zoning regulations (allowing the county to assume review authority of coastal development permits).
- Categorical exclusions for the construction of a single house on a vacant parcel in specified areas
- Zoning regulations which provide for administrative approval of principal permitted uses.
- General use type classifications of permitted uses in the Coastal Zone to encourage more flexibility in allowing permitted uses.

### **Minimize Building Regulations**

While State building and on-site sewage disposal regulations significantly increase housing costs, Humboldt County has adopted alternative owner builder regulations which significantly reduce housing costs. The section titled "Special Issues: Owner Builders" later in this chapter discusses the Owner Builder Regulations in detail.

### **Fees And Special Assessments, National Flood Insurance, Reduction Of State And Federal Funding**

Humboldt County has and will continue to work with our Legislators, Legislative Advocate, the County Supervisors Association of California, and other local agencies in lobbying for fewer State mandates, and increased funding for mandated programs.

### **8.11.4 Local Governmental Constraints to Housing**

The California Housing Element Guidelines require that local governments focus attention on those local constraints which they can most directly control. These local governmental constraints are the result of local zoning, building, subdivision and health and sanitation regulations. In addition to regulatory constraints, the County increasingly relies on fees for permit processing, and has experienced a decreased amount of State and federal funding for infrastructure.

#### **Zoning Regulation Constraints**

One of the goals of this Housing Element is to ensure an adequate housing supply to meet the needs of future populations. Enhancing profitability is an effective way to encourage housing development, and meet the County's future housing needs.

The permit review fees discussed earlier in this section act to constrain development of housing supply, by causing some prospective housing projects to not be profitable enough for them to proceed. Zoning regulations that result in unnecessarily long permit processing review times and requirements can have the same effect by increasing the cost of financing for the project, which translates into higher housing costs, and potentially reducing housing supply. The cost of preparing and revising plans and studies also increase housing costs, and potentially reduces housing supply.

Humboldt County's Zoning Regulations are generally designed to streamline approval of new residential development in residential zones to reduce housing costs and increase the supply of housing. For example, the R-3 and R-4 zones allow multifamily housing development as a principally permitted use. Similarly, duplexes are allowed in R-2 zones as a principally permitted use and single family homes are principally permitted in R-1 zones. Second units are also principally permitted in residential zones provided they meet minimum development requirements. The County's zoning code does not contain ordinances that impact the cost and supply of housing, such as inclusionary zoning and short-term rental provisions.

There are instances where the zoning ordinance requires more scrutiny of new residential development to ensure compatibility with neighboring uses and the general plan. Planned developments fall into this category. Single family homes in multifamily zones require a conditional use permit to ensure the site remains usable for multifamily purposes. The following paragraphs describe in more detail how the zoning ordinance constrains housing supply, and increases housing costs. They also describe measures to minimize impacts on housing supply and housing costs.

#### **Application Review Procedures**

The County's procedures for review of all residential development projects are described in detail in the subdivision ordinance and in Chapters 1 & 2 of the Zoning Ordinance.

The County's development regulations separate residential development projects into two categories: ministerial and discretionary, which are described in the following paragraphs.

### *Ministerial Permit Applications*

Ministerial permit application review involves the following steps

- **Application check:** review application for completeness.
- **Project review:** review of project by responsible agencies.
- **Permit issuance:** the permit is issued by staff. There is an appeals process applicants can use if they are not satisfied with the outcome, but building permits are rarely appealed. There were no building permit appeals during the timeframe of the previous Housing Element.

The zoning ordinance requires that before approving any building permit for residential development, the applicant must submit a Zoning Clearance Certificate application for review and approval per §312-2.2 of the zoning ordinance. A zoning clearance certificate certifies that a proposed development conforms with all current requirements of the Zoning regulations and, if applicable, the terms and conditions of any previously approved development permit or variance. Zoning Clearance Certificates are not discretionary, they are issued ministerially after comparing proposed building permit applications to the objective standards of the zone, and confirming all the objective standards are met.

Building permits and other ministerial permits, such as encroachment permits (for improvement of the public right of way) have a high degree of approval certainty; if a project meet the minimum code requirements, it will be approved.

### *Discretionary Permits*

Chapter 2 of the zoning ordinance (Administration) identifies the following review steps for all discretionary permit applications:

- **Application check:** review application for completeness.
- **Project review:** review of project by responsible and trustee agencies.
- **Public review:** review of staff reports by public and public hearing officers.
- **Public hearing:** a public meeting held by the hearing officer to receive staff reports, public testimony and to deliberate on the project.
- **Project approval** (or denial): the action taken on the project by the hearing officer, which is subject to appeal.
- **Permit issuance:** after the appeal periods have expired, the permit is issued by staff
- **Notice of final action:** sent by staff to the interested parties after the project is approved.

Chapter 2 also contains procedures for public notices and specifies the contents of required public notices.

Following is a more detailed discussion of each of the discretionary permit types required by the zoning ordinance:

*Conditional Use Permits* (CUP's) are required for all development identified as "conditionally permitted" in the zoning ordinance. Conditional use permits provide for development, typically with conditions of approval to ensure the use best fits the site and the neighborhood. Public hearings are required prior to approval; the hearing officer is the Zoning Administrator or the Planning Commission.

CUP's have a slightly lower degree of approval certainty than Permitted Uses; the Planning Commission may choose to not approve CUP's. While CUP's that conform to all the development standards have a high degree of certainty that approaches that of Permitted

Uses, those projects that require additional Variances or Special Permits are sometimes not approved, particularly if there is significant public opposition. While no CUP's were denied during the timeframe of the previous Housing Element, only 77% of the 164 applications were approved; the remaining 23% were not completed.

*Special Permits* are required for all development allowed with a special permit. Special permits provide for development similar to use permits except that the Planning Director may act as the hearing officer. The Planning Director may waive the formal public hearing requirement and approve the project administratively if there is no request for a hearing.

Special Permits (SP's) also have a slightly lower degree of approval certainty than Permitted Uses. Like CUP's, the Zoning Administrator may choose to not to not take action on the SP and refer the Special Permit to the Planning Commission for decision. Also like CUP's, Special Permits that conform to all the development standards have a high degree of certainty approaching that of Permitted Uses, particularly SP's that can be approved administratively without a public hearing. During the timeframe of the previous Housing Element, out of 268 SP applications received, 212 were approved (79%), 21% were dropped by the applicants prior to the public hearing; only one was denied.

*Coastal Development Permits* are required for all development in the coastal zone unless it falls into a category that is excluded or exempted from coastal permit requirements. Coastal permits are approved administratively by the Planning Director just as Special Permits provided no one requests a public hearing and the project is not appealable to the Coastal Commission. Coastal Development Permits have an equivalent approval certainty as Special Permits. During the timeframe of the previous Housing Element, no CDP's were denied, but out of 729 applications, only 611 were approved; 118 (16%) were dropped by the applicants prior to the public hearing.

*Planned Development Permits* are required for all development in areas with the "P - Planned Development" combining zone. Applicants also have the option to seek approval of Planned Development Permits for larger projects that meet certain minimum thresholds, such as subdivisions with 4 or more lots. Planned Development Permits have a better approval certainty as Special Permits. During the timeframe of the previous Housing Element, one Planned Development Permit was denied.

*Design Review* is required for all new development in areas with the "D - Design Control" combining zone. Specific permit requirements for design review are different in the inland versus the coastal parts of the county. Inland, design review does not include a requirement for a public hearing, and project approval is typically less than two weeks from the date of receipt of the application. The D combining zone applies to properties in the Avenues, Big Lagoon, Garberville, Orick, and Shelter Cove communities.

Design review in the coastal parts of the County requires a Special Permit, which, unlike the inland areas, involves a public review procedure. The D combining zone applies to areas in the coastal zone designated coastal scenic and areas with coastal views in each of the coastal plans. Design review approval is virtually the same as that of Permitted Uses; during the timeframe of the previous Housing Element, no Design Review permits were denied.

With discretionary permits for residential development, such as a Coastal Development Permit for a new multifamily apartment, the County evaluates the project in light of not only the zoning, but also all the other applicable land development policies, programs, standards and regulations to ensure the project is consistent with those requirements.

Review of a multifamily apartment in the South Coast Area Plan Planning Area, for example, involves the following review steps:

- Pre application consultation with the developer
- Submittal of a coastal development permit application,
- An application check by the County,
- Review of the application by the County and other responsible and trustee agencies
- Public notification of the hearing
- A public hearing, which involves
  - o consideration of evidence
  - o adoption of findings comparing the evidence submitted by the applicant to the adopted policies and standards of the Plan and the applicable zoning ordinance requirements which implement that plan,
- Approval of the coastal development permit if it can be found to be consistent with the Plan and zoning ordinance
- Options to appeal decisions
- Conformance with conditions of approval
- Submittal of a building permit application
- Review of the building permit application by the County and other responsible agencies
- Approval of the building permit

Not all the requirements listed above apply to each new housing development. For instance, projects outside of the coastal zone are not subject to coastal development permit requirements, and may be approved with ministerial permits.

The County's zoning ordinance also provides for expedited review of coastal permits and special permits that are not required to go to a public hearing. Notices of Intent to Approve the Special Permit or Coastal Development Permit are sent out to affected property owners, and if no one requests a Planning Commission hearing, the project is normally approved at the administrative level. These abbreviated application review procedures provide similar protections for public involvement as projects requiring a public hearing while reducing permit costs and review times when a public hearing is deemed by the public to not be required.

The County's Zoning Administrator is also used to expedite projects that would otherwise have to go to the Planning Commission. Zoning Administrator hearings are scheduled for weeks when the Planning Commission is not available for reviewing discretionary development permits, and staff costs and other overhead costs are reduced compared to Planning Commission hearings.

Another measure used by the County to save applicants time and money in the review of discretionary permits is encouraging concurrent processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a subdivision map, and any necessary variances. And building permit review for a single-family home is normally processed concurrent with the design review of it.

The County works closely with applicants to identify complete application requirements, and expedite approval procedures to avoid unnecessary timing delays on development, and to improve approval certainty. Nearly all discretionary projects involve an initial meeting with Planning staff prior to application submittal. In this meeting, the application is reviewed for completeness, deficiencies are noted, and all the application requirements applicable for the type of development are identified. Other key regulatory agencies are identified, and applicants are encouraged to engage with those agencies for input on their regulatory requirements. For major subdivisions, this meeting typically includes Public Works staff as well.

Applicants are informed of the likelihood of application approval at the outset to improve approval certainty of their projects.

After an application is filed, the project is reviewed by Planning and other agencies such as Public Works for consistency with County ordinances and General Plan. By initiating comprehensive review of applications early on in the permit review process, the County's application review procedures promote early identification of complete application requirements, which saves time and money for applicants, and minimizes the impacts of discretionary application review on the cost and supply of housing.

Early identification of complete application requirements also improves the certainty of approval of discretionary permit applications. Applicants are advised what items are needed for a complete application, and whether their complete application is likely to be approved. Even if applicants abandon their projects at that point, a minimum of staff time has been spent on the project, so the applicants will be able to recover much of their permit fees as a refund.

Another way the County improves approval certainty of discretionary permit applications is to offer over the internet a series of mapping applications that include multiple layers of information used by staff and decision makers to evaluate a project's consistency with the zoning ordinance and general plan. The Housing Inventory application (<https://webgis.co.humboldt.ca.us/HCeGIS2.0/index.html>) shows, for each parcel in the County, parcel lines; parcel numbers; situs address; parcel sizes; adjacent streets; physical features of the site including existing development, steep slopes, wetlands, streams, earthquake faults and flood hazards; the zoning and general plan designations, and the expected development potential.

The software also has a tool for users to measure selected distances and areas. Use of this software is free of charge, and when used to develop applications, can dramatically improve the certainty of approval for a project. Images presented later in this Appendix demonstrate some of the features of the software.

**Permit Requirements for Homes in the Residential Zone Districts**

Single family homes are allowed as principally permitted uses in the single family zone districts, including the RA (Rural Residential Agricultural), RS (Residential Suburban), R-1 (Residential Single Family), and RS-5 (Residential Single Family with a 5,000 square foot minimum parcel size) zone districts. Duplexes are allowed as principally permitted uses in the R-2 (Two Family Residential) district. Fourplexes are allowed as principally permitted uses in the R-3 (Multifamily Residential) zone district, and apartments are allowed as principally permitted uses in the R-4 (Apartment Professional) and RM (Multifamily Residential) zone districts.

The following table shows the permit requirements for different housing types by zoning district:

**HOUSING ELEMENT APPENDIX TABLE – Z1. Permit Requirements for Housing Types By Zoning District**

RESIDENTIAL USE	Zone Districts					
	AG RA, U	R-1, RS	R-2	R-3, RM	R-4	Commercial Zones
Single-Family	P	P	P	CUP	CUP	P
2 DU	-	-	P	P	P	P

3 – 4 DU	-	-	P	P	P	P
5+ DU	-	-	-	P <sup>1</sup>	P	P
5+ DU @15 units per acre	-	-	-	P <sup>1</sup>	P	P
Residential Care for up to 6 persons	P	P	P	P	SP	SP
Residential Care for more than 6 Persons	CUP	CUP	CUP	CUP	CUP	CUP
	<b>Zone Districts</b>					
<b>RESIDENTIAL USE</b>	<b>AG RA, U</b>	<b>R-1, RS</b>	<b>R-2</b>	<b>R-3, RM</b>	<b>R-4</b>	<b>Commercial Zones</b>
Emergency Shelter	-	-	-	CUP	SP	P
Single-Room Occupancy Units	CUP	CUP	CUP	CUP	CUP	SP
Manufactured Homes	P	P	P	CUP	CUP	P
Mobile-Homes	P	P	P	CUP	CUP	P
Transitional Housing	P	P	P	P	P	P
Farmworker Housing	P <sup>2</sup>	P <sup>2</sup>	P	-	-	-
Supportive Housing	P	P	P	P	P	P
2nd Unit	P	P	-	P	P	-

P = Permitted; SP = Special Permit; CUP = Conditional Use Permit

<sup>1</sup> allows one or more multifamily structures of 4 or fewer attached units

<sup>2</sup> 6 or fewer individuals only

Source: Humboldt County Planning & Building Department, 2019

Implementation measures in the 2010 Housing Element modified the zoning ordinance requirements shown in the above table to ensure supportive and transitional housing facilities have no different requirements than other residential uses in the same zone, and to specify the requirements for Single Room Occupancy (SRO) units. New policies and implementation measures requires the County to review and revise the zoning ordinance to be consistent with the requirements of Health and Safety Code 17021.5 and 17021.6, to estimate the farmworker housing needs of the cannabis industry, and seek funding for farmworker housing projects.

**Development Standards in the Residential Zone Districts**

The following development standards apply to the AG (Agricultural General), RA (Rural Residential Agricultural), U (Unclassified), RS (Residential Suburban), R-1 (Residential Single Family), RS-5 (Residential Single Family with a 5,000 square foot minimum parcel size), R-2 (Two Family Residential), R-3 (Multifamily Residential), R-4 (Office Professional) and RM (Residential Medium Density) zone districts:

**HOUSING ELEMENT APPENDIX TABLE – Z2.** Development Standards By Zoning District

Development Standard <sup>1</sup>	Zone Districts					
	AG, RS RA, U	R-1, RS-5	R-2	R-3, RM	R-4	Commercial Zones
Setbacks: Front <sup>2</sup>	20'	20'	20'	20'	20'	0'
Side: Lots < 2.5 acres Lots 2.5 acres +	5'+ 30'	5'	5'	5'	5'	0'
Rear: Lots < 2.5 acres Lots 2.5 acres +	10' 30'	10'	10'	10'	10'	15'
Maximum Building Height	35'	35'	35'	45'	45'	45' – 75'
Maximum Lot Coverage	35 - 40%	35%	35%	60%	60%	100%
Minimum Lot Width	50'+	50'	50'	50'	50'	25'
Maximum Lot Depth	3 - 4x lot width	3x lot width	3x lot width	3x lot width	3x lot width	3x lot width
Minimum Lot Area (square feet)	6,000 + sq. ft	1,500 <sup>3</sup> / 5,000 sq. ft.	1,500 <sup>3</sup> / 5,000 sq. ft.	1,500 <sup>3</sup> / 5,000 sq. ft.	1,500 <sup>3</sup> / 5,000 sq. ft.	2,000 sq. ft.

<sup>1</sup> The above development standards may be modified or waived for affordable housing projects.

<sup>2</sup> In the R-1, R-2 and RS zones, the 20' setback applies to garages; homes have a 10' minimum setback.

<sup>3</sup> Within Housing Opportunity Zones, the minimum parcel size may be reduced to 1,500 square feet.

Source: Humboldt County Planning & Building Department, 2010

The development standards shown in the above table are established to encourage the allowed uses of the zone, to preserve the established building pattern, and preserve the public's health and safety. For example, in the lower density zoning districts, such as the RS and R-1 zones, building heights are limited to 35', which will accommodate a two- or three- story single family residential uses, and allow densities of 3 – 7 units per acre typical of single family residential neighborhoods.

The building height limits in the multifamily zones, on the other hand, allow four-story multifamily structures. The lot coverage allowances of multifamily zones are also greater than single family zones, allowing larger structures in these areas. The reduced standards of multifamily zones allow densities of up to 30 units per acre to be achieved, while still allowing developers to retain adequate site area to accommodate required setbacks, open space and parking.

In the previous Housing Element, new measures were implemented to encourage affordable housing development by relaxing the following development standards, and providing other incentives for affordable housing and housing for special needs populations:



- 1) Deferral or subsidy of permit and review fees
- 2) Deferral of subdivision improvements
- 3) Deferral of subdivision fees until issuance of building permits
- 4) Deferral or subsidy of development impact fees
- 5) Eligible for fast-track and streamlined permit process
- 6) Modified parking standards
- 7) Increased density bonuses and allowances
- 8) Reduced lot coverage standards
- 9) Modified Solar Shading Ordinance requirements
- 10) Special Permit process for waiver of development standards; and
- 11) Prioritized infrastructure development and service delivery

The R-3 (Multifamily Residential) zone district, R-4 (Apartment Professional), and RM (Multifamily Residential) zone districts have special setbacks required between multifamily units on the same property:

- The distance between separate dwelling units in a group on the same lot shall be not less than ten feet (10').
- The distance between the front of any dwelling unit in the group and any other building shall be not less than twenty feet (20').
- The distance between the front of any dwelling unit in the group and any side lot line shall be not less than twelve feet (12').
- All of the above distances shall be increased by two feet (2') for each two feet (2') that any building on the lot exceeds two (2) stories.

The following design advisory also applies to multifamily dwellings five (5) or more units:

- Avoid letting garages, driveways and parking lots dominate the streetscape.
- Design to minimize conflicts between vehicles and pedestrians.
- Design public open areas to the same level of quality as any other "space"
- Provide direct access to open space from the dwelling units that the open space is intended to serve.
- Provide visual access to shared open spaces from individual units, preferably from the kitchen, living room or dining room.
- Avoid lighting which shines directly into dwelling units on- and off-site.
- Private outdoor space, including patios, porches, decks, balconies and yards should be of adequate size and within easy access of each dwelling unit.
- Good landscaping is critical to the quality of any multifamily project.

Parking requirements are assigned in the zoning ordinance according to housing types as shown in the following table.

**HOUSING ELEMENT APPENDIX TABLE – Z3. Humboldt County Parking Requirements**

RESIDENTIAL USE	Parking Spaces Required <sup>1</sup>
Single-Family dwelling 1,000 square feet or less in size within a Housing Opportunity Zone	1 maximum (may be within the front yard setback)
Single-Family dwelling greater than 1,000 square feet in size within or outside a Housing Opportunity Zone with frontage on an improved road of 40' in width/parking lane allowed Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum 1 per bdr, 2 maximum 4 total maximum
Duplex with each unit 1,000 square feet or less in size within a Housing Opportunity Zone	1 per unit maximum (may be within the front yard setback)
Duplex with frontage on an improved road of 40' in width/parking lane allowed Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum 1 maximum
Triplex or larger with frontage on an improved road of 40' in width/parking lane allowed Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 bdr. – 1 2, 3 bdr. – 2 4 + bdr. – 2 ½ 1 bdr. – ½ 2, 3 bdr. – ¾ 4 + bdr. – 1 3 ½ total maximum
Senior Housing	1 per 2 units
Residential Care for up to 6 persons with frontage on an improved road of 40' in width/parking lane allowed Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum 1 per bdr, 2 maximum
Residential Care for more than 6 Persons Additional parking required - the higher of:	1 per 5 beds 1 per employee. or 1 per 500 sq. ft.
Emergency Shelter Additional parking required	1 per 10 beds 1/empl. @ peak
Single-Room Occupancy	1 per unit
Manufactured Homes with frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum
Additional parking required if lot does not have frontage on an improved road of 40' in width/parking lane allowed	1 per bdr, 2 maximum

**HOUSING ELEMENT APPENDIX TABLE – Z3. Humboldt County Parking Requirements**

RESIDENTIAL USE	Parking Spaces Required <sup>1</sup>
Farmworker Housing	1 per unit
Accessory Dwelling Unit	1 maximum (may be tandem on driveway)
Accessory Dwelling Unit (1) within one half mile of public transit, (2) within significant historic district, (3) that is part of proposed or existing residence or accessory structure, (4) when on-street parking permits are required and not offered, and (5) within one clock of a car share vehicle.	No additional parking required
Additional parking if lot does not have frontage on an improved road of 40' in width/parking lane allowed	Attached: 1 maximum Detached: 2 maximum

<sup>1</sup> The above development standards may be modified or waived for affordable housing projects.

Note: required parking for single family, two-family dwellings are required to be located outside the front yard setback unless noted otherwise.

Source: Humboldt County Planning & Building Department, 2019

In addition to the parking requirements of the zoning ordinance described above, the County's Subdivision Ordinance requires one (1) additional parking space be provided for each new flag lot parcel. This requirement is not viewed as significantly impacting the cost or supply of housing in new subdivisions because it is allowed to be a tandem parking space, and it may be located within the front yard setback.

As with other zoning ordinance requirements, implementation measures in the previous Housing Element modified the parking requirements as shown in the above table to reduce parking requirements for small homes, and to ensure supportive and transitional housing facilities have no different requirements than other residential uses in the same zone; rather than reflecting a standard based on sleeping units, parking standards for transitional and supportive housing is now based on the number of bedrooms.

**Development Standards of Combining Zones**

Through the use of combining zones, the zoning ordinance contains numerous development standards that apply to specific areas. While typically not discussed in Housing Elements, development standards in the combining zones can have the same effect on the cost and supply of housing as the development standards described above.

The following table analyzes the effect of the development standards of each combining zone on the cost and supply of housing. Application of each of the combining zones described below is limited to specific parcels shown in the residential land inventory (Attachment I of the Housing Element Appendix).

### HOUSING ELEMENT APPENDIX TABLE – Z4. Discussion of the Effect of Combining Zone Development Standards on the Cost and Supply of Housing

<p><b>Archaeological Resources Areas (A) - Purpose:</b> to protect archaeological resource areas. <b>Effect on Cost and Supply of Housing:</b> The A combining zone reduces the area where homes may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p><b>Airport Safety Review (AP) – Purpose:</b> to identify areas near airports with reduced allowed densities and increased open space requirements to minimize potential safety hazards due to aircraft. <b>Effect on Cost and Supply of Housing:</b> The AP combining zone reduces allowed densities, so it reduces the potential supply of housing, and increases housing costs,</p>
<p><b>Special Building Site (B) - Purpose:</b> to identify special minimum parcel sizes and setbacks. <b>Effect on Cost and Supply of Housing:</b> The B combining zone reduces allowed densities to conform to the general plan, so it does not affect housing supply, or housing costs,</p>
<p><b>Beach and Dune Areas (B) (Coastal) - Purpose:</b> to protect coastal environmentally sensitive habitat areas. <b>Effect on Cost and Supply of Housing:</b> The B combining zone reduces the area where homes may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p><b>Coastal Resource Dependent (C) - Purpose:</b> to protect coastal wetlands while allowing for development of upland areas. <b>Effect on Cost and Supply of Housing:</b> The C combining zone includes provisions for clustering housing on a site to retain the allowed densities. However, the zone still reduces the area on a property available for housing, and increases housing costs.</p>
<p><b>Design Control (D) - Purpose:</b> to protect scenic qualities of an area. <b>Effect on Cost and Supply of Housing:</b> The D combining zone results in a slightly longer permit processing time by adding a design review permit requirement. This does not have an effect on the supply of housing, but does slightly increases housing costs.</p>
<p><b>Coastal Elk Habitat (E) - Purpose:</b> to protect areas for elk habitat. <b>Effect on Cost and Supply of Housing:</b> The E combining zone limits the ability to place fencing in certain areas on a property to ensure areas are available for elk to forage. This does not have an effect on the supply of housing, but does slightly increases housing costs.</p>
<p><b>Flood Hazard Areas (F) - Purpose:</b> to protect persons and property from flood hazards. <b>Effect on Cost and Supply of Housing:</b> The F combining zone reduces the area where homes may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p><b>Alquist-Priolo Fault Hazard (G) - Purpose:</b> to protect persons and property from earthquake hazards. <b>Effect on Cost and Supply of Housing:</b> The G combining zone also reduces the area where buildings may be placed, potentially reducing housing densities and increasing housing costs.</p>
<p><b>Greenway and Open Space (GO) - Purpose:</b> to protect open space and biological resource habitat areas in the Eureka Community Planning Area. <b>Effect on Cost and Supply of Housing:</b> The GO combining zone includes provisions for clustering housing on a site to retain the allowed densities. However, the zone still reduces the area on a property available for housing, and increases housing costs.</p>

#### HOUSING ELEMENT APPENDIX TABLE – Z4. Discussion of the Effect of Combining Zone Development Standards on the Cost and Supply of Housing

<p><b>Landscaping and Design Control (L) - Purpose:</b> to provide for landscaping of developed commercial areas. <b>Effect on Cost and Supply of Housing:</b> The L combining zone does not affect the cost or supply of housing because it only applies to commercial areas.</p>
<p><b>Manufactured Home Development Standard (M) - Purpose:</b> to specifically allow manufactured homes on a property. <b>Effect on Cost and Supply of Housing:</b> The M combining zone facilitates the placement of manufactured homes on properties, so it potentially increases housing supply and reduces housing costs.</p>
<p><b>Noise Impact (N) - Purpose:</b> to protect persons from exposure to hazardous noise levels. <b>Effect on Cost and Supply of Housing:</b> The N combining zone does not affect the placement of housing, but does increase housing costs by requiring noise attenuation barriers and other techniques.</p>
<p><b>Offshore Rocks and Rocky Intertidal Areas (O) - Purpose:</b> to protect biological resource areas offshore. <b>Effect on Cost and Supply of Housing</b> The O zone protects offshore areas, which are unavailable for housing, so it has no effect on the cost and supply of housing.</p>
<p><b>Planned Development - Purpose:</b> to allow flexibility in the placement and design of structures. <b>Effect on Cost and Supply of Housing:</b> By making development standards more flexible, the P combining zone potentially increases the supply of housing and reduces the cost of housing.</p>
<p><b>Qualified (Q) - Purpose:</b> to identify special restrictions or allowances to properties. <b>Effect on Cost and Supply of Housing:</b> The Q combining zone implements the General Plan, and does not affect the cost or supply of housing.</p>
<p><b>Recreation (R) - Purpose:</b> to allow recreational uses. <b>Effect on Cost and Supply of Housing</b> The R combining zone has no effect on the cost or supply of housing.</p>
<p><b>Development Standard (S, SM, SY, SZ) - Purpose:</b> to identify special development standards for properties. <b>Effect on Cost and Supply of Housing</b> The S, SM, SY and SZ combining zones implement the General Plan, and do not affect the cost or supply of housing.</p>
<p><b>Transitional Agricultural Lands (T) - Purpose:</b> to protect biological resource areas after agricultural operations cease. <b>Effect on Cost and Supply of Housing</b> The T combining zone reduces the area on a property available for housing, which potentially reduces housing supply and increases housing costs.</p>
<p><b>Vacation Home Rental (V) - Purpose:</b> to allow vacation home recreational uses. <b>Effect on Cost and Supply of Housing</b> The V combining zone allows for the conversion of single family homes into vacation homes rented out on a daily or weekly basis. Since the V combining zone changes the use of the property to recreation, it potentially decreases the supply and increases the cost of housing.</p>
<p><b>Streamside Management Areas and Wetlands (WR, R (Coastal) and W) - Purpose:</b> to protect biological resource areas. <b>Effect on Cost and Supply of Housing</b> The WR and W zones reduce the area on a property available for housing, which potentially reduces housing supply and increases housing costs.</p>
<p><b>Recreation (X) - Purpose:</b> to allow recreational uses. <b>Effect on Cost and Supply of Housing</b> Similar to the R combining zone, the X combining zone has no effect on the cost or supply of housing.</p>

### HOUSING ELEMENT APPENDIX TABLE – Z4. Discussion of the Effect of Combining Zone Development Standards on the Cost and Supply of Housing

**Specified Minimum and Average Lot Size (Y) - Purpose:** To identify special minimum and average lot sizes. **Effect on Cost and Supply of Housing** The Y combining zone implements the General Plan, and does not affect the cost or supply of housing.

**No Further Subdivision Allowed (X and Z) - Purpose:** to restrict further subdivision of a property. The X and Z combining zones implement the General Plan, and do not affect the cost or supply of housing.

Source: Humboldt Planning and Building Department, 2010

When combined together with the development standards described earlier in this section, the effects of the development standards of combining zones on housing costs and supply can be cumulative. Parcels with a G Combining Zone (identifying earthquake faults), for example, have setbacks from the fault traces in addition to yard setbacks. Depending on where the fault trace lies in relation to the required yard setbacks, the setbacks required by the G-Zone could be added onto the standard yard setbacks. If the fault trace occurs outside of the yard setbacks, the effect of the G Zone setbacks would be cumulative. If instead the fault trace lies within the yard setbacks, they would have less of an effect.

The residential land inventory assigns development potential to parcels considering the development standards of the zoning ordinance. As described in Section 8.12.21 – Detail of the 2019 land inventory, development potential is only assigned to those areas without earthquake faults, flood hazards, wetlands, riparian areas, beach and dune areas, or steep slopes. And minimum parcel size thresholds for parcels in the land inventory are used to account for the applicable yard setback, lot coverage and parking standards of the Zoning Ordinance.

#### Application Review Times

In September, 2018 the County implemented a new permit tracking software system (Accela) designed to help establish best practices for approval of ministerial and discretionary permits. While no new data is available describing the permit activity since the County began using the system, it is believed the County's permit processing times have been reduced from when it was last reported in 2007 as shown in the following table. It shows that the average processing time for all ministerial building permits in 2007 was 112 days, and for discretionary applications, 144 days. The processing time for single family and multifamily housing types is normally no different for discretionary or ministerial permits.

#### HOUSING ELEMENT APPENDIX TABLE – Z5. Average Permit Processing Time 2001 – 2007

Project Type	Average Permit Processing Time (Days)
Building Permits	112
Discretionary Permits	
Certificate of Compliance	72
Coastal Development Permit	130
Conditional Use Permit	210

**HOUSING ELEMENT APPENDIX TABLE – Z5. Average Permit Processing Time 2001 – 2007**

<b>Project Type</b>	<b>Average Permit Processing Time (Days)</b>
Design Review	47
Determination of Status	187
Extension	111
Final Map Subdivision	272
General Plan Amendment	321
Lot Line Adjustment	141
Modification	148
Notice of Merger	45
Parcel Map Subdivision	240
Special Permit	150
Variance	219
Zone Reclassification	239
Average of all discretionary permits	144
Average of all ministerial permits	112

Source: Humboldt Planning and Building Department, 2010

Ministerial projects which require only building permits, including single family homes, certain second units, and multifamily structures, can be approved within 8 weeks from date of plan submission, provided no corrections to the plans are needed. It is believed that most of the project review time (112 days) is spent by applicants making corrections to submitted building plans, although there has not yet been a systematic review of the building permit process to confirm that fact. The ministerial permit review process does not put an undue time constraint on housing development, and does not significantly impact the supply or cost of housing.

When combined with the review of discretionary projects, however, the cumulative effect of the above application review times acts as a constraint on housing development, potentially increasing the cost and reducing housing supply. As shown above in Table Z5, the average time required to process a discretionary permit for a housing project is 144 days, which may be added to the 112 days of review of the average building permit for a total cumulative review time of 256 days for a project.

There is considerable variation from one project to another in the time it takes to review discretionary permit applications. The variation is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Developers can shorten overall review times by overlapping them, and submitting building permits for review concurrent with discretionary permit review.

In order to discover whether projects are constrained after discretionary permit approval, a study of 2018 Accela data sampled Coastal Development and Special Permits approved in that year, and tracked the time between issuance of the discretionary permit and the date of

application for a building permit. For the nine projects with approved discretionary permits, an average of 86 days elapsed before a building permit application was filed. Two projects are not included in the average; one case in which no building permit was filed, and another where the building permit was filed concurrently with the CDP application, and is still pending. If those two data points are included, the average is 106 days, as of July 9, 2019. The results of this study show there are no constraints to development of housing in the County's permitting process. The time lapse of 86 (or 106) days is likely related to satisfying the conditions of approval for the discretionary permit, which can involve changes to the building plans and submittal of information.

Measures the County has already taken to make more efficient the permit review processes for housing development, described earlier in this section, help reduce application review times. Implementation measures H-IM33 and H-IM34 attempt to shorten permit review times by better tracking, examining and updating internal procedures, gathering public input to identify problems, and improve customer service. New programs proposed in this Element to reduce discretionary permit requirements will further reduce the cumulative effects of multiple permit review times on the cost and supply of housing. Incentive based programs will encourage infill and affordable housing development by providing fast tracking of permit procedures and reducing development standards, including parking requirements. Policy H-P41 fast-tracks all housing projects, standard H-S13 fast-tracks mixed use project that are substantially residential, and measure H-IM13 provides fast-tracking for reasonable accommodation requests consistent with the Americans With Disabilities Act.

### **Subdivision Regulation Constraints**

While the County's subdivision regulations increase housing costs and review times, and constrain the supply of potential housing, there were a total of 565 subdivision lots created for new housing during the timeframe of the previous Housing Element. This outpaces the subdivision activity of all the cities combined, where more than half of the projected future housing needs occur. The County's Subdivision Regulations were adopted in 1977 and need to be updated to implement innumerable revisions in state subdivision law since that date. In updating these regulations the county will look for ways to decrease processing times and improvement requirements.

The most common constraints to housing confronted in the subdivision application process are:

- Mitigation of impacts to threatened and endangered plants, fish and wildlife, and environmentally sensitive habitat areas
- State Fire Safe Standards
- Fault Hazard Report Requirements
- Regional Water Quality Wastewater Requirements
- School Impact Fees
- Local Coastal Plan Policies and Standards
- Flood Insurance Restrictions
- Resource Protection Requirements (Timberland Production Zones and Agricultural Preserves)
- Archaeological Reconnaissance and Mitigation
- Environmental Review
- Road improvement standards

And since the 1998 Housing Element, subdivisions in the urbanized parts of the County are now required to provide detention basins, which are depressions that enable rainfall to collect such that it doesn't flow offsite as readily.



The review time of tentative subdivision approval shown above in Table Z5 does not account for other requirements that come afterward that add significantly to the overall time it takes to complete a subdivision and begin constructing homes on the new lots. The above table shows that a final map subdivision (a major subdivision creating five lots or more) is, on average, tentatively approved within 272 days of the application date. This includes review time by County agencies, environmental review, and public comment at a Planning Commission hearing. It also includes downtime waiting for supplemental information from the applicant that was not a part of the application submittal.

Receiving tentative approval of a subdivision is only the first step in a long process before construction of new homes in the subdivision may begin. After a subdivision map is tentatively approved by the Planning Commission, conditions of approval require such items as legal notices to be recorded, a development plan to be submitted, and letters from service providers to be obtained. The time spent gathering these materials together and submitting them for review and approval is not a part of the review time for the final map subdivision in the above table.

Road and drainage improvement plans are also required of Final Map subdivisions; road and drainage improvement requirements are described below in more detail. Plans for those improvements must be engineered, and their review by Public Works normally takes several months to complete. After receiving approval by Public Works, the improvement plans must also be signed off by PG&E, which can also take months to review. During the timeframe of the previous Element, it was not uncommon for PG&E to require six (6) months to complete their review of improvement plans.

Sign offs from fire districts, community services districts, phone, and cable companies must also be secured. And for projects on parcels more than an acre in size, a Stormwater Pollution Prevention Plan must be drafted and submitted to the Regional Water Quality Control Board for review and approval by before construction of subdivision improvements may begin.

Once the improvement plans are approved and signed off, the limited construction season may add more time to the subdivision process, and contribute to increased cost of housing. There is only a half-year window (between April 15<sup>th</sup> and October 15<sup>th</sup>) when road and drainage improvements may be installed to avoid loss of soil from the site during storms due to erosion.

If the improvements are not completed during the summer period, completion of the project must wait for the next construction season to begin, which can add another six (6) months to the time it takes to complete a subdivision and begin constructing homes. Aligning the approval of improvement plans and the beginning of the construction season to allow for enough time to complete the improvements is one way to avoid this delay.

After all the improvements are installed, developers must secure additional letters of approval from the service providers. And they must submit a final map for review and approval by the County Surveyor, which normally adds several more months to the subdivision process.

Even after the final map is recorded, there may be additional processing steps for major subdivisions. The applicant must apply for and secure approval of a Public Report from the Department of Real Estate (DRE) before individual lots in the subdivision may be sold. If the project includes a homeowner's association, Codes, Covenants and Restrictions for the common areas must be drafted and submitted to DRE for approval. A non-profit corporation must also be established for the association through the Secretary of State. Given the above

discussion, it is not surprising that final map subdivisions often take four (4) years to complete before homes are constructed on the new lots.

Because the subdivision process provides many of the vacant parcels that support new housing construction, all of the above constraints have significant cumulative impacts upon housing costs and the potential supply of housing.

There are opportunities for concurrent review of the approval steps that come after tentative approval of subdivisions, which can reduce the overall review times. For instance the final map may be submitted for review concurrent with the submittal of improvement plans, so review of both of these items occur at the same time.

Phasing of subdivisions can also be an effective way of reducing overall review times and costs for a portion of the lots in the subdivision. Breaking a large subdivision into phases allows for a small portion of the project to be completed with only the improvements necessary to serve the few lots being created at a time. In this way, each phase can generate cash flow for developers to help pay down some of the land and other improvement costs of the subdivision.

The County's fast-tracking program significantly reduces the amount of time required for tentative approval for new infill major subdivisions. In 2004, three (3) new subdivisions were tentatively approved within six (6) weeks of the date of application submittal, which is less than the average review time reported by cities in the region. All three (3) projects were processed concurrently. A total of 66 new units were approved with those subdivisions. A 258 unit subdivision approved in 2009 also received expedited review, although preparation of a Focused Environmental Impact Report (EIR) increased the overall review time compared to the other expedited projects.

#### **Site Improvement Requirements for Subdivisions**

Subdivisions are required to make infrastructure improvements to support the new development resulting from subdivisions. Street improvements, drainage facilities, new sewer and water service hookups, and electrical transmission, phone and cable facility improvements are all normally required as part of subdivision approval and development. Landscaping improvements are also sometimes required, if visual impacts of the subdivision lead to the need for mitigation.

##### **Street Improvements**

Street improvement requirements typically have significant impacts on housing costs. The degree of improvement required of a subdivision depends on the number of homes served by the improvements. A subdivision on a small road that has the potential for serving less than eight homes would be required to construct the access to meet the Road Category 3 standard, which has a traveled way width of 16 feet with four foot (4') shoulders on either side and a right of way width of 40 feet. A subdivision on a larger road would trigger up to Road Category 6 standards: a traveled way width of 24 feet, with eight foot (8') shoulders, curbs, gutters and sidewalks. The County often approves roads below the Road Category 6 standard for local roads.

### Drainage Improvements

The County requires developers to pay the entire cost of all on-site storm drainage facilities including underground storm drain pipelines, catch basins, detention basins, and other facilities that may be needed. In the McKinleyville Community Plan area, the County also requires each development to maintain consistency with the McKinleyville Drainage Study Plan and to pay drainage impact fees.

### Sewage Disposal and Water Supply Systems

Developers are required to pay the entire cost of all on-site sewage disposal and water supply systems. Also, the costs for connection to public water and sewer systems are paid by the developer. There are a number of public water and sewer districts throughout the County.

### Solar Shading Requirements

Section 8.12.9 of this appendix describes how the County implements the state's "Solar Rights Act" of 1978 with requirements in the Subdivision Ordinance. The ordinance requires design and layout of subdivisions which propose five (5) or more parcels to provide for adequate solar access to the extent feasible. Adequate solar access means that sunlight reaches 80% of the south side of the primary building, measured from the highest roof ridge to the ground, between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

These requirements may increase the cost and reduce the supply of new housing in major subdivisions by requiring increased separation of proposed dwelling units, and by restricting the alternative configurations of parcels within the subdivision.

### Site Improvement Costs

Site improvement costs vary from one subdivision to the next. The County can mitigate the cost of site improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, deferring or reducing fees, fast-tracking approval and minimizing site improvement requirements in exchange for long-term affordability of the assisted housing units, of such developments.

### Minimum and Maximum Allowed Densities

The following table evaluates all of the subdivisions and other discretionary housing projects approved during the timeframe of the 2009 Housing Element for their ability to achieve maximum densities allowed under the general plan, and that meet all the above zoning and subdivision standards. The analysis concludes there is a range of success in achieving maximum density, while few projects achieved maximum densities, most achieved expected densities of the residential land inventory. Still others did not achieve the expected densities in the land inventory.

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
3 lot subdivision; Application #4303	014-281-08	Project achieved a density of 3.8 du/ac, which is less than the maximum allowed (6 du/ac). Parcel was not in the inventory.
3 lot subdivision; Application #4042	015-121-03	Project achieved a density of 2.6 du/ac, which is less than the maximum allowed (6

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
		du/ac). The project achieved one unit more than expected in the land inventory.
12 lot subdivision; Application #4492	015-152-01	Project achieved a density of 4.7 du/ac, which is less than the maximum allowed (6 du/ac). The project achieved the density expected in the land inventory.
8 lot subdivision; Application #4492	015-161-17	Project achieved a density of 6.2 du/ac , which is less than the maximum allowed (6 du/ac). Parcel was not in the inventory.
56 unit apartment complex with density bonus; Application #4825	016-112-08	Project achieved a density of 32.3 du/ac, which is more than the maximum allowed 16 - 30 du/ac. Project achieved 45 units more than expected in the land inventory.
11 townhomes associated with a commercial development; Application #4426	016-101-03	Parcel was not in the inventory since it is commercial. Commercial areas are not assigned residential densities in the general plan.
13 lot subdivision; Application #2277	017-161-21	Project achieved the maximum density of 2.5 du/ac. The project achieved the density expected in the land inventory.
5 lot subdivision; Application #4937	018-062-09	Project achieved maximum density of 16 du/ac. Parcel was not in the inventory.
13 lot subdivision; Application #4923	018-081-04	Project achieved a density of 4.9 du/ac, which is less than the maximum allowed (6 du/ac). The project achieved 6 units more than expected in the land inventory.
6 unit apartment and 4 unit apartment; Application #5077	018-083-01	Project achieved a density of 17.5 du/ac, which is more than the maximum allowed (16 du/ac). The project achieved 5 more units than expected in the land inventory.
2 lot subdivision; Application #26220	018-032-03	Project achieved a density of 6.7 du/ac, which is less than the maximum allowed (7 du/ac). The project achieved 3 fewer units than expected in the land inventory.
3 lot subdivision; Application #5400	018-121-01	Project achieved a density of 1.15 du/ac, which is less than the maximum allowed (7 du/ac). The project achieved 3 fewer units than expected in the land inventory.

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
3 lot subdivision; Application #5140	077-261-13	Project achieved the maximum density of 7 du/ac. The project achieved one more unit than expected in the land inventory.
4 lot subdivision; Application #3001	095-061-32	Project achieved a density of 4 du/ac, which is less than the maximum allowed (7 du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #3046	095-121-41	Project achieved the maximum density of 7 du/ac. The project achieved one more unit than expected in the land inventory.
2 lot subdivision; Application #4483	095-181-05	Project achieved a density of 1 du/19ac where , which is less than the maximum allowed (1 du/5 ac). Parcel was not in the inventory.
Single family home; Application #4627	111-011-08	Parcel in Shelter Cove not in the inventory. Parcel achieved less than the maximum density allowed.
Caretaker unit; Application #4332	111-071-02	Parcel in Shelter Cove not in the inventory since commercial areas are not assigned development potential.
Duplex; Application #4725	111-191-26	Project in Shelter Cove that achieved a density of 10 du/ac, which is less than the maximum allowed (16 du/ac). The project achieved the density expected in the land inventory.
Duplex; Application #4516	111-202-18	Project in Shelter Cove that achieved the maximum density allowed (16 du/ac). The project achieved the density expected in the land inventory.
Duplex; Application #4451	111-203-10	Project in Shelter Cove that achieved the maximum density allowed (16 du/ac). The project achieved the density expected in the land inventory.
Duplex; Application #4462	111-231-46	Project in Shelter Cove that achieved the maximum density allowed (16 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #2867	203-181-29	Project achieved a density of 1 du/5 ac, which is less than the maximum density allowed (1 du/2.5 ac). Parcel was not in the inventory.

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
4 lot subdivision; Application #3455	206-101-08	Project achieved a density of 1 du/8 ac, which is less than the maximum density allowed (1 du/2.5 ac). Parcel was not in the inventory
Agriculturally related second single family home; Application #4712	211-374-01	Parcel was not in the inventory since it is considered agricultural resource land.
4 lot subdivision; Application #2588	300-021-04	Project achieved a density of 2.8 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #3476	300-161-02	Project achieved a density of 2.5 du/ac, which is less than the maximum density allowed (6 du/ ac.). The project achieved the density expected in the land inventory.
5 lot subdivision; Application #5197	301-111-01	Project achieved a density of 2.2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #4834	302-091-12	Project achieved a density of 2.9 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved 1 unit more than expected in the land inventory.
2 lot subdivision; Application #5150	303-033-19	Project achieved the maximum density allowed (6 du/ac). The project achieved one unit more than expected in the land inventory.
4 lot subdivision; Application #5391	303-071-07	Project achieved the maximum density allowed (6 du/ac). General Plan density was waived for the three (3) existing non-conforming unit on the site. Parcel was not in the inventory.
6 lot subdivision; Application #3843	303-142-11	Project achieved a density of 2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #4702	303-240-15	Project achieved a density of 2.2 du/ac, which is less than the maximum density

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
		allowed (6 du/ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #5502	304-071-05	Project achieved a density of 1 du/20 ac, which is less than the maximum density allowed (1 du/5 ac). The project achieved 1 unit less than expected in the land inventory
3 lot subdivision; Application #1827	305-061-32	Project achieved a density of 1 du/1.2 ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory since one of the parcels can be further subdivided into 4 lots.
36 lot subdivision; Application #1983	305-261-40	Project achieved a density of 3.2 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #5084	306-381-04	Project achieved a density of 2.5 du/ac, which is less than the maximum density allowed (6 du/ac). Parcel was not in the inventory; it was developed with a single family home with a value > \$100,000.
9 lot subdivision; Application #3487	306-381-09	Project achieved a density of 2.4 du/ac, which is less than the maximum density allowed (6 du/ac). The project achieved 2 units more than expected in the land inventory.
4 lot subdivision; Application #3038	400-021-02	Project achieved a density of 5.2 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #3212	400-081-09	Project achieved a density of 4 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved the density expected in the land inventory.
4 lot subdivision; Application #4306	400-131-05	Project achieved a density of 1 du/2 ac, which is less than the maximum density allowed (2 units per ac). The project achieved 4 units less than expected in the land inventory.
8 lot subdivision; Application #3626	402-171-25	Project achieved a density of 1 du/4 ac, which is less than the maximum density allowed (1 du/ac). The project achieved 3

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
		units more than expected in the land inventory.
13 lot subdivision extension; Application #3626	402-301-11	Project achieved the maximum density of 1 du/2.5 ac. The project achieved 10 units more than expected in the land inventory
8 lot subdivision; Application #4647	508-081-61	Project achieved a density of 6 du/ac, which is less than the maximum density allowed (7 du/ac). Parcel was not in the inventory.
4 lot subdivision; Application #4033	508-232-20	Project achieved a density of 2 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 6 units less than expected in the land inventory.
3 lot subdivision; Application #4402	508-261-01	Project achieved the maximum density allowed (7 du/ac). The project achieved one unit more than expected in the land inventory.
19 lot subdivision; Application #4509	508-351-40	Project achieved a density of 5.5 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 2 units more than expected in the land inventory.
6 lot subdivision; Application #4457	509-114-02	Project achieved a density of 6 du/ac, which is more than the maximum density allowed (4 du/ac). The project achieved 2 units more than expected in the land inventory.
11 lot subdivision; Application #4509	509-162-19	Project achieved a density of 1.2 du/ac, which is less than the maximum density allowed (2 du/ac). The project achieved the density expected in the land inventory.
2 lot subdivision; Application #5112	509-181-49	Project achieved a density of 1 du/2.2 ac, which is less than the maximum density allowed (2 du/ac). The project achieved 5 units less than expected in the land inventory.
5 lot mixed use subdivision and 28 unit apartment; Application #3217 & 4202	509-191-14	Project achieved a density of 12.7 du/ac, which is less than the maximum density allowed (30 du/ac). The project achieved 12 units more than expected in the land inventory.
15 lot subdivision; Application #4204	509-191-26	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 7



**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
		units more than expected in the land inventory.
6 lot subdivision; Application #4123	509-240-05	Project achieved the maximum density of 4 du/ac. The project achieved 3 units more than expected in the land inventory.
3 lot mixed use subdivision; Application #4947	510-091-33	Parcels 2 and 3 are zoned R-4 and are vacant. If fourplexes are constructed on the 2 multifamily lots as allowed ministerially, the density achieved will be 28 du/ac. The parcel was not in the land inventory.
35 lot subdivision; Application #4947	510-101-43	Project achieved a density of 5.15 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
8 lot subdivision; Application #4599	510-081-06	Project achieved a density of 4.65 du/ac, which is less than the maximum density allowed (7du/ac). The parcel was not in the land inventory since it had existing improvements > \$100,000.
66 unit subdivision, planned development; Application #4589	510-111-56	Project achieved a density of 16.5 du/ac, which is less than the maximum density allowed (30 du/ac). The project achieved 8 fewer units than expected in the land inventory
30 unit subdivision; Application #2453	510-141-04	Project achieved a density of 5.69 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 25 units more than expected in the land inventory.
9 lot subdivision; Application #2567	510-181-23	Project achieved a density of 6 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 6 units more than expected in the land inventory.
12 lot subdivision; Application #3784	510-191-03	Project achieved a density of 4.8 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #2599	510-211-27	Project achieved a density of 6.5 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
7 lot subdivision; Application #4672	510-341-13	Project achieved a density of 6 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 2 units more than expected in the land inventory.
2 lot subdivision; Application #5087	511-021-03	Project achieved a density of 5.45 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
12 lot subdivision; Application #5002	511-031-10	Project achieved the maximum density of 7 du/ac. Parcel was not in the inventory.
8 lot subdivision; Application #3159	511-042-09	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 5 units more than expected in the land inventory.
4 lot subdivision; Application #5078	511-081-65	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 2 units more than expected in the land inventory.
7 lot subdivision; Application #3126	511-081-66	Project achieved the maximum density of 7 du/ac. The project achieved 5 units more than expected in the land inventory.
8 lot subdivision; Application #4355	511-081-68	Project achieved a density of 4.7 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved 4 units more than expected in the land inventory.
26 lot subdivision; Application #4117	511-081-69	Project achieved a density of 4.9 du/ac, which is less than the maximum density allowed (7du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #4264	511-091-36	Project achieved a density of 4.8 du/ac, which is less than the maximum density allowed (7du/ac). Parcel was not in the inventory.
2 lot subdivision; Application #2466	511-141-18	Project achieved a density of 1 du/3 ac, which is less than the maximum density allowed (1 du/2.5 ac). The project achieved the density expected in the land inventory.

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
2 lot subdivision; Application #5177	511-171-25	Project achieved a density of 1 du/10 ac, which is less than the maximum density allowed (1 du/5 ac). Parcel was not in the inventory.
2 lot subdivision; Application #5388	511-171-45	Project achieved the maximum density of 1 du/10 ac. Parcel was not in the inventory.
2 lot subdivision; Application #4453	511-171-46	Project achieved the maximum density of 1 du/10 ac. Parcel was not in the inventory.
4 lot subdivision; Application #4453	511-361-15	Project achieved a density of 3.4 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 3 units more than expected in the land inventory.
3 lot subdivision; Application #4200	511-391-17	Project achieved a density of 1 du/2 ac, which is less than the maximum density allowed (1 du/ac). The project achieved the density expected in the land inventory.
3 lot subdivision; Application #3869	511-424-32	Project achieved a density of 3 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 2 units more than expected in the land inventory.
11 lot subdivision; Application #3853	511-431-62	Project achieved a density of 6.5 du/ac, which is less than the maximum density allowed (7 du/ac). The project achieved 4 units more than expected in the land inventory.
8 lot subdivision; Application #3317	511-443-01	Project achieved a density of 3.5 du/ac, which is less than the maximum density allowed (7 du/ac). The parcel was not in the land inventory
2 lot subdivision; Application #5126	516-261-34	Project achieved the maximum density allowed (1 du/2.5 ac). Parcel was not in the inventory.
4 lot subdivision; Application #4467	522-044-07	Project achieved the maximum density allowed (1 du/5 ac). The project achieved 3 units more than expected in the land inventory.
10 lot subdivision; Application #4713	522-171-13	Project achieved a density of 1 du/8 ac., which was less than the maximum allowed. Parcel was not in the inventory.

**HOUSING ELEMENT APPENDIX TABLE – Z6. Analysis of the Ability of Approved Discretionary Permits to Achieve Maximum Densities Allowed, and Densities Predicted in the Residential Land Inventory.**

<b>Project Description</b>	<b>APN</b>	<b>Discussion</b>
4 lot subdivision; Application #4030	522-291-55	Project achieved a density of 1 du/1.1 ac, which is less than the maximum density allowed (1 du/ac). Parcel was not in the inventory.
2 lot subdivision; Application #5417	522-321-06	Project achieved a density of 1 du/3.1 ac, which is less than the maximum density allowed (1 du/ac). Parcel was not in the inventory.

Source: Humboldt Planning and Building Department, 2010

In the discretionary projects reviewed above, applications were approved for 264 units above what was predicted in the land inventory. This includes development on sites not included in the land inventory.

In addition to discretionary approvals, there were 2,239 ministerial building permit applications approved by the County since 2001, which permitted construction of 2,684 new units. Interestingly, most of the sites with approved building permits for new residential construction were not in the land inventory. Since 2001, 1,698 units were permitted on sites outside the inventory. Of all the building permits issued since 2001, only 38% were on sites in the land inventory.

Overall, the land inventory was highly accurate in predicting residential density on sites with approved building permits. Actual buildout from approved building permits was 96% of the density predicted by the land inventory; 986 units were permitted, whereas 1,030 units were predicted in the land inventory.

While the land inventory demonstrated high overall accuracy in predicting development potential since 2001, the accuracy varied considerably from year to year. For example, the land inventory under-predicted development potential on sites developed in 2003 by 136 units, and over-predicted development potential on sites developed in 2009 by 122 units.

Building permit approvals since 2001 achieved an average density of 3.5 units per acre, and 4.2 units per developable acre. (Information to calculate density is only available on 73% of the applications.) The density calculated likely overestimates the actual density because it does not account for area used for roads, sidewalks and drainage facilities.

The above analysis shows that development standards in the zoning ordinance can result in the maximum densities allowed, although maximum density is rarely achieved. Based on past performance, it seems likely the land inventory will continue to under predict development potential into the future. This topic is discussed further in Section 8.12.21 (Detail of the Residential Land Inventory)

### **Programs to Mitigate Zoning and Subdivision Constraints**

Most of the County's zoning and subdivision regulations were established for reasons that continue to apply. State and federal regulations described previously in this section are mostly

carried out at the local level through the zoning and subdivision ordinances. For example, state laws protecting coastal resources are administered through the zoning ordinance. And to protect households in new subdivisions from traffic safety and flooding hazards, state and County subdivision regulations require adequate road and drainage improvements in new subdivisions.

There is inherent conflict at the local, state and federal level between protecting public health and safety through regulation, and encouraging more affordable housing by relaxing regulations. Opening floodplains to unregulated housing development, for example, could greatly expand the potential supply of new housing, and push down housing costs. But placing new homes in flood hazard areas has a larger potential cost, so we accept regulations prohibiting construction of new homes in areas which flood frequently.

In light of the local, state and federal requirements that protect public health, safety and welfare, several programs were implemented with the previous Housing Element and are maintained in the current Housing Element to minimize the impact of zoning and subdivision constraints on the supply, timing and affordability of housing developments.

**H-P39. Fee Deferrals for Affordable Housing, Emergency Shelters and Transitional and Supportive Housing.** The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term covenants and restrictions that require the units to be available to and occupied by lower income households for at least 30 years. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

**H-P40. H-P41. Fast Track Application Review.** All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.

**H-P42. Deferral of Minor Subdivision Improvements.** The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income for at least 20 years. Public Works shall specify allowable deferrals on a project by project basis.

A standard and related policies and implementation measures in the 2009 Housing Element reduced parking and other development standards in infill areas, and the permit requirements for multifamily housing in commercial areas by providing for the following:

- 1) Accommodations for residential units in commercial zones,
- 2) Modified parking standards,
- 3) Increased density bonuses and allowances,
- 4) Modified development standards for second units that do not exceed 800 square feet, and
- 5) Reduced minimum parcel sizes.

The 2009 Housing Element also provided to all affordable housing projects reduced housing development costs with following incentives:

- 1) Deferral or subsidy of permit and review fees,
- 2) Deferral of subdivision improvements,
- 3) Deferral of subdivision fees until issuance of building permits,
- 4) Deferral or subsidy of development impact fees,
- 5) Eligible for fast-track and streamlined permit process,
- 6) Modified parking standards,
- 7) Increased density bonuses and allowances,
- 8) Reduced lot coverage standards, and
- 9) Special Permit process for waiver of development standards

### **County Building Regulatory Constraints**

The State requires that each local agency adopt a set of building code requirements to ensure a minimum level of quality in new construction. Local agencies have the option to either adopt the standards contained in the State Uniform Building Code (UBC), or they may adopt more stringent construction standards. California Administrative Code also provides for the adoption of building code requirements less restrictive than the UBC in Article 10 of Title 25). The development of housing may be constrained if the more stringent standards increase the cost of construction, design, materials or labor.

Humboldt County has adopted the most recent amendments to the Uniform Building Code, which went into effect on January 1, 2016. The County also adopted in 1982 less restrictive Alternative Owner Builder Regulations for all of the rural areas in the County. The Alternative Owner Builder Regulations promote affordable housing by allowing owners to find less expensive alternatives to conventional construction. (See "Special Issues: Owner Builders" later in this chapter for more information on this subject).

Changes to the County's Building Regulations were also made with the adoption of the Grading Ordinance, Geologic Hazards Ordinance, and Streamside Management Area Ordinance in 2002. The ordinances were adopted in response to State Water Quality regulations that prohibit the discharge of pollutants into streams. One of the main sources of pollutants in the streams here in Humboldt County is sediment, and erosion of sediment from building sites was deemed to contribute a significant amount of sediment to local streams.

The 2016 changes to the building regulations can increase the cost of preparing construction plans. These constraints are being minimized by the Building Division by providing a pre-engineered set of erosion control plans to builders on small lots at no charge. The Planning Division also developed a series of handouts to better explain the new regulations, which are available at the front counter and on the County's website.

### **Coordination And Communication Between Local Agencies**

Coordination, communication and cooperation between departments, agencies and the public facilitate new housing development. Greater communication between the public and private concerns can create a sharing of expertise and reduce permitting costs.

## **Tax Constraints**

Passage of Proposition 13 resulted in changes in assessment procedures with regard to repair and rehabilitation of dwellings. A.B. 1488 was subsequently passed to define the parameters for reassessment under Prop. 13. Under Prop. 13 and A.B. 1488, full reassessment is required upon: 1) completion of the complete renovation of an older structure; 2) conversion of a single family dwelling to multi-family units; and 3) sale of the dwelling. Reassessment of new construction is required upon completion of new construction, such as conversion of a garage to a living area; addition of a bathroom; or completion of any new construction outside the perimeter of the existing structure.

## **Code Enforcement**

The County's enforcement program is established in Title 3 Division 1 Section 312-51 of Humboldt County Code (Enforcement Procedures), Title II, Division 12, Recovery of Costs Related to Processing and Enforcement of Code Violations, and Title II, Division 13, Administrative Penalties.

The County's enforcement program is complaint-driven, and the impacts on the maintenance and preservation of affordable housing are considered reasonable. For instance the Environmental Health Department enforces state health and safety codes, requiring upgrades to substandard housing conditions in rental units. The Building Division enforces building codes, and most of those enforcement actions are in areas where applicants are eligible to apply under the Alternative Owner Builder regulations, which is a simplified permitting system. Only those portions of the building constructed without permits are required to be brought up to current building code standards.

The zoning codes are enforced by the Planning and Building Department. Typical examples of enforcement actions involve removal of recreational vehicles being used as permanent housing outside RV parks, conversion of garages to bedrooms, and construction of storage sheds within required setbacks.

### **8.11.5 Programs Which Respond To Local Constraints**

In addition to the new programs cited above, the County has taken the following measures to reduce or eliminate local housing constraints.

- Update Community Plans
- Update Zoning Regulations
- Coordinate Between Local Agencies
- Automate the Permit Review Process
- Develop Handouts to Clarify the Permit Process

## **Updating Community Plans**

In 2017, the County completed a multi-year process to update the County's General Plan, including community plans. The General Plan Update reflects broad public support for finding ways to integrate affordable housing into existing communities.

### **Zoning Regulatory Constraints**

On April 8, 1986 the Board of Supervisors adopted a comprehensive zoning ordinance for all unincorporated lands within the coastal zone (the County had already adopted a zoning ordinance for all the inland areas in the 1960's). The zoning ordinance has been approved by the State Coastal Commission as adequately implementing the adopted County local coastal plans. The adopted coastal zoning regulations include current definitions, and use types. This effort was enhanced with the adoption of a new zoning ordinance in 2000 which clarified ambiguities in the previous ordinance, made the inland and coastal ordinances more consistent, and made the ordinance generally more readable and easy to use.

With implementation of the 1998, 2003 and 2009 Housing Elements, the County made a number of changes to the zoning ordinance, including ordinance changes to allow residences as principally permitted uses in commercial areas, reduced parking requirements for small homes, and changes to more often allow secondary residences as principally permitted uses.

The current Housing Element continues this effort, including proposed new changes to allow more secondary residences as principally permitted uses, and facilitate development of transitional housing, among others.

### **Coordination And Communication Between Local Agencies**

Humboldt County has taken the following steps to improve coordination and communication between local agencies:

- Regular monthly meetings with County Planning, Building, Public Works and Environmental Health
- Development of a computer network system within County Planning, Building, Health, and Public Works
- Development of an online parcel based geographic information system (GIS)

The County's email system greatly simplifies communication between the various County departments as well as State and federal agencies.

### **Automation of the Permit Review Process**

Through the use of numerous computer programs, the Planning and Building Department will continue to speed up and improve transparency of the permit review process by automating tasks and providing real-time information on project status over the internet.

### **Develop a Residential Development Technical Assistance Program to Improve Access Information and to Expertise**

The Planning and Building Department has developed an extensive set of handouts to help people understand the permit review process. The Building Department provides sample building plans to help identify the requirements for complete application submittal. The Planning Division also offers web access to a set of computer programs which enable persons to receive zoning, land use and project status information on a parcel by parcel basis. Website users can download handouts, browse through the zoning ordinance and community plans, receive notices, staff reports and meeting minutes of projects reviewed at public hearings, and read press releases of public meetings on the horizon.



The Residential Development Technical Assistance Program ("RDTAP") initially outlined in H-P27 and detailed in H-IM64 is the result of the consistent message voiced throughout the public workshop series that the County's land use and building regulations are complex and difficult to navigate, as are the Department's procedures and protocols. Community members also expressed that staff are not readily available. The RDTAP includes measures to improve access to staff and sharing of information using both in-person and online venues. Another outcome of the public workshops is the inclusion of H-P28 which will increase the variety of pre-approved housing designs available to the public at no cost.

## **8.12 Special Issues**

### **8.12.1 Public Perception of the Building Permit Process**

Surveys conducted in previous Housing Element cycles indicated that many Humboldt County residents had evaded the permitting process due to excessive regulations, cost, and delays. Many believe that the permit process needs to be simplified and that the present laws and regulations governing home building are too restrictive or excessive.

The "Government Constraints" section of this Element explains that some of the reasons local regulations are necessary to comply with State and Federal mandates. The County has and will continue to minimize the impact of new State and Federal regulations on County residents.

Other constraints are at least partly caused by regulations and requirements subject to local control. Programs in the current Element include a number of Zoning Ordinance amendments to reduce or eliminate specific governmental constraints.

### **8.12.2 Civil Disobedience**

A survey conducted by the 1979-80 Humboldt County Citizens Advisory Committee on the Housing Element indicated that regulatory constraints resulted in significant amounts of civil disobedience of building, planning and sanitation regulations. A similar survey conducted in 1993 found fewer respondents had knowingly built without permits due to cumbersome regulation, cost and delays. This may be an indication that the County's gradual introduction of more local regulatory flexibility with some permit processing reforms has cultivated a significant voluntary reduction in civil disobedience over the past few decades.

The 1979-80 survey also indicated that the distribution of non-compliance is not isolated to any specific social or economic segment, although the failure to obtain permits for house construction is predominately isolated to rural areas outside of community planning areas. Previous Housing Elements documented the extraordinarily high rate of owner building as compared to the national average. More citizens in the County are opting to build for themselves as a means of obtaining adequate, affordable housing.

### **8.12.3 On-Site Residential Sanitation**

In urban areas of the County the most appropriate means of sewage treatment is the public sewer system. However, many homes in Humboldt County are located outside of the urban center. There is a need for a more accessible solution. With careful evaluation of onsite conditions and a design in accordance with the California State Water Resources Control Board and Humboldt County Local Area Management Program (LAMP), Onsite Wastewater Treatment

Systems (OWTS) present the most appropriate means of sewage treatment and are to be considered a permanent means in the rural areas of the County.

Utilizing a multiphase treatment method OWTS include a large volume septic tank, for separation and digestion of solids, and a dispersal field for the liquid portion of the waste. The naturally occurring microorganisms living in the topsoil, in which a properly designed dispersal field is installed, treat the wastewater as it percolates through the soil. Pathogens and nutrients are consumed or destroyed before reaching the ground water.

#### **Designs are tailored to site conditions**

There are different types of dispersal fields that vary in complexity and cost. Standard, gravity type systems are simple and relatively inexpensive but require ideal site conditions with deep well-draining soil, gentle slopes and a minimum of 5' separation to ground water. Areas that have less optimal conditions must still maintain separation to ground water and provide adequate treatment. In these situations, Non-Standard OWTS designs like Pressure Distribution Systems, Wisconsin Mounds and At-Grades, use pressure to more evenly distribute effluent or provide the vertical separation to ground water to properly treat the wastewater. OWTS designs are specific to the conditions available at a site and require site and soil analysis by a Qualified Professional.

Because of the added complexity of pressurized systems, the State Water Resources Control Board and LAMP require the County to maintain a monitoring program. The goal of tracking the performance of Non-Standard systems is to ensure systems are maintained and operate as designed.

#### **Alternative Options**

In addition to Standard and Non-Standard OWTS, residential applications of alternative approaches to handling sewage and wastewater are available. As accessory systems to an OWTS, a Graywater System or Waterless Toilet system can reduce the consumption of potable water and provide valuable water and fertilizer for non-food producing landscapes. The California Plumbing Code (CPC) provides a tiered permitting framework and the requirements for graywater systems. For example, a laundry-to-landscape system can be installed without a permit, in most cases, but a more complex system will require plumbing modifications and an approved permit from the Division of Environmental Health. In all cases, the CPC mandates that all graywater systems must include a readily accessible diversion of wastewater to the OWTS or public sewer system.

Waterless toilets such as composting toilets and incinerating toilets, in situations, are appropriate methods that can reduce residential consumption of water. With proper planning, design, and diligent operations, human waste is rendered innocuous through microbial digestion to provide a nutrient rich humus.

Alternative options present water efficient solutions to human waste management that can reduce environmental impacts from occupied structures. However, like all waste systems, without careful planning, diligent monitoring and regular maintenance, there are risks, including spread of disease, contamination of surface water or ground water, and potential for odor and vector nuisances. These systems can be inexpensive and simple to build or install but are dependent on active participation of the homeowner for effective sanitation.

### 8.12.4 Urban-Level Services

Proposition 13 and Proposition A, coupled with apparent reductions in Federal spending for local governmental purposes, have severely reduced the ability of the County to provide police and fire protection, roads, and other urban services. It has become more difficult for Special Districts to finance maintenance and improvement of infrastructure necessary for new housing development, particularly sewer treatment and collection systems.

### 8.12.5 Modular/Factory Built and Mobile/Manufactured Housing

A "manufactured" dwelling is one which is fabricated in a factory setting in a manner that all concealed parts or processes cannot be inspected before installation at the building site without disassembly. This general definition includes two basic types of factory built housing: 1) modular homes, and 2) mobile homes. Both of these types of dwellings are descendants of "travel trailer" type units and are often built in the same factory, but to different code specifications. Another form of housing that is often considered manufactured is housing sold as pre-cut kits. With a home kit, all of the lumber necessary for construction is cut and delivered to the site, where it is assembled. (There are also kits that use construction materials other than lumber.) The increased costs of site-built homes have spurred interest in the use of manufactured housing, which can be less expensive.

Modular/Factory Built Housing typically is a dwelling unit built in a factory usually with plumbing, heating, and electrical systems installed, designed to be transportable, and to be used on a permanent foundation. A factory built/modular home is built to meet the requirements of the Uniform Building Code. These units are specifically intended for permanent siting and can be placed in residential zones just like any site-built dwelling.

Mobile/Manufactured Housing on the other hand refers to a dwelling unit which is built in a factory, which has all plumbing, heating and electrical systems installed, which is designed to be transportable in one or more sections, and which may or may not be installed on a permanent foundation. A mobile home is built to comply with the National Mobile Home Construction and Safety Standards Act of 1976, administered by the Department of Housing and Urban Development. The H.U.D. regulations allow mobile homes to be constructed to less rigid standards than apply to site-built housing in California.

Aesthetically and structurally, the mobile home industry has been improving the quality of construction and design configurations in response to community compatibility concerns. A growing public acceptance of mobile homes and the enhanced quality of the product has established them as a sound economic investment which, if maintained, appreciates in value.

### 8.12.6 Owner-Builders

The high rate of owner-building in the County demonstrates one growing response to high housing costs: reduce housing construction costs by constructing/repairing/maintaining the home yourself. Owner-builders fall into seven distinct categories:

- A. Owner-occupant maintenance, repair and upgrading of existing dwellings.** This type of owner-builder is dispersed throughout the socio-economic community. Most frequently citizens who can barely afford a home will purchase a low-cost, run down or poorly maintained dwelling that is in need of varying degrees of repair and improvement. The family on a tight budget can develop an increased equity without increased debt by personally performing repairs as their time and budget allow (sweat equity).

- B. Owner-occupant alteration, conversion and additions to existing dwellings.** This type of owner-builder, by refinancing an upgraded house or by having an increased economic standing, can afford to initiate more costly improvements to existing housing.
- C. Owner-landlord maintenance, repair and upgrading of existing rental dwellings.** This type of owner-builder is a small-scale landlord who manages and maintains one to several rental properties.
- D. Owner-occupant new standard housing starts.** This type of owner-builder is financially secure and can realize 20 to 40 percent reduction in cost by building himself, as well as building to custom design configurations that more directly satisfy his specific housing needs.
- E. Alternate owner-built housing.** The term "alternate" is used because this type of housing is not conventional, for it incorporates low-consumptive, labor-intensive, energy and resource conserving lifestyles into design configurations. Alternate housing owner-builders approach the need for low cost housing in a carefully-considered and innovative manner. Investing their capital in rural land and building low cost, low amenity dwellings of innovative designs, often utilizing recycled or home manufactured materials, they are able to provide themselves with an affordable, comfortable, and satisfying living environment. Such dwelling units are located predominantly beyond the reach of community services on parcels of 2-1/2 to 40 acres.
- F. Owner-built accessory buildings.** Many, if not most owners of existing housing will take on the home enhancement project of building accessory structures such as woodsheds, shops, barns, garages, greenhouses, tool sheds, saunas, and storage buildings.
- G. The owner-contractor builder who owns while he builds with the intent to sell.** This type of owner-builder typically builds in urban to urbanizing areas in established subdivisions intended for residential development.

The Board of Supervisors has consistently gone on record since 1975 in support of the owner-builder option of self-provided affordable housing.

In May 1979, the Board endorsed the State Housing and Community Development Department regulations before the Housing and Community Development Commission which eased restrictions for rural residential owner-builders. This led to the adoption of a set of three owner-builder ordinances in 1984. These ordinances established the State's Limited Density Owner Built Rural Dwelling regulations as codes which may apply to owner-built residential construction in rural areas of the County. The ordinances also established an alternative set of codes that applies to some owner-builder rehabilitation work in urban areas. The ordinances permit much more flexibility in acceptable design and materials than what is normally allowed under the Uniform Building Code.

Between 2007 and 2015 176 new homes were permitted through the AOB permit process.

## 8.12.7 Tiny Houses and Moveable Tiny Houses

### Public Awareness of the Housing Problem

An overriding theme raised by the public in the 2019 Housing Element community workshops was the gross disparity between incomes and housing prices. This trend continues from the previous housing element, only the scale and magnitude of the discrepancy continues to grow over time. Because of Humboldt's aging population and the loss of, or downturn in local industry, a growing number of people are affected by lack of affordable housing and high building costs. Substandard housing and homelessness have come to the forefront as areas of acute public concern. Research presented to the Board of Supervisors on June 20, 2018 found that 66% of the 500 likely voters surveyed thought that lack of affordable housing in Humboldt County was a very serious or extremely serious problem; and 56% thought that housing cost was a very serious or extremely serious problem<sup>1</sup>. Only hard drugs like meth, and homeless encampments were more widely cited as problems.

When presented with the following question: "Why is housing not being built?" the most common responses had to do with land cost and the cost of building. Affordable housing is especially problematic because the development costs preclude renting at affordable rates. Complexity, redundancy, and slowness of permitting processes were also blamed for adding cost to projects.

### Trend Toward Smaller Houses

In the past housing element, "second units" now referred to as "Accessory Dwelling Units" or ADUs represented a way to construct smaller units and increase density on existing lots. Anecdotal evidence from builders and developers suggest that the cost of an ADU ranges from \$30,000 to \$80,000, excluding land cost. Do-it-yourself versions of small dwellings were considerably cheaper.

A little-known housing precedent was set by local citizens in 1977-78, namely, the design, construction and occupancy of a precursor tiny house. The unit represented the smallest, most compact site-built dwelling conceivable by using imaginative interpretation of the U.B.C. by a College of the Redwoods student and the County Building Department, United Stand Humboldt, and two volunteer Humboldt County owner-builders.

At that time the U.B.C. required too large a minimum home size (this has since changed), so the Building Department staff combined minimum room requirements, and came up with a 165 square foot home complete with kitchen, bath, dining, living and sleeping space. The home plans were drawn by a C.R. student, submitted by two local first-time owner-builders and built on their property for \$5,000 (in 1978 dollars) in materials including phone, electric service, hot and cold pressurized water, kitchen oven, range, sink, refrigerator, bath sink, toilet and shower and wood heater - a full amenity home built to U.B.C. standards and approved by the local Building Department. The home was designed to be added onto as the owner-builders were able, financially. At that time, it offered a unique new approach to affordable housing for the growing wave of do-it-yourselfers.

The project is even more relevant today. This approach targeted hardy singles or young couples starting out who could not afford or qualify for a large debt for a conventionally large size house

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<sup>1</sup> Fairbank, Maslin, Maullin, Metz & Associates (FM3), Humboldt County Community Survey Results, June 26, 2018 research.

of 1,500 square feet. The home could be expanded over a period of time as resources allow and a larger home built within individual budgetary constraints. Like today's tiny houses, the minimum code house project was in accord with low-consumptive, energy efficient housing trends, but required the willingness to live in a small space.

### **Tiny Houses and Moveable Tiny Houses**

In response to the above facts, tiny houses and moveable tiny houses are currently being considered to further the trend toward smaller, more affordable housing with a reduced energy footprint. Tiny houses are similar to conventional homes, but are typically less than 400 square feet in size. Moveable tiny houses are tiny houses built on a chassis, and towable on state highways. In order to encourage these more affordable housing types, policies **H-P31** and **H-P32** recognize tiny houses and moveable tiny houses as permanent single family dwellings, allowed in zoning districts where single family housing is allowed. Implementation measures **H-IM38** and **H-IM39** prescribe amendments to the zoning ordinance to implement those policies. The Element proposes, through **H-IM29**, to provide pre-approved plans for tiny houses, among other building types; and **H-IM45** surveys builders of tiny houses to gather information about construction and installation costs.

### **Tiny House Villages**

There is a desire among the public and housing advocates, as expressed in workshops and public comments, to develop alternative living arrangements, like clusters of tiny houses, moveable tiny houses, or detached bedrooms that share land and a central facility with kitchen, toilets, and other common services. These clusters, called tiny house villages, can further reduce housing costs and create a better environment to support elderly, disabled, and special populations.

Policy **H-P32** and implementation measure **H-IM40** would recognize tiny house villages as a form of multifamily housing allowed in zoning districts that allow other residential dwellings of the same type. A zoning ordinance amendment would specify the public health and safety requirements for such cluster development. Also, **H-IM46** prescribes that the County work with HCD to develop methodology to count tiny houses and tiny house villages as dwelling units for purposes of the Regional Housing Needs Assessment.

### **Detached Bedrooms**

Detached bedrooms are already defined in Humboldt County Code section 331.5-5 as dwellings without a kitchen, and that may or may not include toilet facilities. They are designed to share cooking and other functions with a primary dwelling or common facility, and are allowed as long as building, health and safety requirements, and other regulations are met. Because of their size and relationship to a shared facility with services, detached bedrooms could be ideal for inclusion in Alternative Lodging Parks (see **H-IM58**), in tiny house villages as a form of multifamily housing, or as emergency shelter.

## **8.12.8 Federal and State Programs**

Section 8.2 of the Housing Element reports the number of new residential units developed or otherwise assisted with federal and state programs. The Community Development Block Grants (CDBG) program is the Federal primary funding source for assisting very low income housing, including emergency shelters. Federal and state funding programs are strongly oriented to leveraging local matching funds. This requires coordinated grant applications, with financial institutions and other granting agencies, or local share contributions.

The Humboldt County Housing Authority ("HCHA") operates the Housing Choice Voucher program (commonly known as Section 8) which provides rental assistance payments for low-income families and individuals. The Housing Choice Voucher ("HCV") program consists of regular HCV vouchers and Veterans Affairs Supportive Housing ("VASH") vouchers. The rental subsidy is the difference of 30% of the tenant's adjusted gross income (the tenant's portion), and fair market rent. The value of fair market rent is determined by HUD and is updated periodically. For 2019 the HUD rent reasonableness is 109 percent of fair market rent. As of June 2019, the HCHA waiting lists are open. There are no preferences for any applicants. However, applicants are pulled based on the date of application and income level. The Housing Authority must meet HUD's requirement of a minimum of 75% of new admissions to programs being from the extremely low-income level. Consequently, most applicants pulled for screening will be from the extremely low-income category. As of October 2018, almost 23 percent of the HCV waitlist self-reported as being homeless.

As of December 2018, the County Housing Authority had 1,222 HCV, 95 being VASH vouchers. Approximately 900 HCV vouchers are now being used, which means they are not fully allocated and have room to grow. Recently the HCHA received HEAP funds to launch a move-in cost assistance program. They have also initiated a landlord outreach and education program. The challenges reported by the HCHA with administering HCV:

- The lack of available rentals and landlord willingness to participate in the program.
- The HCHA cannot screen for tenancy; landlords screen and approve tenancy.
- Finding available rentals within the HUD payment standard as HUD's fair market rent value is less than the actual local market rates.
- Clients ability to come up with security deposit and other move-in costs.
- Client finding an acceptable unit within 60-day window from when the voucher is issued. Extensions can be requested and are granted on a case-by-case basis.
- HUD no longer pays for damage
- There are not many 1-bedroom units in the HCV program.

At this time the HCHA only has tenant-based vouchers and does not have project-based vouchers. Tenant-based vouchers are issued by the public housing authority ("PHA") to an eligible family and the family selects a unit of its choice. If the family moves out of the unit, the contract with the housing unit owner ends and the family can move with continued assistance to another unit. Whereas for project-based vouchers, the PHA enters into an assistance contract with the housing unit owner for specified units and for a specified term. The PHA refers families from its waiting list to the project owner to fill vacancies. Because the assistance is tied to the unit, a family who moves from the project-based unit does not have any right to continued housing assistance. They may be eligible, however, for a tenant-based voucher.

A little used but excellent program for which HOME funds can also be used is the HOME Tenant Based Rental Assistance (TBRA). This program can be used to subsidize rents for youth aging out of the foster care system and to assist homeless people in moving out of transitional housing into permanent housing. The program would generally permit transitional housing programs to serve more people.

### 8.12.9 Residential Energy Conservation

The Humboldt Bay region is an area of moderate temperatures and high precipitation. Mean monthly temperatures vary only 5.2 degrees centigrade at most from summer to winter. Precipitation is seasonal with fairly definite wet and dry seasons. Ninety percent of the rain falls between the months of October and April. The mean annual amount of precipitation is 38.7 inches. Fog along the coastal areas is a dominant characteristic of this region's weather and occurs heavily, especially in the summer and early autumn. Humidity is high throughout the year.

The majority of Humboldt County homes use electricity and gas as their main energy source. Pacific Gas and Electric Company (PGE) solely provides this for consumers. Other forms of energy use include wood, oil, solar, and propane. Wind generated power is also used to a small extent.

Pacific Gas & Electric Company has participated in many energy savings programs in Humboldt. In 2003, there were several energy conservation programs available to county homeowners. Their Zero Interest Program (ZIP) provided interest free loans to homeowners and renters for home conservation improvements. They also did free home energy audits to consumers to determine how and in what ways energy can be saved. Up to \$3,500 was awarded for ceiling insulation, weather stripping, water heater blankets, low-flow shower heads, caulking, duct wrap, and other improvements. In the course of ZIP, over 2,700 homes in the County have been weatherized since 1985. PGE also has a program to promote and publicize methods for home energy conservation. While it targets low income, senior citizens, and non-English speaking groups, the information is also available to the general public.

RCAA provides programs promoting and financing home energy conservation. Their Direct Weatherization Program (financed through P.G. &E.) provides attic insulation, hot water heater blankets, low-flow shower heads, gap caulking, duct wrap, weather stripping and some minor repairs to county homes. This program is free to qualifying low-income households.

In spite of Humboldt County's abundance of rain, it has been shown that solar power can become a viable energy source for homes and businesses here. The cities of Arcata, Eureka, Blue Lake and Rio Dell have each created and implemented municipal Solar Utility Programs. Approximately 200 units were installed through the Solar Utility Program. These programs leased solar equipment at a reasonable cost for single family, multi-family, and commercial properties. The systems were financed by third party tax sheltered investments and were fully guaranteed in both maintenance and performance for the term of the lease. The program was cut by the 1983 repeal of both Federal and State tax credits for solar systems.

Provisions of the Subdivision Map Act (added by Stats. 1978, Ch. 1154) relating to land divisions creating five (5) or more parcels.

- A. Requires the design of such subdivisions to provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision (Government Code 66473.1).
- B. Enables counties and cities to impose conditions on subdivisions to require the dedications of sunlight easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system (Government Code 66475.3).



Local agencies can promote solar development in several ways - by modifying existing laws and regulations that make solar planning difficult or impossible and by implementing new procedures, regulations and laws that guarantee solar access for existing and proposed housing.

Two California laws - The Solar Rights Act of 1978 (AB 3250, Levine), and the Solar Shade Control Act (AB 2321, Imbrecht) - offer local agencies various methods of protecting and promoting solar access. Even before passage of these State laws, local communities throughout California on their own initiative had devised means for promoting solar neighborhood planning by using a combination of incentives and regulations.

Protecting solar access fully requires controlling the shading caused by vegetation, especially trees. Regulating vegetation will often be necessary, even in areas where buildings may not cause problems. Controlling shading by vegetation is more complex than for buildings and other man-made obstructions. Unlike buildings, which are relatively static, trees and shrubs change with time. The shadow cast by a building remains constant from the time it is built until the time it is torn down. Trees, however, grow and the shadows that they cast get longer and broader.

One approach to the shading of solar collectors by vegetation is addressed in the California Solar Shade Control Act. Under the act, the Legislature supports the planting of trees for shading, to moderate temperatures, and to provide economic and aesthetic benefits, but declares that trees or shrubs planted after the installation of a solar collector cannot cast a shadow covering more than 10 percent of the collector surface between the hours of 10 a.m. and 2 p.m., provided that the collector is located at specified distances from the property line and elevated specified heights.

Communities may, by ordinance, exempt themselves from the provisions of the statute, making it optional rather than mandatory for local government. Humboldt County took official action to exempt themselves from the mandatory provisions of the California Solar Shade Control Act.

The Solar Rights Act of 1978 is enabling legislation which provides local governments with the authority to guarantee access to sunlight for owners of solar heating and cooling systems. The bill states in part: "it is ... the policy of the state to encourage the use of solar energy systems." Without addressing specific technical requirements, the Solar Rights Act promotes solar energy use with three broadly defined strategies. According to the terms of the Act, local agencies may:

- Prevent local planning and building ordinances from prohibiting or unreasonably restricting the use of solar energy systems
- Require tentative subdivision maps (excepting condominium conversions) to provide, to the extent feasible, for future natural heating or cooling opportunities
- Require dedication of easements for solar access. Specific local planning and building ordinances likely to interfere with solar access must be reviewed on a case by case basis.

The "Design for Solar Access" provisions of the Humboldt County Subdivision Code (Sections 322.5-1 to 322.5-9) require that the design and layout of a planned unit development or a subdivision which proposes to create five (5) or more parcels shall provide to the extent feasible

for adequate solar access. Adequate solar access means that sunlight reaches 80% of the south side of the primary building, measured from the highest roof ridge to the ground, between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

In the area of new housing, all new residential housing in the county must comply with State Energy Conservation Standards (Title 25 of the Uniform Building Code). Builders are required to include such features as wall and ceiling insulation, caulking, weather-stripping, insulation on pipes and water heaters, fluorescent lighting fixtures, etc.

The 2003 Housing Element noted that approximately 1,100 homes were weatherized by PGE during the time frame of the Element. This study assumes the same productivity from this program over the next five years.

The Planning Division has received testimony from small residential land owners that one constraint to residential energy conservation is lot coverage requirements. A 10' x 20' solar panel located in a rear or side yard would increase lot coverage on a 5,000 square foot lot by four percent, leaving only 1,550 square feet of the lot available for placing a structure.

Relief from the lot coverage requirements may be granted through approval of a variance. However, the findings for granting a variance are difficult to make. The 2003 Element reduced this constraint by amending the Zoning Ordinance to allow relief from lot coverage requirements for small residential lots with a Special Permit, which requires less cumbersome findings.

### **8.12.10 Accessory Dwelling Units (ADUs)**

Humboldt County, like all of California, continues to experience a serious shortage of affordable ownership and rental housing. One solution that has been used for some time to ease the housing shortage and make better use of the existing housing stock and infrastructure is to encourage in urban areas the creation of an additional residential dwelling by converting a garage into a studio apartment, or by building a new detached unit on sites with adequate space. These additional residential units have been variously referred to as "accessory dwelling units," "secondary residential units," "residential second units," "granny flats," "in-law-units," "accessory apartments," and "companion dwelling units."

#### **Purpose of the Proposed Accessory Dwelling Unit Ordinance**

Legislative findings and declarations have associated many benefits with the creation of accessory residential units:

- 1) Addresses the critical lack of affordable housing in the state;
- 2) Provides additional rental housing stock in single-family or multifamily residential zones;
- 3) Provides a cost-effective means of serving development using existing infrastructures, as contrasted to requiring the construction of new costly infrastructures to serve development in undeveloped areas;
- 4) Providing relatively affordable housing for low- and moderate- income households without public subsidy;
- 5) Providing a means for purchasers of new or existing homes, or both, to meet payments on high interest loans;
- 6) Providing security for homeowners who fear both criminal intrusion and personal accidents while alone.

The accessory dwelling unit solution also provides many other benefits to the local citizenry such as providing supplemental income which help offset mortgage and maintenance expenses, hence easing the burden of house ownership. It is a decentralized, self-regulating low income housing program that does not require the overhead expense and complexity of big government grant programs, centralized government, subsidized apartment complexes, or bureaucratic housing administration and maintenance agencies.

In the 35+ years which have passed since the enabling legislation was adopted, accessory dwelling units have proved to be some of the most affordable housing for low and very low income households. A 2006 survey showed 85% of the second units permitted were affordable to low and very low income households. ADUs are the lowest cost to construct, have the lowest environmental impacts, and are the most completely dispersed lower income housing currently produced in the County.

### **Reducing Barriers to Permitting ADUs**

Starting with California Senate Bills 1160 and 1534 passed in the 1981-82 session, changes to State law have made it progressively easier to build accessory dwelling units on existing developed sites. Senate Bill 1160 (Mello), passed in 1981, authorized cities and counties to issue a zoning variance, a special use permit, or a conditional use permit to create an additional unit on a single-family zoned lot if the additional unit was less than 640 square feet in area and intended for the sole occupancy of one or two adults 60 years of age or older. Senate Bill 1534 (Mello), passed in 1982, broadened the concept of SB 1160 and eliminated the age limitation.

Since then, subsequent legislation and amendments continue to reduce barriers to construction of accessory dwelling units. The 2003 Housing Element further encouraged ADUs by reducing permit requirements for units served by category 3 roads (where served by public water and sewer). The Legislature further updated ADU law effective January 1, 2018, allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single family and multifamily uses, modifying fees from utilities, and reducing parking requirements. The changes comport with Humboldt County's 2017 General Plan policy **H-P4**<sup>2</sup> and standard **H-S9**<sup>3</sup> pertaining to accessory dwelling units (previously called second dwelling units), as well as several measures in the previous Housing Element. In 2018 the county published 3 accessory dwelling unit plans for public use, with corrections to 2016 building codes (**H-IM3**).

