

**HUMBOLDT** 21st  
Century



**GENERAL PLAN**

**Humboldt County General Plan Update  
Planning Commission Hearing Draft**

March 17, 2009

**Plan Alternatives  
Key Issues and Comparison**

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## Using the Key Issues and Comparison Charts

The following charts are designed to assist the public and Planning Commission with the process of reviewing the hearing draft plan. The charts can be used to provide guidance for revising the draft plan and formulating recommendations that will be forwarded on to the Board of Supervisors for final adoption.

There are two sets of charts; the “Summary of Key Issues and Review of Alternatives” and the “Plan Alternative Comparison Charts”. The first chart identifies the key topics and major policy issues within each Element. This chart is intended to provide a broad overview of the issues the Plan needs to address and the range of alternatives. The second chart provides a detailed comparison of the goals, policies, standards and implementation measures for each plan alternative. Together these charts provide the big picture and the details necessary to consider alternative policy approaches for the key topics and issues of the General Plan.

The four Plan Alternatives are described below:

- **Plan Alternative A** accommodates growth by promoting infill and by focusing growth in urban areas with adequate services. The alternative increases protection of resource production lands, and is considered the “environmentally superior” alternative. This alternative is generally more prescriptive, and has more detailed and specific policy sets associated with it.
- **Plan Alternative B (Proposed Plan)** balances protection of resource lands with the need for residential development through focused development, appropriate urban expansion, and incentive-based clustering policies to encourage conservation of resource production lands.
- **Plan Alternative C** is a higher growth and less regulatory alternative providing additional residential capacity. This alternative, particularly in rural areas, increases the amount of land planned for residential estate and rural residential uses. This alternative is generally less prescriptive, and has policy language that is more flexible.
- **Plan Alternative D** is the existing 1984 Framework Plan.

## Summary of Key Issues and Review of Alternatives Charts

These charts identify the topics and associated key issues for each chapter in the Planning Commission Hearing Draft General Plan. Additionally a comparison is provided for how the key issues are addressed by each Plan Alternative.

The first column in the chart identifies the **Key Topics and Issues** addressed by the chapter. The topic is identified by bold text followed by a brief description. The key issues follow in the form of a question.

The four columns to the right of the **Key Topics and Issues** describe how the issue questions would be addressed by each alternative and the corresponding goals, policies, standards and implementation measures that would support them.

## Plan Alternative Comparison Charts

These charts are designed to assist in the comparison of the Goals, Policies, Standards and Implementation Measures for each of the four Plan Alternatives and determine if the Preferred Plan (Plan Alternative B) adequately addresses the key issues for Humboldt County.

The Planning Commission can look to Plans A, C and D and recommend moving individual selections into B on a case by case basis. These recommendations will be reflected in the revised draft General Plan that will be forwarded on to the Humboldt County Board of Supervisors.

**The charts are organized in four columns as follows:**

**Plan Alternative:** This column indicates which Plan Alternative is represented by the information in the row. Sometimes the information will reflect more than one of the Plan Alternatives. When there is a "B" in this column it means that the Goal, Policy, Standard or Implementation Measure is currently included in the Planning Commission Hearing Draft of the General Plan.

**Goal, Policy, Standard or Implementation Measure:** This column holds the full text of the Goals, Policies, Standards and Implementation Measures for all of the Plan Alternatives. There is space provided beneath each item that can be used by the Planning Commissioners and the public to write comments.

**Staff Remarks and Implementation:** In this column acronyms are used to indicate the various pathways by which the policy will be put into action.

**Iss** = Policy will provide guidance for positions of the Board of Supervisors on issues that are not within the direct land use jurisdiction of the County but have the potential to affect the county's interests. An example would be positions taken on pending state legislation.

**Leg** = Policy will guide land use legislative actions taken by the Planning Commission and Board of Supervisors. Examples include General Plan Amendments, Zone Reclassifications and Land Use Ordinances.

**Prog** = Policy will implement or guide a County program that requires staffing and funding. Examples would be a local housing rehabilitation program operated through state grants or an assistance program for self-help permit applicants.

**QJ** = Policy will control quasi-judicial land use actions of the Planning Commission and Board of Supervisors. These policies apply to the discretionary review of projects; for example, Conditional Use Permits.

- Min** = Policy will control ministerial actions of the County; for example issuance of building permits and zoning clearance certificates.
- S** = Policy is further defined or measured by a specific Standard identified in the applicable Element. These notes have been included to help understand the practical effect of the policy.
- IM** = Policy is implemented through a specific Implementation Measure identified in the Element

This column also includes symbols that indicate if the policy is part of the General Plan's Climate Action Plan, Open Space Action Plan, or is a mitigation measure of the Environmental Impact Report.

 = Component of Climate Action Plan

 = Component of Open Space Action Plan

 = EIR Mitigation Policy

**Position R, M, D:** The "Position" column will be used to poll the Planning Commissioners on their preferences for what should be in the preferred plan by placing a letter corresponding with one of the following actions Retain, Delete or Modify for each goal, policy, standard, and implementation measure.

## Summary of Key Issues and Review of Alternatives

### Section 4.2 Growth Planning

This Element covers growth and land supply, urban and rural boundaries, and infrastructure and service availability.

Section 4.2 Growth Planning				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Land Supply, Public Services and Infrastructure and Development Timing</b></p> <p>The Plan must provide for a sufficient supply of developable land with adequate services to accommodate expected growth.</p> <p>Should growth be focused in and around existing infrastructure and services or should growth be more widely distributed without regard to the current location of services and infrastructure?</p> <p>How should increases in the supply of land to accommodate growth be timed with the expansion of</p>	<p>Urban Development Boundaries, Urban Expansion Boundaries and Community Plans Areas are used to provide an adequate supply of land in proximity to services and infrastructure. Expansion of development areas is approved by the Planning Commission and Board of Supervisors as land within development areas is consumed. (GP-P1 through GP-P9, GP-S4, GP-S8, and GP-IM1). Policies require use of public sewer and water (for new development) inside Urban Development Areas and prohibit sewer connections outside (GP-P2, P5, P8, P9). New subdivisions can be served with on-site septic if there are no plans to</p>	<p>Roughly equivalent to B. Planning areas, such as Urban Development Area and Urban Expansion Area, originate in the Framework Plan, however, they have not been well defined in all communities. Utilization of public water is encourage but not required in Urban Development Areas (GP-P7).</p>	<p>Requires urban development to occur within Urban Development Areas (GP-P3). Relies on increasing urban densities and increasing land supply through expansion of Urban Development Areas as land within development areas is consumed (GP-9). Requires sewer and water service to all new development and subdivisions within Urban Development Areas (GP-6).</p>	<p>Alternative C does not use Urban Development or Expansion Areas to focus or time growth. Community Plan plan and zone designations for individual parcels create the supply of developable land. Plan and zone designations and individual property owner’s interest in selling, subdividing and building would primarily dictate patterns of development.</p>


Section 4.2 Growth Planning				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
public services and infrastructure?	extend sewer service (GP-P6)			
<p><b>Community Planning</b>                      Community Plans allow more direct citizen involvement and focused consideration of local land use issues.</p> <p>Should the Plan continue to support and facilitate the preparation and amendment of individual Community Plans?</p>	<p>Maintains community planning areas as a means of precise land planning, mapping and setting of growth boundaries and timing mechanisms (GP-P1--P7, GP-S1-S2, and GP-IM1). Changes in the proposed plan have been designed to allow increased focus and brevity in community planning processes. Community Plan-specific policies are included as Appendix C.</p>	<p>Roughly equivalent to B. Proposed community planning areas are almost identical to those in existing Framework Plan. In practice, individual community plans have become more comprehensive, time consuming and costly. This has been due, in part, to the lack of frequent updates of the Framework Plan,</p>	Equivalent to B.	Equivalent to B.