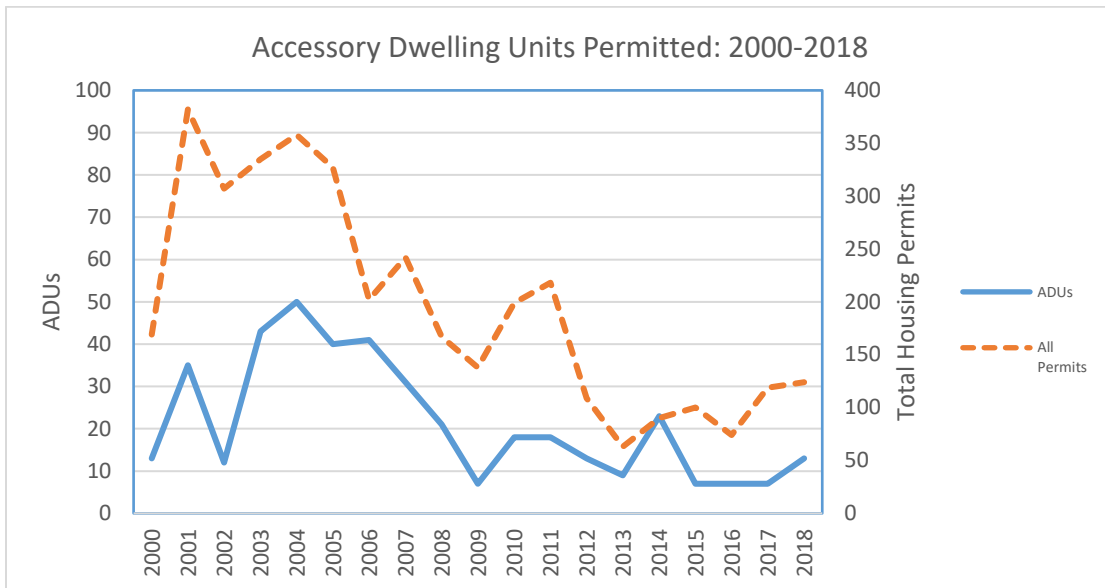
These reforms have had some effect, and accessory dwelling units continue to be built at a steady rate (Fig. x), although the rate has not recovered from the 2008 housing downturn. Two-hundred sixty-five ADUs were constructed in the eight years between 2000 and 2008, at an average of 33 units per year. After 2008, ADU construction dropped to about 10-20 units per year, reflecting the slower construction rate of all homes during this timeframe. In general, the number of ADU building permits is roughly proportional to the total number of building permits, averaging about 11% of permits issued between 2000 and 2018 (Fig. 2).

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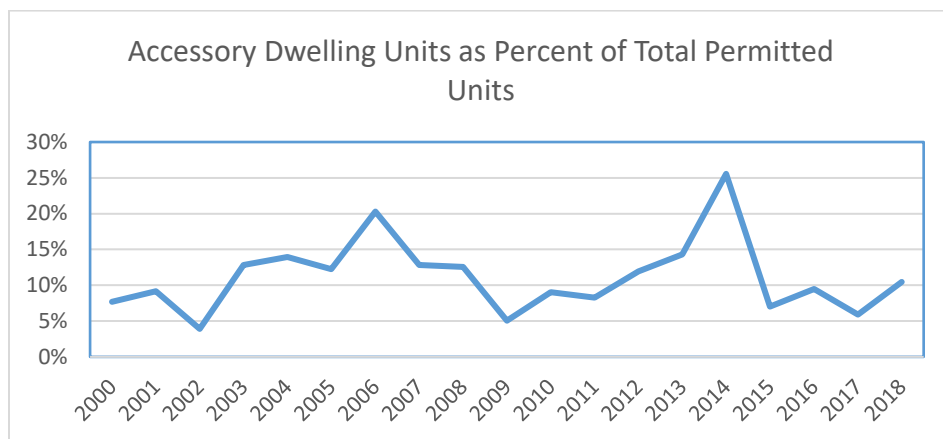
<sup>2</sup> "The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes..."

<sup>3</sup> *Incentives for Second Units*.

**HOUSING ELEMENT APPENDIX FIGURE - 9.**



**HOUSING ELEMENT APPENDIX FIGURE - 10.**



**How the 2019 ADU Ordinance Works**

If adopted, the proposed ordinance replaces the name *Secondary Dwelling Unit* with the more current *Accessory Dwelling Unit*.

The legislation that took effect in 2018 nullifies existing local ordinances that conflict with provisions of GOV 65852.2(a)(4), but local jurisdictions may continue to regulate by ordinance within the state provisions. The proposed inland Accessory Dwelling Unit Ordinance would modify existing Humboldt County Code to comply with state mandates, implement General Plan and Housing Element policies and standards, and regulate to protect health, safety, and open space to the extent allowed by law.

The ordinance permits development of ADUs without discretionary review in all areas of the County where single family residential uses are allowed, as long as the unit complies with general provisions and development standards. Accessory dwelling units may not be rented for periods less than 30 days, and the owner must occupy either the primary or accessory unit, as recorded in a deed restriction.

Other changes resulting from the 2017 legislation include that accessory dwelling units need not be subordinate to the primary dwelling; that a primary dwelling may be either existing or proposed; and that utility fees for ADUs, such as special districts and water corporations, are modified. Additional parking is not required if the accessory dwelling unit (1) is located within one-half mile of public transit; (2) is within an architecturally and historically significant district; (3) is part of the proposed or existing primary residence or an existing accessory structure; (4) requires on-street parking permits, but these are not offered to the occupant of the accessory dwelling unit; or (5) has a car share vehicle located within one block of the accessory dwelling unit.

### **Relationship to Tiny Houses**

Accessory dwelling units are not all “tiny houses,” but a tiny house can be an ADU if it is on a permanent foundation and meets other requirements of ADUs. Moveable Tiny Houses built on a chassis for mobility can be ADUs if they meet certain stability and sanitation standards (see Tiny House section 8.12.xx).

### **ADU Prohibition Area for Health, Safety, and Open Space**

Although state law limits how local jurisdictions can regulate accessory dwelling units, agencies can designate location criteria based on the adequacy of water and sewer services, the impact of ADUs on traffic flow and public safety<sup>4</sup>, and the necessary protection of open space as set forth in the general plan<sup>5</sup>. The ordinances proposed here simplify the analysis for potential builders by mapping areas where one or more of these reasons presumptively exist, making construction of accessory dwelling units inappropriate. These reasons are:

- Lots served by a road not meeting fire safe standards for width, surface, grade, or dead end road length;
- Lots not meeting density or open space requirements of adopted Airport Land Use Compatibility Plan (ALUCP);
- Geologic hazards;
- Inadequate water and sewer availability;
- Flood and tsunami hazards;
- Lack of fire protection services;
- Proximity to toxic cleanup sites as designated by California Department of Toxic Substances;
- Lands designated as open space, pursuant to the General Plan.

The combined locations subject to these conditions make up the *ADU Prohibition Area*, which will be mapped as part of the ordinance adoption. Lots located in the ADU Prohibition Area are presumed to have certain health and safety conditions that would preclude an ADU by right, but the presumption may be overcome with a Special Permit if there is substantial evidence that the named conditions for which it was included do not apply, or will be mitigated.

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<sup>4</sup> GOV 65852.2(a)(1)(A).

<sup>5</sup> GOV 65567. “[A] building permit may not be issued on lands designated as open space.”

This Housing Element continues, through policy **H-P30**, the effort to encourage development of accessory dwelling units. Implementation measure **H-IM29** is continued from the previous Element, providing for pre-approved house plans for ADUs, as well as other affordable housing types. New implementation measures that encourage ADUs include: **H-IM41**, which implements Government Code section 65852.2 through zoning ordinance amendments; **H-IM42**, which seeks exemption from a Coastal Development Permit for ADUs where single family development is now exempt through the Coastal Commission's Categorical Exclusion Order E-86-4 from; **H-IM43**, which estimates affordability of ADUs; and **H-IM44**, which incentivizes ADUs through a pilot financial assistance program using County/Lender partnerships.

### **8.12.11 Article 34 of the California Constitution**

The State Constitution Article XXXIV requires a public vote of approval to develop, construct or acquire publicly subsidized low income rental housing. The costs to local governments for placing such a measure on the ballot can be significant. In this regard 1979 amendments to the Health and Safety Code (Sections 37001.3 and 37001.5) clarified how Article 34 of the constitution is to operate and to narrow its application. The Department of Housing and Community Development can assist local governments in developing ballot measures where a referendum is clearly appropriate.

Since no Article 34 initiative or referendum has been passed in unincorporated Humboldt County no housing development constructed or acquired by the Housing Authority can take place. However, the County has been successful avoiding the requirement for an Article 34 vote by coordinating with non-profit and for-profit developers in the use of public funding for affordable housing production. This Housing Element contains an implementation measure to initiate an Article 34 initiative on the 2020 ballot should the state Senate's initiative (SCA-1) fail to progress or pass.

### **8.12.12 Housing Discrimination**

State laws forbid arbitrary discrimination in housing. The California Department of Fair Employment and housing enforces and supports federal and State laws prohibiting discrimination on the bases of race, color, religion, sex and national origin and ancestry. It investigates complaints and seeks remedies.

California Civil Code Section 53 states in part that:

(a) Every provision in a written instrument relating to real property which purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of such real property to any person of a specified sex, race, color, religion, ancestry, or national origin, is void and every restriction or prohibition as to the use or occupation of real property because of the user's or occupier's sex, race, color, religion, ancestry, or national origin is void.

(b) Every restriction or prohibition whether by way of covenant, condition upon use or occupation, or upon transfer of title to real property, which restriction or prohibition directly or indirectly limits the acquisition, use or occupation of such property because of the acquirer's, user's, or occupier's sex, race, color, religion, ancestry, or national origin is void.

In April 1978 the Board of Supervisors reestablished, by Ordinance No. 1023, the Humboldt County Commission on Human Rights. "The Commission is established to aid in the eradication of discrimination in Humboldt County, with particular reference to housing, employment, education and public accommodation". Among its responsibilities the Commission: 1) fosters mutual respect, 2) conducts studies, 3) inquiries into incidents of social tension and conflict and 4) conducts educational programs.

### **8.12.13 Alternative Housing Design and Ownership Patterns**

#### **A. The Planned Unit Development (PUD)**

Given the current trends in housing development, the great demand for housing, and the scarcity of land, the County should prepare and make extensive use of Planned Unit Development approach in new housing construction. P.U.D.'s allow for greater flexibility to design and encourage innovative site planning which is sensitive to the physical characteristics of the land. A P.U.D. can take advantage of greater utilization of the land through such developments as cluster housing. The big advantage to P.U.D. is that aesthetics in design, privacy, and open space are achieved thus creating a more desirable living situation.

Planned Developments differ from conventional subdivisions in several ways. First, their streets tend to be more narrow and meandering to fit in better with the resident users they serve. They often integrate bike paths and walkways with developed areas to encourage bicycle and pedestrian travel rather than using cars.

The developed areas with Planned Developments also contrast with typical subdivisions. Residences tend to be clustered together more, which can create larger, more usable common areas. Residential densities are often higher in planned developments, but the clustered housing and large open areas tend to mitigate the negative side effects of the higher densities.

A third distinction between Planned Developments and their conventional counterparts is their mixture of land uses. In larger Planned Developments, you are likely to find a neighborhood store, community center, or library among the residential structures. Different residential uses will also tend to be mixed together, so there is a combination of low, medium, and high density development.

Finally, there is a different review procedure for Planned Developments and typical subdivisions. Planned Developments tend to be more closely scrutinized by the public, reviewing agencies, and the decision makers, especially towards the front end of the project where substantial changes to the original plans can be made most easily.

Zoning Ordinance changes approved concurrent with adoption of the 1998 Housing Element made several changes to encourage PUD's. Implementation of the 2003 Element also included changes to the zoning ordinance to make it easier to allow mixed uses in PUD's.

#### **B. Condominiums**

The new condominium development (duplex, triplex, 4-plex up to high-rise multiple units) is where the home owner has fee simple title to airspace and a percentage of undivided interest in the land the units sit upon and common areas and improvements included in the development. The condominium approach, while similar to the P.U.D., differs in the way title is held to the land.

### C. Limited Equity Housing Cooperative

Limited equity housing cooperatives provide an alternative to both home ownership and rentorship. A cooperative housing corporation holds the title to the mortgage of the housing units. The corporation is governed by a set of by-laws and has an elected board of directors comprised of persons living in the co-op housing. People buy a membership share in the corporation which gives them the right to occupy a unit in the cooperative corporation. Upon leaving the co-op, the share is resold to the corporation for the original investment plus a limited equity which is usually a fixed percentage of the original share cost and any cost of approved improvements.

Since the mortgage is held in constant ownership by the corporation, there are no transfer fees, real estate fees, profit, or speculation costs in the sale of shares. The cooperative home owner is able to deduct his/her share of the mortgage payment and property taxes from his/her personal income tax. Each household pays a monthly fee to the corporation which is their share of the expenses that need to be covered. Cooperative housing remains affordable over time and therefore is a long-term solution to affordable housing. Cooperative corporations can take the form of scattered sites, or multi-family units.

Limited Equity Cooperatives could be a good model for development in both Southern Humboldt and the McKinleyville area. It would both serve the need for subsidized housing units and create a structure of shared responsibility and a sense of community that would be empowering to the occupants. However, it takes a lot of dedicated energy to make it work.

Humboldt County has an operating model of a Limited Equity Cooperative. River Community Homes is a low-income housing cooperative which was developed by the Arcata Economic Development Corporation (AEDC) on land donated by the City of Arcata. The housing cooperative is incorporated as an independent non-profit and operates as a Section 8 subsidized program.

There are 40 units open to low-income people and elderly and people with disabilities. It is self-governed. They contract with an individual to manage the subsidy calculations and inspections etc. It is governed by a Board of Directors made up of all members plus one representative from the AEDC.

The members decide who will live there and handle all of the disputes. They contact Humboldt Mediation Services for disputes that are not directly related to cooperative business. They work to keep a balance between providing some privacy and being members of a community who are involved in each other's lives. When violence or disruptive behavior arises, the other members step in.

The members have decided not to have social service personnel live in or work on site. They believe it creates a "client relationship". They have found that even with resident managers, who generally earn higher wages than the residents earn, resentment arises.

River Community Homes might benefit from community services that could act as an on-call back up to people with more serious social needs. If that back-up were available, then the community might feel better about letting people with problems join.

There is always a waiting list for River Community Homes. It is definitely a model worth replicating.



There is a middle-class variation of the limited equity cooperative developing in Arcata as a Co-Housing project called Marsh Commons. People will own their condominium space but share grounds, a common house with recreational space, and various chores. This is a good example of how housing can be combined with social amenities to accommodate the needs of a variety of people. Single parents and elders can live with coupled families and share the sense of belonging that is so absent in most condominium developments.

#### D. Stock Cooperatives

Full equity cooperative housing allows for normal appreciation experienced through supply and demand as with other housing--otherwise has basically the same ownership pattern as the limited equity cooperative.

#### F. Community Land Trusts

A community land trust is typically a non-profit cooperative created to acquire and hold land for the benefit of a community and provide secure affordable access to land and sometimes housing for community residents. Community land trusts acquire land through a purchase or donation with the intention to retain title in perpetuity, thus removing speculation from the potential value of land. As a result, the property value increases are typically less than those of surrounding properties. Where housing is allowed on community land trust property, leases are typically granted or sold to tenants who own the structures they develop on the property, but not the property itself. Land trusts can be combined with Limited Equity Housing, Housing Cooperatives and Planned Unit Developments to further reduce housing costs.

Once the land is entrusted, a variety of housing and living arrangements can be developed. Homeworkers Organized for More Employment (H. O. M. E. ) in Maine, which began as a crafts cooperative, evolved into a small community offering jobs, food, temporary shelter, education and home ownership to people and families in need.

Most of the long-lasting communities like H. O. M. E. have a spiritual base of shared belief and practice that provides a common purpose, shared values on which to base decisions about acceptable behavior, and the cohesive bond that goes beyond personalities.

The feasibility of this form of housing ownership locally is enhanced by the facts that 1) rural Humboldt County has been an area where many experiments in lifestyle have flourished and 2) there are environmental land trusts already in existence, so the community land trust option could be more easily embraced.

A land trust combined with a limited equity cooperative or subsidized housing project might work in McKinleyville, but there is not as strong a community experience of such an effort to make this a priority option.

### **8.12.14 Jobs/Housing Imbalance**

The number of jobs in an area has implications for the number of houses needed in the area. If there is an inadequate supply of affordable housing, persons working locally will tend to commute from less expensive outlying areas. Previous Housing Elements sought to improve the jobs/housing balance by allowing apartments in commercial zones.

### **8.12.15 Consistency With Other Elements**

State law requires consistency between the Housing Element and each of the other Elements in the Countywide Plan. Information used in the preparation of this Element was obtained from sources used to develop the County General Plan. Therefore, the information in the Housing Element which comes from the land use databases (i.e. land inventory, public facility constraints, etc.) will be the same information used in other Elements.

Zoning ordinance changes with the 1998 Element included revisions to the Framework Plan and community plans to allow density bonuses and mixed uses in PUD's. The 2003 Element also includes implementation measures to modify the Framework plan and community plans to allow apartments in commercial areas.

To maintain consistency through the planning period, the County has performed an internal consistency review as part of the annual general plan implementation report, required by State law.

### **8.12.16 Availability Of Financing**

In order to qualify for a mortgage loan, an applicant must be able to prove a degree of financial stability. Generally, as the amount of mortgages increase, the more proof lending institutions require. According to several lending institutions, banks and other lenders do not discriminate against lower income households or lower income neighborhoods. In October 2008, the home mortgage rate was the lowest seen in nearly four decades. This, coupled with first-time buyers programs presents significant opportunities for home purchases.

The 1998 Element documented that mortgage loans and rehabilitation loans are generally available, and if there are mortgage deficient areas in the county, it is not due to discriminatory practices by mortgage lenders, but rather the financial capabilities of individuals.

### **8.12.17 Termination of Federal Subsidies**

#### **Inventory of At Risk Units**

There are several federally subsidized residential projects in the County developed with covenants and restrictions to maintain long term affordability where the covenants and restrictions are eligible to expire. After the expiration of the covenants and restrictions, the residential units may convert from rates affordable to lower income households to less affordable market rates. According to 2017 data from the California Housing and Community Development, one (1) federally subsidized project in the County may be set to expire within two years of the time period for this Housing Element; it is described as follows:

**HOUSING ELEMENT APPENDIX TABLE Z8. Assisted Residential Units At Risk of Conversion from Low Income Use**

<b>Names and Addresses</b>	<b>Type of Subsidy</b>	<b>Earliest Possible Date of Conversion</b>	<b>Number of Units</b>
Cedar Street Senior Apartments 725 Cedar Street, Garberville	202 Financing	2043	10
Cedar Street Senior Apartments 703 Cedar Street, Garberville	202 Financing	2045	10
Redwood Creek Apartments 1740 Sutter Road, McKinleyville	202 Financing Section 8	2039	48
Summercreek Place 1636 Myrtle Avenue, Eureka	HOME and Tax Credits	2056	31
Willow Creek Apartments 51 Brannan Mountain Road, Willow Creek	HOME and Tax Credits	2061	24
Murray Apartments 1423 Reasor Road, McKinleyville	US Department of Agriculture	2062	49
RCAA McKinleyville Duplexes, 415-1454 Murray Road, McKinleyville	HOME	2028	20
Redwood Village 56 Orchard Lane, Redway	HOME	8/7/2062	20
Aster Place 2405 Aster Place Drive, Eureka	HOME and Tax Credits and USDA	5/1/2068	40

Source: California Housing & Community Development – 6<sup>th</sup> Cycle Data, 2017

### Assessment of Risk of Conversion

Risk of conversion and displacement of low-income tenants varies significantly from project to project depending on market, ownership, and project-based factors, such as the size of units, location, and condition of property. The housing market conditions in the County reflect relatively low vacancy rates and high housing costs, which could lead to conversion of the units in the above table to market rates.

### Cost Analysis

The cost of preserving the assisted units is estimated to be significantly less than that required to replace the units through new construction or through purchase of an existing multifamily unit. Preserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Preserving the units through a Section 8 program is estimated to cost \$6,000 per month, or \$72,000 per year. According to a local multifamily development agency, general costs for construction of multifamily units are between \$100 and \$150 per square foot. Based on these figures, it would cost between \$2 million and \$3 million to replace the Cedar Street Apartments including land and construction costs.

Another option would be for a private sector organization to purchase an existing multifamily complex, rather than build a new one, which would lower the per-unit cost significantly. A survey done in January, 2010 showed that several multifamily properties currently for sale in the County. The per-unit costs range from \$65,000 - \$200,000 depending on the age and condition

of the structures. Replacement of 20 affordable units in this manner would cost \$1,300,000 - \$4,000,000. An important consideration is that the replacement units may already be a form of affordable housing, and displacing existing lower income tenants with those households living in the units converting to market rate is not an effective strategy for accommodating the County's affordable housing needs.

**RESOURCES FOR PRESERVATION** Two primary resources are available for preserving at-risk units: (1) public agencies, nonprofit housing corporations, and tenant groups, and (2) public financing or subsidy programs. Qualified entities with the managerial capacity to acquire and manage at-risk units include the Humboldt County/City of Eureka Housing Authority, Humboldt Bay Housing Development Corporation, Redwood Community Action Agency, Rural Housing Development Corporation and Habitat for Humanity. An implementation measure has been added to help prevent conversion of subsidized units:

**“H-IM19. Assisted At Risk Units.** The County shall seek to preserve all assisted-housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. The County shall implement improvements to the Internet-Based Permit Tracking software and Geographic Information Systems to track all assisted housing units, and report, and flag for using the early warning system. Responsible Agency: Planning and Building Department. Timeframe: Ongoing.”

### 8.12.18 Earthquake Damage, Demolitions and Conversions

The 1998 Housing Element documented there were 57 single family residences and three mobile homes in the unincorporated areas destroyed by the earthquakes in April, 1992 according to the Fortuna Community Services program. In addition, there were 102 units that suffered major damage; four of these were apartment units.

There were a wide range of Federal, State and local programs that have been implemented to respond to the housing needs of those who had their homes damaged by the earthquakes, including Federal Emergency Management Agency programs, Small Business Administration loans, and local Red Cross relief efforts. According to the local Office of Emergency Services, it is not possible to document the number of units that will be assisted under any of these programs at this time because of the wide number of different sources of funding, and the extended period of time necessary to process applications for assistance.

The County Board of Supervisors passed several resolutions to assist those wishing to reconstruct their homes damaged by the earthquake. The ordinances established a system of fast tracking the issuance of building permits, and waiving the development standards for re-construction where the original structure did not comply with those standards. County Building and Planning staff also provided emergency inspection assistance, helped coordinate disaster relief efforts, and set up satellite offices to help those in need of earthquake assistance through the building permit process.

The 1998 Element documented there are approximately 21 demolition permits issued for demolishing single family homes each year. This is a relatively insignificant part of the housing stock considering there were over 26,000 units in the unincorporated County. Also, it is likely that new homes were constructed to replace the demolished units.

There was a conversion of an apartment into condominiums in 2007. Final Map Subdivision #06-01 converted a 26 unit apartment building into condominiums. In the application submittal for

the project, the applicant stated that these units will go on the market between ± \$100,000 (1 bdrm) and \$180,000.00 (3 bdrm). Under state law, the owner/applicant was required to give the existing tenants the first right of refusal to purchase parcels.

### **8.12.19 Development in the Coastal Zone**

The County does not have any locally mandated requirements for inclusion of affordable housing in subdivisions in the Coastal Zone. One 66-unit multifamily project was recently permitted in the coastal zone in the Myrtle town area, and another 80 unit multifamily project has received financing for construction in the Town of Samoa. Aside from these projects, there will probably be very little affordable housing developed in the coastal zone between 2019 and 2027 since multifamily development in unincorporated Humboldt is concentrated in urban areas outside of the coastal zone.

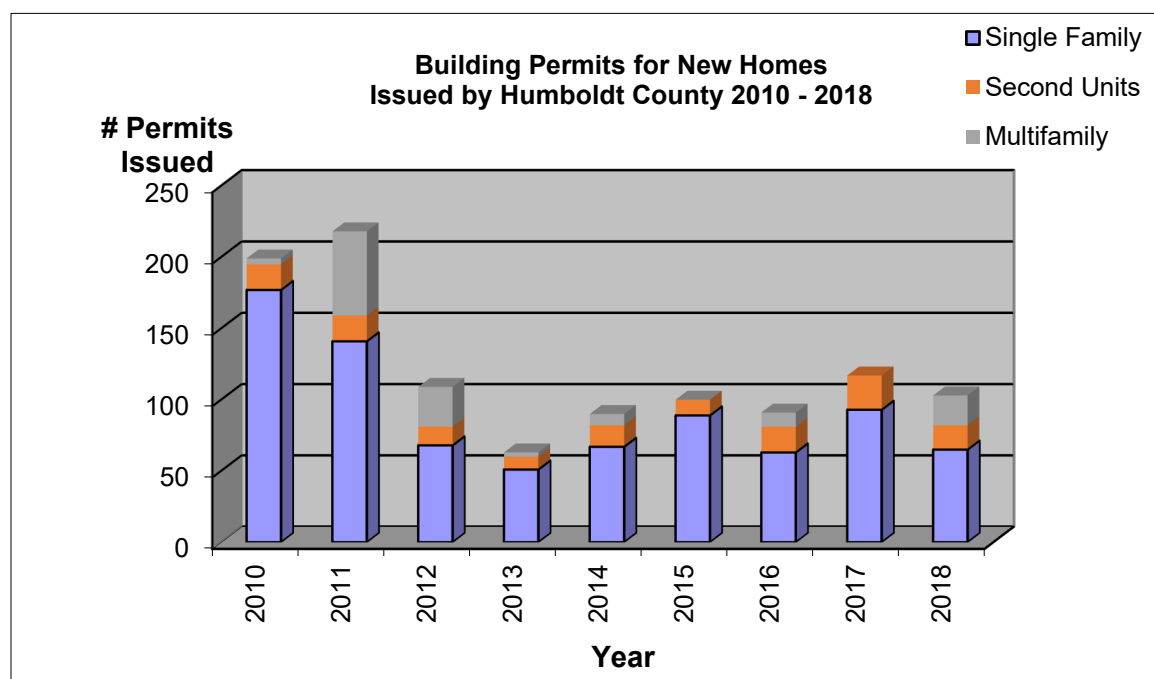
There have been approximately 45 demolition permits issued in the Coastal zone since 1982. Most of the demolitions also involved reconstruction of a new home on the same property. Therefore there was not a significant loss of housing. It is unknown whether the existing homes being demolished are affordable to lower income households. There were no affordable apartments converted into condominiums since 1982. Conversion and demolition has not significantly reduced the housing stock in Humboldt County in the coastal zone since 1982, although demolitions have increased the cost of housing because of the expense involved in demolishing and rebuilding housing.

State law enacted in 1982 (§65590 of the Government Code) requires local jurisdictions to adopt provisions in their coastal zoning ordinances to encourage construction of affordable housing. The County conforms to the requirements of the Coastal Act to encourage the development of housing for lower and moderate income households in the coastal zone. New programs will assist in the development of housing for lower- and moderate-income households in the coastal zone and elsewhere by reducing fees and fast-tracking affordable housing projects. The County is presently updating its local Coastal Plans; additional programs to encourage construction of affordable housing in the coastal zone will be evaluated as part of that program as well.

### **8.12.20 Detailed Analysis of the Effectiveness of the Previous Housing Element**

#### **Housing Construction**

One of the more important implementation measures in the Housing Element is to facilitate the development of new housing. There were 549 new units permitted for construction in between 2014 and 2019. The following chart compares the building permits issued during that timeframe with those issued for the previous time period.

**HOUSING ELEMENT APPENDIX FIGURE - 11. Building Permits Issued 2010 – 2018**

Source: Humboldt County Planning Division, 2019

The chart shows a steady state of residential construction in the last several years, which is consistent with national and state trends.

**Residential Land Inventory**

The residential land inventory was maintained as a layer on the County's web-based GIS system throughout the planning period.

**Additional Multifamily Rezoning**

The County began soliciting requests for Phase 2 of the multifamily rezoning program in September, 2012. A batch of candidate sites were reviewed by the McKinleyville Municipal Advisory Committee January – September, 2013, and by the Greater Eureka Municipal Advisory Committee June – September, 2013. A set of four properties in the Myrtle town area were rezoned to multifamily, which is expected to lead to development of 66 multifamily units in 2019.

One of the parcels rezoned to multifamily was developed with ten multifamily units (APN 510-091-74) which was two units higher than the expected development potential. Building permits have been issued on two other properties rezoned to multifamily, but those developments have not been constructed yet.

**Martin Slough Interceptor**

Currently, there is sufficient water and sewer capacity to accommodate development to satisfy all of the County's RHNA allotment. An implementation measure in the 2014 Element, H-IM16, related to the completion of the Martin Slough Interceptor (MSI) project, a sewer collection system that serves the Eureka area. The program was divided into 3 phases, and included a requirement that if that project was delayed beyond its December 31, 2013 completion date, the County would have to replace any shortage in its land inventory served by the project within one (1) year of the date the completion schedule was changed.

Since 2014 the project has gone through several delays and timeline revisions. Consultation with HCSD officials as of June of 2019 confirmed that all phases of the project have been completed, and the system has sufficient capacity for connections beyond what is required to meet the County's RHNA needs. An updated version of the implementation measure (H-IM7 in the current Element) addresses an ongoing CEQA issue tangentially related to the housing element. Even without resolution of the CEQA issue, there is adequate capacity to meet the development potential in the land inventory in the HCSD service area.

**Progress on 2014 Housing Element Programs**

The table below shows details of each implementation measure from the 2014 Element, and its progress throughout the planning period. Overall, 20 of the 40 programs in the 2014 Housing Element were completed; 8 were not completed, deleted, or modified with new programs; 8 were carried over to this element; and 4 are ongoing. This element adds 35 new implementation measures. The table below shows details.

Overall, 19 of the 40 programs in the 2014 Housing Element were completed or completed and ongoing; 8 were continued to this element; 9 were not completed; and 4 were deleted due to lack of relevance, or superseded. The 2019 element adds 37 new implementation measures. The table below shows details.

Table Z9. 2014-2018 Housing Programs Annual Progress Report								Status key: C = complete; CO = complete & ongoing; NC = not complete; D = deleted or superseded; CT = continued		
2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM1	H-IM14	<b>Housing Trust Fund</b>	The County shall establish a Housing Trust Fund to support the conservation and development of housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000.	8/31/2017	N/A	N/A	Staff sits on a multi-jurisdictional Trust Fund committee	Lucas Street parcel approved for sale to fund the Housing Trust Fund.	Housing Trust Fund and Homeless Solutions Committee established by Board of Supervisors Resolution No. 18-1. Lucas Street parcel, owned by the County, approved for sale to fund the trust fund.	CO
H-IM2	H-IM1	<b>Pursue Funding for Housing Programs</b>	The County shall pursue funding for housing programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects	Annually	WORK WITH DEVEL.	WORK WITH DEVEL.	Applying when eligible, and trying to attract developers.	Applying when eligible, and trying to attract developers.	Applying when eligible, and trying to attract developers	CO
H-IM3	H-IM28	<b>Provide Second Unit House Plans</b>	The County shall maintain online second dwelling unit plans for public use	Ongoing	YES	YES			October 2018, Humboldt County Plan Checker review and enumerated needed corrections to comply with current building code.	CO
H-IM4	H-IM30	<b>Internet Accessible Land Inventory and Constraint Maps</b>	The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level.	Ongoing	YES	YES	YES	YES	YES	CO
H-IM5	NA	<b>Encourage Efficiency Unit Construction</b>	The County shall consider adopting changes to County Code to allow construction of efficiency units as small as 150 square feet in size consistent with the requirements of state and local law.	4/30/2018	N/A	N/A	N/A	California Building Code changes adopted allowing housing units ≥70 square feet.	California Building Code changes adopted allowing housing units ≥70 square feet.	D



Table Z9. 2014-2018 Housing Programs Annual Progress Report									Status key: C = complete; CO = complete & ongoing; NC = not complete; D = deleted or superseded; CT = continued	
2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM6	H-IM32	<b>Internet-Based Permitting Software to Increase Transparency of Permit Review Process</b>	Maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects.	Ongoing	YES	YES	YES	YES	YES	CO
H-IM7	H-IM21	<b>Use of Surplus County-owned Property</b>	Evaluate the use of surplus County-owned property for development or financing of housing for low income, very low income, extremely low income, and special need populations. Responsible Agency: Planning and Building Department.	4/20/2018	N/A	N/A	N/A	N/A	not complete	NC
H-IM8	H-IM17	<b>Retain Legal Non-Conforming Housing</b>	The County shall waive General Plan density standards for legal non-conforming housing involved in new subdivisions by ordinance.	8/31/2018	N/A	N/A	N/A	N/A	not complete	NC
H-IM9	H-IM15	<b>Facilitate Development of Sites in the Affordable Housing Land Inventory</b>	Allow the multifamily zoned portion of sites in the Affordable Housing Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site; encourage flexible application of the MF zone to ensure minimum housing density; encourage lot line adjustments, land divisions and specific plans that facilitate multifamily developments affordable to lower income households.	Ongoing	YES	YES	YES	YES	YES	CO

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2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM10	H-IM2	<b>Tiered Environmental Review</b>	The General Plan Update EIR analysis of the cumulative impacts of residential development in Housing Opportunity Zones shall be completed and presented in a manner that facilitates the use of the analysis for individual project environmental review; make use of tiered environmental analysis to reduce the burden of analysis.	1/30/2018	N/A	N/A	N/A	The General Plan adopted October 2017 does facilitate use as stated in H-IM10	The General Plan adopted October 2017 does facilitate use as stated in H-IM10	C
H-IM11	H-IM3	<b>Distribution and Sharing of Publicly Available Fault Evaluation Reports</b>	Maintain records of location of Fault Evaluation Reports submitted pursuant to the Alquist-Priolo Earthquake Fault Zoning Act and make copies available to residential developers.	1/30/2018	N/A	N/A	N/A	N/A	In progress	CO
H-IM12	H-IM4	<b>Tsunami Hazard Areas</b>	Publish guidelines for housing development in identified tsunami hazard areas. Work with Coastal Commission staff.	1/30/2018	N/A	N/A	N/A	N/A	Delayed until 2019	NC
H-IM13	H-IM5	<b>Initiate Annexation of Multifamily Housing Sites</b>	The County shall work with City of Arcata and Local Agency Formation Commission to annex the multifamily parcel APN 505-161-11 to provide sewer services.	1/30/2018	N/A	N/A	N/A	N/A	IN PROGRESS	NC
H-IM14	NA	<b>Accounting for Unpermitted Development in the Land Inventory</b>	The County shall work with HCD to develop an appropriate method of assigning development potential for lower income units based on the unpermitted construction of homes.	1/30/2018	N/A	N/A	N/A	N/A	Not carried forward; determined minimal impact	D

Table Z9. 2014-2018 Housing Programs Annual Progress Report								Status key: C = complete; CO = complete & ongoing; NC = not complete; D = deleted or superseded; CT = continued		
2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM15	H-IM6	<b>Monitoring Affordable Housing Development on Properties Rezoned to Multifamily</b>	Include a description of the development on properties rezoned to multifamily under H-IM17 and H-IM18 of the 2009/2010 Housing Element in the Annual GP Progress Report. Assess effectiveness of the Affordable Multifamily Housing Land Inventory, and propose changes.	Annually	NONE	NONE	The land inventory includes these properties, but there was no development in 2016.	Building permits issued in 2017 to construct 31 multifamily units.	Building permit applications applied for in 2018 to construct a 66 unit apartment complex on a parcel rezoned to multifamily.	CO
H-IM16	H-IM7	<b>Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives</b>	The County shall facilitate, monitor and implement, the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project.	Ongoing	RECEIVED WRITTEN UPDATE	RECEIVED WRITTEN UPDATE	RECEIVED WRITTEN UPDATE	RECEIVED WRITTEN UPDATE	RECEIVED WRITTEN UPDATE. Project complete, but outstanding EIR issue to be resolved by 12/2019	CO
H-IM17	H-IM41	<b>Reduce Permit Requirements for Second Units</b>	The County shall amend the second unit ordinance to reduce the permit requirements for second units on privately maintained roads to be the same as for second units on publicly maintained roads.	4/30/2018	N/A	N/A	N/A	N/A	State law changes pre-empt; state law is operative until ordinance adopted	NC
H-IM18	H-IM8	<b>Encourage Energy and Water Conservation</b>	Support changes to tax code to encourage new alternative energy systems (solar, wind and hydroelectric energy systems, new water storage and water conservation measures).	4/30/2018	N/A	N/A	N/A	N/A	not complete	NC
H-IM19	NA	<b>Continue Effective Policies from the Previous Housing Element</b>	The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as "ü" in §8.12.20 of the Housing Element	Ongoing	DONE	DONE	DONE	DONE	DONE	C

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2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM20	NA	<b>Consideration of Policies from the "Idea Bank"</b>	The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review.	TBD	considered in next year's budget cycle	considered in next year's budget cycle		The County continues to consider implementation of the identified programs.	The County continues to consider implementation of the identified programs.	D
H-IM21	H-IM11	<b>Ten-Year Plan to End Homelessness</b>	The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness	Ongoing	dhhs staff implementing	dhhs staff implementing	dhhs staff implementing	DHHS STAFF IMPLEMENTING	DHHS STAFF IMPLEMENTING	CT
H-IM22	H-IM12	<b>Humboldt Housing and Homeless Coalition</b>	Support the Humboldt Housing and Homeless Coalition to guide policy development and implementation of programs that address the needs of the homeless population.	Ongoing	staff from dhhs & planning attend	staff from dhhs & planning attend	staff from dhhs & planning attend	STAFF FROM DHHS & PLANNING ATTEND	STAFF FROM DHHS & PLANNING ATTEND	CT
H-IM23	NA	<b>Funding for the Multiple Assistance Center</b>	Support Multiple Assistance Center within available resources of the Department of Health and Human Services and consistent with the Department mandates.	Ongoing	DHHS funded	DHHS funded	DHHS funded	2017 converted to a drug treatment facility because it is cost prohibitive to operate and had a low success rate: the operating costs were approximately \$1.2 million per year with a success rate of about 33 percent.	2017 converted to a drug treatment facility because it is cost prohibitive to operate and had a low success rate: the operating costs were approximately \$1.2 million per year with a success rate of about 33 percent.	D
H-IM24	H-IM13	<b>Housing Accessibility for People with Disabilities</b>	Support housing access for persons with disabilities by fast-tracking reasonable accommodation requests, and prioritizing housing rehabilitation funds.	Ongoing	THE COUNTY SUPPORTS ABC	THE COUNTY SUPPORTS ABC	THE COUNTY SUPPORTS ABC	THE COUNTY SUPPORTS ABC	THE COUNTY SUPPORTS ABC	CT

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2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM25	H-IM16	<b>Housing Rehabilitation</b>	The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.	Ongoing	considered in next year's budget cycle	considered in next year's budget cycle	considered in next year's budget cycle	considered in next year's budget cycle	considered in next year's budget cycle	CT
H-IM26	H-IM23	<b>Post Information Regarding Fair Employment and Housing</b>	The County shall continue to support the enforcement program of the State Fair Employment and Housing Commission.	Annually	DONE IN APRIL ANNUALLY	DONE IN APRIL ANNUALLY	Done Annually in April	Done Annually in April	Done annually in April.	CT
H-IM27	H-IM35	<b>Revised Length of Stay Limits for Recreational Vehicles</b>	Revise local regulations to remove the 6 month time limit for tenants residing in RV parks.	1/1/2018	N/A	N/A	N/A	N/A	Delayed until 2019	NC
H-IM28	H-IM31	<b>Identify Potential Special Occupancy Park Sites</b>	The County shall maintain an online inventory of suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks	Ongoing	HAVE DATA BASE IS WORKING TOWARDS GETTING IT ONLINE	HAVE DATA BASE IS WORKING TOWARDS GETTING IT ONLINE	HAVE DATA BASE IS WORKING TOWARDS GETTING IT ONLINE	HAVE DATA BASE IS WORKING TOWARDS GETTING IT ONLINE	HAVE DATA BASE IS WORKING TOWARDS GETTING IT ONLINE (based on a review of the web GIS)	CT
H-IM29	NA	<b>Procedures for Conversion of Mobilehome Parks and Recreational Vehicle Parks</b>	Amend County Code to adopt a mobilehome park conversion ordinance pursuant to Government Code §65863.7); procedures for conversion of Recreational Vehicle Parks to other uses.	12/31/2015	N/A		This item adopted for mobile home parks in May 2016; considered, not adopted for RV parks.	DONE	DONE	C
H-IM30	H-IM27	<b>Elder Housing Needs Assessment</b>	The County shall facilitate an assessment of the housing needs of elders.	12/31/2015	N/A	5/12/2015	DONE	DONE	DONE	C

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2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM31	NA	<b>Alternative Owner Builder Program</b>	Update standards for alternative owner-built/owner-occupied housing.	1/1/2018	N/A	N/A	N/A	The General Plan adopted October 2017 established more rigorous resource protection policies, and health and safety policies standards that apply to AOB development	DONE	C
H-IM32	H-IM20	<b>"Safe Homes" Program to Increase Building Code Compliance</b>	The County shall allow qualified unpermitted homes to become permitted through a "safe homes" program. Reduced or eliminated penalty fees for owners wishing to obtain permits for unpermitted homes shall be included as an incentive to bring the unpermitted units into compliance.	7/1/2016	N/A	N/A	Scheduled to go to the Board in 2015, but returned pending further review. Currently ready for consideration.	DONE	DONE	CO
H-IM33	NA	<b>Standards for Alternative Sewage and Wastewater Disposal Systems</b>	Consistent with Regional Water Quality Control Board requirements, the Division of Environmental Health shall consider approval of gray water and other acceptable sewage treatment and disposal systems, including composting toilets, in areas where Alternative Owner Builder structures are allowed.	7/1/2016	N/A	N/A		DONE	IN PROGRESS	CO
H-IM34	NA	<b>Revise the Land Use Element to Facilitate Development in Legacy Communities</b>	The County shall amend §2611 of the Framework Plan to include a reference to the discussion of Legacy Communities in the Housing Element Appendix (§8.20.22).	1/1/2018	N/A	N/A	N/A	N/A	DONE. App G 8.12.23 includes the required analysis	C

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2014 No.	2019 No.	Name	Details	Due by	Report 2014	Report 2015	Report 2016	Report 2017	Report 2018	Status
H-IM35	H-IM52	<b>Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks.</b>	The County shall support continuation of existing mobile home and long term occupancy recreational vehicle parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications	Ongoing	County committed; ordinance in progress.	County committed; ordinance in progress	County committed; ordinance in progress	County committed; ordinance in progress	NONE HAVE COME FORWARD, BUT COUNTY HAS A COMMITMENT TO IT. ORDINANCE PROCESS	CT
H-IM36	H-IM60	<b>Reduce Building Permit Application Fees</b>	The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle	Ongoing	IN PLACE	IN PLACE	IN PLACE	IN PLACE	IN PLACE	CT
H-IM37	various	<b>Affordable Multifamily Housing Land Inventory</b>	Increase the inventory of lots suitable for inclusion in the affordable multifamily housing inventory and allowed by right (no discretionary review is required), including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily to accommodate 77 additional units.	12/31/ 2016	N/A	N/A	The EIR has been assigned, but the General Plan EIR and the Cannabis EIR are higher priority at this time. The existing inventory has not been used at this time.	Parcels have been identified, and environmental review is in progress. Entitlements for 66 units targeted for approval by Dec. 31, 2018	The County rezoned a property in the Myrtle town area and approved a building permit in March, 2019 for construction of 66 multifamily units at a density of 30 units per acre. The County has received requests for other rezones, and will be bringing those forward separately from the Housing Element.	CO

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<b>2014 No.</b>	<b>2019 No.</b>	<b>Name</b>	<b>Details</b>	<b>Due by</b>	<b>Report 2014</b>	<b>Report 2015</b>	<b>Report 2016</b>	<b>Report 2017</b>	<b>Report 2018</b>	<b>Status</b>
H-IM38	H-IM47	<b>Farmworker Housing</b>	The County shall review the zoning ordinance to comply with the requirements of state law (Health and Safety Code 17021.5 and 17021.6).	12/31/2016	N/A	N/A	This has been assigned, but the main planner who is familiar with this is not able to offer the required assistance, as he had been working on cannabis in 2016.	Completed research of other jurisdictions that have implemented farmworker housing ordinances. An ordinance is in the process of being drafted.	Administrative draft of ordinance has been prepared and is undergoing internal review. The draft ordinance is proposed to be adopted concurrently with the Housing Element Update in 2019.	NC
H-IM39	H-IM19	<b>At Risk Units</b>	The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.	12/31/2016	N/A	N/A	Developed a policy to check on this on an annual basis, concurrent with HE Report. California Housing Partnership database not complete.	Ongoing	Ongoing.	CO
H-IM40	H-IM59	<b>Expedited Residential Subdivision Review in Housing Opportunity Zones</b>	The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones	12/1/2015	N/A		Reassigned, but yet to be finalized.	Delayed until 2018.	Delayed until 2019	NC



### 8.12.21 Detail of the 2019 Residential Land Inventory

This section describes in detail the Residential Land Inventory. It reviews the purpose and procedures used to update the inventory, it describes the parcels in the inventory, and it presents information on the ability of public water and sewer infrastructure to serve the development potential in the inventory.

#### Purpose of the Land Inventory

State law requires local governments to provide adequate sites for the construction of housing to meet the projected Regional Housing Needs Allocation (RHNA) Plan. Table 8-4 of the Housing Element contains the RHNA Plan information for the total County and identifies a need for sites in the inventory to develop 1,412 units.

#### Procedure for Updating the Land Inventory

The County geographic information system (GIS) database is used to identify vacant and underdeveloped residential parcels within the unincorporated areas of the County. The total acreage of each of the vacant or underdeveloped parcels is determined using the parcel level GIS data and the Assessor's database. The net developable acreage is calculated by subtracting environmental constraints, such as wetland and slope constraints, from total parcel acres to determine the acreage of land available for development.

In identifying environmental constraints, the County utilized the GIS data sets listed below, as well as the Humboldt County's GIS Parcel layer; Humboldt County Assessors database; and Humboldt County Land Information System (LIS) database. Each of the data sets is organized according to the three primary categories of environmental constraints most affecting land development in Humboldt County. The digital aerial imagery data sets used for "desk top" site analysis are also listed.

#### Wetlands, Flooding and Hydrology

- National Wetland Inventory, Humboldt County Local Coastal Program Wetlands, and McKinleyville Community Plan wetlands data;
- Humboldt County Streamside Management Area data;
- Federal Emergency Management Agency "Q3" flood map data;

#### Soils and Geology

- Prime agricultural soil maps;
- Alquist-Priolo Fault Zoning Act maps as established by the California Geological Survey;
- California Division of Mines and Geology Watershed Mapping Historic Landslide Areas;

#### Slope

- United States Geologic Survey 10-meter digital elevation model data;
- Freshwater and Elk River Light Detecting and Raging data (LIDAR), used as applicable;
- City of Eureka two foot contours, used as applicable;

- **Imagery**
- U.S. Department of Agriculture National Agricultural Inventory Program digital imagery; and
- City of Eureka digital imagery, used as applicable.

Each of the data sets used by the County to identify vacant and underdeveloped residential parcels and evaluate development potential are available to the public through the County website and on-line GIS Housing Inventory Mapping system. The County Housing Inventory Mapping system provides an opportunity for interested parties to evaluate the development potential estimates and mapped constraints affecting specific parcels and submit comments directly to County staff. Comments are evaluated by staff and, where appropriate, result in revisions to the Housing Inventory.

In addition to feedback provided through the public use of the on-line GIS Housing Inventory Mapping system, the mapped constraints listed above were supplemented with information provided by real estate professionals and water and wastewater service providers. Service providers and real estate professionals were asked to review development projections prepared for the Community Infrastructure and Services Technical Report in 2007. The input from the service providers and real estate professionals has been valuable and resulted in revisions to the development estimates.

There are three major categories of environmental constraints that affect land development in Humboldt County: (1) wetlands, flooding, and other hydrological features; (2) prime agricultural soils, areas of known faults and landslides; and (3) steep slopes. Each of these constraints has been accounted for in the Housing Inventory. In addition, each of these general environmental constraint categories contributes to difficulties that may be encountered in finding appropriate locations for on-site septic systems and individual water systems. The housing inventory incorporated assumptions that limit the development potential in areas where on-site septic and individual water systems would be used.

Detailed information regarding environmental constraints within each Humboldt County watershed can be found in the Humboldt County General Plan Update Natural Resources and Hazards Report (hereafter 'NR&HR', prepared by Dyett & Bhatia, 2002) which is available with other background documents on the County webpage at <http://planupdate.org/gpu/documentsBackground.aspx>. Page and figure references below are to the NR&HR, or Natural Resources and Hazards Report. Environmental constraints can also be viewed using the County Web GIS Housing Inventory Mapping at <https://webgis.co.humboldt.ca.us/HCEGIS2.0/index.html>.

The following are descriptions of the three major categories of environmental constraints that affect development in Humboldt County.

### **Wetlands, Flooding and Hydrology.**

Wetlands, periodic flooding events, and proximity to hydrologic features such as rivers, creeks, and gulches affect the development potential of many areas of Humboldt County. Approximately 8,800 acres of the unincorporated area is comprised of wetlands, based on a countywide mapping of vegetation types. Wetland areas, which are scattered throughout the county, include wet meadows, and both saline and freshwater emergent wetlands. Wetland areas are most prominent along the lower Eel and Mad Rivers, around Humboldt Bay and the lower reaches of its tributaries, and along Redwood Creek (see NR&HR Figures 2-4a through 2-4c). Federal, state, and County policies (such as streamside management area regulations)

direct development away from wetlands or require mitigation for the destruction of wetland habitat.

Flood hazards in Humboldt County are attributable to rivers, dam failure, and coastal high water hazards (tsunamis and flood tides), with river flooding being by far the most prevalent. Flooding is a significant concern for many waterways in Humboldt County, including the Eel River (including the Van Duzen and South Fork), the Mad River, Eureka Plain (especially Freshwater and Jacoby Creeks), and the Trinity River. As shown on NR&HR Figures 11-1a through 11-1c, the largest 100-year floodplain areas are the Eel delta and Lower Eel up to its confluence with the South Fork Eel; the Van Duzen upstream of its confluence with the Lower Eel; the region between the lowest five miles of the Mad River and the northern end of Humboldt Bay; the Mad River ten miles upstream of its mouth; the downstream ends of the Elk River, Salmon Creek, and Freshwater Creek (on the Eureka Plain (NR&HR page 11-9 through 11-10 provides a narrative description of the flood zones within each Humboldt County watershed). Construction is allowed within the 100-year flood plain as long as the minimum flood elevation is at least one foot above the flood elevation. Humboldt County participates in the regulatory program to have flood insurance made available to the public and applies Design Floodway or Flood Plain zoning classifications to areas within flood prone areas in order to prohibit structures and uses that may endanger life and property or limit the carrying capacity of the flood area.

The County maintains Streamside Management Areas (SMAs) to protect sensitive fish and wildlife habitats and to minimize erosion, runoff, and other conditions detrimental to water quality. These areas are corridors paralleling blue line streams identified on USGS topographic maps and significant drainage courses identified under CEQA. SMAs are identified throughout the County, and are present in and around the urbanized areas of the Humboldt Bay area such as the McKinleyville and Eureka areas (see NR&HR Figures 2-17a through 2-17c for maps of SMAs). The width of the SMA depends on whether or not the stream is perennial or intermittent; the width is 100 feet for perennial streams and 50 feet for intermittent streams. Development within the SMAs is very restricted and is subject to implementation of numerous mitigation measures designed to protect the habitat quality of the SMA.

### **Soils and Geology.**

Prime agricultural soils, areas with active faults, and areas with mapped historic landslides are considered constrained. Highly productive soils are found in the Mad River, Redwood Creek, Eel River Deltas, Humboldt Bay, as well as other areas provide the basis for Humboldt's significant agricultural resources (see NR&HR Figures 4-2a through 4-2c). Prime agricultural lands are found primarily in the river flood plains and deltas identified above and are protected through conservation policies in the General Plan and through the application of the Agricultural Exclusive General Plan designation and Zone classifications.

The offshore and coastal regions of Humboldt County contain one of the most geologically complex areas in California. Three major faults, including the San Andreas, the Mendocino fracture zone, and the southern end of the Cascade subduction zone, all meet in what is known as a "triple junction." The major systems are:

- San Andreas Fault, located off-shore and south of Cape Mendocino;
- Falor-Korbel (Mad River) Fault, which trends northwest-southeast through the central region of the county. Its northern end is on the coast near McKinleyville and the fault trace roughly parallels the Mad River; and,
- Trinidad and Big Lagoon Faults, which is located near Trinidad, extending northwest to the coast near Trinidad State Beach.

The Alquist-Priolo Special Studies Zones Act regulates development near active faults and prevents the construction of buildings used for human occupancy on the surface trace of active faults. The designated zone extends 200 to 500 feet on both sides of known active fault traces. According to the Act, no buildings intended for human occupancy may be constructed on or within 50 feet of an active fault trace. Development within an Alquist-Priolo zone is subject to a detailed geologic investigation. Alquist-Priolo zones are designated in the following areas (see NR&HR Figures 10-1a through 10-1c):

- Shelter Cove, along the San Andreas fault system;
- On the Falor-Korbel (Mad River) Fault zone passing through the McKinleyville area;
- Fortuna area;
- Trinidad, along the Trinidad fault extending northwest to the coast; and
- Arcata.

Slope stability, which is a major concern in the county, refers to the susceptibility of slopes to landslides. Heavy rains, grading, or earthquakes can trigger landslides. Other contributing factors are the type and structure of soils, slope steepness, water, vegetation, and erosion. Landslides resulting from ground shaking are most likely to occur on steep, unstable slopes. NR&HR Figure 10-4 shows general areas of slope instability and digital mapping of historic landslides can be viewed using the County Web GIS Housing Inventory Mapping.

### **Slope.**

As described above, slope is an indicator of susceptibility to landslides. Areas of steep slopes occupy a large portion of the county, including 775,203 acres in the 30 – 50 percent range and 531,179 acres with over 50 percent slopes. Due to the topography of Humboldt County, areas of steep slopes generally occur throughout the County and can occur adjacent to gulches, streams, and bluffs in relatively flat areas. The county requires that subdivisions maps show building sites with slopes less than 15 percent for all parcels, and building permit applications must include a soils report prepared by an engineer when slopes are equal to or greater than 15 percent. For the purposes of the Housing Inventory, slopes in excess of 30 percent are considered undevelopable. NR&HR Figures 10-3a through 10-3c show percent slope throughout the County. Slope affecting individual parcels can be viewed using the County Web GIS Housing Inventory Mapping.

### **Calculation of Development Potential**

Parcels that have been evaluated for residential development potential are those that are located within the unincorporated area, not owned by a public agency, and are either zoned for residential uses or are zoned for another use, such as mixed use, but allow residences. The Humboldt County GIS system assigns a total acreage value to each parcel in the County. The environmental constraints described above are applied to each parcel and the portions of the parcels affected by the environmental constraints are identified as “constrained acres.”

Net developable acreage for each parcel is calculated by subtracting environmentally constrained parcel acres from total acres. In the Housing Opportunity Zones, net developable acres is then multiplied by the mid-point density of the zone (the average number of dwelling units permitted per net acre of land, as measured in terms of acres per dwelling unit) to estimate the housing inventory. Outside Housing Opportunity Zones, net developable acres is multiplied by the low end of the density range to estimate the housing inventory. The assumptions used in calculating development density vary depending upon factors such as whether or not the parcel is vacant or developed or if water or wastewater service is available.

Development potential of each site is reduced by the potential environmental constraints described above. The amount of undevelopable acreage may negatively impact feasibility and financially preclude or constrain development of some sites. On any given site, the constrained acres are assumed to be left as open space, so with more constrained acres, parcels are larger and more expensive.

Financial feasibility of development on affordable housing sites is more impacted by potential environmental constraints. The profit margins for affordable housing developers are typically smaller than above moderate income housing developments, so any additional land costs to accommodate potential environmental constraints is a burden. Lower income households are less likely to be able to afford additional costs for engineering, construction techniques, and materials needed to overcome mapped environmental constraints, so they can be barrier to development of lower income housing. For instance, homes have recently been permitted on slopes greater than 35% with relatively expensive engineering, construction techniques, and materials, which would be unavailable to lower income households.

Sites for development of above moderate income housing is less likely to be impacted by mapped environmental constraints because above moderate income households are less likely to be financially constrained or precluded from developing a site.

Of course other site characteristics in addition to the mapped environmental constraints described above influence development potential. Parcel size, availability of services, and existing improvements all affect development potential. Along these lines, the following assumptions were used in calculating development potential. (These assumptions are not intended to establish new policy, they merely reflect the criteria considered for placing parcels into the land inventory).

### **Vacant Developable Parcel Assumptions**

- (1) In areas with water and sewer service, parcels must have at least 2,500 square feet of developable area to have development potential.
- (2) In areas with water service, the assumed density is 1.0 acre per dwelling unit. Parcels must be at least one (1) acre in size to have any development potential.
- (3) In rural areas, where municipal water or wastewater service is not available, the maximum density is 2.0 acres per dwelling unit, and parcels must be at least two (2) acres in size to have any development potential.

### **Lots where constrained acres are greater than open space requirements**

In their August 5, 2010 letter to the County, HCD required the County analyze the impacts of undevelopable acreage on project feasibility and cost where undevelopable acreage exceeds open space requirements.

In response to this comment all of the lots in this category are withdrawn from the inventory for the current planning period (the "RHNA" inventory) with eight exceptions in the Affordable Multifamily Housing Inventory where site specific analysis for each of these properties presented later in this chapter presents evidence on project feasibility and cost, demonstrating how housing could be built on these properties.

### 8.12.22 Description of the Parcels In the Land Inventory

The size of the properties in the residential land inventory is provided in the following table. The table shows the 5+ acre category has slightly more than half of the total development potential (5359 units). The 2 – 5 acre category also has significant development potential (518 units), as does the category with the smallest parcels, those less than ¼ acre in size (1,308 units).

**HOUSING ELEMENT APPENDIX TABLE – Z11.** Development Potential (Units) and Developable Acres by Size of Parcels and Zoning Group in the Residential Land Inventory

Parcel Size	Zoning Group				Total
	RE	RL	RM	RR	
0 - 0.25 ac. (units)	21	1,015	271	1	<b>1,308</b>
(acres)	3	142	33	1	<b>179</b>
0.251 – 0.5 ac. (units)	21	122	66	1	<b>210</b>
(acres)	8	41	5	1	<b>54</b>
0.501 – 1.0 ac. (units)	26	55	53	1	<b>135</b>
(acres)	19	35	6	1	<b>61</b>
1.01 – 2.0 ac. (units)	53	81	176	14	<b>324</b>
(acres)	74	53	16	22	<b>165</b>
2.01 - 5 ac. (units)	67	74	292	85	<b>518</b>
(acres)	187	41	40	299	<b>566</b>
5+ ac. (units)	129	1,448	464	672	<b>2,713</b>
(acres)	942	1,180	177	19,922	<b>22,221</b>
<b>Total (units)</b>	<b>317</b>	<b>2,795</b>	<b>1,322</b>	<b>774</b>	<b>5,208</b>
<b>(acres)</b>	<b>1,234</b>	<b>1,491</b>	<b>277</b>	<b>20,244</b>	<b>23,246</b>

Source: Humboldt Planning and Building Department, 2019

#### *Development Potential in the Shelter Cove Area*

Development potential in the Shelter Cove area was lowered in response to HCD's comments. The number of units permitted between 2014 and 2019 was 14; the land inventory now assumes the same level of development in the Shelter Cove area during the timeframe of this Element. This reduces development potential in the land inventory by more than 1,100 units.

#### *Development Potential on Parcels Zoned Residential and Agricultural or Timber*

While there are several sites in the inventory with a split residential/agricultural/timber zoning, the inventory does not include the development potential of the resource lands portion zoned Timber Production Zone (TPZ) or Agricultural Exclusive (AE). The following table lists the parcels with AE and TPZ zoning. It shows the inventory contains 16 split zoned parcels with AE or TPZ zoned areas. A total development potential of 303 units is assigned to these parcels in the land inventory on 387.4 residentially zoned acres.

**HOUSING ELEMENT APPENDIX TABLE - Z12.** Acreage and Development Potential in the Residential Land Inventory for Split-Zoned Residential / AE / TPZ Parcels

Zoning	APN	Total Units	AE/TPZ Acres	Residential Acres	Total Acres
AE-40;AG;TPZ	30702121	4	85.9	57.1	143
AE-40;R-1-B-2/GO	30703152	1	68.5	7.6	76
AE-60/F,T;RS-5-M/F,W	30120114	1	0.4	0.7	1
AG;TPZ	50401101	1	5.9	3.1	9
AG-B-5(5);TPZ	20223120	1	0.2	16.1	16
FR-B-5(40);TPZ	10801119	1	5.0	5.5	10
	22028213	1	78.0	49.0	127
	22117101	1	27.9	7.5	35
	31510217	1	7.1	33.1	40
R-1*/P,R,GO;TPZ	01707203	73	5.5	11.7	17
	01707307	152	3.4	22.1	26
R-1*;AG;AE;AE-40	30504152	3	106.8	14.2	121
R-1*-P/GO;AE-60	30501101	4	25.7	132.0	159
R-3-Q+	01703214	46	19.0	15.0	34
RS-B-5(5);TPZ	22306107	1	5.8	9.2	14
<b>Total</b>		<b>291</b>	<b>445.1</b>	<b>383.9</b>	<b>828</b>

Source: Humboldt Planning and Building Department, 2019

It is reasonable to expect the residential portion of properties will be developed during the timeframe of this Element. During the timeframe of the 2003 Element, there were eight (8) subdivisions of split-zoned properties with residential and AE or TPZ zoned areas. These subdivisions created 47 lots for new homes. There were also building permits issued for nine (9) homes on split-zoned properties with residential and AE or TPZ zoned areas during this same time period.

The AE and TPZ zoning has little or no effect on achieving the residential development potential on these lots. While a subdivision of the AE/TPZ zoned portion of the site would not likely be supported, there are several simple ways to avoid subdividing the AE/TPZ portions. One way would be to design the subdivision in such a way that the AE/TPZ portion is all contained on one of the residential lots being created.

Another technique would be to include in the project a lot line adjustment with a neighboring AE/TPZ zoned property such that the AE/TPZ portion is combined with adjacent similarly zoned property. Still another way to achieve all the residential development potential would be to configure the subdivision to place all of the AE/TPZ zoned property on a separate parcel, and protect it for resource production by entering into a conservation easement with the County.

### Moderate and Above Moderate Housing Land Inventory

The residential land inventory for moderate and above moderate income housing identifies enough suitable sites to meet the County's projected housing needs for those two income levels. The table below summarizes the residential land inventory in terms of affordability by zoning group, and shows how many units are accommodated for each income level. Parcel specific information is contained in Attachment I to this report, and maps are on the County's website ([gis.co.humboldt.ca.us](http://gis.co.humboldt.ca.us)). The inventory has been updated to reflect new residential development information from services districts regarding the capacity of public water and sewer, new mapping information, and other site-specific information.

### Residential Land Inventory Summary

<b>HOUSING ELEMENT APPENDIX TABLE – Z13a. SITES FOR ALL INCOME CATEGORY: Development Potential by Size of Parcels in the Affordable Housing Residential Land Inventory</b>					
<b>Zoning Group</b>	<b>Dev. Acres</b>	<b>Potential Units (Gross)</b>	<b>Parcel Count</b>	<b>Potential Units for Current RHNA (Net)</b>	<b>Affordability</b>
Rural Residential (RR)	12,715	798	734	747	747 above moderate
Rural Residential properties added by the GPU (RA)	5,061	613	162	162	162 above moderate
Residential Estates (RE)	897	430	220	305	305 above moderate
Residential Low Density (RL)	953	3,232	1,261	2,009	1,873 above moderate 136 moderate
Residential Multifamily (RM)	158	1,438	295	965	77 moderate 888 very low/low
<b>Total</b>	<b>14,723</b>	<b>5,898</b>	<b>2,510</b>	<b>4,188</b>	

Source: Humboldt County Planning and Building Department, 2019

The above table shows the County has sites in the residential land inventory to accommodate its projected future housing needs of 1,413 units.

### Affordable Housing Land Inventory

According to state law, sites needed to meet the needs of lower income households must be one (1) acre in size or larger, planned and zoned for a density of 15 units per acre or more, with public water and sewer services available. This standard is described more fully in Standard H-S11 (Standards for Low Income Sites in the Residential Land Inventory).

The table below shows the development potential on multifamily zoned properties (RHNA allocations for extremely low, very low and low income) which meet the criteria of H-S11, stated above. The third column from the left (USA) refers to "Urban Study Area". Urban service study areas are areas where sewer and water exist or may be feasible to provide. All of the proposed multifamily parcels are within urban service study areas.



Upon approval and adoption of the Housing Element, and within 30 days, a copy will be circulated to all community service district providers to remind them of the obligation to prioritize affordable housing development.

Properties included in the affordable housing inventory are close to urban areas and have available dry utilities (shown in the far right column of Table Z13). Electrical transmission, phone and cable services are normally required as part of subdivision approval and development in urbanized areas. PG&E serves all of Humboldt County for electricity and gas. Phone Companies in Humboldt are:

- AT&T – [www.att.com](http://www.att.com) - Central and Northern Humboldt
- Frontier – [www.frontier.com](http://www.frontier.com) - Ferndale, Petrolia, Honeydew (networked/administered out of Central Valley)
- Frontier – [www.frontier.com](http://www.frontier.com) - Orick (networked/administered out of Oregon, formerly Verizon West Coast)
- Verizon California – [www.verizon.com](http://www.verizon.com) - Eastern Humboldt and Southern Humboldt

Parcels included in the affordable housing land inventory for the previous element (nonvacant sites) or the previous two elements vacant sites) are subject to minimum densities as set forth in GOV 65583.2(c)(3)(B)(i). For Humboldt County, a nonmetropolitan county that has a micropolitan area, the minimum is at least 15 units per acre. All the parcels in the affordable housing land inventory allow at least 15 units per acre (see Table Z13b).

Further analysis of development potential is required by GOV 65583.2(g)(2) if the land inventory relies on more than 50% nonvacant sites to meet its RHNA allotment for lower income sites. The affordable housing land inventory contains potential for 802 units, of which 355 occur on nonvacant parcels. A potential 513 units occur on vacant sites. The RHNA allotment for lower income housing in the unincorporated county is 404 units for this cycle. Therefore, there are enough vacant sites to fulfil the RHNA allotment.

**HOUSING ELEMENT APPENDIX TABLE – Z13b. LOWER INCOME SITES. Realistic Capacity of Parcels in the Affordable Housing Residential Land Inventory**

APN	Existing Use	Urban St. Area	Acres	Dev. Acres	Zoning	Allowed Density	General Plan Desig.	Realistic Cap. (Dev. Pot.)^	# Prev. Elem.	Infrastr. Capacity	Dry Utilities	Onsite Constraints	Owner Interest
015111008 ‡	vacant	MRT	6.4	1.6	R-4		RM	18	2	Avail.	Yes	Co. owned	yes
016112010 ‡	existing SFU	MRT	2.3	1.3	R-3-Q	30	RM	32	1	Avail.	Yes	improv.	yes
016261002	vacant	MRT	0.6	0.6	RM-30-Q	30	RM/CG	15	1	Avail.	Yes	none	yes
017032014 ‡	vacant	HUM	23	2.9	R-3-Q	16	RM	46	2	Avail.	Yes	HCS D annex	yes
019041009 ‡	existing SFU, split-zoned	HUM	9.5	3.7	R-3-Q	16	RM	58	1	Avail.	Yes	none on dev. ac.	yes
077302002 ‡	existing MH, split-zoned	RED	1.3	1.3	R-3-Q	16	RM	19	1	Avail.	Yes	slope, not on dev. ac.	yes
302021003 ‡	existing SFU, split-zoned	HUM	2.3	1	R-3-Q	16	RM	23	1	Avail.	Yes	none on dev. ac.	yes
305101045 ‡	vacant	HBH	3.7	3.3	R-15	15	RM	49	2	Avail.	Yes	minor slope; coastal	
305111013	vacant	HBH	1.8	1.7	RM-15	15	RM	18	1	Avail.	Yes	minor	
306381007 ‡	improved	HBH	4.0	1.9	R-3-Q	30	RM	30	1	Avail.	Yes	slope; coastal zone	yes
401031069	vacant indus.	SAMOA	16.7	2.9	RM	30	RM	80	1	Avail.	Yes	environ.; coastal comm. approved	yes
508232004 ‡	existing SFU, split-zoned	MCK	1.7	1.7	R-3-Q		RM	17	1	Avail.	Yes	earthquake fault	yes
508251055	vacant	MCK	11.2	6.3	R-3-Q	16	RM	100**	1	Avail.	Yes	wetland adjacent	yes
508401011 & other parcels ‡	vacant	MCK	33.3	19.1	R-3-D	16	RM	100**	2	Avail.	Yes	none	yes
509151028 ‡	existing SFU, split-zoned	MCK	25.3	2.8 2.3	R-3-Q	16	RM	36	1	Avail.	Yes	wetland; improv.	yes
510101020 ‡	improved	MCK	4.5	3.9	R-3-Q	16	RM	61	1	Avail.	Yes	none	yes
510132031 ‡	improved	MCK	57.4	38.5	R-3-Q	16	RM	100**	1	Avail.	Yes	wetlands	yes
<b>Total</b>								<b>802</b>					

\*\*The development potential on these sites is reduced to 100 units to meet the limits imposed by H-IM17 (Affordable Multifamily Housing Land Inventory).

\*\*\* "Urban Service Study Area", where sewer and water exist or is feasible in planning period.

^ Realistic capacity is equivalent to development potential, pursuant to Gov. Code §65583.2(c)(3)(B)(i); see Glossary for details.

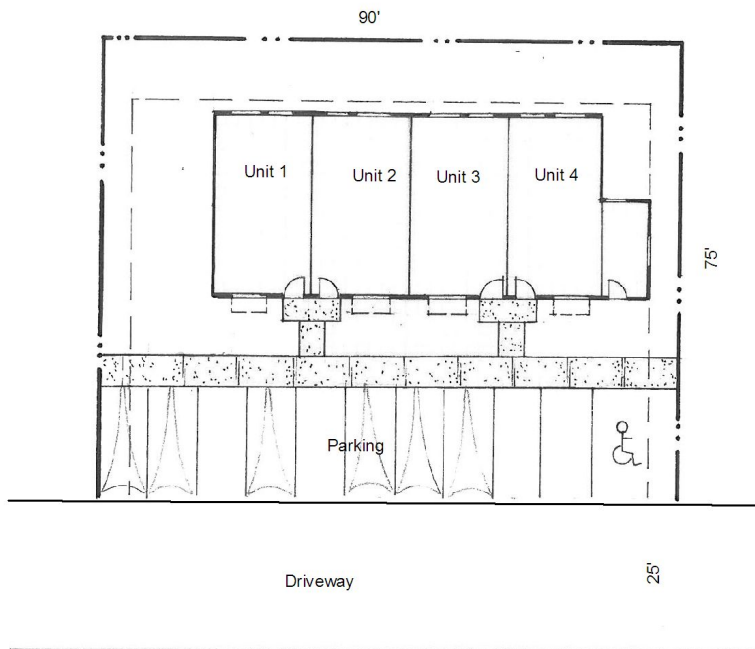
‡ Denotes parcels subject to by right zoning housing developments with units affordable to low income households: See Chapter 8, implementation measure H-IM73.

The following pages demonstrate the appropriateness of these sites. Program H-IM15 ("Facilitate Development of Sites in the Affordable Housing Land Inventory") commits to specific plan development, further lot subdivision, or other actions to facilitate development of housing for lower income households on properties in the Affordable Housing Land Inventory.

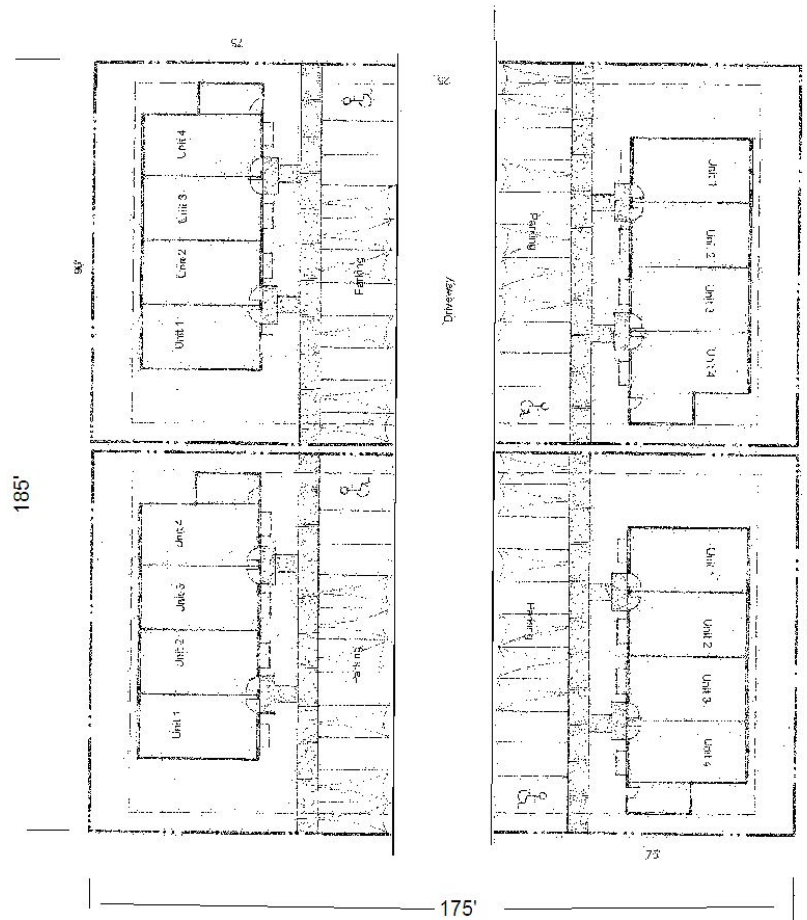
**Typical Multifamily Site Plans**

For the properties rezoned to multifamily through 2009 Housing Element H-IM17, it is assumed they may be developed with four-plexes, 8 plexes, or 16-plexes. The typical site plans shown below are used to demonstrate the feasibility of developing multifamily housing on each H-IM17 site.

**HOUSING ELEMENT APPENDIX FIGURE - 12. Typical Site Plan for a 2-Bedroom Four-plex Including Setbacks, Yards, & Parking**



**HOUSING ELEMENT APPENDIX FIGURE - 13. Typical Site Plan for a 2-Bedroom 16-plex Including Driveway, Setbacks, Yards, & Parking**



**Development of Split-Zoned Properties with Multifamily Housing**

Many of the parcels rezoned to multifamily through H-IM17 in the previous Housing Element have more than one zoning designation; in other words, they are split-zoned. Split zoning of property was requested by the property owners. They were interested in it because it provides an incentive for them to build multifamily housing on their property while at the same time allowing existing single family improvements to coexist alongside the new multifamily development. This mixed development approach was also of interest to property owners as a way to make the new multifamily development more compatible with the existing surrounding uses, thus creating a better fit for the neighborhood.

Between 2001 and 2010, the County issued 90 building permits for residential construction on properties with split zoning. A total of 138 new residential units were constructed under these building permits, including 48 units of multifamily housing.

Eight (8) of those multifamily units were constructed in 2012 APN 510-091-033 (Building Permit application #'s 30652 and 30653) at a density of approximately 20 units per acre. The parcel is split-zoned R-4 – Apartment Professional and C-2 – Community Commercial, and two-thirds of the property was already developed with commercial uses.

There are several ways the rezoned properties with split zoning may be developed with multifamily housing in the future. The following paragraphs describe the permit review process for each of these multifamily development scenarios:

*Multifamily Development Scenario 1:* Multifamily portion of the site is developed with multifamily housing with only ministerial building permits.

In this development scenario, the applicant would submit a building permit application for construction of multifamily housing, similar to permit applications #'s 30652 and 30653 described above. Like the site plans shown earlier, building plans would be required to show the proposed development meets Q-Zone requirements, and the other development standards of the R-3 zone shown in Table Z2 "Development Standards by Zoning District" and Table Z3 "Parking Requirements". The other development standards in the R-3 Zone described on page 57 would also apply.

Review of the multifamily building permit application would proceed according to the procedures documented earlier in Section 8.11.4. The review steps consist of an application check, project review, and building permit issuance.

The split zones that apply to the site would be considered independently. None of the multifamily zoned areas are also zoned single family, so the R-1 split-zoning would have no effect on multifamily development on the multifamily zoned portion of the site. Proposed revisions to H-IM42 earlier in this section clarify the independent character of the multifamily zoned portion of split-zoned sites in the Affordable Multifamily Residential Land Inventory.

*Multifamily Development Scenario 2:* Lot line adjustment to isolate the multifamily portion of the site on its own separate Assessor's parcel.

Under this scenario, property boundaries of the multifamily zoned property would be reconfigured with those of adjacent properties such that the multifamily zoned portion is entirely contained on a separate parcel. Then the multifamily parcel is developed with multifamily housing with ministerial building permits.

Like building permit applications, review steps of ministerial lot line adjustment applications includes an application check, project review, and application approval. There is also a 10-day appeal period just after the application approval step to allow the applicant to appeal the decision if they so choose, and there are conditions of approval such as recording of the new property descriptions at the County Recorder that is typically required before a building permit could be issued for the construction of multifamily homes on the property.

Table Y "Typical Fees for Planning Projects" on page 46 documents the average fees for lot line adjustments was \$834, and Table Z5 "Average Permit Processing Time 2001 – 2007" on page 62 documents the average processing time for lot line adjustments was 141 days. State law limits conditions imposed on lot line adjustments to those necessary to conform to the local general plan and zoning, to facilitate relocation of existing utilities, infrastructure or easements, or require

the payment of taxes. No tentative map, parcel map or final map may be required as a condition of approval (California Government Code (C.G.C.) §66412(d)).

Multifamily developments following lot line adjustments are considered “by right” developments according to the requirements of C.G.C. §65583 (c) (1) (A), which makes these sites eligible for inclusion in the Affordable Multifamily Land Inventory for the current planning period. While isolating the multifamily zoned portion through a lot line adjustment is not a requirement for developing multifamily housing on the rezoned sites, it may have practical benefits facilitating the sale and financing of multifamily developments.

*Multifamily Development Scenario 3:* Subdivision to isolate the multifamily portion of the site on its own separate Assessor’s parcel.

Under this scenario, the multifamily zoned property would be divided such that the multifamily zoned portion is entirely contained on a separate Assessor’s Parcel Number. Then the multifamily parcel is developed with multifamily housing with ministerial building permits.

The review steps for subdivisions are described on earlier in §8.11.4 this Housing Element Appendix. The review process for subdivisions shares the same application check, project review, and approval steps as lot line adjustments, but subdivisions have additional steps, including a public review and public hearing steps. Not surprisingly, subdivisions normally have higher fees than lot line adjustments, and review times for subdivisions are typically longer than lot line adjustments. Other subdivision requirements are described as well. It should be noted that the affordable multifamily subdivision would likely qualify for fee deferrals and fast track subdivision procedures, which could reduce subdivision costs and review times.

Multifamily developments following subdivisions are still considered “by right” developments according to the requirements of H-S12 and C.G.C. §65583(c)(1)(A) because they do not involve review of the multifamily use. Because they allow multifamily development by right, these sites are eligible for inclusion in the Affordable Multifamily Land Inventory for the current planning period even with a subdivision.

Isolating the multifamily zoned portion through a subdivision is not a requirement for developing multifamily housing on any of the rezoned sites<sup>6</sup>. However, isolating the multifamily zoned portion may have practical benefits facilitating the sale and financing of multifamily developments. It may also make the multifamily development more feasible because it would not be burdened by any existing improvements or undevelopable acreage; these would all stay with the R-1 or commercial zoned area. In other words the cost of the land in the development equation is lower than if a developer has to buy a parcel with unusable open space or an improvement.

And the cost of subdivision is substantially less than what a developer of multifamily housing would have to factor into his equation for land cost on a vacant parcel. With these multifamily rezones, where the rezoning was done with the owner’s approval, the owner stands in the equivalent position as a developer, and their “cost of land” is much less since all they have to pay for is subdivision rather than acquisition.

Since a high percentage of the new properties in the Affordable Multifamily Housing Land Inventory are split-zoned, a program was added to monitor the development of these sites, and

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<sup>6</sup> The Samoa Town property was merged and then re-subdivided prior to multifamily development consistent with conditions of approval from the Coastal Commission.

if needed, to revise the zoning to better encourage development of multifamily housing on the sites.

### **Feasibility of Multifamily Development on Sites with Existing Improvements**

With each multifamily development scenario described above, other uses are still allowed on the balance of the property not rezoned to multifamily. Single family homes on the single family zoned portions of the properties could be used, maintained, and even added on to in the future with ministerial building permits as if the property was not split-zoned. And for the McKinleyville City Center and Nursery Way parcels split-zoned commercial, commercial uses would be allowed on the balance of the property as if the property was not split-zoned. Proposed revisions to H-IM15 clarify the County's position on this matter.

The site specific analysis presented later in this section shows the location of the potential future multifamily development in relation to the existing development on the properties. The analysis shows the existing development can remain intact when the new multifamily development occurs. This is a different scenario compared with most redevelopment projects, where normally the existing improvements must be demolished or significantly altered to make it feasible to develop the new multifamily structures. With these rezoned properties, no demolition will be required to accommodate the new multifamily development. This makes the new multifamily development more feasible economically because the value of the existing improvements will remain even after the new multifamily development occurs.

Split-zoned parcels with existing uses provide additional funding options for multifamily development not available on other properties, making them more feasible economically. For instance on a split zoned commercial property with existing commercial uses, the commercial uses provide a revenue stream that could be used in financing multifamily development on the property. Similarly, existing single family improvements on split-zoned single family property have considerable value which may be used as collateral to help fund multifamily development on the property.

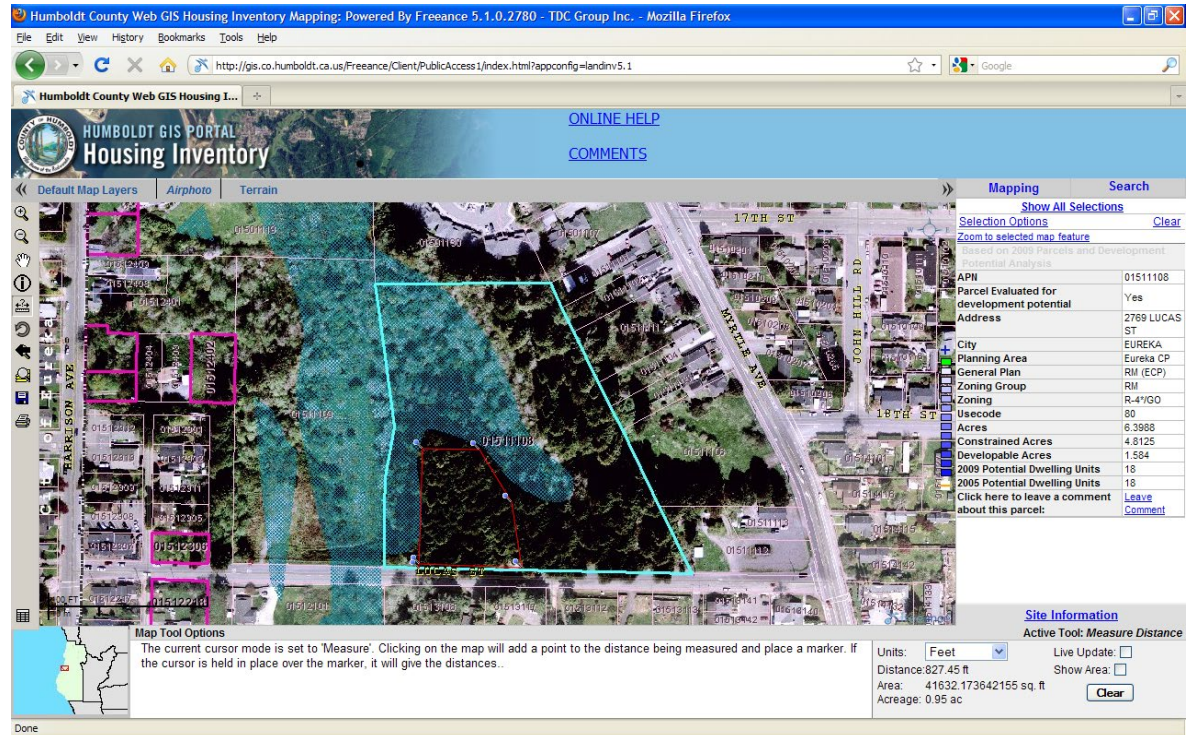
### **Valuation of Open Space on Properties with More Open Space Than Required**

Some of the rezoned properties have more undevelopable area than would be required open space by the zoning ordinance. Based on recent appraisal information on file with the Department, open space is typically valued at between \$10,000 and \$25,000 per acre. On the property off of Sutter Road in McKinleyville (APN 509-151-028), the undevelopable open space above the open space requirements is 4.6 acres, which adds between \$46,000 and \$115,000 to the appraised value of the property. The minimum development potential for this property is 36 units, so the per unit value of the open space is estimated at between \$1,277 and \$3,194. Given that a new multifamily development of 36 units on the property is expected to cost several million dollars, the relatively low cost of the extra open space on the property is not likely to negatively impact the feasibility or otherwise constrain multifamily development on the site.

### **Site Specific Analysis of Rezoned Properties**

The discussion and figures on the following pages describe each of the properties in the Affordable Housing Land Inventory. They are presented in the order of their Assessor's Parcel Numbers, with the smallest APN's first.

## HOUSING ELEMENT APPENDIX FIGURE - 17. Parcels in the Affordable Housing Land Inventory APN 015-111-008



APN 015-111-008 Discussion: This parcel is currently owned by the County, which has been reviewing alternatives for development of multifamily housing on the site for several years. A consultant prepared a site plan for a transitional housing facility on the site for 24 households. In January 2018, the Board of Supervisors authorized the sale of the parcel and stipulated that the sale proceeds are to go to a trust fund for an affordable housing project. The County is now working resolve an existing structure encroachment issue from the adjoining property, and will then sell the property. The sale proceeds would be available to match Local Housing Trust Fund program (LHTF) funds.

The site has no existing improvement value. It is zoned R-4 with a 6,000 square foot minimum parcel size. Mapped environmental constraints described earlier in this section apply to the parcel as shown on the above figure. The mapped environmental constraints are shown in blue hatching. The developable portion of the site is shown in red outline with light blue push pins at the corners.

The parcel is within the Myrtle town USA, which has capacity for serving future development, although improvements to the system are required as described later in this section. It has been assigned a development potential of 18 units based on the midpoint density.



**HOUSING ELEMENT APPENDIX FIGURE - 15. Parcels in the Affordable Housing Land Inventory, APN: 016-112-010**



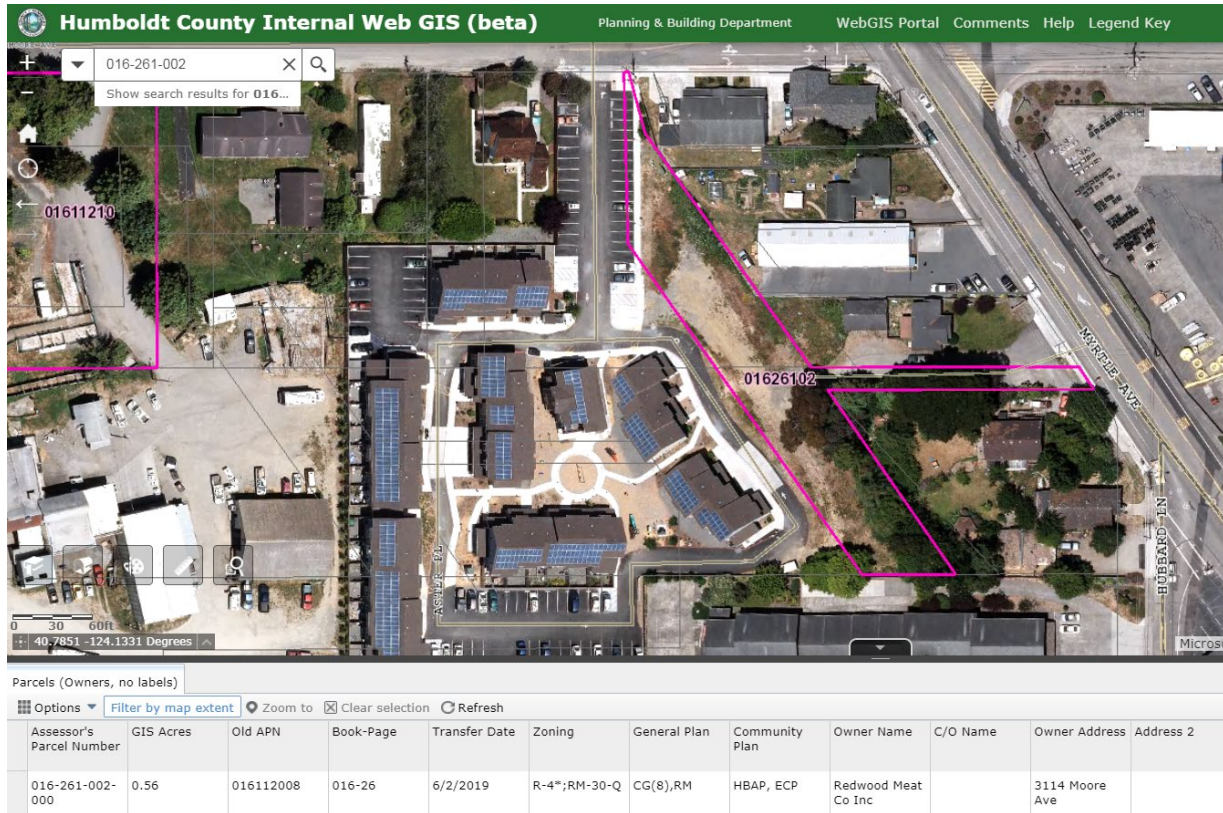
The red polygon in the above aerial photo represents the multifamily zone boundary on the Redwood Meats site. The table below summarizes the development potential under the multifamily zoning.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
016-112-010	3000 MOORE AV, EUREKA	2.50	1.3	32	51

Access to the property from Moore Avenue is available along the frontage of the property. Moore Avenue is a county maintained road which was recently improved with curbs, gutters and sidewalks.

The property was recently developed with a single family residence, which was approved prior to the rezoning of the property to multifamily. Based on the assessment of a local developer who recently built an affordable 39 unit multifamily project in conjunction with the property owner (DANCO), the possible development scenario shown in the above image showing a development potential of 32 units on this property is realistic even with the existing single family residence. According to DANCO, a 32 unit multifamily project on the property would also be financially feasible even with the existing single family residence. The newly constructed single family residence cost approximately \$125,000 to build, which is a small fraction of the overall cost of a new 32 unit multifamily project. The property owners have expressed an interest in partnering with DANCO to construct multifamily housing on the property in the future.

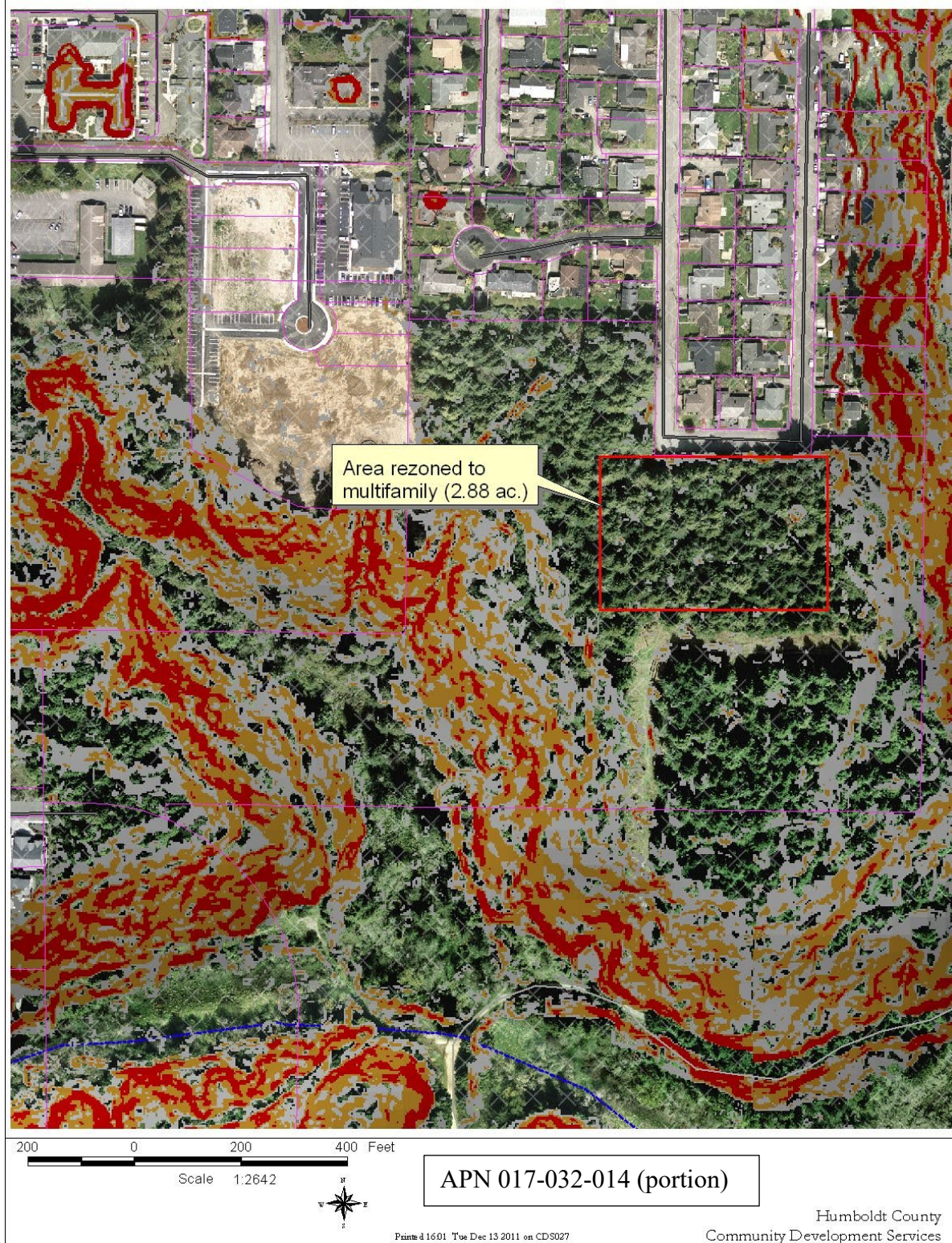
**HOUSING ELEMENT APPENDIX FIGURE - 17. Parcels in the Affordable Housing Land Inventory  
APN 016-261-002**



APN 016-261-002 Discussion: This parcel was the subject of an approved lot line adjustment and planned development that will result in the construction of 15 new a multifamily units deed restricted to be affordable to very low income households for a period of 30 years or more. The developed portion west of this parcel has been separated onto an independent lot (APN 016-261-001). The site has no identified environmental constraints. The site is generally regular and open, with good access to the north and south. The site is located in a developed area with easy access to services. Total developable area is 0.6 acres.

The site is within the Humboldt Bay Coastal Zone Area Plan (HBCZAP). The site is zoned RM-30/Q (Multiple Family Residential – 30 units per acre/Qualified. Based on the approved plan and a density of 30 units per acre indicating 15 multiple family residential units on the 0.6 acres available for development, it is reasonable to assume the site would yield 15 new multiple family residential units in the time frame of the Element. The parcel meets the affordability requirements for low and very low income units.

**HOUSING ELEMENT APPENDIX FIGURE - 18. Parcels in the Affordable Housing Land Inventory, APN 017-032-014 (portion)**



The red polygon in the above aerial photo represents the multifamily zone boundary on the Green Diamond property. Multifamily residential uses are allowed by right within this area.

The image below shows how multifamily development could be accommodated on the site.

The following table summarizes the multifamily development potential for the site as shown in the above image.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
017-032-014	3300 BLOCK OF FREESE AVENUE, EUREKA	22.81	2.875	46	46

Some steep slopes are the only mapped physical constraints which apply to the property, although not in the multifamily zoned area. The earlier discussion of the Redwood Meats property demonstrates the County's track record of approving multifamily development adjacent to steep slopes.

Access to the property from Freese Avenue is available along the frontage of the property. Freese Avenue is a county maintained road improved to a width of 40 feet with curbs, gutters and sidewalks. The Subsequent EIR for the rezones documented Freese Avenue has adequate capacity for the increased development potential of the site.

One concern raised about the Freese Avenue property is that it is not within the service district boundaries of the Humboldt Community Services District (HCSD). The site is immediately adjacent to the service district boundary and within its sphere of influence. The provision of public services to the property is encouraged and anticipated in the development timing policies of Section 2630 of the Eureka Community Plan, which identifies it as an Urban Development Area "which feasibly can be served by community water and sewer systems".

Upon annexation of the property into the HCSD served area, immediate development of the multifamily portion of the site is feasible. The multifamily portion of the site could also be separated from the remainder through a lot line adjustment with an adjacent property under the same ownership. The Planning and Building Department recently certified 44 legally separate parcels also owned by Green Diamond that are connected to the Freese Avenue property (Case Number DS-11-07).

The lot line between APN 017-032-014 and one of the adjacent properties shown above could be deleted, and a new lot line added around the area zoned multifamily, creating a 2.875 acre property zoned entirely multifamily. This could be sold to a non-profit housing developer and developed with multifamily housing within the timeframe of this Housing Element.

**HOUSING ELEMENT APPENDIX FIGURE - 19. Parcels in the Affordable Housing Land Inventory, APN: 019-041-009**



The red polygon in the above aerial photo represents the multifamily zone boundary on the developable portions of the Abrahamsen property.

The white rectangles show the size and location of the future multifamily structures on the property; the dimensions reflect the sample building plans shown earlier.

The steeply sloped areas of the property are not included in the multifamily zone. Also, no wetlands mapped on the site are zoned multifamily.

The following table summarizes the multifamily development potential.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
019041009	4543 UNION ST, EUREKA	9.35	3.67	58	84

Access to the property from Union Street is available along the frontage of the property. Union Street is a paved county maintained road with adequate capacity for the increased development potential of the site as described in the Subsequent EIR for the rezones

As described above, there are considerable sloped areas on the property. All the potential development areas are located outside the areas with slopes of more than 30%. There are also mapped wetlands that occur on the property, although they do not apply to the multifamily zoned area.

#### Non-Vacant Sites Analysis

To demonstrate the unit capacity of the underutilized Abrahamsen site, the following analysis describes and explains the factors that make developing additional residential units feasible during the timeframe of the Element.

The photo of the Abrahamsen property provided earlier show an existing single family home on the property. The parcel has an assessed land value of \$48,976 with taxable improvements valued at \$7,220. The improvement to land value ratio for this parcel is 0.4, which is a relatively low ratio. Parcels with low improvement to land ratios are likely to be strong candidates for residential redevelopment.

Though this parcel is a strong redevelopment candidate for including the land area with current structures, the multifamily zone boundary is drawn to leave the existing improvements within the current single family residential zoning. Multifamily development may occur on the property with ministerial building permits. The new multifamily development could occur without having to demolish or otherwise alter the existing improvements on the site. This effectively removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

The County has numerous policies and programs to encourage development of multifamily housing on sites in the Affordable Multifamily Land Inventory. New multifamily development could occur on the rezoned properties while leaving the existing improvements intact; the County has an established track record of approving new multifamily units on properties with existing single family homes.

**HOUSING ELEMENT APPENDIX FIGURE - 18. Parcels in the Affordable Housing Land Inventory, APN: 077-302-002**



The red polygon in the above aerial photo represents the multifamily zone boundary on the developable portions of the Wilcox property. The image below shows how new multifamily



development could be accommodated on the site. The following table summarizes the multifamily development potential of the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
077-302-002	195 WEST COAST RD, REDWAY	1.34	1.34	19	27

#### Mapped Physical Constraints

The only mapped physical constraints on the Wilcox property is areas with steep slopes. The steep slopes will not affect the new multifamily development on the Wilcox property, because the area zoned multifamily is a portion of the property that is relatively flat.

#### Non-Vacant Site Analysis

Parcel 077-302-002 contains significant improvements. The assessed land value is \$57,651 with taxable improvements valued at \$78,406.

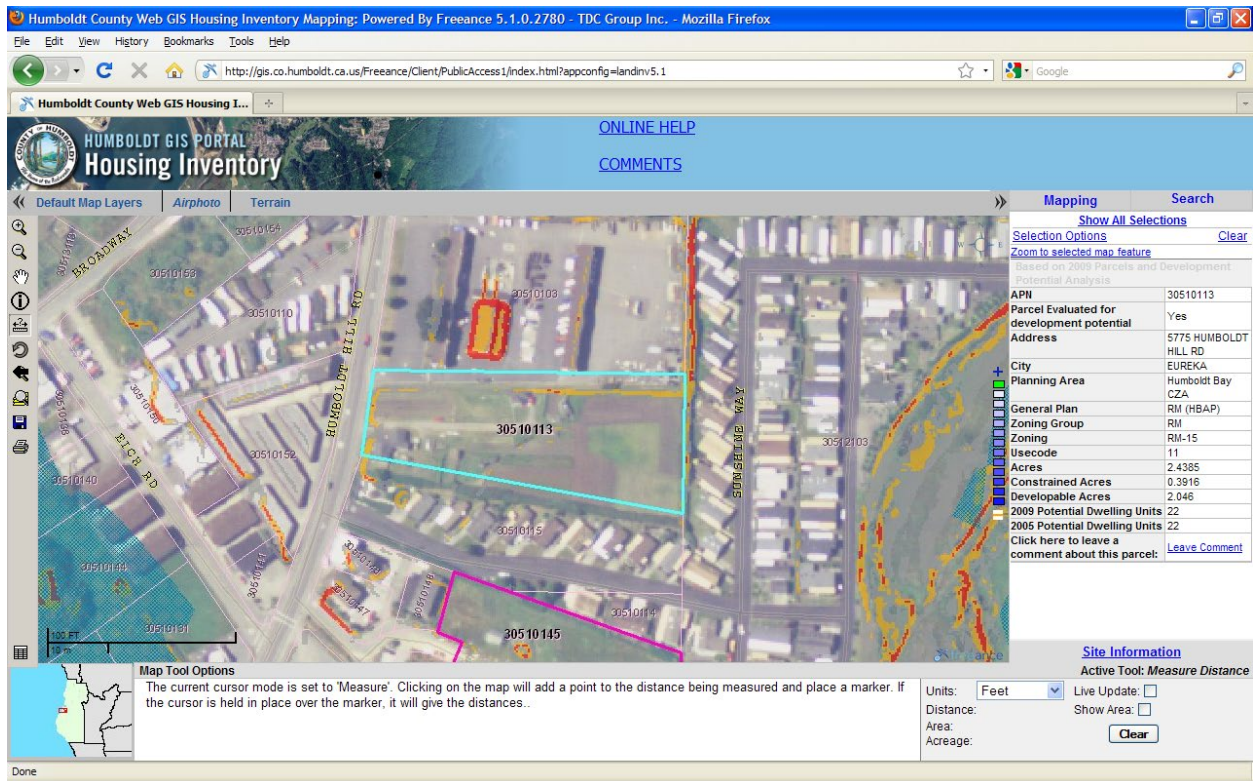
The improvements are planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvements within the current single family residential zoning. Multifamily development may occur on the property with ministerial building permits, and leaving the existing single family residence intact, which removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

Access to the Wilcox property from West Coast Road is available along the frontage of the property. West Coast Road is a paved county maintained road with adequate capacity for the increased development potential of the site as described in the Subsequent EIR for the rezones.

**HOUSING ELEMENT APPENDIX FIGURE - 22. Parcels in the Affordable Housing Land Inventory  
APN 302-021-003**

APN 302-021-003 Discussion: The property is 2.5 acres in size, and 1.5 acres are constrained by steep slopes. The site has good access to the north. The site is located in a developed area with easy access to services. The parcel was zoned to R-3-Q in 2011. At that time there was less than one acre of developable area. However, as part of a later building permit for 23 multifamily units the property owner submitted site-specific topographic and wetland studies which identified slightly more than one acre of development potential. Although this building permit was approved, it was cancelled by the developer in May 2019. A local Community Housing Development Organization (CHDO) is now looking to develop the site for multifamily units that will be affordable to low income households. Total developable area is 1.0 acres.

## HOUSING ELEMENT APPENDIX FIGURE - 21. Parcels in the Affordable Housing Land Inventory APN 305-101-013



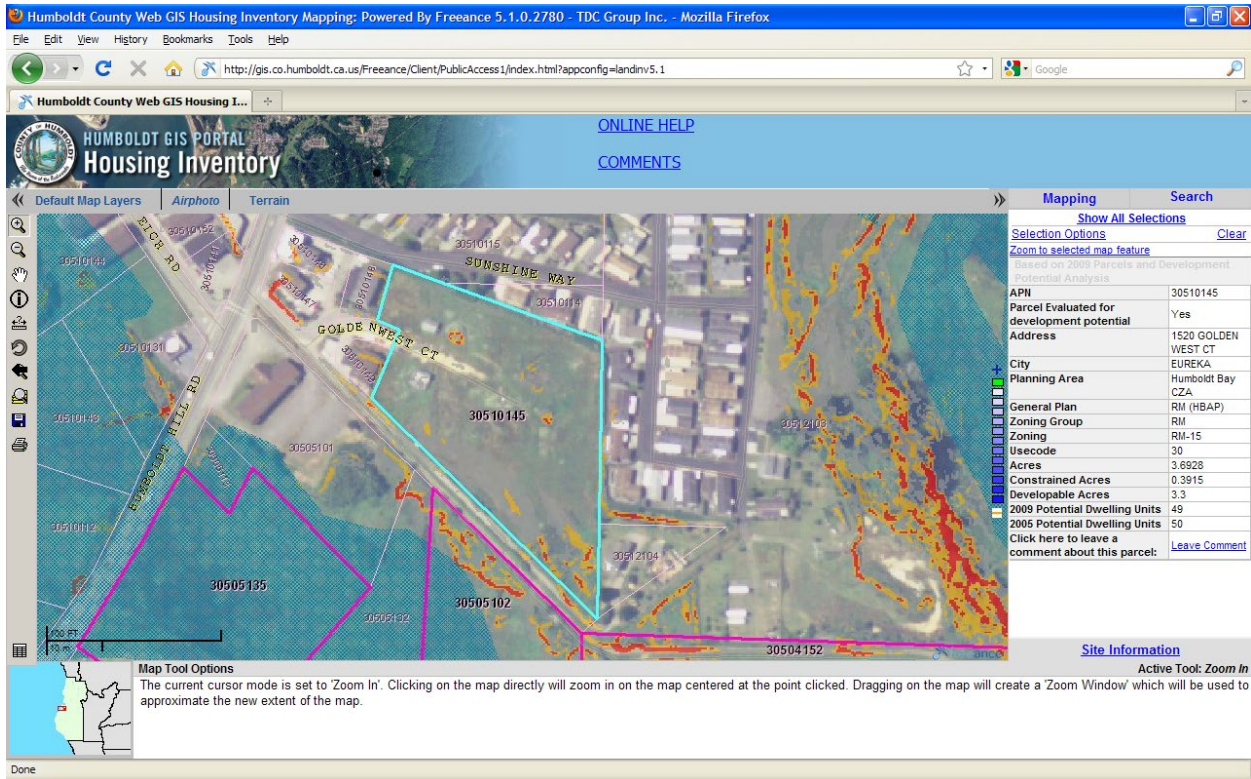
APN 305-101-013 Discussion: The below discussion of this parcel includes evidence showing how it may be included in the Affordable Housing Land Inventory. However, due to the \$37,000 of assessed improvements, it is not included in the affordable land inventory for the current planning period.

This site is in the Coastal Zone, and zoned RM-15, which allows up to 15 units per acre. Less than ½ acre is encumbered by mapped physical constraints as shown above, which leaves approximately two (2) developable acres.

There are existing single family improvements of \$37,000 which constrain development on the site as shown in the above aerial photo. However, given the low assessed value of the improvements, and their location in the corner of the lot, it appears the property could be redeveloped to the full development potential assigned by the land inventory (22 units). A minor subdivision could separate the existing improvements from the remainder of the parcel, the existing home could be remodeled and incorporated into the multifamily housing, or perhaps it could be moved to a vacant lot nearby.

The property is in the Humboldt Hill USA, which has no capacity constraints that would affect development potential on this site as noted in the discussion of infrastructure later in this section.

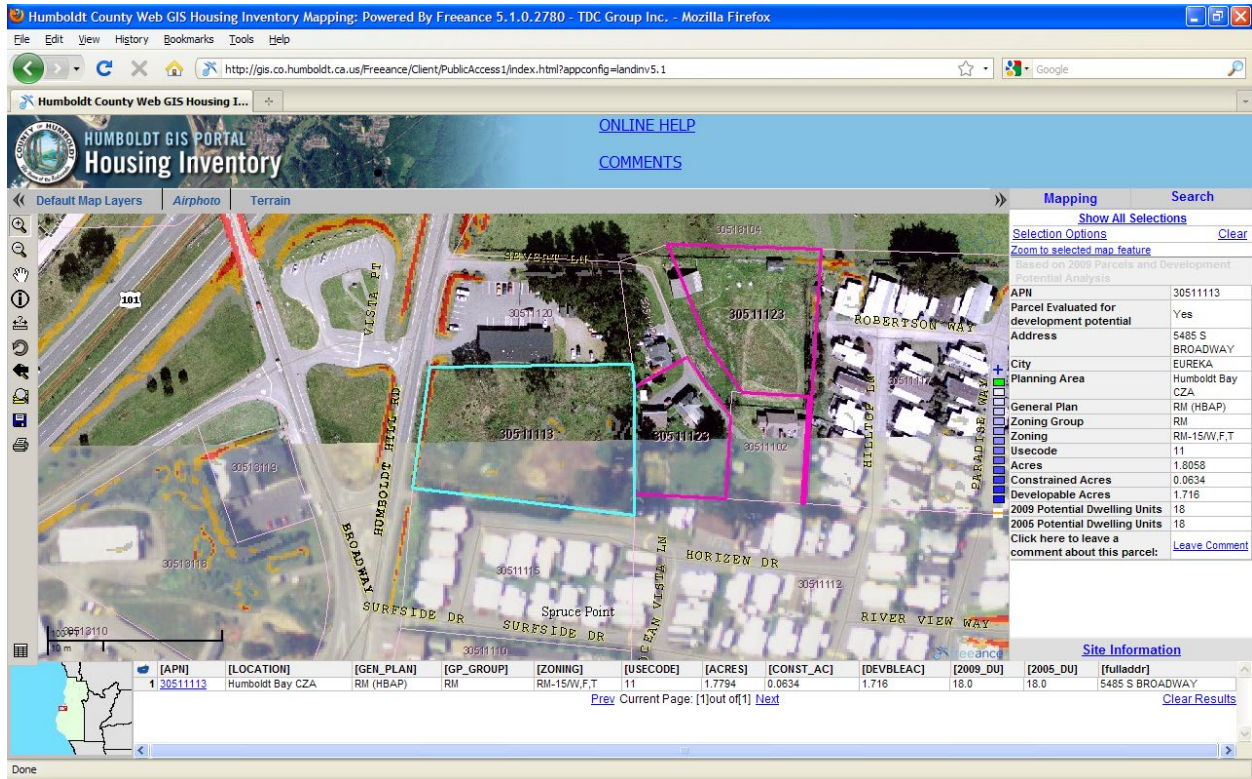
**HOUSING ELEMENT APPENDIX FIGURE - 22. Parcels in the Affordable Housing Land Inventory  
APN 305-101-045**



APN 305-101-045 Discussion: This site is near the previous one. It is also in the Coastal Zone, and zoned RM-15. Very little of the property has mapped physical constraints as shown above, and there are no improvements of any value. The 3.3 developable acres of the site will accommodate an estimated 49 units.

The property is in the Humboldt Hill USA, which does not presently have capacity constraints that might affect the development potential of the site as noted in the discussion of infrastructure later in this section.

**HOUSING ELEMENT APPENDIX FIGURE - 23. Parcels in the Affordable Housing Land Inventory  
APN 305-111-013**



APN 305-111-013 Discussion: This site is nearby the previous two (2) sites. It is also in the Coastal Zone, and zoned RM-15. A minor portion of the site has mapped physical constraints as shown above, and there are no improvements. Out of the 1.8 acres on the site, 1.7 are considered developable, and able to accommodate 18 units.

Like the two (2) previous sites, the property is also in the Humboldt Hill USA, which has no capacity constraints that would affect development potential on this site. (See further discussion later in this section.)

**HOUSING ELEMENT APPENDIX FIGURE 24. Parcels in the Affordable Housing Land Inventory, APN: 306-381-007**



The red polygon in the above aerial photo represents the multifamily zone boundary on the

developable portions of the Baker property.

The following table summarizes the multifamily development potential of the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
306-381-007	6483 PURDUE DR, EUREKA	4.00	1.875	30	30

**Mapped Physical Constraints**

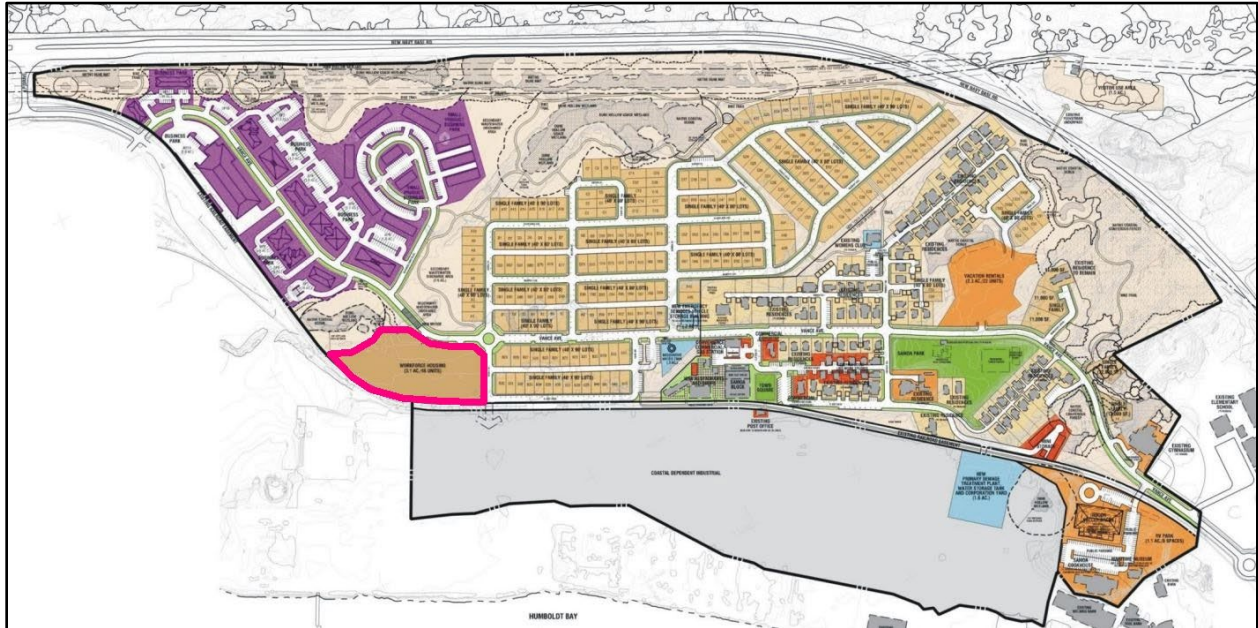
The only mapped physical constraints on the Baker property are steep slopes. No steep slopes occur on the portion of the site zoned multifamily. The coastal zone boundary runs diagonally across the property; the coastal zone is to the west. The multifamily zoned area does not include any portion of the property within the coastal zone, so it does not need to be certified by the Coastal Commission.

**Non- Vacant Sites Analysis**

Parcel 306-381-007 contains several improvements. The assessed land value of the parcel is \$69,943 and the taxable improvements are valued at \$101,253. The existing improvements are planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvements within their existing single family residential zoning. The existing single family residence may remain intact even after the new multifamily development occurs, which effectively removes any impediment to developing multifamily units on the site caused by the existing improvements.

Direct access to the property from Purdue Drive is available. Purdue Drive is a county maintained road. The Subsequent EIR for the project documented Purdue Drive has sufficient capacity for the increased development potential on the site.

**HOUSING ELEMENT APPENDIX FIGURE - 25. Parcels in the Affordable Housing Land Inventory  
Samoa Town Plan APN: 401-031-069 et. al.**

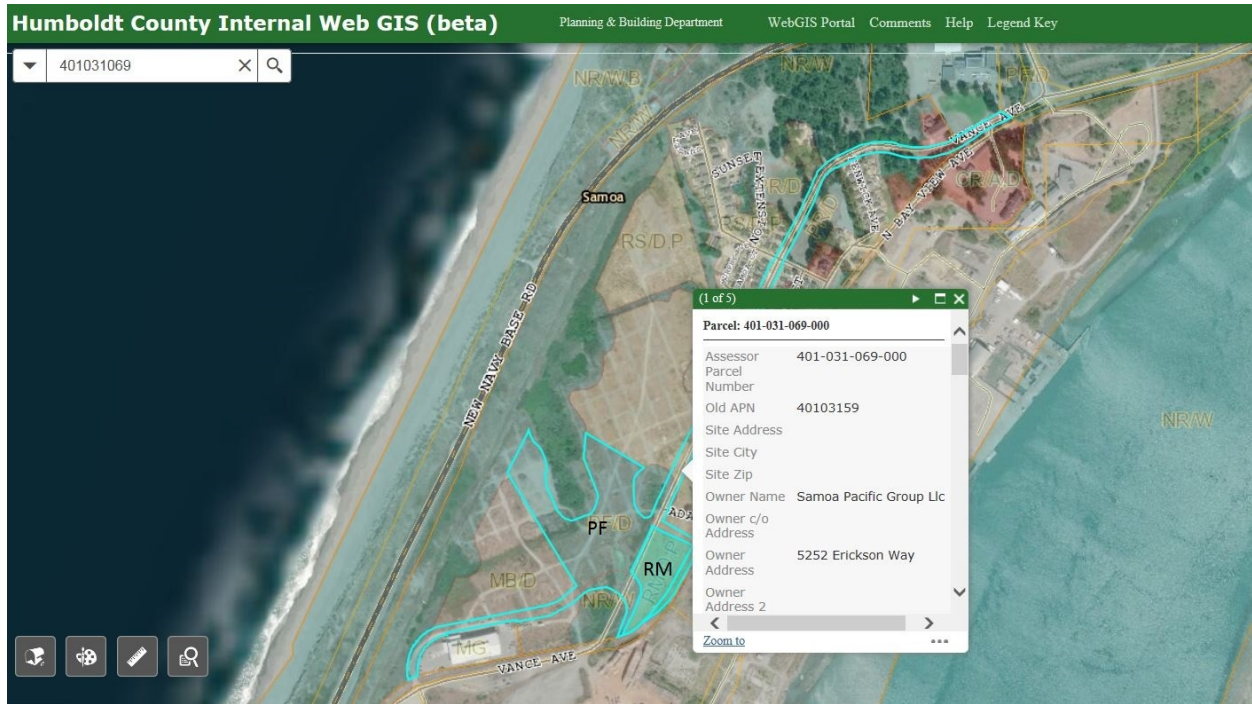


This parcel is part of the Samoa Town Plan property (outlined in black) which encompasses 145.7 acres on the Samoa peninsula. The figure above shows the approved plan for the entire property; the magenta polygon inside the boundary shows the area zoned multifamily (RM, 2.875 acres). An affordable housing project is planned and approved for this portion of the parcel. Under the original Coastal Development Permit, Conditional Use Permit, and Planned Development Permit the following were approved: 1) reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property; and a Special Permit for Design Review. The work will include sidewalk construction, shoulder widening and installation of underground utilities; 2) development of an eighty unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room; 3) construction of a water storage tank for domestic water and fire suppression for Samoa; and 4) construction of a new wastewater treatment and effluent disposal system for Samoa (The construction will be the first phase of a system that will be enlarged incrementally as new development progresses in Samoa). The project is phased, and is in progress.

Most recently, on February 21, 2019 applicants were approved for a Parcel Map Subdivision to divide a 18.88 acre parcel within the Town Plan boundary (irregular, blue in aerial photo below), into two parcels. One parcel is designated and zoned Residential Multifamily (RM in photo below) to be used for an affordable housing project and the Vance Road right-of-way, and the other parcel designated and zoned Public Facility (PF) will be used for wastewater treatment and possible on-land disposal.



**HOUSING ELEMENT APPENDIX FIGURE - 26 Multifamily Zone (RM), 2019 Subdivision 401-031-069 et. al.**



The project also includes modification of Coastal Development Permit CDP-16-064 to split the parcel and to add an option to revise the wastewater facility to utilize the ocean outfall and run a sewer line along Vance Avenue.

The following tables summarize the multifamily development potential of the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
401-031-069 et. al.	None assigned	145.7	2.875	80	80

APN	Plan & Zoning	Total Acres	Acres by Zoning
401-031-069 et. al.	RM, MC, MG, RL	145.7	2.875 ac.. RM 142.825 ac. MC, RL & MG

**Mapped Physical Constraints**

There are numerous mapped physical constraints on the Samoa Town Plan property including wetlands, dune habitat, tsunami hazards and flood hazards. The Coastal Commission evaluated the proposed multifamily zoning in light of all these constraints, and approved the entire development including 80 lower income units. All of the new multifamily development is deemed

feasible by the Coastal Commission. The property ownership includes a developer (the Danco Group) with a considerable track record developing affordable housing in the County.

The Town Plan site is 145.7 acres in size, and the multifamily portion of it is 2.875 acres. The non-multifamily portion of the site is 95% of the total acreage, which is considerably more than the open space requirements for the RM zone (40%). The property is comprised of several lots, and the multifamily portion has been isolated from the remainder of the property.

#### Non-Vacant Sites Analysis

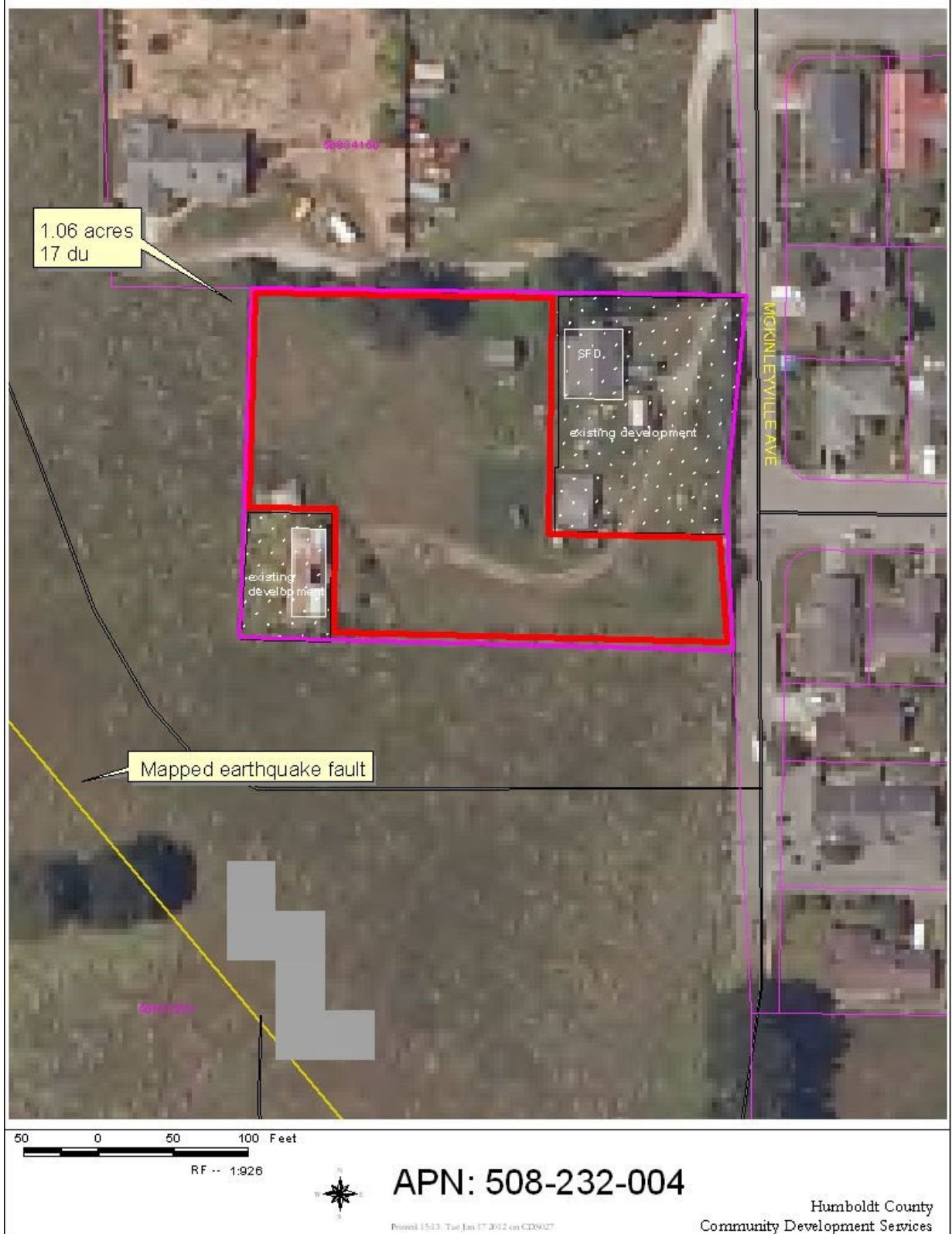
The Samoa Town Plan site has a combination of industrial and multifamily zoning. It has an assessed land value of more than \$2.5 million with over \$1.5 million in assessed improvements. The Town Plan site is comprised of several legal parcels, and the multifamily portion was isolated from the improvements on the remainder of the property.

Direct access to the property from the County maintained road (Vance Avenue) is available.

The property owner has considerable experience developing affordable housing projects in the County, including many of the affordable housing developments documented in the preceding pages. The property owner was successful in receiving grant funding and has applied for a building permit for construction of 80 multifamily units that will be deed restricted for 55 years to be affordable to very-low income households.

The applicant is currently applying for state and federal funding to increase the capacity of the existing sewer system to accommodate the proposed new uses. A requirement of the grant is that no less than 80 multifamily units be provided on site. As of 2019, the CDP for 80 multifamily units has been approved by the Coastal Commission.

**HOUSING ELEMENT APPENDIX FIGURE - 27. Parcels in the Affordable Housing Land Inventory, APN: 508-232-004**



The multifamily zoned portion of the Jones site in the above image is shown with a red outline.

The table below summarizes the multifamily development potential on the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
508-232-004	1766 McKinleyville AV, McKinleyville	1.74	1.06	17	25

#### Mapped Physical Constraints

The only mapped physical constraints that apply to the Jones property is a mapped earthquake fault that occurs to the east. It is approximately 150 feet from the nearest portion of the property zoned multifamily. The entire site is within the earthquake fault hazard zone, which is described as an area where active earthquake faults may exist.

Multifamily projects within earthquake fault hazard zones require preparation of a fault hazard study, and review of that study by a third party consultant hired by the County. If active faults are discovered on the property, new homes must be at least 50 feet from the fault. Typically developers minimize the impacts of this constraint by centering roads on the earthquake fault. That way the earthquake fault does not impact the development potential on the site because new building sites are typically at least 50 feet from the center roads anyway.

#### Non-Vacant Sites Analysis

The Jones property contains several improvements including single family homes and accessory structures. The assessed land value is \$23,058 with taxable improvements valued at \$23,404.

These improvements are planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvements with their existing single family residential zoning. The existing single family residence may remain intact even after the new multifamily development occurs, which effectively removes any impediment to developing multifamily units on the site caused by the existing improvements.

Direct access to the property from McKinleyville Avenue is available along the frontage of the property. McKinleyville Avenue is a county maintained road. The Subsequent EIR for the project documented McKinleyville Avenue has sufficient capacity for the increased development potential on the site.

HOUSING ELEMENT APPENDIX FIGURE - 28. Parcels in the Affordable Housing Land Inventory, APN: 508-251-055



The multifamily zoned area of this L & A Enterprises property is shown above with a red outline. The table below summarizes the multifamily development potential on the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
508-251-055	1400 BLOCK OF NURSERY WAY, MCKINLEYVILLE	11.97	6.25	100	115

**Mapped Physical Constraints**

The only mapped physical constraints on this L&A Enterprises property is a wetland buffer around the wetlands on the adjacent property to the north, which is under the same ownership. The possible multifamily development on the site avoids placing any structures or other improvements in the wetland buffer.

Direct access to the property from Nursery Way is available. Nursery Way is a county maintained road with curbs, gutters and sidewalks. The Subsequent EIR for the project documented Nursery Way has sufficient capacity for the increased development potential on the site.

All the properties rezoned to multifamily during the previous Housing Element cycle through the 2009 Housing Element H-IM17 are subject to the requirements of the R-3 Zone and Q-Qualified Zone. The Q-Qualified Zone encourages their development with multifamily uses; it specifically references the Nursery Way and City Center properties in paragraph 18, which states the following:

*“18. This Q-Zone incorporates the July 22, 2011 Rezoning Understanding on the Pierson property, which is shown below in its entirety:*

*“This statement of understanding concerns the proposed rezoning of portions of two parcels (510-132-31 and 508-251-55) owned by L&A Enterprises, LLC (“Pierson”) in and around the town center of McKinleyville.*

*The ownership of these properties have expressed a willingness to rezone up to 8.75 additional acres, for a total of up to 14.75 acres of parcel 510-132-31 and up to 5.0 acres of parcel 508-251-55 to R-3 to accommodate a maximum of 100 multifamily units on each parcel if the following understandings are included in the final record of adoption of the rezoning by the Board of Supervisors:*

*18.1 The density for the rezoned parcels would range between a minimum of 16 units and a maximum of 30 units per acre.*

*18.2 The owner has full discretion to build within this density range. The total number of units that must be constructed on the parcel will be based on the application of the minimum density (16 units per acre) on the net developable area of the property calculated at the time of building permit application.*

*18.3 To allow for flexibility in the design of the town center and the build-out of these properties, the multifamily inventory assigned to each of the multifamily zoned areas of parcels 510-132-31 and 508-251-55 can be transferred to other areas of these*

properties and to the adjacent property 510-133-13 owned by Pierson at the owner's discretion (see attached map). The construction of multifamily units on other areas of these properties and on parcel 510-133-13 shall count towards, and be deducted from, the multifamily inventory requirements of the multifamily zoned areas of the properties. Reductions in inventory requirements will be officially reflected through a reduction in the size of multifamily zoned portions of the parcels and/or the number of units assigned to these areas at the owners discretion.

18.4 If the County's Affordable Housing Inventory requirements are reduced through future Regional Housing Needs Allocation processes or additional multifamily inventory is added to the inventory within a five year period, the multifamily inventory identified on these two parcels will be reduced proportionately.

18.5 The inclusion of these parcels in the affordable housing inventory does not include mandatory housing affordability standards for units constructed on the property. Housing affordability standards may change based on future legislative actions of the state or Board of Supervisors.

18.6 The County will pursue the use of Housing Income Trust Funds to help pay for the subdivision costs associated with the division of the multifamily zoned portions of the properties to facilitate the construction of affordable housing units.

18.7 The County will pursue HOME, CDBG and other low income housing funding to contribute to infrastructure and affordable housing development costs on these parcels. The County will dedicate a fair share (at least proportional to the affordable inventory provided by these properties) of its grant application efforts and received funds for this purpose.

18.8 To facilitate the division of the multifamily rezoned portions of the property, the County agrees that under the filing of a parcel map subdivision (four or fewer parcels) on 510-132-31, 510-133-13 and 508-251-55, subdivision improvements can be deferred without bonding until the time of application for building permits and then, only such improvements related to the particular parcel being permitted shall require improvement. This does not include improvements that cannot be deferred due to state or federal law for example, ADA requirements for lots containing existing development.

18.9 The area of parcel 510-132-31 zoned multifamily that has been mapped as a two-parameter wetland is intended to be developed as a drainage detention feature for the entirety of 510-132-31. The area of the property developed for detention purposes shall be minimized to preserve area for housing development but the ultimate design based on wetland enhancement and hydrologic principles may reduce the net developable area and therefore the total number of required housing units.

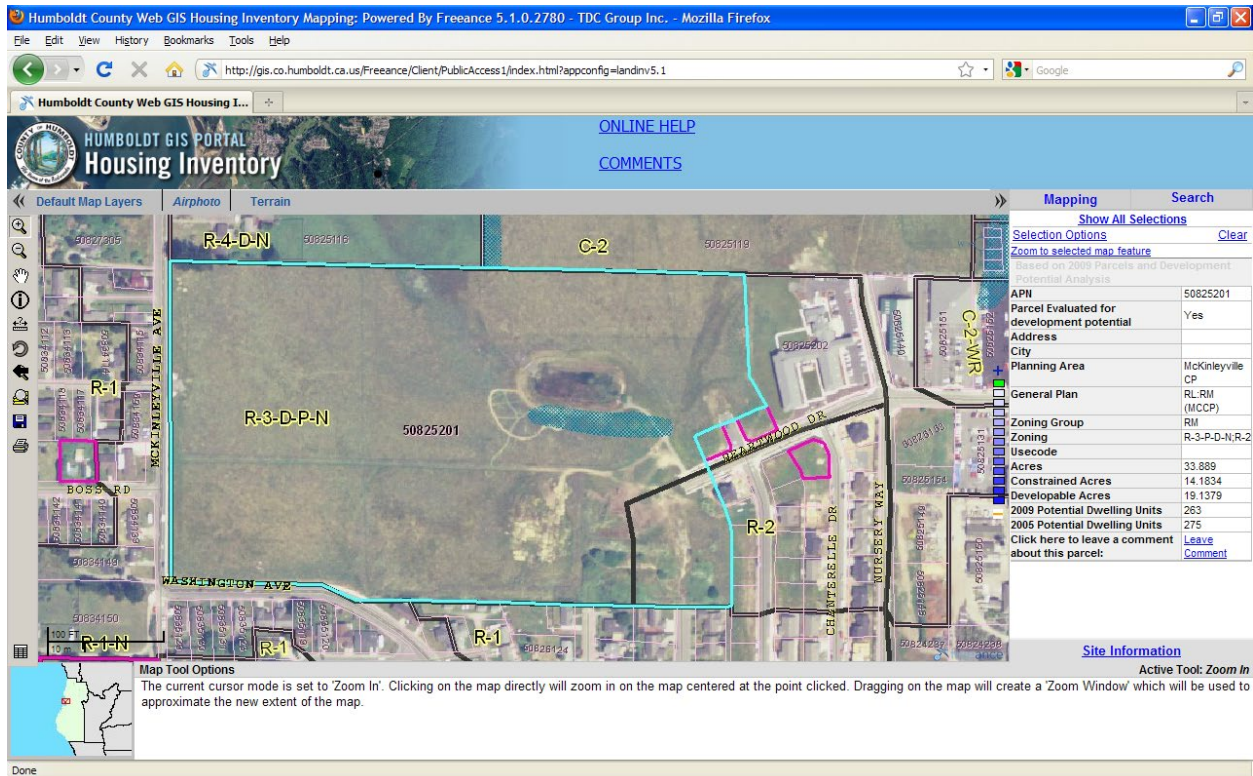
18.10 The design guidelines developed pursuant to the McKinleyville Community Plan Town Center policies shall apply, and APN's 510-132-31 and 508-251-55 are exempt from the design guidelines in #6 of this Resolution."

#### Split-Zoning

The property has a combination of commercial and multifamily zoning. As described previously, the multifamily zoned portion of the property could be developed by right independent of the

commercially zoned area. The County has a track record of approving multifamily development on properties with mixed commercial and multifamily zoning. The Nursery Way property could immediately be developed with multifamily units. The multifamily zoned portion could also be isolated on a separate parcel through a lot line adjustment with the adjacent property to the north (APN 510-133-013), which is under the same ownership. Lot line adjustments are typically inexpensive, involve minimal review time, and have limits on the conditions of approval that may be imposed.

### HOUSING ELEMENT APPENDIX FIGURE - 29. Parcels in the Affordable Housing Land Inventory APNs 508-401-011 et. seq.

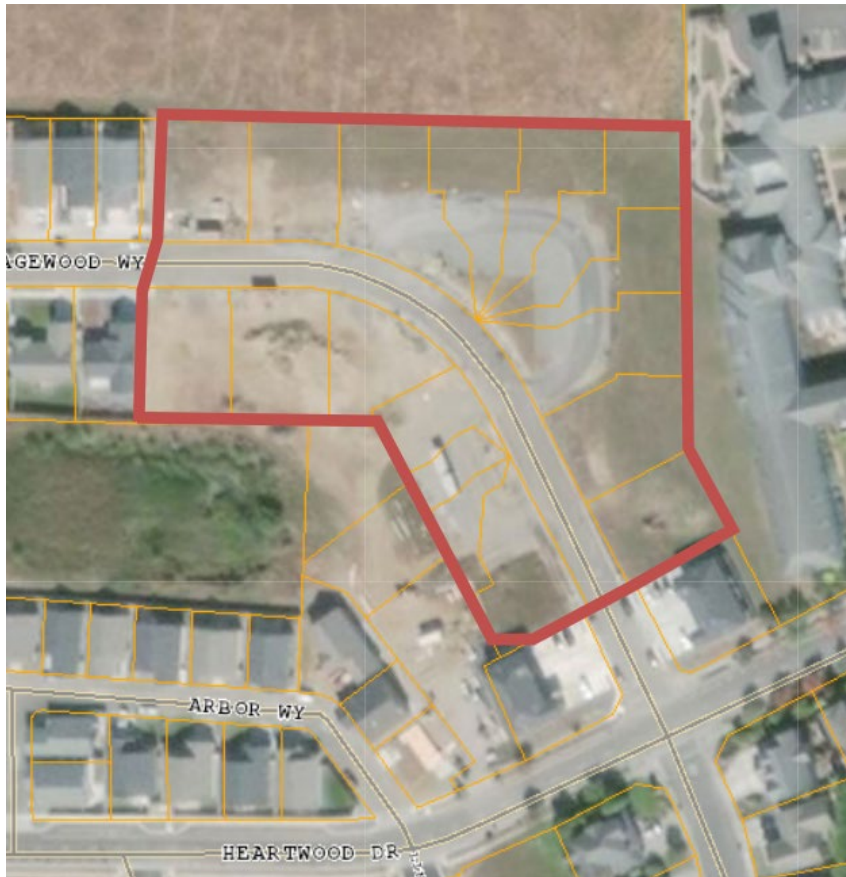


APNs 508-401-011 et seq. Discussion: This group of lots are in the center of McKinleyville, and are result of a multi-phase subdivision. The original parent parcel, depicted above, was over 19 acres (unconstrained) in size. All of the parcels shown in the below map are zoned R-3, and are owned by the same developer, Central Estates Remainder LLC. This is a legal entity held by Mr. James Furtado, a local developer with a long track record of successfully completing not only workforce housing developments but also multifamily housing. The multi-phased subdivision is an approved planned development (November, 2009) for the construction of 86 single-family lots (86 dwelling units), 73 'urban type lots' to accommodate 81 townhouse or similar type dwelling units, and 104 multi-family units. Conditions of the subdivision require the multifamily units be affordable to low income households.

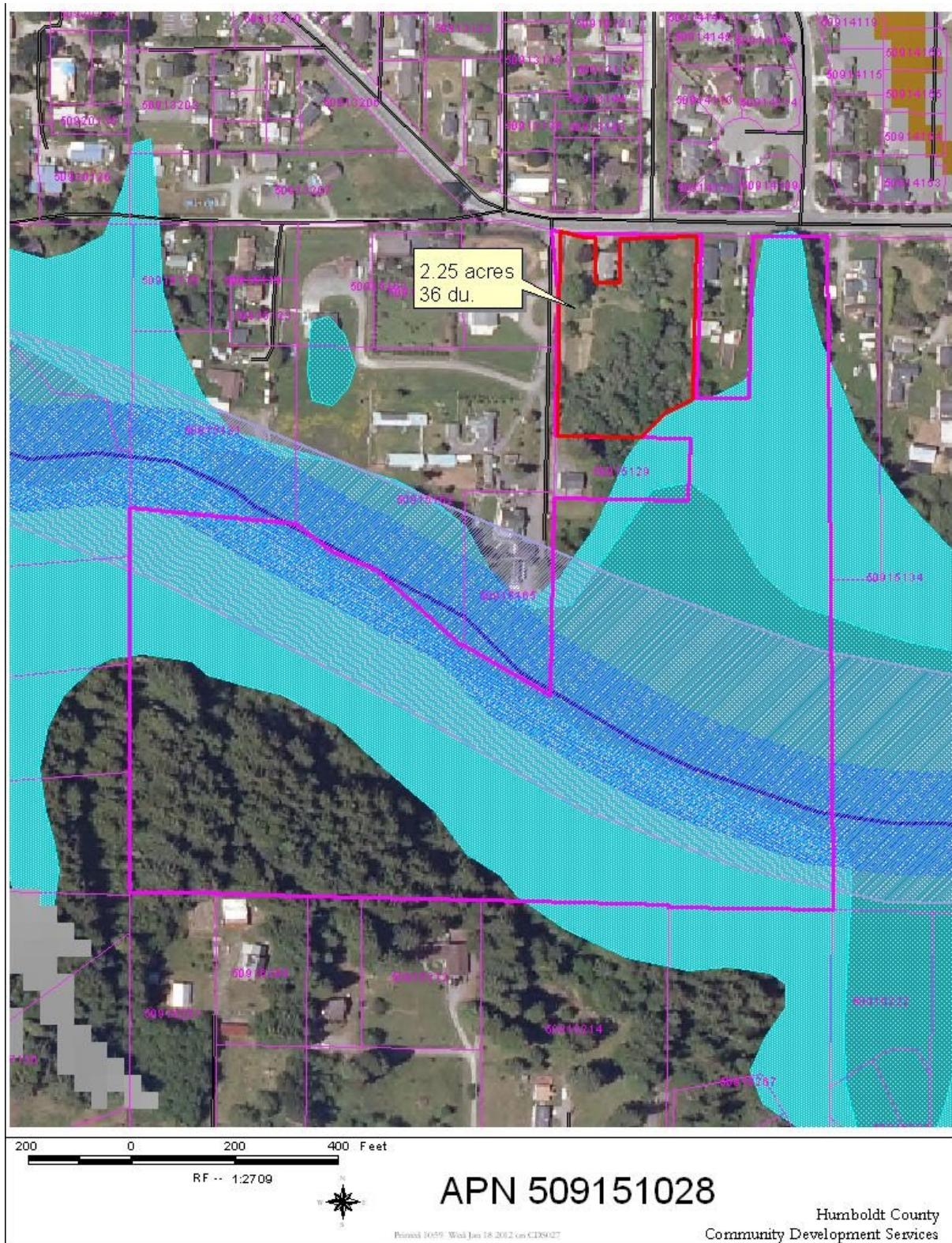
The parcel was subdivided to facilitate financing the development of the 104 affordable multifamily units as shown in the below image. A building permit for construction of an 8-plex in this group of parcels was issued in 2019. The property is in the McKinleyville USA, which has no capacity constraints that would affect development potential on this site. This issue is discussed in more detail later in this section.



**HOUSING ELEMENT APPENDIX FIGURE – 29b. Parcels in the Affordable Housing Land Inventory  
APN 508-401-011 et. seq. (formerly APN 508-252-031)**



**HOUSING ELEMENT APPENDIX FIGURE 30. Parcels in the Affordable Housing Land Inventory, APN: 509-151-028**



The red polygon in the above aerial photo represents the multifamily zone boundary on the developable portions of the Hunter property that meets H-IM17 requirements.

The table below summarizes the multifamily development potential on the site that meets H-S12 standards.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
509-151-028	2160 SUTTER RD, MCKINLEYVILLE	11.42	2.25	36	51

#### Mapped Physical Constraints

The only mapped physical constraints on this Hunter property is a wetland. The possible multifamily development on the site avoids placing any structures or other improvements in the wetland.

Direct access to the property from Sutter Road is available. Sutter Road is a county maintained road. The Subsequent EIR for the project documented Sutter Road has sufficient capacity for the increased development potential on the site.

A possible constraint to the development of affordable housing on the site discussed earlier is the large portion of the property with mapped wetlands (79%). This is considerably higher than the open space requirements of the zoning ordinance (40%). The previous discussion documented evidence the undevelopable open space above the open space requirements is 4.6 acres, which adds between \$46,000 and \$155,000 to the appraised value of the property, which is not likely to negatively impact the feasibility or otherwise constrain multifamily development on the site given the overall cost of developing a multi-million dollar multifamily development of 36 units or more.

While the Hunter property could immediately be developed with multifamily units independent of the other uses or constrained areas that occur on the property, the multifamily zoned portion could also be isolated on a separate parcel through a lot line adjustment with the adjacent property to the south (APN 509-151-029), which is under the same ownership, and which was also recently rezoned to multifamily. As described in the earlier discussion of the Freese Avenue property owned by Green Diamond, lot line adjustments are typically inexpensive, involve minimal review time, and have limits on the conditions of approval that may be imposed.

#### Non-Vacant Sites Analysis

The Hunter property is developed with a single family residence. The assessed value of the land is \$94,121 and the taxable improvements are valued at \$62,746. The residence is planned to remain when the property is developed with multifamily housing. The multifamily zone boundary is drawn to leave the existing improvement within the existing single family residential zoning. The multifamily zoned portion of the property could be developed by right independent of the existing single family residence. This effectively removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

HOUSING ELEMENT APPENDIX FIGURE - 31. Parcels in the Affordable Housing Land Inventory, APN: 510-101-020



The multifamily zoned area of the Emery property is shown above with a red outline. The table below summarizes the multifamily development potential on the site.

APN:	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
510-101-020	4.48	3.86	61	88

#### Mapped Physical Constraints

There are no mapped physical constraints on this Emery property. However, there is a wetland near the entrance to the property on the south side shown in Figure 21n, and near the south west corner of the property shown in the above aerial photo. The possible multifamily development on the site shown above avoids placing any structures or other improvements in the wetland.

The entrance to the property is a 20 foot wide strip of land, which would not support a standard 25' access to the multifamily development. This constraint could be alleviated with the purchase of an easement on the property to the south (APN 510-101-019), securing an additional 5 feet of right of way for a sidewalk.

Another possibility is to leave the driveway the same width, and secure a secondary emergency access to the north across APN 510-101-025 or APN 510-101-011 to access Reasor Road. Both of those properties were recently zoned multifamily, and the owner of both lots expressed interest in providing a secondary access to the Emery property.

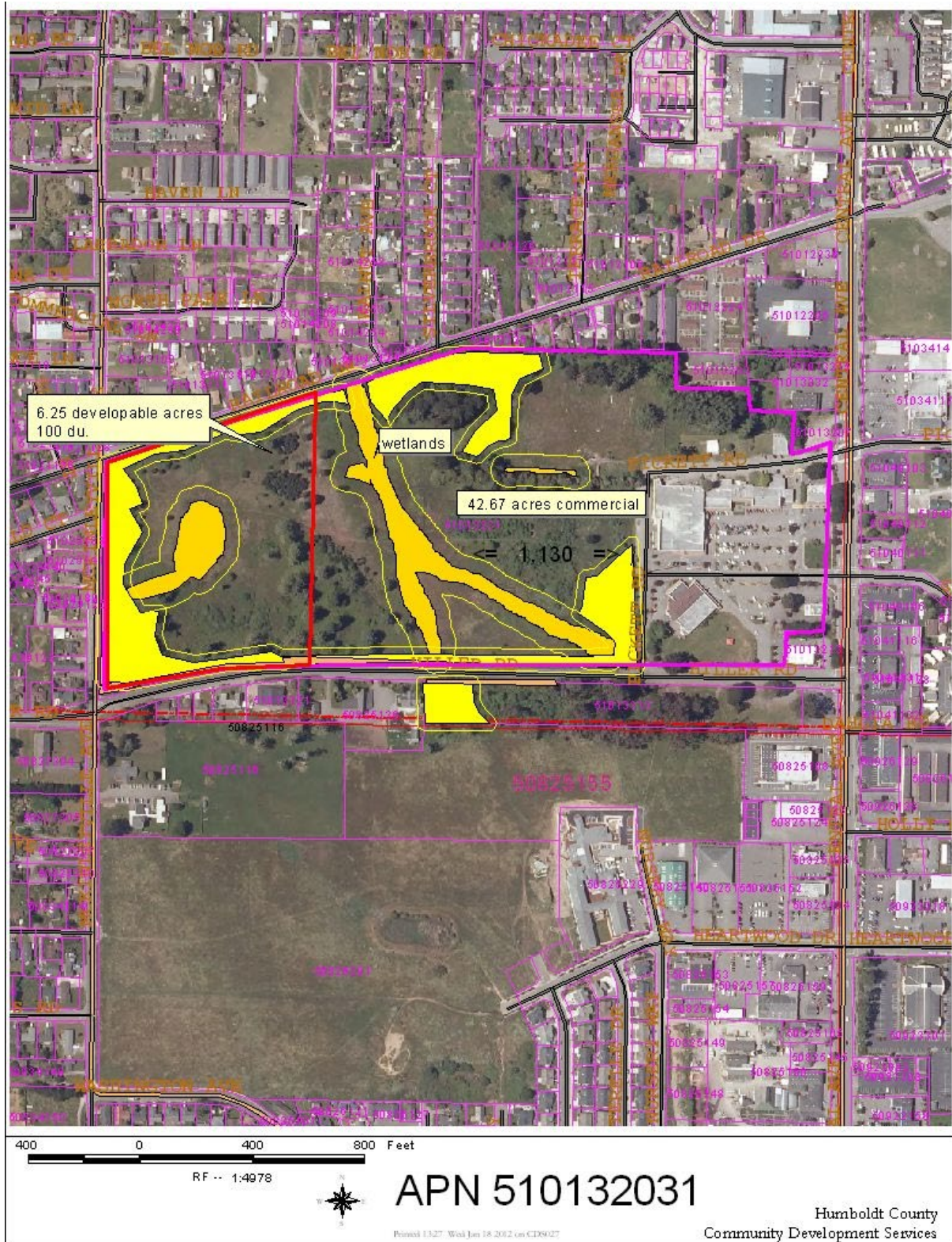
#### Non-Vacant Sites Analysis

Parcel 510-101-020 contains an existing 1970's era mobilehome and several outbuildings. The parcel has an assessed land value of \$85,485 and taxable improvements valued at \$1,426. While the mobilehome may be removed upon development of the site with multifamily housing because it basically has no value, the single family building site would remain. The multifamily zone boundary is drawn to leave the existing improvement within the existing single family residential zoning. The multifamily zoned portion of the property could be developed by right independent of the existing single family residence. This effectively removes the impediment of the existing improvements, and will facilitate multifamily housing development independent of the existing single family residential uses.

The earlier discussion of the Site 2 demonstrates the County's track record in approving additional development on sites with existing improvements.

The property owner requested their property be placed in the Affordable Multifamily Land Inventory, and agreed to build the multifamily zoned portion at a minimum density of 16 units per acre.

HOUSING ELEMENT APPENDIX FIGURE - 32. Parcels in the Affordable Housing Land Inventory, APN: 510-132-031



The red polygon in the above aerial photo represents the multifamily zone boundary. The table below summarizes the multifamily development potential on the site.

APN:	Address	Acres	Multifamily Developable Acres	Development Potential (Units)	Maximum # Units Allowed
510-132-031	1552 CITY CENTER ROAD, MCKINLEYVILLE	57.46	6.25	100	115

#### Mapped Physical Constraints

The only mapped physical constraints on this City Center property is a wetland. The possible multifamily development on the site in the above figure avoids placing any structures or other improvements in the wetlands or the wetland buffer area.

#### Non-Vacant Sites Analysis

This City Center property has a combination of commercial and multifamily zoning. It has an assessed land value of \$736,686 with \$4,520,059 in assessed improvements. The Central Avenue frontage of the property is the commercial center of McKinleyville, and the property is developed with a large grocery store, liquor store, a bakery, and several other retail storefronts.

The multifamily zoned portion of the property could be developed by right independent of the commercially zoned area. The County's track record of approving multifamily development on properties with mixed commercial and multifamily zoning was documented in the earlier discussion of the Site 6.

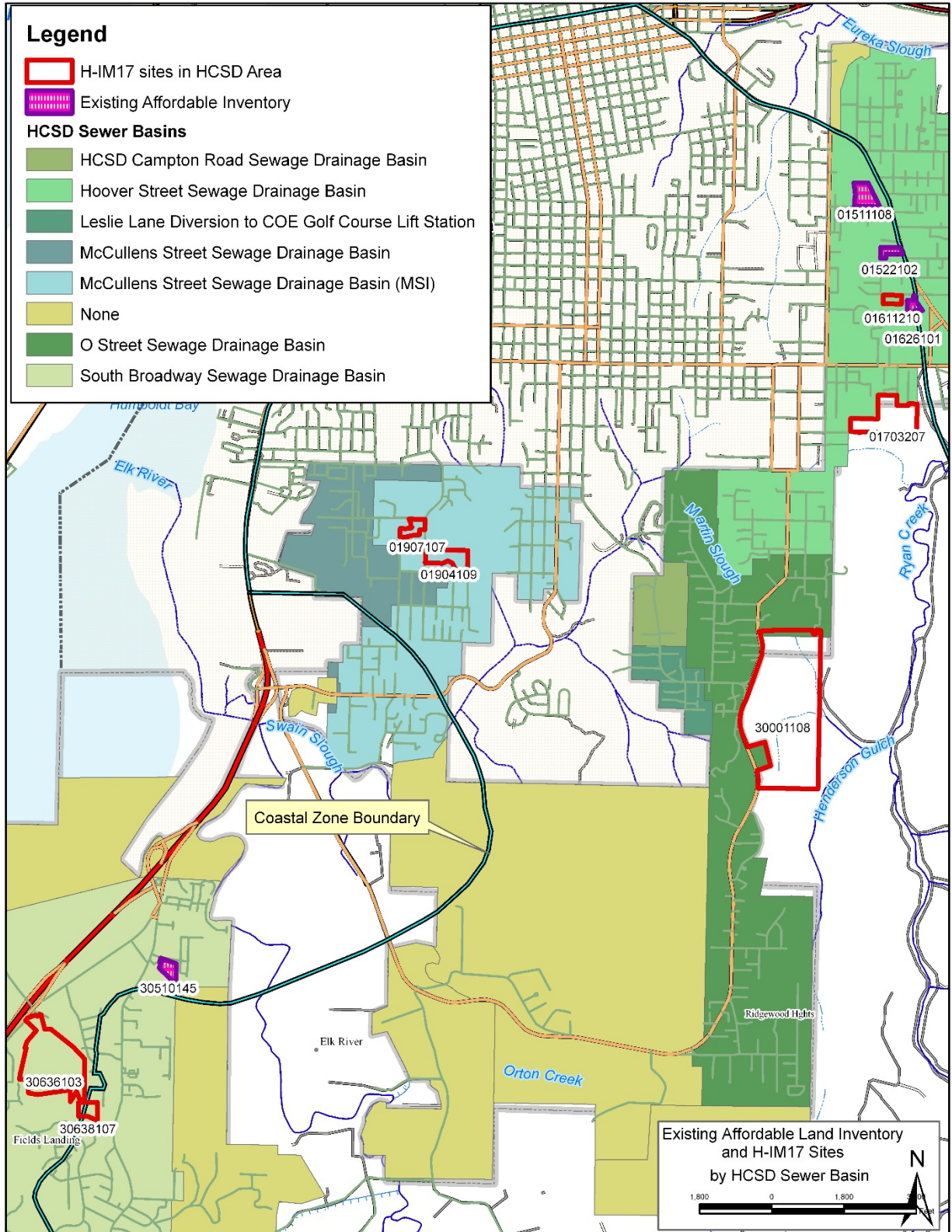
The historic development pattern of the property has been a phased development by the property owner, who has expressed an interest in developing an affordable senior housing project on the site. Policies and programs described below will encourage development of the site with multifamily uses.

The multifamily zoned portion could also be isolated on a separate parcel through a lot line adjustment with the adjacent property to the south (APN 510-133-013), which is under the same ownership. The same property owners also own two (2) other adjacent properties to the east, APN 510-132-013 and 510-132-07, which could also be used in a lot line adjustment to isolate the multifamily zoned portion of the property. As described earlier, lot line adjustments are typically inexpensive, involve minimal review time, and have limits on the conditions of approval that may be imposed.

#### Infrastructure Capacity

Table Z13 presented in section 8.12.22 shows that the parcels in the existing Affordable Multifamily Land Inventory, if developed, can all be served by the existing capacity of the HCSD sewer system. The figure on the following page shows these sites by HCSD sewer basin. HCSD confirms that the MSI project has been completed and is available for development.

HOUSING ELEMENT APPENDIX FIGURE - 33. Affordable Housing Sites in HCSD Sewer Basin Areas



Source: Humboldt County Planning and Building Department, 2014



The districts providing sewer services to the Affordable Housing sites added in other service districts have capacity for the additional units as shown in the following table.

**HOUSING ELEMENT APPENDIX TABLE – Z14. Affordable Housing Sites in Other CSD Areas**

	<b>Manila CSD</b>	<b>McKinleyville CSD</b>	<b>Redway CSD</b>
Sewer capacity (connections)	500	1,453	175
Affordable Housing Inventory Development Potential	16	420	19
Remaining capacity with buildout of Affordable Housing Inventory Development Potential	484	1,033	156

Source: Humboldt County Planning and Building Department, 2014

The following table summarizes development potential within urban study areas based on current zoning classifications, known environmental constraints, and an analysis of water and wastewater capacity.

The column labeled "Residential Land Inventory" is the net development potential (based on mid-point density of the current Zoning) of residential land after known environmental constraints are subtracted. The column labeled "Available Capacity" is either the number of available water or sewer connections (whichever is more limiting) that are planned to be available during the Housing Element planning period. The column labeled "Difference" is the difference between the Available Capacity and the Residential Land Inventory, whereby if the number is positive the service provider has more capacity than the County's estimate of developable land, and if the number is negative the service provider does not have adequate capacity to accommodate planned development. "Description of Limitation" is a brief description of the nature of the service limitation.

Following the table are discussions of infrastructure availability for each urban and water study that includes summaries of water supply and water and wastewater capacity for the appropriate service provider. Water study areas are those areas where water service exists or may be feasible to provide. Detailed information regarding infrastructure capacity within Humboldt County communities can be found in the Humboldt County General Plan Update Community Infrastructure and Services Technical Report (prepared by Winzler & Kelly, 2008) which is available with other background documents on the County webpage at <http://planupdate.org/gpu/documentsBackground.aspx>.

Water and wastewater standards contained in federal and state laws and regulations have been used to establish the available capacity of local service providers. The California Department of Public Health Drinking Water Branch and Regional Water Quality Control Board, and the authorized local agency providers or public utilities, are together responsible for enforcing these laws and regulations. The Community Infrastructure and Services Technical Report consistently applied these water and wastewater standards.

<b>HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Final EIR, October 2017, and permits and reports adopted thereafter.</b>						
<b>Urban Study Area</b>	<b>Service Provider</b>	<b>Available Capacity</b>	<b>Development Potential</b>	<b>Difference</b>	<b>Development Potential with Capacity Constraints</b>	<b>Description of Limitation</b>
Alderpoint WS	Alderpoint County Water District	0	13	-13	0	The Alderpoint CWD has funding to construct a water treatment facility that is expected to be on line by 2015 and to have capacity for approximately seven additional units.
Benbow WS	Benbow Water Company	0	6	-6	0	The number of available connections in the Benbow WSA was set at zero because treatment capacity is currently exceeded. According to CDPH, the Benbow Water Company planning to install additional treatment.
Big Lagoon WS	Big Lagoon Community Services District	166	2	164	2	The water system is operating in good condition. Current peak water use is at approximately 17% of available production capacity.
Briceland WS	Briceland Community Services District	0	0	0	0	The number of available connections in the Briceland WSA was set at zero because source capacity is currently exceeded.
Arcata USA	City of Arcata	151	0	151	0	Water supply through Humboldt Bay Municipal Water District is not limiting. Development capacity is dependent upon annexation to the City of Arcata. Service capacity would be limited to planned development within annexation areas.
Blue Lake USA	City of Blue Lake	0	0	0	0	Water supply through Humboldt Bay Municipal Water District is not limiting. The wastewater systems have further capacity, although Blue Lake summertime disposal method may come under scrutiny in the future.
Blue Lake WS	City of Blue Lake	8	5	0	5	
Fortuna USA	City of Fortuna	0	10	-10	0	WWTP currently operates at 100% of peak wet weather design capacity.

<b>HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Final EIR, October 2017, and permits and reports adopted thereafter.</b>						
<b>Urban Study Area</b>	<b>Service Provider</b>	<b>Available Capacity</b>	<b>Development Potential</b>	<b>Difference</b>	<b>Development Potential with Capacity Constraints</b>	<b>Description of Limitation</b>
Rio Dell WS	City of Rio Dell	6	5	0	5	The water system has further capacity.
Glendale USA	Fieldbrook Community Services District	100	22	78	22	The wastewater system has capacity for an estimated 50 to 100 remaining connections, and the water system has further capacity. Land use densities currently limit development.
Fieldbrook WS	Fieldbrook Community Services District	54	32	22	32	The water system has further capacity.
Glendale WS	Fieldbrook Community Services District	0	0	0	0	
Garberville USA/WS	Garberville Sanitary District	25	6	19	6	The wastewater system operates at approximately 39% of capacity (Garberville SD MSR, 2013). The Garberville SD has been approved for funding and is in the design phase for a Drinking Water Improvement Project that will be capable of diverting and treating the maximum diversion allowed under the permit and license once complete.
Freshwater WS	Humboldt Community Services District	60	31	29	31	The water system has further capacity.
South Eureka WS	Humboldt Community Services District	14	3	11	3	
Indianola WS	None	0	3	-3	0	Capacity is dependent on locating suitable water supply. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.

<b>HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Final EIR, October 2017, and permits and reports adopted thereafter.</b>						
<b>Urban Study Area</b>	<b>Service Provider</b>	<b>Available Capacity</b>	<b>Development Potential</b>	<b>Difference</b>	<b>Development Potential with Capacity Constraints</b>	<b>Description of Limitation</b>
Myrtle town WS	Humboldt Community Services District	3	1	0	1	The water system has further capacity.
Humboldt Hill USA, South Eureka USA, Myrtle town USA	Humboldt Community Services District	3,238	2,126	1112	2,126	HCSD has completed Phase 2 of the Martin Slough Interceptor project. Current HCSD wastewater treatment plant capacity is about 2,749 additional equivalent dwelling unit (EDU) connections
Hydesville USA/WS	Hydesville County Water District	326	23	303	23	The water system has further capacity. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.
Jacoby Creek WS	Jacoby Creek County Water District	33	20	13	20	The water system has further capacity.
Loleta USA	Loleta Community Services District	75	21	54	21	Water system improvements are complete and are were sized to serve existing development and current planned development. It should be noted that the actual capacity of the installed water filters could be different than projected capacity.
Manila USA	Manila Community Services District	81	39	42	39	The water and wastewater systems have further capacity.
McKinleyville USA	McKinleyville Community Services District	781	845	-64	781	Number of available connection by sewer basin per McKinleyville CSD October, 2013.

<b>HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Final EIR, October 2017, and permits and reports adopted thereafter.</b>						
<b>Urban Study Area</b>	<b>Service Provider</b>	<b>Available Capacity</b>	<b>Development Potential</b>	<b>Difference</b>	<b>Development Potential with Capacity Constraints</b>	<b>Description of Limitation</b>
McKinleyville WS	McKinleyville Community Services District	72	8	62	8	The water system has further capacity.
Miranda USA	Miranda Community Services District	59	14	45	14	The water system has an estimated capacity of 77 connections, while the wastewater system has an estimated capacity of 59 connections.
Myers Flat WS	Myers Flat Mutual Water Company	0	0	0	0	The number of available connections in the Myers Flat WSA was set at zero due to undersized source capacity and lack of treatment capacity.
Orick USA/WS	Orick Community Services District	37	11	26	11	The water system has further capacity.
Orleans WS	Orleans Community Services District	0	8	-8	0	The number of available connections in the Orleans study area was estimated based on the District currently being at 104% of its treatment capacity. Source capacity is not an issue.
Scotia USA	Scotia CSD	0	0	0	0	Waste Discharge Requirements for the Scotia wastewater treatment plant have been established (NCRWQCB Order No. R1-2012-0065, NPDES NO. CA0006017).
Phillipsville WS	Phillipsville Community Services District	2	0	2	0	The water system improvement project has been completed, The improved water system would be expected to adequately serve existing development and current planned development.
Redcrest WS	Redcrest Water Association	0	0	0	0	The number of available connections in the Redcrest study area was set at zero due to the

<b>HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Final EIR, October 2017, and permits and reports adopted thereafter.</b>						
<b>Urban Study Area</b>	<b>Service Provider</b>	<b>Available Capacity</b>	<b>Development Potential</b>	<b>Difference</b>	<b>Development Potential with Capacity Constraints</b>	<b>Description of Limitation</b>
						system being in noncompliance with the Surface Water Treatment Rule.
Redway USA	Redway Community Services District	175	83	92	83	Redway CSD has prepared a facilities plan for the wastewater treatment plant and determined that the plant can accommodate approximately 15 years of growth at current rates. Planned wastewater and water system capacity are roughly similar.
Shelter Cove USA	Resort Improvement District No. 1	1,288	1,142	-1,157	14	The development potential in Shelter Cove is limited to 14 units, which was the development that occurred in the previous Housing Element cycle.
Shelter Cove WS	Resort Improvement District No. 1	2	0	0	0	Current peak water use is at approximately 45% of available production capacity. The District is in the process of locating additional source capacity. The RID has identified new water well sites, several of which have been approved by the State for service. The RID Board has approved funds for the exploration of five new well sites to be located in regions of the upper Cove where successful well sites have been established and geologic conditions are similar (Resort Improvement District #1 General Manager's Report, February 2012).
Riverside WS	Riverside Community Services District	0	0	0	0	The water system has further capacity. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.

<b>HOUSING ELEMENT APPENDIX TABLE - Z15. Water and wastewater service based on Humboldt County General Plan Update, Final EIR, October 2017, and permits and reports adopted thereafter.</b>						
<b>Urban Study Area</b>	<b>Service Provider</b>	<b>Available Capacity</b>	<b>Development Potential</b>	<b>Difference</b>	<b>Development Potential with Capacity Constraints</b>	<b>Description of Limitation</b>
Samoa USA	Samoa Pacific Group	80	80	0	80	Existing wastewater treatment plants are in the process of being replaced.
Weott USA	Weott Community Services District	0	6	-6	0	According to the Weott CSD MSR, 2012, the district has installed water meters on all service connections and repaired water leaks in the system, which has dramatically reduced average daily water use to approximately 25,000-30,000 gpd. The Weott CSD water system intake recently failed and has temporary repairs have been completed.
Westhaven WS	Westhaven Community Services District	0	8	-8	0	The number of available connections in the Westhaven study area was set at zero due to inadequate source capacity.
Willow Creek USA/WSA	Willow Creek Community Services District	618	54	564	54	The water system has further capacity. Barring limitations due to site specific suitability for onsite wastewater, land use densities currently limit development.
<b>Total</b>		<b>7,454</b>	<b>4,645</b>	<b>--</b>	<b>4,536</b>	

**LIST OF ACRONYMS**

- ACLC – administrative civil liability complaint
- ACLO – administrative civil liability order
- ADWF – average dry weather flow
- ARDWP – Annual Report to the Drinking Water Program
- BOD – biological oxygen demand
- CAO – cleanup abatement order
- CDBG – Community Development Block Grant
- CDO – cease and desist order
- CDPH – California Department of Public Health Drinking Water Branch

CEQA – California Environmental Quality Act  
CIP – capital improvements plan  
CPUC – California Public Utilities Commission  
CSD – community services district  
CWD – County water district  
DOF – Department of Finance  
DWR – Department of Water Resources  
EDU – equivalent dwelling unit  
FEMA – Federal Emergency Management Agency  
gpd – gallons per day  
gpm – gallons per minute  
HBMWD – Humboldt Bay Municipal Water District



**DESCRIPTION OF CAPACITY BY SPECIAL DISTRICT**

The following paragraphs describe in detail the availability of public water and sewer services to properties in the residential land inventory, and the planned improvements to the storage, treatment, collection and distribution systems.

**Humboldt Bay Municipal Water District.** The Humboldt Bay Municipal Water District (HBMWD) provides treated drinking water on a wholesale basis to seven municipal agencies in the greater Humboldt Bay region. The District's wholesale municipal customers are: the City of Arcata, the City of Eureka, the City of Blue Lake, the Fieldbrook-Glendale CSD, Humboldt CSD, Manila CSD, and McKinleyville CSD. Via this wholesale relationship, the District serves water to a population of approximately 80,000 people, representing 60% of the current Humboldt County population.

The infrastructure summaries below provide information regarding water deliveries and contract for supply of municipal water for each of the HBMWD wholesale customers. It is anticipated that the demands for treated HBMWD water will exceed the currently capacity within the planning time frame of this document, based on County housing and corresponding population projections. While the District has excess water available in its industrial system, they will require either expansion of or upgrades to the existing Ranney collectors and treatment facilities to increase the capacity of their domestic water system. In addition, improvements to their transmission system, including replacement of the 15-inch and 18-inch Techite pipelines on the Samoa peninsula, will need to be completed to fully serve future development. The District is also currently exploring options to increase the life of the District's infrastructure and to potentially add capacity to continue to provide a reliable, safe source of drinking water to its customers.

The following summaries are excerpted from Community Infrastructure and Services Technical Report and include updates, as appropriate, that have been provided by the individual service providers and state regulators. Information presented includes the quantity of water supply and demand (or wastewater flows), volumes of treatment and storage, a condition assessment, and a listing of proposed improvements and projected completion dates, if known. Summaries have been organized by study area; however, where a provider serves more than one study area the summaries are organized by service provider. Please refer to the list of acronyms at the end of this section.

**ALDERPOINT WATER STUDY AREA**

**Water Supply & Availability.** The Alderpoint County Water District (CWD) provides water service to approximately 74 service connections within the Alderpoint WSA. The Alderpoint CWD has a permit to divert 0.25 cubic feet per second (112 gallons per minute), up to a maximum of 166 acre feet (54.1 million gallons) per year, from an infiltration gallery located in the Middle Fork Eel River and contains approximately 100,000 gallons of storage. The Alderpoint CWD produced approximately 14 million gallons of drinking water in 2005, according to the 2007 CDPH annual inspection report. Average daily use is estimated at 0.039 MGD, and peak daily use was reported as approximately 0.080 MGD in 2005. Water supply capacity ranges from 216,000 to 320,000 gallons per day, which is well in excess of the current demands and production.

The Alderpoint CWD system has only chlorination and no form of treatment and is therefore not in compliance with Surface Water Treatment Rule (SWTR). The District has been issued a compliance order by the EPA, and is in the process of seeking funding for a new treatment system. The Alderpoint CWD is planning to install new pumps, which would provide about 200 gallons per minute (gpm) or 288,000 gallons per day (gpd) (Oscar Larson & Associates, 2003). The California Department of Public Health reports that the Alderpoint CWD has been approved for Proposition 50 funding to address treatment deficiencies and, subject to funding availability,

improvements should be complete by 2012. The design for the new treatment system has not yet been completed, but it is expected to accommodate existing development plus ten percent additional capacity for growth, or approximately seven additional units (CDPH, 2009).

#### **BENBOW WATER STUDY AREA**

**Water Supply & Availability.** Water service in Benbow is provided to approximately 113 existing service connections by the Benbow Water Company, a private water system regulated by the California Public Utilities Commission. The Benbow Water Company diverts water from the East Branch of South Fork Eel River through an infiltration gallery located within the river bed. The Benbow Water Company produced approximately 31 million gallons of drinking water in 2005 (2006 CDPH Annual Inspection Report). Average daily use is estimated at 0.085 MGD, and peak daily use was reported as 0.382 MGD. The Benbow State Recreation Area is also connected to the system and accommodates large special events in the summer (3000+ people), and a campground (400+ maximum). There is also a golf course/RV park that sees seasonal variation in its use. On some occasions in the summer there can be up to an additional 3500+ people served by the system per day.

Source capacity is a serious problem for this system. Pumping capacity is less than maximum day capacity, and at maximum pumping rates the filters are loaded at nearly double the allowed filter loading rate. The Benbow Water Company is currently not meeting the State requirements which mandate that total available source capacity shall not be less than the needed source capacity. The California Department of Public Health has asked the Benbow Water Company to develop a plan to correct the source capacity and filter loading rate issues. In 2005, the CPUC granted the Benbow Water Company the authority to file tariffs to increase fees for new connections for the purpose of generating funds to build new facilities to serve 25 new customers in Pressure Zones 2 and 3. Additional facilities fees are to be collected from customers requesting new or upgraded service connections.

#### **BIG LAGOON WATER STUDY AREA**

**Water Supply & Availability.** The Big Lagoon CSD was established in 1998 and acquired the water system one year later from a private owner, and has approximately 34 existing service connections. The Big Lagoon CSD system produces approximately 1.7 million gallons of drinking water in 2005, according to the 2007 CDPH annual inspection report. Average daily use is estimated at approximately 4,650 gpd, and peak daily use was reported as 11,650 gpd. The water system is supplied by 2 wells and supply has never been a problem, even in the driest of years. The maximum system delivery output totals approximately 70,000 gallons per day, well in excess of current maximum demands. The Big Lagoon CSD water system is operating in good condition and is in need of only minor repairs. Current peak water use is at approximately 17% of available production capacity.

#### **BRICELAND WATER STUDY AREA**

**Water Supply & Availability.** The Briceland Community Services District provides domestic water to approximately 26 existing service connections from a spring located on private property. The District, through agreement with the owner and formal deeding, receives 90% of the spring's flow. The spring's flow is variable and dependent on rainfall. However, in the summertime, the spring output is five to seven gallons per minute, or between 7,200 and 10,080 gallons per day. The Briceland CSD produced approximately 3.88 million gallons of drinking water in 2005. Average daily use is estimated at 10,630 gallons per day, and peak daily use was reported as 40,000 gallons per day (CDPH Annual Inspection Report).

The Briceland CSD water system is in poor condition, source capacity is unable to meet current maximum day demands, the treatment system is unable to meet turbidity performance

standards during winter months, and storage capacity is barely able to meet even one day of maximum day demands. Briceland is currently operating under a moratorium for new connections. There are currently at least 4 homes within the District that have requested service connections; the oldest application is approximately 16 years old. The Briceland CSD anticipates installing a new roughing filter and a solar powered hypo chlorination unit in the near future.

### **AREAS WITHIN OR ADJACENT TO CITY SPHERES OF INFLUENCE**

The following USAs and WSAs are within city Spheres of Influence (SOI) and the city is only logical water or wastewater service provider. Section 1.5, LAFCo and Service Provider Boundaries, of the Community Infrastructure and Services Technical Report describes the Local Agency Formation Commission (LAFCo), which are independent county-level regulatory commissions created by the California Legislature to act on proposals concerning the formation of cities and special districts and on other changes in jurisdiction or organization of local agencies. Cities and districts are required to provide services within their boundaries and seek approval to expand their boundaries or extend services beyond the boundaries. Section 1.5.2, Service District Boundaries, describes the procedures provision of service outside city or district boundaries, which in Humboldt County

A city or district may provide new or extended services by contract or agreement outside its jurisdictional boundaries only if it first requests and receives written approval from LAFCo. The Humboldt County LAFCo has added additional provisions to state law that specify that in order for a city or district to provide services outside its jurisdictional boundaries and outside its SOI to respond to an existing or impending threat to the public health or safety of the residents of the affected territory if both of the following requirements are met: (1) the entity applying for the contract approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents; and (2) The LAFCo has notified any alternate service provider that has filed a map and a statement of its service capabilities with the commission (Government Code Section 56133(c)). Because the Humboldt LAFCo will only approve out-of-agency service agreements in anticipation of subsequent jurisdictional changes, applicants shall submit an annexation or reorganization application, or other documentation demonstrating that the agreement is in anticipation of a subsequent jurisdictional change.

### **ARCATA URBAN STUDY AREA**

**Water Supply & Availability.** The Arcata USA is located within the City of Arcata SOI and in order for parcels within the USA to develop at urban densities they must first annex to the City. The City of Arcata is a wholesale customer of the HBMWD, which has sufficient water supply to meet City demands water system is not limited by either source or treatment capacity with respect to its availability of connections. The City of Arcata's average daily use was 1.825 MGD and peak daily use was 3.405 MGD. The City delivered over 676 million gallons of HBMWD water in fiscal year 2005/2006. The City has approximately 6,000 existing connections (City of Arcata, 2005). The City's main deficiency with respect to its water system is the lack of adequate storage within some pressure zones. The City plans on installing additional storage capacity. Plans for approximately one million gallons of storage within the new Sunnybrae tract of the Arcata Community Forest are underway. An additional four million gallons of storage are planned for Zone 1. The City is also looking into a second connection with HBMWD.

The Arcata USA is located within the Arcata Urban Services Boundary, and it is likely that the areas within the Arcata USA would be annexed and developed within the General Plan period. As a condition of annexation approval, areas such as the proposed Creekside Homes, which is the portion of the Arcata USA with the most significant development potential, would be required to make specified improvements to the City of Arcata water system.

**Wastewater Capacity & Availability.** The City of Arcata wastewater treatment plant is noted for its innovative system which includes the Arcata Marsh and Wildlife Sanctuary where the wastewater treated to post-secondary standards is re-used for wetlands, ponds, and related wildlife habitat. The wastewater system is in fair condition overall and the treatment facility is operating at approximately 59% of dry weather capacity and could accommodate approximately 4,439 additional residential connections based on dry weather flows. However, the wastewater facility has had difficulty meeting its discharge requirement as suggested by recent compliance orders issued by the RWQCB, which state that treatment capacity is being exceeded. The City has appealed the certain portions of the compliance orders, as they do not believe the infractions are water quality related but relate more technical violations of permit parameters. The City and the RWQCB have agreed to a compliance project and the RWQCB will hold other penalties in abeyance until the lawsuit is settled.

Similar to the water system above, areas such as the proposed Creekside Homes would be required to make specified improvements to the City of Arcata wastewater system as a condition of annexation approval.

#### **BLUE LAKE URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The City of Blue Lake's average daily use was 0.223 MGD and peak daily use was 0.378 MGD. The City delivered over 84 million gallons of water in fiscal year 2005/2006. The City has approximately 650 existing connections and does not retail water to any other Districts. The City's receives its water supply through contract with HBMWD. Water is delivered through an unknown length of water distribution mains and storage reservoirs located throughout the community. The City has approximately 0.9 MG of storage capacity spread over two redwood tanks ranging in size from 400,000 gallons to 500,000 gallons. The City of Blue Lake's water system is in good condition overall. Peak daily use of HBMWD water for the City (0.378 MGD in 2005/2006) is currently less than their peak rate allocation of 0.50 MGD set in contract with HBMWD on July 1, 2006.

**Wastewater Capacity & Availability.** The City of Blue Lake provides wastewater services to residents within the City and 17 parcels outside the City, most of which are within the Blue Lake WSA. There are approximately 515 wastewater connections within the City of Blue Lake USA. The City also provides wastewater services to the Blue Lake Rancheria through contract. The entire USA would be expected to receive wastewater service from the City of Blue Lake, upon annexation. Average dry weather flows are approximately 0.15 MGD, while peak wet weather flows are approximately 1.0 MGD. This represents a system wide peaking factor of approximately six to seven (Winzler & Kelly, 2006b). The WWTP is designed to handle an average hydraulic loading of 0.25 MGD and a BOD loading of 300 lbs/day. The plant is likely exceeding its treatment capacity. Average flows are currently 0.15 MGD with an average BOD concentration of 325 mg/L, which results in a BOD loading of over 400 lbs/day. Maximum month influent loadings of 1,400 mg/L BOD and 1,700 mg/L TSS have been experienced at the plant (Winzler & Kelly, 2006b).

The City's collection system experiences significant I&I during winter months, and the WWTP is operating in excess of its designed treatment capacity. The City continues to address shortfalls within their wastewater collection and treatment systems. The City will need to invest significant effort and resources to reduce I&I within their collection system and to make improvements to the treatment and disposal system.

#### **FORTUNA URBAN STUDY AREA**

**Water Supply & Availability.** A portion of the Fortuna USA is located within the boundaries of the Palmer Creek CSD, which provides water service from its own source and wastewater collection services. The remainder of the Fortuna USA is located within the City of Fortuna SOI, and the City is the most logical provider of water and wastewater services. The City of Fortuna produced an average of 505.6 million gallons of drinking water per year between 2003 and 2007, and 503.7 million gallons in 2007. Average daily use is therefore estimated at 1.39 MGD. Peak daily use for 2005 was reported as 2.3 MGD in the 2007 DHS annual inspection report. The City has approximately 4,331 existing connections and does not retail water to any other Districts.

Palmer Creek CSD produced more than 11 million gallons of drinking water in 2003. Average daily use is estimated at approximately 0.031 MGD, and peak daily use is reported at approximately 0.084 MGD. The District has approximately 150 service connections, of which 127 are active connections. All active connections are metered.

The City of Fortuna's water system is in good condition. There are no major deficiencies associated with the City's water supply and distribution system. City of Fortuna annual pumping records indicate that current water demand is approximately 94% of permitted capacity, and there are approximately 257 available connections. Therefore, the City of Fortuna may need to seek permits from DWR for additional source capacity to accommodate additional development within its boundaries and SOI. The Palmer Creek CSD water system is in excellent condition as it was constructed in 1997.

**Wastewater Capacity & Availability.** Approximately 5,229 units receive wastewater service within the City of Fortuna (City of Fortuna, 2007). Approximately 90% of these connections are residential, while the remaining 10% are commercial. Average dry weather flows totaled approximately 0.95 MGD in 2006. Peak wet weather flows reached approximately 7 MGD in 2006 (Gehrke, 2007). There are 153 existing residential wastewater connections within the Palmer Creek CSD generating an average dry weather flow of 20,000 gpd and wet weather flows of 30,000 gpd (Palmer Creek CSD, 2007). The Palmer Creek CSD reports that it is currently at its contracted limit with the City of Fortuna for wastewater flows. This contract would need to be amended to allow additional development within the District.

The City of Fortuna's wastewater system is in good condition overall, and was recently expanded in 2006 to improve capacity and performance. The City's wastewater facilities are permitted to treat up to 1.5 MGD mean daily dry weather flow averaged over a period of one calendar month. Existing dry weather flows are currently 0.95 MGD. Therefore, the treatment facility is operating at approximately 63% of its dry weather flow capacity. However, wet weather flows continue to pose a problem for the City.

#### **RIO DELL URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The City produced 97.5 million gallons of drinking water in 2004 (2005 CDPH Annual Inspection Report). Average daily use is estimated at 0.267 MGD, and peak daily use was reported as 0.474 MGD. However, these demand figures may be slightly high, as they are from 2004, before the City invested heavily into repairing its distribution system to minimize water losses. In 2006, the City only produced 91.1 MG of drinking water, representing approximately 7% decrease as compared to 2005. It is unclear what part of this decrease is attributable to the water system improvements versus natural variability in demands. The City has approximately 1,179 connections within the system, of which approximately 96% are residential connections. The City also serves 49 commercial connections, two landscape connections, and two agricultural connections.

The City received \$5.0 million in grant funds to rehabilitate the water distribution system City-wide and \$1.0 million in grant funds and a loan in the amount of \$2.3 million to construct a new infiltration gallery and water treatment plant. The new treatment plant has a design capacity of 700 gpm. The system was put on line in 2006, is in very good condition overall, and has sufficient capacity to accommodate growth anticipated in Rio Dell's new General Plan currently in the process of being updated. Current peak day demands are about 60% of source capacity.