# Plan Alternatives Comparison Chart





## Section 4.2 Growth Planning


Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<b>4.2.3 Goals</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-G1. Land Inventory and Service Availability.</b> An adequate supply of vacant land with readily available urban services to accommodate a wide variety of industrial, commercial and residential development opportunities necessary for growth.		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2632.</b> To accommodate expected population growth and the resulting urban development, while achieving maximum efficiency in the provision of orderly and economic services with the least adverse effect on the environment.		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-G2. Community Planning Areas.</b> Sufficient development emphasis and public investment in Urban Development Areas to create expanding commerce and housing opportunities, economically viable urban services and conservation of open space and resource lands-		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-G3. Timed Development and Infrastructure Investments.</b> Development policies and financing mechanisms that support economically viable commercial, industrial and residential developments timed with infrastructure improvements and expansion of urban services.		


Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612</b> To maximize the opportunity for local community involvement in planning, to develop an internally consistent General Plan, and to meet the specific planning needs of individual communities, while giving due consideration to individual property rights.		
				<b>Policies</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P1. Maintain Community Plans.</b> Periodically update Community Plans to ensure they meet the specific planning needs of individual communities and that demographic, land use, and <u>municipal</u> service information remains current.	Leg, Prog, S1-2, IM1-4	
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612.2.</b> Community Plans shall provide adequate information for the public to participate in the preparation and review process.		
			<b>D</b>	<b>2612.3.</b> Community plans shall be internally consistent with the goals, policies, standards, and implementation programs of the Framework Plan.		
			<b>D</b>	<b>2612.4.</b> Internal consistency does not preclude variations in the application of policy where adequate findings of local conditions and need are made.		
			<b>D</b>	<b>2612.5.</b> Community plans shall identify the boundaries between urban and rural development.		
			<b>D</b>	<b>2612.6.</b> Community plans shall apply Framework Plan policies in greater detail.		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
			D	2612.7. Where existing Community Plans do not include the entire Community Planning Area, the appropriate policies of Volume I (Framework) shall apply until a revised plan is adopted for <u>those</u> areas.		
			D	2612.8. Community plans shall address the needs and standards for cottage industries within the urban development area; in addition, standards for rural areas will be refined.		
			D	2612.9. The Community Plan process shall provide for the integration of city plans into the County General Plan.		
A	B			<b>GP-P2. Urban Development Areas.</b> Establish and maintain Urban Development Areas within Community Plan Areas to reflect areas that are served with existing or planned to be served with public wastewater systems.	Leg, Prog, S4, IM2 	
				<b>COMMENTS:</b>		
			D	2633.1. An urban development area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be <u>established</u> and should follow geographic land features.		
			D	2633.5. The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan		
	B	C		<b>GP-P3. Urban Levels of Development.</b> Lands located within the Urban Development Area are intended to be <u>developed</u> at a density of one or more dwelling units per acre.	Leg, QJ, S4, S8, IM2	
				<b>COMMENTS: See Alt. wording below</b>		
A				<b>GP-P3. Urban Levels of Development.</b> Lands located within the Urban Development Area are intended to be developed at a density of one or more dwelling units per acre. Densities of greater than one or more dwelling units per acre shall only occur within Urban		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<u>Development Areas.</u>		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2633.2.</b> Lands located within the urban development area should be suitable for development at a density greater than one dwelling unit per acre, where public sewer services with necessary capacity are provided. Lands connected to public water systems shall also be considered a part of the urban development area.		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P4. Urban Service Area.</b> Urban Service Areas are located Within Urban Development Areas where sewer services are available and contain existing urban development.	Leg,	
				<b>COMMENTS:</b>		
	<b>B</b>	<b>C</b>		<b>GP-P5. Connection to Public Wastewater Systems within Urban Service Areas.</b> All new development within Urban Service Areas shall connect to public wastewater systems.	QJ, S5, IM2 	
				<b>COMMENTS:</b>		
	<b>B</b>			<b>GP-P6. Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas.</b> The utilization of on-site sewage disposal systems shall not be acceptable for new subdivisions in the Urban Development Area, unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the area is not planned for service in the service provider’s Municipal Service Review and other written long-term plans.	QJ, S4-5, IM2, IM5 	
				<b>COMMENTS: See Alt. wording below</b>		
<b>A</b>				<b>GP-P6. Use of On-Site Sewage Systems for new development within Urban Development Areas.</b> The utilization of on-site sewage disposal systems for new <u>development</u> within the		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				Urban Development Area shall not be acceptable, unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the area is not planned for service in the service provider's Municipal Service Review and other written long term plans.		
				<b>COMMENTS:</b>		
	<b>B</b>			<b>GP-P7. Connection to Public Water Systems.</b> All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water systems.	QJ, Min, S3-5, IM2-5 	
				<b>COMMENTS:</b>		
		<b>C</b>	<b>D</b>	<b>2633.4.</b> Utilization of public water services should be encouraged in the urban development area.		
				<b>COMMENTS:</b>		
	<b>B</b>			<b>GP-P8. Urban Expansion Areas.</b> Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but expected to be developed to urban densities and provided with public water and sewer services beyond the 20-year planning horizon of the General Plan.	Leg, Prog   	
				<b>COMMENTS: See Alt. wording below</b>		
<b>A</b>				<b>GP-P8. Urban Expansion Areas.</b> Establish and maintain Urban Expansion Areas within Community Planning Areas that <u>designate the ultimate extent of planned urban development within the County.</u> <del>consists of land not provided with public sewer services, but expected to be developed to urban densities and provided with public water and</del>		