**Wastewater Capacity & Availability.** Approximately 1,310 units receive wastewater service within the City of Rio Dell (Winzler & Kelly, 2007). Approximately 94% of these connections are residential and the remaining 10% are commercial and institutional. Average dry weather flows totaled approximately 0.430 MGD, while peak wet weather flows totaled approximately 2.820 MGD in 2005 (Winzler & Kelly, 2006).

The City is currently under a Cease and Desist Order for its use of percolation ponds as a summertime disposal method. The City is in the process of actively exploring alternative disposal methods and funding mechanisms. The CDO restricts new connections to the wastewater system and as of spring 2009 there are 65 new connections available.

The City has developed a Wastewater Effluent Disposal Facilities Plan and prepared an environmental impact report to develop a new wastewater treatment plant that would meet the City's long-term wastewater treatment and disposal needs and the requirements of the RWQCB. The City is annexing approximately 250 acres of land across the Eel River in the Metropolitan area that, upon purchase or lease, would be used for a new wastewater treatment plant. The new facility is expected to cost between \$12 and \$15 million and to be completed in 2012.

#### **FIELDBROOK-GLENDALE COMMUNITY SERVICES DISTRICT**

Fieldbrook-Glendale CSD provides water service to the Fieldbrook WSA and the Glendale USA/WSA. The Fieldbrook-Glendale CSD purchases treated water from Humboldt Bay Municipal Water District (HBMWD) for delivery to its customers. Fieldbrook-Glendale CSD's water system begins at a water meter just north of the intersection of Fieldbrook Road and Glendale Drive. The system contains approximately 13 miles of water mains, two booster pump stations, and one 400,000 and one 20,000 gallon water tank. Water quality is representative of HBMWD's excellent water source and meets or exceeds State standards. According to 2005/2006 HBMWD records, Fieldbrook-Glendale CSD's average daily use was 0.166 MGD and peak daily use was 0.389 MGD. The Fieldbrook-Glendale CSD retailed approximately 64 million gallons of drinking water in fiscal year 2005/2006. Fieldbrook-Glendale CSD services approximately 528 existing connections according to the 2005 CDPH annual inspection report. Peak daily use of HBMWD water for the District (0.389 MGD in 2005/2006) is currently about 90% of their peak rate allocation of 0.43 MGD set in contract with HBMWD on July 1, 2006.

#### **GLENDALE URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The Fieldbrook Glendale Community Services District (CSD) provides water and wastewater service to this area. Some portions of the study area rely on private wells, springs or surface water intakes generally of poor quality, while other portions (up Liscomb Hill Road and Hilltop Lane) receive water from the City of Blue Lake. The Fieldbrook-Glendale CSD's receives treated water through the HBMWD and is not limited by either source or treatment capacity with respect to its ability to serve new connections.

Water service within the Glendale USA is generally very good with the exception of some low pressure areas. The only major deficiency associated with the existing system and the existing

development they serve is lower system pressure within some localized areas. The study area does not have any storage in its service area and normally relies on the HBMWD water reservoirs, although the Fieldbrook reservoir can be used to back feed to this area in an emergency. Glendale will need to expand its water system infrastructure to serve additional growth.

**Wastewater Capacity & Availability.** The Glendale USA receives wastewater service from the Fieldbrook-Glendale CSD. Glendale's wastewater system is in very good condition overall and has approximately 165 connections. Flows currently range between 37,000 gpd during dry weather and 75,000 gpd during wet weather. The District is under contract to pump raw wastewater to the City of Arcata for treatment and disposal. The existing contract allows for up to 71,200 gpd average dry weather flow, indicating that the system has the capacity for approximately 50 to 100 more connections. Alternative solutions to treatment and disposal must be found to accommodate any development in excess of this. The City has indicated it is not interested at this time to increase the District's contract amount and has recommended the District consider other alternatives. The District has approached the City of Blue Lake and will participate in other studies to evaluate alternatives and costs for potential interconnection.

#### **FIELDBROOK WATER STUDY AREA**

**Water Supply & Availability.** Fieldbrook WSA receives water from the Fieldbrook-Glendale CSD. The system is in good condition overall and available connections are not limited by either source or treatment capacity. The Fieldbrook-Glendale CSD's receives treated water through the HBMWD and is not limited by either source or treatment capacity with respect to its ability to serve new connections. The only major deficiency associated with the existing system and the existing development they serve is lower than desirable water pressure within some localized areas. In addition, a stand by generator is needed at the main (Lyman Rd) booster pump station and a new roof is needed on the redwood tank. The Fieldbrook-Glendale CSD may need to expand its water system infrastructure to serve this additional growth.

#### **GARBERVILLE URBAN STUDY AREA/WATER STUDY**

**Water Supply & Availability.** The Garberville Sanitary District (SD) was originally formed in 1932 to provide sewer service to the town of Garberville and in 2006 purchased the private Garberville Water Company, which provides water service to approximately 394 connections. The Garberville SD produced approximately 64 million gallons of drinking water in 2003 (CDPH Annual Inspection Report). Average daily use is estimated at approximately 0.175 MGD, and peak daily use is estimated at approximately 0.310 MGD. The water system is in poor to fair condition, with deficiencies that include lack of storage capacity, standby power, and an aging and undersized distribution system, most of which was installed in the 1930s.

The main source of water is from an infiltration gallery in the South Fork of the Eel River that was installed in 1940. A secondary groundwater source is also available; however, substantial draw down has been known to occur and the well has even been known to stop producing water during dry periods. The District is limited by their appropriative water rights, which allow for maximum diversions of 0.155 and 0.595 cubic feet per second, respectively, for a combined allowable extraction of 336 gallons per minute from the infiltration gallery. The production capacity of the infiltration gallery is approximately 0.46 MGD. The water treatment plant has a maximum production capacity of 250 gpm (0.33 MGD if operated 22 hours per day), and is therefore more limiting than the source capacity. Given existing maximum day demands are 0.31 MGD, the system is operating at approximately 94% of treatment capacity.

The District has plans for a Water System Improvements Project and has been placed on priority lists for funding by California Department of Public Health. The project will consist of two new infiltration gallery pumps, a new treatment plant, emergency backup power for the pumps and

treatment plant, a new treated water booster pump station and water main, and additional storage capacity. The District hopes to complete construction of this project in 2010.

**Wastewater Capacity & Availability.** The Garberville SD wastewater collection system consists of a collection system that flows by gravity with the aid of lift stations to convey the wastewater to the treatment facility. The treatment plant was constructed in 1984, and the design capacity of the system is for a peak wet weather flow of 0.3 MGD. The treatment plant is permitted to treat up to 0.06 MGD mean daily dry weather flow and existing dry weather flows are currently 0.14 MGD, or over twice the permitted amount. The treatment facility is operating at approximately 233% of its dry weather capacity. The facility is also exceeding its permitted wet weather capacity.

The Garberville SD is operating subject to a wastewater cease and desist order from the Regional Water Quality Control Board (R1-2004-0097) for discharging effluent in violation of its waste discharge requirements due to increased population growth and summertime tourism activity. The cease and desist order prohibits new connections to the system until improvements are completed. The RWQCB has allowed new connections when improvements to the collection system are completed that simultaneously reduce volumes of inflow and infiltration greater than wastewater flows from the new development (example, recent senior housing project approved in Garberville).

The District prepared a draft report analyzing viable alternatives to increase its treatment capacity and has chosen a constructed wetlands alternative as well as new locations for the summertime disposal of treated effluent. The cease and desist order has set forth a completion date for the new facility of November 2009. The Garberville SD has been placed on priority lists for funding by the State Water Board and expects to receive funding that will allow it complete improvements addressing the cease and desist order within the next year.

## **HUMBOLDT COMMUNITY SERVICES DISTRICT**

The Humboldt Community Services District provides water, wastewater, and street lighting services to the unincorporated areas surrounding the City of Eureka. The District extends from the Freshwater Valley in the north nearly to College of the Redwoods in the south. Humboldt Bay and the City of Eureka form the districts western boundary and the eastern edge of the Freshwater Creek valley forms the eastern boundary. Included within or adjacent to the boundaries of the district are the following USAs and WSAs, each of which will be analyzed in detail below:

- Freshwater WSA (includes the Freshwater, Mitchell Heights, and Redmond Road areas)
- Humboldt Hill USA (includes Fields Landing, Humboldt Hill, and King Salmon,)
- Myrtle town USA & WSA
- South Eureka USA & WSA (includes the Bayview, Cutten, Pine Hill, and Ridgewood areas)

**Humboldt CSD Water Supply & Availability.** The Humboldt CSD water system is not limited by either water source or treatment capacity with respect to its availability of connections. Water for the Humboldt CSD system is provided by the Humboldt Bay Municipal Water District (HBMWD), which also provides treated drinking water on a wholesale basis to other municipal service providers in the greater Humboldt Bay region, including the City of Arcata, the City of Eureka, the City of Blue Lake, the Fieldbrook-Glendale CSD, Manila CSD, and the McKinleyville



CSD. HBMWD has sufficient water supply to meet the demands of Humboldt CSD and its other municipal customers, and Humboldt CSD has extensive available capacity within District wells.

According to 2005/2006 HBMWD records, Humboldt CSD's average daily use was 1.253 MGD and peak daily use was 2.32 MGD. The District purchased over 479 million gallons of HBMWD water in fiscal year 2005/2006 direct from HBMWD. However, HBMWD water represents only part of Humboldt CSD's water supply. According to the 2007 Humboldt CSD records, they produced approximately 914 million gallons of water for customers in 2006 (257.2 MG from wells, and 659.9 from HBMWD either direct from HBMWD or through the City of Eureka). Therefore, average daily use is estimated at 2.53 MGD, and peak daily use estimated at 4.71 MGD (utilizing the HBMWD peaking factor from above – 1.86). The District has approximately 7,494 existing water connections, of which 97% are residential connections.

Humboldt CSD receives approximately 75% of their water from HBMWD and the City of Eureka. Humboldt CSD also maintains three water supply wells (two active and one active backup) that supplement their water supply, with a rated capacity of 1,580 gpm (2.28 MGD). Humboldt CSD's active connection with the City of Eureka has a capacity of 800 gpm, or 1.15 MGD. Their contract with the HBMWD allows for a peak rate allocation of 2.9 MGD. Therefore, the combined source capacity is estimated at 6.33 MGD.

Unlike the other USAs and WSAs within the Humboldt CSD service area, the Humboldt Hill USA's water system is served almost exclusively by Humboldt CSD well water sources, although HBMWD water can also be supplied to this part of the system. Reservoirs serving Humboldt Hill include the 1.0 MG Blue Spruce tank and the 0.5 MG Donne Drive tank, for a total storage capacity of 1.5 MG.

Humboldt CSD's distribution system extends from Freshwater in the north to College of the Redwoods in the south and contains approximately 125 miles of pipe. The District has approximately 5.0 MG of storage capacity within ten storage tanks ranging in size between 0.12 MG and 1.0 MG. The District serves over fourteen pressure zones. Water quality is representative of HBMWD's excellent water source and meets or exceeds State standards.

There are no significant deficiencies within Humboldt CSD's water system although some storage and fire flow improvements are anticipated. Water service within Humboldt CSD is generally very good. The District has an ongoing program for replacing some old steel water line of various sizes and anticipates that all of it will be replaced by 2012. Peak daily use of HBMWD water for the District (2.32 MGD in 2005/2006) was below their peak rate allocation of 2.90 MGD set in contract with HBMWD on July 1, 2006. Overall peak daily use is at approximately 71% of existing source capacity. The Humboldt Hill study area's main water source is the District's wells. Current peak day demands within the Humboldt Hill Urban Study Area are estimated at 40% of total capacity Humboldt CSD's well's serving that area.

**Humboldt CSD Wastewater Capacity & Availability.** Humboldt CSD operates a wastewater collection system that interconnects with the City of Eureka collection system and the City's Elk River Wastewater Treatment Plant (WWTP). The City and Humboldt CSD are under a contractual agreement to convey wastewater through several points of interconnection between the Humboldt CSD and Eureka's collection system and share treatment capacity at the Elk River WWTP.

Wastewater is collected from approximately 6,285 connections within the Humboldt CSD service areas. Average dry weather flows for the District were approximately 0.93 MGD in 2008 based on flow data collected on a daily basis. The permitted average dry weather flow (ADWF) at the Elk

River WWTP is 5.24 million gallons per day (MGD). The Humboldt CSD share of this capacity is 30.5 % (1.598 MGD) and the City of Eureka share is 69.5 % (3.642 MGD). Based on a 2008 analysis of ADWF at the treatment plant, the City of Eureka has determined that the Humboldt CSD can accommodate about 2,749 additional equivalent dwelling unit (EDU) connections, and the City of Eureka about 2,457 additional EDU's.

The City is conducting a study of the Elk River WWTP infrastructure to identify hydraulic and process "bottlenecks" and propose cost effective improvements to increase capacity, rather than construct a total plant expansion. The City expects that this strategy will allow step-wise increases in WWTP capacity that keep pace with development within the Humboldt CSD and the City of Eureka over the next 20 years.

Portions of the Humboldt CSD and City of Eureka collection systems experience inflow and infiltration (I&I) of rain water and are near or at capacity in a number of locations during significant rain events. Although extreme wet weather flows approach the design capacity of the WWTP, the plant is designed to treat all flows that the collection system conveys in its current configuration and with the current peaking factor.

The City of Eureka and Humboldt CSD are cooperatively working on the Martin Slough Interceptor Project to address the collection system capacity issues identified above. The Martin Slough project is multi-purpose in function; reducing sewer overflows that degrade the environment, eliminate existing city and Humboldt CSD sewage lift stations (by conversion to gravity service), improve energy conservation, and provide capacity for planned development.

The Martin Slough project boundaries include areas within the City of Eureka that will gravity flow into the proposed interceptor, and portions of the unincorporated area surrounding Eureka that can utilize the interceptor based on proximity and topography located within the urban limit line established by the Eureka Community Plan and the Humboldt Bay Area Plan. Portions of the Bayview/Pine Hill/Rosewood areas and a portion of the Cutten area of the South Eureka USA are not within the Martin Slough project boundaries. Wastewater within these areas drains to portions of the City of Eureka collection system other than the proposed Martin Slough Interceptor. Other portions of the South Eureka USA are located outside the Eureka Community Plan and the Humboldt Bay Area Plan urban limit line

The City of Eureka and Humboldt CSD are actively working to correct current wastewater collection deficiencies and to provide capacity for future growth. The City of Eureka and the Humboldt CSD have set forth the following list of actions that are intended to result in the completion of the Martin Slough Interceptor by 2014:

**HOUSING ELEMENT APPENDIX TABLE – Z16. Schedule for the completion of the Martin Slough Interceptor.**

<b>Action</b>	<b>Status</b>	<b>Projected Completion</b>
Preliminary project design and Environmental Review	Final EIR completed September 2004 – SCH No. 200282043	Completed
Construction specifications	Completed	Completed
Memorandum of Understanding between Humboldt CSD and City of Eureka for the construction of the Martin Slough Interceptor	Completed	Completed

**HOUSING ELEMENT APPENDIX TABLE – Z16. Schedule for the completion of the Martin Slough Interceptor.**

Action	Status	Projected Completion
Sewer service rates incorporating the Martin Slough Interceptor project and future increases in Elk River WWTP capacity	Completed	Completed
Phase I Martin Slough Interceptor request for bids and bid award	Completed	Completed
Phase I Martin Slough Interceptor construction	Completed	Completed
Phase II Martin Slough Interceptor request for bids and bid award	Completed	Completed
Phase II Martin Slough Interceptor construction	Completed	Completed
Martin Slough Interceptor		Phase II completion by 2014

Source: HCSD, City of Eureka, 2019

The following is a general discussion of water and wastewater service within each of the USAs and WSAs served by Humboldt CSD. Additional discussion of the MSI project is in the South Eureka Urban Study Area/Water Study Area.

**HCSD FRESHWATER WATER STUDY AREA**

**Water Supply & Availability.** Residents of the Freshwater Valley originally received drinking water through private, individual wells and several private water companies. In 1992, the residents requested that Humboldt CSD annex this area and create the Freshwater Assessment District to provide high quality public water to correct a long-standing water quality problem. The Freshwater WSA is located within a valley east of Humboldt Bay. The Freshwater WSA also includes the Mitchell Heights and Redmond Road areas.

Humboldt CSD's water system in Freshwater is in good condition overall. There are no major infrastructure deficiencies associated with the existing system. To the extent that development occurs where existing facilities are available, no major improvements will be needed. However, where development is not adjacent to an existing water main, an extension of service will be needed.

**HCSD HUMBOLDT HILL URBAN STUDY AREA**

**Water Supply & Availability.** Most of the Humboldt Hill USA was added to Humboldt CSD boundaries in the 1980's with the purchase of the Pjalorsi Private Water System and of the consolidation with County Service Area 3 (CSA 3) Sewer System, which was established in 1972 through the merger of three sanitation districts serving Fields Landing, King Salmon, and Humboldt Hill.

Following the purchase of the Pjalorsi Water System, the District drilled three municipal water wells to further serve the Humboldt Hill USA. Reservoirs serving Humboldt Hill include the 1.0 MG Blue Spruce tank and the 0.5 MG Donna Drive tank, for a total storage capacity of 1.5 MG.

Water service within the Humboldt Hill USA is generally very good. The District has an ongoing program for upsizing undersized water mains installed to improve fire protection. The Humboldt Hill study area's main water source is the District's wells. Current peak day demands within the study area are estimated at 40% of the well's total capacity. Humboldt CSD anticipates adding an additional 1.0 Million gallons of water storage to support planned development, provide fire protection, and to serve the higher elevation zones in the Humboldt Hill area.

**Wastewater Capacity & Availability.** All proposed development within the Humboldt Hill USA would receive wastewater service from the Humboldt CSD. Humboldt Hill's collection system was originally part of the now dissolved CSA No. 3, and was taken over by Humboldt CSD in 1982. Wastewater is collected from residences throughout the USA and flows by gravity to the South Broadway pump station, where it is then pumped through a 14-inch force main to the Elk River WWTP.

Development within the Humboldt Hill USA is not constrained by capacity limitations in the City's collection system. New growth in Humboldt Hill may trigger the need for increased pumping capacity at the South Broadway pump station.

#### **HCSD MYRTLETOWN URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The Myrtle town WSA/USA is located just east of the City of Eureka along Myrtle Avenue. Myrtle town's water system is in good condition overall. There are no major infrastructure deficiencies associated with the existing system. Humboldt CSD is currently replacing some older steel pipe in the distribution system. Humboldt CSD may need to extend and expand its water system infrastructure to serve significant levels of additional growth.

**Wastewater Capacity & Availability.** Myrtle town's wastewater collection system is generally in good condition; although some improvements are needed to reduce I&I. Development within the study area is dependent upon the City of Eureka's collection, treatment, and disposal systems.

All proposed development within the Myrtle town USA would receive wastewater service from HCSD. The District maintains a collection system that was originally installed in 1965. The Myrtle town USA is located within the Hoover Street Sewer Drainage Basin, which pumps wastewater from the Humboldt CSD Hoover St. Pump Station to the City of Eureka Hill St. Pump Station. Wastewater is then pumped from Hill Street to the Elk River Treatment Plant.

The pumping capacity of the Hill Street Pump Station limits development within the Hoover Street Sewer Drainage Basin. This capacity limitation will be eliminated with an approximately \$250,000 pump upgrade and when wastewater from the "O" Street Pump Station is diverted from entering Hill Street Pump Station through the construction of the Martin Slough Interceptor. Until the Hill Street Pump Station pump improvements and Martin Slough project are complete, the remaining capacity within the Hoover Street Sewer Drainage Basin is approximately 178 dwelling units

#### **HCSD SOUTH EUREKA URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The South Eureka USA contains the Bayview, Pine Hill, Rosewood, Cutten, and Ridgewood areas. The Humboldt CSD South Eureka's water system is in good condition overall. There are no major infrastructure deficiencies associated with the existing water system. Some older steel pipe in the distribution system is currently being replaced and additional water capacity storage added to support planned growth and improve fire protection

**Wastewater Capacity & Availability.** Wastewater that is generated by existing development within the South Eureka USA is collected within the following sewage drainage basins:

Area	Sewage Drainage Basin
Bayview/Pine Hill/Rosewood	McCullens Street
Campton Road (North)	Campton Road
Campton Road (South)	Leslie Lane Diversion to the City of Eureka Golf Course Lift Station
Cutten (North)	Hoover Street
Cutten (South)/Ridgewood	"O" Street

Most of the above sewage drainage basins are within the Martin Slough Interceptor project boundaries, except for portions of the McCullens Street and the Hoover Street Sewage Drainage Basins. As such, the following development capacity limitations are in effect until the Martin Slough Interceptor project is complete in 2014 or until other infrastructure is added:

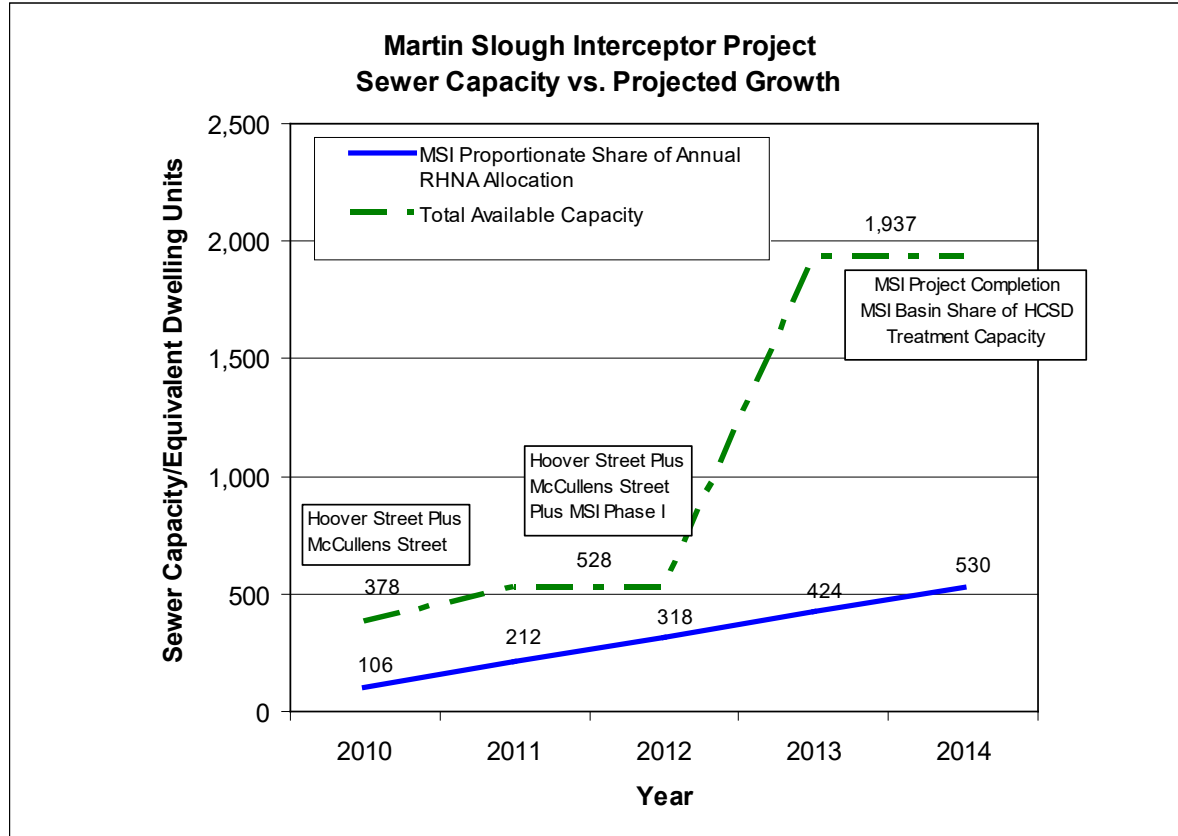
- Development capacity is constrained to 150 units within the "O" Street and Campton Road Sewage Drainage Basins as well as the Leslie Lane Diversion to the City of Eureka Golf Course Lift Station since Phase I of the Martin Slough Interceptor project is completed.
- Upon completion of Phase II of the Martin Slough Interceptor project, development will be constrained to the average dry weather flows remaining at the Elk River WWTP (See Humboldt CSD Wastewater Capacity and Availability above for a discussion of planned improvements to Elk River WWTP capacity.)
- Development capacity within the McCullens Street Sewage Drainage Basin is limited to approximately 200 additional dwelling units until the Martin Slough Interceptor project is complete.
- See the discussion of wastewater capacity in the Myrtle town USA above for an analysis of the existing capacity of the Hoover Street Sewage Drainage Basin.

The Martin Slough project Phase II was completed in 2017. Phase III is in the early stages of completion.

Figure 33 shows a comparison between the Martin Slough Basin's proportionate share of the RHNA allocation, converted to an annual sum, and the immediately available and planned wastewater collection capacity of the Martin Slough Basin during the planning period of the previous housing element.

The paragraph above describes the immediately available and planned wastewater collection capacity of the Martin Slough Basin during the planning period of the housing element. The following figure illustrates the Martin Slough Basin's proportionate share of the RHNA allocation:

**HOUSING ELEMENT APPENDIX FIGURE - 33. Martin Slough Interceptor Project Sewer Capacity vs. Projected Growth, 2010 - 2014**



Given the importance of the MSI project to attaining the County's projected housing needs goals, a program is included to continue to monitor the project's completion.

**HYDESVILLE URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** Water service in the Hydesville area is provided by the Hydesville County Water District (CWD). The Carlotta portion of the study area has no public water system and depends solely on individual private water sources. The Hydesville CWD has approximately 450 existing connections and produces approximately 38 million gallons of drinking water per year. Average daily use for the District is estimated at approximately 0.104 MGD, and peak daily use was reported as 0.28 MGD. The District's water supply is obtained from two wells located on District owned land near Yager Creek that have a rated pumping capacity of 360 gpm, or 0.52 MGD. Hydesville CWD storage tanks have a total storage capacity of 0.6 MG and the distribution system consists of approximately 14 miles of steel, AC, and PVC pipe.

Water service within the Hydesville USA is generally good. The District is at approximately 60% of its source capacity during peak usage periods. In some areas, located in the northern part of the District (Quail Hill subdivision area) the 4-inch mainline is inadequate in size to maintain the fire flow requirements and topography is a constraint on service area expansion utilizing the existing gravity fed system. The District is planning the following improvements as funds become available: increase size of distribution lines in the Quail Hill subdivision, and install an additional well and 500,000 gallons storage. The Carlotta area is also not served by a community water system and expansion of the Hydesville CWD is the logical solution to serving this area.

**JACOBY CREEK WATER STUDY AREA**

**Water Supply & Availability.** The Jacoby Creek WSA receives water service from the Jacoby Creek County Water District (CWD), although portions of the study area rely on private wells, springs, or surface water intakes generally of poor quality. The Jacoby Creek CWD serves approximately 562 existing connections and receives its water by contract with the City of Arcata through the City's wholesale relationship from HBMWD. The City of Arcata also operates and maintains the Jacoby Creek CWD water system.

The Jacoby Creek CWD purchased 114.6 MG of water in 2006 (2007 CDPH Annual Inspection Report). Average daily use is therefore estimated as 0.314 MGD. Jacoby Creek's water system is in good condition. The biggest deficiency with the existing system is lack of adequate storage capacity. The study area has only about 27% of maximum day demand in storage capacity. In addition, some distribution piping within the system is less than six inches in diameter and unable to provide adequate fire flows.

**LOLETA URBAN STUDY AREA**

**Water Supply & Availability.** The Loleta Urban Study Area receives water and wastewater service from the Loleta Community Services District. The water system has approximately 239 existing connections, of which approximately 226 are residential connections and the remaining 13 connections are non-residential connections serving 11 businesses and 2 industrial connections including the Loleta Cheese Factory and the Humboldt Creamery (note: the Humboldt Creamery facility in Loleta is no longer operating). Roughly 25% of water demands are associated with the commercial and industrial users (Markus Drumm, 2007); therefore residential maximum day usage is estimated at 0.158 MGD (697 gpd/connection). The Loleta CSD water system is in poor to fair condition. Major deficiencies associated with the existing system are poor water quality and quantity from the wells, undersized distribution mains, and inadequate storage capacity.

Due to poor water quality, the Loleta CSD is providing water service through the use of a temporary well and above ground supply line. As a result of this circumstance, the Loleta CSD has implemented a self-imposed water connection limitation of eight new connections per year (this is a cumulative total whereby unused connections are carried over to the next year). The Loleta CSD has designed an improvement project that includes a new well and backup well as well as new treatment. The District has received funding approval for this project from USDA as well as American Recovery and Reinvestment Act funding. The Loleta CSD expects to have the new system on line by summer 2009 (Markus Drumm, 2009). When the new system is on line, the self-imposed connection limitation will be lifted. A precise calculation of the capacity of the proposed improvements cannot be completed until the new well is on-line and functioning. However, the water system improvements are being sized to serve existing development and current planned development.

**Wastewater Capacity & Availability.** Approximately 240 connections within the Loleta USA receive wastewater service from the Loleta CSD, of which most are residential connections except for the two industrial connections, as identified above. The system currently has flows that range between .06 MGD during dry weather and 0.6 MGD during wet weather. The facility has an average dry weather flow design capacity of 0.1 MGD, and is therefore operating at approximately 60% of its dry weather capacity.

The District has significant problems with I&I within their collection system. The District currently relies on percolation ponds for disposal. This form of disposal is becoming increasingly difficult to permit due to stringent regulations governing disposal to the Eel River during the discharge

prohibition period. Other communities such as Rio Dell and Ferndale are being required by the RWQCB at this time to find alternative methods of disposal.

The Loleta CSD is operating its wastewater system under a cease and desist order (R1-2004-0096) due primarily to excessive inflow and infiltration. The cease and desist order does not include any limitations on the approval of new connections by the Loleta CSD. The Loleta CSD is required to complete repairs and upgrades to the system by the end of this year to address inflow and infiltration.

### **MANILA URBAN STUDY AREA**

**Water Supply & Availability.** The Manila CSD provides water (The Manila CSD is a wholesale customer of the HBMWD) and wastewater service to the Manila USA. According to 2005/2006 HBMWD records, Manila CSD's average daily use was 0.119 MGD and peak daily use was 0.157 MGD. Peak daily use of HBMWD water for the Manila CSD is currently less than their peak rate allocation of 0.21 MGD. The District delivered approximately 45 million gallons of water in fiscal year 2005/2006. The District has approximately 342 active connections, of which 336 are residential connections (308 single family and 28 multifamily). Non-residential connections include Sierra Pacific Industries, Redwood Coast Trucking, Manila Community Center and Park, an RV Park, and formerly Manila Market.

Manila's water system is in good condition. The only major deficiencies associated with the existing system are some undersized water mains and inadequate storage capacity. The District has no major plans for system upgrades at this time. The Manila CSD is planning to carry out minor upgrades, such as replacing valves, installing new fire hydrants, and replacing the storage tank roof in the near future. The District is also applying for grants to increase water storage capacity.

**Wastewater Capacity & Availability.** The Manila CSD wastewater system is in good condition overall. The community relies on a Septic Tank Effluent Pump (STEP) system that pumps liquid effluent from septic tanks into a force main to the treatment facility. The treatment system consists of three free surface wetlands, two surface aerated facultative ponds, and four percolation ponds (rapid infiltration basins) for disposal. The system currently has approximately 444 connections, and flows currently range between 0.066 MGD during dry weather and 0.21 MGD during wet weather. The facility has an average dry weather flow design capacity of 0.14 MGD, and is therefore operating at approximately 47% capacity.

The District's collection system and treatment system are in overall good condition. This system is in compliance with its WDR and has sufficient capacity to serve forecasted potential future development without major improvements, although infrastructure extensions might be needed to serve a particular parcel.

### **MCKINLEYVILLE URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The McKinleyville USA receives water and wastewater service from McKinleyville Community Services District (The McKinleyville CSD is a wholesale customer of the HBMWD). The McKinleyville CSD has approximately 5,085 existing service connections, of which about 4,785 are residential connections, and retails water to the Patrick's Creek CSD. According to 2005/2006 HBMWD records, the McKinleyville CSD average daily use was 1.696 MGD and peak daily use was 3.792 MGD. The District delivered over 636 million gallons of water in fiscal year 2005/2006.

The McKinleyville CSD water system is in good condition overall. Peak daily use of HBMWD water for the District (3.792 MGD in 2005/2006) currently exceeds their peak rate allocation of 2.80



MGD set in contract with HBMWD on July 1, 2006. The McKinleyville CSD currently has 5.25 million gallons of storage capacity and the existing distribution system has more than sufficient capacity for existing demands and is sized to serve approximately 10,000 homes. The pump station on North Bank Road that supplies the McKinleyville CSD system is currently limited by the water level at the HBMWD's Essex Hill storage tank at Korblex. Efforts to upgrade the pump station are underway.

**Wastewater Capacity & Availability.** The McKinleyville CSD wastewater system currently has approximately 4,600 connections, and flows range between 0.9 MGD during dry weather and 2 MGD during wet weather. The facility has a biological treatment capacity of 1.18 MGD, and is therefore operating at approximately 76% capacity. McKinleyville CSD collection system was installed in the mid 1980's and has been well maintained over the years. The treatment system consists of two primary oxidation ponds, three secondary oxidation ponds, a new constructed wetland completed in 2005, and disinfection facilities.

The McKinleyville CSD wastewater system is in overall very good condition. The McKinleyville CSD is currently investigating improvements to some main trunk lines to increase capacity and reduce inflow and infiltration. Pump station upgrades are also being planned. The Letz Lane pump station is in need of additional pumping capacity. The pump station at the existing WWTF is not currently having problems, but if flows from the Letz Lane pump station increase, then pumping capacity at the WWTF will also have to be increased. The District is also interested in upgrading their wastewater computer model to better understand tradeoffs associated with various proposed improvements.

#### **MIRANDA URBAN STUDY AREA**

**Water Supply & Availability.** The Miranda USA receives water and wastewater service from the Miranda Community Services District. The Miranda CSD produces approximately 33 million gallons of drinking water per year to approximately 143 existing connections (2005 CDPH Annual Inspection Report). Average daily use for the District is approximately 0.100 MGD and peak daily use is approximately 0.220 MGD. The District's water source comes from two wells with a total capacity of 0.338 MGD. The District has 0.2 MG of total storage and the distribution system consists of one pressure zone, which is gravity fed by the two tanks. Low pressures are known to occur, especially in the School Road area, due to small diameter (2") mains.

Miranda's water system is in fair to good condition. The primary deficiencies associated with the existing system are some undersized water mains and inadequate storage capacity. The Miranda CSD will need to expand its water system infrastructure to serve this additional growth.

**Wastewater Capacity & Availability.** The Miranda CSD wastewater system serves approximately 110 residential connections, which represents approximately 50% of homes within the USA. Average dry weather flows are estimated at approximately 30,000 gpd (Miranda CSD, 2007). Peak wet weather flows are estimated at approximately 100,000 gpd (Ristow, 2007). The Miranda CSD collection system consists of small diameter, gravity sewers that collect effluent from individual septic tanks in the community. The system is a combined septic tank effluent gravity and pump system (STEG/STEP). The treatment plant has a dry weather design capacity of 46,000 gpd, as set forth in their waste discharge requirements.

The District's collection system and treatment system are in generally good condition. The District estimates the treatment system is currently operating at approximately 65% of its design capacity. The Miranda CSD uses percolation ponds for disposal. This form of disposal is becoming increasingly difficult to permit due to stringent regulations governing disposal to the South Fork Eel River during the discharge prohibition period. Other communities such as Rio Dell

and Ferndale are being required by the RWQCB at this time to find alternative methods of disposal.

#### **MYERS FLAT WATER STUDY AREA**

**Water Supply & Availability.** The Myers Flat WSA receives water service from the Myers Flat Mutual Water System (MWS), a private water system. Myers Flat MWS water supply consists of a well of unknown capacity, but is barely able to meet peak summertime demands, and a surface water source on Pete's Creek. The latter source was the primary source of drinking water prior to 1998, but is no longer an approved source due to lack of treatment. Myers Flat MWS also has an emergency connection to a State Park well in Hidden Springs Campground in Humboldt Redwoods State Park.

Myers Flat MWS water system produced approximately 25.2 million gallons of drinking water in 2005 (2007 CDPH annual inspection report). Average daily use for the Myers Flat MWS is estimated at 0.069 MGD. The Myers Flat WSA has approximately 103 existing connections, all of which are metered and approximately 16 of the connections are commercial. The existing well source is of unknown capacity and reportedly barely meets peak summertime demands. Therefore, it is assumed that current peak water use is at approximately 100% of available production capacity.

Water service within the Myers Flat WSA is poor. The system is under a court order to find a new source of water by 2013 and other parts of the system are in significant need of repair and/or replacement. The Myers Flat MWS is currently working with a consulting engineer and CDPH to establish a new well.

#### **ORICK URBAN STUDY AREA/ORICK WATER STUDY AREA**

**Water Supply & Availability.** The Orick Community Services District provides water to the Orick USA and is developing plans to provide wastewater service. The Orick CSD retailed approximately 17 million gallons of drinking water in 2003 (2007 CDPH Annual Inspection Report). The District does not maintain average daily use and maximum daily use statistics. Average daily use for the entire District was approximately 0.047 MGD, and the District estimates peak daily use is approximately 0.216 MGD. The Orick CSD has approximately 140 existing connections, of which approximately 120 are residential connections.

The District maintains two active wells with a total production capacity of 0.274 MGD. The District maintains one pressure zone in its distribution system, serviced by approximately 6 miles of 4-inch through 8-inch PVC and AC pipe. The District's storage capacity includes two 100,000 gallon redwood storage tanks. This represents less than one day of storage.

Water service within the Orick USA is generally good. Current peak water use is at approximately 79% of available production capacity. A significant deficiency of the current water system is its lack of proper storage – less than one day at maximum day demands.

**Wastewater Capacity & Availability.** Orick is in the process of evaluating alternatives for a community wastewater. Pollution from failing septic tanks has been found to be widespread and contaminating local groundwater sources. A report titled Feasibility Study – Wastewater Collection, Treatment and Disposal was completed in September 2004 by SHN Consulting Engineers & Geologists, Inc. as part of a Housing and Community Development Block Grant. The system is forecast to have approximately 144 connections (245 EDUs), and flows are expected to range between an average dry weather flow of 29,400 gpd to a peak day average flow of 102,532 gpd (SHN, 2004). The Orick CSD has received approximately \$2.6 million from various

sources towards the construction of a wastewater treatment system and expects to begin construction in 2010.

### **ORLEANS WATER STUDY AREA**

**Water Supply & Availability.** The Orleans WSA is provided water service through the Orleans Community Services District (CSD). The Orleans WSA has approximately 149 active connections and 15 inactive connections. Orleans CSD water supply consists of an infiltration gallery within Pearch Creek with unknown but adequate capacity. Orleans CSD retailed approximately 26 million gallons of drinking water in 2005 (2005 CDPH Annual Inspection Report). Average daily use for the entire District is estimated at 0.071 MGD, and peak daily use is estimated at approximately 0.513 MGD. Current peak water use is estimated at approximately 79% of available treatment capacity if CDPH loading rates are used but 104% using the manufacturers' recommended maximum loading rate. Source capacity is not an issue.

The Orleans CSD water system is in good condition overall but does not have adequate storage. Source capacity from an infiltration gallery in Pearch Creek is unknown, but reportedly more than enough to satisfy maximum day demands. Additional treatment capacity is also available. The District has plans to install additional storage, increase treatment capacity, upgrade the infiltration gallery, and expand the main water line on Highway 96 with installation of several fire hydrants in an active brush fire area.

### **PHILLIPSVILLE WATER STUDY AREA**

**Water Supply & Availability.** The Phillippsville Community Services District (CSD) was formed in order to assume responsibility for the Phillippsville Mutual Water Association water facilities. The Phillippsville WSA has approximately 65 active service connections. The system relies on two water sources to meet maximum day demands – an untreated surface water spring that is not in compliance with SWTR and a groundwater well high in iron and manganese. Phillippsville CSD retailed an estimated 8.75 million gallons of drinking water in 2003. Average daily use for the entire District is estimated at 0.024 MGD, and peak daily use is estimated at approximately 0.085 MGD.

Phillippsville CSD water system is in poor condition. Storage capacity is currently inadequate to even meet one day of maximum day demands. The distribution system consists of non-standard materials, such as electrical conduit, and the sizing and type of piping in the rest of the system is unknown. As a result, there are no available connections within the Phillippsville due to limited source capacity and lack of treatment. The District is working with the CDPH and has secured the necessary funds to upgrade the water system infrastructure to resolve the issues described above. Construction has begun and all improvements are expected to be complete by the end of 2010. Upon completion of the project, the water system would be expected to adequately serve existing development and current planned development.

### **REDCREST WATER STUDY AREA**

**Water Supply & Availability.** The Redcrest WSA receives water service from a privately owned system owned and operated by Redcrest Water Works (WW). Redcrest WW produced 8.535 million gallons of drinking water in 2005 and provides water service to 33 residential connections, none of which are metered. Average daily use is estimated at approximately 0.023 MGD, and peak daily use was reported as 0.048 MGD.

Redcrest WW's water source consists of an infiltration gallery located in Chadd Creek with an estimated capacity of 40 – 50 gpm (0.057 – 0.072 MGD). The Redcrest WW also has a spring source for emergency standby during winter storms. This source has lower turbidity to reduce load on the filters during storms. Availability of connections within the Redcrest water system is

currently limited by source capacity and noncompliance with SWTR. The CDPH has determined that Redcrest WW exceedences of turbidity standards during winter months are in the sub-micron size range relate to secondary, or aesthetic, standards and are too small to be Giardia or cryptosporidium, which are the focus of primary, or health based, standards. The CDPH has determined that it will not pursue enforcement at this time.

There are no available connections under the existing infrastructure. The Redcrest WW is considering adding a roughing filter to reduce load on the slow sand filters and improve turbidity reduction. They also have plans to add 10,000 gallons of raw water storage.

### **REDWAY URBAN STUDY AREA**

**Water Supply & Availability.** The Redway USA receives water and wastewater services from the Redway Community Services District (CSD). According to the District, Redway CSD produces approximately 60 million gallons of drinking water per year. Average daily use was approximately 0.175 MGD, and peak daily use was approximately 0.419 MGD in 2006. Peak daily use is 0.475 MGD (Spencer Engineering). The District has approximately 600 existing service connections.

Redway CSD's water system consists of two water sources, an infiltration gallery in the South Fork of the Eel River and an unnamed spring. The gallery has a reported capacity of 550 gpm, or 0.792 MGD. The maximum production for the spring is historically around 46,000 gallons per day. Total source capacity is estimated at 0.838 MGD. However, the water treatment plant design capacity is only 0.46 MGD, so treatment is limiting. The Redway CSD's total storage capacity is approximately 375,000 gallons. The District maintains approximately 25 miles of distribution piping.

Redway CSD's water system is in overall fair to good condition. However, treatment capacity is currently below maximum day demands. Storage capacity can provide water during peak demand periods; however storage capacity is insufficient to meet one day of maximum day demands. Current peak day demands are about 57% of source capacity.

The District has developed a plan to address current water system deficiencies. The District is securing funding through the CDPH to add additional treatment capacity (total treatment capacity will equal 0.618 MGD), maintain the Eel river intake, and abandon the spring source. Upon completion of these improvements (estimated completion date 2011) the treatment system will accommodate approximate 180 new dwelling units, which is roughly equivalent to the remaining capacity in the wastewater treatment plant.

**Wastewater Capacity & Availability.** The Redway CSD wastewater system currently has approximately 524 connections, and flows range between 0.14 MGD during dry weather and 0.43 MGD during wet weather. The facility has a permitted dry weather capacity of 0.186 MGD and wet weather capacity of 0.64 MGD, The District's NPDES Permit states that the WWTP has a dry weather design flow of 0.186 MGD and a peak wet weather design flow of 0.615 MGD. Therefore the WWTP is operating at approximately 75% capacity with respect to both dry weather and wet weather capacities.

The Redway CSD wastewater system is in fair condition. The District completed a compliance project in 2008 involving the conversion of a clarifier to a sludge thickener that related to an Administrative Civil Liability Order issued for effluent limit violations. This project is intended to improve suspended solids removal and the general performance at the plant. In addition, as a requirement of the NPRDES the District prepared a facilities plan for the wastewater treatment

plant and found that the plant can accommodate approximately 15 years of growth at current rates.

#### **RIVERSIDE WATER STUDY AREA**

**Water Supply & Availability.** The Riverside CSD provides water service throughout the Riverside WSA. The District's water source consists of three wells with a maximum production capacity of approximately 74,000 gallons of water a day. Riverside CSD produced 12.5 million gallons of drinking water in 2005 (CDPH, 2005 Annual Inspection Report). Average daily use was approximately 0.034 MGD, and peak daily use was approximately 0.046 MGD. The District currently provides water service to 74 residential customers and 24 agricultural operations (dairies on the Ferndale bottoms).

Water service within the Riverside WSA is generally good. Current peak water use is at approximately 62% of available production capacity. The District's deep well can only be used as an auxiliary well due to high manganese content. The District does not currently have any fire hydrants. Due to small main size and low pressure, the system is not capable of supporting fire suppression.

#### **SAMOA URBAN STUDY AREA**

##### **Water Supply & Availability.**

Existing residences within the Samoa USA receive water service from the Samoa Pacific Group, LLC. The Samoa Pacific Group, LLC purchased the town of Samoa in 2001 and is a retail customer of HBMWD. The Samoa Pacific Group LLC has submitted a master plan for the development of the town of Samoa, which will require the approval of Humboldt County and the California Coastal Commission. The EIR prepared for the project indicates the Group is interested in forming a management entity to serve the existing and proposed development within the town. However, what from this entity will take on has not been specified.

According to the Samoa Town Master Plan Draft EIR, the Samoa Pacific Group, LLC has contracted with HBMWD to receive up to 0.450 MGD of treated water. Estimated average day flows for the proposed Samoa Town are approximately 0.175 MGD, while peak day flows are being estimated at around 0.315 MGD. Samoa Town has approximately 104 connections, while the proposed development would add approximately 318 more residential connections and several industrial connections.

The Samoa Pacific Group, LLC has proposed to upgrade the entire domestic distribution system as a part of its development proposal. Water storage will also be provided as part of the project to provide for domestic and fire uses in case of a power outage or catastrophic failure on the Peninsula supply line. To the extent that the Samoa Town Master Plan project is not approved, development potential within Samoa would be fully constrained.

**Wastewater Capacity & Availability.** There are currently two permitted wastewater treatment and disposal facilities operated by the Town of Samoa LLC that serve the town of Samoa. The north system serves about 25 residences and consists of a 15,000 gallon septic tank and leachfield. The south system serves about 75 residences, the Samoa Block, Hostelry, and the Samoa Cookhouse through a series of septic tanks, bark filters, a treatment pond/wetland, and approximately 2.5 acres of infiltration area. The existing systems are expected to be replaced as part of the Samoa Town Master Plan with a single community system that would serve approximately 454 connections within the It is estimated that average dry weather flows would amount to approximately 0.2 MGD. Peak hourly flowrates are estimated at 1 MGD, using a

peaking factor of 5 (Winzler & Kelly, 2003). The collection system would be new so I&I is not expected to be a factor.

As described above, the Samoa Pacific Group will be responsible for upgrading and expanding the collection system and construction of new collection, treatment and disposal facilities as part of the development proposal.

### **SCOTIA URBAN STUDY AREA**

**Water Supply & Availability.** The Scotia USA currently receives water service from the Town of Scotia LLC. The Town of Scotia LLC owns, operates, and maintains the town's domestic water system, the wastewater system, nearly all of the other utilities, and most of the town's real property. Town of Scotia LLC is processing an application with Humboldt County that would amend the General Plan and Zoning Regulations to apply residential and commercial designations, as appropriate, to what was previously an industrial campus, and subdivide the property so that most structures will be on their own lot. Following the County's approval, the Town of Scotia LLC will process an application with the Humboldt Local Agency Formation Commission to form a community services district to operate the water and wastewater systems, in addition to other existing services.

The Town of Scotia LLC water supply comes from an infiltration gallery in the Eel River that supplies separate domestic water and raw water fire systems. The domestic system is fed by a domestic booster pump station with a firm capacity of 1.728 MGD. Average day production at Scotia's water treatment facility was estimated at 0.412 MGD, with approximately 0.151 MGD used by Scotia's industrial customers and the remaining 0.261 MGD used by residential and commercial customers (Winzler & Kelly, 2006). Peak day flows in Scotia were estimated at 0.606 MGD (2006 CDPH Annual Inspection Report). Assuming a similar percentage usage for industrial uses, the domestic water peak demand is estimated at 0.384 MGD. Scotia currently has approximately 280 residential connections, 15 commercial connections, and 20 industrial connections. Current peak water use is at approximately 22% of available production capacity.

The existing water treatment plant is generally in good condition. However, some improvements are needed at the treatment plant and the distribution system is in poor condition and will require significant upgrading and replacement (Winzler & Kelly, 2006). Water use averages about two to three times higher than would be expected for the existing service population, indicating significant leaks in the system. There are significant losses that occur in the existing water system. The existing water distribution system is combined so that it provides fire flows to both the mill and residential properties.

**Wastewater Capacity & Availability.** Approximately 295 connections within the Scotia USA receive wastewater service from the Town of Scotia LLC, approximately 92% of which are residential connections. Average dry weather flows currently amount to approximately 0.178 MGD, while peak wet weather flows are estimated at approximately 1.4 MGD (Winzler & Kelly, 2006).

Scotia's wastewater system is in poor condition. The WWTP is located within the 100-year floodplain. The treatment capacities of multiple unit processes within the facility are exceeded even by average day maximum month flows (Winzler & Kelly, 2006). However, under current conditions the three treatment ponds at the WWTP provide the necessary treatment to meet current permit conditions (SHN, 2007). Since October 2006 the facility has been operating under a new NPDES permit and to date has met the WWTP permit treatment requirements. Prior to the permit going into effect however there was concern that the facility would not meet the secondary treatment standards for 85% removal of BOD and TSS. PALCO requested the facility

be placed under a Cease and Desist Order (CDO) that set forth a time schedule for compliance with the BOD and TSS percent removal permit requirements. The Scotia WWTP currently discharges to percolation ponds adjacent to the Eel River during the summertime discharge prohibition period. The town will likely have to find alternative methods for summertime disposal, as percolation ponds on the Eel River are becoming more difficult to permit with time.

#### **SHELTER COVE URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** Resort Improvement District No. 1 (RID) provides water and wastewater service to the Shelter Cove USA/WSA and produced approximately 57.4 million gallons of drinking water in 2004 (2006 CDPH Annual Inspection Report). Average daily use is estimated at 0.157 MGD, and peak daily use was reported as 0.331 MGD in 2004. The District has approximately 455 existing connections. The number of water connections available to the RID is limited by its permit to a total of 990 until such time that it identifies additional sources of water.

The RID water source consists of two active surface water spring intakes (Rick Spring and Upper Telegraph Creek), a seasonal standby surface water spring intake (Lower Telegraph Creek), and two standby wells. During summer months when demands are high, the District is required to maintain environmental flows within Telegraph Creek and is allowed to withdraw at Lower Telegraph Creek at a point prior to the water's infiltration into beach sands. The source capacity of the District is approximately 508 gpm (0.732 MGD), well over current maximum day demands (230 gpm). The treatment capacity of the plant is 350 gpm, or 0.504 MGD.

Water service within the RID is generally very good. Current peak water use is at approximately 45% of available production capacity. The District is in the process of locating additional source capacity. The RID has identified sites for five new water wells. All five well pumps are operational and connected to the system. Two of the wells have been approved by the State for service and approval of the remaining three is expected soon (RID, 2009).

**Wastewater Capacity & Availability.** Approximately 393 residential connections and 22 commercial connections receive wastewater service within the Shelter Cove USA (RID, 2007). Average dry weather flows currently amount to approximately 0.1 MGD, while peak wet weather flows are estimated at approximately 0.5 MGD (Luce, 2007). According to the District's discharge permit, the RID WWTP is designed for an average dry weather flow of 0.17 MGD, an average wet weather flow of 0.27 MGD, and a peak wet weather flow of 0.77 MGD.

The District is currently under an Administrative Civil Liability Order due to the District's inability to meet percent removal requirements for BOD and TSS. In essence, the influent to the treatment plant is so diluted, it is virtually impossible to meet these requirements. A mandatory compliance project to reduce I&I has been developed with the RWQCB and was recently completed in early 2007. Based on existing flows, the District is approximately at 59% of dry weather treatment capacity and approximately 78% wet weather capacity at its WWTP.

The District last developed a Master Plan Update for its wastewater treatment and disposal facilities in 1997, which outlines necessary improvements to meet different forecasted growth scenarios. The District also developed a ten-year CIP in 2007 to address required maintenance and upgrades to their wastewater system. The District is in the process of upgrading the collection system to reduce I&I as part of a compliance project for its current ACLO. The District is also in the process of replacing sewer manhole lids that are located below grade, which can allow large amounts of rain water to enter the sewer system during storm events (RID, 2009).

To respond to HCD's comments, reduced development potential expectations in the Shelter Cove USA and WSA are discussed earlier in this section.

**WEOTT URBAN STUDY AREA**

**Water Supply & Availability.** The approximately 140 existing, unmetered service connections in the Weott USA receive water service from Weott WCSD. Average daily use is estimated at approximately 0.129 MGD and peak daily is estimated to be approximately 0.258 MGD. The Weott CSD is supplied by two surface water sources located across the Eel River that have a total rated capacity of approximately 0.202 MGD that flow through two separate treatment and distribution systems. Treatment capacity totals approximately 85.4 gpm (0.113 MGD if operated 22 hours per day) and is therefore more limiting than source capacity.

Weott CSD's water system is in fair condition and has historically suffered supply problems during summer months. Estimated peak daily use is currently greater than available supply from the District's springs. Overall peak daily use is in excess of the spring's source capacity and the treatment plant's treatment capacity. Peak daily demands are approximately 128% of existing source capacity and 210% of existing treatment capacity. The District is planning to install meters on all service connections and is working with CDPH to install additional filter capacity and replace some steel water mains. CDPH reports that water system improvements that will address treatment deficiencies are underway and should be complete in 2009.

**Wastewater Capacity & Availability.** Weott's wastewater system is operated by the Weott CSD and is in good condition overall. The system has approximately 134 connections, and flows currently range between 0.014 MGD during dry weather and 0.03 MGD during wet weather. The facility has a permitted dry weather capacity of 0.03 MGD, and is therefore operating at approximately 47% capacity. Therefore, the system has capacity for an additional 151 connections.

The operation of the facility is occurring well within its design capacity and is meeting its waste discharge requirements. The system currently is operating without any problems and no improvements are planned. Future development within the existing service area can be served by the existing facilities.

**WESTHAVEN WATER STUDY AREA**

**Water Supply & Availability.** Approximately 15% of the Westhaven WSA is within the boundaries of the Westhaven Community Services District (WCSD) and receive water service. The remainder is outside any water related special district SOI or boundaries. Portions of the WSA (approximately 15 connections within WCSD service boundaries) receive water service from the Moonstone Heights Mutual Water Association. The northern portions of the WSA also receive water from the City of Trinidad.

The Westhaven CSD produced 14.3 million gallons of drinking water in 2004 and provides water service to 233 residential customers (2005 CDPH Annual Inspection Report). Average daily use was approximately 0.039 MGD, and peak daily use was approximately 0.066 MGD. The system is supplied by three small, spring-fed tributaries of Two Creek at and a well within the residential area. The creek source represents approximately 75% of the total source capacity, with the well accounting for the remaining 25%. Source capacity varies between 40 – 60 gpm (0.058 – 0.086 MGD). Source capacity currently varies between 40 – 60 gpm, compared to a maximum day demand of 0.66 MGD, or approximately 46 gpm. The District has expended considerable resources in efforts to locate additional local water sources. An attempt by the District to develop a municipal well just outside the northeast boundary failed due to local political impasse. The District has installed meters on all residential connections recently, which has facilitated the District in identifying leaks and distribution system problems.



No serious deficiencies were identified in the most recent CDPH inspection, aside from the source capacity issue stated above. The District plans on replacing the storage tank roof. Plans are also underway to upgrade the distribution system's undersized water mains, increase storage capacity, and further explore additional sources of water.

#### **WILLOW CREEK URBAN STUDY AREA/WATER STUDY AREA**

**Water Supply & Availability.** The Willow Creek USA and WSA receive water service from Willow Creek Community Services District (WCCSD which has approximately 967 existing service connections). The Willow Creek CSD produced approximately 244 million gallons of drinking water in 2003, according to the 2004 CDPH annual inspection report. Average daily use is estimated at approximately 0.668 MGD, and peak daily use was reported as 1.80 MGD in 2004. The District's source of supply consists of six wells located in the mouth of Willow Creek. Four wells draw water from infiltration galleries in the Willow Creek, which are believed to be under the influence of surface water and two wells separate from the infiltration gallery, which may or may not be under the influence of surface water. A new water treatment plant was completed in 2007, and has a design capacity of 2,140 gpm. If run for 23 hours per day, treatment capacity is approximately 2.953 MGD. Total source capacity is 2,610 gpm, or 3.76 MGD.

Willow Creek CSD's water system is generally in good condition, although per capita demand is very high (1861 gpd/cap) and may be the result of system leaks. Current peak water use is approximately 48% of available production capacity. The new water treatment plant has been designed for 2,140 gpm, approximately 40% greater than existing peak day demands. The District does not have adequate storage capacity and the District has plans to construct of a new 400,000 gallon storage tank above the new treatment plant and Brannan Mountain Road.

**Wastewater Capacity & Availability.** Willow Creek has been evaluating alternatives for a community wastewater system for a number of years. Willow Creek's business center along Highway 299 is in need of a centralized wastewater system due to existing disposal field problems which currently limit development. A preliminary engineering report was prepared for the system in 2008 and additional alternatives are under consideration. Although the Willow Creek CSD expects to complete construction of the collection, treatment, and disposal system by 2014, the project is dependent upon securing grant funding.

### **8.12.23 Infrastructure and Service Needs of Legacy Communities**

SB 244 (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. The following paragraphs provide a summary of the required analysis of legacy communities. The detailed analysis is provided in Attachment J of this Element.

An Unincorporated Legacy Community (ULC) is a geographically isolated inhabited area containing no less than ten housing units that has existed for at least 50 years, with a median household income of less than 80 percent of the state-wide average, and that is not located within the Sphere of Influence of a city.

County staff used Community Plans, the Framework General Plan, Census enumeration areas (Census Designated Places), and a listing of identified places from the U.S. Geological Service to identify ULCs. Humboldt County is a large county with many small isolated communities distributed across the primary north-south and east-west transportation corridors. Accordingly, the identification of ULCs was conducted in a comprehensive manner to minimize the possibility that none were overlooked.

ULC's were mapped in three different ways: Census Designated Place boundary (CDP - based on Census 2010 boundaries); General Plan land use designation boundaries; and service district boundaries. Where communities are mapped by the Census as a CDP, that boundary was used to create the ULC boundary. If an identifiable community was present, but there is no mapped CDP, then the community service district boundary was used. In some instances the community service district boundary did not include the entire identified community so additional area was added to create the ULC boundary. Where community service district boundaries were not present, the current or proposed General Plan land use designation boundaries were used to create the ULC boundary, whichever best represents the community.

The following table contains a listing of the identified Humboldt County ULC's. The table contains information regarding the source of information for mapping of the ULC. In addition, the table identifies the provider of each of the services that are required to be analyzed as well as the community plan area that relates to the ULC. When the community is outside district boundaries but service is provided or no services are provided, that information is noted.

**HOUSING ELEMENT APPENDIX TABLE – Z17. Unincorporated Legacy Communities Infrastructure and Service Needs.**

Name	Service Provider				Mapping Source	Community Planning Area
	Fire	Water	Sewer	Drainage		
Alderpoint	Alderpoint VFC	On site water	On site septic	None	CDP	Garberville-Redway-Benbow-Alderpoint
Blocksburg	None	On site water	On site septic	None	GPU land use designations	None
Briceland	Briceland FPD	Briceland CSD	On site septic	None	GPU land use designations	None
Carlotta	Carlotta CSD	On site water	On site septic	None	CSD boundaries plus other areas	Carlotta-Hydesville
Fairhaven	Samoa Peninsula FPD	HBMWD	On site septic	None	GPU land use designations	Humboldt Bay AP
Fieldbrook	Fieldbrook CSD & Out of district response	Fieldbrook CSD	On site septic	None	CDP	Fieldbrook-Glendale
Fruitland	Fruitland Ridge VFC	On site water	On site septic	None	GPU land use designations	None
Garberville	Garberville FPD & Out of district response	Garberville Sanitary Dist & On site water	Garberville Sanitary Dist & On site septic	None	CDP	Garberville-Redway-Benbow-Alderpoint
Glendale	Blue Lake FPD	Fieldbrook CSD	Fieldbrook CSD	None	GPU land use designations	Fieldbrook-Glendale
Holmes Flat	Redcrest VFC	On site water	On site septic	None	GPU land use designations	Avenue of the Giants
Indianola	Humboldt Bay Fire & Arcata FPD	On site water	On-site septic	None	CDP	Humboldt Bay AP/Jacoby Cr & Freshwater
Manila	Arcata FPD	Manila CSD	Manila CSD	None	CDP	Humboldt Bay AP
McKinleyville	Arcata FPD	McKinleyville CSD	McKinleyville CSD & On-site septic	Humboldt County	CDP	McKinleyville/McKinleyville AP

**HOUSING ELEMENT APPENDIX TABLE – Z17. Unincorporated Legacy Communities Infrastructure and Service Needs.**

Name	Service Provider				Mapping Source	Community Planning Area
	Fire	Water	Sewer	Drainage		
Miranda	Miranda CSD & Out of district response	Miranda CSD & On site water	Miranda CSD	None	CDP	Avenue of the Giants
Myers Flat	Myers Flat FPD	Myers Flat Mutual & On site water	On-site septic	None	CDP	Avenue of the Giants
Orick	Orick CSD	Orick CSD	On-site septic	None	CDP	Orick/North Coast AP
Orleans	Orleans VFC	Orleans CSD & On site water	On site septic	None	CSD boundaries plus other areas	Orleans
Petrolia	Petrolia FPD	On site water	On site septic	None	GPU land use designations	None
Phillipsville	Phillipsville VFC	Phillipsville CSD & On site water	On-site septic	None	CDP	Avenue of the Giants
Port Kenyon/ Arlynda/ Meridian	Ferndale FPD	Riverside CSD & Del Oro Water Co	On site septic & City of Ferndale	None	CSD boundaries plus other areas	Eel River AP
Redcrest	Redcrest VFC	Redcrest Water Works	On-site septic	None	CDP	Avenue of the Giants
Redway	Redway FPD	Redway CSD	Redway CSD	None	CDP	Garberville-Redway-Benbow-Alderpoint
Samoa	Samoa Peninsula FPD	Samoa Pacific Group (HBMWD)	Samoa Pacific Group	None	CDP	Humboldt Bay AP
Scotia	Scotia CSD	Scotia CSD	Scotia CSD	None	CDP	Rio Dell-Scotia
Shelter Cove	Resort Improvement District No. 1	Resort Improvement District No. 1	Resort Improvement District No. 1	None	CDP	South Coast AP
Shively	Out of district response - Scotia	On site water	On site septic	None	GPU land use designations	Avenue of the Giants

**HOUSING ELEMENT APPENDIX TABLE – Z17. Unincorporated Legacy Communities Infrastructure and Service Needs.**

Name	Service Provider				Mapping Source	Community Planning Area
	Fire	Water	Sewer	Drainage		
	CSD & Redcrest VFC					
Stafford	Out of district response - Scotia CSD & Redcrest VFC	On site water	On site septic	None	GPU land use designations	Avenue of the Giants
Weott	Weott CSD	Weott CSD	Weott CSD	None	CDP	Avenue of the Giants
Westhaven	County Service Area 4 & Westhaven VFC	Westhaven CSD & On site water	On site septic	None	CDP	Trinidad AP
Whitethorn	Whitethorn FPD	On site water	On site septic	None	GPU land use designations	None
Willow Creek	Willow Creek FPD & Out of district response	Willow Creek CSD & On site water	On site septic	None	CDP	Willow Creek

#### SUMMARY OF UNINCORPORATED LEGACY COMMUNITY NEEDS AND DEFICIENCIES

The following is a description of fire protection, water, wastewater, and storm drainage services in Humboldt County ULC's and a general description of the needs and deficiencies that are present. For each service type analyzed there is a general description of the feasible measures that are available to address the needs and deficiencies. An analysis of each ULC can be found in Appendix j.

##### Fire Protection Service

There are 43 fire departments providing fire protection to cities and unincorporated communities in Humboldt County including: one County Service Area (CSA); eight Community Service Districts (CSDs); 18 Fire Protection Districts (FPDs), one Resort Improvement District (RID), two city fire departments, and 12 fire companies in unincorporated towns not associated with local government agencies. Aside from the Arcata and Humboldt Bay Fire Departments and the Blue Lake and Fortuna Fire Chiefs, all fire fighters in the County are volunteers.

The majority of local fire service providers in Humboldt County are associated with a special district. These districts were formed to provide services within a specific jurisdictional boundary and are supported by revenue from a combination of taxes, fees, and fundraising. Many of these jurisdictional boundaries were created as far back as the 1930's. Since that time, neighborhoods, scattered subdivisions, and rural residential development have emerged outside of district boundaries. This newer development requires year-round fire protection and emergency services, which it receives in a variety of ways.

Some areas outside the boundaries of an established district receive fire protection from district resources responding outside of their jurisdictional areas. This type of service is identified as "Out of District" and is often referred to as "goodwill service." District fire departments provide service to these areas even though they are under no obligation to do so and receive no compensation for their service, other than donations. This practice can put a strain on already limited resources. Furthermore, property owners within the district may question why the services funded through their taxes are benefiting out of district residents, particularly if they pay a special tax or benefit assessment specifically for fire protection.

Many areas outside the boundaries of an established district receive fire protection from a fire company that is not affiliated with a district at all. These fire companies receive no tax revenue. The survival of these fire companies depends on revenue generated from community donations, fundraisers, and grants. Some communities are more supportive of their local fire companies than others and support can fluctuate dramatically depending on local economic conditions. Since the publication of the 2006 MFPP, the Maple Creek Fire Company was forced to close its doors as the cost of providing fire service outstripped available funds. Consequently, the level of service in that community has been significantly reduced and a strain has been placed on the neighboring fire departments of Kneeland and Blue Lake to fill the service gap.

The Fire Suppression Rating Schedule is used by ISO to grade the response capabilities within a community. The schedule is the tool used to develop a numerical PPC grading for communities. The ISO has measured the major elements of most of Humboldt County's community fire suppression systems and subsequently developed a numerical PPC grading. The ISO grading audit for Humboldt County communities measured their compliance with a national minimum standard in specific "capability" areas. Examples of evaluation criteria include:

- Can the emergency caller find the fire department number in the phone book?
- Does the water system match the needed fire flow requirements of residential and commercial buildings in the community?
- Is the fire department capable of suppressing the types and magnitudes of fires that are likely to occur in the community?
- Are the fire department's ladders long enough to reach the buildings that they protect?

The specific ISO rating for each ULC is contained in the analysis in Appendix j.

Section III.1.3, Developing a Reliable Revenue Source for Fire Protection, of the Humboldt County 2013 Community Wildfire Protection Plan clearly indicates that most – if not all – fire departments in Humboldt County lack adequate and sustainable ongoing sources of revenue:

“Through this Community Wildfire Protection Plan (CWPP) update process, it was emphatically confirmed that a lack of adequate funding is still one of the most critical issues facing local fire service. Some departments indicate that revenue is insufficient to cover even the basic costs of operation and administrative tasks.”

The CWPP identifies the following measures to address this condition as well as the implementer(s) of the action and the implementation priority [“S” (short), “M” (medium), “L” (long), and/or “O” (ongoing)]:

- Develop reliable sources of ongoing funding for fire protection districts and departments, such as revenue exchange agreements, benefit assessments, mitigation fees, and user fees.—Local governments, Fire Chiefs, HCFSC Revenue Source for Fire Protection Committee, Local Foundations (M, O)
- Provide technical support to local organizations that seek to establish (tax) benefit assessment areas as well as alternative funding mechanisms. Coordinate with state/federal government funding programs (e.g., Amador) as sources of funding for community fire protection.—Fire Chiefs, HCFSC Revenue Source for Fire Protection Committee, LAFCO (S, O)
- Encourage the provision of fire protection services through a district or local agency that provides a stable source of revenue from property tax, assessments, fees, or other sources. —HCFSC, County of Humboldt, LAFCO, Fire Chiefs (S, O)
- Provide guidance to local special districts regarding how to ground-truth and update local tax rolls to reflect new developments in order to capture the additional revenues they are due through benefit assessments or special taxes.—Fire Protection Districts, Fire Chiefs, County Assessor, HCFSC Revenue Source for Fire Protection Committee, Humboldt County Planning and Building (S)
- Support local fire departments with funding and countywide coordination for training, equipment, and improved communications.—Fire Chiefs, HCFSC Revenue Source for Fire Protection Committee, Local Foundations (O)
- Support the continued allocation of a portion of Proposition 172 funds to local fire agencies. —BOS (O)

Where fire protection services in a ULC are provided by a volunteer fire company (VFC) there is no local agency responsible for fire protection services (such as a fire protection district or a community services district). In these instances there is not local agency with authority to establish an ongoing source of revenue such as a special tax or special assessment. Therefore, the first priority in these areas is to establish as a fire related district through formation or annexation.

Where fire protection services are provided by a special district through "out of district response" the first priority is to annex the ULC to the district. The local agency may have existing special assessments or taxes that can be imposed immediately in the annexation area that will fund fire protection services. If not, an adequate source of ongoing revenue should be established as part of the annexation process.

Where the ULC is already within a local agency that provides fire protection services, but existing revenue is not sufficient to provide adequate services, an adequate source of ongoing revenue should be established such as a special tax or a special assessment.

None of these measures are easy to carry out, especially for all-volunteer organizations. In addition, all of the measures will take considerable time and effort and in most cases cost. However, there are examples of recent efforts by communities to begin to address the conditions described above. After several years of planning, outreach, and effort, the communities of Briceland and Bridgeville circulated petitions, negotiated the Local Agency Formation Commission process, and held an election to form fire protection districts in 2012 and establish special taxes. In addition, voters within the Fieldbrook-Glendale CSD approved a measure to nearly double their fire protection special tax from \$42 per parcel per year to \$75 to pay for additional equipment and facilities essential to their mission.

Grant funding for equipment, training, and in certain circumstances recruitment, retention, and personnel is available annually from state and federal agencies. These programs are highly competitive and although they can be effective in supplementing equipment and apparatus needs, they rarely support the critical need for ongoing revenue. Other resources available to communities and fire departments include the "How To Guide" put together by the Humboldt Fire Chiefs Association and Humboldt County Fire Safe Council that includes a wide range of resources, including samples and examples, relating fire district formation, establishing special taxes and assessments, various methods of district consolidation, and laws affecting fire department funding and organization. In addition, the Fire Chiefs Association, Fire Safe Council and County staff of the Public Works Natural Resources Planning Program are available to provide assistance to communities and fire departments.

#### Water Service

Water service related issues affecting ULCs fall into two general categories: community water systems exist (typically special districts or mutual water systems) and are aging and in disrepair, lack adequate capacity, or have poor quality, or all development within the ULC are served by on-site water systems affected by poor water quality or quantity.

The following list generally describes the facility needs of community water systems in ULCs and is summarized from the Community Infrastructure and Services Technical Report, 2008:

- System needs additional source capacity
- System needs additional storage capacity
- System needs additional treatment capacity or not in compliance with Surface Water Treatment Rule



- Distribution system piping is undersized for adequate fire flows and/or in need of replacement
- System needs qualified operator
- Additional funding required to carry out maintenance and required improvements

Many public water systems in Humboldt County were constructed in the 1960s and 1970s through grant funding and are approaching the end of their useful lives. Water systems are almost always maintained through monthly rates. However, rates often do not cover capital repair and replacement. Grants are available through state and federal agencies, but often require upfront investment in engineering and other services to prepare grant applications. Grant programs are highly competitive and often require that projects rank highly on a list of state or federal priorities (state priorities relate to health emergencies, contamination, or poor water quality) and have local matching funds.

There is an existing network of service providers that are available to address the issues faced by ULC's. The California Department of Public Health both regulates and provides funding and technical assistance. Under certain circumstances, the Rural Community Assistance Corporation (RCAC) and the California Rural Water Association (CRWA) can provide services at no cost to the system. Potential RCAC and CRWA services include: system needs assessments, develop capital improvement programs or improved budgeting, and rates analyses. In addition, service providers can seek assistance from the above entities to complete the California Department of Public Health technical, managerial, and financial requirements which are a pre-requisite for receiving grant and loan funding.

Humboldt County is an active participant in the North Coast Regional Partnership (NCRP - formerly the North Coast Integrated Regional Water Management Plan) which is collaboration among local government, watershed groups, tribes and interested partners in the North Coast region of California that integrates long term planning and high quality project implementation in an adaptive management framework—fostering coordination and communication among the Region's diverse stakeholders. The NCRP is eligible to apply on behalf of the Region for California water bond funding to address the needs of its stakeholders. The NCRP was awarded funding from the Department of Water Resources to implement a pilot program dedicated to improving the capacity and quality of service of small water supply and waste water services providers, especially disadvantaged communities, in the North Coast region through coordination, technical assistance, trainings, integrated planning, funding opportunity identification, and education.

Where a ULC is not served by a community water system the issues are somewhat different. In certain areas groundwater levels, local geology, and land use contribute to poor water quality. The installation of on-site treatment can be prohibitive. In other instances on-site water sources are not adequate. Where possible, there ULC's should annex and connect to nearby community water systems with adequate capacity. However, beyond a certain distance, especially where only a few residents will be connected, service extensions are often not financially feasible.

#### Wastewater Service

Wastewater service related issues affecting ULCs are similar to water system and fall into several categories: community wastewater systems exist (typically special districts) and are aging and in disrepair, lack treatment capacity due to excessive inflow and infiltration of rainwater, have inadequate treatment systems, have difficulty meeting state discharge

requirements, or all development within the ULC are served by on-site septic systems affected by high groundwater or poor soil conditions.

The following list generally describes the facility needs of community wastewater systems in ULCs and is summarized from the Community Infrastructure and Services Technical Report, 2008:

- System has aging collection system and significant inflow and infiltration
- Treatment system beyond useful life and needs to be upgraded or lack adequate capacity
- Treatment system unable to meet existing effluent limits for their permitted discharge
- Summertime disposal methods will likely not meet future discharge requirements

Like public water systems, many public wastewater systems were constructed in the 1960s and 1970s through grant funding and are approaching the end of their useful lives. Wastewater systems are almost always maintained through monthly rates. However, rates often do not cover capital repair and replacement. Grants are available through state and federal agencies, but often require upfront investment in engineering and other services to prepare grant applications and are highly competitive.

There are fewer technical assistance resources available to wastewater systems, compared to water system. RCAC provides many of the same technical assistance services on behalf of wastewater systems; however their funding for these services is more limited. The State wastewater system regulator, the Regional Water Quality Control Board, does not have the same ability to provide technical assistance as the CDPH. However, participation in the NCRP provides the same benefits to wastewater service providers as it does water service providers.

For ULC's where there is no community wastewater system, on-site septic systems are used. A septic system typically consists of a septic tank and a leaching device. The total size of tank and leaching area needed is determined by the expected amount of sewage flow into the system and capabilities of the soil to absorb water. An important septic system design factor, in addition to lot size and configuration, is the characteristics of the soil that will be used to filter and clarify the effluent before it reaches surface or groundwater. To determine septic suitability, soils must have a certain percolation rate, which is determined by conducting an on-site test.

The Land Use Program of the Humboldt County Department of Health and Human Services Public Health Branch is responsible for the review and approval of applications to construct septic systems. Determination of the septic suitability of soils is dependent on site-specific conditions and requires a thorough site investigation and analysis of the surface and subsurface characteristics. A septic system may have a limited or extended lifespan or can immediately fail if such analysis is not conducted.

In certain areas groundwater levels, soil, and parcel size make it difficult to design an effective septic system. Where possible, there ULC's should annex and connect to nearby community wastewater systems with adequate capacity. However, beyond a certain distance, especially where only a few residents will be connected, service extensions are often not financially feasible.

#### Storm Drainage

Urban storm drainage services are provided only in a few areas throughout the County. Humboldt County operates integrated storm drainage systems in portions of the unincorporated area around Eureka, and McKinleyville. There are very few underground storm conveyance systems in the unincorporated area. Most storm drainage facilities maintained by Humboldt County consist of ditches along County roads and culverts that ultimately convey drainage to the streams and rivers.

Standard measurement of floodplains includes demarcation of areas expected to be flooded during floods with these recurrence intervals, as determined by the Army Corps of Engineers. The Federal Emergency Management Agency (FEMA) has adopted the 100-year (1 percent annual chance) flood as the base for floodplain management purposes.

The FEMA has mapped flood-prone areas. The maps provide the basis for regulating floodplains in conformance with the National Flood Insurance Program. The County has adopted floodplain regulations in order to continue participation in the federal flood insurance program. Humboldt County's 100-year floodplains are shown in Natural Resources and Hazards Report Volume 1, Figure 11-1. As shown on the maps, the largest 100-year floodplain areas are the Eel River delta and Lower Eel River up to its confluence with the South Fork Eel; the Van Duzen River upstream of its confluence with the Lower Eel River; the region between the lowest five miles of the Mad River and the northern end of Humboldt Bay; the Mad River ten miles upstream of its mouth; the downstream ends of the Elk River, Salmon Creek, and Freshwater Creek (on Eureka Plain); and the Maple Creek delta in the Trinidad planning watershed. The Natural Resources and Hazards Report, Vol. 1 discusses FEMA's designated 100-year flood zones in Humboldt County's planning watersheds, with respect to CPAs and other populated areas

To protect new development in flood prone areas within ULC's and elsewhere within the County, the County adopted Flood Damage Prevention Regulations that are part of the County Code and located in Title III - Land Use and Development, Division 3 - Building Regulations, Chapter 5 - Flood Damage Prevention. These regulations were developed to comply with the California Model Floodplain Management Ordinance and meet the minimum requirements of the National Flood Insurance Program (NFIP).

#### POTENTIAL FUNDING TOOLS

The following is a general discussion of funding sources that are available to address the service needs and deficiencies in ULC's. A comprehensive listing of funding sources is contained in the ULC analysis in Appendix XX.

##### Grants

Various federal, state and private grant programs exist that can provide whole or partial funding for water, wastewater, or drainage improvements, or the acquisition of fire related equipment or fire station construction. Grant programs can be narrowly focused, are only available during certain years or times of year. Grant programs have stringent eligibility requirements which often limit their applicability. Often grant programs require matching funds.

##### Loans

Many of the government agencies that provide grant funding also have loan programs or couple grant funding with loans. However, loans require a secure source of revenue to repay the debt and accrued interest. For loan funding to be feasible, a revenue source such as a special assessment or special tax must be imposed for the term of the loan so to ensure that those who benefit from the improvement repay the loan amount.

**Special Taxes**

There are various state laws that provide authority for a local agency to impose special taxes. With few exceptions, only local agencies, such as counties, cities, or special districts, can impose special taxes. Special taxes can have a limited life and be used to repay a loan or retire bond debt or be imposed in perpetuity. Taxes can be imposed throughout a jurisdictional boundary or within specific zones of benefit. In order for a tax to be imposed, the local agency must adopt a resolution or ordinance at an appropriately noticed public hearing consistent with the law authorizing the tax, and the tax must receive at least two-thirds vote of voters casting ballots during an election.

**Special Assessments**

Like special taxes, there are various state laws that provide authority for local agencies to impose special assessments and only counties, cities, or special districts can do so. Special assessment also can be imposed for limited terms or last in perpetuity and can be imposed throughout a jurisdiction or within a limited area. Differences between special assessments and special taxes arise in how they are established and the relationship between the assessment and what is being funded. Special assessments can only fund special benefit to a property, not benefits that are generally available, and must be allocated to property in proportion to the estimated benefit received. Proceedings to establish them require that all owners of property be given appropriate notice of the hearing at which the local agency plans to approve the assessment and an opportunity to protest the tax in person or in writing. If protest ballots equaling more than 50 percent of the benefit to property are received from property owners, then the special assessment is not approved.

**Fees**

Development fees or impact fees can be charged to new development to fund public improvements related to new development. Fees are required to be proportionate to the need for the improvement resulting from the new development. Only cities and counties can collect impact fees. The Mitigation Fee act establishes the procedure for the calculation and adoption of impact fees. Impact fees can only be a viable source of funding for public improvements if the rate and amount of new development will generate sufficient revenue to fund the facilities when they are needed.

**8.12.24 Assessment of County Owned Parcels for Affordable Housing Development**

The County completed an evaluation of 58 of the 60 County-owned properties that might be suitable for housing development IN 2007. One County-owned property on Lucas Street in the Eureka Area (APN 015-111-08) is zoned for multifamily use, and has a development potential of 18 units in the residential land inventory. It was studied for use for a supportive housing development in 2007, and appears to be a good site for such a use. The County is actively pursuing the development of this site for multifamily development.

Aside from the Lucas Street property described above, three (3) other properties are believed to have residential development potential. They are described as follows:

**Profile of Property #1**

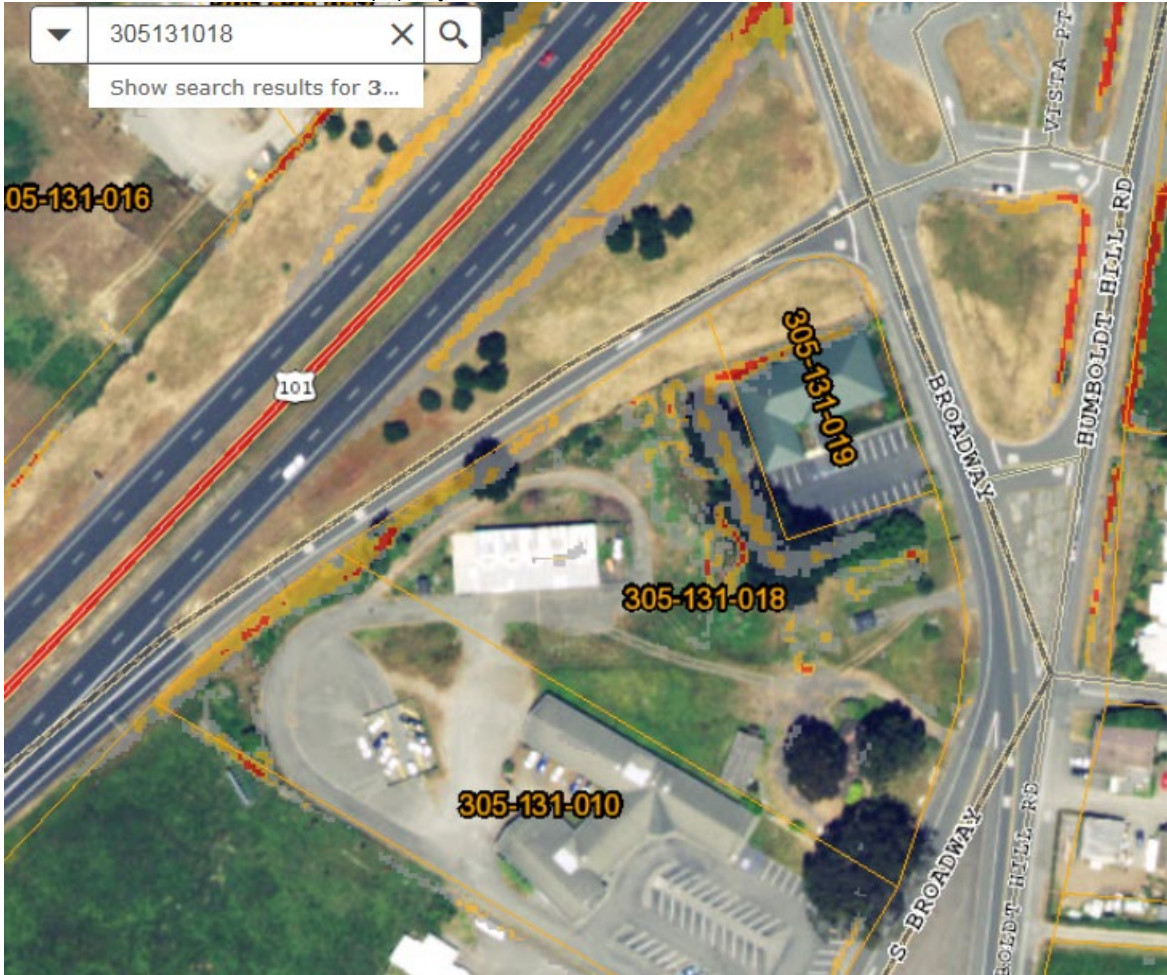
APN: 305-131-18
General Plan: Commercial General (Humboldt Bay Area Plan)

Zoning: Commercial General
Parcel Size: 2.76 acres
Site Address: ~ 5600 South Broadway abuts the County Ag. Building to the south-west
Owner's Name: County of Humboldt
Owner's Address: c/o Auditor Controller 825 5 <sup>th</sup> Street Eureka
Phone: Ronda Hollenbeck, Public Works 268-2667
Land Value: n/a
Improvement Value: Listed as 0 but there are several buildings on the site.
<b>Land Use Constraints (Mapped):</b>
Coastal Zone: Yes
Alquist-Priolo: No
Geologic Hazard: No
Flood Zone: No
Fire State Responsibility Area: No
Airport: No
Wetlands: No
Williamson Act Contracts: No
Agricultural Soils: No
Landslides: No
Slope in excess of 30%: No
Tsunami Zone: No
Biological Res.: No
<b>Non-Mapped Land use constraints:</b>
Road Access: Yes
Power Availability: Yes
Sewer Availability: available, but not on site
Water Availability: Yes
Public Safety (Sheriff): Yes
Surface Water Runoff Limitations: none
Conservation Easements: Unlikely
Potential Environmental Contamination: Phase I warranted. Possible contamination associated with garage operations on the property.

Other Planning Jurisdiction Concerns: The property came up in a discussion with Ronda Hollenbeck, Public Works, when this division was researching possible sites for new single family development. Important facts to discover would be: Is the property a general fund property? Has the property been surplus? What is the history of use on the site? The county will have brownfield assessment funds in fall 2008, a Phase I ESA would be a good first step.

Development Potential: According to Ronda, the house on the property should be demolished not rehabbed. The parcel is partially used by the "Way station" a garage type building used by the Agricultural Center next door. They want to maintain their use of the way station. A lot split would be needed to maintain the use of the way station. A zone change would also be required. A change in zone would take land out of the commercial land supply but there are other similar undeveloped commercial parcels in the area. Tsunami hazards are a concern although the Humboldt County Hazard Map shows the parcel is out of the Tsunami Zone. Access to the parcel is confused by the location adjacent to the HWY101 on ramp (easy access to 101 south). Any development would have the

potential for excellent bay views, but might be impacted by noise from Highway 101. This might be a good site for a night shelter to be built/rehabbed in a fashion similar to the Humboldt All Faith Partnership project in Arcata area.

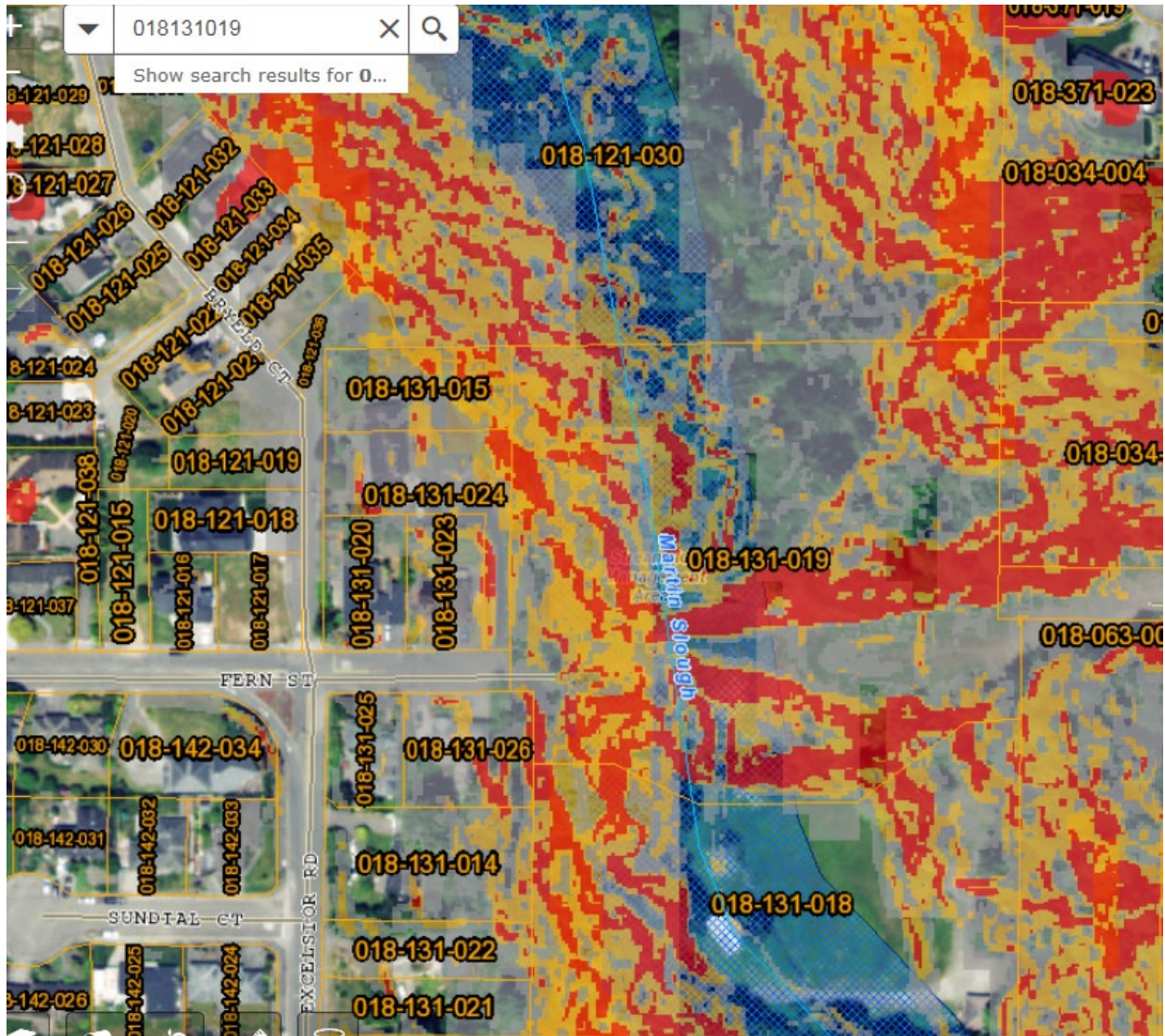


**Profile of Property #2**

APN: 01813119
General Plan: Residential Low Density (Eureka Community Plan)
Zoning: R-1*/GO
Planned Density 3 – 7 du/ac.
Parcel Size: 4.15 acres.
Site Address: between Fern and Excelsior and Fern and T Street; Cutten Area
Owner’s Name: Humboldt County
Improvement Value: \$0
<b>Land Use Constraints (Mapped):</b>
Suspense: No
Coastal Zone: No
Alquist-Priolo: No
Geologic Hazard: Steep Slopes
Flood Zone: No
Fire State Responsibility Area: No
Airport: No

Wetlands: No
Williamson Act Contracts: No
Agricultural Soils: No
Landslides: No
Slope in excess of 30%: Likely
Tsunami Zone: No
Biological Res.: No
<b>Non-Mapped Land use constraints:</b>
Road Access: Best Access from Fern via Walnut
Power Availability: Yes
Sewer Availability: Likely, will need laterals and pump
Water Availability: Likely, will need laterals extended
Public Safety (Sheriff): Yes
Surface Water Runoff Limitations: Possible
Potential Environmental Contamination: Not likely, though Phase I warranted
Other Planning Jurisdiction Concerns: Public works may have thought about connecting the two sides of Fern St. through this parcel. This still could be a possibility.