Plan Alternative	Section 4.2 Growth Planning			Staff Remarks/ Implementation	Position R,M,D
	sewer services beyond the 20-year planning horizon of the General Plan.				
	<b>COMMENTS:</b>				
	D	2633.6. An urban expansion area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features and other definitive limits, (i.e., roads, streams).			
	D	2633.7. The urban expansion area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and provided with public water or sewer services in the near future.			
	D	2633.8. The urban expansion area shall be compatible with applicable sphere's of influence, when adjacent to a city or special district.			
	D	2633.9. When land within the urban expansion area is connected to a public water or sewer system such land will be removed from said area and added to the urban development area, upon Planning Commission approval. Noncontiguous additions to the urban development area shall be discouraged.			
	D	2633.11. The area within and beyond the urban expansion area shall be considered rural for development purposes.			
	D	2633.12. Establishment of urban development and expansion areas shall not be a commitment by the County of Humboldt to approve land divisions or other development proposals at urban densities. Rather, it establishes he maximum extension of such development.			
B		<b>GP-P9. Urban Expansion Area Review.</b> Review Urban Expansion Areas during Community Plan or comprehensive General Updates to determine if the boundaries reflect current conditions and community needs. The boundaries of an Urban Expansion Area shall remain fixed until modified through a General Plan amendment.		Leg, Prog 	

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS: See Alt. wording below		
A				<b>GP-P9. Urban Expansion Area Review.</b> <u>Residential density within Urban Development Areas shall be increased, in concert with water and wastewater service expansion, prior to expanding urban development into Urban Expansion Areas.</u>		
				COMMENTS:		
			D	<b>2633.17.</b> The Planning Department shall record and review information related to the adequacy of the development timing policies of the General Plan.		
			D	<b>2633.10.</b> The outer boundary to the urban expansion area shall remain fixed until modified through a General Plan amendment.		
	B			<b>GP-P10. Conversion of Resource Lands.</b> Lands less suitable for resource production within Urban Expansion Areas should be developed prior to the conversion of higher quality resource lands.	Leg, QJ, 	
				COMMENTS: See Alt. wording below		
A				<b>GP-P10. Conversion Resource Lands.</b> <u>Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within Urban Expansion Areas.</u>		
				COMMENTS:		
			D	<b>2633.13.</b> Lands not suited for resource production should be developed prior to the conversion of resource production lands.		
	B			<b>GP-P11. Evaluation of Urban Expansion Area Proposals.</b> Public service availability, capacities, and fiscal effects shall be assessed for development proposals in Urban	Leg, QJ	