Summary: The parcel is challenged by steep slopes but it could be suitable for a small multi-family development. It could accommodate ten, two story, two bedroom units and parking. Foundation costs would be high. It would need a zone change and would have to be surplused. Surrounding land uses are single family. Easy walking distance to grocery store. This parcel may be part of a public works project to extend Fern Ave. across the gulch to the North McKay Tract, but extending Fern Ave. would not necessarily preclude development on the site.

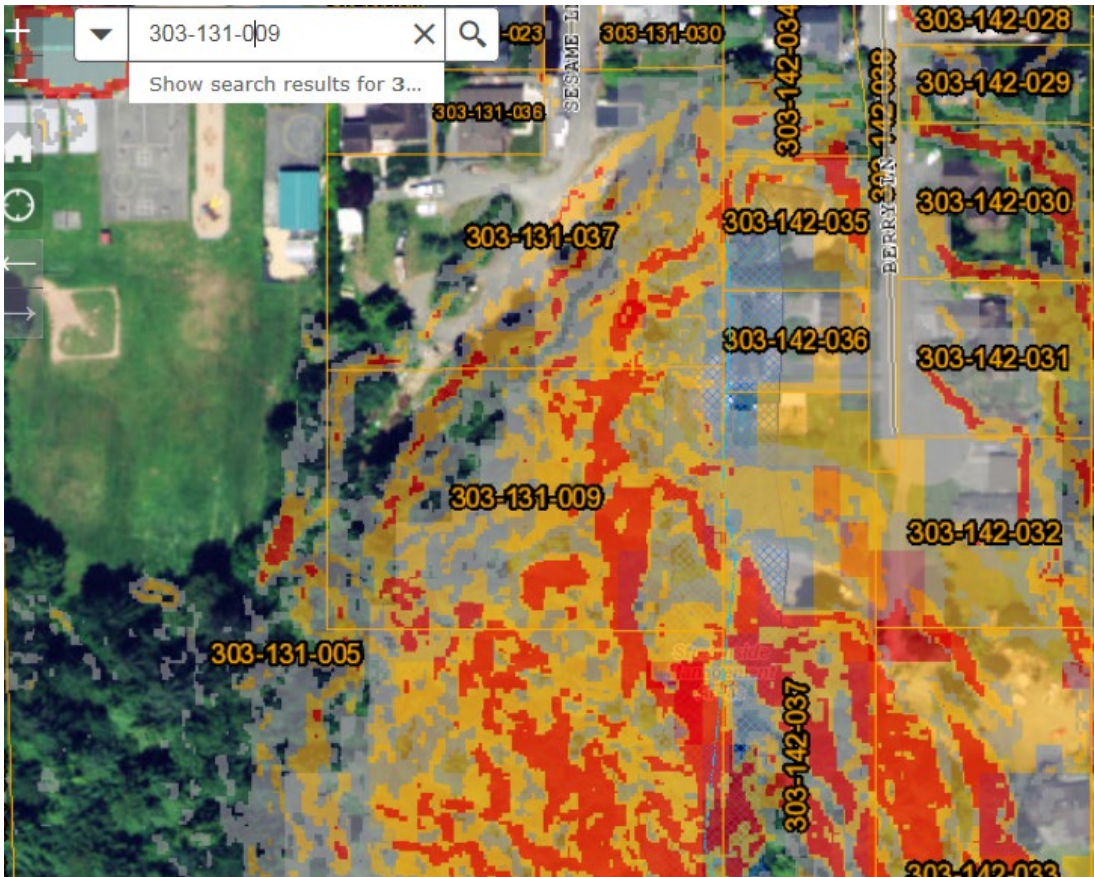


**Profile of Property #3**

APN: 303-131-09
General Plan: Residential Low Density (Eureka Community Plan)
Zoning: Residential Single Family with a Gulch Greenway open Space
Planned Density: 3 – 7 du/ac.
Parcel Size: 1.89 ac.,.
Site Address: 6400 Sesame Lane Eureka, CA 95503
Owner's Name: County of Humboldt
Improvement Value: \$0
<b>Land Use Constraints (Mapped):</b>
Coastal Zone: No
Alquist-Priolo: No
Geologic Hazard: Steep Slopes on parts of property
Flood Zone: No
Fire State Responsibility Area: No
Airport: No



Wetlands: Possible
Williamson Act Contracts: No
Agricultural Soils: No
Landslides: Unlikely
Slope in excess of 30%: Possible
Tsunami Zone: No
<b>Non-Mapped Land use constraints:</b>
Road Access: Yes
Power Availability: Yes
Sewer Availability: Yes
Water Availability: Yes
Public Safety (Sheriff): Yes
Surface Water Runoff Limitations: Unknown
Potential Environmental Contamination: Some garbage on the parcel, neighbors are using it to dispose slash/yard debris



Other Planning Jurisdiction Concerns: the neighbor recently completed a subdivision of his property to the north of the subject. County has maintained a deeded Right of Way across the subdivision. This parcel could make a good site for a small multifamily development with a rezone.

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- Zoning Ordinance, 82

# Attachment A

## Public Participation

At the beginning of 2019, staff engaged the public and key stakeholders in a dialogue about the Housing Element. Discussion and information exchange sessions listed below were held with interested agencies and stakeholders, with the goal of outlining areas of interests and sharing data:

- Department of Health and Human Services, January 7, 2019
- Humboldt Homeless and Housing Coalition, February 7, 2019
- Humboldt Association of Realtors, February 26, 2019
- California Housing and Community Development, March 18, 2019
- Housing Trust Fund and Homeless Solutions Committee, March 19, 2019

Planning staff then held two series of public workshops at four locations throughout the County. The first set of workshops focused on gathering input on what policies and programs the Housing Element should contain and second reviewed with them the draft language for comment.

Comments from the workshops were presented for discussion by the Planning Commission, by topic. The following is a sampling of major housing issues identified in the community workshops, and general conclusions drawn from the comments.

What housing policies or programs are not working? What are the pitfalls? The state, and Humboldt County face a housing crisis. Data shows parcel inventory is adequate, and even though government barriers have been reduced, still, insufficient housing is being built. Two reasons are given: the cost of land, and the cost of building/renting/developing are higher than what the local wages can support. A problem unique to rural areas is that population density and income can't support the needed infrastructure for development, such as water and sewer service, and lack of enforcement of some Fire Safe rules. There is substandard housing.

What policies or programs have worked or could work? Use RVs as dwellings; free or discount pre-approved housing plans; rehab of existing housing units; conversion of housing units to multifamily; County involvement in low income development; agency collaboration; don't assume income & age groups should be partitioned; technical assistance with regulations and improved access to expertise, including for rural builders; build emergency shelters; safe parking; clustered small houses; and multiple tiny houses as a multi-family option.

Accessory Dwelling Units (ADUs) Although people generally support building and allowing more ADUs, there are still barriers to development. Most often cited are cost (\$40-\$60k still too high for most people); lack of financing for ADUs; in rural areas, road paving requirements, dead end road limits, and water and sewer requirements. Composting toilets were mentioned at every meeting as a way increase low cost housing in rural areas.

Emergency Shelter. Areas have been designated for emergency shelter but none built. Why? Land cost and cost to operate a service-intensive model are prohibitive. The current ordinance has a narrow definition of emergency shelter. Safe parking programs and tiny house villages could fall under emergency shelter if ordinance was adjusted. There is support for use of public property for shelter.

Farm Employee Housing. A need for farm employee housing is recognized. It is seen as tied to

homelessness, for certain populations. There is some interest for technical assistance with farm employee housing including for cannabis workers.

Homelessness. No question there is a crisis – this is generally recognized. Homelessness extends throughout county, including rural areas where the economy is depressed. Solutions suggested range from more special occupancy parks, campgrounds, tiny houses, farm employee housing, working with State and Federal agencies to make their campground facilities available in the off-season; to more multi-family development. Some subsidies will be needed because the cost of building does not support affordable rents.

Tiny Houses, Moveable Tiny Houses, RVs. People are familiar with the idea of tiny houses from TV, and have many ideas about how to implement them. Issues most often discussed are: water and sewer connections; clustered development; rules for rural areas; and escalating cost. There is general acceptance of tiny houses on foundations, and more qualified acceptance of moveable tiny houses. There is some interest in allowing RVs to be used like a moveable tiny house.

Low Income Housing. Subsidies are necessary to develop low income housing due to price/income disparity. The County should be pursuing grant funding. The County is asked to provide land or leases. There is concern that housing built as low income will escalate to market price unless restricted.

Rural Area Special Concerns. Rural areas need help with reduced fees and incentives; multi-generational housing options; water and sewer availability; very low income homelessness; alternative waste disposal systems.

Housing for Special Populations. Potential users of emergency shelter and transitional/supportive housing seems to fall into two distinct groups, with different requirements for services: one group needs extensive services including mental health and continued subsidized rental assistance; a another group needs mainly shelter, and help with access to services. The need for senior housing is recognized as urgent and increasing. Housing for disabled people should not be separate and should be integrated with other low income housing in terms of location and accessibility.

What are the Barriers to Development? In general, costs are the biggest barrier. Building and planning costs and regulation in general (i.e. fees, sprinklers, upcoming solar regulations); infrastructure costs (roads, water and sewer); environmental constraints; lack of knowledge about permitting process; lack of access to expertise, including County staff; people need to be freed up to problem-solve without being drained of funds by overregulation; the perceived role of the county is to fund, facilitate, provide information, and sometimes get out of the way.

What barriers to development can be directly addressed by government? Many government solutions seem to “miss” because they assume a level of knowledge and income not reflected in reality. Commenters shared the following: zoning regulations should be adjusted to allow new housing types; don't isolate transitional and supportive housing, as the defining lines are blurring; the county should assist and support community planning; commenters request composting toilet rules that are not prohibitive; recognize the DIY methods that people are using to solve for themselves; reduce development costs, streamline, partner more with developers; partner with non-profits situated to help with affordable housing and emergency shelter; staff the planning department appropriately; the county should pursue grants, loans and other funding programs; keep ahead of state regulations to help residents absorb the effects (i.e. solar regulations); the county should contribute land or leases for affordable housing; don't create more regulations, but clean up and revise the existing ones.

The most commonly cited barriers to development are economic. In short, land and building costs are out of sync with regional incomes. What measures can be implemented to overcome this?

Commenters cited some of the same suggestions and ideas that emerged in the first workshop series, many of which are already in progress outside the realm of government regulation. The common themes in comments were: smaller housing to reduce cost and environmental footprint; an expanded array of permanent housing forms including ones that were previously considered temporary; different multi-family arrangements (cluster development); and integrated development across age, income, disability, and other categories.

Rural parts of the county have a unique set of barriers not shared with urban areas. Geographic barriers are countywide, but may be amplified in rural areas. Commenters said that composting toilets are needed to make housing affordable and feasible; enforcement of existing regulations is sparse, especially fire; infrastructure cost is high, and water and sewer service not available in many places; greywater disposal rules need to be updated; and there is a need for farmworker housing.

How can the County leverage government strengths and capabilities to overcome barriers and proactively facilitate housing? The community "asks" expressed at workshops are of four main types: (1) technical assistance and staff availability; (2) active county participation in to form partnerships with business and non-profits to facilitate housing development; (3) securing grants and other funding; and (4) direct participation by providing land, loans, or facilitating funding opportunities.

Housing Special Populations. The number of homeless far exceeds shelter capacity. According to commenters, emergency shelter, are needed; unused state parks should be opened to campers and homeless people during the off season; sewer and water will have to be provided, as well as security; there are several working models around the US for these types of services; private individuals, non-profits, and churches should partner to accomplish this. The Alternative Lodging Park implementation measure was supported as a means to address the housing needs of vulnerable populations. There is a general agreement that special populations should not be partitioned off geographically, but services and accommodations for special populations should be included in regular housing, especially low income housing.

Public input proved invaluable to understanding the current state of housing, and to generating more effective programs to reduce barriers to housing production. The most notable proposed programs to address the identified issues are:

- Allowances and increased flexibility for accessory dwelling units;
- Allowances for tiny houses, moveable tiny houses, and tiny house villages;
- Measures for supportive housing and farmworker housing that align with State law;
- Policies and measures to allow safe parking as form of emergency shelter, and the initiation of a safe parking pilot program, and the development of the alternative lodging park regulations;
- Development and implementation of a robust residential development technical assistance program to improve access to expertise and better facilitating the permitting process; and
- Policy direction for the County to actively seek funding in partnership with developers and community organizations to provide shelter and housing.

To facilitate public outreach, the County built its 2019 Housing Element web page (<https://humboldt.gov.org/2448/2019-Housing-Element>). The "Workshops and Public Input" tab contains a synopsis of the extensive public participation effort for update. The site lists a schedule

of workshops, Planning Commission meetings, and Board of Supervisors meetings. Staff accepted comments, notified the community of progress and published documents through a separate email and text system, flyers, newspaper and other print media, free community calendars, and radio interviews. The site contains survey forms and results, and documents related to the Housing Element update, including staff reports and drafts. The update was also promoted through community events such as the "ADU Fair" sponsored by the County in 2018 and the OLLI Brown Bag Luncheon in 2019. The web page documenting the public outreach and public comments received is provided below.

## 2019 Housing Element

The documents below are the result of community workshops and public comments as they become available. Here you will find presentations, Fact Sheets, Surveys and other materials pertaining to the 2019 Housing Element Update.

### Fact Sheets

- [Accessory Dwelling Unit Fact Sheet \(PDF\)](#)
- [Tiny House Fact Sheet \(PDF\)](#)
- [Farmworker Housing for Ag Employers \(PDF\)](#)

### Surveys & Results

- [Tiny House Survey \(LINK\)](#)
- [Tiny House Survey Results as of March 25th, 2019 \(PDF\)](#)
- [Accessory Dwelling Unit \(ADU\) Survey \(LINK\)](#)

### Comments

- [Housing Element Written Comments Numbers 1-9 \(PDF\)](#)
- [Workshop Public Comments by Topic as of March 7th, 2019 \(PDF\)](#)
- [Workshop Public Comments by Location as of March 7th, 2019 \(PDF\)](#)

### Presentations

- [Presentation to Humboldt Housing Coalition on February 7th, 2019 \(PDF\)](#)
- [Presentation to Humboldt Association of Realtors on February 26th, 2019 \(PDF\)](#)
- [Presentation to McKinleyville Municipal Advisory Committee on February 27th, 2019 \(PDF\)](#)
- [Presentation in Redway on February 28th, 2019 \(PDF\)](#)
- [Presentation in Eureka on March 5th, 2019 \(PDF\)](#)
- [Presentation in Willow Creek on March 6th, 2019 \(PDF\)](#)
- [Presentation to Housing Trust Fund and Homeless Solutions Committee on March 19th, 2019 \(PDF\)](#)
- [Presentation in Eureka on April 23rd, 2019 \(PDF\)](#)
- [Presentation to McKinleyville Municipal Advisory Committee on April 25th, 2019 \(PDF\)](#)
- [Presentation in Redway on April 25th, 2019 \(PDF\)](#)
- [Presentation to Humboldt Association of Realtors on April 23rd, 2019 \(PDF\)](#)
- [Presentation in Willow Creek on April 29th, 2019 \(PDF\)](#)

### Reports

- [McKinleyville Municipal Advisory Committee Report on February 27th, 2019 \(PDF\)](#)

## Attachment B

# State Housing Requirements

### Introduction

In addition to requiring each city and county to periodically review their housing element, the California legislature has enacted specific requirements to ensure that local regulatory procedures do not constrain housing development. This appendix summarizes these requirements.

### Findings on Housing Limits

A city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings. These findings must address the efforts it has made to implement its housing element and the public health, safety and welfare considerations that justify reducing the housing opportunities of the region (Government Code section 65302.8).

The General Plan does not limit the number of units that can be constructed on an annual basis.

### Residential Zoning

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g. commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the General Plan (Government Code Section 65913.1).

The Community Plan and zoning phase of the General Plan Revision Program incorporates both requirements in Section 2400 of those plans.

### Density Bonuses

When a developer agrees to construct at least 25% of the total units in a housing development for low or moderate income households, or 10% of the total units for lower-income household, the city or county must either grant a density bonus or provide other incentives of equivalent financial value (Government Code Section 65915). The density bonus must increase by at least 25% of the otherwise maximum allowable density specified by the zoning ordinance and the land use element of the General Plan. Each city or county must set up procedures for carrying out these provisions.

The formulation of procedures to grant a bonus or equivalent incentives was part of the implementation program relating to revisions of the zoning ordinance in 1998, 2003 and 2010.

### Mobilehomes in Single-Family Zones

Cities and counties may not prohibit throughout the community installation of mobilehomes on permanent foundations on lots zoned for single-family dwellings (Government Code Section 65852.3). However, cities and counties may specify those single-family zoned lots

upon which mobilehomes may be placed. Cities and counties may subject mobilehomes to the same standards that apply to single-family dwellings.

The Humboldt County Zoning Ordinance provides for the placement of mobilehomes on foundations in residential zones.

#### Mobilehome Parks - Permitted Uses

A mobilehome park is deemed by State Law to be a permitted use on all land planned and zoned for residential use, provided, however, cities and counties may regulate mobilehome parks by use permit (Government Code Section 65852.7).

The County satisfies this requirement by providing for the development of mobilehome parks within the residential zone classifications.

#### Mobilehome Park Conversions

Any person proposing to convert a mobilehome park to another use must prepare and file a report on the impact of the conversion on the displaced mobilehome park residents (Government Code Section 65863.7 and 66427.4). The County must consider the impact report at a public hearing and may require as a condition of approval of the conversion that the project sponsor mitigate the impact of displacement.

The County has not received an application for conversion of a mobilehome park since the effective date of this requirement. Applications will be considered on a case-by-case basis.

#### CEQA and Density Reductions

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results (Public Resources Code Section 21085). This requirement is implemented locally on a case-by-case basis.

#### Housing Disapprovals and Reductions

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings (Government Code Section 65589.5). This requirement is implemented locally on case-by-case basis.

#### Coordination of Permit Processing

By January 1, 1983, each city and county must designate a single administrative entity to coordinate the review and decision-making and provision of information regarding the status of all applications and permits for residential developments (Government Code Section 65913.3). The Planning and Building Department carries out this responsibility.



### Limitations on Development Permit Fees

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits, subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged (Government Code Section 54990). Development permit fees adopted by the County target the full processing costs.

### Secondary Residential Units

State law provides for the development of Accessory Dwelling Units (ADUs) in lands zoned to allow single-family or multifamily use through new construction or conversion of existing structures. Where an existing ADU ordinance does not meet the requirements as set forth in the law is null and void. Moreover, ADU applications meeting the provisions of Government Code 65852.2 shall be ministerial approved until the jurisdiction adopts a compliant ordinance.

This Element continues this effort, and includes additional measures to encourage second units. As part of the Element update, it is proposed that an ordinance meeting the requirements be adopted.

### Coastal Housing

Requires that new development within the coastal zone include, where feasible, housing units for persons and families of low or moderate income. Where it is not possible to include these units within the development, developers can satisfy the requirement by constructing units elsewhere within the coastal zone or within three miles of the coastal zone. To assist developers in meeting these requirements, local governments must provide density bonuses or other incentives. The law also prohibits the conversion or demolition of existing residential units in specific cases. Where conversion or demolition of low or moderate income housing is allowed, provision must be made for replacement of those residential units (Government Code Section 65590).

The County has not yet adopted procedures to implement these requirements. However, development and demolition applications are evaluated for consistency to these coastal housing requirements on a case- by-case basis pending adoption of procedures.

### Residential Energy Conservation

Requires cities and counties to implement State energy conservation standards for new residential dwellings.

The County Planning and Building Department implements energy standards embodied in Title 24: State Energy Conservation Regulations for Residential Buildings through the building permit process.

## Attachment C

### Federal, State and Local Housing Programs

#### FEDERAL FUNDING SOURCES

There are three ways that the federal Department of Housing and Urban Development (HUD) provides assistance in the development of affordable housing: capital investment, rental assistance, and mortgage insurance.

In addition, the Internal Revenue Service and the Treasury Department provide Low-Income Housing Tax Credits to investors as an incentive to development.

#### Capital Investment: Grants and Loans

There are several special needs programs offered through the Department of Housing and Urban Development: including the Section 811 Supportive Housing for the Disabled Program and the Section 202 Program, Housing for the Elderly.

The Supportive Housing Program provides funding for transitional housing (up to 24 months) and for permanent housing for people with disabilities. These funds may be used for acquisition, rehabilitation, or new construction. The grants are competitive on a national basis and the grant cycle is once a year. Matching funds are required.

The Section 811 Program provides aid in the form of non-repayable capital advances which may be used to finance the acquisition, construction or rehabilitation of housing to be used as supportive housing for very low (less than 50% of area median income) persons with disabilities (long term and limits his/her ability to function independently). Section 811 programs do not pay for supportive services.

The Section 202 Program provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for projects to help make them affordable. The Program is similar to the Supportive Housing for the Disabled (Section 811), except persons must be over 62.

The HOME Investment Partnership Program (HOME) is a grant made to large jurisdictions and states. In California it is administered as a revolving loan fund for the development of low income housing including transitional housing. Funds may be used for acquisition and rehabilitation of housing for families with low or very low incomes. HOME is available to public jurisdictions who can then utilize the repayment funds for their own loan fund; or nonprofit Community Housing Development Organizations whose repayments return to the State of California. Matching funds are required.

Community Development Block Grants (CDBG): are also federal funds that are administered through the states. Funds may be used for housing rehabilitation loans and grants, housing multi-family housing acquisition and rehabilitation, construction of shelters, including transitional shelters, infrastructure, public facilities, public services and code enforcement. Grants are competitive within the state and both cities and counties may apply. Currently the maximum grant available is for \$2,000,000, but that amount changes year to year.

Farmers Home Administration (FmHA), Section 515 Rural Rental Housing Loans: provides loans to fund the purchase, construction, an/or rehabilitation of apartment style housing for very-low, low-, and moderate income housing. Funds also can be used to purchase land and pay for necessary infrastructure. Housing must remain available for low income tenancy for up to 20 years. Section 515 projects are eligible for interest subsidies to bring the effective interest rate down to 1 percent (Interest Credit Plan II).

**Rental Assistance:**

Another way of providing affordable housing is to enhance the ability of the low income renter to pay for rent that would be otherwise unaffordable. The following are programs currently available through the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA):

**Section 8 Certificates and Vouchers:** pay that portion of the rent that exceeds 30 percent of their household income. Section 8 certificates can only be used if rents are at or below Fair Market Rent. Households with vouchers can supplement their vouchers with their own income and rent housing higher than Fair Market Rent.

Currently, Section 8 certificates and vouchers are granted to households and transfer with the householder if they move to another area, thus diminishing the local stock.

**Shelter Plus Care Program:** provides either Tenant-, Sponsor- or Project-based Rental Assistance for five years. The program is designed to link federally provided rental assistance with locally supplied supportive services for the families of hard-to-serve persons: with disabilities, chronic problems with alcohol/drugs, or AIDS. Funding is competitive nationwide, once a year.

**Mortgage Insurance for Single-Room Occupancy (SRO) Projects:**

This program insures loans made by private HUD-approved lenders by guaranteeing up to 100 percent of the banks replacement costs if the borrower is a nonprofit organization or public entity; and up to 90 percent if the borrower is profit-motivated. The insurance may cover the cost of acquisition and rehabilitation of the SRO housing.

**Low Income Housing Tax Credit**

The Tax Reform Act of 1986 authorized a tax credit for residential rental property that qualifies as low-income housing. The credit is offered to investors on the cost of acquisition, rehabilitation or construction and they may obtain the credit each year over a ten year period. Investors use these tax credits to reduce taxes due on income from other sources.

Typically, the sponsor is a for-profit partnership, structured so the tax benefits flow through to the limited partners (corporations or individuals) who put up the money. However, non-profit Housing Development Corporations may act as the general partner, while the limited partner puts up the money. The non-profit can take the money received from the investors and add it to other sources of funding to make up the financing package needed to develop a project.

If a public/private housing partnership develops and functions successfully, they will be eligible for:

## STATE OF CALIFORNIA FUNDING SOURCES

**Multi-Family Housing Program:** Assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. It is a 3% loan to a developer and requires 50% match. The property must remain low-income for a period of 55 years.

**Emergency Solutions Grant:** This funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

**Low-Income Housing Tax Credit:** This program is designed to complement the federal low-income housing tax credit. Currently funds are available for new construction tax bond projects.

## PRIVATE CORPORATION AND FOUNDATION FUNDING SOURCES

**Community Development Loan Funds:** These are non-profit corporations that receive loans from a variety of individual and institutional investors, on terms set by the investors, and in turn lend these funds to community based housing, business and service projects - with priority given to projects that address the needs of very low-income people.

They combine traditional financial skills with knowledge of low-income communities and so can provide the technical assistance required to help their borrowers (community based programs) make effective use of the loan funds.

Some lend exclusively to housing projects, some to cooperatives; but most loan to a broad range of development projects. There is one such fund in California: the Low Income Housing Fund. Others, such as the Institute for Community Economics (ICE) of Springfield, Massachusetts and the McAuley Institute, of Silver Springs, Maryland (projects involved in housing for women and children), will work with sponsors in California.

## Private Foundations:

There are three private foundations, providing funds to this area, who fund acquisition, building and renovation of low-income housing. With the high cost of housing development, any private foundation funds would be a match or a piece of a financial package.

**S.H. Cowell Foundation, San Francisco:** averages \$20,000-\$100,000 grants and \$550,000 for loans. Applications accepted on an ongoing basis. Grantees must wait 5 years to re-apply.

**Hedco Foundation, Oakland:** give only 23 grants with high of \$470,000 in grants. The board meets in November. Gives predominantly to qualified educational and health services; but, does also give to social services.

There are also private foundations who will fund various aspects of service programs, including the local Humboldt Area Foundation and the McLean Foundation. References for

these foundations can be accessed through The Foundation Directory, published by The Foundation Center.

In order to identify specific sites appropriate for the models proposed in this Element, it is necessary to address the social and zoning issues that impact these decisions. First one must identify permitted zones where sites might be found, and then gain community involvement and support in choosing specific parcels or properties.

San Francisco Federal Home Loan Bank Affordable Housing Program (AHP) provides grants to assist in the purchase, construction, or rehabilitation of housing for lower-income households. All grants are funded through its member financial institutions to affordable housing sponsors or developers or to homebuyers in the form of grants or below-market rate loans

#### Article 34 Referendum

Article 34 of the California constitution requires that state and local agencies obtain voter approval before they develop, construct, or acquire a low rent housing project. An article 34 referendum is required only if three narrowly defined factors are found to exist: (1) a public body which (2) develops, constructs, or acquires (3) a low rent housing project. If all three factors are not present, Article 34 is not applicable. Court opinions and legal interpretations have restricted the applicability of the Article 34 requirement.

Some of numerous opinions and interpretations which help clarify and narrow the scope of the Article 34 requirement follow:

1. Article 34 does not require countywide elections. Referenda may be limited to affected cities or unincorporated areas.
2. Lease-purchase agreements by low-income persons in a project owned or developed by private developers, with Section 23 subsidies from a Housing Authority, do not require Article 34 approval.
3. Razing and reconstruction substantially the same number of public housing units on the same site is not subject to Article 34.
4. Referendum approval is not necessary for cooperative ownership developments of low income families.
5. The use of Marks-Foran long term low interest loans to owners of property for rehabilitation loans does not require an Article 34 approval.

While for most programs Article 34 should not be an obstacle, a referendum would be required for any development financed by the California Housing Finance Agency in which more than 49% of the occupants are low income, or for any development built by or for a housing authority.

#### Non-profit Housing Development

A non-profit housing development (corporation) (HDC) is a corporation created specifically to promote, assist or sponsor housing for low and moderate income people. A non-profit HDC does not build public housing. Rather, it builds or rehabilitates privately-owned housing for people who cannot afford market rate housing but whose incomes are generally above

the poverty level. Non-profit Housing Development Corporations (HDC) can build housing for families, the elderly and the handicapped. HDC's may build rental housing, or they may sponsor limited equity cooperative housing. (Eligibility Code 4 identifies major funding sources from State and Federal grants and loans to non-profit entities which undertake qualified housing programs.)

#### Landbanking

Landbanking is the purchase of developable land by a jurisdiction for future use. Sources of funds for landbanking have usually come from a jurisdiction's redevelopment funds or community development block grant (CDBG), although money from a community's general fund can and has been used. Many jurisdictions have used landbanked sites to provide affordable housing for low and moderate income people. There are two variations of the landbanking process. A developer may go to the locality with a parcel in mind and the locality will buy it for the developer. Alternatively, the community may choose a parcel and keep it until a developer comes along to build on it. In this case, the jurisdiction has several options regarding control of the site. The most obvious is outright purchase, but this may not be the best way for the locality to use the funds set aside for landbanking.

Other options include: the option to purchase, at a stated price under stated conditions; the option of first refusal, under which the property owner agrees to notify the community in case an offer is made by a second party to purchase the land; and a lease, which is useful if the property owner is unwilling to sell but is willing to develop the land. Sources of funds for landbanking have usually come from a jurisdiction's community development block grant (CDBG) monies, although money from a community's general fund can and has been used.

#### Limited Equity Cooperatives

A limited equity cooperative provides low and moderate income residents with the opportunity for affordable home ownership. In a limited equity co-op, like a market rate co-op, the residents form a non-profit corporation which has as many shares as there are units in the building. The units may be converted from an existing rental building, or a new building may be constructed as a limited equity cooperative.

To live in a co-op, the residents purchase a share by making a down payment. The residents' monthly payment is their share of the mortgage payment plus the costs of utilities and maintenance. A share entitles co-op members to the use of common areas and their dwelling unit. While they do not own their dwelling unit, co-op members may deduct their share of interest and tax payments when filing tax returns because they are part owners of the building.

Limited equity co-ops differ from market rate co-ops primarily in that the cost of buying a share in a limited equity co-op is generally measured in the hundreds rather than thousands of dollars and can rise only a certain amount each year. The point of limiting the equity build-up is to remove the units from market forces (unlike market rate co-ops, as well as from the rent increases of a profit owner (unlike most rentals). Thus, the dwelling is kept permanently affordable to low and moderate income people.

#### Mortgage Revenue Bonds

Tax exempt mortgage revenue bonds are a source of funds which may be used to raise money for mortgage insurance and mortgage loans. The money that is generated by the

bonds can then be issued at below market rates, for both single family owner-occupied homes and multi-unit rental housing. The loans may be used for rehabilitation or new construction. Outstanding mortgage loans are collateral for the bonds; housing finance agencies are created to issue such bonds, but other agencies, such as housing authorities, local governments, redevelopment agencies, and the state may also do so. The interest rate on the mortgage loans issued by these agencies is usually around 1-1/4% above the interest rate paid to bondholders. Private lenders originate the loans, sell them to the city or agency, and service the loans. Private lenders collect a portion of the 1- 1/4% for their services.

State law gives cities and counties authority to issue tax exempt mortgage revenue bonds under a number of programs including AB 1355 (owner- occupied), AB 665 (multi-family rental), Marks-Foran (rehabilitation), SB 1149 (employee housing) and AB 604 (seismic safety rehabilitation). Redevelopment agencies can issue both Marks-Foran bonds and SB 99 bonds (residential construction and rehabilitation). Housing authorities may also issue Marks-Foran bonds as well as tax exempt bonds for purchase of homes by low income households and rehabilitation and new construction of multi- family rental housing.

#### Limited Density Owner-Built Rural Dwellings

The state housing law authorizes cities and counties to adopt special standards for owner-built housing in rural areas. (Title 25, Chapter 1, subchapter 1, Article 10 of the California Administrative Code). The standards, also known as Class K, allow for innovative construction techniques that do not necessarily meet current, state adopted code standards applicable to most housing. The structures need not be connected to electrical service or include traditional sewage disposal systems. In approving owner built housing, the local building officials must insure the protection of the public's and the occupants' health and safety while exercising broad discretion.

## Attachment D

### Glossary

**Above Moderate Income Households.** Households that make more than 120% of the median household income (Section 65915 California Government Code (CGC)).

**Affordable.** This term is used in two ways. When referring to homes “affordable” to lower income households, it means that the household is paying no more than 35% of their income on housing costs, including utilities. When referring more generally to housing of any income group, “affordable” means housing that costs less to construct.

**Affordable Multifamily Land Inventory.** That portion of the residential land inventory containing properties with at least one developable acre, which are planned and zoned for principally permitted multifamily uses at a density of 16 units per acre or more served by public water and sewer with hookups available during the time frame of the Element.

**Calworks.** A welfare program that gives cash aid and services to eligible needy California families. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

**Extremely low income households.** Households that make 30% or less of the median household income (Section 65915 CGC).

**Fast tracking.** Fast Tracking refers to prioritizing the review of plans so they are approved as soon as possible after they are submitted. Normally, fast-tracked plans are placed at the front of the line of plans waiting to be reviewed. Also, there is staff allocated to speed up the review of such plans.

**Fair share regional housing need.** The projected housing needs for the unincorporated areas described in the most recent Regional Housing Needs Allocation.

**General Relief.** The public assistance program that provides income to non-disabled homeless single adults is the County funded General Relief program.

**Household.** The person or persons occupying a housing unit.

**Housing Opportunity Zone.** Areas suitable for future development and served or potentially served by public water and sewer.

**Housing Unit.** A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

**Low income households.** Households that make between 51% - 80% of the median household income (Section 65915 CGC).

**Lower income households.** Households that make 80% or less of the median household income.

**Moderate income households.** Households that make between 81 and 120% of the median household income (Section 65915 CGC).

**Moveable Tiny House.** Moveable tiny houses are tiny houses (see below) built on a chassis, and towable on state highways.

**Overcrowding.** A condition caused by insufficient living space. A housing unit is defined as overcrowded when there is more than 1.01 person per room.



**Very low income households.** Households that make between 31% - 50% of the median household income (Section 65915 CGC).

**Realistic Capacity.** Refers to the development potential of a site, which is the number of housing units calculated based on applicable General Plan densities, land use controls including zoning standards, site improvements, known environmental hazards and constraints, and access to current, or planned water, sewer, and dry utilities. Applicable General Plan densities reflect typical densities of existing or approved projects at similar income levels.

**Supplemental Security Income:** SSI pays benefits to disabled adults and children who have limited income and resources, including those 65 and older without disabilities.

**Social Security Disability Benefits:** SSDI pays disability benefits to you and certain members of your family if you have worked long enough and have a medical condition that has prevented you from working or is expected to prevent you from working for at least 12 months or end in death.

**Tiny House.** While no official state definition exists, tiny houses are generally understood to be similar to conventional homes, but are typically less than 400 square feet in size. They are intended for use as permanent dwellings, and may or may not be built on a chassis and towable.

## Attachment E

### Agencies/Persons Contacted & Distribution List

Humboldt County Housing Trust Fund and Homelessness Solutions Committee  
General Assembly of the Humboldt Housing and Homeless Coalition  
Department of Health and Human Services  
Humboldt Association of Realtors  
Humboldt Builders Exchange  
Kevin Caldwell  
Bear River Band of the Rohnerville Rancheria  
Wiyot Tribe  
Big Lagoon Rancheria  
Blue Lake Rancheria  
Hoopa Valley Tribe and Housing Authority  
Karuk Tribe and Housing Authority  
Intertribal Sinkyone Wilderness Council  
Trinidad Rancheria Community Council  
Yurok Tribe of California and Housing Authority  
Tsnungwe Tribe of California  
Resighini Rancheria  
Round Valley Tribes  
879 subscribers to the General Plan Implementation listserv

**Attachment F**  
**Regional Housing Needs Plan**  
**2019 HUMBOLDT COUNTY**  
**REGIONAL HOUSING NEEDS**  
**ASSESSMENT PLAN**



2018 - 2027

Sixth Housing Element Cycle

Adopted

March 21, 2019



**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**

Regional Transportation Planning Agency  
Humboldt County Local Transportation Authority  
Service Authority for Freeway Emergencies  
611 I Street, Suite B, Eureka, CA 9550  
[www.hcaog.net](http://www.hcaog.net) 707-444-8208



**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**  
 Regional Transportation Planning Agency  
 Humboldt County Local Transportation Authority  
 Service Authority for Freeway Emergencies  
 611 I Street, Suite B  
 Eureka, CA 95501  
 (707) 444-8208  
 www.hcaog.net

**RESOLUTION 19-05**  
**RESOLUTION OF THE HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**  
**ADOPTING THE 2019 REGIONAL HOUSING NEEDS ALLOCATION PLAN**

**WHEREAS**, the Humboldt County Association of Governments (HCAOG) is a Joint Powers Agency formed pursuant to California Government Code Section 6500, *et seq.*, and is the Regional Transportation Planning Agency for Humboldt County; and

**WHEREAS**, pursuant to the Housing Element Law, California Government Code Section 65580, *et seq.*, the California Department of Housing and Community Development (HCD), in consultation with HCAOG, determines the existing and projected housing needs in the region; and

**WHEREAS**, HCAOG staff met with planning representatives of the seven cities and the county, to review alternatives for the Regional Housing Needs Allocation (RHNA) distribution among local jurisdictions; and

**WHEREAS**, the required 60-day public comment period for the RHNA Methodology began on October 14, 2018, and the HCAOG Board conducted a public hearing on November 15, 2018 to receive additional written and oral comments; and

**WHEREAS**, the HCAOG Board adopted Resolution 18-37 on December 20, 2018 adopting the RHNA Methodology utilizing a 50/50 jobs/population balance; and

**WHEREAS**, the RHNA Methodology was developed and adopted under laws as they existed in 2018; and

**WHEREAS**, HCAOG notified the HCD and all local governments responsible for adopting Housing Elements of the following allocations on January 2, 2019; and

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Allocation
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Humboldt County	351	223	256	583	1413
<b>RHNA Targets</b>	<b>829</b>	<b>532</b>	<b>613</b>	<b>1416</b>	<b>3390</b>

**WHEREAS**, no requests for revisions were submitted to HCAOG after the required 45-day notice; and

**WHEREAS**, the 2019 RHNA Plan for Humboldt County is consistent with the objectives of the Housing Element Law as set forth in California Government Code Section 65584(d).

**NOW, THEREFORE, BE IT RESOLVED** that HCAOG hereby adopts the 2019 RHNA Plan for Humboldt County and directs staff to submit it to the State of California Department of Housing and Community Development.

**PASSED AND ADOPTED** by the Humboldt County Association of Governments, in the County of Humboldt, State of California, this 21st day of March 2019, by the following vote:

AYES: MEMBERS: Fennell, Pitino, Johnson, Jones, Avis,  
 West, Strahan, Wilson, Robertson  
 NOES: MEMBERS: None  
 ABSENT: MEMBERS: Seaman  
 ABSTAIN: MEMBERS: None

Attest:  
  
 Christie Smith, HCAOG Executive Assistant

  
 Estelle Fennell, HCAOG Chair

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## Introduction

The Humboldt County Association of Governments (HCAOG) is a Joint Powers Authority (JPA). Membership includes Humboldt County and the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell and Trinidad. As directed in State Government Code Section 65584, the Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, HCAOG is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to each city and county.

HCAOG has prepared this Regional Housing Needs Allocation (RHNA) Plan to fulfill its mandated requirement to allocate by income category, each jurisdiction's "fair share" of projected housing needs for the period of December 31, 2018 through August 31, 2027. This period is the 6<sup>th</sup> RHNA cycle since the requirements began in 1981. Housing allocations are important components of the Housing Element updates of the County and seven cities in Humboldt County.

Cities and Counties are not required to provide housing designated by the RHNA process. The RHNA is a distribution of housing capacity that each city and county must zone for in a planning period. It is not a construction need allocation.

## 6<sup>th</sup> RHNA Cycle Allocations

Development of this plan began with discussions with HCD in June of 2018. HCAOG received a final RHNA determination on August 27, 2018 (provided in Appendix A). HCAOG staff met with planning representatives on a regular basis from June through December. The HCAOG Board discussed the RHNA process and methodology in monthly meetings beginning in October. HCAOG's methodology was adopted at a public hearing on December 20, 2018.

As indicated in the final determination from HCD, the 8.7-year projection period begins December 31, 2018 and ends August 31, 2027. The allocation is based on the California Department of Finance projections. The state-mandated RHNA process (Government Code Sections 65580 *et seq.*) requires HCAOG to develop a methodology that determines how to divide and allocate an overall allocation that the region receives from the state to local jurisdictions. HCD's housing need determination is as follows:

**HCD Final RHNA Determination for Humboldt County**

<b>Income Category</b>	<b>Percent</b>	<b>Housing Unit Need</b>
Very Low*	24.4%	829
Low	15.7%	532
Moderate	18.1%	613
Above Moderate	41.8%	1,416
<b>Total</b>	<b>100.0%</b>	<b>3,390</b>
*Extremely-Low	12.3%	Included in Very-Low Category

At a noticed public hearing, the HCAOG Board adopted a RHNA methodology at their December 20, 2019 Board meeting. The methodology utilized available population and employment data using equal weighting. The final allocations are summarized as follows:

**Final 2019 Overall RHNA**

Jurisdiction	EDD Employment Data	DOF Population (1/1/2018)	Jobs Distribution	Population Distribution	Jobs-Pop 50-50 Split Allocation %	RHNA
Arcata	10,362	18,398	22.5%	13.5%	18.0%	610
Blue Lake	182	1,280	0.4%	0.9%	0.7%	23
Eureka	16,956	26,362	36.8%	19.4%	28.1%	952
Ferndale	422	1,367	0.9%	1.0%	1.0%	33
Fortuna	3,819	12,042	8.3%	8.9%	8.6%	290
Rio Dell	246	3,348	0.5%	2.5%	1.5%	51
Trinidad	387	340	0.8%	0.2%	0.5%	18
Unincorporated Area	13,754	72,865	29.8%	53.6%	41.7%	1,414
<b>Totals</b>	<b>46,128</b>	<b>136,002</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3,390</b>

**Final 2019 RHNA by Income Category**

Jurisdiction	Very Low Income Allocation	Low Income Allocation	Moderate Income Allocation	Above Moderate Allocation	Proposed Total RHNA Allocation
Arcata	142	95	111	262	<b>610</b>
Blue Lake	7	4	5	7	<b>23</b>
Eureka	231	147	172	402	<b>952</b>
Ferndale	9	5	6	13	<b>33</b>
Fortuna	73	46	51	120	<b>290</b>
Rio Dell	12	8	9	22	<b>51</b>
Trinidad	4	4	3	7	<b>18</b>
Unincorporated Area	351	223	256	583	<b>1413</b>
<b>RHNA TARGETS</b>	<b>829</b>	<b>532</b>	<b>613</b>	<b>1416</b>	<b>3390</b>

**Allocation Comparisons**

The methodology used by HCD in determining the overall RHNA determination is based on projected population and projected households for Humboldt County. HCD applies additional units to correct for overcrowding, low vacancy rates, and demolition rates. A more detailed explanation is included in HCD’s RHNA Determination letter provided in Appendix A.

Of note, although HCD has cited a projected population increase of only 4,978 residents over the next 8.7 years, their methodology calls for the planning of 3,390 housing units in the planning period. HCD’s required allocation percentage for Very Low Income and Low Income housing units have not changed since the 5<sup>th</sup> cycle in 2013 and have slightly decreased since the 4<sup>th</sup> cycle in 2009. A comparison of HCAOG’s RHNA Determination for the last three cycles is provided below.



### Comparison of HCAOG's RHNA Allocations

RHNA Cycle	Very Low		Low		Moderate		Above Moderate		Total Allocation
	%	Allocation	%	Allocation	%	Allocation	%	Allocation	
4 <sup>th</sup>	24.8%	1175	16.0%	762	17.4%	825	41.8%	1985	4747
5 <sup>th</sup>	24.4%	500	15.7%	320	17.0%	350	42.9%	890	2060
6 <sup>th</sup>	24.4%	829	15.7%	532	18.1%	613	41.8%	1416	3390

The sixth cycle allocation has not significantly increased since the 5<sup>th</sup> cycle allocation on an annualized basis.

### Comparison of RHNA Cycle Planning Periods

RHNA Cycle	Planning Period (PP)	HCD Allocation/PP	Annualized RHNA
Cycle 2	12/31/90-06/30/97	5,984/6.5 years	921/year
Cycle 3	12/31/00-06/30/08	3,975/7.5 years	530/year
Cycle 4	12/31/06-06/30/14	4,747/7.5 years	633/year
Cycle 5	12/31/13-06/30/19	2,060/5.5 years	375/year
Cycle 6	12/31/18-08/31/27	3,390/8.7 years	390/year

## RHNA Progress

HCAOG's RHNA Plan establishes housing development targets for member city and county state-mandated Housing Element Updates. Each of the seven incorporated cities and the County of Humboldt unincorporated area are required to update their Housing Element to accommodate adequate general plan and zoning capacity for their allocation by income. It is up to each local government to plan where and how the allocated housing units will be developed in their communities.

A look all of the housing elements previously submitted by Humboldt's local governments, only minor zoning and land use changes may be required for the cities of Arcata and Eureka. The information provided in the following tables were compiled by reviewing adopted or draft housing elements, in addition information readily available on HCD's website.

### Comparison of RHNA Cycle Planning Periods

Jurisdiction	Year of Housing Element	Previously Reported Residential Housing Inventory	Reported Permits Since 5 <sup>th</sup> RHNA Cycle as of 2017
Arcata	2014 (Adopted)	887	287
Blue Lake	2018 (Draft)	95	No Reports Submitted
Eureka	2014 (Adopted)	1075	104
Ferndale	2014 (Adopted)	256	No Reports Submitted
Fortuna	2018 (Adopted)	807	9
Rio Dell	Due		No Reports Submitted
Trinidad	Due		No Reports Submitted
Humboldt County	2014 (Adopted)	4847	430

All California cities and counties are required by Government Code (Sections 65580-65590) to adopt housing elements as part of their general plans. Two cities in Humboldt County are currently out of compliance. HCD is required to review RHNA plans and housing elements. Agencies found not in compliance at the time of assignment of the new RHNA allocation must accommodate both the current and prior allocations in their update. Housing elements must be revised and updated to reflect their assigned RHNA each cycle. A city or county that does not adopt its housing element within 120 days after the due date (August 31, 2019) will be required to revise its housing element every four years on time, rather than every eight for at least two consecutive revisions (Section 65588(e)(4)). Cities and counties that have not yet adopted a housing element in the current cycle can also not disapprove an affordable housing development that does not comply with the general plan and zoning (Section 65589.5(d)(5)).

Progress made toward RHNA, by income category, since the last RHNA cycle is provided for those agencies that have reported their permit history to HCD, as of 2017. Four out of Humboldt’s eight jurisdictions have reported permit history by income level to HCD.

<b>City of Arcata</b>	<b>Permits</b>	<b>2013 RHNA</b>
<b>Very Low Income</b>	<b>43</b>	<b>85</b>
<b>Low Income</b>	<b>5</b>	<b>56</b>
<b>Moderate Income</b>	<b>218</b>	<b>62</b>
<b>Above Moderate Income</b>	<b>21</b>	<b>160</b>

<b>City of Eureka</b>	<b>Permits</b>	<b>2013 RHNA</b>
<b>Very Low Income</b>	<b>0</b>	<b>145</b>
<b>Low Income</b>	<b>55</b>	<b>96</b>
<b>Moderate Income</b>	<b>8</b>	<b>104</b>
<b>Above Moderate Income</b>	<b>41</b>	<b>264</b>

<b>City of Fortuna</b>	<b>Permits</b>	<b>2013 RHNA</b>
<b>Very Low Income</b>	<b>0</b>	<b>39</b>
<b>Low Income</b>	<b>0</b>	<b>24</b>
<b>Moderate Income</b>	<b>4</b>	<b>27</b>
<b>Above Moderate Income</b>	<b>5</b>	<b>71</b>

<b>County of Humboldt</b>	<b>Permits</b>	<b>2013 RHNA</b>
<b>Very Low Income</b>	<b>31</b>	<b>212</b>
<b>Low Income</b>	<b>43</b>	<b>135</b>
<b>Moderate Income</b>	<b>195</b>	<b>146</b>
<b>Above Moderate Income</b>	<b>161</b>	<b>366</b>

## **State Housing Law**

State law requires each city and county to adopt a general plan. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The housing elements of all general plans are reviewed by HCD to ensure compliance with State law. The allocation of housing need to a jurisdiction is a key component of the housing element. The State is required to allocate the region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population (DOF) projections and regional population forecasts used in preparing regional transportation plans. The region's COG, HCAOG in Humboldt County, is then required to develop a RHNA Plan to describe the region's allocation method and determine a final allocation of housing need to the jurisdictions in the region (Government Code, Sections 65584 et seq). Recently passed Assembly Bills 1771 and 2238, effective January 1, 2019, amended RHNA legislation that will affect the 7<sup>th</sup> RHNA cycle. HCAOG's methodology was approved consistent with legislation of 2018.

State law requires that the final RHNA Plan shall be consistent with the following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

Consistent with these objectives, the adopted methodology utilized in this plan seeks to increase housing opportunity with a mix of housing types, tenure and affordability in all

jurisdictions within the region by allocating units to each jurisdiction in each income category. Each jurisdiction's allocation is trended towards the regional income category average, thus working to improve imbalances in the income distributions within the region. Existing data of income categories for each jurisdiction, compiled by HCD, is provided in Appendix B. Jurisdictions must plan and zone accordingly for different levels of density, thus making different product types available for development. Higher density zoning offers the option of providing more affordable units.

## Methodology

The mandated 60-day Public Notice for the 6<sup>th</sup> Regional Housing Needs Methodology began on October 14, 2018. The HCAOG Board discussed the methodology at their meeting in October and held a noticed Public Hearing on November 15, 2018. Planning representative coordinated this cycle from June through December 2018. The final methodology was adopted at their December 20, 2018 meeting. All jurisdictions were notified of the draft RHNA on January 1, 2019. There were no appeals submitted during the appeal period.

Consistent with California Government Code Section 65584.04(b), HCAOG surveyed each member jurisdiction to request information regarding the factors listed in California Government Code Section 65584.04(d), provided below. In accordance with the law, HCAOG sought to obtain the survey information in a manner and format that is comparable throughout the region and utilize readily available data to the extent possible. The law also states that none of the information received in response to the survey may be used as a basis for reducing the total housing need established for the region. Two out of the eight jurisdictions in the region (Ferndale and the County) responded to the survey. Discussions with planning staff from jurisdictions in the region emphasized that similar to prior RHNA cycles, the only readily available data comparable throughout the region are population and employment data. The source information for this data used in the methodology alternatives is posted on HCAOG's website and will be provided to anyone upon request.

California Government Code Section 65584.04(d) indicates that the following factors be considered in developing the methodology:

- (1) Each member jurisdiction's existing and projected jobs and housing relationship.

*The City of Ferndale has a high percentage of retirees which supports their comment that a high population does not necessarily indicate that a significant percentage is employed. This situation should be taken into account when considering the jobs/population balance with respect to the final methodology. The County of Humboldt commented that their higher density residential zoning is centered around the more urban areas of the unincorporated areas to plan for improved jobs/housing balances in the future.*

- (2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

- (A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

No jurisdiction cited lack of capacity for sewer or water service due to laws or regulations. In discussions, most cities have cited issues with increased capacity, but as stated above, there is no action that would “preclude the jurisdiction from providing necessary infrastructure for additional development.”

- (B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

*Both the City of Ferndale and the County of Humboldt cited significant limitations due to resource lands and prime agricultural soils. That being said, the high RHNA allocation in 2013 (1,357 more units than the current determination), lends to the fact that Humboldt’s jurisdictions should have available residential land inventories. Of our eight jurisdictions, five are in compliance with HCD regarding their Housing Elements. Of the other three, one has submitted a draft this month and is currently being reviewed.*

- (C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

*Jurisdictions currently exclude such lands in their housing element’s residential land inventories.*

- (D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

*To preserve prime agricultural land, the County’s zoning ordinance and general plan limit the allowed uses and residential densities on prime agricultural land through its Agriculture Exclusive zoning designation. The County also implements a Williamson Act Agricultural Preserve program which keeps prime agricultural land in agricultural use.*

- (3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

*Transit systems serve seven of the region’s eight jurisdictions. Infill development opportunities are along existing transit routes. The response from the City of Ferndale emphasized that their city limit boundary is one square mile, that most goods and services within the City are accessible by walking or biking. Although no adjustments to the methodology based on this factor were included in the methodology, HCAOG recommends that inclusion of this need be considered in all housing element updates.*

- (4) The market demand for housing.

*The City of Ferndale cited a healthy housing market trend. The County of Humboldt indicated that the market demand will continue to encourage less expensive, more affordable homes in areas with full urban services.*

- (5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the County.

*There are no formal agreements offered for the methodology, although Section 66584.07 does allow a transfer between a City and the County between adoption of the final RHNA Plan and the due date of the housing element under certain conditions.*

- (6) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

*No jurisdiction submitted information regarding the number of units at risk for the next cycle. Each individual jurisdiction should consider this category of need in their respective housing elements.*

- (7) High-housing cost burdens.

*High-housing cost burdens are a region-wide problem and therefore, no adjustments to the methodology based on this factor were considered.*

- (8) The housing needs of farmworkers.

*As defined by the California Employment Development Department (EDD), regular (year round) farmworkers are those working 150 or more days for the same employer. Seasonal workers are those who work less than 150 days annually for the same employer. Migrant seasonal workers are defined as those who travel more than 50 miles across county lines to obtain agriculture employment. The RHNA Plan concentrates on determining a needed increase in housing available for year round occupancy. It is assumed that seasonal and migrant workers will continue to be housed in non-year round units. No net increase in seasonal or migrant housing is anticipated. Regular farmworker housing has been addressed, in part, in the allocation for very low and low-income housing.*

- (9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

*The City of Arcata accommodates the majority of the student housing needs based on its proximity to Humboldt State University (HSU). No data or statistical information was provided to be incorporated into the RHNA methodology.*

- (10) Any other factors adopted by the council of governments.

*No additional factor has been considered this cycle.*

The HCAOG Board considered three methodology alternatives. Data used to determine the total share to each jurisdiction was developed by the Department of Finance (population projections) and by the Labor Market Information Division of the California Employment

Development Department (quarterly workforce indicators). The following table summarizes this data and outcome:

Alternative 1: Weighting jobs at 40% and population at 60%

Jurisdiction	EDD Employment Data	DOF Population (1/1/2018)	Jobs Distribution	Population Distribution	Jobs-Pop Allocation %	RHNA
Arcata	10,362	18,398	22.5%	13.5%	17.1%	580
Blue Lake	182	1,280	0.4%	0.9%	0.7%	24
Eureka	16,956	26,362	36.8%	19.4%	26.3%	893
Ferndale	422	1,367	0.9%	1.0%	1.0%	33
Fortuna	3,819	12,042	8.3%	8.9%	8.6%	292
Rio Dell	246	3,348	0.5%	2.5%	1.7%	57
Trinidad	387	340	0.8%	0.2%	0.5%	16
Unincorporated Area	13,754	72,865	29.8%	53.6%	44.1%	1,494
<b>Totals</b>	<b>46,128</b>	<b>136,002</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3,390</b>

Alternative 2: Weighting jobs at and population at 50%

Jurisdiction	EDD Employment Data	DOF Population (1/1/2018)	Jobs Distribution	Population Distribution	Jobs-Pop Allocation %	RHNA
Arcata	10,362	18,398	22.5%	13.5%	18.0%	610
Blue Lake	182	1,280	0.4%	0.9%	0.7%	23
Eureka	16,956	26,362	36.8%	19.4%	28.1%	952
Ferndale	422	1,367	0.9%	1.0%	1.0%	33
Fortuna	3,819	12,042	8.3%	8.9%	8.6%	290
Rio Dell	246	3,348	0.5%	2.5%	1.5%	51
Trinidad	387	340	0.8%	0.2%	0.5%	18
Unincorporated Area	13,754	72,865	29.8%	53.6%	41.7%	1,414
<b>Totals</b>	<b>46,128</b>	<b>136,002</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3,390</b>

Alternative 3: Weighting jobs at 60% and population at 40%

Jurisdiction	EDD Employment Data	DOF Population (1/1/2018)	Jobs Distribution	Population Distribution	Jobs-Pop Allocation %	RHNA
Arcata	10,362	18,398	22.5%	13.5%	18.9%	640
Blue Lake	182	1,280	0.4%	0.9%	0.6%	21
Eureka	16,956	26,362	36.8%	19.4%	29.8%	1011
Ferndale	422	1,367	0.9%	1.0%	1.0%	32
Fortuna	3,819	12,042	8.3%	8.9%	8.5%	288
Rio Dell	246	3,348	0.5%	2.5%	1.3%	44
Trinidad	387	340	0.8%	0.2%	0.6%	20
Unincorporated Area	13,754	72,865	29.8%	53.6%	39.3%	1,333
<b>Totals</b>	<b>46128</b>	<b>136,002</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3,390</b>

The HCAOG Board fully considered Alternatives 2 and 3 at their November and December meetings. Alternative 2, the methodology utilizing an equal 50/50 jobs/population weighting was adopted as the methodology for the 6<sup>th</sup> RHNA cycle. The following tables show the most recent data of income categories by jurisdiction (Appendix B), with the regional average at the bottom. The adopted methodology takes the differences into consideration in allocation the RHNA by income category to move all jurisdictions towards the regional averages.

Percentage of Households by Income Category by Jurisdiction per 2012-2016 Census					
	Very Low (<50% MHI)	Low (50-80% MHI)	Moderate (80-120% MHI)	Above Moderate (>120% MHI)	TOTAL UNITS
Arcata	36.99%	16.32%	16.57%	30.12%	<b>610</b>
Blue Lake	18.53%	19.27%	13.47%	48.73%	<b>23</b>
Eureka	25.85%	18.36%	18.31%	37.48%	<b>952</b>
Ferndale	21.84%	20.96%	22.76%	34.44%	<b>33</b>
Fortuna	21.32%	15.28%	22.60%	40.79%	<b>290</b>
Rio Dell	27.88%	13.96%	16.47%	41.70%	<b>51</b>
Trinidad	22.25%	8.11%	22.58%	47.06%	<b>18</b>
Unincorporated Area	21.27%	14.51%	17.70%	46.51%	<b>1413</b>
<b>HCD Regional Targets</b>	<b>24.45%</b>	<b>15.69%</b>	<b>18.08%</b>	<b>41.77%</b>	<b>3390</b>

Source: 2012-2016 American Communities Survey Table DP03. Median Household Income (MHI) = \$42,682

The following series of tables show the methodology proposed to bring each city closer to HCD's regional targets. Using the same methodology from the last RHNA cycle, each city's percentage was adjusted by 10% towards the regional target. When the total units ended up less than HCD's regional target, an additional unit was added to the agency with the 2012-16 ACS data farthest away from the regional target. The following examples show the methodology for both Arcata, with the highest percentage of very low-income units, and Blue Lake, with the lowest percentage of very low-income units in the region:



VERY LOW					
Jurisdiction	Very Low Income (<50% MHI)	110% Adjustment towards Regional Goal of 24.45%	Income Allocation using adjusted %	Jurisdictional adjustment to meet HCD target	Income Level Allocation
Arcata	36.99%	23.20%	142		<b>142</b>
Blue Lake	18.53%	25.04%	6	+1	<b>7</b>
Eureka	25.85%	24.31%	231		<b>231</b>
Ferndale	21.84%	24.71%	8	+1	<b>9</b>
Fortuna	21.32%	24.76%	72	+1	<b>73</b>
Rio Dell	27.88%	24.11%	12		<b>12</b>
Trinidad	22.25%	24.67%	4		<b>4</b>
Unincorporated Area	21.27%	24.77%	350	+1	<b>351</b>
<b>RHNA TARGETS</b>	<b>829 Units</b>		<b>825</b>	<b>+4</b>	<b>829</b>

Arcata:  $36.99\% - (36.99\% - 24.45\%) \times 110\% = 23.20\%$  23.20% of 610 units = 142 units

Blue Lake:  $18.53\% - (18.53\% - 24.45\%) \times 110\% = 25.04\%$  25.04% of 23 units = 7 units. A final adjustment of one unit was then added to Blue Lake's very low-income category to meet HCD's Very Low Income RHNA target.

LOW					
Jurisdiction	Low Income (50-80% MHI)	110% Adjustment towards Regional Goal of 15.69%	Income Allocation using adjusted %	Jurisdictional adjustment to meet HCD target	Income Level Allocation
Arcata	16.32%	15.63%	95		<b>95</b>
	19.27%	15.34%	4		<b>4</b>
Eureka	18.36%	15.43%	147		<b>147</b>
Ferndale	20.96%	15.17%	5		<b>5</b>
Fortuna	15.28%	15.73%	46		<b>46</b>
Rio Dell	13.96%	15.87%	8		<b>8</b>
Trinidad	8.11%	16.45%	3	+1	<b>4</b>
Unincorporated Area	14.51%	15.81%	223		<b>223</b>
<b>RHNA TARGETS</b>	<b>532 Units</b>		<b>531</b>	<b>+1</b>	<b>532</b>

	<b>MODERATE</b>				
Jurisdiction	Moderate (80-120% MHI)	110% Adjustment towards Regional Goal of 18.08%	Income Allocation Using Adjusted %	Jurisdictional adjustment to meet HCD target	Income Level Allocation
Arcata	16.57%	18.24%	111		111
Blue Lake	13.47%	18.55%	4	+1	5
Eureka	18.31%	18.06%	172		172
Ferndale	22.76%	17.62%	6		6
Fortuna	22.60%	17.64%	51		51
Rio Dell	16.47%	18.25%	9		9
Trinidad	22.58%	17.64%	3		3
Unincorporated Area	17.70%	18.13%	256		256
<b>RHNA TARGETS</b>	<b>613 Units</b>		<b>612</b>	<b>+1</b>	<b>613</b>

	<b>ABOVE MODERATE INCOME</b>				
Jurisdiction	Above Moderate Income (>120% MHI)	110% Adjustment towards Regional Goal of 41.77%	Income Allocation using adjusted %	Jurisdictional adjustment to meet HCD target	Income Level Allocation
Arcata	30.12%	42.93%	262		262
Blue Lake	48.73%	41.07%	9	-2	7
Eureka	37.48%	42.20%	402		402
Ferndale	34.44%	42.50%	14	-1	13
Fortuna	40.79%	41.87%	121	-1	120
Rio Dell	41.70%	41.77%	21	+1	22
Trinidad	47.06%	41.24%	7		7
Unincorporated Area	46.51%	41.29%	583		583
<b>RHNA TARGETS</b>	<b>1416 Units</b>		<b>1419</b>	<b>-3</b>	<b>1416</b>

The jurisdictional adjustments in the Above Moderate Income table were applied to meet the total RHNA allocations by income category determined by HCD. The following table summarizes proposed 50/50 jobs/population split RHNA allocations by income category for the region:

Jurisdiction	Very Low Income Allocation	Low Income Allocation	Moderate Income Allocation	Above Moderate Allocation	Proposed Total RHNA Allocation
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated Area	351	223	256	583	1413
<b>RHNA TARGETS</b>	<b>829</b>	<b>532</b>	<b>613</b>	<b>1416</b>	<b>3390</b>

## **Appendix A**

**Final Determination Letter from the State of California Department of Housing and Community  
Development**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 27, 2018

Ms. Marcella Clem, Executive Director  
Humboldt County Association of Governments  
611 I Street, Suite B  
Eureka, CA 95501

Dear Ms. Clem:

**RE: Final 6<sup>th</sup> Cycle Regional Housing Need Determination**

This letter provides Humboldt County Association of Governments (HCAOG) its Regional Housing Need Assessment (RHNA) for the projection period starting December 31, 2018 and ending August 31, 2027). Pursuant to state housing element law, Government Code section 65584, et seq., the Department of Housing and Community Development (HCD) is required to determine each region's housing need.

The December 2018 projection start date is based on Gov. Code section 65584(e)(6) that specifies December 31 or June 30, whichever date most closely precedes the end date of the current housing element cycle date, that is June 2019 for Humboldt County governments. The August 2027 end date, pursuant to Gov. Code section 65584(e)(3), reflects the end date of local government's new 6<sup>th</sup> cycle 8-year housing element.

In assessing HCAOG's regional housing need, the Department and HCAOG's staff completed a consultation process covering the Department's methodology, data sources, and timeline for both the Department's RHNA Determination and HCAOG's RHNA Plan. The Department also consulted with Mr. Walter Schwarm of the California Department of Finance (DOF) Demographic Research Unit.

Attachment 1 displays minimum RHNA of **3,390** total units among four income categories for HCAOG to distribute among its local governments. Attachment 2 explains methodology applied pursuant to Gov. Code section 65584.01. In finalizing HCAOG's housing need, HCD considered information specified in Gov. Code section 65584.01(c).

The Department, pursuant to Gov. Code section 65584(c), extended HCAOG's 6th cycle regional housing need determination by 60 days to consider updated Department of Finance information and therefore extended the local government's housing element adoption due date to August 31, 2019. The Department received HCAOG's required notification in December 2016 identifying a December 2017 estimated RTP adoption date for HCD to provide its RHNA determination by June 30, 2017. The Department appreciates the cooperation of HCAOG and local governments to submit HCAOG's RHNA plan before December 31, 2018 for HCD approval and for local governments to submit their adopted housing element before August 31, 2019.

Page 2

Pursuant to Gov. Code section 65584(d), the methodology to prepare HCAOG's RHNA plan must be consistent with the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability
- (2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns
- (3) Promoting an improved intraregional relationship between jobs and housing
- (4) Balancing disproportionate household income distributions

Pursuant to Gov. Code section 65584.04(d), to the extent data is available, HCAOG should include the factors listed in Gov. Code section 65584.04(d)(1-10) to develop its RHNA plan, and pursuant to Gov. Code section 65584.04(e), HCAOG must explain in writing how each of these factors was incorporated into the RHNA plan methodology.

The Department commends HCAOG for its leadership in fulfilling its important role in advancing the state's housing, transportation, and environmental goals. The Department especially thanks Marcella Clem for her significant efforts and assistance. The Department looks forward to its continued partnership with HCAOG and its member jurisdictions and assisting HCAOG in its planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Megan Kirkeby, Assistant Deputy Director for Fair Housing, at (916) 263-7428 or [megan.kirkeby@hcd.ca.gov](mailto:megan.kirkeby@hcd.ca.gov), or Tom Brinkhuis, Housing Policy Analyst at 916-263-6651 or [tom.brinkhuis@hcd.ca.gov](mailto:tom.brinkhuis@hcd.ca.gov).

Sincerely,



Zachary Olmstead  
Deputy Director

Enclosures

ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION

Humboldt County Association of Governments  
December 31, 2018 through August 31, 2027

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	24.4%	829
Low	15.7%	532
Moderate	18.1%	613
Above-Moderate	41.8%	1416
<b>Total</b>	<b>100.0%</b>	<b>3390</b>
* Extremely-Low	12.3%	Included in Very-Low Category

Notes:

Income Distribution:

Income categories are prescribed by California Health and Safety Code (Section 50093, et. seq.). Percents are derived based on Census/ACS reported household income brackets and County median income.

## ATTACHMENT 2

**HCD REGIONAL HOUSING NEED DETERMINATION:  
Humboldt COAG December 31, 2018 – August 31, 2027**

**Methodology**

Humboldt County: December 31, 2018 – August 31, 2027 (8.7 years) HCD Determined Population, Households, & Housing Unit Need				
1.	Population: Population: August 31, 2027 – DOF June 30, 2028 projection adjusted minus 10 months			140,980
2.	- Group Quarters Population: August 31, 2027– DOF June 30, 2028 projection adjusted minus 10 months			-6,090
3.	<b>Household (HH) Population</b>			<b>134,890</b>
	<b>Household Formation Groups</b>	<b>HCD Adjusted DOF Projected HH Population</b>	<b>DOF HH Formation Rates</b>	<b>HCD Adjusted DOF Projected Households</b>
		134,890		59,185
	under 15 years	21,825	n/a	n/a
	15 – 24 years	21,375	20.51%	4,385
	25 – 34 years	15,600	48.24%	7,526
	35 – 44 years	14,365	52.50%	7,542
	45 – 54 years	16,530	56.99%	9,420
	55 – 64 years	13,925	63.07%	8,783
	65 – 74 years	16,750	66.72%	11,176
	75 – 84 years	11,370	69.65%	7,920
	85+	3,150	77.20%	2,433
4.	<b>Projected Households (Occupied Unit Stock)</b>			<b>59,185</b>
5.	+ Vacancy Adjustment (1.55%)			915
6.	+ Overcrowding Adjustment (0.41%)			245
7.	+ Replacement Adjustment (0.35%)			205
8.	- Occupied Units (HHs) estimated January 1, 2019			-57,160
<b>6<sup>th</sup> Cycle Regional Housing Need Assessment (RHNA)</b>				<b>3,390</b>

**Explanation and Data Sources**

- 1-4. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Government Code Section 65584.01, projections were extrapolated from (DOF) projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institute, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons, by age groups, to form households at different rates based on Census trends.
5. Vacancy Adjustment: HCD applies a vacancy adjustment (standard 4% maximum to total housing stock) and adjusts the percentage based on the County's current "for rent and sale" vacancy percentage to provide healthy market vacancies to facilitate housing availability and resident mobility. Adjustment is difference between standard 4% vacancy rate and County's current vacancy rate based on the 2012-2016 American Community Survey (ACS) data.
6. Overcrowding Adjustment: In Counties where overcrowding is greater than the U.S. overcrowding rate of 3.34%, HCD applies an adjustment based on the amount the County's overcrowding rate exceeds the U.S. overcrowding rate. Data is from the 2012-2016 ACS.
7. Replacement Adjustment: HCD applies a replacement adjustment up to 5% of total housing stock based on the current 10-year annual average percent of demolitions, applied to length of the projection period. Data is from County local government housing survey reports to DOF.
8. Occupied Units: This figure reflects DOF's estimate of occupied units at the start of the January closest to the projection period start date, per DOF E-5 report.

## **Appendix B**

**Housing Data provided by the State of California Department of Housing and Community  
Development**



**Determination of County's Number/Percentage of Households By Income Category**

**ACS 2012-2016**

**Arcata**

**Income Limits in Each Category:**

**Median Household Income 42,685**

	Max % of Median	Starting	Highest
Extremely low (30%)		-	\$ 12,806
Very Low (50%)		\$ 12,807	\$ 21,343
Low (80%)		\$ 21,344	\$ 34,148
Moderate (120%)		\$ 34,149	\$ 51,222
Above Moderate		\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
1,234	\$ -	\$ 10,000	1,234	1	-						
807	\$ 10,000	\$ 14,999	453	354	354						
929	\$ 15,000	\$ 24,999	-	-	589	340	340				
897	\$ 25,000	\$ 34,999	-	-	-	-	821	76	76		
1,061	\$ 35,000	\$ 49,999	-	-	-	-	-	-	1,061		
838	\$ 50,000	\$ 74,999	-	-	-	-	-	-	41	797	797
549	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	549
476	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	476
184	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	184
136	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	136
7,111			1,687		2,630		1,160		1,178		2,142
100.00%			23.72%		36.99%		16.32%		16.57%		30.12%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2012-2016 American Communities Survey DP03 Data

[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?\\_afpt=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?_afpt=table)

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2012-2016

Blue Lake

**Income Limits in Each Category:**

Median Household Income **42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
36	\$ -	\$ 10,000	36	1	-						
26	\$ 10,000	\$ 14,999	15	11	11						
39	\$ 15,000	\$ 24,999	-	-	25	14	14				
83	\$ 25,000	\$ 34,999	-	-	-	-	76	7	7		
52	\$ 35,000	\$ 49,999	-	-	-	-	-	-	52		
81	\$ 50,000	\$ 74,999	-	-	-	-	-	-	4	77	77
73	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	73
63	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	63
11	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	11
4	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	4
468			51		87		90		63		228
100.00%			10.81%		18.53%		19.27%		13.47%		48.73%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2012-2016 American Communities Survey DP03 Data

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2012-2016

Eureka

**Income Limits in Each Category:**

Median Household Income **42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
657	\$ -	\$ 10,000	657	1	-						
1,034	\$ 10,000	\$ 14,999	580	454	454						
1,801	\$ 15,000	\$ 24,999	-	-	1,142	659	659				
1,480	\$ 25,000	\$ 34,999	-	-	-	-	1,354	126	126		
1,786	\$ 35,000	\$ 49,999	-	-	-	-	-	-	1,786		
1,957	\$ 50,000	\$ 74,999	-	-	-	-	-	-	96	1,861	1,861
1,123	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	1,123
794	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	794
126	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	126
204	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	204
10,962			1,237		2,833		2,013		2,008		4,108
100.00%			11.29%		25.85%		18.36%		18.31%		37.48%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2012-2016 American Communities Survey DP03 Data

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

**ACS 2012-2016**

**Ferndale**

**Income Limits in Each Category:**

**Median Household Income 42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
44	\$ -	\$ 10,000	44	1	-						
26	\$ 10,000	\$ 14,999	15	11	11						
119	\$ 15,000	\$ 24,999	-	-	75	44	44				
105	\$ 25,000	\$ 34,999	-	-	-	-	96	9	9		
138	\$ 35,000	\$ 49,999	-	-	-	-	-	-	138		
95	\$ 50,000	\$ 74,999	-	-	-	-	-	-	5	90	90
55	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	55
43	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	43
14	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	14
27	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	27
666			59		145		140		152		229
100.00%			8.80%		21.84%		20.96%		22.76%		34.44%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2012-2016 American Communities Survey DP03 Data

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

**ACS 2012-2016**

**Fortuna**

**Income Limits in Each Category:**

Median Household Income **42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
201	\$ -	\$ 10,000	201	1	-						
372	\$ 10,000	\$ 14,999	209	163	163						
590	\$ 15,000	\$ 24,999	-	-	374	216	216				
506	\$ 25,000	\$ 34,999	-	-	-	-	463	43	43		
921	\$ 35,000	\$ 49,999	-	-	-	-	-	-	921		
817	\$ 50,000	\$ 74,999	-	-	-	-	-	-	40	777	777
532	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	532
369	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	369
99	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	99
35	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	35
4,442			410		947		679		1,004		1,812
100.00%			9.22%		21.32%		15.28%		22.60%		40.79%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2012-2016 American Communities Survey DP03 Data

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

**ACS 2012-2016**

**Rio Dell**

**Income Limits in Each Category:**

**Median Household Income 42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
92	\$ -	\$ 10,000	92	1	-						
156	\$ 10,000	\$ 14,999	88	68	68						
223	\$ 15,000	\$ 24,999	-	-	141	82	82				
124	\$ 25,000	\$ 34,999	-	-	-	-	113	11	11		
205	\$ 35,000	\$ 49,999	-	-	-	-	-	-	205		
296	\$ 50,000	\$ 74,999	-	-	-	-	-	-	14	282	282
197	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	197
94	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	94
10	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	10
0	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	-
1,397			180		389		195		230		583
100.00%			12.85%		27.88%		13.96%		16.47%		41.70%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2012-2016 American Communities Survey DP03 Data

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

**ACS 2012-2016**

**Trinidad**

**Income Limits in Each Category:**

**Median Household Income 42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
4	\$ -	\$ 10,000	4	1	-						
7	\$ 10,000	\$ 14,999	4	3	3						
23	\$ 15,000	\$ 24,999	-	-	15	8	8				
1	\$ 25,000	\$ 34,999	-	-	-	-	1	0	0		
25	\$ 35,000	\$ 49,999	-	-	-	-	-	-	25		
18	\$ 50,000	\$ 74,999	-	-	-	-	-	-	1	17	17
13	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	13
9	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	9
3	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	3
12	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	12
115			8		26		9		26		54
100.00%			6.89%		22.25%		8.11%		22.58%		47.06%

*Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category*

Source: 2012-2016 American Communities Survey DP03 Data

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**Determination of County's Number/Percentage of Households By Income Category**

ACS 2012-2016

Humboldt County

**Income Limits in Each Category:**

Median Household Income **42,685**

Max % of Median	Starting	Highest
Extremely low (30%)	-	\$ 12,806
Very Low (50%)	\$ 12,807	\$ 21,343
Low (80%)	\$ 21,344	\$ 34,148
Moderate (120%)	\$ 34,149	\$ 51,222
Above Moderate	\$ 51,223	all else

Households in Bracket	Income Brackets		Extreme Low	carryover	Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
1,926	\$ -	\$ 10,000	1,926	1	-						
1,901	\$ 10,000	\$ 14,999	1,067	834	834						
3,535	\$ 15,000	\$ 24,999	-	-	2,242	1,293	1,293				
3,112	\$ 25,000	\$ 34,999	-	-	-	-	2,847	265	265		
4,524	\$ 35,000	\$ 49,999	-	-	-	-	-	-	4,524		
5,353	\$ 50,000	\$ 74,999	-	-	-	-	-	-	262	5,091	5,091
3,330	\$ 75,000	\$ 99,999	-	-	-	-	-	-	-	-	3,330
3,027	\$ 100,000	\$ 149,999	-	-	-	-	-	-	-	-	3,027
953	\$ 150,000	\$ 199,999	-	-	-	-	-	-	-	-	953
867	\$ 200,000	\$ 999,999	-	-	-	-	-	-	-	-	867
28,528			2,993		6,069		4,140		5,051		13,268
100.00%			10.49%		21.27%		14.51%		17.70%		46.51%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2012-2016 American Communities Survey DP03 Data

[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?\\_afpt=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?_afpt=table)



## **Attachment G**

### **Parcels Which are Zoned to Principally Permit Emergency Shelters**




Attachment G of Appendix G will be removed as part of the housing program H-IM54 for the amendment of the Zoning Regulations to eliminate the “where specifically mapped” qualifying language for emergency shelters. See H-IM54 in Chapter 8 for more information.

# McKinleyville

## General Plan Housing Element

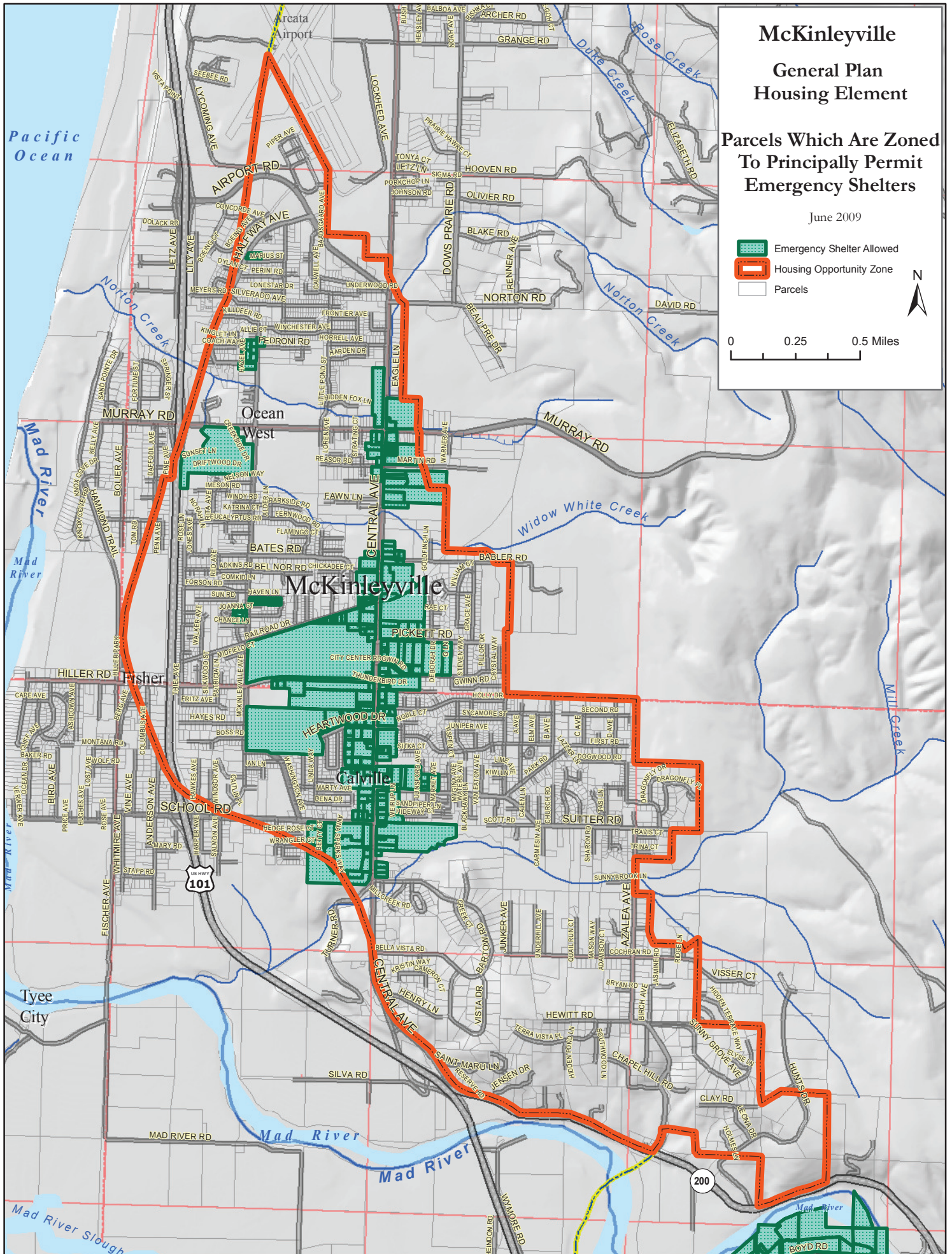
### Parcels Which Are Zoned To Principally Permit Emergency Shelters

June 2009

-  Emergency Shelter Allowed
-  Housing Opportunity Zone
-  Parcels






0 0.25 0.5 Miles



# Eureka South General Plan Housing Element

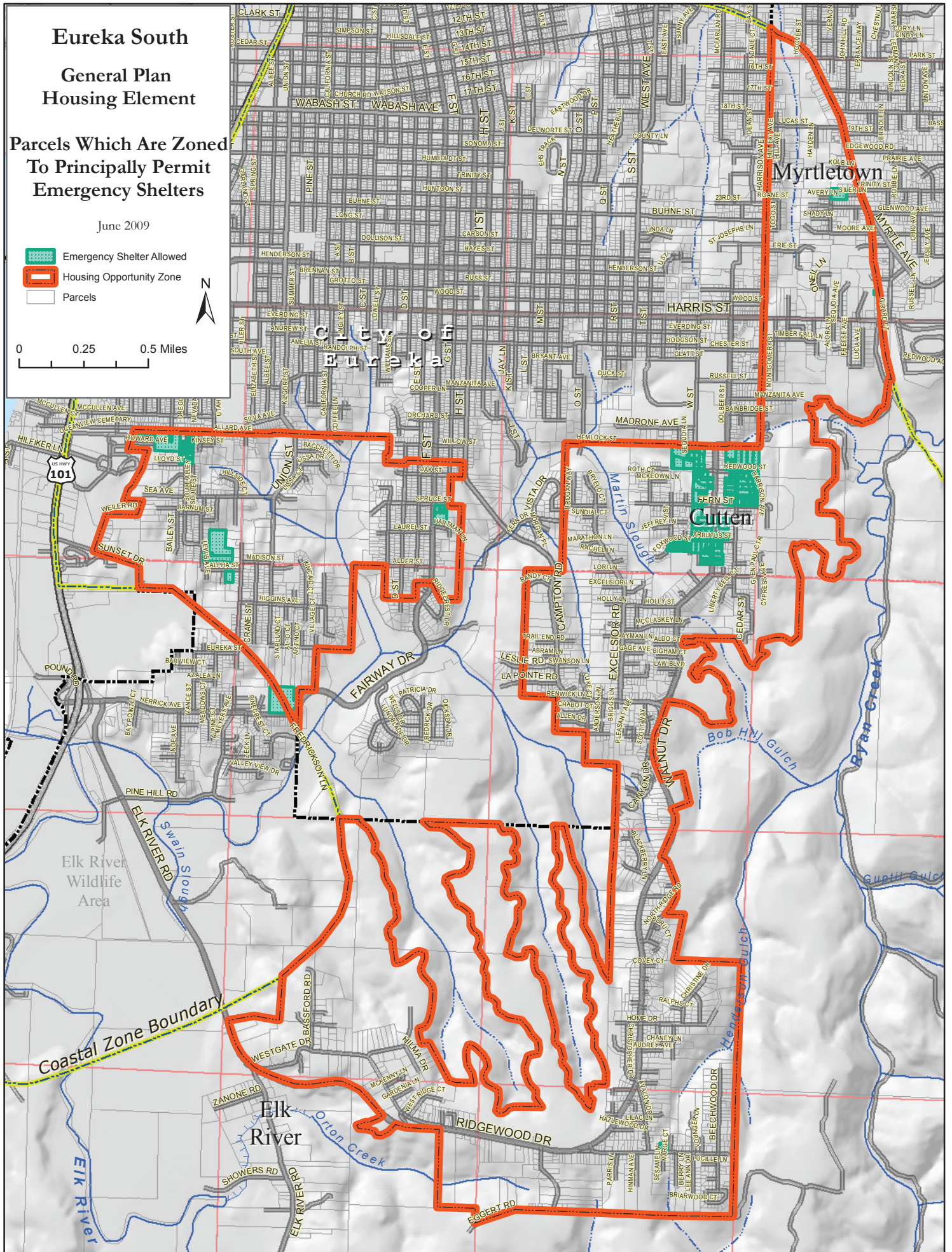
## Parcels Which Are Zoned To Principally Permit Emergency Shelters

June 2009

-  Emergency Shelter Allowed
-  Housing Opportunity Zone
-  Parcels



0 0.25 0.5 Miles






# Humboldt Hill

## General Plan Housing Element

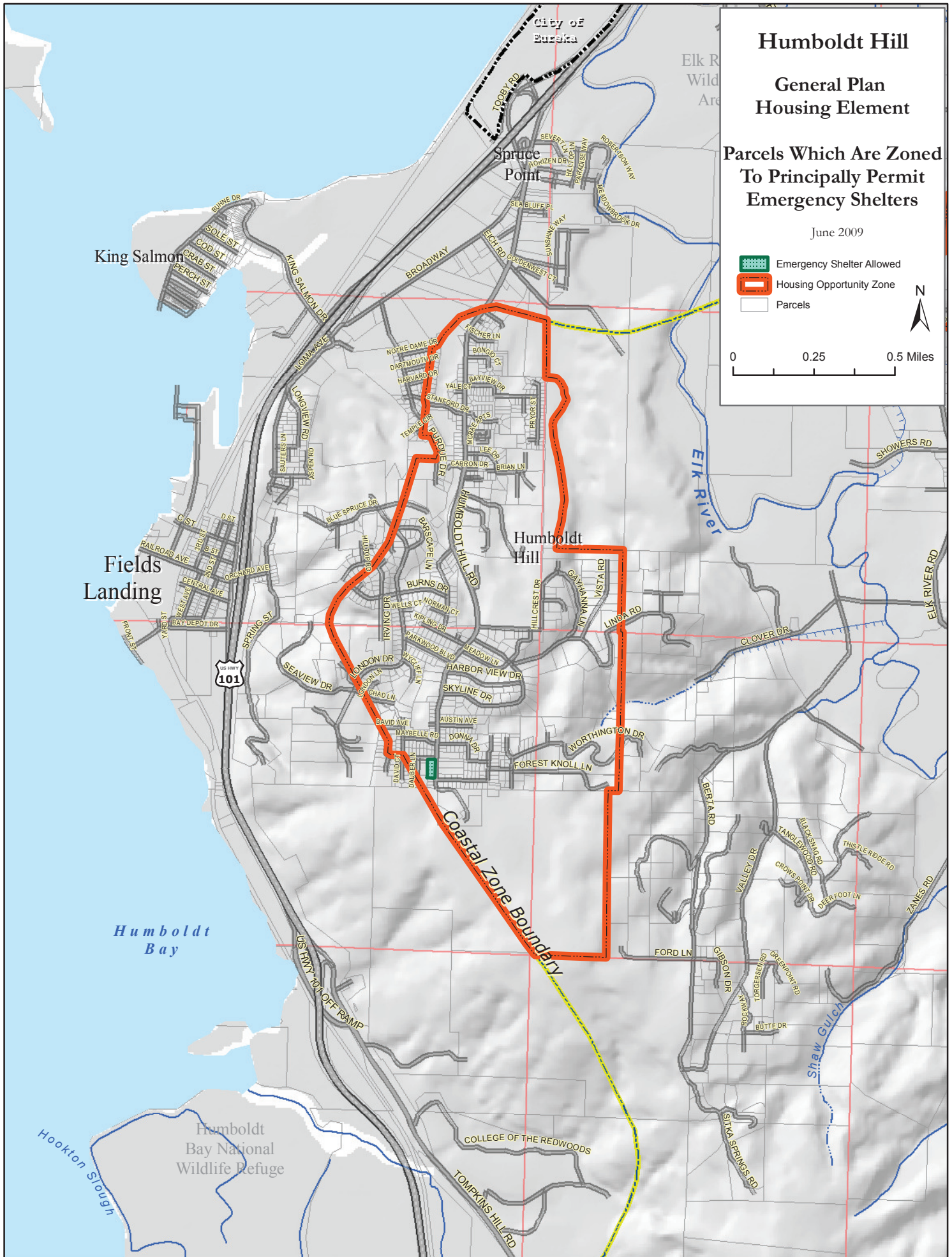
### Parcels Which Are Zoned To Principally Permit Emergency Shelters

June 2009

-  Emergency Shelter Allowed
-  Housing Opportunity Zone
-  Parcels



0 0.25 0.5 Miles






# Weott

## General Plan Housing Element

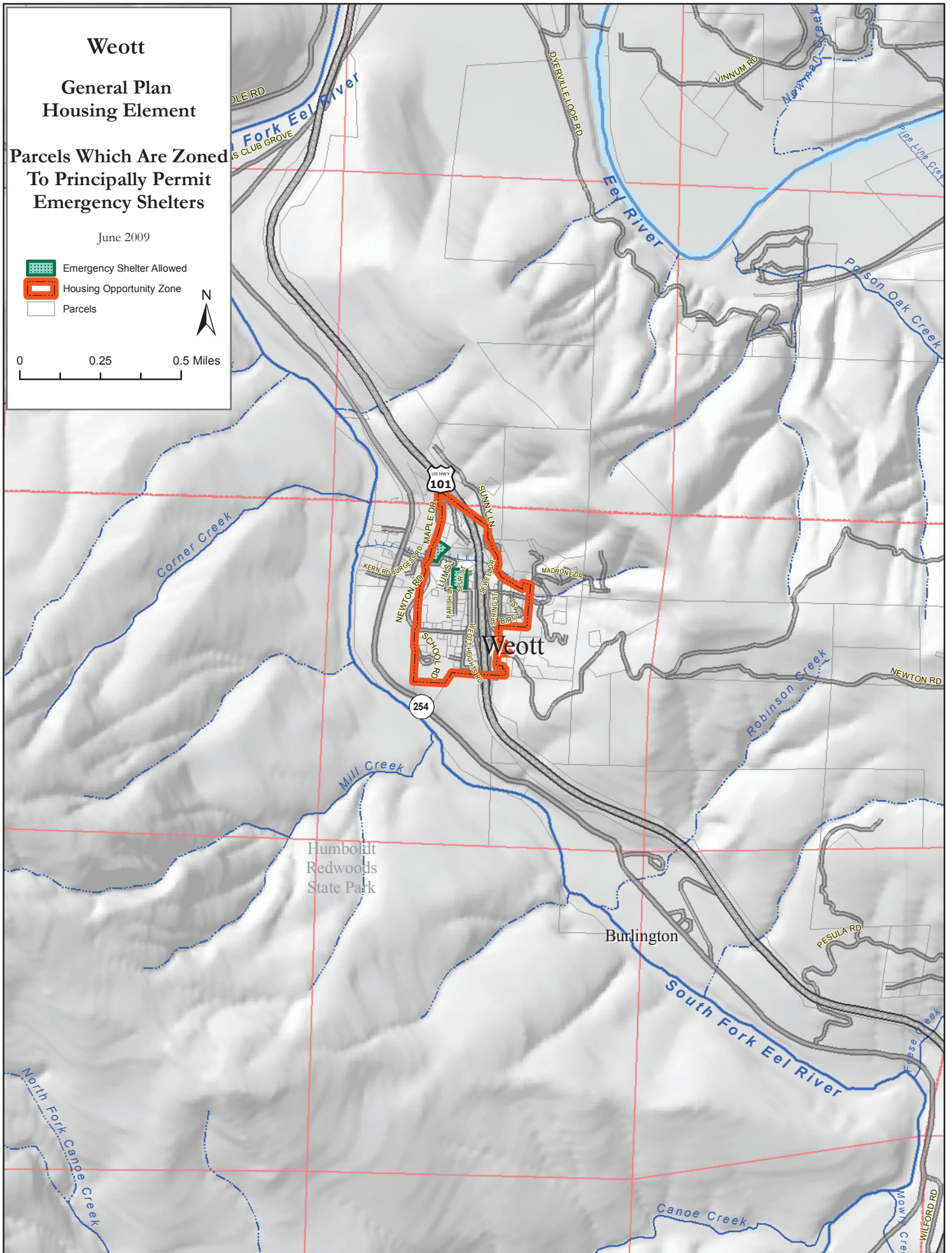
### Parcels Which Are Zoned To Principally Permit Emergency Shelters

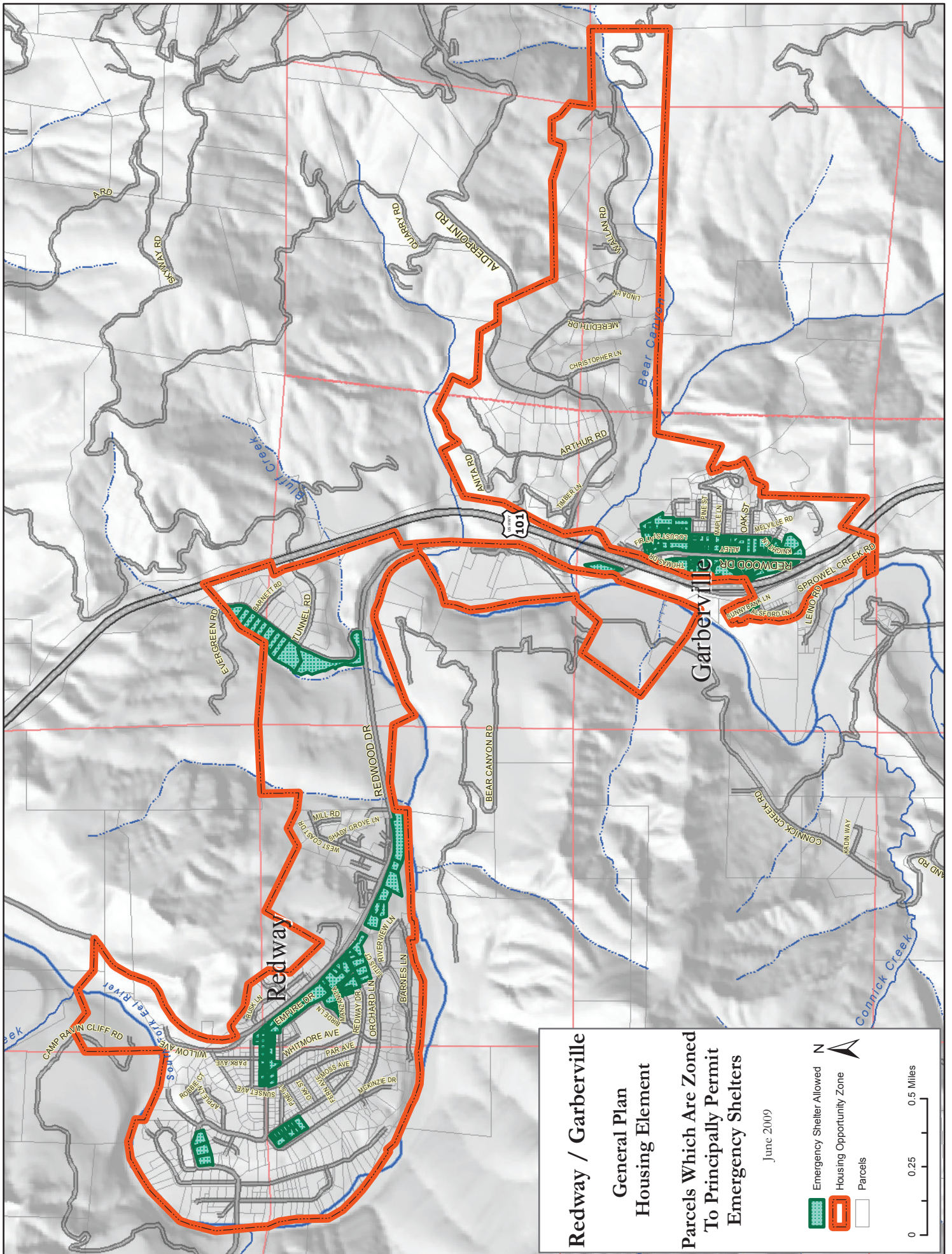
June 2009

-  Emergency Shelter Allowed
-  Housing Opportunity Zone
-  Parcels



0 0.25 0.5 Miles





**Redway / Garberville**  
**General Plan**  
**Housing Element**  
**Parcels Which Are Zoned**  
**To Principally Permit**  
**Emergency Shelters**

June 2009

 Emergency Shelter Allowed  
 Housing Opportunity Zone  
 Parcels

 N  
 0 0.25 0.5 Miles



# **Attachment H**

## **Housing Opportunity Zones**

# McKinleyville

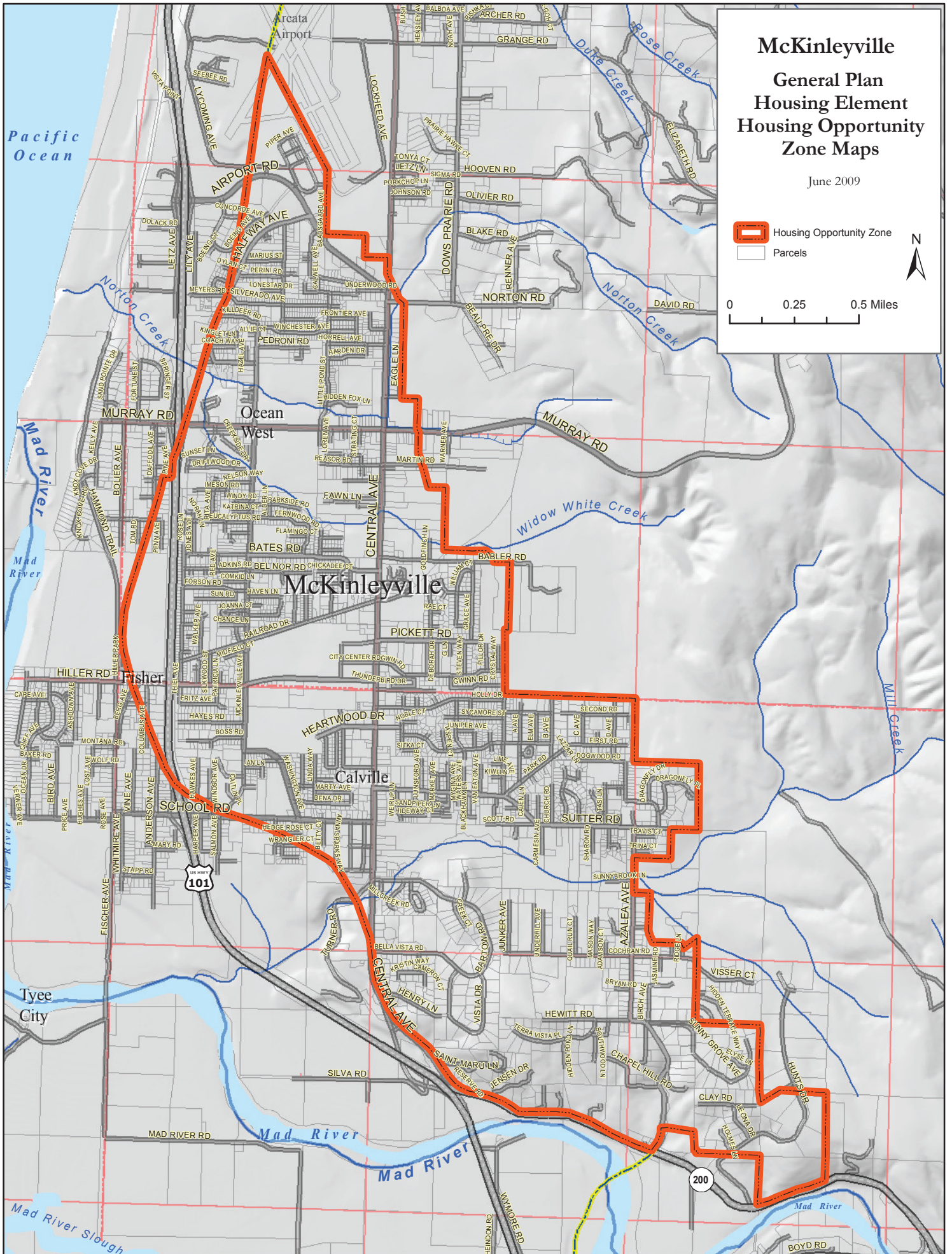
## General Plan Housing Element Housing Opportunity Zone Maps

June 2009

-  Housing Opportunity Zone
-  Parcels





0 0.25 0.5 Miles





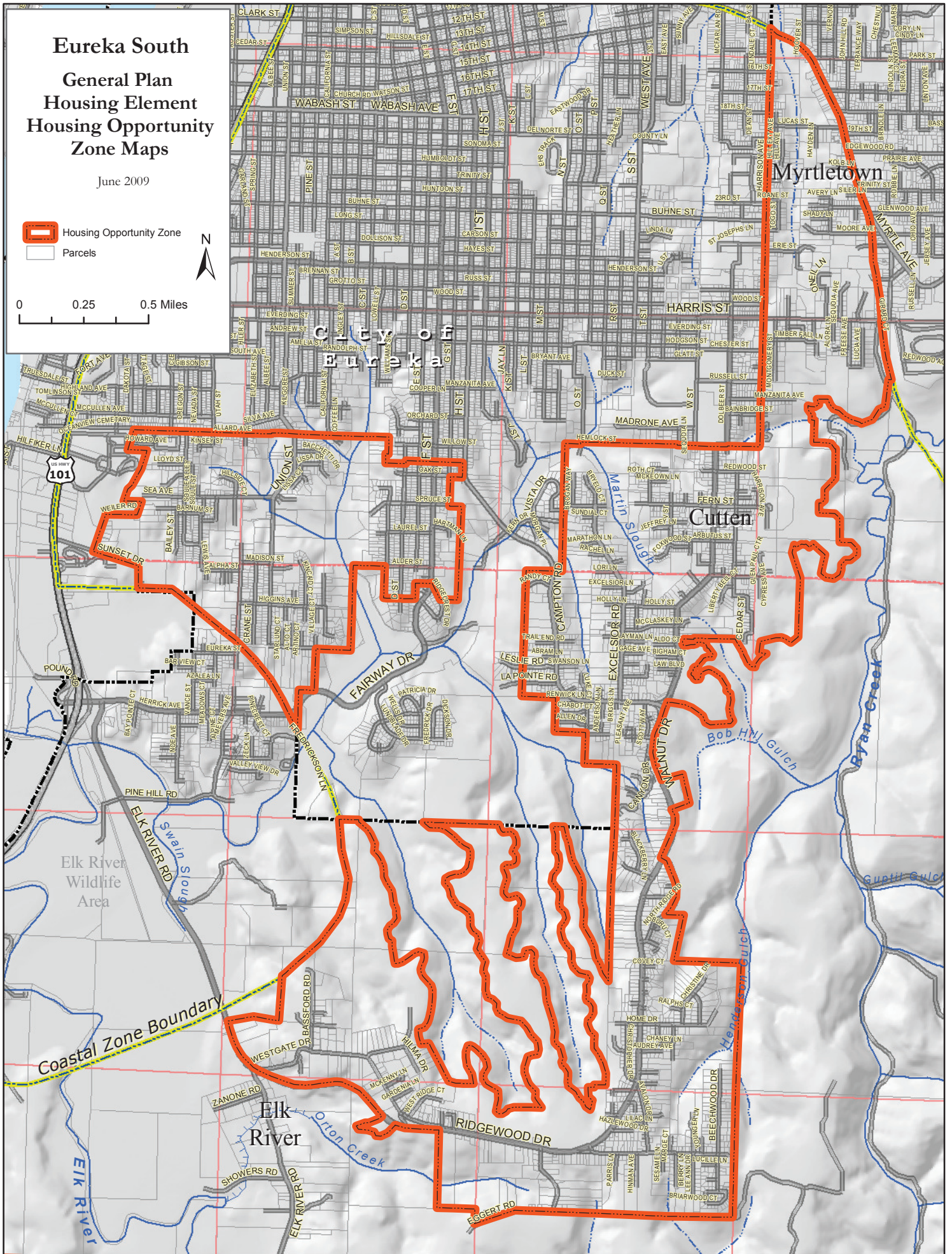
# Eureka South General Plan Housing Element Housing Opportunity Zone Maps

June 2009

-  Housing Opportunity Zone
-  Parcels

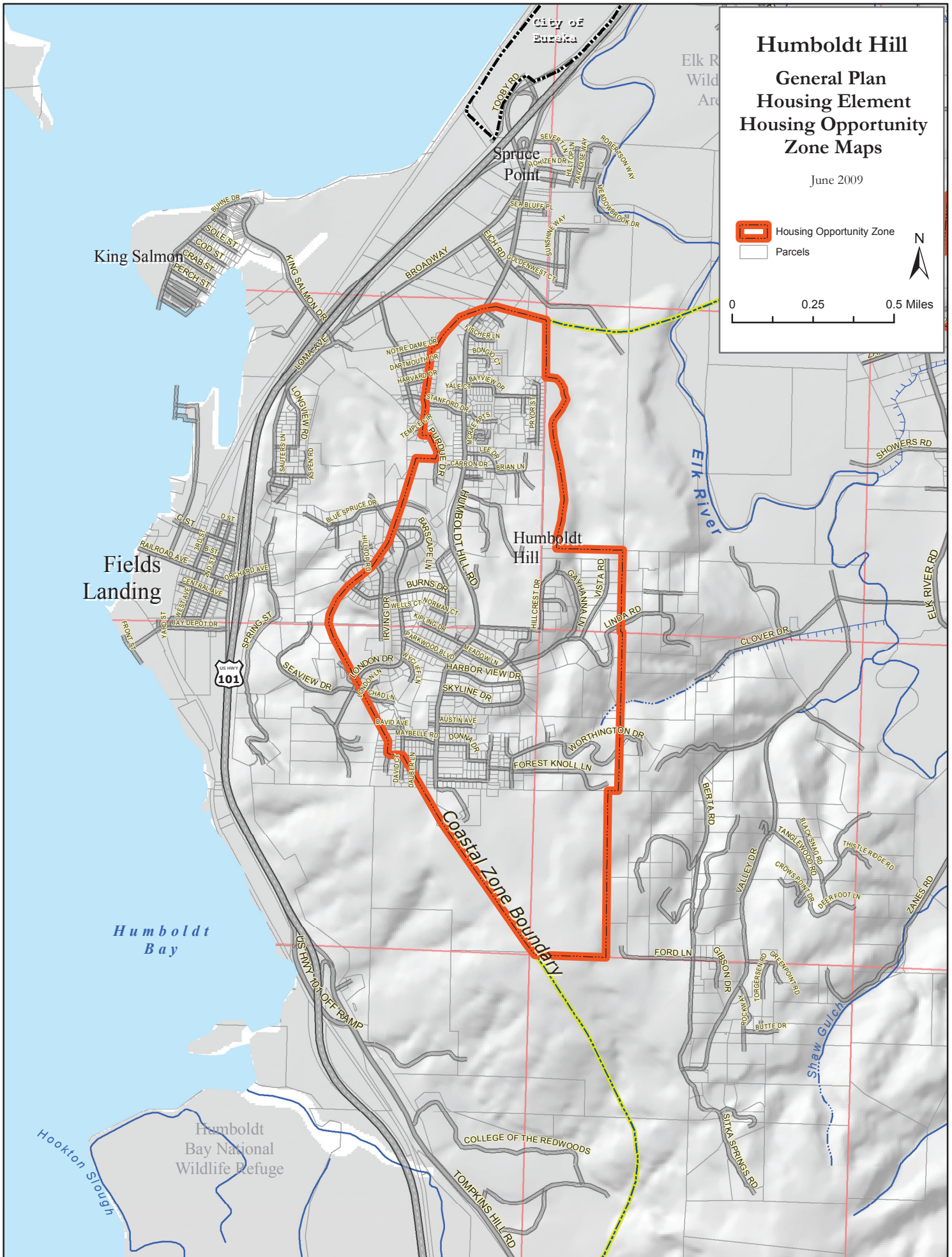
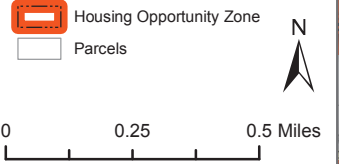


0 0.25 0.5 Miles



# Humboldt Hill General Plan Housing Element Housing Opportunity Zone Maps



June 2009



# Scotia

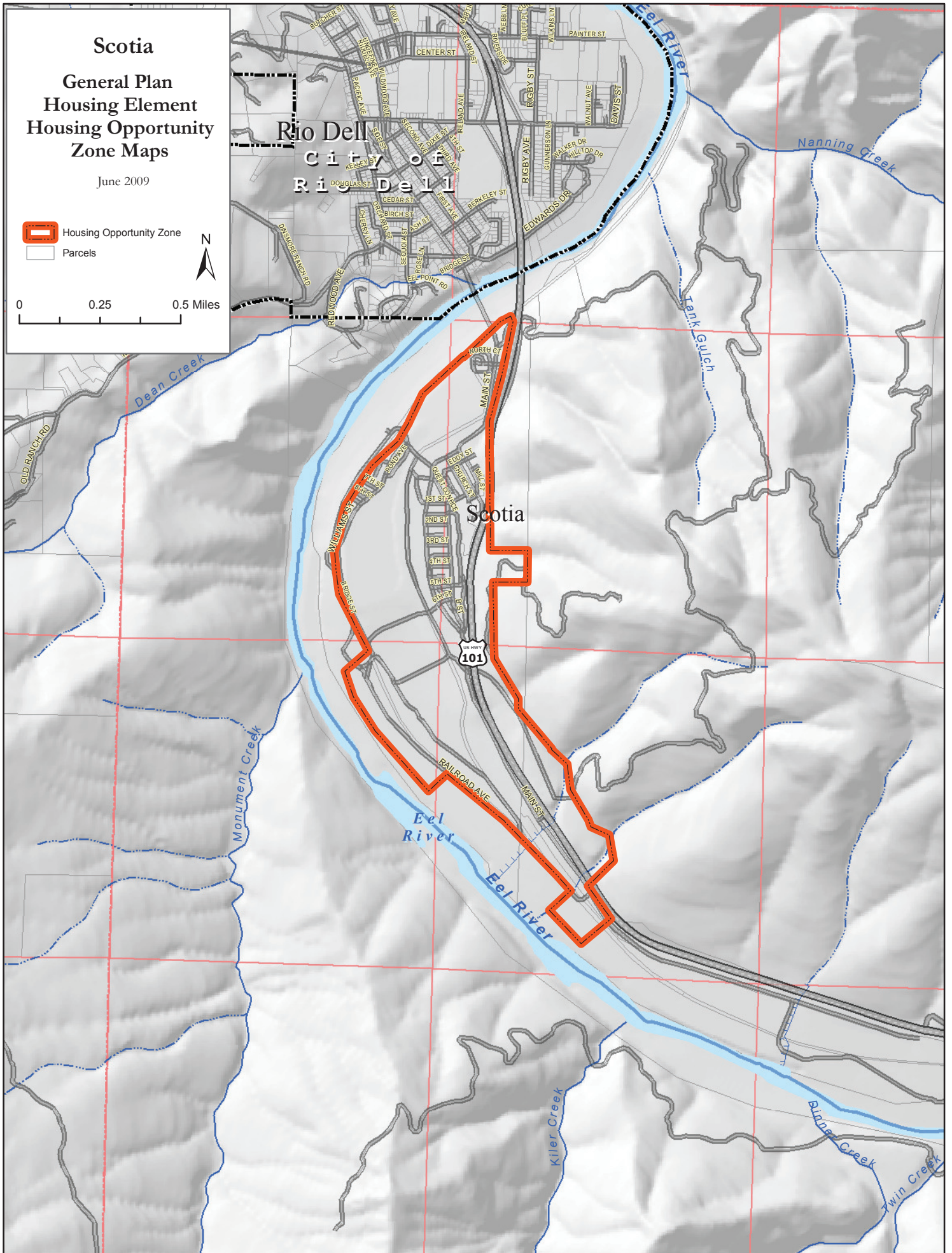
## General Plan Housing Element Housing Opportunity Zone Maps

June 2009

-  Housing Opportunity Zone
-  Parcels





0 0.25 0.5 Miles



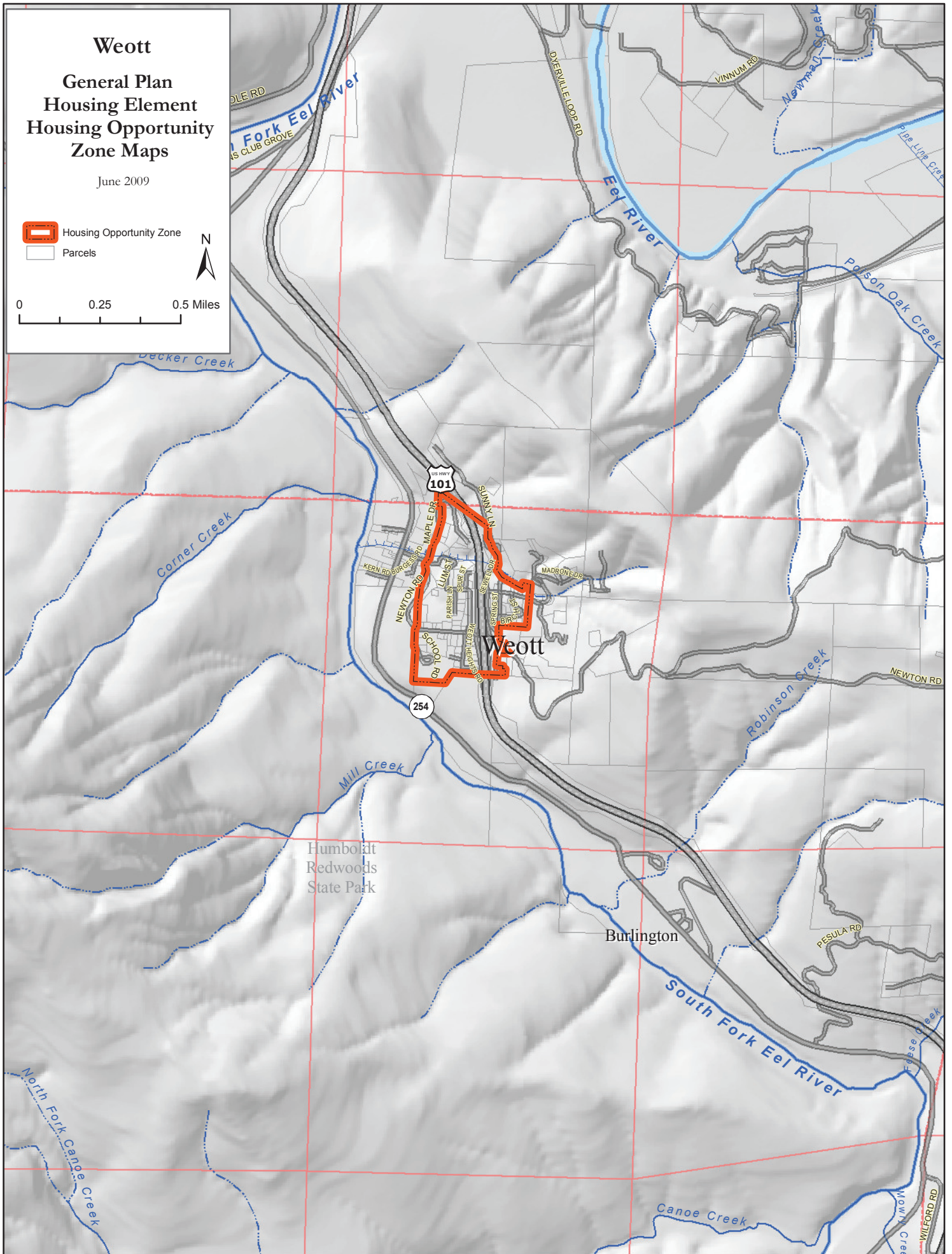
**Weott**  
**General Plan**  
**Housing Element**  
**Housing Opportunity**  
**Zone Maps**

June 2009

-  Housing Opportunity Zone
-  Parcels



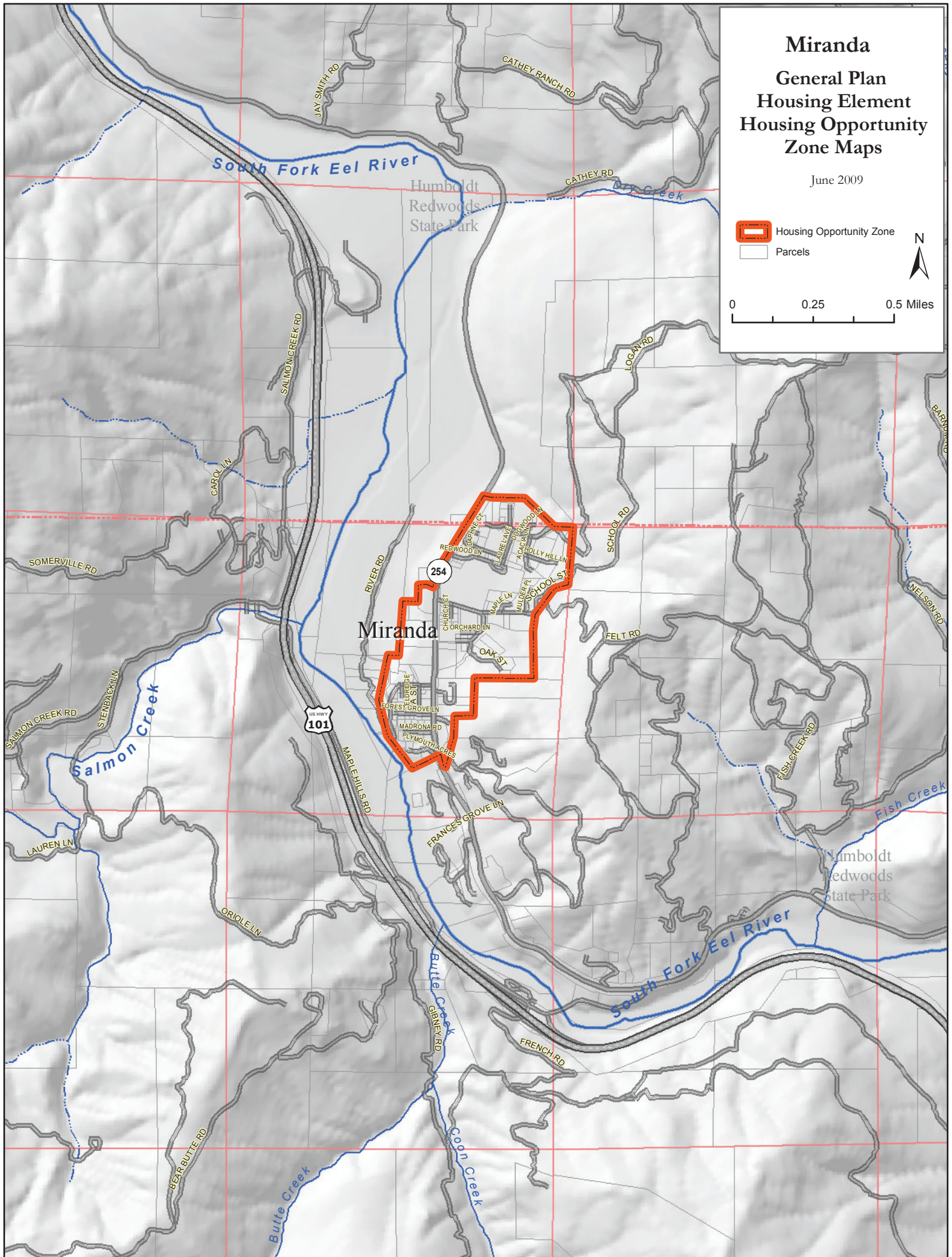
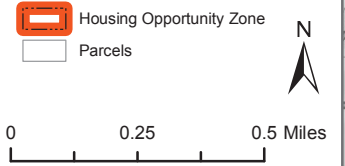
0 0.25 0.5 Miles

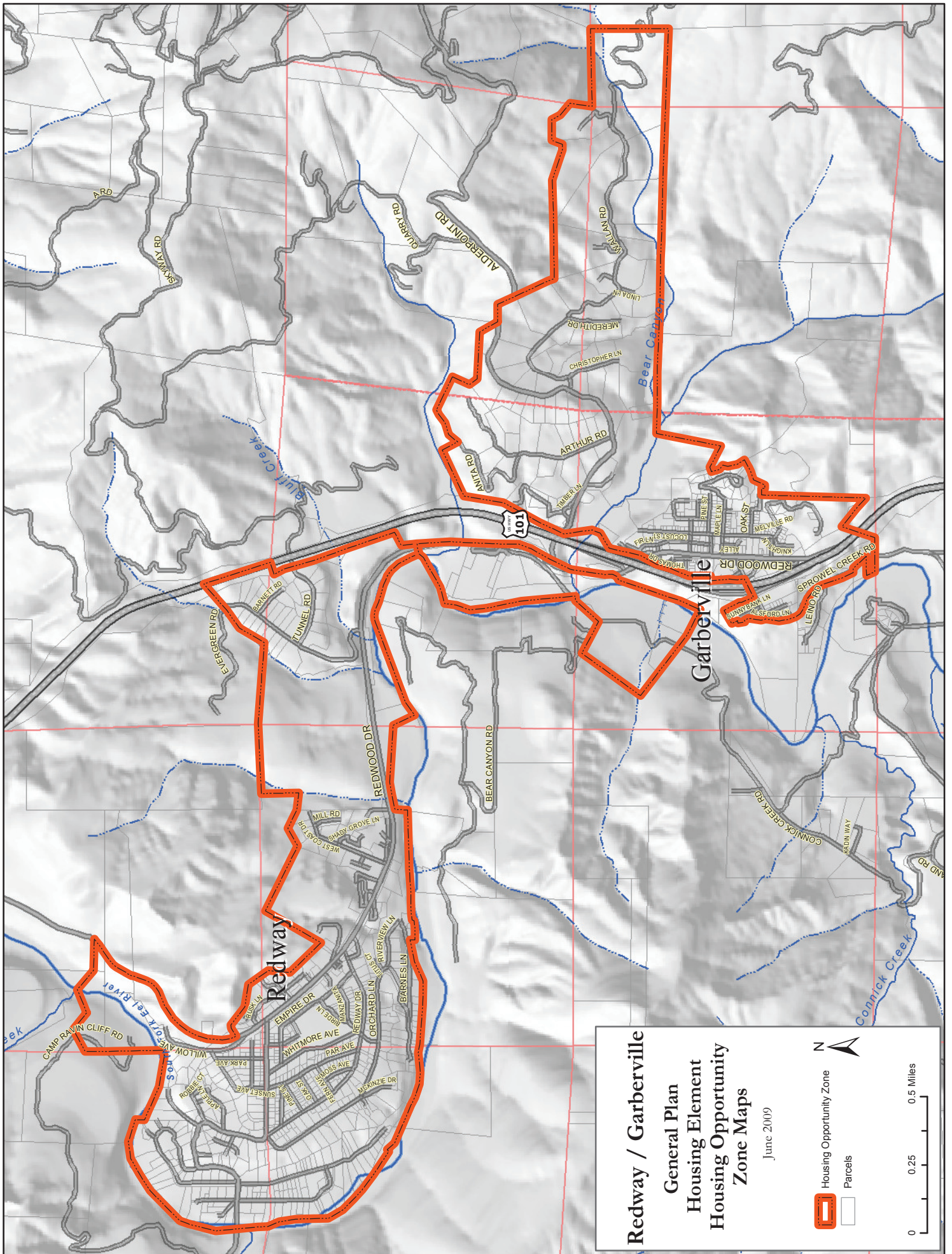


# Miranda

## General Plan Housing Element Housing Opportunity Zone Maps

June 2009





**Attachment J  
Detail of Infrastructure and Service Needs of  
Legacy Communities**

Alderpoint

**Location**

Alderpoint is located on the Middle Fork Eel River in the southeast corner of Humboldt County. Alderpoint is accessed by Alderpoint Road, approximately 18 miles east of Garberville and approximately 30 miles south of Bridgeville. Alderpoint was originally settled in the 1860's and 1870's, but significant development in the town began around the time Alderpoint became a center of operations for the building of the Northwestern Pacific Railroad.

This ULC was mapped using the 2010 Alderpoint Census Designated Place boundary. The ULC contains the entire Alderpoint County Water District boundary, all of the developed area of the Alderpoint portion of the GRBA Community Planning Area, and ten or so additional homes outside the Planning Area located on the hill slopes to the west of Alderpoint. There were a total of 93 housing units and 186 people in the approximately 1,550 acre Alderpoint ULC, based on the 2010 Census.

**Existing and Planned Uses**

Like most of Humboldt County, timber played an important role in the development of Alderpoint. However, the sawmill in town permanently closed in 1984. Given the town's proximity to the rail line, Alderpoint served as an activity center for cattle and sheep. In addition, Rail service to and within Humboldt County was suspended in 2001 due to the deteriorating condition of railway infrastructure. Current commercial and community activities in Alderpoint include a Alderpoint Store (Patriot Gas Station), Alderpoint County Water District, Alderpoint Volunteer Fire Company, U.S. Post Office, and the Humboldt County Alderpoint Refuse Disposal Site. The CAL FIRE Alderpoint Fire Station, which is used operated during declared wildfire season, is located approximately 1.5 east of Alderpoint.

Land Use. The following tables describe the land within the Alderpoint ULC and display information according to land use type (based on Assessor's Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Improved, Rural Residential <5 acre	104
Improved, Rural Residential 5-20 acre	52
Improved, Rural Residential >20 acre	105
Vacant Rural Residential	202
TPZ Improved	383
TPZ Vacant	640
Commercial	4
Public Land (Schools, Non Taxable)/Other	63
<b>Total</b>	<b>1,554</b>

<b>General Plan Land Use</b>	<b>Acres</b>
Agriculture Grazing	425
Rural Community Center	503
Timber Lands	627
<b>Total</b>	<b>1,554</b>

## **Infrastructure and Services**

There is one local agency service provider in Alderpoint, the Alderpoint County Water District (Alderpoint CWD) which provides drinking water to approximately 79 connections (based on the Community Infrastructure and Services Technical Report, Winzler and Kelly, 2008). The Alderpoint Volunteer Fire Company (VFC) was established by the community in 2007 and provides structural fire protection to Alderpoint. The Alderpoint VFC is not a local agency and only receives revenue from donations. There is no wastewater service provider in this community and no drainage facilities, other than those located within the County roadways.

**Water System.** The Alderpoint CWD has had a history of compliance issues with the State Surface Water Treatment Rules and the U.S. Environmental Protection Agency and State Department of Public Health Drinking Water Branch (CDPH) issued compliance orders. The CDPH Safe Drinking Water Proposition 50 Program provided state funds for a project to replace the existing water intake pumps adjacent to the Eel River, remove and replace a treatment building, install a new filtration system and clearwell, and install a new transmission water pipe along existing rights of way and easements to storage site. The existing storage tanks were replaced with two new tanks. The project was completed in 2012. The improvements were designed to serve existing development plus ten percent additional capacity to accommodate some growth. The CDPH has identified the need to replace portions of the transmission and distribution system due to size and condition. The Rural Community Assistance Corporation is assisting the Alderpoint CWD with capital improvement planning to address the need for water pipe improvements. Therefore, the drinking water system is adequate for current needs and does not have significant deficiencies.

**Structure Fire Protection Services.** According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Alderpoint VFC has a total of 12 volunteers (somewhat below the average of 16 firefighters for the County's all-volunteer departments), two fire engines, a medical/rescue vehicle and a utility truck. The Alderpoint VFC responded to 51 incidents in 2012 and trains twice per month. The Alderpoint CWD water system improvement project was designed to provide adequate storage for fire protection and almost the entire Alderpoint CWD is located within 1,000 feet of the 13 hydrants. The Alderpoint VFC does not have an ISO rating.

Volunteer fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters. Because the Alderpoint FC is not associated with a local agency it is not eligible to receive property tax revenue and has no ability to raise revenue through special taxes or special assessments, the primary sources of ongoing revenue for fire protection. . The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

**Wastewater.** Community wastewater treatment and disposal is not available in the Alderpoint ULC . The maximum allowable density in the Rural Community Center land use designation is 2.5 dwelling units per acre or one dwelling unit per acre if sewer is available. The nearest wastewater system is located in Garberville approximately 18 miles west of Alderpoint, well beyond the feasible distance for



service extension. The rate of population growth in Alderpoint over the last 20-30 years has been negligible. With only 79 water service connections, the community could not feasibly fund the construction and operation of a wastewater treatment plans itself.

Storm Drainage. The Alderpoint ULC is located outside the 100-Year Flood Plain (FEMA FIRM Panel 0600601775B), approximately 100-150 feet above the Middle Fork Eel River. Storm drainage or flooding hazards were not identified as an issue for Alderpoint in the G-R-B-A CPA. There are no developed storm drainage collection facilities within or adjacent to the Alderpoint ULC. Storm drainage associated the Alderpoint Road and other County roads through the community site consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Middle Fork Eel River.

### **Needs and Deficiencies**

- Public health problems associated with the Alderpoint CWD have been addressed by the CDPH water system improvement project.
- Although wastewater service is not available in Alderpoint, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Alderpoint VFC should be encouraged to follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

## **Blocksburg**

### **Location**

Blocksburg is located in southeast Humboldt County north of Alderpoint on the Alderpoint Road, approximately 28 miles north east of Garberville and approximately 20 miles south of Bridgeville. Blocksburg was originally settled in the 1870's.

This ULC was mapped using the proposed General Plan Update Rural Community Center boundary, which generally follows parcels lines comprising the core of the community. There are no local service providers within the ULC and Blocksburg is not located within a Community Plan area. There are approximately 15 to 20 housing units and 40 to 50 people in the approximately 100 acre Blocksburg ULC based on parcel information.

### **Existing and Planned Uses**

Like Alderpoint, Blocksburg has served as an activity center for cattle and sheep ranching and was a stop along an important north-south wagon route. Now the predominant land use in Blocksburg is rural residential. Blocksburg contains a post office and no other businesses.

Land Use. The following tables describe the land within the Blocksburg ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Improved, Rural Residential <5 acre	66
Vacant Rural Residential	3
TPZ Improved	6
TPZ Vacant	20
Commercial	1
Public Land (Schools, Non Taxable)/Other	5
<b>Total</b>	<b>101</b>

<b>General Plan Land Use</b>	<b>Acres</b>
Agriculture Grazing	54
Rural Community Center	45
Timber Lands	2
<b>Total</b>	<b>101</b>

**Infrastructure and Services**

Water System. There is no community water system in Blocksburg. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. The County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in the Blocksburg. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site..

Structure Fire Protection Services. There is no local agency responsible for fire protection in Blocksburg. According to the Humboldt County Community Wildfire Protection Plan, Blocksburg is within the response area of the Alderpoint VFC. See the Alderpoint ULC for a discussion of the Alderpoint VFC.

Blocksburg is located approximately 10.5 miles from Alderpoint and a 20 to 30 minute drive-time by fire engine. There are no fire hydrants within Blocksburg. As a result, the Alderpoint VFC must rely on the tank water carried on their fire engines and on-site water tanks that may be available near the fire. The Alderpoint VFC does not have an ISO rating.

Wastewater. Community wastewater treatment and disposal is not available in the Blocksburg ULC . The maximum allowable density in the Rural Community Center land use designation is 2.5 dwelling units per acre or one dwelling unit per acre if sewer is available. The nearest wastewater system is located in Garberville approximately 30 miles southwest of Blocksburg, well beyond the feasible distance for service extension. The rate of population growth in Blocksburg over the last 20-30 years has been negligible. With less than 20 existing dwellings, the community could not itself feasibly fund the construction and operation of a wastewater treatment plans.

Storm Drainage. The Blocksburg ULC is located outside the 100-Year Flood Plain (FEMA FIRM Panel 0600601575B) at an elevation of approximately 1,600 feet above sea level and well away from the Middle Fork Eel River and Larabee Creek flood plains. There are no developed storm drainage collection facilities within or adjacent to the Blocksburg ULC. Storm drainage associated the Alderpoint Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Middle Fork Eel River through Conely Creek or to Larabee Creek.

### **Needs and Deficiencies**

- Public health problems or extraordinary supply limitations associated with on-site water have not been identified for the Blocksburg ULC or surrounding area.
- Although wastewater service is not available in Blocksburg, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Alderpoint VFC should be encouraged to follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

## Briceland

### **Location**

Briceland is located in south western Humboldt County on Briceland-Thorne Road, approximately six miles west of Redway and approximately 16 miles east of Shelter Cove. Briceland was originally settled in the 1890's.

This ULC was mapped using the proposed General Plan Update Rural Community Center boundary, which generally follows the parcels lines comprising the core of the community. There are two local agency service providers within the ULC, the Briceland Community Services District, which provides domestic water service and the newly formed Briceland Fire Protection District, which provides fire protection services to the ULC and the surrounding area. There are approximately 23 housing units and 50 to 60 people in the approximately 80 acre Briceland ULC based on parcel information.

### **Existing and Planned Uses**

Like many communities in rural Humboldt County, Briceland was a historic activity center for cattle and sheep ranching, including a hotel and mercantile store. Briceland now contains the Beginnings Community Center and Skyfish School and the award winning Briceland Vineyards is located just outside the Briceland ULC. However, the predominant land use in Briceland is rural residential.

Land Use. The following tables describe the land within the Briceland ULC and display information according to land use type (based on Assessor's Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Improved, Rural Residential <5 acre	41
Improved, Rural Residential 5-20 acre	20
Vacant Rural Residential	6
Public Land (Schools, Non Taxable)/Other	15
<b>Total</b>	<b>82</b>

<b>General Plan Land Use</b>	<b>Acres</b>
Agriculture Rural	7
Rural Community Center	75
<b>Total</b>	<b>82</b>

### **Infrastructure and Services**

Water System. The Briceland Community Services District provides domestic water to approximately 26 existing service connections from a spring located on private property. The District, through agreement with the owner and formal deeding, receives 90% of the spring’s flow. The spring’s flow is variable and dependent on rainfall. However, in the summertime, the spring output is five to seven gallons per minute, or between 7,200 and 10,080 gallons per day. The Briceland CSD produced approximately 3.88 million gallons of drinking water in 2005. Average daily use is estimated at 10,630 gallons per day, and peak daily use was reported as 40,000 gallons per day (CDPH Annual Inspection Report, 2006).

The Briceland CSD water system is in poor condition, source capacity is unable to meet current maximum day demands, the treatment system is unable to meet turbidity performance standards during winter months, and storage capacity is barely able to meet even one day of maximum day demands. Briceland is currently operating under a moratorium for new connections imposed by the District Board of Directors. There are currently at least four homes within the District that have requested service connections; the oldest application is over 16 years old. The Briceland CSD anticipates installing a new roughing filter and a solar powered hypo chlorination unit in the near future.

Structure Fire Protection Services. The Briceland ULC is located within the 28,172 acre Briceland Fire Protection District (FPD). The voters in the District voted overwhelming to form the District in 2012, making it one of the newest fire districts in the State of California. According to the 2012 Humboldt County Fire Chiefs Association Annual Report, the Briceland FPD, through the Briceland VFD provides the full range of fire protection services, including structure, wildland, and wildland interface suppression, emergency medical services, technical rescue, and general public assistance responses. The Briceland VFD presently maintains eight Emergency Medical Technicians and 12 Emergency Medical Responders. Services are supported by an \$80 per parcel special tax, community contributions, fundraising events, and charges for CAL FIRE cover assignments.

The Briceland FPD is projected to receive approximately \$40,000 in revenue in the 2013-14 fiscal year from the special tax and the projected revenue from community contributions, fundraising events, and charges for CAL FIRE cover assignments would likely be similar to prior years. The average revenue from taxes and assessments for Humboldt County fire departments with less than 15 volunteer firefighters

was approximately \$44,000 in 2011-12, similar or less than the projected annual revenue of the Briceland FPD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

**Wastewater.** Community wastewater treatment and disposal is not available in the Briceland ULC . The maximum allowable density in the Rural Community Center land use designation is 2.5 dwelling units per acre or one dwelling unit per acre if sewer is available. The nearest wastewater system is located in Redway approximately six miles east of Briceland, well beyond the feasible distance for service extension. The rate of population growth in Briceland over the last 20-30 years has been negligible. With less than 30 existing dwellings, the community could not itself feasibly fund the construction and operation of a wastewater treatment plans.

**Storm Drainage.** The Briceland ULC contains the 100-Year Flood Plain of Redwood and Somerville Creeks (FEMA FIRM Panel 0600601825B) which largely affects parcels that are located adjacent to the stream channel. There are no developed storm drainage collection facilities within or adjacent to the Blocksburg ULC. Storm drainage associated the Briceland-Thorne Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to Redwood Creek.

### **Needs and Deficiencies**

- The CDPH has not identified Public health problems associated with the Briceland CSD water system.
- Although wastewater service is not available in Briceland, its absence would not be considered a limitation on development or a public health concern.
- This community recently formed a fire protection district to address concerns regarding ongoing funding for the volunteer fire department. The presence of a local agency will facilitate ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

### Carlotta

#### **Location**

Carlotta is located on the Van Duzen River in central Humboldt County along State Route 36, approximately 8 miles east of Fortuna and approximately 19 miles west of Bridgeville. The community was originally settled around 190 and laid out as a summer resort. Timber was the primary industry in

Carlotta led by two large lumber mills that were constructed after World War II. The last lumber mill in Carlotta closed in 2005.

This ULC was mapped using Carlotta CSD boundary because there are no unique Census boundaries that reflect this community. The mapped ULC contains all of the developed area of the Carlotta portion of the Hydesville-Carlotta Community Planning Area. There were approximately 315 housing units and 698 people in the approximately 2,125 acre Carlotta ULC, based on the 2010 Census.

**Existing and Planned Uses**

Like most of Humboldt County, timber played a central role in the development of Carlotta. However, the last mill in town permanently closed in 2005. Current commercial and community activities in Carlotta include the Cuddeback Elementary School, U.S. Post Office, Carlotta Community Services Fire Department, a commercial nursery, and several construction contractors.

Land Use. The following tables describe the land within the Carlotta ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Improved, Rural Residential <5 acre	254
Improved, Rural Residential 5-20 acre	161
Improved, Rural Residential >20 acre	578
Vacant Rural Residential	454
TPZ Improved	198
TPZ Vacant	201
Agriculture	1
Commercial & Industrial	38
Public Land (Schools, Non Taxable)	59
<b>Total</b>	<b>1,944</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	345
AE(55)	5
AR	142
AL	104
AR(12)	106
AS	688
CG	6
IG	45
IR	2
PF	9
T	492
<b>Total</b>	<b>1,944</b>

**Infrastructure and Services**

There is one local agency service provider in Carlotta, the Carlotta Community Services District (Carlotta CSD) which provides structure fire protection services through the Carlotta Volunteer Fire Department (Carlotta VFD). The Carlotta VFD was established by the community in 1964 and provides structural fire protection to Carlotta. There are no water or wastewater service providers in this community and no drainage facilities, other than those located within State Route 36 and County roadways.

Water System. There is no community water system in Carlotta. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. The County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in the Carlotta. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site..

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Carlotta VFD has a total of 12 volunteers (somewhat below the average of 16 firefighters for the County's all-volunteer departments), two fire engines, a medical/rescue vehicle and a utility truck. The Carlotta VFD responded to 71 incidents using one Type II engine, a wildland attack engine, a combination tender/engine and a water tender. There are no fire hydrants in the ULC and the fire department must use water carried on fire engines and water tenders to extinguish structure fires, as well as water that may be available on site. The Carlotta VFD has an "8B" ISO rating, which are given to department s that provide superior fire protection services and fire alarm facilities but lack the water supply required for a PPC of Class 8 or better.

The Carlotta CSD received \$37,493 in revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office) approximately one-quarter of which comes from a special assessment and the remainder from property tax. The Carlotta CSD receives approximately 3.8% of the one-percent property tax paid within the District (based on the tax allocation factor within Carlotta CSD tax rate areas). The special assessment is apportioned based on a charge of \$15 per unit of benefit, whereby vacant parcels pay one unit of benefit or \$15, improved residential parcels pay two units of benefit or \$30, and commercial parcels pay six units of benefit or \$90.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 15 volunteer firefighters was approximately \$44,000 in 2011-12, approximately 15 percent greater than the annual revenue of the Carlotta CSD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Community wastewater treatment and disposal is not available in the Carlotta ULC. The maximum allowable density in the Carlotta ULC would be in the area planned AS (Agriculture Suburban), 2.5 dwelling units per acre. Development at this density can typically occur without community water or wastewater services. The nearest wastewater system is located in the City of Fortuna approximately

nine miles west of Carlotta, well beyond the feasible distance for service extension. The rate of population growth in Carlotta over the last 20-30 years has not been significant.

Storm Drainage. The Carlotta ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600601140B, 0600601145B, 0600601175B, and 0600601330B) of the Van Duzen River and Yager Creek. Substantial portions of Carlotta south of State Route 36 are within FEMA Flood Zone A associated with the Van Duzen River. Aside from the 100-year flood plain, there are no specific storm drainage issues for the Carlotta area, according to the Hydesville-Carlotta Community Plan. There are no developed storm drainage collection facilities within or adjacent to the Carlotta ULC. Storm drainage associated the State Route 36 and other County roads through the community site consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Van Duzen River.

### **Needs and Deficiencies**

- Public health problems or extraordinary supply limitations associated with on-site water have not been identified for the Carlotta ULC or surrounding area.
- Although wastewater service is not available in Carlotta, its absence would not be considered a limitation on development or a public health concern.
- The Carlotta CSD generates revenue comparable to similar sized communities in Humboldt County. Sustainable funding and recruitment and retention of volunteers affect most fire service providers in the County and the countywide Fire Safe Council is working to support programs to help communities address these conditions.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

### Fieldbrook

#### **Location**

Fieldbrook is located in a valley along Lindsey Creek in central Humboldt County along Fieldbrook Road, approximately 6 miles east of McKinleyville and approximately 7 miles northwest of Blue Lake. The community was originally settled around 1900.

This ULC was mapped using the 2010 Fieldbrook Census Designated Place boundary. The ULC contains the northern portion of the Fieldbrook Community Services District (CSD), most of the developed area of the Fieldbrook portion of the Fieldbrook-Glendale Community Planning Area; however, there is no adopted community plan for this area. Because the CDP boundary uses Lindsey Creek as the western boundary, approximately 20 homes located on the west side of Lindsey Creek that would typically be considered part of Fieldbrook are excluded. There were a total of 377 housing units and 859 people in the approximately 6,700 acre Fieldbrook ULC, based on the 2010 Census.

#### **Existing and Planned Uses**

Like most of Humboldt County, timber played a central role in the development of Fieldbrook. Current commercial and community activities in Fieldbrook include the Fieldbrook Store, Fieldbrook Valley



Winery, Fieldbrook Elementary School, U.S Fieldbrook Community Services District, and several construction contractors.

Land Use. The following tables describe the land within the Fieldbrook ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Improved, Rural Residential <5 acre	466
Improved, Rural Residential 5-20 acre	338
Improved, Rural Residential >20 acre	750
Vacant Rural Residential	237
TPZ Improved	1,143
TPZ Vacant	3,710
Commercial & Industrial	1
Public Land (Schools, Non Taxable)	16
<b>Total</b>	<b>6,661</b>

<b>General Plan Land Use</b>	<b>Acres</b>
Grazing	170
AR5-20	311
Commercial	1
Water Area/Recreation	522
Residential Estates	725
Low Density	70
Dispersed Houses	322
School/Other	11
Timber	4,529
<b>Total</b>	<b>6,661</b>

### **Infrastructure and Services**

There is one local agency service provider in Fieldbrook, the Fieldbrook Community Services District (Fieldbrook CSD) which provides water service and structure fire protection services The Fieldbrook-Glendale CSD was formed in 1962. The Fieldbrook-Glendale CSD also provides wastewater collection services, but not within the Fieldbrook ULC. There are no drainage facilities, other than those located within County roadways.

Water System. The following information is from the Fieldbrook-Glendale CSD Municipal Service Review

“The Fieldbrook-Glendale CSD has approximately 528 existing water connections. The District purchases treated water from Humboldt Bay Municipal Water District (HBMWD) for delivery to its customers. According to 2005/2006 HBMWD records, the District’s average daily use was 166,000 gallons per day (gpd) and peak daily use was 389,000 gpd. The District retailed approximately 64 million gallons of drinking water in fiscal year 2005/2006. Availability of

connections within the District water system is not limited by source, but by the District's contract with the HBMWD (430,000 MGD); the HBMWD has sufficient water supply to meet the District demands. HBMWD also provides operation, maintenance and administrative support to the District.

There are also a number of residences (estimated at 200 to 250) that have individual water sources. These include wells, springs and diversions from streams adjoining the properties being served. The residences using these individual sources are generally located on larger hillside parcels within the District. They rely on private water sources due to the distance to the District's existing water mains. Water quality varies greatly from location to location. However, in general, many of these systems can be high in iron and manganese and can have inadequate supply during the fall season. These sources are not regulated by any governmental agency.

The District is currently using approximately about 90 percent of its contracted water allotment from HBMWD during peak demand. The district will need to negotiate an increased allotment from the HBMWD to accommodate the development projected for the area.

Emergency backup power is needed at the Lyman Road Pump Station and a new roof is needed on the redwood tank. Water service within the District is generally very good with the exception of some localized, low pressure areas where a new booster pump is needed. Additionally, the construction of a third reservoir will be needed.

The District is aware of the water system constraints and their long range plans for service improvements include:

- Construction of a new booster pump station at Korbel to improve water pressure within the service area. This will also improve water pressure for HBMWD's customers along Warren Creek and West End Roads, and will allow the existing City of Blue Lake water booster pump station to deliver more water;
- Installation of a standby emergency generator at the Lyman Road Pump Station; and
- Construction of an additional reservoir to provide increased storage capacity.

With respects to the residences within the District that rely on private water sources, connection to the District's water system is dependent on the ability of the home owners to absorb to the infrastructure costs."

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Fieldbrook VFD has 22 volunteers (well above the average of 16 firefighters for the County's all-volunteer departments). The Fieldbrook VFD responded to 59 incidents using two Type I engines, a quick attack engine, and a water tender. There are 21 fire hydrants on the Fieldbrook-Glendale CSD water system that cover an area of the District of approximately 853 acres within 1,000 feet of the hydrants. The fire department must use water carried on fire engines and water tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Fieldbrook VFD has a "5" ISO rating within the hydranted area, and "8B" outside.

The Fieldbrook-Glendale CSD received \$31,005 in parcel tax revenue in the 2011-12 fiscal year that was dedicated to fire protection services (most recent reporting available through the State Controller's Office). The parcel tax was \$42 per parcel and all revenue was utilized for fire protection services. In November 2013 the voters of the District approved a tax increase almost doubling the amount to \$75 per parcel. Beginning in 2014, annual special tax revenue will increase to approximately \$40,000 per year.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 45 percent greater than the annual revenue of the Fieldbrook CSD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. The Humboldt County Environmental Health Division Land Use Program considers the Fieldbrook area to have high groundwater level that affect septic performance. Community wastewater treatment and disposal is not available in the Fieldbrook ULC. In the 1970s and 1980 HBMWD and the Fieldbrook-Glendale CSD studied septic, soil, and groundwater conditions within the District. A study prepared by Winzler and Kelly Consulting Engineers concluded that a significant number of on-site sewage disposal systems are functioning improperly and that alternative disposal systems should be investigated as part of a Phase II study. Following these studies, the Humboldt Local Agency Formation Commission granted the wastewater granted the Fieldbrook-Glendale CSD the authority to provide wastewater service within its District. Wastewater service was subsequently extended to the Glendale portion of the District and effluent is then conveyed to the City of Arcata for treatment and disposal.

The minimum permitted parcel size in the Fieldbrook ULC is one acre (approximately 115 acres are Zoned RS) and planned either Dispersed Houses or Residential Estates, which allows development at one acre density. Development at this density typically requires municipal water at a minimum and may require community wastewater services. The nearest wastewater system is located in the Glendale portion of the Fieldbrook-Glendale CSD about 4.5 miles south of central Fieldbrook, well beyond the typical feasible distance for service extension.

Storm Drainage. The Fieldbrook ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600625B, and 0600600620B) of Lindsay Creek and its tributaries. Limited portions of Fieldbrook on the west side of Old Railroad Grade are within FEMA Flood Zone A associated with Lindsay Creek.

The Draft Fieldbrook-Glendale Community Plan prepared by the Fieldbrook-Glendale CSD has the following statements regarding storm drainage. "There are a number of areas in the planning area where occasional flooding occurs. Access to various residences can be hindered during periods of high water. Creeks and streams overflow banks when runoff from the watershed exceeds the capacity of the stream channel to carry it. Flooding usually peaks and recedes quickly in smaller streams, while floods on the larger streams may exceed flood stage for two days or more...During heavy rainfall events one can understand the origin of the community's name (i.e. 'Fieldbrook')." In about 1900 when the town of

Fieldbrook was laid out, it was noted that the prairie was a large field of water that someone said was virtually a brook, thus the name Fieldbrook (Humboldt County Place Names). The draft community plan suggests that use of natural drainage techniques where possible to reduce runoff.

**Needs and Deficiencies**

- No public health problems or other limitations associated with the Fieldbrook-Glendale CSD water system have been identified.
- Although wastewater service is not available in Fieldbrook, its absence would not be considered a limitation on development or a public health concern.
- This community recently voted to increase the special tax that supports structure fire protection services. The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

Fruitland

**Location**

Fruitland is located on a ridge between the Middle Fork and South Fork Eel Rivers in southern Humboldt County along Dyerville Loop Road containing its intersection with Elk Creek Road, approximately five miles southeast of Myers Flat. The community was originally settled around in the 1890’s as a colony of immigrants from Holland with orchards and fruit dryers but failed due to distance from markets.

This ULC was mapped using the proposed General Plan Update Rural Community Center boundary, which generally follows parcels lines comprising the core of the community. The Fruitland area is not within a designated community plan area. The mapped ULC contains a significant portion of the developed area of Fruitland. There were approximately 35 housing units and 90 people in the approximately 285 acre Fruitland ULC, based on an inventory of developed parcels and the 2010 Census.

**Existing and Planned Uses**

The predominant land use in the Fruitland ULC is rural residential. The Elk Prairie Vineyard is the most prominent commercial activity in the Fruitland area. Other community related land uses the in Fruitland include the Fruitland Ridge Volunteer Fire Department.

Land Use. The following tables describe the land within the Fruitland ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

Use of Land (based on Use Code)	Acres
Improved, Rural Residential <5 acre	107
Improved, Rural Residential 5-20 acre	91
Improved, Rural Residential >20 acre	42
Vacant Rural Residential	7
TPZ Improved	30

TPZ Vacant	8
<b>Total</b>	<b>285</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AR	234
AR20-5	13
RCC	38
T	0
<b>Total</b>	<b>285</b>

### **Infrastructure and Services**

There are no local agency service providers in Fruitland. The Fruitland Ridge Volunteer Fire Company attempted to form as a Fire Protection District in November 2012, but was unsuccessful receiving 65.31 percent. of votes, 1.35 percent less than the require 66.66 percent.

### **Infrastructure and Services**

Water System. There is no community water system in Fruitland. Residential and agricultural land uses produce drinking and agricultural water through on-site water systems. The County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in Fruitland. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site..

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Fruitland Ridge VFC has a total of eight volunteers (50 percent below the average of 16 firefighters for the County's all-volunteer departments), one fire engines and one water tender. The Alderpoint VFC responded to 26 incidents in 2012. There are no fire hydrants in the ULC and the fire department must use water carried on fire engines and water tenders to extinguish structure fires, as well as water that may be available on site. The Fruitland Ridge VFC has an ISO rating of "9", which are given to departments that provide creditable fire protection services with apparatus containing a permanently mounted fire pump and 300 gallon tank that can produce 50 gallons per minute a 150 pounds per square inch; adequate records, including fire date, time, location; roster of members; training; apparatus maintenance, and equipment including hose, extinguishers, ladders, axes, hand lights, utility tools.

Volunteer fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters. The Fruitland Ridge VFC is funded entirely by community donations, grants, and local fundraising events. Because the Alderpoint FC is not associated with a local agency it is not eligible to receive property tax revenue and has no ability to raise revenue through special taxes or special assessments. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Community wastewater treatment and disposal is not available in the Fruitland ULC . The maximum allowable density in the Rural Community Center land use designation is 2.5 dwelling units per acre or one dwelling unit per acre if sewer is available. The nearest wastewater system is located in Garberville approximately 30 miles southwest of Fruitland, well beyond the feasible distance for service extension. The rate of population growth in Fruitland over the last 20-30 years has not been significant.

Storm Drainage. The Fruitland ULC is located outside the 100-Year Flood Plain (FEMA FIRM Panel 0600601550B) at an elevation of approximately 1,400 feet above sea level and well away from the Middle Fork Eel River, South Fork Eel River, and Elk Creek flood plains. There are no developed storm drainage collection facilities within or adjacent to the Fruitland ULC. Storm drainage associated the Alderpoint Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Middle Fork Eel River through Sequoia Creek or to the South Fork Eel through Elk Creek.

### **Needs and Deficiencies**

- Public health problems or extraordinary supply limitations associated with on-site water have not been identified for the Fruitland ULC or surrounding area.
- Although wastewater service is not available in Fruitland, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Fruitland Ridge VFC should be encouraged to re-initiate its prior effort to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

## Garberville

### **Location**

Garberville is located along the South Fork Eel River and was originally settled in the 1870's. This ULC was mapped using the 2010 Garberville Census Designated Place boundary. The ULC contains the entire Garberville Sanitary District (Garberville SD) and the Garberville portion of the Garberville Garberville-Redway-Benbow-Alderpoint (G-R-B-A) Community Planning Area. There were a total of 434 housing units and 913 people in the approximately 1,767 acre Garberville ULC, based on the 2010 Census.

### **Existing and Planned Uses**

Like most of Humboldt County, timber played a central role in the development of Garberville. Garberville contains a vibrant downtown that is the commercial center of southern Humboldt

Land Use. The following tables describe the land within the Garberville ULC and display information according to land use type (based on Assessor's Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	72
Multi-Family Residential	7
Improved, Rural Residential 1-5 acre	137
Improved, Rural Residential 5-20 acre	145
Improved, Rural Residential >20 acre	521
Vacant Low/Medium Density Residential	19
Vacant Rural Residential	441
TPZ Improved	48
TPZ Vacant	159
Commercial	35
Industrial	7
Public Land (Schools, Non Taxable)	178
<b>Total</b>	<b>1,769</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AG	51
AL(20)	168
AL(40)	232
AR	186
AR(5-20)	441
AS	14
AS(1-5)	100
CG	33
CS	8
Green Gulch	66
HWY 101	97
IG	43
IR	74
PF	83
RL	74
RM	9
T	90
<b>Total</b>	<b>1,769</b>

### **Infrastructure and Services**

There are two local agency service providers in Garberville, the Garberville Sanitary District (Garberville SD) which provides water and wastewater service and the Garberville Fire Protection District provides structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Garberville.

Water System. The following information is from the Garberville SD Municipal Service Review, adopted 2013:

The water system consists of two water sources, a treatment plant, four water tanks, three booster stations, approximately 420 active water service connections, and a waterline distribution network. One of the water sources is surface water from the South Fork of the Eel River and one is a shallow well in downtown Garberville. The surface water source is regulated by the California Surface Water Treatment Rules and Regulations.

The South Fork of the Eel River Infiltration Gallery provides collection of the main water source. It was originally installed in 1940. The infiltration gallery has one 6-inch, 320-gpm, 50-HP submersible pump that was installed in November 2009 and was replaced in November 2012. The pump operates against an approximate 380 feet differential elevation head. The pump discharges to the water treatment plant adjacent to the 160,000-gallon main storage tank. The pressure filter in the water treatment plant has a limited capacity of 250 gpm. Over the past five years, the treatment plant processed between 55 and 65 million gallons of water each year. The largest year on record was shown on the 1999 Annual Progress Report submitted by the GWC to the State Water Resources Control Board, which showed 80 million gallons of water processed.

The District holds a water diversion permit from the State Water Resources Control Board for appropriation of water from the South Fork of the Eel River. The permit is number 20789. This permit allows the District to divert a maximum of 0.595 cubic feet per second (267 gpm) from the river, year round. The District also has a fixed license that allows the District to divert an additional 0.155 cfs. The total maximum instantaneous diversion allowed is 0.75 cfs (336 gpm). This would equate to a maximum daily diversion of approximately 484,700 gallons and 177 million gallons per year, if adequate pumps and treatment facilities were available.

The Tobin Well is the only subsurface water source and it has a limited capacity of 40 to 70 gpm. There is substantial draw down during sustained pumping. The District is evaluating the replacement of the pump with a duplex pumping system.

The existing system has adequate production, treatment, and storage capacities for the average peak daily demand. The maximum daily demand is 427,780 gpd recorded during the month of July in 1999. The total storage capacity for the system is approximately 260,000 gallons which is the sum of the four storage tanks in the system. This is sufficient to meet the average dry day water demand. The water treatment facility produces water that meets or exceeds the State regulations for drinking water but does not meet the Surface Water Treatment Regulations. The turbidity and residual free chlorine levels comply with the maximum allowable levels. The existing system provides four pressure zones with adequate pressure throughout the District.

The Garberville SD has conducted a comprehensive evaluation of system condition and need and identified a series of improvement projects to be carried out over the next 20 years. These projects are separated into two categories. The first category includes projects that have at least partial external funding secured. The second category includes projects for which no external funding has been secured. Total project cost is estimated to be \$15.5 million, with approximately \$7.8 million in grant funding identified to date. Garberville SD would likely continue to seek grant funding for some portion of the remaining costs and may be required to raise rates to secure total project funding.



The Garberville SD water system was extended in 2012 with approval from the Humboldt Local Agency Formation Commission to serve the Kimtu Meadows Subdivision with funding from the CDPH to remedy the health and safety risks to the residents. There are other areas within the ULC that have on-site water systems; in addition the River Crest Mutual Water Company serves a small subdivision. The Garberville SD has made efforts to carry out comprehensive planning for future service extensions. The need for future service extensions may likely be triggered by proposed development or public health concerns.

Structure Fire Protection Services. The Garberville Fire Protection District (FPD) provides structure fire protection services within the Garberville ULC. The Garberville FPD boundaries cover approximately 700 acres of the 1,769 acre ULC. Areas within the ULC that are outside the Garberville FPD boundaries include the Connick Creek, Bear Canyon, and airport areas on the west side of the South Fork Eel River and the Tooby flat and Kimtu Meadows area on the east side of the River. The Garberville FPD responds to calls in these areas but does not receive property tax revenue for providing the service.

According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Garberville VFD has 12 volunteers (below the average of 16 firefighters for the County's all-volunteer departments). The Garberville VFD responded to 219 incidents using three Type II engines and a utility truck. There are 27 fire hydrants on the Garberville SD water system that cover an area of the District of approximately 750 acres within 1,000 feet of the hydrants. The fire department must use water carried on fire engines and water tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Garberville VFD has a "6" ISO rating within the hydranted area, and "9" outside.

The Garberville SD received \$61,482 in property tax revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office). All tax revenue is from one-percent property tax. The Garberville FPD does not have a special tax or assessment to supplement its property tax.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 40 percent less than the annual revenue of the Garberville FPD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

The Garberville FPD has conducted planning to annex areas that it serves outside its district boundaries. Fire protection services supported by elected boards that are accountable to the registered voters and tax revenue from property are essential in urban, suburban, and rural areas alike. The potential Garberville FPD annexation would be important for the continued delivery of fire protection services within the proposed annexation area. The costs of providing fire protection services, including insurance, facilities, fuel, training, and equipment, is increasing and it is not appropriate for the property owners within the existing District boundaries to support the continued delivery of services to property outside the district boundaries. The potential annexation would allow the Garberville FPD to extend its

existing funding sources into the proposed annexation area. The registered voters within the potential annexation area would be represented by the Garberville FPD Board of Directors.

Wastewater. The Garberville Sanitary District is responsible for collection, treatment, and disposal of the community's wastewater. The existing wastewater facilities are within the boundaries of the District. Existing facilities consist of collection and transmission lines including two headworks stations, two pumping stations, and a treatment plant. The District provides wastewater service to approximately 353 existing wastewater service connections in the downtown Garberville area and the Meadows Subdivision along Alderpoint Road.

In 2011, the District completed a major treatment plant upgrade. The \$3.5 million project included: three oxidation ponds, four wetland treatment ponds, chlorination via an onsite chlorine generation system, improved percolation ponds, and an on-site operation and maintenance (O&M) building. The first primary oxidation pond was constructed at a new location. The other oxidation ponds and the wetland treatment ponds were created by modifying the existing treatment ponds and recharge basin. Improvements to the percolation ponds consisted of cleaning and regrading each basin. According to the Garberville SD Municipal Service Review (2013), the average dry weather (low) flow is approximately 59,000 gallons per day (gpd). The average wet weather (high) flow is approximately 130,000 gpd. The new facility has the capacity to treat 160,000 gallons per dry weather day and 250,000 gallons per wet weather day.

Prior to the reconstruction of the wastewater treatment plant, the District was under a wastewater connection moratorium until additional capacity was constructed. Presently the plant is operating within its waste discharge requirements. In November 2011, the Water Quality Control Board rescinded the moratorium and issued a new Waste Discharge Permit ID# 1B831200HUM. This waste discharge permit contains guidelines for an average dry weather flow of 162,000 gpd, 235,000 gpd average wet weather flow, and wet weather peak flow of 600,000 gpd. The treatment plant is currently operating at 38.88 percent of the capacity during dry weather flows. There is no significant large future capital improvement projects planned for the wastewater system. The existing infrastructure has the capacity to service the District for the duration of the planning period of the Municipal Service Review.

Areas within the ULC but outside the Garberville SD use onsite septic systems. The Humboldt County Environmental Health Division Land Use Program has not identified concerns relating to the future development of onsite septic systems in this area.

Storm Drainage. The Garberville ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600601835B) of the South Fork Eel River. The G-R-B-A Community Plan and EIR does not identify and specific flooding issues for the Garberville area. The flood plain of the South Fork Eel River is largely contained within the banks of the River, affecting the Rivercrest subdivision on the west side of the River and crossing over Camp Kimtu Road (County Road) on the east side of the River in only a few locations. Storm drainage associated with County roads through this area consists of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

## **Needs and Deficiencies**

- The Garberville SD has secured a substantial amount of funding to improve its water system to address issues relating to supply, treatment, storage, and distribution. However, additional funding is required to complete all identified projects. The Garberville SD has addressed a portion of its funding needs through rate increases, but will continue to seek funding through state and federal grants.
- The Garberville SD has completed a comprehensive upgrade of its wastewater system that resulted in the lifting of a Regional Water Quality Control Board cease and desist order.
- The need to annex areas outside the Garberville FPD has been identified. The Garberville FPD is working with the Humboldt County Fire Safe Council and other fire departments to complete annexation application requirements.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

## Glendale

### **Location**

Glendale is located in a Mad River valley between Lindsey and Hall Creeks in central Humboldt County along Glendale Road, approximately two miles west of Blue Lake and approximately eight miles east of Arcata. This ULC is not mapped as a Census Designated Place nor does it have any unique Census mapping, so the ULC was identified using the proposed General Plan Update land use designations. The ULC contains the southern portion of the Fieldbrook CSD. There were approximately 150 housing units and 375 people in the approximately 443 acre Fieldbrook ULC, based on Census Blocks that comprise the Glendale ULC.

### **Existing and Planned Uses**

The Blue Lake Forest Products mill was the largest business Glendale was formerly home to the Blue Lake Forest Products mill that was situated on both sides of Glendale Drive near Ramp Road. The mill no longer operates and many of the structures have been dismantled. Current commercial and community activities in Glendale include Murphy's Market, E&O Bowl, Royal Gold Soil (on the Blue Lake Forest Products site), and Steve Morris Logging and Construction.

Land Use. The following tables describe the land within the Fieldbrook ULC and display information according to land use type (based on Assessor's Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
TPZ Improved	22
TPZ Vacant	5
Single Family Residential	82
Multi Family Residential	14
Improved, Rural Residential 1-5 acre	51
Improved, Rural Residential 5-20 acre	41
Improved, Rural Residential >20 acre	66

Vacant Low/Medium Density Residential	1
Vacant Rural Residential	12
Commercial	10
Industrial	113
Public Land (Schools, Non Taxable)	26
<b>Total</b>	<b>443</b>

<b>General Plan Land Use</b>	<b>Acres</b>
Grazing	1
Commercial	9
Suburban	1
Dispersed Houses	391
Other	24
Timber	17
<b>Total</b>	<b>443</b>

### **Infrastructure and Services**

There are two local agencies service providers in Glendale, the Fieldbrook-Glendale CSD which provides water and wastewater service and the Blue Lake FPD which provides structure fire protection services. There are no drainage facilities, other than those located within County roadways.

**Water System.** See the discussion of the Fieldbrook-Glendale CSD water system in the analysis of the Fieldbrook ULC. The Fieldbrook Glendale Community Services District (CSD) provides water and wastewater service to this area. Water service within the Glendale area is generally very good with the exception of some low pressure areas. The only major deficiency associated with the existing system and the existing development they serve is lower system pressure within some localized areas. The study area does not have any storage in its service area and normally relies on the HBMWD water reservoirs, although the Fieldbrook reservoir can be used to back feed to this area in an emergency. Glendale will need to expand its water system infrastructure to serve additional growth. The Fieldbrook-Glendale CSD's receives treated water through the HBMWD

**Structure Fire Protection Services.** According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Blue Lake Volunteer Fire Department provides firefighting services to the Blue Lake Fire District, which has 24 volunteers and 1 fulltime employee funded by a donation from the Blue Lake Rancheria. The Blue Lake FPD boundaries include the City of Blue Lake, the communities of West End road, Liscomb Hill and Glendale. The Blue Lake VFD responded to 224 incidents using two Type I engines, a quick attack engine, and two water tenders. Hydrants connected to the Fieldbrook-Glendale CSD water system are present in the Glendale ULC; however GIS mapping of the hydrants is not available to determine the extent of the developed area served by the hydrants. The fire department must use water carried on fire engines and water tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Fieldbrook VFD has an ISO rating of "5" within the hydranted area, and "8B" outside.

The Blue Lake FPD received \$138,515 in property tax and special assessment revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office). The special assessment is apportioned based on a charge of \$9 per unit of benefit, whereby vacant parcels pay one unit of benefit or \$9, improved residential parcels pay four units of benefit or \$36, rural residential pays six units of benefit or \$54, multi-family pays and commercial parcels pay six units of benefit or \$90, and larger motels pay 12 units of benefit or \$108.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately one-third of the annual revenue of the property tax and assessment related revenue of the Blue Lake FPD. It should be noted that the full time Blue Lake FPD chief officer fulltime employee funded by a donation from the Blue Lake Rancheria. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

**Wastewater.** The Glendale area receives wastewater service from the Fieldbrook- Glendale CSD. Glendale's wastewater system is in very good condition overall and has approximately 165 connections. Flows currently range between 37,000 gpd during dry weather and 75,000 gpd during wet weather. The District is under contract to pump raw wastewater to the City of Arcata for treatment and disposal. The existing contract allows for up to 71,200 gpd average dry weather flow, indicating that the system has the capacity for approximately 80 to 100 more connections (2010). Alternative solutions to treatment and disposal must be found to accommodate any development in excess of this. The City has indicated it is not interested at this time to increase the District's contract amount and has recommended the District consider other alternatives. The District has approached the City of Blue Lake and will participate in other studies to evaluate alternatives and costs for potential interconnection.

**Storm Drainage.** The Fieldbrook ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600620B) of the Mad River and Hall Creek. Areas of inundation are primarily on the south side of Glendale Drive and near the elevated trestle Arcata Mad River Rail line and the Hall Creek crossing both on the east side of Glendale Drive. As described in the discussion of the Fieldbrook ULC, the Draft Fieldbrook-Glendale Community Plan prepared by the Fieldbrook-Glendale CSD has the following statements regarding storm drainage. "There are a number of areas in the planning area where occasional flooding occurs. Access to various residences can be hindered during periods of high water. Creeks and streams overflow banks when runoff from the watershed exceeds the capacity of the stream channel to carry it. Flooding usually peaks and recedes quickly in smaller streams, while floods on the larger streams may exceed flood stage for two days or more. The draft community plan suggests that use of natural drainage techniques where possible to reduce runoff.

### **Needs and Deficiencies**

- The Fieldbrook-Glendale CSD has identified water storage as a need for the Glendale area.

- The wastewater agreement with the City of Arcata a limitation on development within Glendale. The Fieldbrook-Glendale CSD has participated in wastewater planning with surrounding jurisdictions but has not yet identified a feasible proposal to address future wastewater capacity needs for this ULC.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

Holmes Flat

**Location**

Holmes Flat is located in southern Humboldt County along the Avenue of the Giants, approximately 21 miles south of Fortuna and approximately 31 miles north of Garberville. This ULC is not a Census Designated Place nor does it have any unique Census mapping, therefore this ULC was identified using the proposed General Plan Update land use designations. There were approximately 48 housing units and 120 people in the approximately 426 acre Holmes Flat ULC, based on an estimate of improved residential parcels.

**Existing and Planned Uses**

Holmes Flat is comprised of agriculture lands and rural residences.

Land Use. The following tables describe the land within the Holmes Flat ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	30
Improved, Rural Residential 1-5 acre	31
Improved, Rural Residential 5-20 acre	72
Vacant Low/Medium Density Residential	11
TPZ Improved	71
Commercial	25
Public Land (Schools, Non Taxable)	172
<b>Total</b>	<b>412</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	412
<b>Total</b>	<b>412</b>

**Infrastructure and Services**

Water System. There is no community water system in Holmes Flat. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. The

County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in the Holmes Flat. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site.

Structure Fire Protection Services. There is no local agency responsible for fire protection in Holmes Flat. According to the Humboldt County Community Wildfire Protection Plan, Holmes Flat is within the response area of the Redcrest VFC. See the Redcrest ULC for a discussion of the Redcrest VFC.

Holmes Flat is located approximately two miles from Redcrest. There are no fire hydrants within Holmes Flat. As a result, the Redcrest VFC must rely on the tank water carried on their fire engines and on-site water tanks that may be available near the fire. The Redcrest VFC has an ISO rating of "10".

Wastewater. Community wastewater treatment and disposal is not available in the Holmes Flat ULC. The maximum allowable density for the AE land use designation is one dwelling unit per 20 acres. Parcels within the Holmes Flat ULC range in size from 0.1 acres to 45 acres. The nearest wastewater system is located in Scotia, approximately 11 miles north of Holmes Flat, well beyond the feasible distance for service extension. There has been little development in this ULC.

Storm Drainage. The Holmes Flat ULC is located entirely the 100-Year Flood Plain (FEMA FIRM Panel 0600601340B and 0600601345B) of the Eel River and all land is subject to Humboldt County Flood Hazard Regulations. There are no developed storm drainage collection facilities within or adjacent to the Holmes Flat ULC. Storm drainage associated the Alderpoint Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Eel River.

### **Needs and Deficiencies**

- Public health problems or extraordinary supply limitations associated with on-site water have not been identified for the Holmes Flat ULC or surrounding area.
- Although wastewater service is not available in Holmes Flat, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Redcrest VFC should be encouraged to follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- The flooding of the Eel River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations would be considered adequate to address this threat.

### **Manila**

## Location

Manila is located on the north spit of Humboldt Bay, approximately six miles southwest of Arcata and approximately four miles northwest of Eureka. Manila began as a railroad crossing during the Spanish American War in 1898 and became a census designated place at the end of World War II. It falls under the Humboldt Bay Area Plan.

This ULC was mapped using the 2010 Manila Census Designated Place boundary. The ULC contains the developed portions of the Manila Community Services District (Manila CSD). There were a total of 411 housing units and 784 people in the approximately 532 acre Manila ULC, based on the 2010 Census.

## Existing and Planned Uses

The Manila area is comprised largely of residential uses. In addition, the Manila ULC contains the Manila Community Center, Sierra Pacific Industries lumber mill, the Manila Market, and Redwood Coast Trucking.

Land Use. The following tables describe the land within the Manila ULC and display information according to land use type (based on Assessor's Use Code data) and General Plan Land Use Designation.

Use of Land (based on Use Code)	Acres
Single Family Residential	131
Multi Family Residential	9
Improved, Rural Residential 1-5 acre	11
Improved, Rural Residential 5-20 acre	4
Improved, Rural Residential >20 acre	19
Vacant Low/Medium Density Residential	47
Vacant Rural Residential	15
Commercial	4
Industrial	27
Public Land (Schools, Non Taxable)	166
<b>Total</b>	<b>433</b>

General Plan Land Use	Acres
AG	19
CG	7
MG	45
NR	27
PF	46
PR	11
RE	38
RL	240
<b>Total</b>	<b>433</b>

## Infrastructure and Services



There are two local agency service providers in Manila, the Manila CSD which provides water and wastewater service and the Arcata Fire Protection District provides structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Manila. The Manila CSD also provides limited storm drainage services according to the 2007 Municipal Services Review.

Water System. The following information is from the Manila SD Municipal Service Review, adopted 2013:

The District has an excellent supply source from the Humboldt Bay Municipal Water District, which is withdrawn from the bed of the Mad River. The HBMWD provides treated drinking water to the Manila CSD on a wholesale basis. Water is delivered to Manila by a 15-inch diameter main that continues south through Manila to serve the towns of Samoa and Fairhaven and the pulp mill.

According to 2005/2006 HBMWD records, Manila CSD's average daily use was 0.119 MGD and peak daily use was 0.157 MGD. The District delivered approximately million gallons of water in fiscal year 2005/2006. The District has approximately 343 active 45 connections, of which 336 are residential connections (308 single family and 28 multifamily). Non-residential connections include Sierra Pacific Industries, Redwood Coast Trucking, Manila Community Center and Park, an RV Park, and formerly Manila Market.

Manila CSD's water system is not limited by source to meet current district demand; there is ample water from the supplier to meet future demands until maximum build-out of the District occurs. However, recent analysis indicates that the Manila CSD will need to expand the storage capacity and increase the size of the water mains. Based on present and projected water use levels, HBMWD has the ability to meet the water demands of development under the Community Plan and its alternatives.

Structure Fire Protection Services. The Arcata Fire Protection District (FPD) provides structure fire protection services within the Manila ULC. The Arcata FPD boundaries include the entire ULC. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Arcata FPD has three stations and responds to Manila from the Arcata-Headquarters station. Arcata FPD has a combination fire department with 22 career firefighters and 25 volunteers. The Arcata FPD has six Type I engines (three front line and three reserve), one Type III engine, one ladder truck, one tender, and a rescue truck. There are approximately 89 fire hydrants on the Manila CSD water system that cover the entire ULC within 1,000 feet of the hydrants

The Arcata FPD received \$3,460,00 in property tax revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office), with approximately \$1,770,000 from the one-percent property tax and \$1,660,000 from a special tax and special assessment. The Arcata FPD recently completed a Benefit Assessment Citizen Review process that concluded that the District should 1) continue the 2006 assessment at the current level with no change. 2) explore additional sources of revenue for the District including the possibility of an additional assessment in the future; and 3)

conduct another Citizen Review Committee in five years (during fiscal year 2018/19) to allow for citizen oversight.

The Arcata FPD is the District that protects the largest population in Humboldt County, 36,000, which includes the City of Arcata, McKinleyville, Manila, and the surrounding area. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Manila's wastewater system is in good condition overall. The community relies on a STEP system that pumps liquid effluent from resident's septic tanks into a force main to treatment. The treatment system consists of three free surface wetlands, two surface aerated facultative ponds, and four percolation ponds (rapid infiltration basins) for disposal.

The system currently has approximately 387 connections, and flows range between 66,000 gallons per day (gpd) during dry weather and 210,000 gpd during wet weather. The facility has an average dry weather flow design capacity of 140,000 gpd, and is therefore operating at approximately 47% capacity.

This system is currently in compliance with its Waste Discharge Requirements (WDR) and has sufficient capacity to serve forecasted potential future development without major improvements, other than extensions that might be needed to serve a particular parcel.

Storm Drainage. The Manila ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600775C) associated with Humboldt Bay. The Humboldt Bay Area Plan does not identify and specific flooding issues for the Manila area. Storm drainage associated with State Route 255 and County roads through this area consist of ditches and culverts that ultimately convey drainage to Humboldt Bay.

### **Needs and Deficiencies**

- No public health problems or other limitations associated with the Manila CSD water system have been identified.
- No public health problems or other limitations associated with the Manila CSD wastewater system have been identified.
- This community recently voted to increase the special tax that supports structure fire protection services. The presence of a local agency will facilitate ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

### McKinleyville

McKinleyville is located the north of the Mad River, approximately five miles north of Arcata and approximately nine miles south of Trinidad. McKinleyville is located 5.25 miles north of Arcata and was first established and the original settlement was referred to as Minorsville. In 1877 is became known as McKinleyville after the assassination of President McKinley. The post office was established on July 24, 1903.

This ULC was mapped using the 2010 McKinleyville Census Designated Place boundary. The ULC contains almost all of the developed portions of the McKinleyville Community Services District (McKinleyville CSD). There were a total of 6,565 housing units and 15,177 people in the approximately 13,500 acre McKinleyville ULC, based on the 2010 Census.

**Existing and Planned Uses**

McKinleyville is a center of commerce for northern Humboldt and contains numerous schools, two shopping centers, and the Arcata-Eureka Airport.

Land Use. The following tables describe the land within the McKinleyville ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	2,121
Multi Family Residential	415
Improved, Rural Residential 1-5 acre	217
Improved, Rural Residential 5-20 acre	281
Improved, Rural Residential >20 acre	380
Vacant Low/Medium Density Residential	364
Vacant Rural Residential	361
TPZ Improved	354
TPZ Vacant	4,758
Commercial	394
Industrial	16
Public Land (Schools, Non Taxable)	3,768
<b>Total</b>	<b>13,429</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	304
AEP	753
AR	412
AR(10AC)	240
AR(5AC)	138
AS	654
AS(3AC)	77
CPA	3,171
CR	151

<b>General Plan Land Use</b>	<b>Acres</b>
CS	322
CS/IG	27
HWY	6
IG	122
IR	0
MB	35
NR	410
P	48
PF	953
PR	503
RE	545
RL	1,420
RL(0.5AC)	272
RL(1AC)	673
RLA	10
RLB	6
RM	160
RR	68
RX	24
RX2.5	35
T	1,856
TC	34
<b>Total</b>	<b>13,429</b>

### **Infrastructure and Services**

There are two local agency service providers in McKinleyville; the McKinleyville CSD which provides water, wastewater, and park services, and the Arcata Fire Protection District provides structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown McKinleyville.

Water System. The following information is from the McKinleyville CSD Urban Water Management Plan, Modified April, 2013:

McKinleyville is the third largest community in Humboldt County after Eureka and Arcata with a population of 16,401 (2011). According to (the District's) new water service records, MCSD has slow but consistent growth of about 1.8% annual service growth since the last five-year plan. This has reduced slightly from the previous five-year period. The District experiences modest growth from new subdivisions, apartments and seniors relocating from other regions of California. Very few commercial accounts are added each year with most being residential. (The District) do(es) have some small agricultural users for growing blue berries and a few nurseries. The MCSD has light commercial area of shops, stores, restaurants and two smaller shopping centers.

The McKinleyville Community Services District has one source of water. (The District's) sole source of water is purchased from The Humboldt Bay Municipal Water District (HBMWD). The water delivered from the HBMWD to the MCSD is through a single transmission main under the Mad River. The MCSD receives the water delivery at the North Bank Pump Station. The station was upgraded in 2009 with new standby generator and 2- 250 hp variable frequency vertical turbine pumps.. Standby chlorination is available at this site should the chlorine residual from delivered water drop below 0.2 ppm. The District has (2) 1.5 Million gallon tanks, (2) 1.0 million gallon tanks, a 100,000 and 150,000 gallon redwood tank and three booster stations throughout the distribution system. McKinleyville is the third largest community in Humboldt County after Eureka and Arcata with a population of 16,401 (2011). (The District) currently (has) over 5,300 active water services.

The North Coast is one of the only areas in California with an abundance of water. Droughts, while severe climatically, have not resulted in the level of water supply shortfalls that other areas of California routinely experience. The drought of 1976/1977 was the only declared water emergency on the North Coast. During that event, Ruth Lake storage was 52% of normal average volume and rainfall in the Ruth Lake area was 42% of historical average. The drought came to an end with heavy rains during November 1977. Even during the only declared water emergency on the North Coast MCSD did not experience restrictions. During this drought the MCSD supplies were sufficient to meet normal demand

Per capita water use in McKinleyville has declined from approximately 123 gallons per person per day in 2001 to 93 gallons per day in 2011. Water supply from the Humboldt Bay Municipal Water District is projected to exceed projected demand by over 50 percent for the next 20 years. McKinleyville CSD has identified the following two water supply projects in its 2010 Urban Water Management Plan:

**Water Storage Tanks:** The District's current storage capacity for potable water is 5.25 million gallons in six storage tanks located on McCluski Hill (100,000 & 150,000 gal.), Cochran Road (1 million & 1.5 million gallons) and Norton Road (1 million & 1.5 million gallons). This can leave a 24 hour backup water supply for McKinleyville water customers at peak flow. Two new 3-million gallon tanks are also planned for construction on the District's Murray Road site. MCSD is in the process of determining the viability of the Murray Road Tank Site due to seismic considerations. A cost analysis will be conducted to determine the feasibility of design at that site opposed to purchase of a location in a less sensitive location. New tanks would increase the District's storage capacity, enhance fire flows during peak summer usage and provide additional system capacity for new growth. MCSD has determined it would be more advantageous to initiate phased construction of two tanks at this location to spread the cost over a longer period of time and to enhance the operational flexibility of the system by having two tanks to allow for maintenance and redundancy.

**Emergency Water Supply:** The underground supply line from HBMWD's facility on the Mad River to the Ramey Pump Station may be vulnerable to failure in a major earthquake. If such an event were to occur during high stream flows, it could be several months before the supply line under

the river and freeway could be repaired, restoring water supply to the Ramey Pump Station. A 12" emergency water main will be placed in the north bound span of the Highway 101 Mad River crossing. This provides a viable alternative due to the ability to intertie the Arcata and McKinleyville water system in the event of a catastrophe. Design was completed and an RFP was advertised and the contract has been awarded. The interties, valves and piping to complete the project will take place in FY12/13.