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				Expansion Areas or changes in Urban Expansion Boundaries.		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2633.14.</b> Factors such as public water and sewer availability, road and street capacity, police and fire protection, proximity to educational and health facilities, and solid waste management should be assessed in urban development proposals. Fiscal impacts of new development on public facilities should also be assessed.		
				<b>4.2.4 Standards</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-S1. Characteristics of Community Plan Areas.</b> The Community Planning Area designation shall be applied to an area to allow greater planning detail when the Board of Supervisors finds that an analysis of the following characteristics supports the designation: A. Urban service availability B. Parcels suitable for development C. Commercial activities D. Access to transportation corridors E. Population F. Economic growth G. Local interest H. Service district boundaries and LAFCo adopted spheres of influence I. Adopted General Plans of incorporated cities.		
				<b>COMMENTS:</b>		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
			<b>D</b>	<p><b>2614.1.</b> Community planning areas are designated for areas where local economic activities or characteristics, such as those listed below, require a greater detail in planning to guide their future development. These factors are:</p> <ul style="list-style-type: none"> <li>A. Urban service availability</li> <li>B. Parcels suitable for development</li> <li>C. Commercial activities</li> <li>D. Access to transportation corridors</li> <li>E. Population centers</li> <li>F. Population or economic growth</li> <li>G. Local interest</li> <li>H. LAFCo spheres of influence</li> <li>I. Adopted General Plans of incorporated cities.</li> </ul>		
			<b>D</b>	<p><b>2614.2.</b> Community plans should utilize the uniform set of land use designations included in the Framework Plan.</p>		
			<b>D</b>	<p><b>2614.3.</b> Community plans will be based on detailed land use and public facilities information.</p>		
			<b>D</b>	<p><b>2614.4.</b> Community plans should include circulation and drainage, and streamside management area provisions, as discussed in the Framework Plan.</p>		
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>GP-S2. Designation of Community Plan Areas.</b> Community Planning Areas are established for the following communities:</p> <ul style="list-style-type: none"> <li>A. Jacoby Creek</li> <li>B. Eureka</li> <li>C. Freshwater</li> <li>D. Fortuna</li> <li>E. Willow Creek</li> <li>F. McKinleyville</li> </ul>		

Plan Alternative	Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
	G. Blue Lake H. Hydesville-Carlotta I. Fieldbrook-Glendale J. Garberville-Benbow-Redway-Alderpoint K. Avenue of the Giants (Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville) L. Trinidad-Westhaven M. Orick N. Orleans O. Arcata P. Shelter Cove Q. Rio Dell-Scotia		
	<b>COMMENTS:</b>		
D	<b>2612.1.</b> Community plans for the non-coastal portions of the following areas shall be found in Volume II of the General Plan. Jacoby Creek Eureka Freshwater Fortuna Willow Creek McKinleyville (Update) Blue Lake Hydesville-Carlotta Fieldbrook-Glendale Garberville-Benbow-Redway-Alderpoint	Includes Community Plan for Hoopa Valley Indian Reservation	