Structure Fire Protection Services. The Arcata Fire Protection District (FPD) provides structure fire protection services within the McKinleyville ULC. The Arcata FPD boundaries include the entire ULC. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Arcata FPD has three stations and responds to McKinleyville from the McKinleyville station. Arcata FPD has a combination fire department with 22 career firefighters and 25 volunteers. The Arcata FPD has six Type I engines (three front line and three reserve), one Type III engine, one ladder truck, one tender, and a rescue truck. There are approximately 89 fire hydrants on the McKinleyville SD water system that cover the entire ULC within 1,000 feet of the hydrants

The Arcata FPD received \$3,460,00 in property tax revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office), with approximately \$1,770,000 from the one-percent property tax and \$1,660,000 from a special tax and special assessment. The Arcata FPD recently completed a Benefit Assessment Citizen Review process that concluded that the District should 1) continue the 2006 assessment at the current level with no change. 2) explore additional sources of revenue for the District including the possibility of an additional assessment in the future; and 3) conduct another Citizen Review Committee in five years (during fiscal year 2018/19) to allow for citizen oversight.

The Arcata FPD is the District that protects the largest population in Humboldt County, 36,000, which includes the City of Arcata, McKinleyville, Manila, and the surrounding area. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. According to the Administrative Draft Wastewater Facilities Plan, approved by , the McKinleyville CSD Board of Directors in January 2012:

...maintains and operates a Wastewater Management Facility (WWMF) that serves the` community of McKinleyville. The current permit for the McKinleyville CSD Wastewater Management Facility (WWMF), NPDES Permit No. CA0024490, Order No. WQ 2011-0008-DWQ, was adopted April 19, 2011, and includes Waste Discharge Requirements (WDRs) for effluent treatment, discharge, and reclamation. The current permit went into effect on April 19, 2011, and expires on April 18, 2016.

The existing WWMF consists of a collection system, wastewater treatment facility, and effluent disposal and land reclamation systems. Community wastewater is collected at five lift stations for pumping to the WWMF. The existing WWMF is a secondary treatment process that consists of three aerated ponds and one stabilization pond followed by a two-stage treatment wetland. The average dry weather design flow of the treatment facility is 1.6 million gallons per day (MGD) and the wet weather design flow is 3.3 MGD. Projected 20-year flows for year 2030 were developed based on a 1.8% annual increase in population. The projected average dry weather flow for year 2030 is 1.4 MGD and the projected average wet weather flow is 1.7 MGD. The projected peak day flow for year 2030 is 3.1 MGD.

The McKinleyville CSD has prepared a capacity analysis for its wastewater collection system focusing on areas east of U.S. 101 that contribute to gravity trunk lines (Sewer Capacity Analysis, MCSD Sewer Collection System, SHN Consulting Engineers, September 18, 2013). According to the McKinleyville CSD, the remaining available capacity of the three gravity trunk lines that convey wastewater from the east to the west side of Highway 101 under existing flow conditions with a 25-year wet weather flows, i.e. Rainfall Derived Infiltration and Inflow (RDII) is limited to approximately 780 new units, and the capacity is only available in the middle and southern main transmission lines. The northern main line is limited by the firm capacity of the downstream pump station and has no capacity for new units under the 25-year RDII scenario. Firm capacity is the capacity of the pump station assuming the largest pump is out of service. No upgrades are planned or funds are currently allocated for this pump station.

Wastewater system upgrades identified in the Administrative Draft Wastewater Facilities Plan include:

**Treatment System Upgrades.** Secondary treatment alternatives were evaluated with regard to treatment, cost, implementability, public acceptance, and regulatory issues. Nitrogen removal, in addition to secondary treatment, was considered a priority. Secondary treatment alternatives reviewed in detail included a high performance aeration system with a nitrifying filter; an in-basin extended aeration system; an oxidation ditch; an activated sludge system and a membrane treatment system.

The in-basin extended aeration system provides a high quality effluent that would meet anticipated permit requirements for land application and discharge to Mad River. Of the alternatives considered, the in-basin extended aeration system had the lowest capital and operational costs. Costs for the in-basin extended aeration system were estimated to be \$7.4M. Additional costs for new headworks were estimated to be \$1.1M.

McKinleyville has entered into a \$1.1 million agreement with Kennedy Jenks Consulting Engineers for improvements to the current Treatment System. The current estimated cost for design and construction of this facility have risen to \$15 million and is scheduled to begin construction in 2015.

**Collection System Upgrades.** The central gravity main line (Line 5) that crosses under Highway 101 and the southern gravity main line (Line 3) that extends west from Highway 101 have been identified as the critical areas in the collection system that will require upgrades under projected

flow conditions. Recommended improvements to the collection system network include installing parallel pipe networks adjacent to each main line in these areas. Additional improvements are recommended at the system lift stations. Total costs for the proposed collection system upgrades were estimated to be \$3.4M. The central gravity main that crosses Highway 101 is planned for upgrade within the next 5 years but as of yet no funding is appropriated. The southern gravity main is not planned for improvement at this time and no funding is available.

Disposal and Reclamation System Upgrades. To increase reclamation capabilities at the land reclamation sites, installation of a poplar forest is proposed. The proposed poplar forest disposal plan includes planting approximately 45 acres of the lower Fisher Ranch property with poplars in 4- to 5-acre plots. If poplars replaced the current crop mixture on the lower Fisher Ranch property, total acreage efficiency could be increased by 130%. Disposal costs also include decommissioning the existing percolation ponds. Total costs for the proposed disposal and reclamation system upgrades were estimated to be \$1.9M.

Total Anticipated Project Cost. The opinion of probable cost to complete the recommended WWMF collection, treatment, and disposal system improvements estimated in the 20 Year Facilities Plan is approximately \$13.8M including planning and design but updated estimates for Treatment Facility are nearing \$15 million substantially higher than \$7.4 million.

Storm Drainage. The McKinleyville Community Planning Area, which includes the McKinleyville ULC, is not subject to extensive stream flooding hazards because of its elevation above the Mad River. Local creeks in the McKinleyville area were identified by FEMA as having minimal flood hazards when compared to Humboldt County's major streams. Although not as potentially damaging as the County's major rivers, flood plains along six streams in the Planning Area have been delineated by FEMA. The development in these flood plains is subject to special construction restrictions to limit flood losses.

The McKinleyville ULC contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600625B, 0600600600B, 0600600625B, and 0600600615C) associated with the Mad River and its tributaries Mill, Norton, and Widow White Creeks. The McKinleyville Community Plan states that

...creeks and streams overflow banks when runoff from the watershed exceeds the capacity of the stream channel to carry it. Flooding on McKinleyville's small streams usually peak and recede quickly, while floods on the larger streams may exceed flood stage for two days or more. Land uses and innovative drainage facilities which could reduce periodic flooding and which decrease flood hazards downstream are desirable and feasible in McKinleyville, and are therefore encouraged in this Plan."

Drainage problems and associated flooding may be reduced in the community by use of various measures to decrease runoff. These measures include retention and detention basins upstream, improved watershed management and stream protection, reduction of impervious surfaces, proper siting of development projects, and other similar measures. These measures can reduce



the need for costly construction projects and disaster relief, while enhancing the rural qualities in McKinleyville.

McKinleyville has retained many of the natural drainage swales which have historically accommodated water runoff throughout the community. These natural drainage swales shall be protected. Their existence improves the quality of the water running off developed lands, and reduces the peak flow of runoff. Additional drainage facilities shall be designed to look natural or have aesthetic natural qualities.

Humboldt County operates a storm drainage system in the developed area of McKinleyville. Humboldt County prepared a Storm Water Management Program (SWMP) for the unincorporated Community of McKinleyville by the County of Humboldt in response to State Water Resources Control Board Water Quality Order 2003-0005-DWQ for Phase II of the National Pollutant Discharge Elimination System (NPDES). New development in McKinleyville pay drainage fees that relate to the amount of storm water runoff produced and that fund drainage improvements identified in the McKinleyville Drainage Plan.

In addition, the McKinleyville CSD considers acceptance of open space areas and storm water detention basin dedications from developers. Currently, the District has accepted eight detention basins that have been required by the County as a condition of development to meet storm water regulations. Some of these may have a recreational component with trails or recreation, other do not. The District also constructed a five acre storm water marsh and detention basin area at Hiller Park. Developers may purchase capacity from this detention basin in lieu of constructing detention basins within their development. The County determines whether the developer must construct a basin within their development or if they may purchase capacity from this existing basin.

### **Needs and Deficiencies**

- No public health problems associated with the McKinleyville CSD water system have been identified.
- The McKinleyville CSD wastewater system sewer has limited capacity. Capacity in the middle and southern main transmission lines is limited to approximately 780 new units. The northern main line has no capacity for new units under the 25-year RDII scenario as its capacity is limited by the firm capacity of the downstream pump station. No public health problems associated with the McKinleyville CSD wastewater system have been identified at current housing conditions. The McKinleyville CSD has identified improvements that are necessary to allow development consistent with the General Plan of areas east of US 101. Additional funding will be required to construct such improvements and as of yet are not available.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

### Miranda

### **Location**

Miranda was first settled in 1871 and the name Miranda was applied to the post office in 1905. It is located 2.5 miles northwest of Phillipsville. This ULC was mapped using the 2010 Miranda Census Designated Place boundary. The ULC contains the entire Miranda Sanitary District (Miranda CSD) and the Miranda portion of the Miranda Avenue of the Giants Community Planning Area. There were a total of 434 housing units and 913 people in the approximately 1,767 acre Miranda ULC, based on the 2010 Census.

**Existing and Planned Uses**

The primary land use in Miranda is residential. Other uses include South Fork High School and the Maranda CSD water, wastewater system, and fire department.

Land Use. The following tables describe the land within the Miranda ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	66
Multi Family Residential	36
Improved, Rural Residential 1-5 acre	32
Improved, Rural Residential 5-20 acre	33
Improved, Rural Residential >20 acre	157
Vacant Low/Medium Density Residential	57
Vacant Rural Residential	29
TPZ Improved	123
TPZ Vacant	48
Commercial	48
Public Land (Schools, Non Taxable)	332
<b>Total</b>	<b>962</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AL 20	225
AL 40	17
AR (5-20)	199
CF	125
CR	9
CS	37
P	61
PF	26
RL	119
RL (1-5)	21
T	124
<b>Total</b>	<b>962</b>

**Infrastructure and Services**

There is one local agency service provider in Miranda, the Miranda Sanitary District (Miranda CSD) which provides water and wastewater service and structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Miranda.

Water System. The following information is from the Miranda CSD Municipal Service Review 2009, adopted 2013:

The Miranda CSD supplies waters for domestic, irrigation, sanitation, commercial, fire protection and recreational uses. The District obtains its water from two wells located in the southwest portion of the CSD. The wells pump water from subsurface flow, flowing through sand and gravel layers beneath the South Fork of the Eel River. The wells are capable of providing 110 and 115 gpm.

The District has approximately 135 existing water connections, with a total capacity of 150 connections. The average daily use is 55,000-60,000 gallons per day (gpd) and the maximum daily demand is 200,000 gpd during the late summer months of August and September.

The District maintains two wells southwest of town, distribution piping, and a 200,000 gallon water tank. Of this capacity, approximately 85% (112,000 gallons) is currently being utilized.

The Miranda CSD's water system is in fair condition. The existing system has no major deficiencies for serving the current population. However, given the District's current growth rate and the County's projections for future residential land demand, it is recommended that the District begin to consider options for increasing its current operating source capacity to accommodate future growth. Aging and/or impaired water pipes are replaced on an as needed basis. The District currently has no planned upgrades. Replacements and upgrades are completed on an as needed basis

Structure Fire Protection Services. The Miranda CSD provides structure fire protection services within the Miranda ULC. The Miranda Volunteer Fire Department (VFD) provides firefighting services through the Miranda CSD. The Miranda VFD has 12 firefighters and responded to 71 call for service in 2012. The Miranda VFD's apparatus include a 2004 Type-1 engine, a 1993 Type-3 engine, and our new 2005 Dodge diesel Type-4. Other specialized equipment consists of a 'Jaws-of-Life', rescue bags, a thermal imager, a 3000-gallon folding tank, and a floatable pump, according to the Humboldt County Fire Chiefs' Association 2012 Annual Report.

There Miranda CSD water system contains fire hydrants on the Miranda CSD , which serve an unknown portion of the ULC. The fire department must use water carried on fire engines and water tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Miranda VFD has a "7" ISO rating within the hydranted area, and "9" outside.

The Miranda CSD received \$ 25,784 in revenue from property tax and other sources in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office). All tax revenue is from one-percent property tax. The Miranda FPD does not have a special tax or assessment to supplement its property tax.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 40 percent less than the annual revenue of the Miranda FPD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. The Miranda CSD is responsible for collection, treatment, and disposal of the community's wastewater. The following information is from the Miranda CSD MSR, 2009:

The District's wastewater collection facilities consist of small-diameter, gravity sewers to collect the effluent from individual septic tanks in the community. The wastewater collection system conveys wastewater to community septic tanks, where effluent is re-circulated and is treated by means of sand filters. The effluent is then chlorinated and stored in a settling pond located approximately 100 yard from the South Fork Eel River. The treated effluent leaches from the pond into gravel layers underlying the Eel River.

In October of 2002, the Regional Water Quality Control Board (RWQCB) adopted Order No. R1-2003-008, which served to update the Miranda CSD's Waste Discharge Requirements and replaced the existing Order No. 86-93, issued in 1986.

Given the most recent data provided to Humboldt LAFCo staff by the District, approximately 88 residents are serviced by the sewage collection system. The system has a design capacity of 46,000 gpd average dry weather flow and of this capacity; approximately 44% (26,400 gallons) is currently being utilized. The system could maintain an additional 112 sewer connections.

Storm Drainage. The Miranda ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600601725B) of the South Fork Eel River. The Avenue of the Giants Community Plan EIR states that "The 1964 flood ... caused devastating effects throughout the watershed. A total of nineteen lives were lost and close to 100,000,000 dollars in damage occurred as a result of the flood... All of the communities along the South Fork were virtually devastated." Land within the 100-year flood plain is land is subject to Humboldt County Flood Hazard Regulations. Storm drainage associated with the Avenue of the Giants and County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

### **Needs and Deficiencies**

- No public health problems or other limitations associated with the Miranda CSD water systems have been identified.
- No public health problems or other limitations associated with the Miranda CSD wastewater systems have been identified.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.

- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

## Myers Flat

### **Location**

Myers Flat is located 4.5 miles south of Weott. Myers Flat is located along Avenue of the Giants. And was originally adopted as a stage stop in 1867 known as Myers. The name Myers Flat was designated to distinguish from Myers in El Dorado County when the post office was established in 1949.

This ULC was mapped using the 2010 Myers Flat Census Designated Place boundary. The ULC contains the developed area of the Myers Flat FPD and the Myers Flat Mutual Water Company and the Myers Flat portion of the Avenue of the Giants Community Planning Area. There were a total of 110 housing units and 146 people in the approximately 314 acre Myers Flat ULC, based on the 2010 Census.

### **Existing and Planned Uses**

Land Use. The following tables describe the land within the Myers Flat ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	28
Improved, Rural Residential 1-5 acre	4
Improved, Rural Residential 5-20 acre	5
Vacant Low/Medium Density Residential	7
Vacant Rural Residential	1
TPZ Improved	21
Commercial	44
Industrial	13
Public Land (Schools, Non Taxable)	190
<b>Total</b>	<b>314</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AR (5-20)	43
CFR	93
CR	27
IG	13
P or US 101	138
<b>Total</b>	<b>314</b>

### **Infrastructure and Services**

Water System. The Community Infrastructure and Technical Services Report, 2008, reports that the Myers Flat Mutual Water Association water supply consists of a well of unknown capacity and a surface

water source on Pete's Creek. Since then, the California Department of Public Health reports that the Myers Flat MWA received funding and has developed a new water supply well and storage tank. The system contains approximately six miles of distribution piping, consisting of PVC and galvanized steel pipe varying in size between 4 inches and 8 inches in diameter. It is unclear at this time how much capacity remains in the system to serve additional development.

Structure Fire Protection Services. The Myers Flat ULC is located within the 450 acre Myers Flat FPD. According to the 2012 Humboldt County Fire Chiefs Association Annual Report, The Myers Flat Volunteer Fire Department has three full-time volunteers who serve approximately 200 residents. The Myers Flat FPD responds to calls in two fire engines: Engine 6931, a Type-3 engine, and Engine 6930, a Type-3 engine with CAFS, which was purchased in 2006. The Myers Flat FPD has a full set of RESCUE 42 stabilization struts, cribbing, a new state-of-the-art Sager Emergency Fracture Response System, a portable 2000-lumen LED scene light, as well as other medical equipment. According to the Auditor's Office, the Myers Flat FPD received approximately \$10,500 in 2004 (2004-05 Fiscal Year Property Tax Allocation including the shift of funds from the Educational Revenue Augmentation Fund). In addition, Myers Flat VFD contracts out two 4-day weekends each summer and heads up the fire protection crew for music festivals in Northern Mendocino County. The department earns \$1,000 for each event. These fund raisers generate one-fifth of the annual budget.

Wastewater. Community wastewater treatment and disposal is not available in the Myers Flat ULC. There is little additional subdivision potential within the Myers Flat ULC due to the application of the Conservation Flood Recreation land use designation which reflects the flood hazard. The nearest wastewater system is located in Weott approximately 5.5 miles north of Myers Flat, well beyond the feasible distance for service extension. The rate of population growth in Myers Flat over the last 20-30 years has been negligible. With less than 30 existing dwellings, the community could not itself feasibly fund the construction and operation of a wastewater treatment plant.

Storm Drainage. The Myers Flat ULC contains the 100-Year Flood Plain of Redwood and Somerville Creeks (FEMA FIRM Panel 0600601550B, and 0600601525B) which most of the area between U.S 101 and the South Fork Eel River. There are no developed storm drainage collection facilities within or adjacent to the Myers Flat ULC. Storm drainage associated State Route 254 and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

### **Needs and Deficiencies**

- No public health problems have been with the Myers Flat water system have been identified; however, the community has indicated a desire to explore the formation of a public agency to govern system operation.
- Although wastewater service is not available in Myers Flat, its absence would not be considered a limitation on development or a public health concern.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.

- The flooding of the South Fork Eel River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations has been considered adequate to address this threat.

Fairhaven

**Location**

Fairhaven is located on the north spit of Humboldt Bay, approximately seven miles west of Eureka and approximately six miles south of Manila. This ULC was mapped using the existing General Plan Rural Exurban land use designation, which generally follows parcels lines comprising the core of the community. There are approximately 68 housing units and 154 people in the approximately 69 acre Fairhaven ULC based on 2010 Census Block data.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Fairhaven ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	59
Industrial	9
Public Land (Schools, Non Taxable)	1
<b>Total</b>	<b>69</b>

<b>General Plan Land Use</b>	<b>Acres</b>
RX	69
<b>Total</b>	<b>69</b>

**Infrastructure and Services**

There is one local agency service providers in Fairhaven, the Samoa-Peninsula Fire Protection District provides structure fire protection services. The Humboldt Bay Municipal Water District (HBMWD), whose boundaries include all of the greater Humboldt Bay area, provides retail water service within this area. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Fairhaven. .

Water System. According to the HBMWD Municipal; Service Review, 2009, the District is primarily a wholesale water provider, serving the seven cities and districts that comprise the greater Humboldt Bay region. The District operates two separate transmission systems, an industrial water system and a domestic water system. The domestic system begins at the Korplex tank and delivers treated drinking water to the seven wholesale municipal customers and 180 retail customers served directly by the district in the communities of Fairhaven and Samoa. The MSR does not provide information regarding the condition and capacity of the water system serving Fairhaven. It is assumed that the HBMWD Fairhaven service area would be limited as to storage in the same way that the Manila area is limited.

The Community Infrastructure and Services Technical Report, the HBMWD water supply is not limiting for this or other portions of its service area.

Structure Fire Protection Services. The Samoa-Peninsula FPD provides structure fire protection services within the Fairhaven ULC. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Samoa Volunteer Fire Department is an all-volunteer department that provides fire and emergency medical services to the Samoa Peninsula Fire Protection District (FPD). The Samoa Peninsula FPD provides services to the communities of Fairhaven, Samoa, and Finntown, as well as a K-8 grade school, the Samoa Cookhouse, DG Fairhaven Power, an airport, a Coast Guard base, a county RV campground, a light industrial business park, and over 6 miles of recreational beach.

The Samoa-Peninsula FPD 18 volunteers train every Thursday night and put in many hours of additional training. We are the only County Department that has a residential sleeper program that can house six fulltime firefighter/EMT's. The District responded to 56 calls for service in 2012 using two Type 1 engines, one quick attack and a utility truck.

The Samoa-Peninsula FPD is the District that protects a population of 462. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Community wastewater treatment and disposal is not available in the Fairhaven ULC and all development uses on-site septic systems. The maximum allowable density in the Rural Exurban land use designation in Fairhaven is limited to current parcel configurations. The Humboldt Bay Area Plan states that "(t)his area, although divided into urban size parcels, has high groundwater and has severe septic system constraints. It is currently serviced with water provided by the Humboldt Municipal Water District. Creation of new parcels shall not be permitted." (Section 3.21.B.2.b) There are numerous vacant lots in Fairhaven. The Community Infrastructure and Services Technical Report, 2008, states that "...Fairhaven and other locations on the Humboldt Bay peninsula that utilize on site systems. In these locations the soils are beach sand and the current regulations require a 40 foot separation to groundwater due to the lack of fines. New development in this area will not occur unless the regulations are changed to reduce the separation requirement. This should be feasible as there is significant data available that shows that 2 feet of sand, similar to what is used in the design of Wisconsin mound systems provide adequate separation for effective treatment."

Storm Drainage. The Fairhaven ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600775C) associated with Humboldt Bay. The Humboldt Bay Area Plan does not identify and specific flooding issues for the Fairhaven area. Storm drainage associated with County roads through this area consist of ditches and culverts that ultimately convey drainage to Humboldt Bay.

## **Needs and Deficiencies**



- No public health problems or other limitations associated with the HMBWD water system have been identified.
- High groundwater is considered to be a severe limitation on development.
- The presence of a local agency can facilitate ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

Orick

**Location**

The Orick ULC is the northern most coastal community in Humboldt County. Orick is located along US 101, approximately 16 miles south of the Humboldt County line and approximately 30 miles north of McKinleyville. This ULC was mapped using the 2010 Orick Census Designated Place boundary. The ULC contains the developed area of the Orick Community Services District (CSD). There were a total of 138 housing units and 315 people in the approximately 3,110 acre Orick ULC, based on the 2010 Census.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Orick ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	227
Multi Family Residential	11
Improved, Rural Residential 1-5 acre	23
Improved, Rural Residential 5-20 acre	77
Improved, Rural Residential >20 acre	72
Vacant Low/Medium Density Residential	17
Vacant Rural Residential	248
TPZ Improved	486
TPZ Vacant	261
Commercial	134
Industrial	119
Public Land (Schools, Non Taxable)	1,455
<b>Total</b>	<b>3,131</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	345
AEP(60)	435
AG(20)	123
AG(5)	142

<b>General Plan Land Use</b>	<b>Acres</b>
AL	181
AR	62
AS	93
AS(5)	2
CG	47
CR	54
IR	35
NR	135
P	581
PF	141
PR	72
RL	40
RL(3-7 U/AC)	1
ROAD	33
RR	323
RX(2.5)	12
T	22
TC	92
TC(160)	120
(blank)	40
<b>Total</b>	<b>3,131</b>

### **Infrastructure and Services**

There is one local agency service provider in Orick, the Orick Community Services District (Orick CSD) which provides water service and structure fire protection services The Orick CSD was formed in 1955. The Orick CSD has the authority to provide wastewater services and is in the process of planning the development of a wastewater collection and treatment system for the community. There are no drainage facilities, other than those located within County roadways.

Water System. The following information is from the Orick CSD Municipal Service Review

“The initial Orick CSD water system was built in 1977-1978 with funds obtained from the State of California under the Davis-Grunsky Program and the Farmers Home Administration at a cost of approximately \$400,000. The initial construction of the water system served most of the residents of the Orick Community. At the time of planning the existing system, the need for water to service the area south of Orick was recognized but funding availability forced the curtailment of the project. Funding for the extension of the system was granted with aid from Redwood National Park in 1983.

The original system consisted of two 60 foot wells with 10 hp submersible pumps, a 100,000 gallon redwood storage tank, and 8-inch, 6-inch, and 4-inch distribution lines. In 1978, an 8-inch line was extended southwest along the north side of U.S. 101 in anticipation of the 1987

expansion. The 8-inch line was extended west past Hilton Road to the National Park Service Visitors' Center in 1987.

Currently there are 140 active service connections including 120 residential and 20 commercial/industrial. The District also provides water services to the Redwood National Park Visitors' Center. The Orick CSD retailed approximately 17 million gallons of drinking water in 2003 according to the 2007 DHS annual inspection report. The District does not maintain average daily use and maximum daily use statistics. However, from the DHS annual production data, it is estimated that average daily use for the entire District was approximately 0.047 MGD, and the District estimates peak daily use is approximately 0.216 MGD. Approximately 73% of Orick households are serviced with water. Some homes in the northern area of the community are not served with water as they are outside the CSD boundaries.

Orick's water system is in good condition. An infrastructure deficiency associated with the existing system is lack of storage capacity. The storage tanks are constructed of redwood and will likely need either rehabilitation or replacement within the planning period. The Orick USA and WSA are expected to receive up to 66 new housing units before reaching build-out conditions. Orick will need to expand its water system infrastructure to serve this additional growth.

Orick's water system has limited source capacity from its wells with respect to availability of connections. Source capacity is limited by the existing pumps and is approximately 0.274 MGD if the pumps are operated 24 hours per day. Given existing maximum day demands are estimated at 0.216 MGD, the system is operating at approximately 79% of source capacity. Therefore, there are approximately 37 available connections under the existing infrastructure. Additional source capacity could be achieved through the installation of larger pumps at the existing well."

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Orick Volunteer Fire Department provides fire protection and medical aid services to the community of Orick and the surrounding area through the Orick Community Services District. The Orick VFD has 10 volunteers (below the average of 16 firefighters for the County's all-volunteer departments). The Orick VFD responded to 92 incidents using one Type 1 engine, quick attack, rescue unit, and a water tender. There are 22 fire hydrants on the Orick CSD water system that cover an area of the District of approximately 790 acres within 1,000 feet of the hydrants. The fire department must use water carried on fire engines and water tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Orick VFD has a "7" ISO rating within the hydranted area, and "9" outside. The OVFD is made up of 10 volunteers and has mutual aid agreements with CAL FIRE and Redwood National Park. We have training 1 ½ hours a week, with part of that training for equipment maintenance. We have one fundraiser a year—our booth at the Orick Rodeo. Our community supports us greatly.

The Orick CSD received \$ 36,298 in property tax revenue in the 2011-12 fiscal year that was dedicated to fire protection services (most recent reporting available through the State Controller's Office). The average revenue from taxes and assessments for Humboldt County fire departments with less than 25

volunteer firefighters was approximately \$45,000 in 2011-12, approximately 45 percent greater than the annual revenue of the Orick CSD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

**Wastewater.** Wastewater in Orick is treated using on-site septic systems. According to the Draft Environmental Impact Report for the Orick Wastewater Project, 2011, “a pollution study completed in October 1999 determined that surface and shallow groundwater in Orick, is polluted by an indeterminate number of (failing?) existing, privately owned on-site wastewater systems (OLA, 1999). These systems are comprised of a variety of septic tanks, leachfields, and leach pits. The study found pollution (surfacing effluent, odor nuisance, etc.) to be widespread, not confined to any specific area, and attributable to many sources. The study further concluded that the existing on-site wastewater systems potentially pose a public health hazard and may impair future development within the area.” “In 2004, SHN Consulting Engineers & Geologists, Inc. (SHN) completed a feasibility study to develop alternatives capable of handling the community’s wastewater needs, and to determine the most efficient wastewater system for the Orick community”

The Orick CSD is proposing to construct a wastewater system capable of handling the community’s current and reasonably foreseeable projected wastewater treatment and disposal needs, in an economically and environmentally efficient manner for long-term use, with operation and maintenance costs remaining affordable to the Orick community residents. At this time, it is unknown whether or not the Orick CSD will be able to secure the funding necessary to construct a wastewater system.

**Storm Drainage.** The Orick ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600150B) of Redwood Creek and its tributaries. Humboldt County maintains a levee system along Redwood Creek protecting the community of Orick. According to the Redwood Creek Levee Geotechnical Evaluation Project CGI Technical Services, Inc, 2011, “(t)he Redwood Creek levee system extends from about one-half mile upstream of Orick for approximately 3.4 miles through the lower Orick Valley to Pacific Ocean.” “In August 2009, (the Federal Emergency Management Agency) released the preliminary updated (Flood Insurance Rate Map-FIRM) and (Flood Insurance Study-FIS) for...the Redwood Creek levee system. It is our (the authors of the project report) understanding that the Redwood Creek levee system is not accredited on the preliminary updated FIRM because FEMA has not received a complete documentation package demonstrating eligibility for certification.” The Redwood Creek Levee Geotechnical Evaluation found that “(b)ased on the results of our evaluations, it is our opinion that geotechnical stability aspects of the levee system are likely certifiable under FEMA and (US Army Corps of Engineers-USACE) standards provided the (Emergency Response Plans) are prepared and additional transient analyses are performed with results conforming to USACE thresholds. Humboldt County continues to work to complete the documentation required to achieve FEMA certification for the Orick levees.

## **Needs and Deficiencies**

- No public health problems or other limitations associated with the Orick CSD water system have been identified.
- High groundwater is considered to be a severe limitation on development.
- The presence of a local agency can facilitate ongoing local planning to address future funding needs for structure fire protection.
- The flooding of Redwood Creek is a significant threat to life and property in this area. Future action by FEMA regarding levee certification is critical. Adherence to flood hazard regulations would be considered adequate to address this threat.

## Orleans

### **Location**

The Orleans ULC is the northern most inland community in Humboldt County. Orleans is located along State Route 96, approximately seven miles south of the Humboldt County line and approximately 37 miles north of Willow Creek.

This ULC was generally mapped to include the entire Orleans CSD boundary and extending east and west beyond the CSD boundary to include approximately 900 acres to include developed areas that identify as part of Orleans. There were a total of 250 housing units and 425 people in the approximately 1,950 acre Orleans ULC, based on the 2010 Census Blocks within the ULC.

### **Existing and Planned Uses**

Land Use. The following tables describe the land within the Orleans ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	166
Multi Family Residential	9
Improved, Rural Residential 1-5 acre	56
Improved, Rural Residential 5-20 acre	99
Improved, Rural Residential >20 acre	144
Vacant Low/Medium Density Residential	21
Vacant Rural Residential	322
TPZ Improved	181
TPZ Vacant	151
Commercial	42
Industrial	75
Public Land (Schools, Non Taxable)	677
<b>Total</b>	<b>1,943</b>

<b>General Plan Land Use</b>	<b>Acres</b>
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CPA	1943
P	0
<b>Total</b>	<b>1,943</b>

**Infrastructure and Services**

There is one local agency service provider in Orleans, the Orleans Community Services District (Orleans CSD) which provides water service and structure fire protection services The Orleans CSD was formed in 1955. The Orleans CSD has the authority to provide wastewater services and is in the process of planning the development of a wastewater collection and treatment system for the community. There are no drainage facilities, other than those located within County roadways.

Water System. The following information is from the Orleans CSD Municipal Service Review

According to the 2005 CDPH annual inspection report, Orleans CSD retailed approximately 26 million gallons of drinking water. Average daily use for the District is estimated at 71,000 gpd, and peak daily use is estimated at approximately 51,000 gpd. The Orleans WSA has approximately 149 active connections and 15 inactive connections, and many of the active connections share water usage with additional water large water users, such as orchards, vineyards, and the Forest Service, within the system, and their usage rates amount to only approximately 60,000 gpd during summer months.

**Capacity**

Availability of connections within the Orleans water system is limited by treatment capacity. Source capacity is reportedly not an issue. Treatment capacity is estimated at 49,500 gpd if the filters are operated 22 hours per day (allows time for backwash cycle). Existing maximum day demands are estimated at 513,000 gpd. However, the filters have a combined recommended capacity of 375 gallons per minute (gpm) but DHS has indicated that they could be loaded at a combined rate of 450 gpm while still meeting all applicable standards. Therefore, current peak water use is estimated at approximately 79% of available treatment capacity. Based on the County’s assessment; there are no available connections under the existing infrastructure.

Orleans CSD needs an additional water tank to increase storage capacity and to provide water to new development that is anticipated to occur adjacent to the district. The District plans to a new water filter and all apparatuses, and plans to extend the main water line to install three new fire hydrants.

Availability of connections within the Orleans water system is currently limited by treatment and storage capacity. The District is operating at approximately 79% of available treatment capacity. Under the existing infrastructure, there are no available connections. Approximately one mile of the water pipes within the district are undersized for adequate fire flows and or are in need of replacement.

Structure Fire Protection Services. Humboldt County Board of Supervisors Resolution 77-176, which formed the Orleans CSD listed “protection against fire” and “public recreation” as purposes for which

the district was formed. The Orleans CSD has never exercised its authority to provide these services and the 2008 Humboldt LAFCo Municipal Service Review identified water service as the only service that the District is authorized to provide. As a result, there is no local agency authorized to provide fire protection services to the Orleans ULC.

According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, The Orleans Volunteer Fire Department (OVFD) was incorporated in 1968 to provide fire protection to the Orleans-Somes Bar area. We provide fire and ALS/BLS medical service to the lower-middle Klamath River community. Our response area extends south from Orleans to two miles north of Weitchpec, and north along Highway 96 to Ti-Bar in Siskiyou County. The department maintains a 1985 Kenworth Type-1 Structure Engine, a 1985 Ford F800 Type-3 Wildland Engine, a 1973 Kenworth 3,500 gallon water tender, and a 1988 Ford F250 Walk-in Rescue Rig. There are 30 fire hydrants on the Orleans CSD water system that cover an area of approximately 1,000 acres within 1,000 feet of the hydrants of the ULC. The Orleans VFD has a "5" ISO rating within the hydranted area, and "9" outside.

Volunteer fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters. Because the Orleans VFD is not considered to be associated with a local agency it is not eligible to receive property tax revenue and has no ability to raise revenue through special taxes or special assessments, the primary sources of ongoing revenue for fire protection. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Community wastewater treatment and disposal is not available in the Orleans ULC . There are no community wastewater systems within 30 miles of Orleans, let alone within a feasible distance for service extension. The maximum allowable density in ULC is four dwelling unit per acre, based on the 1966 Northern Humboldt General Plan. However, without community wastewater treatment, the maximum feasible density that would meet all on-site septic set back requirements is typically one dwelling unit per acre.

Storm Drainage. The Orleans ULC is shown as Zone D on the flood plain map and contains the unmapped flood plain of the Klamath River and its tributaries (FEMA FIRM Panel 0600600250B). The Zone "D" designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. Orleans is located along the banks of the Klamath River and susceptible to river flooding. The 1964 flood resulted in substantial flood damage the destroyed bridges and isolated the community.

### **Needs and Deficiencies**

- The Orleans CSD has identified water storage as a need.
- Although wastewater service is not available in Orleans, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Orleans VFC should be encouraged to

follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.

- The flooding of the Klamath River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations would be considered adequate to address this threat.

Petrolia

**Location**

Blocksburg is located in south western Humboldt County near the Mattole River on the Mattole Road, approximately 30 miles south of Ferndale and approximately 35 miles west of Weott. This ULC was mapped using the proposed General Plan Update Village Center, Residential Estates, and Rural Residential boundary, which generally follows parcels lines comprising the core of the community. The only local service providers within the ULC and Petrolia are the Petrolia FPD and the Aetolia Cemetery District. Petrolia is not located within a Community Plan area. There are approximately 49 housing units and 76 people in the approximately 100 acre Blocksburg ULC based on Census 2010 Block data.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Petrolia ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	74
Improved, Rural Residential 1-5 acre	10
Improved, Rural Residential 5-20 acre	56
Improved, Rural Residential >20 acre	19
Vacant Rural Residential	15
TPZ Improved	7
Public Land (Schools, Non Taxable)	91
<b>Total</b>	<b>272</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AG	234
RCC	37
<b>Total</b>	<b>272</b>

**Infrastructure and Services**

Water System. There is no community water system in Petrolia. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. Surface water flows are limited in the Mattole watershed and groundwater may be available through the



Mattole River Valley Groundwater Basin, however limited information is available. Parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site.

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Petrolia Volunteer Fire Department provides fire protection and medical aid services to the community of Petrolia and the surrounding area through the Petrolia FPD. The Petrolia FPD fire station is located at 98 Sherman Street. There are no public water providers within the district and no fire hydrants. Water for firefighting is provided by the District water tender and drafted by from tanks, ponds, creeks, and pools. The Petrolia VFD has 18 volunteers (above the average of 16 firefighters for the County's all-volunteer departments). The Petrolia VFD responded to 61 incidents using one Type 1 engine, two wild land type 3 engines one quick attack, one rescue unit, and a water tender. There is no municipal water system and no fire hydrants in the Petrolia ULC. The fire department must use water carried on fire engines and water tenders to extinguish structure fires, as well as water that may be available on site. The Petrolia VFD has a "9" ISO rating within five miles of the fire station, and "10" outside.

The Petrolia FPD received \$ 31,632 in property tax revenue in the 2011-12 fiscal year that was dedicated to fire protection services (most recent reporting available through the State Controller's Office). The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 45 percent greater than the annual revenue of the Orick CSD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Community wastewater treatment and disposal is not available in the Petrolia ULC . The maximum allowable density in the Rural Community Center land use designation is 2.5 dwelling units per acre or one dwelling unit per acre if sewer is available. The nearest wastewater system is located in Ferndale approximately 30 miles north of Petrolia, well beyond the feasible distance for service extension. The rate of population growth in Blocksburg over the last 20-30 years has been negligible. With less than 20 existing dwellings, the community could not itself feasibly fund the construction and operation of a wastewater treatment plans.

Storm Drainage. The Petrolia ULC is within the 100-Year Flood Plain (FEMA FIRM Panel 0600601450B) of the Mattole River, North Fork Mattole River and Mill Creek flood plains. There are no developed storm drainage collection facilities within or adjacent to the Petrolia ULC. Storm drainage associated the Mattole Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Mattole River through creeks and drainages.

### **Needs and Deficiencies**

- Public health problems associated with on-site water have not been identified for the Petrolia ULC, however, surface water supply is considered to be severely limited.

- Although wastewater service is not available in Petrolia, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers. The presence of a local agency can facilitate ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

## Phillipsville

### **Location**

Phillipsville is located on the South Fork Eel River in the southern Humboldt County along the Avenue of the Giants, approximately nine miles north of Garberville and approximately 41 miles south of Fortuna. This ULC was mapped using the 2010 Phillipsville Census Designated Place boundary. The ULC contains the entire Phillipsville CSD boundary, all of the developed area of the Phillipsville portion of the Avenue of the Giants Community Planning Area. There were a total of 43 housing units and 77 people in the approximately 486 acre Phillipsville ULC, according to the 2010 Census.

### **Existing and Planned Uses**

Land Use. The following tables describe the land within the Phillipsville ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	12
Multi Family Residential	3
Improved, Rural Residential 1-5 acre	26
Improved, Rural Residential 5-20 acre	46
Improved, Rural Residential >20 acre	21
Vacant Low/Medium Density Residential	5
Vacant Rural Residential	19
TPZ Improved	22
TPZ Vacant	38
Commercial	2
Public Land (Schools, Non Taxable)	293
<b>Total</b>	<b>486</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AL 20	0
AR (5-20)	196
CFR	167
CR	22

HWY 254	16
P	77
PF	0
RL (1-5)	2
T	7
<b>Total</b>	<b>486</b>

### Infrastructure and Services

There is one local agency service provider in Phillippsville, the Phillippsville CSD which provides drinking water to approximately 65 connections based on the Community Infrastructure and Services Technical Report (Winzler and Kelly, 2008). The Phillippsville Volunteer Fire Company (VFC) provides structural fire protection to the community, but is not a local agency and only receives revenue from donations. There is no wastewater service provider in this community and no drainage facilities, other than those located within the County roadways.

Water System. The Phillippsville CWD has had a history of compliance issues with the State Surface Water Treatment Rules. As a result of this condition, CDPH provided grant funding to comply with safe drinking water regulations and meet expected demand. The project included rehabilitation of existing well and springhead; installation of a new 5,000 gallon chlorine contact basin; construction of a new 100,000 gallon storage tank and replacement of existing pipelines; replacement of components of the transmission lines and water services along service area roadways. The project was completed in 2012. The improvements were designed to serve existing development plus ten percent additional capacity to accommodate some growth. CDPH reports issues with the system remain relating to the turbidity of water that feeds a spring that serves the upper portion of the District and the need for additional storage. The drinking water system is adequate for current needs and does not have significant deficiencies.

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, the Phillippsville VFC has a total of 3 volunteers and 10 auxiliary personnel (substantially below the average of 16 firefighters for the County's all-volunteer departments), one wildland engines and a water tender. The Phillippsville VFC responded to 39 incidents in 2012. The Phillippsville CSD water system has a limited number of wharf style hydrants which provide limited fire flow. The Phillippsville VFC has a "10" ISO rating.

Volunteer fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters. Because the Phillippsville FC is not associated with a local agency it is not eligible to receive property tax revenue and has no ability to raise revenue through special taxes or special assessments, the primary sources of ongoing revenue for fire protection. . The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. Community wastewater treatment and disposal is not available in the Phillippsville ULC . The maximum allowable density in the in the Phillippsville ULC is found in the portion planned Residential

Low Density 1-5 dwelling units per acre. The nearest wastewater system is located in Redway approximately 8 miles south of Phillippsville, well beyond the feasible distance for service extension. The rate of population growth in Phillippsville over the last 20-30 years has been negligible. With only 65 water service connections, the community could not feasibly fund the construction and operation of a wastewater treatment plant itself.

Storm Drainage. Almost all of the Phillippsville ULC west of State Route 254 is located within the 100-Year Flood Plain (FEMA FIRM Panel 0600601725B) of the South Fork Eel River. Flooding was a major issue in planning for the Phillippsville community and the most of the 100-year flood plain was designated Conservation Flood Recreation through the Avenue of the Giants Community Plan, 2000, and the Southern Humboldt General Plan, 1968. There are no developed storm drainage collection facilities within or adjacent to the Phillippsville ULC. Storm drainage associated the Phillippsville Road and other County roads through the community site consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

### **Needs and Deficiencies**

- No public health problems have been with the Phillippsville water system have been identified
- Although wastewater service is not available in Phillippsville, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Phillippsville VFC should be encouraged to follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- The flooding of the South Fork Eel River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations has been considered adequate to address this threat.

### Port Kenyon/Arlynda/Meridian

#### **Location**

The Port Kenyon/Arlynda/Meridian area ULC is located in north and west of the City of Ferndale along Port Kenyon and Meridian Roads. This ULC was mapped using the Riverside CSD boundary, plus the Arlynda Corners area to the west. There are two local agency service providers within the ULC, the Riverside CSD, which provides domestic water service and the Ferndale Fire Protection District, which provides fire protection services to the ULC and the surrounding area. There are approximately 113 housing units and people in the approximately 808 acre Port Kenyon/Arlynda/Meridian ULC based on parcel information.

#### **Existing and Planned Uses**

Land Use. The following tables describe the land within the Port Kenyon/Arlynda/Meridian area ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	83
Multi Family Residential	34
Improved, Rural Residential 1-5 acre	12
Improved, Rural Residential 5-20 acre	22
Improved, Rural Residential >20 acre	110
Vacant Low/Medium Density Residential	20
Vacant Rural Residential	30
Commercial	2
Industrial	10
Public Land (Schools, Non Taxable)	485
<b>Total</b>	<b>808</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	573
AG	124
CG	3
NR	2
PF	11
RL	24
RX	71
<b>Total</b>	<b>808</b>

**Infrastructure and Services**

Water System. According to the Riverside CSD Municipal Service Review, the District provides domestic water to approximately 100 existing service connections from two gravity fed artesian wells and one deep well with a maximum production capacity of approximately 74,000 gallons of water a day. The artesian wells are capable of producing approximately 22 gallons per minute (gpm), and the deep well produces about 30 gpm. Existing maximum day demands are estimated at 46,000 gallons, which means the system is operating at approximately 62% of source capacity.<sup>8</sup> Based on present and projected water use levels; Riverside CSD has the ability to meet the water demands of development under the maximum build-out estimate without the need to supplement supplies or storage and delivery systems.

The District’s water distribution system consists of approximately 5 miles of mainly PVC pipe (2-inch to 4-inch) with very little AC pipe and some galvanized steel pipe used to cross the Salt Creek Bridge at Dillon Creek. The District’s deep well can only be used as an auxiliary well due to high manganese content. Also, the District does not currently have any fire hydrants and due to small main size and low

pressure, and lack of storage, the system is not capable of providing flows of sufficient volume or pressure for fire suppression uses.

The Del Oro Water Company provides water service to the Arlynda Corners area. The Del Oro Water Company is a public utility that is regulated by the California Public Utilities Commission and provides water to approximately 750 residential, commercial, and government connection in the City of Ferndale and surrounding area. The water system Arlynda Corners area is located at the end of the distribution system and consists of 8 inch PVC pipe, most of which is generally in good condition.

Structure Fire Protection Services. The Port Kenyon/Arlynda/Meridian area ULC is located within the 29,000 acre Ferndale FPD boundary. According to the 2012 Humboldt County Fire Chiefs Association Annual Report, the Ferndale FPD, through the 35 member Ferndale VFD, responded to 172 calls for service using one Rescue Truck, one Type-1 Engine, two Type-2 Engines, two Water Tenders, a Quick Attack Truck and other assorted equipment. The water system in the ULC does not have fire hydrants with adequate capacity to support fire suppression. The fire department must use water carried on fire engines and water tenders to extinguish structure fires, as well as water that may be available on site. Hydrants are available in the Arlynda Corners area on the Del Oro Water Company system. The Ferndale VFD maintains an "8B" ISO rating within the Port Kenyon/Arlynda/ Meridian area ULC.

The Ferndale FPD received \$ 150,000 in property tax revenue in the 2011-12 fiscal year to support fire protection services (most recent reporting available through the State Controller's Office), plus approximately \$31,000 in revenue from a special assessment that is used to periodically replace fire engines. The special assessment is apportioned based on a charge of \$5 per unit of benefit, whereby vacant parcels pay one unit of benefit or \$5, improved residential parcels pay four units of benefit or \$20, rural residential parcels pay six units of benefit or \$30, and commercial parcels pay twelve units of benefit or \$60.

Wastewater. Community wastewater treatment and disposal is not available in the Port Kenyon or the Meridian portion of the ULC. The Humboldt County Department of Environmental Health reports that this area is subject to high groundwater levels that can affect the type and design of on-site septic systems. The City of Ferndale provides wastewater service to lots within the Arlynda Corners area. The Eel River Area Plan does not allow subdivision of parcels within this ULC. Therefore future development will be limited to vacant lots. The nearest wastewater system is located in Ferndale approximately 2.5 miles from the furthest point in the ULC. Although portions of the ULC may be within a feasible distance for wastewater service extension, the policies of the Eel River Area Plan would likely not support such improvements.

Storm Drainage. The Port Kenyon/Arlynda/Meridian area ULC contains the 100-Year Flood Plain of the Salt River and the Eel River and their tributaries (FEMA FIRM Panel 0600601085B) which affect most parcels located north of Centerville Road. There are no developed storm drainage collection facilities within or adjacent to the Blocksburg ULC. Storm drainage associated the Port Kenyon, Meridian, and Centerville Roads and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to Redwood Creek.

**Needs and Deficiencies**

- No public health problems or other limitations associated with the water systems serving the Port Kenyon/Arlynda/Meridian area ULC have been identified.
- Although wastewater service is not available in Port Kenyon/Arlynda/Meridian area ULC, its absence would not be considered a limitation on development or a public health concern.
- This community recently voted to increase the special tax that supports structure fire protection services. The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

Redcrest

**Location**

Redcrest is located in southern Humboldt County along the Avenue of the Giants, approximately 21 miles south of Fortuna and approximately 31 miles north of Garberville. This ULC is mapped using Census Designated Place boundaries. There were approximately 21 housing units and 45 people in the approximately 385 acre Redcrest ULC, based on the 2010 Census.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Redcrest ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	9
Multi Family Residential	6
Improved, Rural Residential 1-5 acre	7
Improved, Rural Residential 5-20 acre	7
Improved, Rural Residential >20 acre	31
Vacant Low/Medium Density Residential	1
Vacant Rural Residential	8
TPZ Improved	49
TPZ Vacant	110
Commercial	16
Industrial	24
Public Land (Schools, Non Taxable)	117
<b>Total</b>	<b>384</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	45
AL 40	48

AR (5-20)	24
CR	23
IG	53
P	1
PF	28
RL	8
T	154
<b>Total</b>	<b>384</b>

### **Infrastructure and Services**

**Water System.** There is a water system in Redcrest operated by the private Redcrest Water Works. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. The County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in the Redcrest. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site.

**Structure Fire Protection Services.** There is no local agency responsible for fire protection in Redcrest. According to the Humboldt County Community Wildfire Protection Plan, Redcrest is within the response area of the Redcrest VFC. See the Redcrest ULC for a discussion of the Redcrest VFC.

Redcrest is located approximately two miles from Redcrest. There are no fire hydrants within Redcrest. As a result, the Redcrest VFC must rely on the tank water carried on their fire engines and on-site water tanks that may be available near the fire. The Redcrest VFC has an ISO rating of “10”.

**Wastewater.** Community wastewater treatment and disposal is not available in the Redcrest ULC . The maximum allowable density for the AE land use designation is one dwelling unit per 20 acres. Parcels within the Redcrest ULC range in size from 0.1 acres to 45 acres. The nearest wastewater system is located in Scotia, approximately 11 miles north of Redcrest, well beyond the feasible distance for service extension.

**Storm Drainage.** The Redcrest ULC is located entirely the 100-Year Flood Plain (FEMA FIRM Panel 0600601340B and 0600601345B) of the Eel River and all land is subject to Humboldt County Flood Hazard Regulations. There are no developed storm drainage collection facilities within or adjacent to the Redcrest ULC. Storm drainage associated the Alderpoint Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Eel River.

### **Needs and Deficiencies**

- Public health problems or extraordinary supply limitations have not been identified for the Redcrest ULC or surrounding area.
- Although wastewater service is not available in Redcrest, its absence would not be considered a limitation on development or a public health concern.



- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Redcrest VFC should be encouraged to follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- The flooding of the Eel River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations would be considered adequate to address this threat.

Redway

**Location**

Redway is located on the South Fork Eel River several miles north of Garberville. This ULC was mapped using the 2010 Redway Census Designated Place boundary. The ULC contains the entire Redway Sanitary District (Redway CSD) and the Redway portion of the Garberville Redway-Benbow-Alderpoint (G-R-B-A) Community Planning Area. There were a total of 492 housing units and 1,024 people in the approximately 807 acre Redway ULC, based on the 2010 Census.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Redway ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

Use of Land (based on Use Code)	Acres
Single Family Residential	224
Multi Family Residential	54
Improved, Rural Residential 1-5 acre	6
Improved, Rural Residential 5-20 acre	1
Improved, Rural Residential >20 acre	1
Vacant Low/Medium Density Residential	48
Vacant Rural Residential	2
TPZ Improved	1
TPZ Vacant	17
Commercial	20
Public Land (Schools, Non Taxable)	434
<b>Total</b>	<b>807</b>

General Plan Land Use	Acres
AL	0
AL(40)	3
AR(5-20)	305
CG	32

CS	37
HWY 101	1
IG	11
P	4
PF	18
RL	360
RM	14
T	24
<b>Total</b>	<b>807</b>

### Infrastructure and Services

There are two local agency service providers in Redway; the Redway CSD which provides water and wastewater service and the Redway Fire Protection District provides structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Redway.

Water System. The following information is from the Redway CSD Municipal Service Review, adopted 2008:

The sources of water consist of an infiltration gallery located on the banks of the South Fork of the Eel River and an unnamed spring. The gallery has a reported capacity of 550 gallons per minute (gpm), or 792,000 gallons per day (gpd). The maximum production for the spring is historically around 46,000 gpd. Total source capacity is estimated at 838,000 gpd. However, the water treatment plant design capacity is limited to 770,000 gpd.

The total capacity of the two District storage tanks is approximately 375,000 gallons. The District has a 275,000 gallon welded steel tank and a 100,000 gallon tank at a higher elevation that provides storage for the Meadows Industrial Park. The District maintains approximately 25 miles of distribution piping ranging in size from 1 ½ inches to 10 inches and consisting of iron, cement, and plastic pipe. Approximately 0.5 miles of distribution system piping is undersized for adequate fire flows and/or in need of replacement.

The District has approximately 600 existing service connections and does not retail water to any other Districts. According to the District, they produce approximately 60 million gallons of drinking water per year. Average daily use was approximately 175,000 gpd, and peak daily use was approximately 419,000 gpd in 2006. Peak daily use was reported in a storage analysis performed by Spencer Engineering for the District as 475,000 gpd.

Structure Fire Protection Services. The Redway Volunteer Fire Department (VFD) is an all-volunteer department that provides firefighting services to the Redway Fire Protection District. The Department has eleven members and two Type-1 structure engines, one 2,000 gallon water tender, one Type-4 quick attack engine, and one utility vehicle. The Redway VFD responded to 129 incidents in 2012. There are 53 fire hydrants on the Redway CSD water system that cover the entire developed area of the ULC within 1,000 feet of the hydrants. The fire department must use water carried on fire engines and water

tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Redway VFD has a “5” ISO rating within the hydranted area, and “9” outside.

The Redway FPD received \$82,479 in property tax revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller’s Office). All tax revenue is from one-percent property tax. The Redway FPD does not have a special tax or assessment to supplement its property tax.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 40 percent less than the annual revenue of the Redway FPD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. According to the 2008 Municipal Service Review, the District’s collection system incorporates both gravity mains and five lift stations, and one aerial crossing to connect the Eel River Conservation Camp to the Redway wastewater treatment plant (WWTP). The WWTP includes a 300,000 gallon oxidation ditch, clarification, and a chlorination/dechlorination system. Effluent is primarily discharged to upland percolation ponds located on land owned by the District, but flows to these ponds are limited by transmission capacity. Therefore, when wintertime flows exceed 350,000 gpd, effluent flows are diverted to the Eel River for disposal. Dried sludge is buried on District-owned land near the plant.

There are approximately 545 residential connections to the WWTP, with a total population of 1,230 persons (Redway Wastewater Treatment Facility Capacity Analysis, Water Works Engineers, 2007). There are approximately 15 commercial establishments connected to the WWTP. The wastewater systems average flow ranges between 140,000 gpd during dry weather and 430,000 gpd during wet weather. The facility has a permitted dry weather design flow of 186,000 gpd and a peak wet weather design flow of 615,000 gpd. Therefore the facility is currently operating at approximately 75% capacity with respect to both dry weather and wet weather capacities.

The District’s wastewater system was under an administrative civil liability (ACL) order for effluent limit violations. In June 2008, a compliance project was completed and accepted that involved converting a clarifier to a sludge thickener to improve suspended solids removal and general performance at the plant.

Storm Drainage. The Redway ULC contains the 100-Year Flood Plain (FEMA FIRM Panel 0600601715B, 0600601830B, and 0600601835B) of the South Fork Eel River. The G-R-B-A Community Plan and EIR does not identify and specific flooding issues for the Redway area. The flood plain of the South Fork Eel River affects low lying parcels within the ULC, including parcels located on the River side of Orchard Lane, Forest Drive, Eel River Lane, and Oakridge Drive. Storm drainage associated with County roads

through this area consists of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

**Needs and Deficiencies**

- No public health problems or other limitations associated with the Redway CSD water system have been identified.
- No public health problems or other limitations associated with the Redway CSD wastewater system have been identified.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

Shelter Cove

**Location**

Shelter Cove is located in the southwest corner of the County. This ULC was mapped using the 2010 Shelter Cove Census Designated Place boundary. The ULC contains the entire Resort Improvement District No.1 and the Shelter Cove portion of the South Coast Area Plan. There were a total of 233 housing units and 524 people in the approximately 3,730 acre Shelter Cove ULC, based on the 2010 Census.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Shelter Cove ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	993
Multi Family Residential	11
Improved, Rural Residential 1-5 acre	10
Improved, Rural Residential 5-20 acre	7
Improved, Rural Residential >20 acre	93
Vacant Low/Medium Density Residential	67
TPZ Improved	35
TPZ Vacant	1
Commercial	16
Public Land (Schools, Non Taxable)	2,471
<b>Total</b>	<b>3,705</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AEG	64

AL160	131
CG	34
CPA	1,636
CR	34
NR	573
P	428
PF	58
PL/PR	200
RL	449
RM	98
<b>Total</b>	<b>3,705</b>

### Infrastructure and Services

There are two local agency service providers in Redway; the Resort Improvement District No.1 which provides water and wastewater service and the Redway Fire Protection District provides structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Redway.

Water System. The following information is from the Humboldt County General Plan Update DEIR, 2012:

Resort Improvement District No. 1 (RID) provides water and wastewater service to Shelter Cove and produced approximately 57.4 million gallons of drinking water in 2004 ( 2006 CDPH Annual Inspection Report). Average daily use is estimated at 0.157 MGD, and peak daily use was reported as 0.331 MGD in 2004. The District has approximately 455 existing connections.

The number of water connections available to the RID is limited by its permit to a total of 990 until such time that it identifies additional sources of water. The RID water source consists of two active surface water spring intakes (Rick Spring and Upper Telegraph Creek), a seasonal standby surface water spring intake (Lower Telegraph Creek), and two standby wells. During summer months when demands are high, the District is required to maintain environmental flows within Telegraph Creek and is allowed to withdraw at Lower Telegraph Creek at a point prior to the water's infiltration into beach sands. The source capacity of the District is approximately 508 gpm (0.732 MGD), well over current maximum day demands (230 gpm). The treatment capacity of the plant is 350 gpm, or 0.504 MGD.

Water service within the RID is generally very good. Current peak water use is at approximately 45% of available production capacity. The District is in the process of locating additional source capacity. The RID has identified sites new water wells, several of which have been approved by the State for service. The RID Board has approved funds for the exploration of five new well sites to be located in regions of the upper Cove where successful well sites have been established and geologic conditions are similar (Resort Improvement District #1 General Manager's Report, February 2012).

Structure Fire Protection Services. Shelter Cove Volunteer Fire Department (VFD) is an all-volunteer fire department that provides firefighting services to the Shelter Cove Resort Improvement District, which covers 49 square miles, with over 600 homes, 9 hotels, 2 beaches, and a public airport. The Shelter Cove volunteers protect this District with 4 fire engines, 1 ALS/BLS ambulance, 2 ATV rescue units, and 2 ocean rescue units. There are 238 fire hydrants on the Resort Improvement District No.1 water system that cover the entire developed area of the ULC within 1,000 feet of the hydrants. The Shelter Cove VFD has a "6" ISO rating

The Resort Improvement District No.1 received approximately \$ 440,000 in property tax and special tax revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office). The District special tax generates approximately \$95,000 in revenue. The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 10 percent of the annual revenue of the Resort Improvement District. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

Wastewater. According to the 2009 Municipal Service Review:

The RID provides wastewater services to approximately 89% of homes within the district boundary. Figure 2, on page 6, shows the wastewater (sewer) service area in green. The district provides wastewater services to approximately 464 connections; 95% of these connections are residential and 5% are commercial. The service includes wastewater collection, treatment, and disposal. RID's collection system incorporates both gravity mains and nine lift stations. The wastewater treatment plant (WWTP) consists of coarse screening, two oxidation ditches, two clarifiers, and chlorination/dechlorination facilities.

All year, in varying amounts, the district discharges treated effluent into the Pacific Ocean. During dry weather, in the spring and summer months, some or all of the treated effluent receives additional filtration and disinfection before being discharged to a storage pond that supplies a spray irrigation system on the district's nine-hole golf course. Sludge is dewatered and transported to the Humboldt County solid waste transfer station for landfill disposal.

According to the district's discharge permit, the WWTP is designed for an average dry weather flow of 0.17 million gallons per day (MGD), an average wet weather flow of 0.27 MGD, and a peak wet weather flow of 0.77 MGD.

The district's wastewater flows currently range between 0.1 MGD during dry weather and 0.5 MGD during wet weather. Therefore, the district is operating at approximately 59% dry weather capacity and 78% wet weather capacity. The RID wastewater system's inflow and infiltration (I & I) peaking factor is five. The peaking factor is a ratio of maximum daily flow to the average daily flow.

The RID’s collection system experiences I & I during winter storms and needs renovations to reduce the I & I peaking factor. The facility completed an Administrative Civil Liability Order (ACLO) compliance project in 2007 addressing this issue.

The district has invested hundreds of thousands of dollars into sewer collection system rehabilitation since 1980, including video inspections, point repairs, manhole patching and pipe replacement in its efforts to reduce I&I. Progress has been slow, but effective in reducing the number of high flow incidents.

Storm Drainage. The Shelter Cove ULC is shown as Zone D on the flood plain map and contains the unmapped flood plain of the Klamath River and its tributaries (FEMA FIRM Panel 0600601800B). The Zone “D” designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. Shelter Cove is located along the Pacific Ocean and susceptible to tsunami inundation and the effects of coastal bluff erosion from wave action. There are no developed storm drainage collection facilities within or adjacent to the Shelter Cove ULC. Storm drainage associated the Shelter Cove Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Pacific Ocean.

**Needs and Deficiencies**

- No public health problems or other limitations associated with the Shelter Cove water system have been identified.
- No public health problems or other limitations associated with the Shelter Cove wastewater system have been identified.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

Shively

**Location**

Shively is located in southern Humboldt County along the Avenue of the Giants, approximately 23 miles south of Fortuna and approximately 48 miles north of Garberville. This ULC is not a Census Designated Place nor does it have any unique Census mapping, therefore the ULC was identified using the proposed General Plan Update land use designations. There were approximately 38 housing units and 69 people in the approximately 450 acre Shively ULC, based the Census Block data comprising the ULC.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Shively ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

Use of Land (based on Use Code)	Acres
Single Family Residential	34

Improved, Rural Residential 1-5 acre	10
Improved, Rural Residential 5-20 acre	54
Improved, Rural Residential >20 acre	36
Vacant Low/Medium Density Residential	25
Vacant Rural Residential	112
Public Land (Schools, Non Taxable)	182
<b>Total</b>	<b>453</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	376
AR (5-20)	22
RL (1-5)	55
<b>Total</b>	<b>453</b>

### **Infrastructure and Services**

**Water System.** There is no community water system in Shively. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. The County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in the Shively. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site.

**Structure Fire Protection Services.** There is no local agency responsible for fire protection in Shively. According to the Humboldt County Community Wildfire Protection Plan, Shively is within the response area of the Redcrest VFC and the Scotia VFD. See the Redcrest ULC for a discussion of the Redcrest VFC and the Scotia ULC for a discussion of the Scotia VFD.

Shively is located approximately six miles from Redcrest using the summer bridge at Holmes Flat and 13 miles from Scotia using Shively road. There are no fire hydrants within Shively. As a result, the responding fire department must rely on the tank water carried on their fire engines and on-site water tanks that may be available near the fire.

**Wastewater.** Community wastewater treatment and disposal is not available in the Shively ULC. The maximum allowable density for the AE land use designation is one dwelling unit per 20 acres and one dwelling per five acres within the Agriculture-Rural land use designation. Parcels within the Shively ULC range in size from 0.125 acres to 45 acres. The nearest wastewater system is located in Scotia, approximately 13 miles north of Shively, well beyond the feasible distance for service extension.

**Storm Drainage.** A significant portion of the Shively ULC is located within the 100-Year Flood Plain (FEMA FIRM Panel 0600601340B) of the Eel River and is subject to Humboldt County Flood Hazard Regulations. There are no developed storm drainage collection facilities within or adjacent to the



Shively ULC. Storm drainage associated the Alderpoint Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Eel River.

**Needs and Deficiencies**

- Public health problems or extraordinary supply limitations associated with on-site water have not been identified for the Shively ULC or surrounding area.
- Although wastewater service is not available in Shively, its absence would not be considered a limitation on development or a public health concern.
- The lack of ongoing revenue to support fire protection services has been identified as a problem for Humboldt County fire protection service providers, especially those providers not associated with a local agency. The communities served by the Redcrest VFC should be encouraged to follow the example of Briceland and Bridgeville to seek voter approval to form a district and establish an ongoing funding source through a special assessment or tax.
- The flooding of the Eel River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations would be considered adequate to address this threat.

Stafford

**Location**

Stafford is located several miles from Scotia along US 101. This ULC is not a Census Designated Place nor does it have any unique Census mapping, therefore the ULC was identified using the proposed General Plan land use designations. There were approximately 61 housing units and 106 people in the approximately 232 acre Stafford ULC, based the Census Block data comprising the ULC.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Stafford ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

Use of Land (based on Use Code)	Acres
Single Family Residential	12
Improved, Rural Residential 1-5 acre	21
Improved, Rural Residential 5-20 acre	34
Improved, Rural Residential >20 acre	42
Vacant Low/Medium Density Residential	4
Vacant Rural Residential	9
TPZ Vacant	5
Commercial	18
Public Land (Schools, Non Taxable)	88
<b>Total</b>	<b>232</b>

General Plan Land Use	Acres
AE	158
AR (5-20)	42
CF	0
CFR	18
PF	0
RL (1-5)	14
<b>Total</b>	<b>232</b>

### Infrastructure and Services

Water System. There is no community water system in Stafford. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. The County Department of Health and Human Services Land Use Program does not indicate that there are any significant area-wide limitations restricting the development of on-site water systems in the Stafford. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site.

Structure Fire Protection Services. There is no local agency responsible for fire protection in Stafford. According to the Humboldt County Community Wildfire Protection Plan, Stafford is within the out of district response area of the Scotia VFD. See the Scotia ULC for a discussion of the Scotia VFD.

Stafford is located approximately 3.5 miles from Scotia. There are no fire hydrants within Stafford. As a result, the responding fire department must rely on the tank water carried on their fire engines and on-site water tanks that may be available near the fire.

Wastewater. Community wastewater treatment and disposal is not available in the Stafford ULC. The maximum allowable density within the LC is on the south side of US 101 in the area planned Residential Low Density 1-5 dwelling units per acre, almost all of which are already developed with single family residences. Parcels within the Stafford ULC range in size from 0.15 acres to 40 acres. The nearest wastewater system is located in Scotia, approximately 2.5 miles north of Stafford, which is likely beyond the feasible distance for service extension.

Storm Drainage. Almost all of the Stafford ULC is located within the 100-Year Flood Plain (FEMA FIRM Panel 0600601310B and 0600601305B) of the Eel River and is subject to Humboldt County Flood Hazard Regulations. There are no developed storm drainage collection facilities within or adjacent to the Stafford ULC. Storm drainage associated with Stafford Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Eel River.

### Needs and Deficiencies

- Public health problems or extraordinary supply limitations associated with on-site water have not been identified for the Stafford ULC or surrounding area.

- Although wastewater service is not available in Stafford, its absence would not be considered a limitation on development or a public health concern.
- This community should annex to the local agency that provides out of district fire protection services to the area or find some other means to establish a dependable ongoing funding source for this service.
- The flooding of the Eel River is a significant threat to life and property in this area. It would likely be infeasible to develop flood protections to mitigate flood risk. However, adherence to flood hazard regulations would be considered adequate to address this threat.

## Weott

### **Location**

Weott is located on the Avenue of the Giants between Redcrest and Myers Flat. This ULC was mapped using the 2010 Weott Census Designated Place boundary. The ULC contains the entire Weott Sanitary District (Weott CSD) and the Weott portion of the Avenue of the Giants Community Planning Area. There were a total of 86 housing units and 176 people in the approximately 493 acre Weott ULC, based on the 2010 Census.

### **Existing and Planned Uses**

Land Use. The following tables describe the land within the Weott ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	41
Multi Family Residential	8
Improved, Rural Residential 1-5 acre	13
Improved, Rural Residential 5-20 acre	17
Vacant Low/Medium Density Residential	5
Vacant Rural Residential	2
TPZ Improved	42
Commercial	2
Public Land (Schools, Non Taxable)	362
<b>Total</b>	<b>493</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AR (5-20)	59
CG	2
CR	2
CS	1
HWY 101	49
P	253

General Plan Land Use	Acres
PF	11
RL	51
RL (1-5)	47
RM	2
T	17
<b>Total</b>	<b>493</b>

### Infrastructure and Services

There are two local agency service providers in Weott, the Weott Sanitary District (Weott CSD) which provides water and wastewater service and structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Weott.

The following information is from the Weott CSD Municipal Service Review 2012:

The Weott CSD water system is supplied by two surface springs located in the Humboldt Redwoods State Park (a designated wilderness area) across the Eel River and south of Bull Creek. The district has approximately 143 existing service connections and provides water to all areas within its service boundaries. According to the Weott CSD, there is one water service connection outside of the district's boundaries that currently is not receiving service. This parcel (APN 095-191-016) is adjacent to the eastern boundary at the top of Madrone Road (see Figure 1).

The existing water system is in fair condition and suffers from historic water supply fluctuations during low flow summer months. Source capacity is estimated at 253,000 gallons per day (gpd) if the pumps are operated 24 hours per day (Weott CSD, 2012). The treatment capacity is limited by filtration and is estimated at 113,000 gpd if the filters are operated 22 hours per day, with the remaining time allowed for backwash cycle (Humboldt County, 2008).

As reported in the Humboldt County Community Infrastructure and Services Technical Report (2008), the district's average daily water use is approximately 129,000 gpd and overall peak daily use is currently in excess of the spring's source capacity and the treatment plant's treatment capacity. However, according to the Weott CSD, since 2008 the district has installed water meters on all service connections and repaired water leaks in the system, which has dramatically reduced average daily water use to approximately 25,000-30,000 gpd (Weott CSD, 2012). The Weott CSD's water distribution system is all four inch diameter pipe or smaller, which does not provide sufficient fire flows as set forth by California Fire Code standards. The district has two water storage tanks with a total storage capacity of approximately 169,000 gallons. While the Weott CSD would like to replace the springs or augment them with a well in the hills east of Highway 101, it is doubtful the district's finances will permit this at present.

The Weott CSD requested that the Humboldt County Board of Supervisors declare a water emergency after a leak developed in a supply line during an accelerated effort to refill a Weott Community Services

District Board tank after it was discovered that 20,000 gallons of water had been stolen from it between July 21 and July 22 of 2013. The emergency work is underway to replace the supply line.

Structure Fire Protection Services. The Weott CSD, through the Weott Volunteer Fire Department (VFD), provides structure fire protection services within the Weott ULC. The Weott VFD has eight volunteer firefighters and responded to 46 calls for service in 2012. The Weott VFD's apparatus include a 2004 Type-2 engine and a rescue vehicle.

There Weott CSD water system contains 22 fire hydrants, and almost the entire Weott ULC is located within 1,000 feet of the hydrants. The fire department must use water carried on fire engines to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Weott VFD has a "8" ISO rating within the hydranted area, and "9" outside.

The Weott CSD received \$ 4,671 in revenue from property tax and other sources in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office). All tax revenue is from one-percent property tax. The Weott FPD does not have a special tax or assessment to supplement its property tax.

Wastewater. The Weott CSD is responsible for collection, treatment, and disposal of the community's wastewater. The following information is from the Weott CSD MSR, 2012:

The Weott CSD's wastewater collection system incorporates gravity mains and one lift station that direct wastewater to a community septic tank where preliminary treatment occurs. From here, raw wastewater flows through a recirculation tank and pea gravel filter, a chlorine contact basin, and dechlorination facilities. Disposal facilities consist of both a community leachfield and direct discharge to the South Fork Eel River, although the direct discharge disposal is not currently used. Sludge is dewatered and transported to the Humboldt County solid waste transfer station for landfill disposal.

The Weott CSD currently provides wastewater service to most areas within its service boundaries. The system currently has approximately 134 residential connections, and flows currently range between 14,000 gpd during dry weather and 30,000 gpd during wet weather. The facility has a permitted dry weather capacity of 30,000 gpd, and is therefore operating at approximately 47 percent of design capacity.

The wastewater treatment system was constructed between 1989 and 1991 and system improvements were made in 2000 under a USDA grant that included improvements to the lift station, chlorination/dechlorination equipment, and the gravel filter distribution piping. The system currently is operating well within its design capacity, and no system upgrades are planned other than typical maintenance.

Storm Drainage. The Weott ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600601525B) of the South Fork Eel River. The 100-Year Flood Plain does not affect most of the developed area of Weott. The Avenue of the Giants Community Plan EIR states that "The 1964 flood ... caused devastating effects throughout the watershed. A total of nineteen lives were lost and close to 100,000,000 dollars in

damage occurred as a result of the flood... All of the communities along the South Fork were virtually devastated.” Land within the 100-year flood plain is land is subject to Humboldt County Flood Hazard Regulations. Storm drainage associated with County roads in Weott consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

**Needs and Deficiencies**

- No public health problems or other limitations associated with the Weott CSD water systems have been identified, except for the current water emergency that is in the process of being addressed.
- No public health problems or other limitations associated with the Weott CSD wastewater systems have been identified.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

Westhaven

**Location**

Westhaven is located along the Humboldt County coast along US 101, approximately eight miles north of McKinleyville and approximately 3.5 miles south of Trinidad. This ULC was mapped using the 2010 Westhaven-Moonstone Census Designated Place boundary. The ULC extends from Little River in the south to McConnahas Mill Creek in the north and contains the entire Westhaven CSD boundary, and includes most of the Trinidad-Westhaven Community Plan Area and the portion of the Trinidad Area Plan south of the City of Trinidad. There were a total of 413 housing units and 857 people in the approximately 5,200 acre Westhaven ULC, according to the 2010 Census.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Westhaven ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	308
Multi Family Residential	22
Improved, Rural Residential 1-5 acre	228
Improved, Rural Residential 5-20 acre	200
Improved, Rural Residential >20 acre	138
Vacant Low/Medium Density Residential	70
Vacant Rural Residential	265
TPZ Improved	167
TPZ Vacant	2,659
Industrial	1

Public Land (Schools, Non Taxable)	1,137
<b>Total</b>	<b>5,195</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	26
AEP	158
CPA	1514
CR	9
HWY 101	91
NR	48
PF	19
PR	42
RR	1
RR(A)	44
RR(C)	391
RR(D)	63
RR(E)	41
RR(F)	21
RV	204
RX	10
T	2,072
TC	439
<b>Total</b>	<b>5,195</b>

### **Infrastructure and Services**

There is one local agency service provider in the Westhaven ULC, the Westhaven CSD which provides drinking water to approximately 233 connections based on the Community Infrastructure and Services Technical Report (Winzler and Kelly, 2008). The Westhaven Volunteer Fire Company (VFC) provides structural fire protection to the community, but is not a local agency and only receives revenue from donations. There is no wastewater service provider in this community and no drainage facilities, other than those located within the County roadways.

Water System. According to the Westhaven CSD Municipal Service Review, 2007:

The District's water supply comes from three small, spring-fed tributaries of Two Creek at the eastern edge of the community and a 100-foot deep well within the District Boundary. The creek sources represent approximately 75% of the total source capacity, with the well accounting for the remaining 25%.

Source capacity varies between 40 and 60 gallons per minute (0.058 – 0.086 million gallons per day (MGD)). During an early 1990s system-upgrade, the District expended considerable resources in efforts to locate additional local water sources. Except for the well, no additional

sources that could be developed in an economically feasible manner were located within the District.

Source water is directed to a sedimentation chamber followed by slow sand filtration. The filters have a capacity of 115,200 gallons per day (gpd). After filtration, water is chlorinated, then stored in a 100,000 gallon concrete storage tank. Three pressure zones exist within the District: the main zone served by the storage tank, a high pressure zone serviced by a booster station at the chlorination building, and a low pressure zone on the west side of U.S. Highway 101.5

In 2004, average daily use was approximately 0.039 MGD and peak daily use was 0.066 MGD.<sup>6</sup> Given that total source capacity varies between 0.058 and 0.086 MGD over a 24 hour period and existing maximum day demands are 0.066 MGD, the system operates in excess of summertime source capacity. Based on present and projected water use levels, Westhaven CSD does not have the ability to meet the water demands of future development without the need to supplement supplies, storage, and delivery systems.

Drinking water is supplied to District customers through approximately 7.5 miles of piping overall, 50% of which is less than four inches in diameter. Thirty-five percent of the distribution system consists of 6-inch or 4-inch C-900 PVC, 20% is 4-inch or 3-inch AC,

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, Founded in 1950, the Westhaven Volunteer Fire Department (WVFD) is supported solely by donations and our annual bake sale, "The Wild Blackberry Festival." The bake sale is held on the last Sunday in July and features blackberry pies and jams handmade by the Westhaven Ladies Club. Westhaven VFD has a primary response area that includes 450 homes from Crannell and Clam Beach, to the Trinidad city limits, with auto and mutual aid from Arcata to Orick. Since 2010, the Westhaven VFD received several grants, including a \$8,800 grant for medical equipment from the Indian Gaming Impact Fund, and a grant from the Department of Homeland Security, facilitated through the Humboldt County Office of Emergency Services, for rope rescue equipment and a thermal imaging camera. All of our equipment is grant funded or a gift from county fire departments. Our apparatuses include: E8411: 1963 Crown Fire Coach (1000gpm/750gal); A8444:1986 F350 E-One (250gpm/250 gal); E8455:1975VanPelt (300gpm/2500gal) water tender; and Rescue 8477:2001 Expedition 4x4. The Westhaven VFD hopes to build a 2-bay addition onto our station in the near future in order to help improve our ISO rating and provide better service to our community.

Volunteer fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters. Because the Westhaven FC is not associated with a local agency it is not eligible to receive property tax revenue and has no ability to raise revenue through special taxes or special assessments, the primary sources of ongoing revenue for fire protection. . The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.



Wastewater. Community wastewater treatment and disposal is not available in the Westhaven ULC . The maximum allowable density in the in the Westhaven ULC is found in the portion planned Rural Village which allows up to three dwelling units per acre. The nearest wastewater system is located in McKinleyville approximately seven miles south of Westhaven, well beyond the feasible distance for service extension.

Storm Drainage. Almost all of the Westhaven ULC is located outside the 100-Year Flood Plain (FEMA FIRM Panel 0600600450B). Flooding was not identified as a major issue in planning for the Westhaven community as part of the Trinidad Area Plan. Coastal high water and storm surges may contribute to coastal bluff erosion affecting the Scenic Road area of the Westhaven ULC. There are no developed storm drainage collection facilities within or adjacent to the Westhaven ULC. Storm drainage associated the Westhaven Road and other County roads through the community site consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Pacific Ocean.

**Needs and Deficiencies**

- No public health problems or other limitations associated with the Westhaven CSD water systems have been identified.
- Although wastewater service is not available in Westhaven, its absence would not be considered a limitation on development or a public health concern.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern.

Whitethorn

**Location**

Whitethorn is located in south western Humboldt County near the Mattole River on the Briceland-Thorne Road, approximately 19 miles west of Garberville and approximately 13 miles east of Shelter Cove.

This ULC was mapped using the proposed General Plan Update Rural Community Center, Residential Estates, and Rural Residential boundary, which generally follows parcels lines comprising the core of the community. The only local service provider within the Whitethorn ULC is the Whitethorn FPD. Whitethorn is not located within a Community Plan area. There are approximately 83 housing units and 162 people in the approximately 1,225 acre Blocksburg ULC, based on Census 2010 Block data.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Whitethorn ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

Use of Land (based on Use Code)	Acres
Single Family Residential	49

Improved, Rural Residential 1-5 acre	51
Improved, Rural Residential 5-20 acre	207
Improved, Rural Residential >20 acre	437
Vacant Low/Medium Density Residential	13
Vacant Rural Residential	54
TPZ Improved	21
TPZ Vacant	76
Commercial	1
Public Land (Schools, Non Taxable)	317
<b>Total</b>	<b>1,226</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AR	726
AS	112
RCC	86
T	302
<b>Total</b>	<b>1,226</b>

### **Infrastructure and Services**

Water System. There is no community water system in Whitethorn. Residential, commercial, and agricultural land uses produce drinking and agricultural water through on-site water systems. Surface water flows are limited in the Mattole watershed and groundwater may be available through the Mattole River Valley Groundwater Basin, however limited information is available. However, parcels must be large enough to meet the setback requirements to septic systems and property lines and demonstrate to the satisfaction of County standards that adequate water is present on site.

Structure Fire Protection Services. According to the Humboldt County Fire Chiefs' Association 2012 Annual Report, The Whitethorn VFD provides fire protection and emergency services to the Whitethorn FPD. The Whitethorn VFD has 18 members (13 volunteer firefighters and 5 Auxiliary). The Whitethorn VFD operates from a primary fire station located in the community of Whitethorn on Briceland Thorn Rd., and a second station located at Whitethorn Construction near Thorn Junction on Shelter Cove Rd.; each station houses two engines. The Whitethorn VFD's apparatus include: E5316, a 1976 Type-1 engine with a 1,000 gallon capacity (750gpm); A5346, a 1993 Type-4 engine with a 350-gallon tank (300gpm); E5320, a 1986 Type-2 engine with a 1,000-gallon capacity (1,000gpm); and E5348, a 1981 Type-4 engine, with a 300-gallon tank (250gpm). There is no municipal water system and no fire hydrants in the Whitethorn ULC. The fire department must use water carried on fire engines and water tenders to extinguish structure fires, as well as water that may be available on site. The Whitethorn VFD has a "9" ISO rating. The Whitethorn FPD received \$ 32,917 in property tax revenue in the 2011-12 fiscal year that was dedicated to fire protection services (most recent reporting available through the State Controller's Office).

Wastewater. Community wastewater treatment and disposal is not available in the Whitethorn ULC . The maximum allowable density in the Rural Community Center land use designation is 2.5 dwelling units per acre or one dwelling unit per acre if sewer is available. The nearest wastewater system is located in Shelter Cove approximately 13 miles west of Whitethorn, well beyond the feasible distance for service extension.

Storm Drainage. The Whitethorn ULC is within the 100-Year Flood Plain (FEMA FIRM Panel 0600601825B) of the Mattole River and its tributaries. There are no developed storm drainage collection facilities within or adjacent to the Whitethorn ULC. Storm drainage associated the Mattole Road and other County roads through this area consist of ditches along the uphill side of the road and culverts that ultimately convey drainage to the Mattole River through creeks and drainages.

**Needs and Deficiencies**

- Public health problems associated with on-site water have not been identified for the Whitethorn ULC or surrounding area; however, there are or extraordinary supply limitations.
- Although wastewater service is not available in Whitethorn, its absence would not be considered a limitation on development or a public health concern.
- The presence of a local agency facilitates ongoing local planning to address future funding needs for structure fire protection.
- Storm drainage or flooding would not be considered a limitation on development or a public safety concern not already addressed by local land use regulations.

Willow Creek

**Location**

Willow Creek is located along the Trinity River in eastern Humboldt County. This ULC was mapped using the 2010 Willow Creek Census Designated Place boundary. The ULC contains the entire Willow Creek CSD and the Community Planning Area. There were a total of 677 housing units and 1,276 people in the approximately 19,500 acre Willow Creek ULC, based on the 2010 Census.

**Existing and Planned Uses**

Land Use. The following tables describe the land within the Willow Creek ULC and display information according to land use type (based on Assessor’s Use Code data) and General Plan Land Use Designation.

<b>Use of Land (based on Use Code)</b>	<b>Acres</b>
Single Family Residential	645
Multi Family Residential	94
Improved, Rural Residential 1-5 acre	269
Improved, Rural Residential 5-20 acre	330
Improved, Rural Residential >20 acre	703
Vacant Low/Medium Density Residential	112
Vacant Rural Residential	311

TPZ Improved	1879
TPZ Vacant	3055
Commercial	104
Industrial	51
Public Land (Schools, Non Taxable)	12009
<b>Total</b>	<b>19561</b>

<b>General Plan Land Use</b>	<b>Acres</b>
AE	2
AL	437
AL40	839
AR	641
AR(5)	48
AR(8)	83
AR20-5	564
AS	489
CR	218
CS	122
CS/IG	2
HWY 299	141
HWY 96	3
IG	50
P	10436
PF	55
RL	88
RL(1)	1043
RL(2)	5
RL1	6
T	4289
<b>Total</b>	<b>19561</b>

### **Infrastructure and Services**

There are two local agency service providers in Willow Creek; the Willow Creek CSD which provides water and wastewater service and the Willow Creek FPD provides structure fire protection services. Humboldt County maintains urban drainage facilities associated with County roadways in downtown Redway.

Water System. The following information is from the Willow Creek CSD Municipal Service Review, adopted 2008:

The District provides water service, street lighting and operates and maintains recreation facilities. Currently the District has 970 water service connections. The District anticipates being able to accommodate 1,000 through 1,200 service connections before meeting capacity.

The District's water source is from Willow Creek. It consists of six wells located in the mouth of Willow Creek. Four wells draw water from infiltration galleries in the Willow Creek flood plain acting as a natural filtration system. Total source capacity is 3.76 million gallons per day. The water is chlorinated and treated before it is placed into the distribution system. The District monitors chlorination and turbidity 24 hours a day. The District recently constructed a new water treatment plant to bring the system into compliance with Surface Water Treatment Rule.

The District's water source consists of six wells located in the mouth of Willow Creek. Four wells draw water from infiltration galleries in the Willow Creek flood plain acting as a natural filtration system. The water is chlorinated and treated before distributed. The system has seven pressure zones, served by various storage tanks throughout the system.

In total, the District has six storage tanks with a combined capacity of 1,080,000 gallons. Pump stations are located throughout the system in areas where facilities to be served are higher in elevation than primary tanks. The District maintains approximately 24 miles of main line consisting primarily of asbestos cement pipe with some PVC and ductile iron pipe. The distribution system ranges in size from 4 inch to 12 inch. The District regularly monitors chlorination and turbidity.

The District does not have adequate storage capacity to even provide one day of supply at maximum day demand. Generally, two to three days minimum is recommended. It is unclear if the high per capita demands are due to system leaks or agricultural users. A computer model of the water system would be helpful in making future decisions regarding infrastructure upgrades. The existing surface water source is downstream of the town center's main stormwater discharge point that contains potential contaminating activities. The District is investigating State Revolving Fund projects to address this issue.

Availability of connections within the Willow Creek water system is currently limited by both its source and treatment capacity. However, treatment capacity is currently more limiting. Source capacity is limited by the District's infiltration gallery and is estimated at 3.76 MGD if the pumps are operated 24 hours per day. The treatment capacity is limited by filtration and is estimated at 2.953 MGD.

Given existing maximum day demands are 1.8 MGD, the system is operating at approximately 48% of source capacity and 61% of treatment capacity. The District has a pumping capacity of 1.9 million gallons per day (MGD). The daily average consumption during peak time is 1.6 million gallons per day. Water storage capacity is 1.1 million gallons. Current peak water use is approximately 48% of available production capacity. The new water treatment plant has been designed for 2.02 MGD, approximately 11% greater than existing peak day demands.

Structure Fire Protection Services. The Willow Creek VFD was founded in 1957 after two major business fires in downtown Willow Creek. Today, the Department consists of 22 volunteers. Apparatuses include a Type-2 water tender with a 3,000 gallon capacity (9257), two Type-2 engine pumpers (9224 & 9226), and a medium-duty rescue vehicle (9271). The Willow Creek Volunteer Fire Department has put into

service a new 2012 Ford F550, Type-6 wildland truck (Attack 9243), which has 400 gallons of water, 10 gallons of foam, wildland firefighting equipment, our second set of jaws, and our secondary rope rescue system. Plans for our second fire station are still in the design phase.

The Willow Creek VFD responded to 172 incidents in 2012. There are 77 fire hydrants on the Willow Creek CSD water system that cover 2,800 acres within 1,000 feet of the hydrants of the approximately 4,225 acres developed portion of the ULC. The fire department must use water carried on fire engines and water tenders to extinguish structure fires that are located outside the hydranted area, as well as water that may be available on site. The Willow Creek VFD has a "5" ISO rating within the hydranted area, and "9" outside.

The Willow Creek CSD received \$ 134,541 in property tax and special assessment revenue in the 2011-12 fiscal year (most recent reporting available through the State Controller's Office). All tax revenue is from one-percent property tax. The Willow Creek FPD does not have a special tax or assessment to supplement its property tax.

The average revenue from taxes and assessments for Humboldt County fire departments with less than 25 volunteer firefighters was approximately \$45,000 in 2011-12, approximately 40 percent less than the annual revenue of the Willow Creek FPD. Fire departments in Humboldt County have consistently identified a lack of adequate ongoing funding and an insufficient number of volunteer firefighters as issues affecting fire service. The Humboldt County Community Wildfire Protection Plan Countywide Action Plan has a series of goals that are directed toward helping firefighters protect the community. See the comprehensive discussion of fire related ongoing revenue strategies.

**Wastewater.** Wastewater in Orick is treated using on-site septic systems. The Willow Creek Community Wastewater Feasibility Analysis prepared by Oscar Larson & Associates in 2008 found that:

"Many septic systems (in Willow Creek) are likely substandard, undersized in either tank size or leach line. Humboldt County Division of Environmental Health has issued numerous permits for the repair of failed onsite sewage disposal systems in Willow Creek. In recent years, commercial lots in the main part of town along Highway 299 have experienced failing systems, resulting in the installation of expensive owner operated onsite systems." (page 1)

The Willow Creek CSD has conducted planning to develop a wastewater system, in addition to the Oscar Larson study, including the Preliminary Wastewater/Septage Engineering Feasibility Report, by Guy Conversano in 2002. The wastewater treatment system would be developed as a means to allow commercial development in the Willow Creek downtown core. The construction of a system would likely cost over \$6.0 million and would require considerable grant funding.

**Storm Drainage.** The Willow Creek ULC is contains the 100-Year Flood Plain (FEMA FIRM Panel 0600600685B) of the Trinity River; however most of the ULC is within Zone D (FEMA FIRM Panel 0600600725B, 0600600685B, and 0600600685B) indicating that there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. Storm drainage associated with County roads through this area consists of ditches along the uphill side of the road and culverts that ultimately convey drainage to the South Fork Eel River.

The Willow Creek Community Plan indicates that is subject to extensive flood hazards from the Trinity River. The area most impacted is the northern portion of the planning area adjacent to Highway 96. The planning area was subject to a devastating flood in December of 1964 which caused extensive damage to private property and state highways and county roads. Six miles of Highway 299 along Willow Creek suffered considerable damage and the Highway 96 bridge over Willow Creek was destroyed. The Plan designates parcels within the flood plain to restrict uses to those consistent with the hazard (flood plain zoning) or to limit future subdivisions (through parcel size combining zones). Most parcels within the Trinity River flood plain have an upland building site which is suitable for development. For these projects, a residential zone designation which restricts future subdivision development is adequate to meet Framework Plan goals

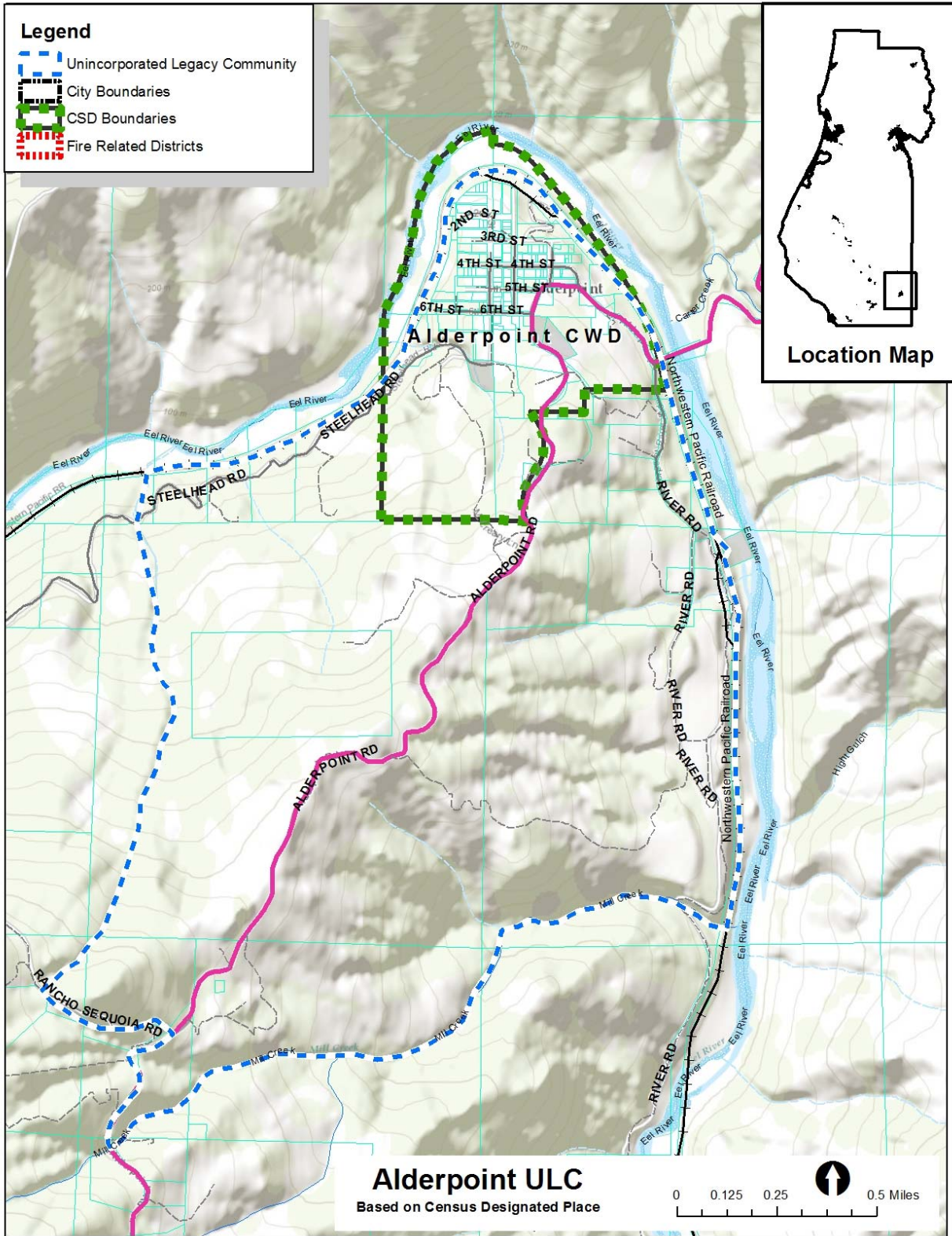
#### **Needs and Deficiencies**

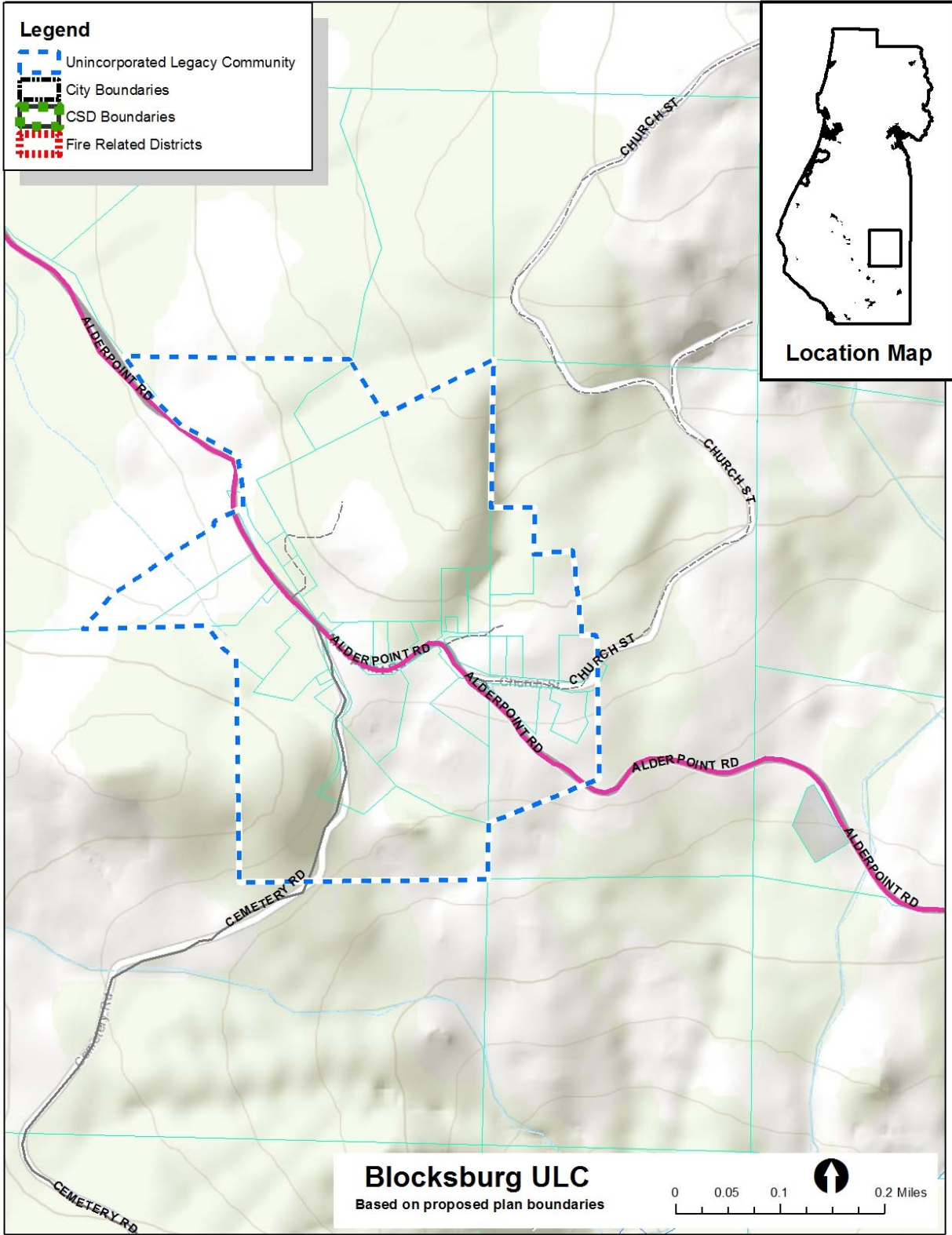
- No public health problems or other limitations associated with the Willow Creek CSD water system have been identified.
- High groundwater is considered to be a severe limitation on development.
- The presence of a local agency can facilitate ongoing local planning to address future funding needs for structure fire protection.
- The flooding of Trinity River is a significant threat to life and property in portions of this area. Adherence to flood hazard regulations would be considered adequate to address this threat.

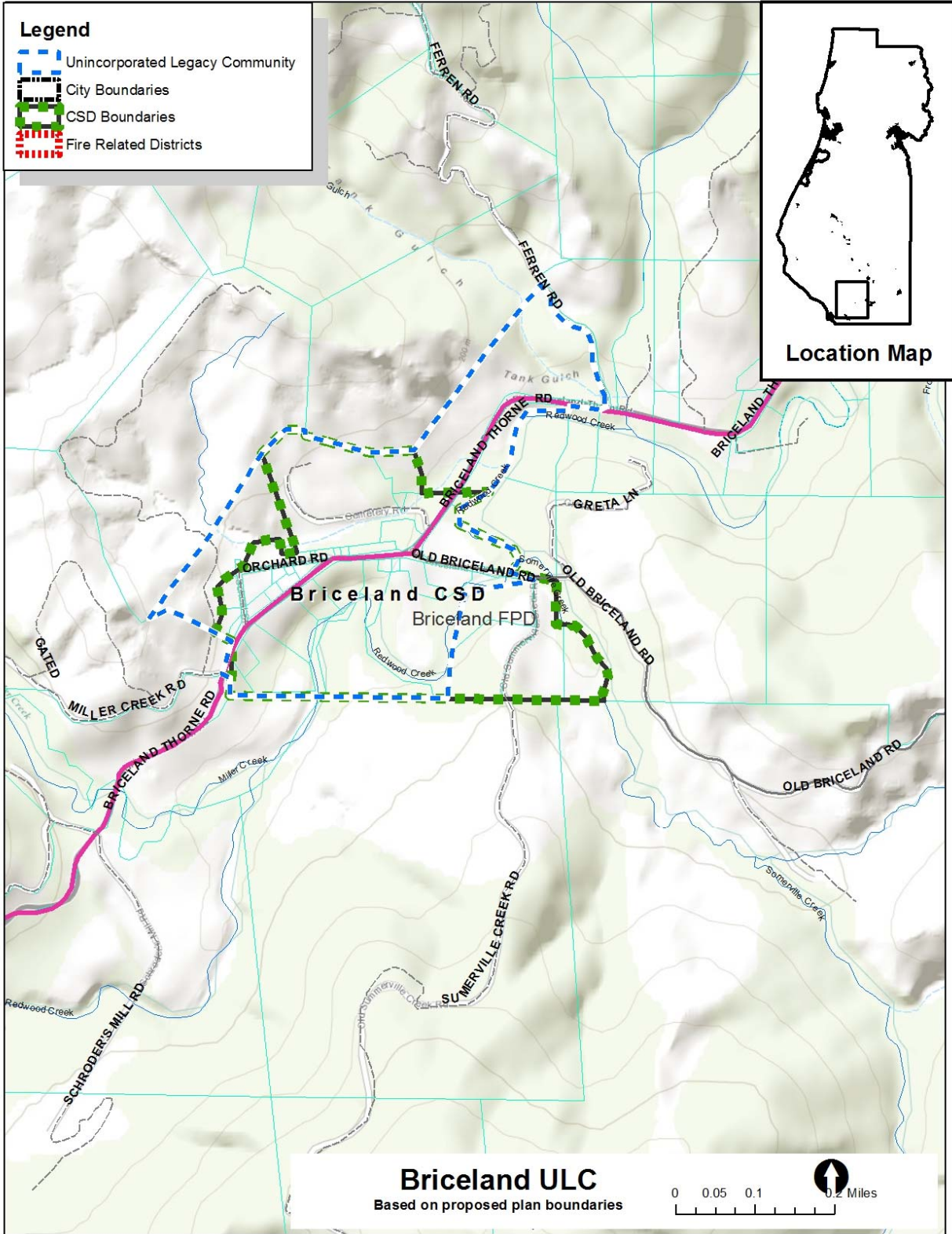
# **Disadvantage Unincorporated Legacy Communities**

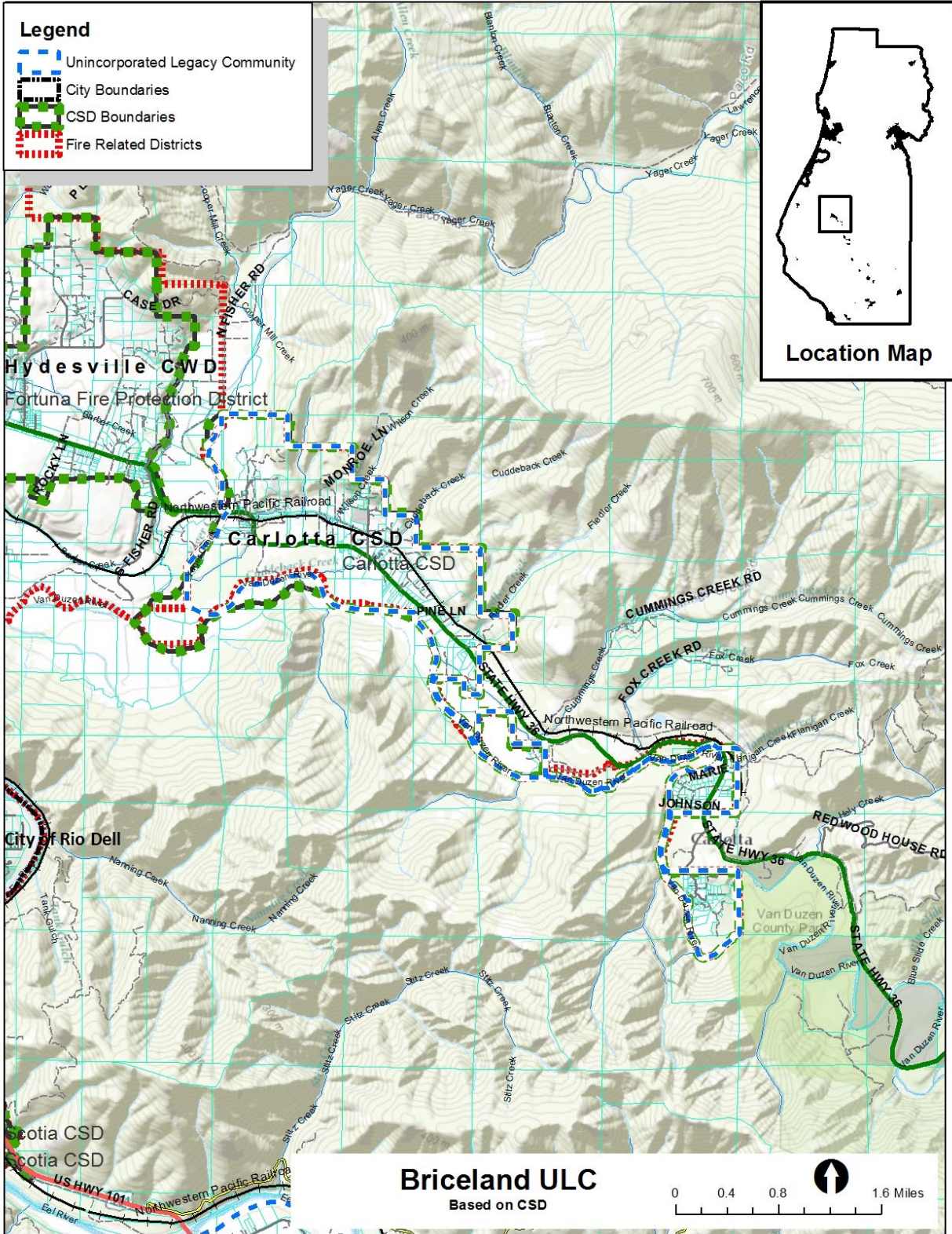
## **Maps**

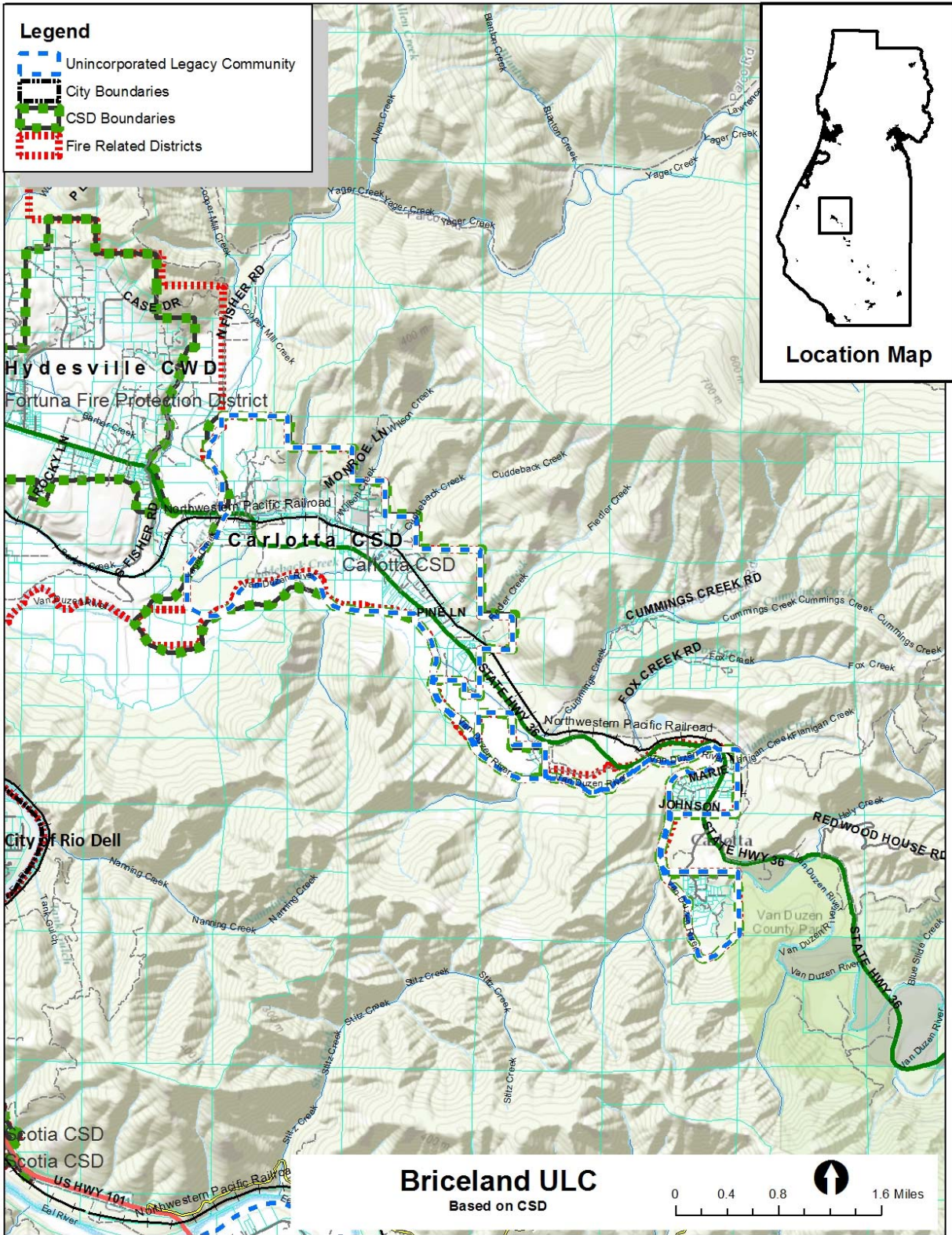


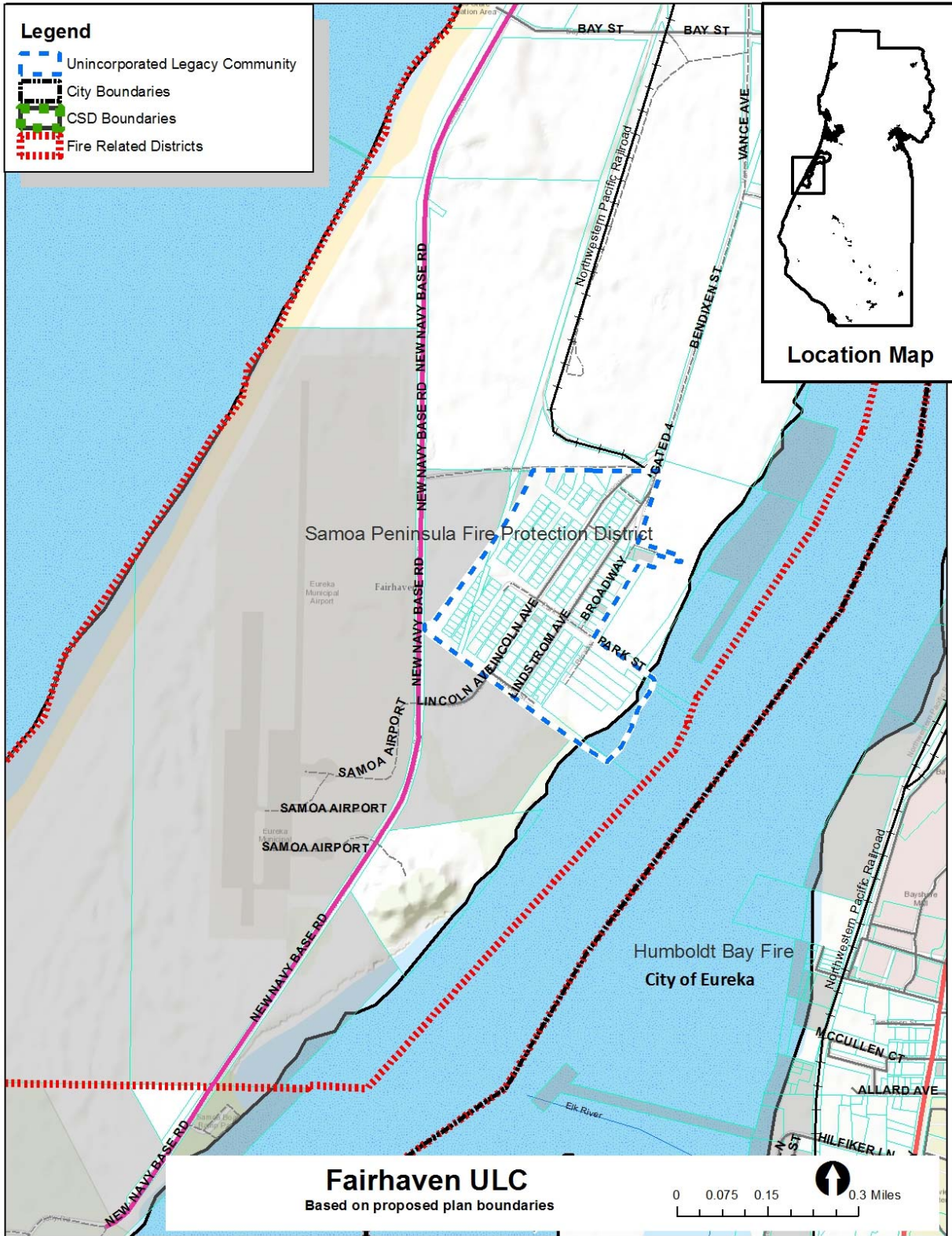


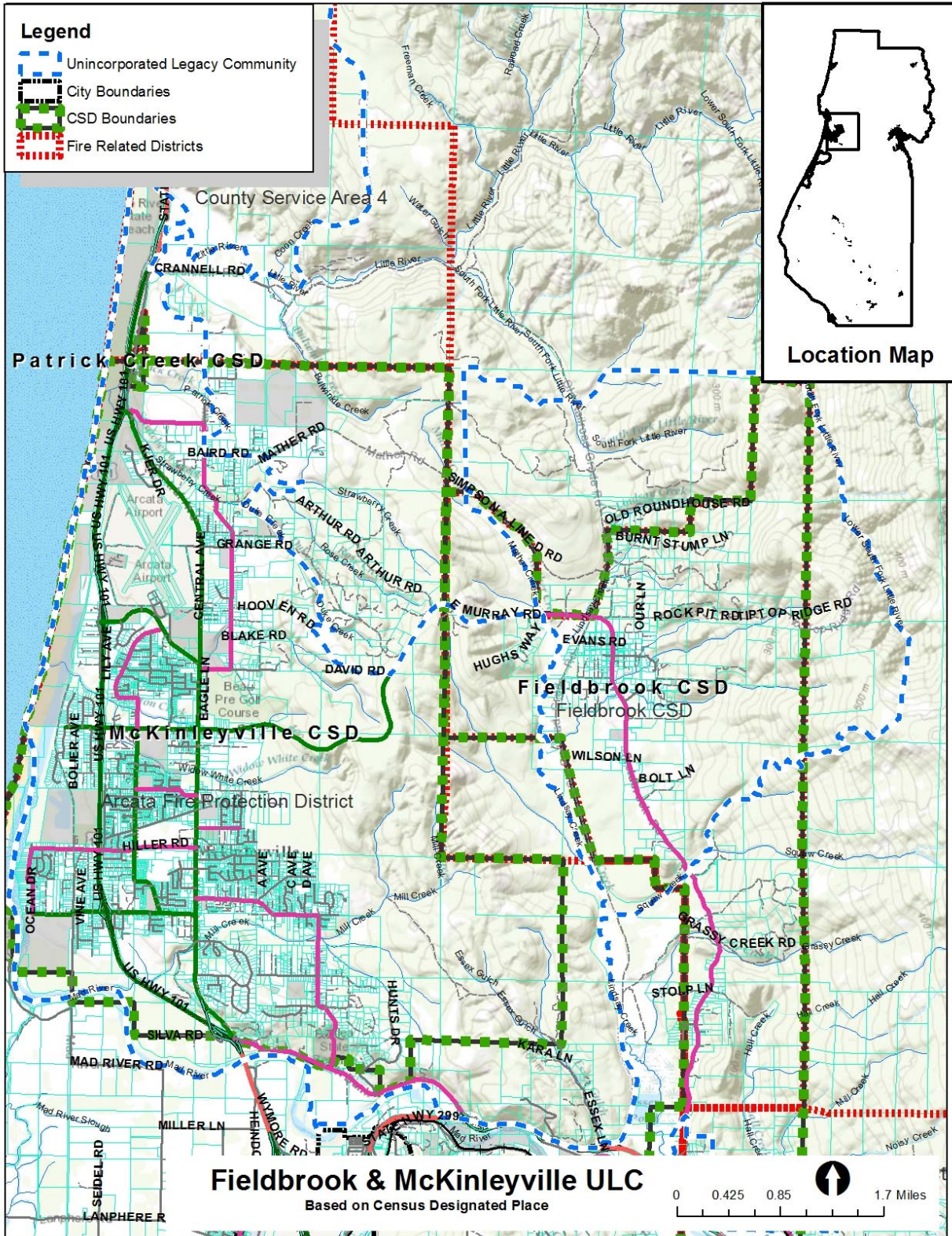


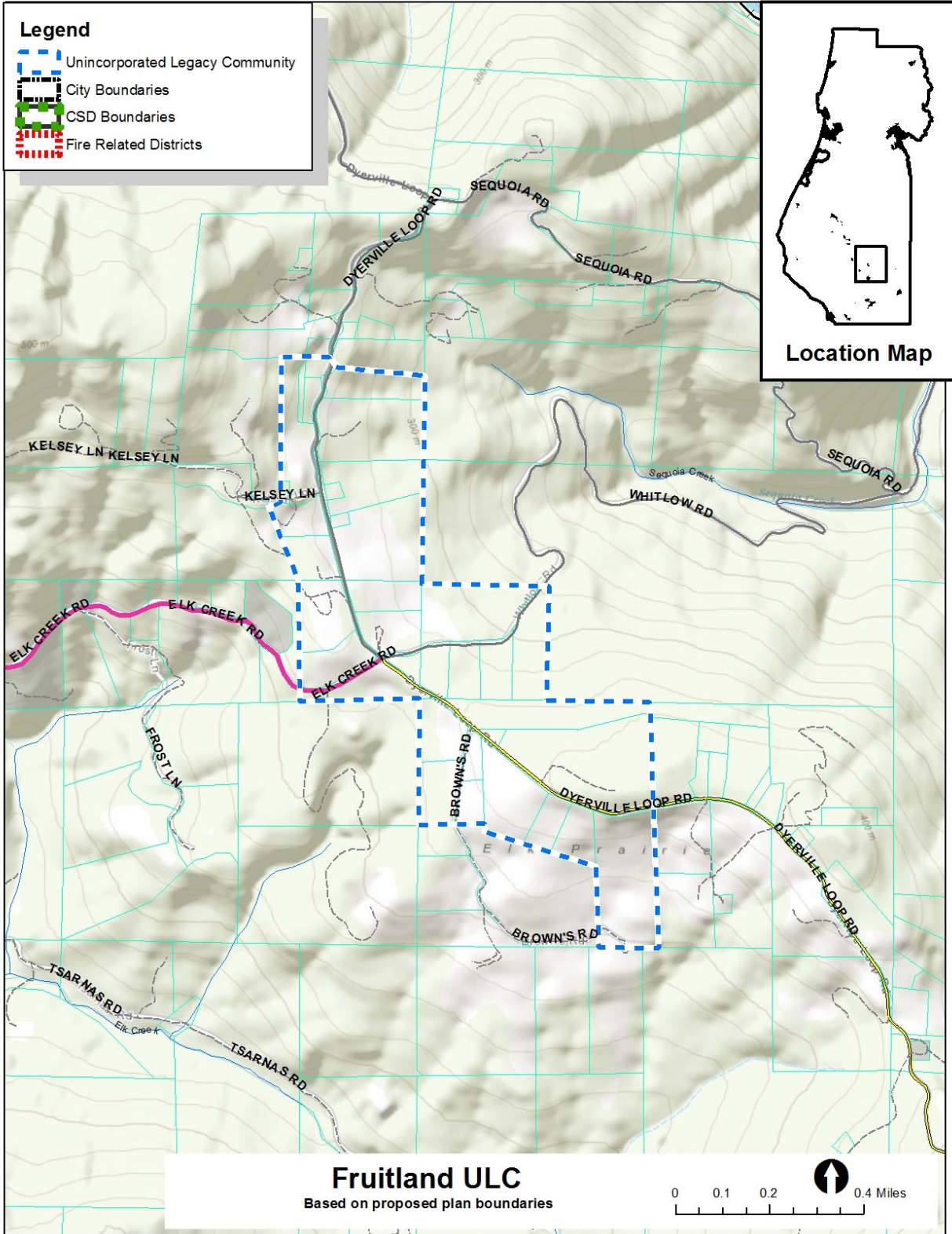




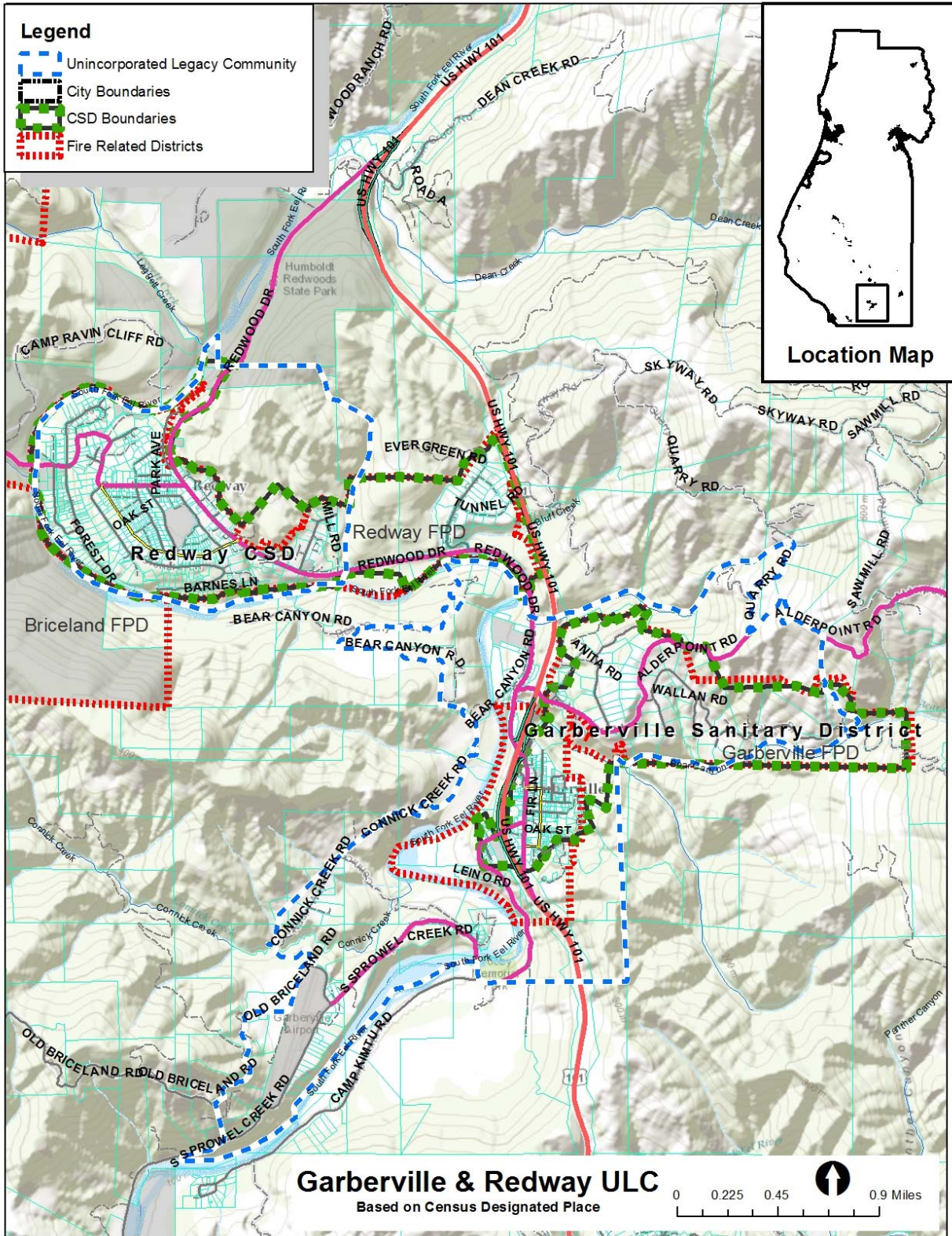


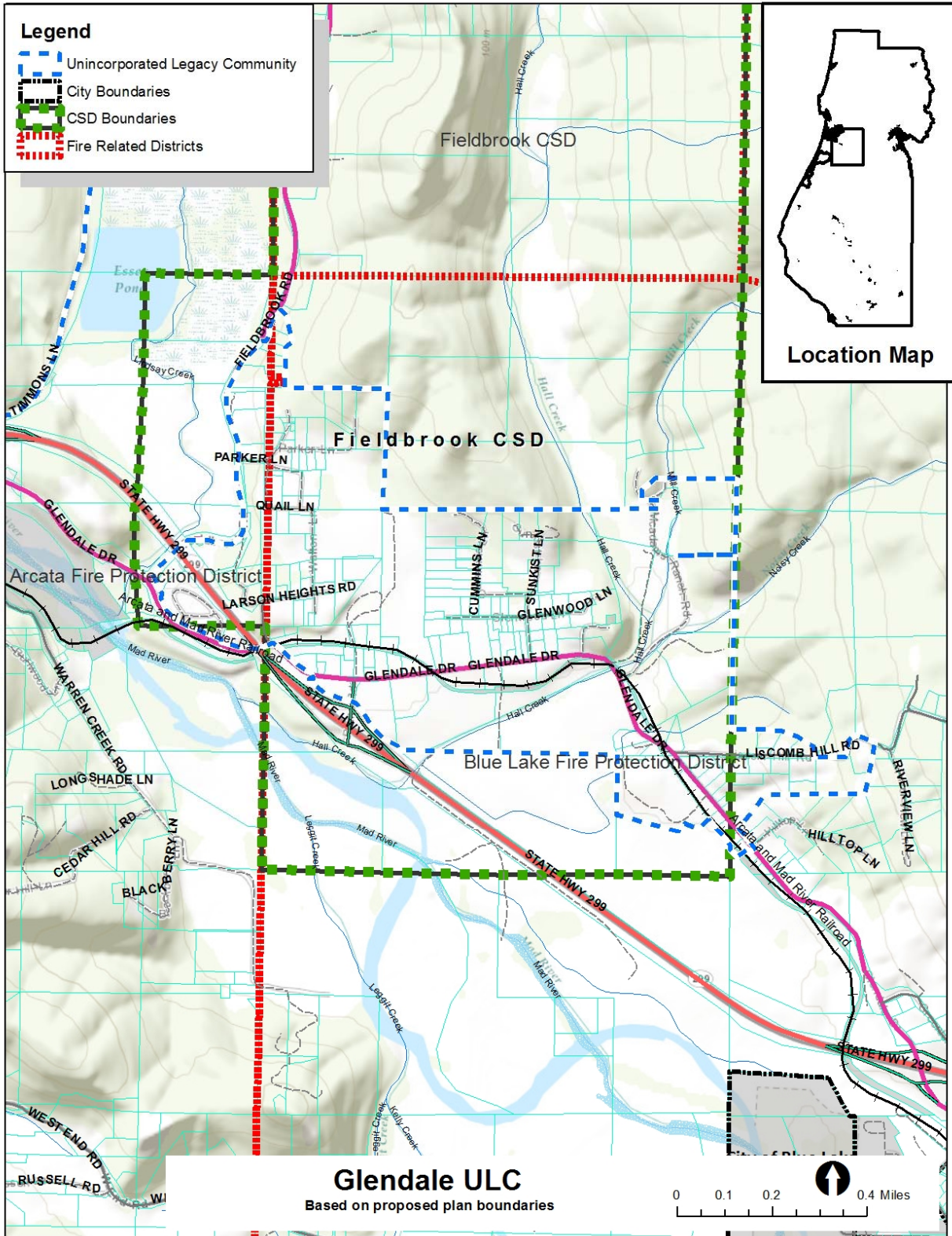


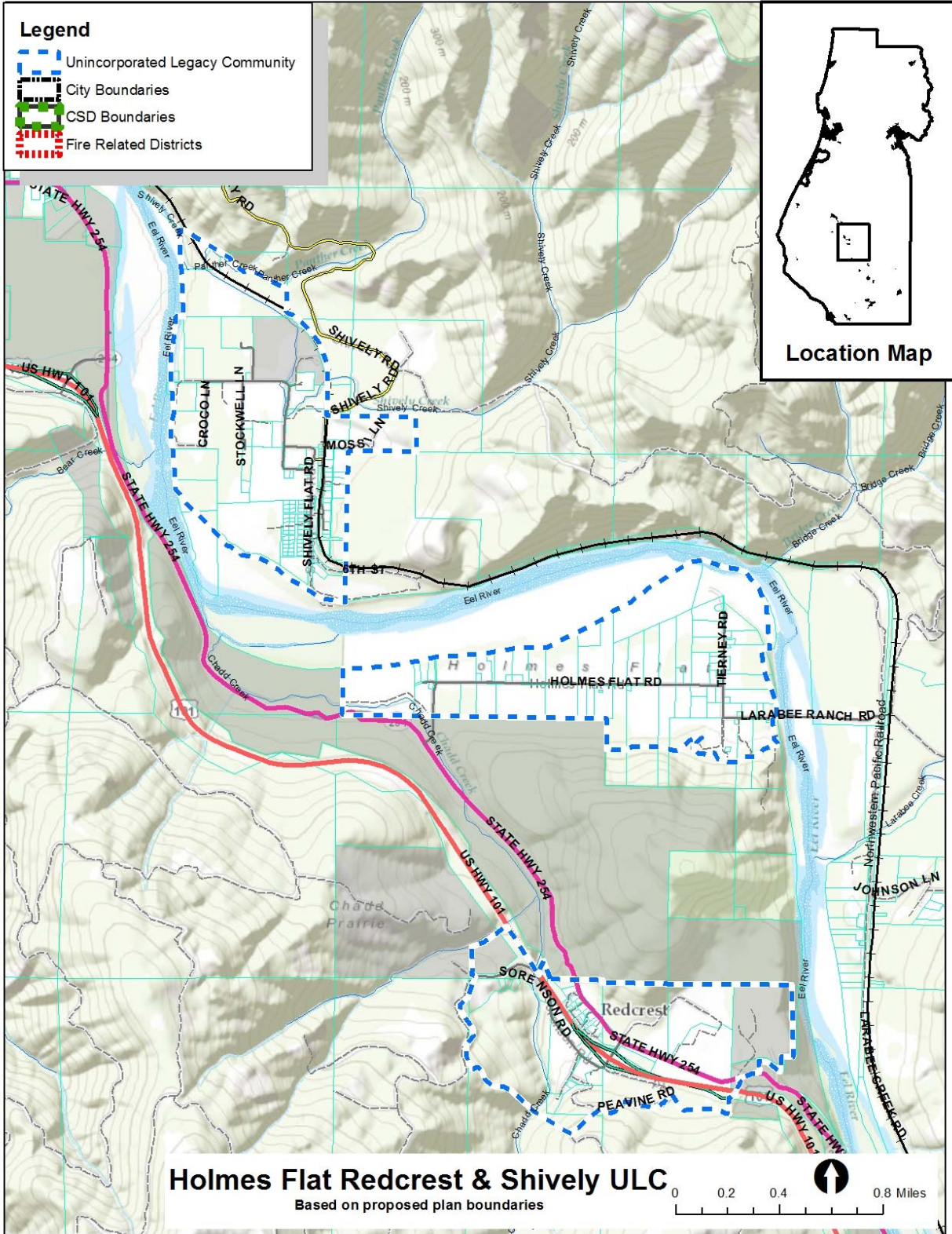


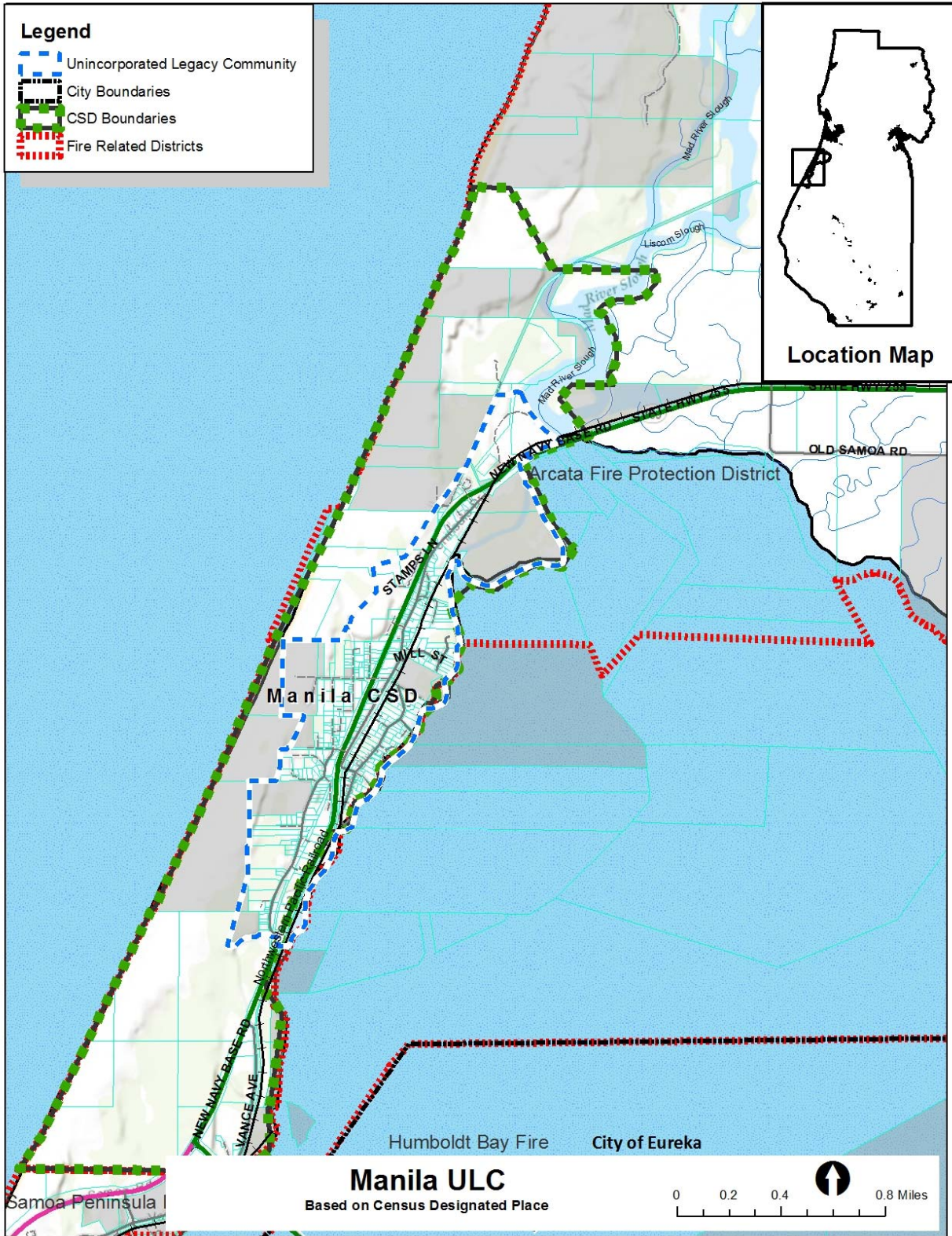


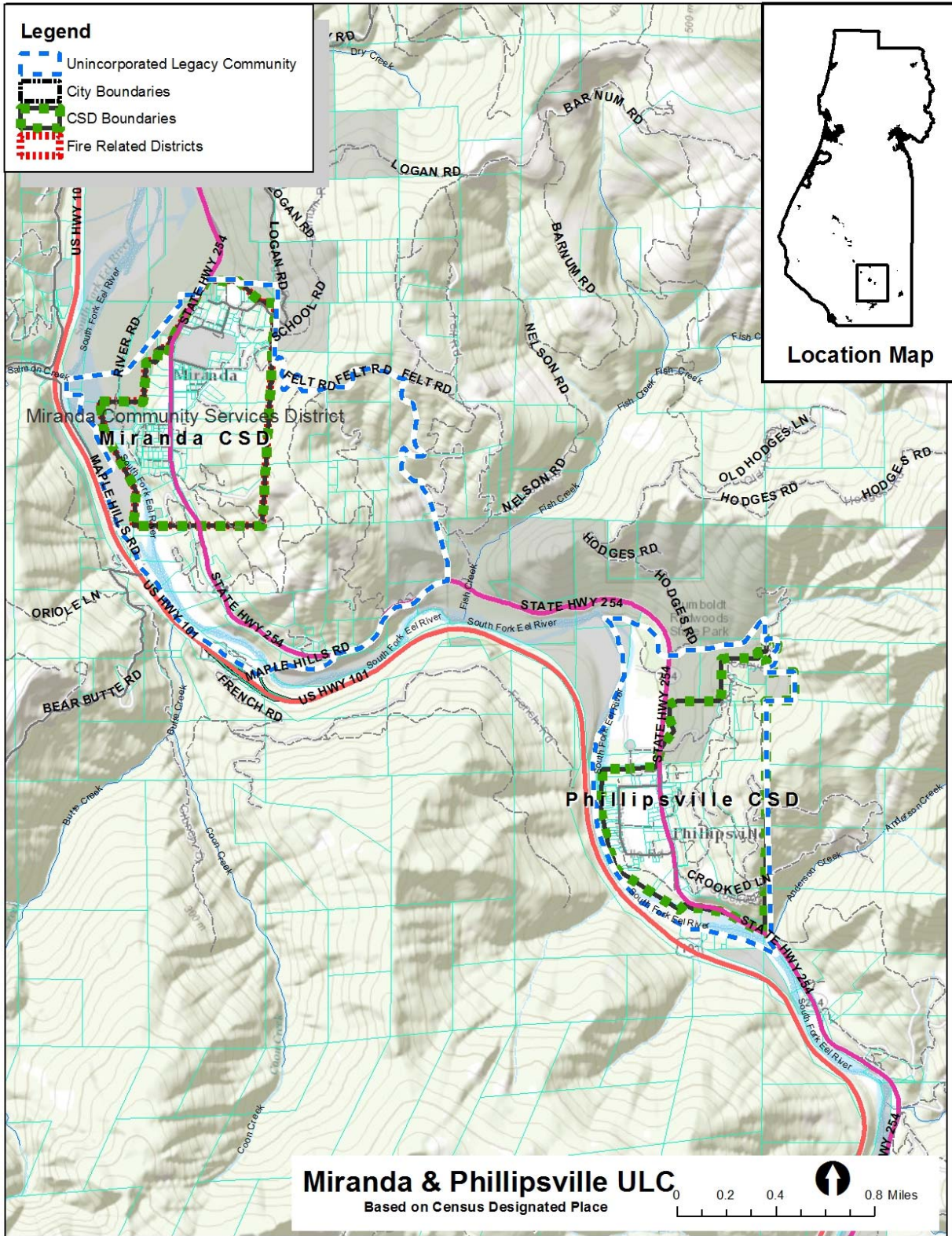


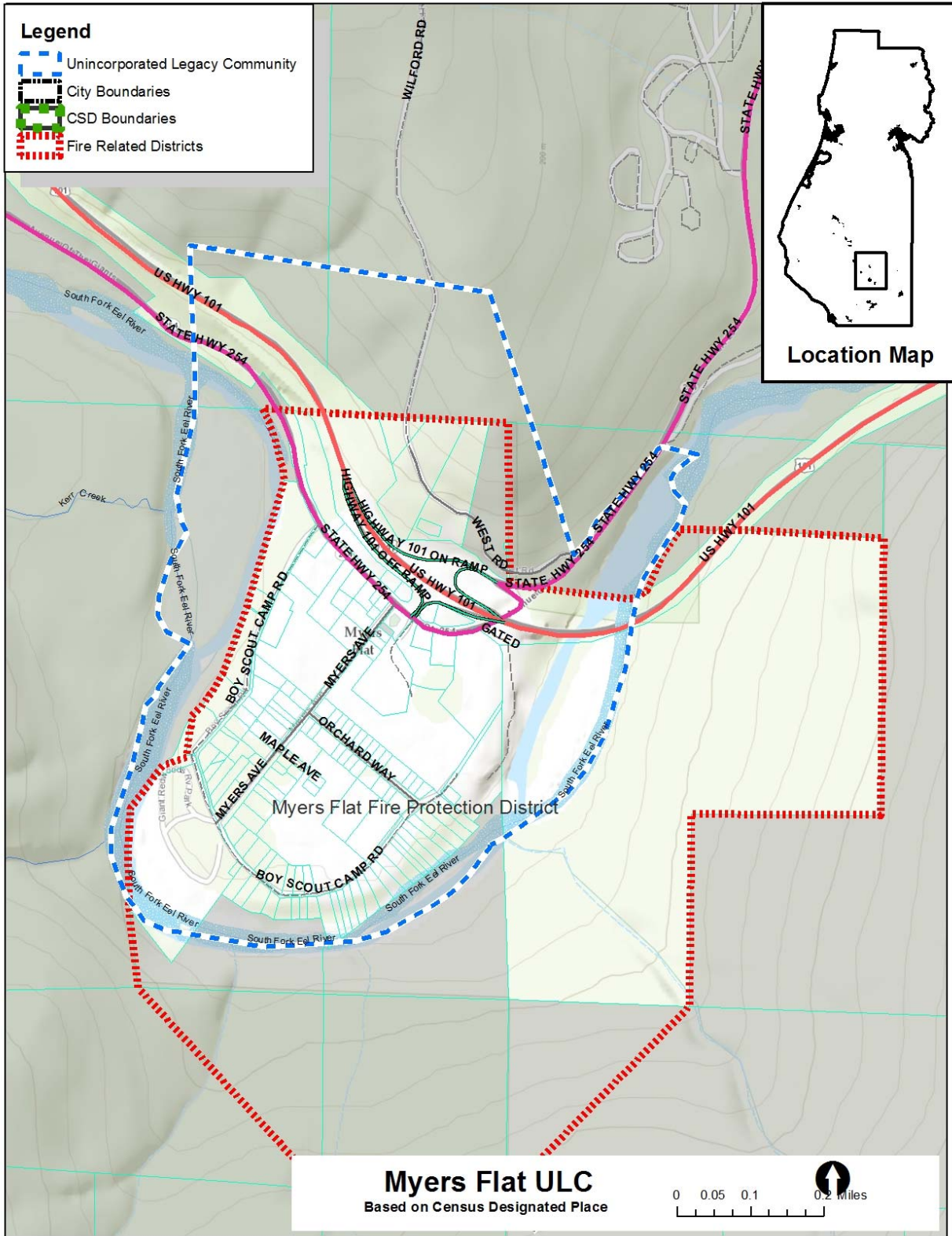


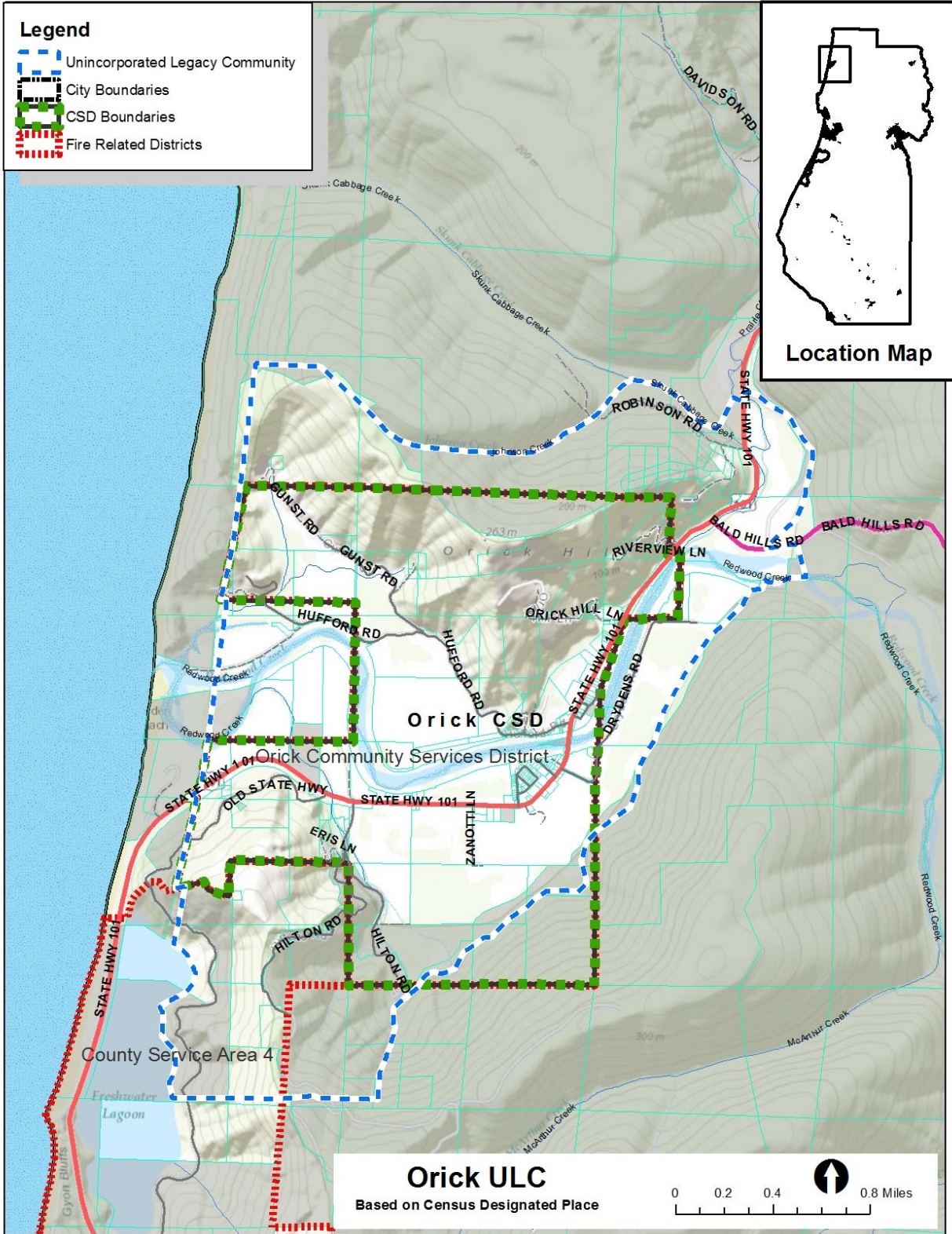


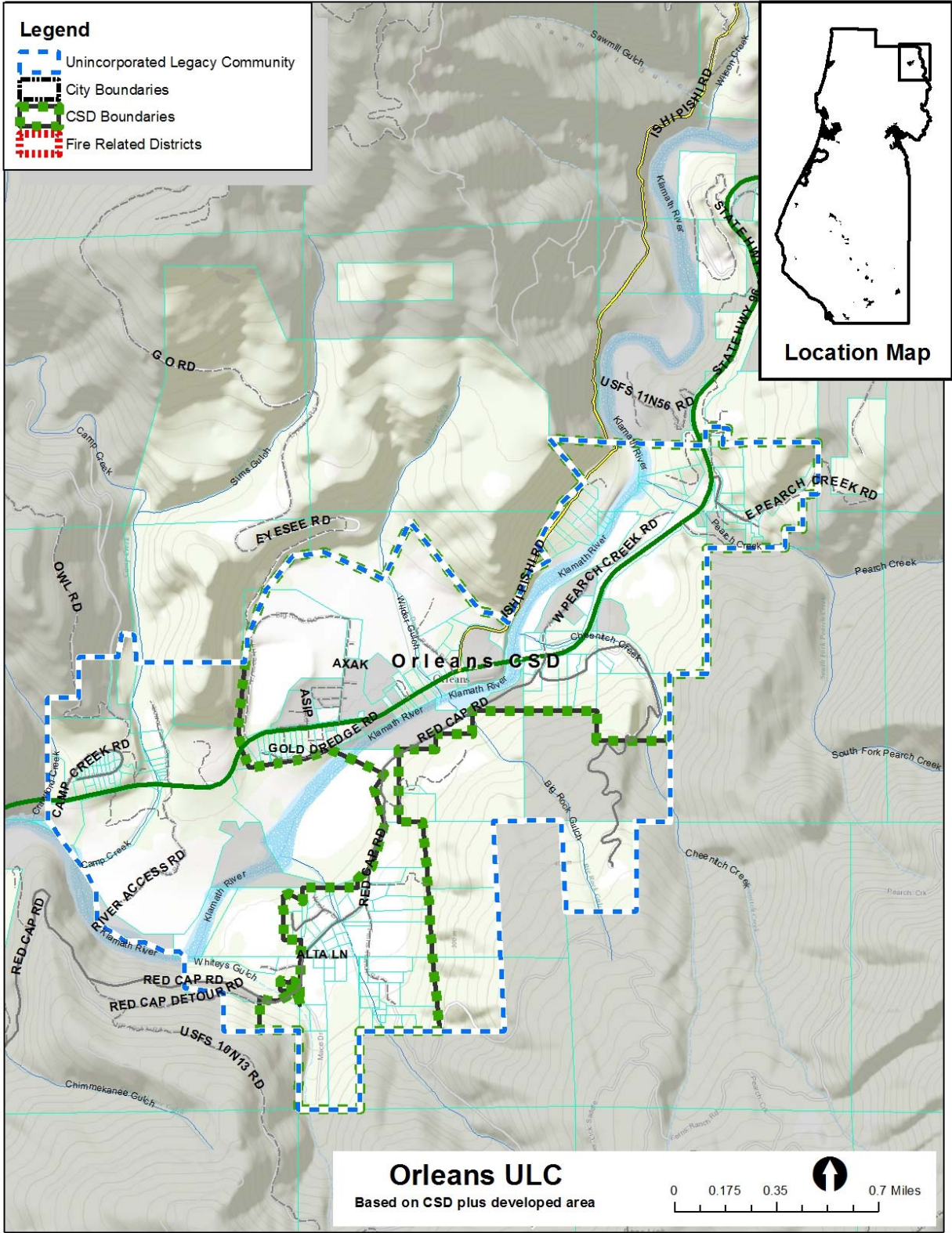




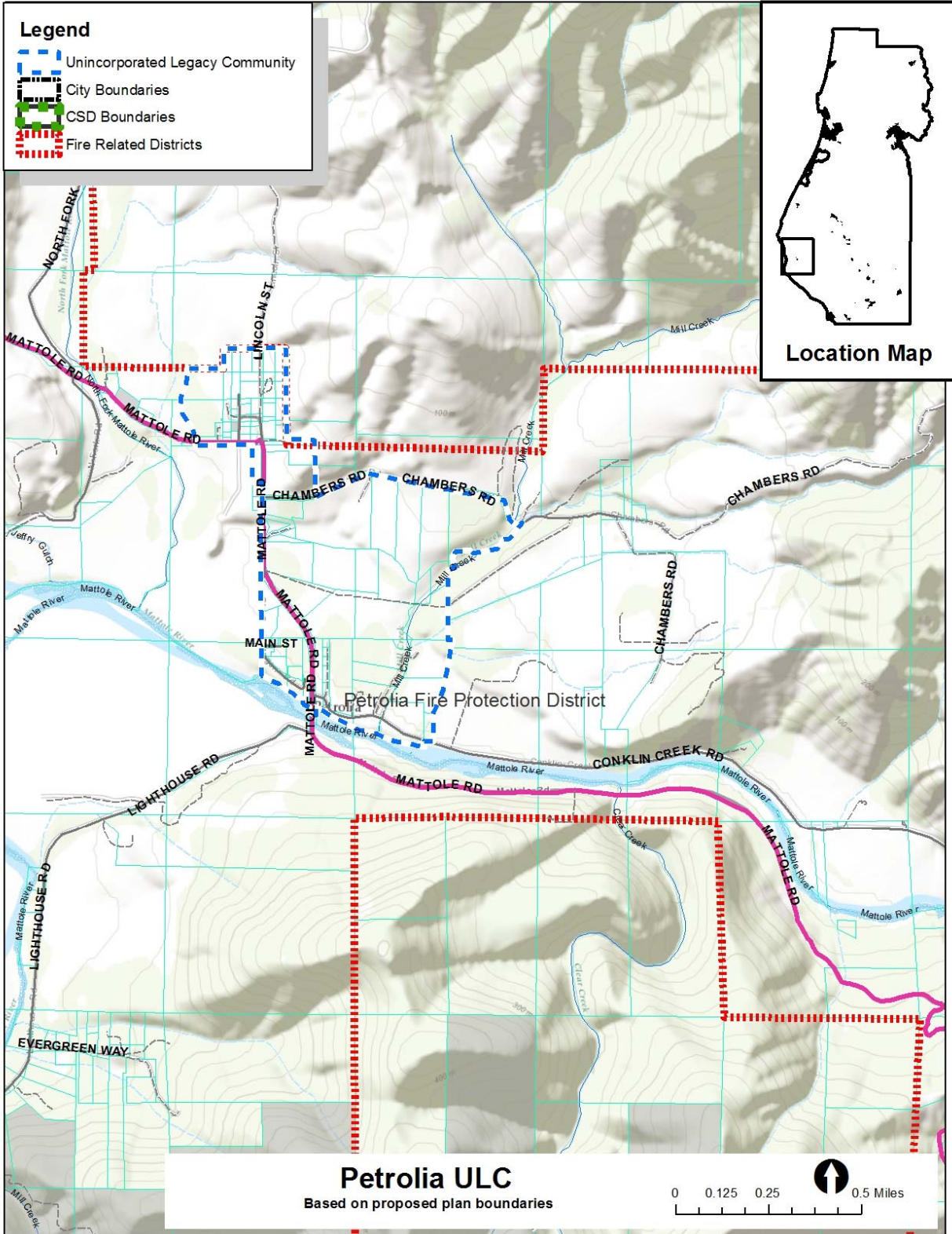




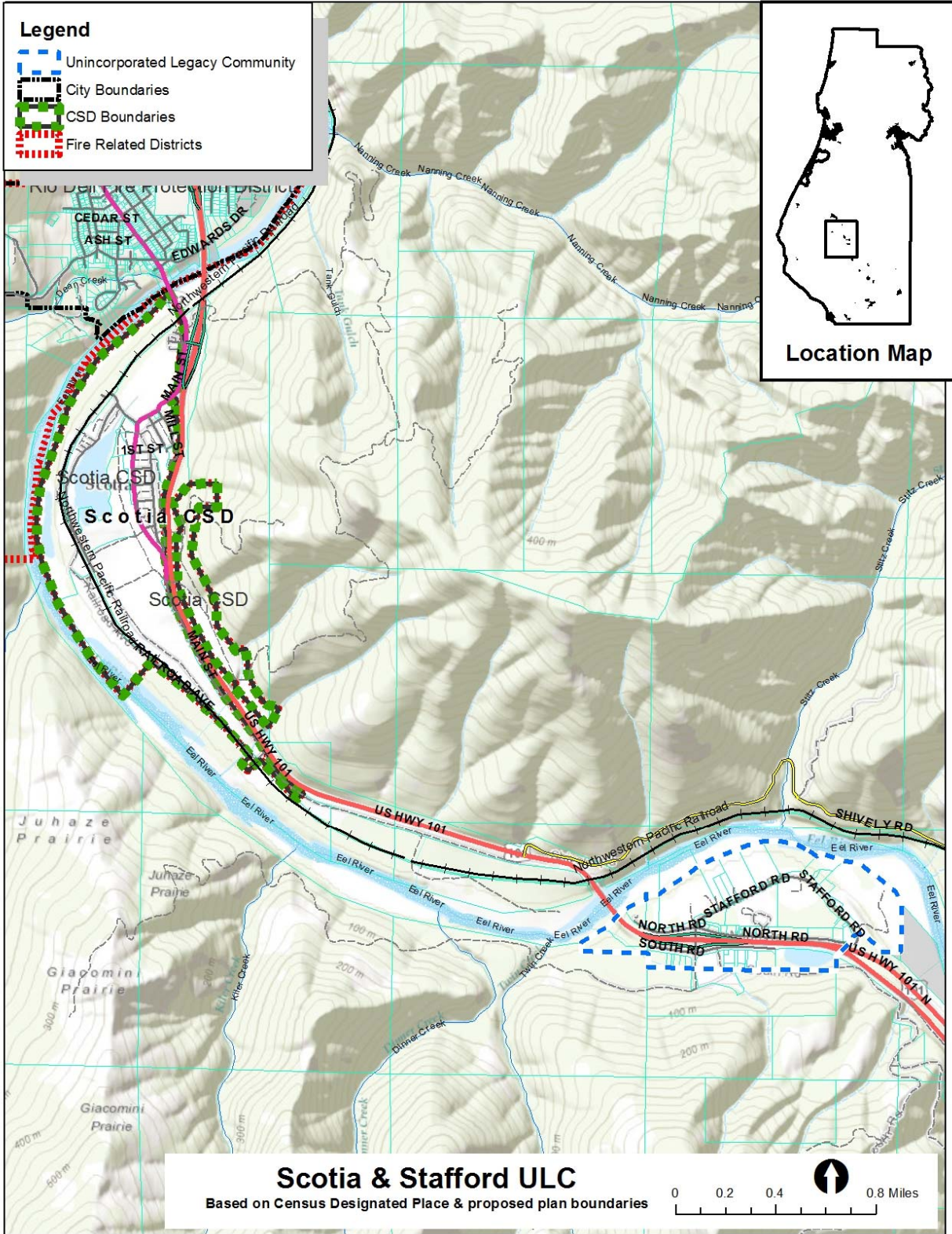


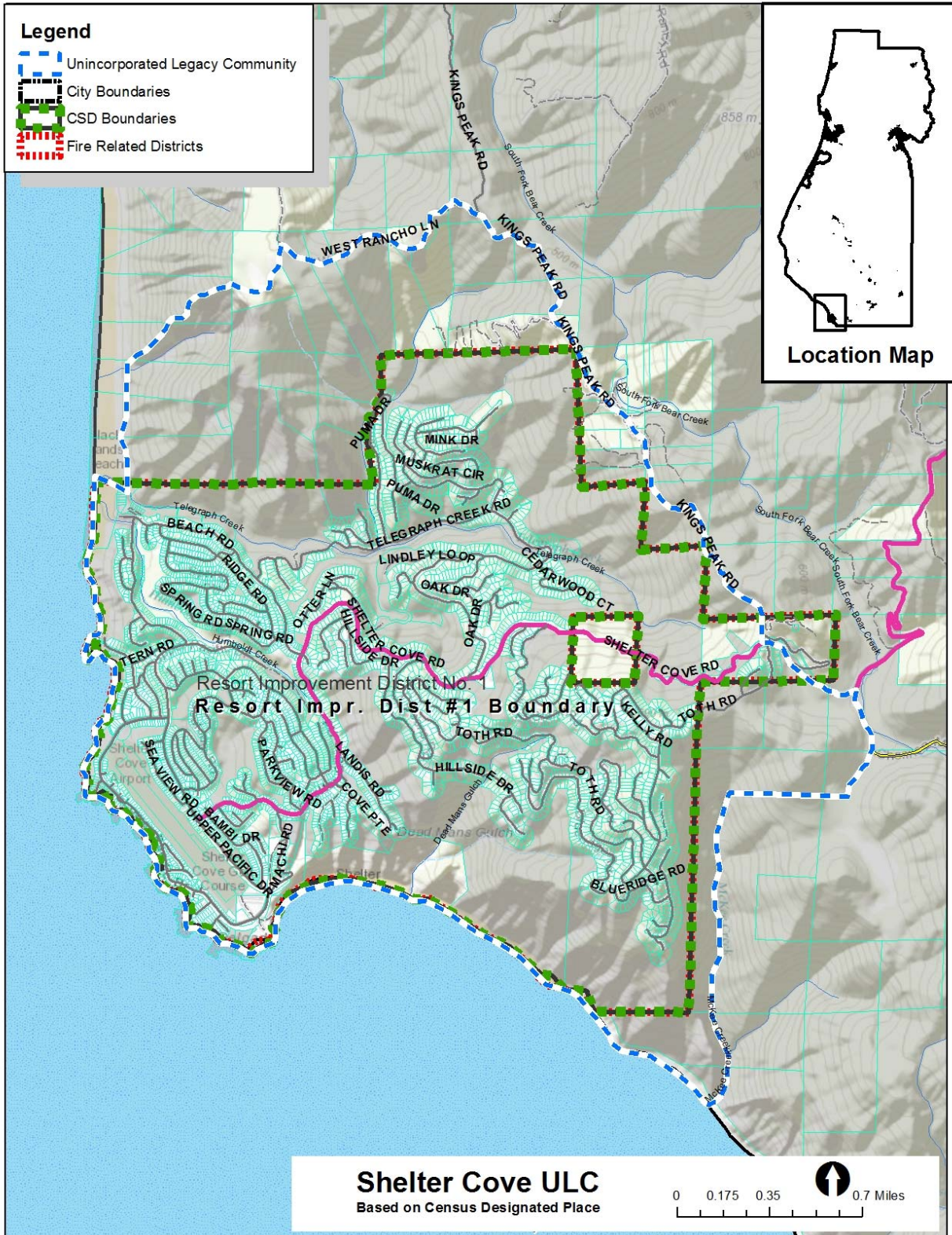


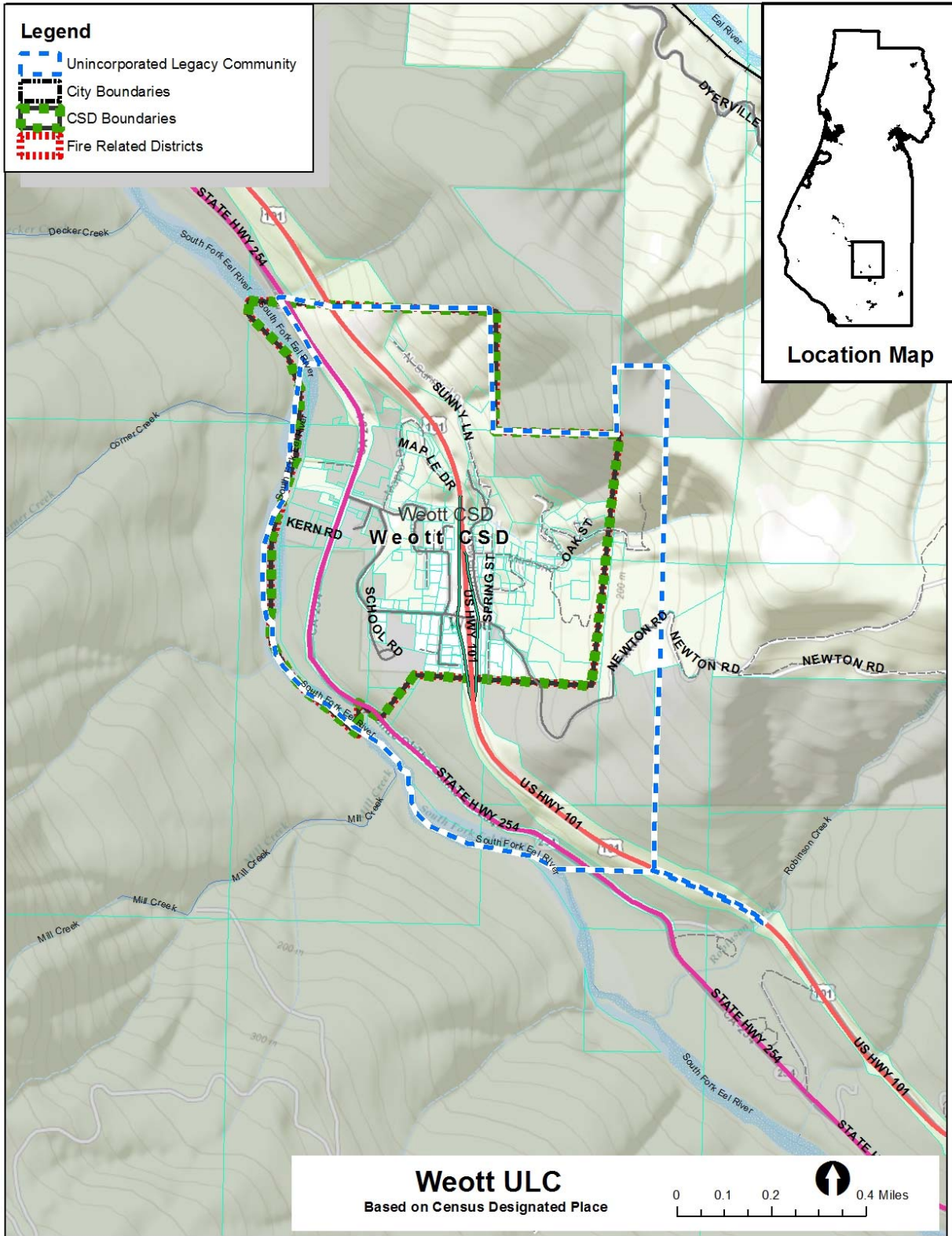


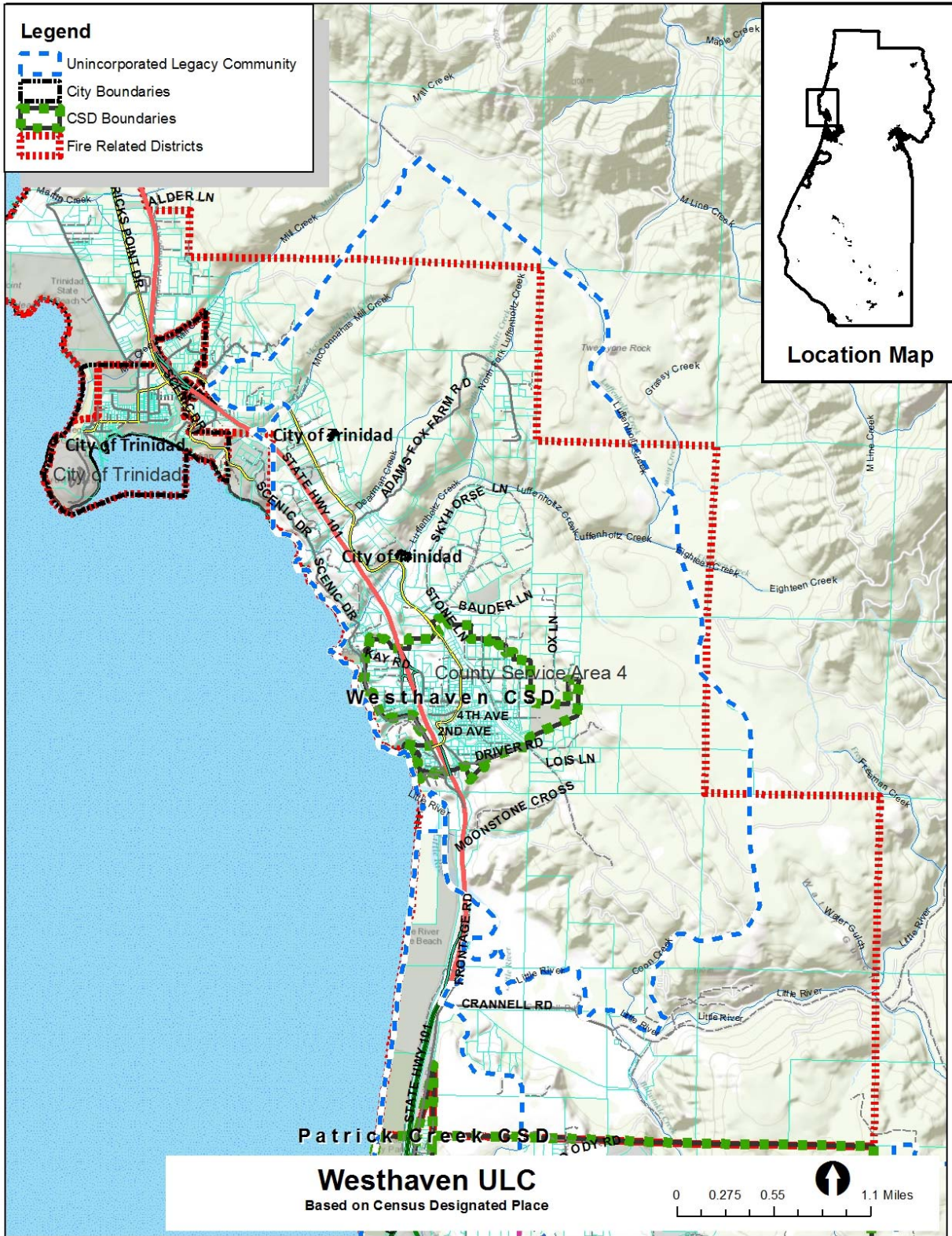


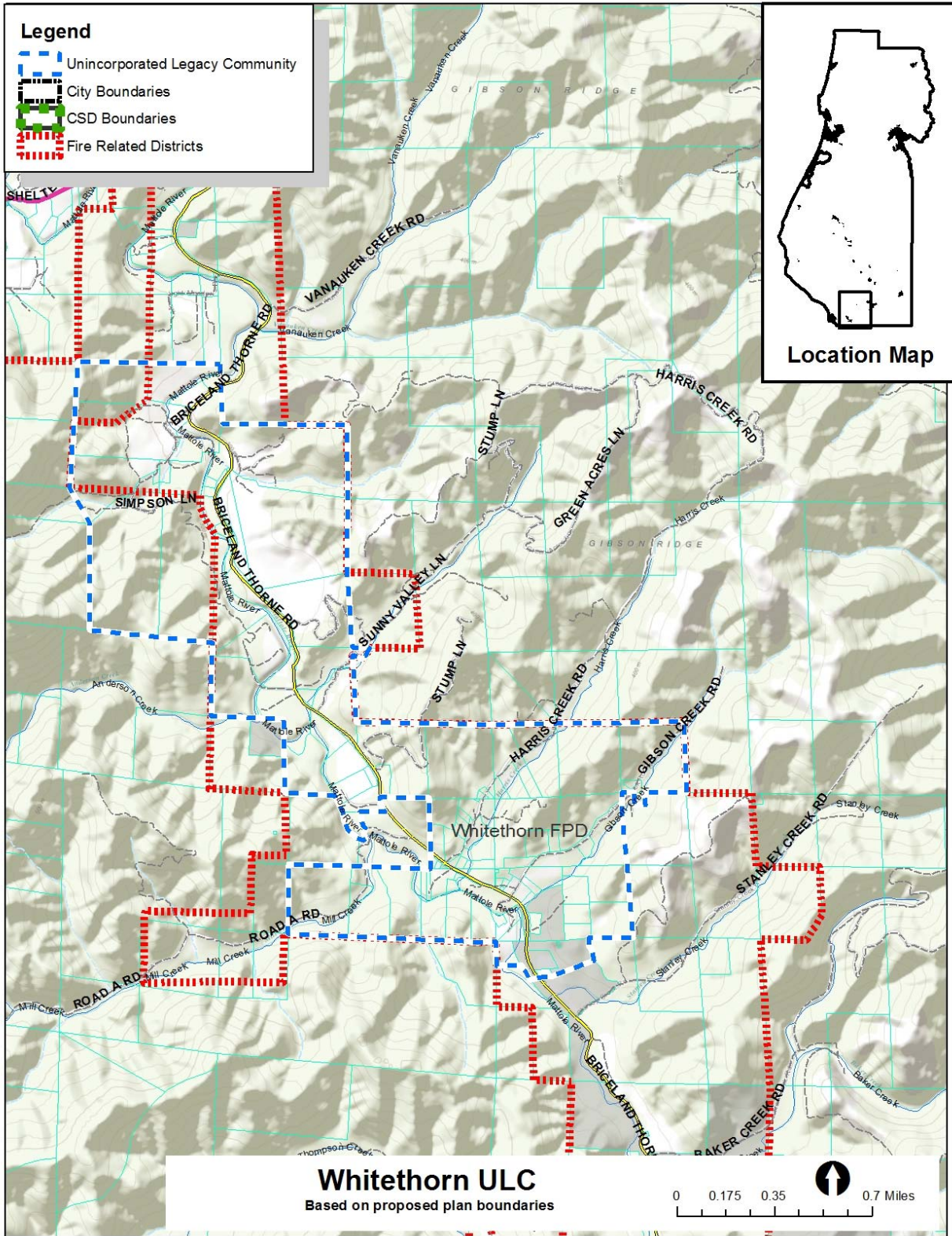


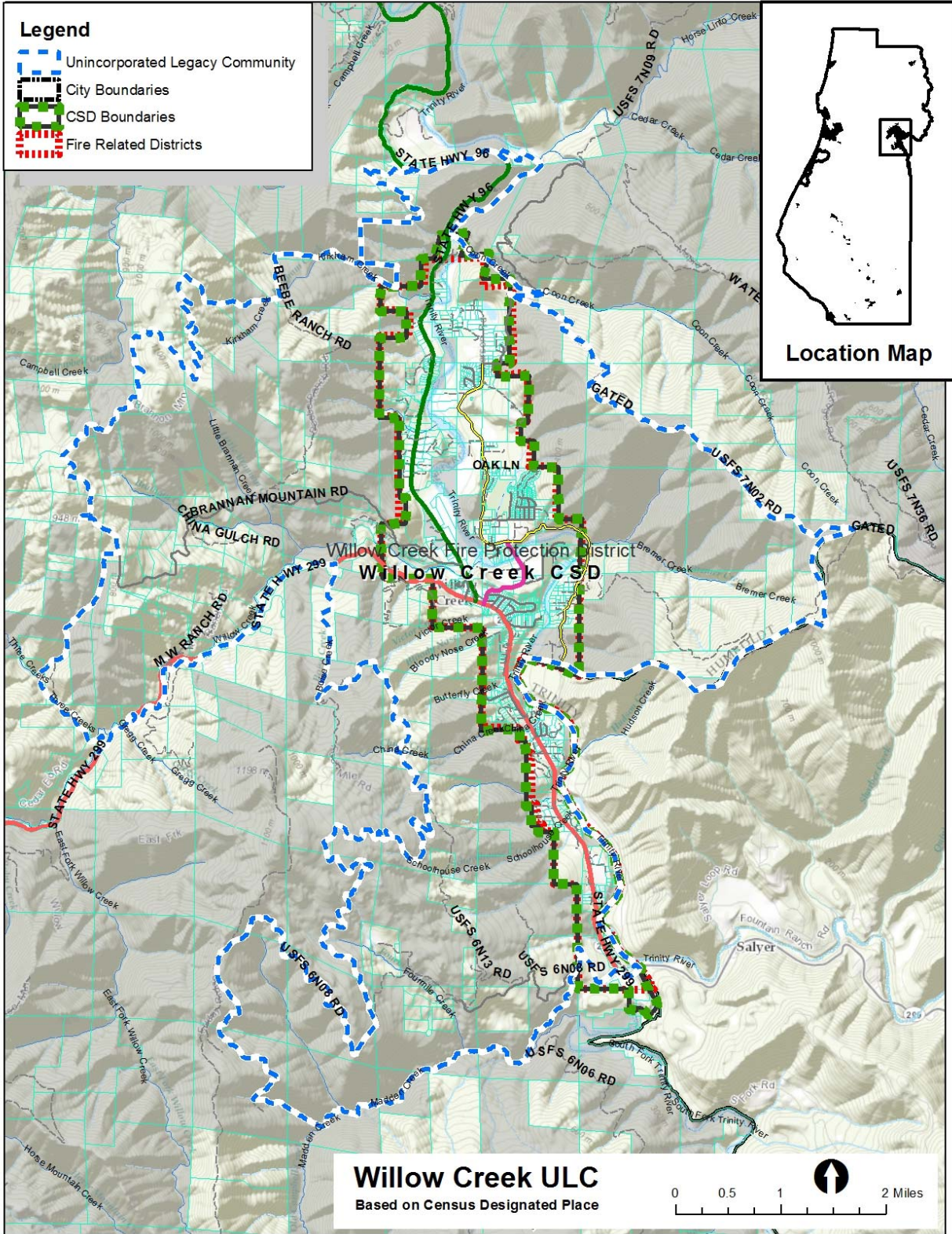














**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
Certified copy of portion of proceedings, Meeting of August 20, 2019

RESOLUTION NO. 19-84

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING FINDINGS FOR APPROVAL, AND ADOPTING THE 2019 HOUSING ELEMENT OF THE GENERAL PLAN**

**WHEREAS**, Government Code Section 65588(e)(3)(b) requires the Humboldt County Board of Supervisors adopt a Housing Element in compliance with Housing Element law, Article 10.6, commencing at Government Code Section 65580, by August 31, 2019; and

**WHEREAS**, Humboldt County initiated a comprehensive review and update of its Housing Element as set forth in Chapter 8 and Appendix G of the Humboldt County General Plan, as part of the state-mandated periodic update cycle; and

**WHEREAS**, the Housing Element Appendix demonstrates that the County provided substantial and significant opportunities for meaningful public input on the policies and implementation measures in the Housing Element, including workshops and public hearings commencing in February 2019; and

**WHEREAS**, the proposed 2019 Housing Element is developed so the County can achieve the housing goals of the State as stated in Section 65580 of the California Government Code:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order; and
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. The provision of housing affordable to low and moderate-income households requires the cooperation of all levels of government; and
- c. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
- d. Each local government also has the responsibility to consider economic, environmental and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

**NOW, THEREFORE** be it resolved by the Humboldt County Board of Supervisors that the Board of Supervisors has reviewed and considered the proposed 2019 Housing Element, and

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

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BE IT FURTHER RESOLVED, ordered and determined that the Board of Supervisors has reviewed and considered comments, responses and revisions at the public hearings, and makes all the following findings:

1. **CEQA.** The Board of Supervisors has considered the Addendum along with the Programmatic Environmental Impact Report certified as part of the adoption of the 2017 General Plan and finds that the PEIR adequately addresses the potential environmental impacts associated with the adoption of the 2019 Housing Element.
  - a. CEQA Guidelines Section 15162(a) allows use of a previously certified EIR when substantial evidence supports finding that there are not substantial changes in the project requiring major revisions, there have not been substantial changes in circumstances and when no new information has been presented which was not and could not have been known at the time of certification of the EIR.
  - b. The Board of Supervisors certified the Programmatic Environmental Impact Report ("PEIR"), State Clearinghouse No. 2007012089, prepared for adoption of the comprehensive update of the County General Plan on October 23, 2017.
  - c. CEQA Guidelines Section 15164 calls for preparation of an Addendum to the EIR when there are minor technical changes to the project.
  - d. No substantial evidence has been submitted to the public record that substantial changes are proposed by the 2019 Housing Element amendments which require major revisions of the PEIR, that there are substantial changes to the circumstances under which the 2019 Housing Element amendments are being undertaken that require major revisions in the PEIR, or that that there is new information has become available which was not known at the time the PEIR was certified that require major revisions in the PEIR.
2. **General Plan Consistency – Periodic Review.** General Plan Policy GP-7 provides that the General Plan undergo periodic review and update for consistency with state law. The Housing Element is being updated to satisfy state requirements.
  - a. Update of the Housing Element corresponds to the state mandated update cycle for the Housing Element. In order to remain compliant, the California Department of Housing and Community Development has set a deadline of August 31, 2019 to have the Housing Element Adopted.

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

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- b. The proposed Housing Element changes are necessary to comply with new requirements of state law. The Housing Element has been reviewed by HCD and the comments received have been incorporated into the document.
3. **General Plan Consistency – Public Interest.** The 2019 Housing Element is in the public interest.
- 1) The Housing Element
    - i. Promotes and implements regulatory policies, practices and financial incentives for the creation of affordable housing, protects the public health, safety and welfare, promotes clear development requirements, advances equity, and minimizes environmental impacts of housing development; and
    - ii. Demonstrates that an adequate supply of land is available for housing affordable for all income levels in the County, including urban, suburban, rural, hamlet and remote areas; and
    - iii. Provides an adequate supply of rental and homeownership opportunities affordable to wage earners within proximity to local businesses, recreational facilities, community services, transit corridors and schools; and
    - iv. Provides an inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle that provides adequate capacity to meet projected regional housing needs for all income levels; and
    - v. Provides sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families; and
    - vi. Addresses the housing and access needs of vulnerable populations and provides sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing; and
    - vii. Furthers fair housing by implementing regular meaningful actions to affirmatively further fair housing, improve access to opportunity, and prohibit discrimination; and

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

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- viii. Facilitates development of transitional housing, supportive housing, housing for special populations, and emergency shelter. Supporting access to housing where traditional development is not feasible for economic reasons is in the public interest; and
  - ix. Ensures access to grant and other funding opportunities, which helps produce affordable housing.
4. **General Plan Consistency – Internal Consistency.** The 2019 Housing Element takes into account all of the other mandated and optional elements of the Humboldt County General Plan for the Areas Outside the Coastal Zone adopted on October 23, 2017, and the 2019 Housing Element, and each of its parts, together with the other elements, comprises an integrated, internally consistent and compatible statement of the policies for Humboldt County with regard to land use and development.
5. **HCD Findings.** The findings of the Department of Housing and Community Development (HCD) as established by Government Code Section 65585(e) have been considered by the Board of Supervisors and those comments have been incorporated into the Housing Element.
- a. The Draft Housing Element was submitted to HCD for review on June 3, 2019. Revisions were provided to assist the review on July 16, 23, 24, 29, 30, 31 and August 1, 2019.
  - b. Subsequent to the draft reviewed and approved by the Planning Commission changes were made to the draft Housing Element to address comments made by HCD. These changes were presented to the Board of Supervisors in redline/strikeout format. These proposed revisions are included in the adopted Housing Element.
  - c. An August 2, 2019 letter from HCD states that the Housing Element meets the statutory requirements of the state housing element law and the Housing Element will comply with state housing element law when it is adopted and submitted to HCD.
6. **Planning Commission Review.** On July 11, 2019 the Planning Commission recommended that the Board of Supervisors adopt the draft Housing Element, with the provision that minor changes to the Residential Land Inventory, the Housing Element Appendix and other minor changes that do not affect the goals, policies, standards or implementation measures to address comments from HCD shall not be considered substantial changes requiring further review by the Planning Commission. The Board of Supervisors has reviewed the changes made to the Housing Element to address comments made by HCD and finds that they

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are minor and clarifying in nature, do not affect the goals, policies, standards or implementation measures of the Housing Element, and do not require further review or recommendations by the Planning Commission.

- a. The Board of Supervisors reviewed the changes presented in a redline/strikeout format so that the changes made to address HCD's comments would be easily identified.

**BE IT FURTHER RESOLVED**, ordered and determined that the Board of Supervisors has reviewed and considered comments, responses and revisions at the public hearings, and that:

1. The Board of Supervisors adopts the 2019 Housing Element; and
2. The Board of Supervisors directs the Planning staff to prepare and file a Notice of Determination with the County Clerk and Office of Planning and Research; and
3. The Board of Supervisors directs Planning staff to promptly file the adopted 2019 Housing Element with HCD pursuant to Government Code Section 65585(g); and
4. The Board of Supervisors directs Planning staff to promptly distribute the adopted amendments to the Housing Element to all public agencies and private entities that provide water or sewer services within Humboldt County with an written acknowledgment that public agencies and private entities providing water or sewer services shall grant a priority to developments that include housing units affordable to lower income households pursuant to Government Code Section 65589.7(a).

Dated: August 20, 2019

  
\_\_\_\_\_  
Rex Bohn, Chair  
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Fennell, seconded by Supervisor Bass, with the following vote:

AYES:	Supervisors	Bohn, Fennell, Madrone, Bass
NAYS:	Supervisors	--
ABSENT:	Supervisors	Wilson
ABSTAIN:	Supervisors	--

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STATE OF CALIFORNIA    )  
County of Humboldt        )

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



Brooke Eberhardt  
Deputy Clerk of the Board of Supervisors of  
the County of Humboldt, State of California