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville Trinidad-Westhaven Orick Orleans Arcata Shelter Cove Rio Dell Hoopa Valley Indian Reservation		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-S3. Public Wastewater Service.</b> Public wastewater service is defined to include service provided by cities, special districts, and public utilities.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-S4. Urban Development Area.</b> An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services and are to be sized to provide an adequate supply of land to accommodate growth as specified in this Plan.		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2634.2.</b> "Urban development area" means land generally developed to a density of one or more dwelling units per acre. This area is typically provided with public water and/or sewer services. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands, and has an adequate supply of land as determined in the community plan areas.		
			<b>D</b>	<b>2634.3.</b> "Urban development boundary" means the limit to the urban development area		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				and includes all parcels within 300 feet of the shortest route of existing public water and/or sewer system lines with capacity to serve such .parcels.		
A	B			<b>GP-S5. Urban Service Area.</b> Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.		
				<b>COMMENTS:</b>		
A	B			<b>GP-S6. Urban Expansion Area.</b> Urban Expansion Area means land outside and adjacent to the Urban Development Area boundary that may be appropriate for urban densities of development when further development in the urban development area is constrained by the availability of land.		
				<b>COMMENTS:</b>		
			D	<b>2634.4.</b> "Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not feasible. The urban expansion area contains an adequate supply of land as determined in the community plan.		
			D	<b>2634.7.</b> The urban expansion boundary is a fixed boundary, which contains an adequate supply of land available for urban development as determined in the community plan.		
A	B			<b>GP-S7. Required Findings for Urban Expansion.</b> To determine when it is permissible to extend urban level development into the Urban Expansion Area, the Planning Commission shall evaluate housing demand and capacity within the Urban Development Area and public service availability and capacities for Urban Expansion Area proposals including factors such as: water and sewer availability; roads, streetlights, parks and recreation and trail capacity; police and fire protection; proximity to educational and health facilities;		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				and solid waste management capabilities and make the following findings: A. That the amount of land available within the Urban Development Area for urban uses is insufficient to meet Housing Element goals; and,  B. Public water and sewer systems demonstrate current or expansion capacity to serve the proposed addition.		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2634.5.</b> To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.  A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market; and,  B. Public service systems have current capacity to serve the proposed addition, if other systems are not available.		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-S8. Expansion of Urban Development.</b> Removing lands from the urban expansion area and adding them to the urban development area requires Planning Commission approval and consists of modifying the urban development boundary to include the new addition. The addition must be adjacent to the existing urban development area and assist in the completion of an orderly and contiguous extension of urban development. Such lands also require annexation to a district providing water and wastewater service.		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2634.6.</b> Removing lands from the urban expansion area and adding them to the urban development area consists of modifying the urban development boundary to include the new addition. The addition should be adjacent to the existing urban development area		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				and must assist in the completion of an orderly and contiguous extension of urban development.		
A	B			<b>GP-S9. Urban Reserve.</b> Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities.		
				<b>COMMENTS:</b>		
A	B	C		<b>GP-S10. Water Service Areas.</b> Water Service Areas are areas where sewer service is not expected but community water service is available or expected to be available. Residential estate style buildout on one to five acre lots are expected to be the dominant land use in such areas.		
				<b>COMMENTS:</b>		
				<b>4.2.5 Implementation Measures</b>		
A	B	C		<b>GP-IM1. Community Plans and Boundaries.</b> Periodically review and revise community plan boundaries and policies to ensure compatibility with community needs as a part of updates to the Housing Element.		
				<b>COMMENTS:</b>		
A	B			<b>GP-IM2. Map Urban Development Areas.</b> Identify and map urban development areas for all community plan areas within existing or planned public wastewater systems. Planning for urban development areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities,		

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-IM3. Map Urban Expansion Areas.</b> An urban expansion area may be identified and mapped for communities within defined urban development areas. Boundaries to these areas shall also be established contiguous to urban development areas and should follow geographic land features and other definitive limits, (i.e., roads and streams). Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-IM4. Map Water Service Areas.</b> Identify and map water service areas for all Community Plan Areas within existing or planned public water systems. Planning for water service areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-IM5. Urban Service Coordination.</b> Coordinate with special districts, cities, public utilities, and LAFCo in the establishment of urban development areas, urban expansion areas, and water service areas.		
				<b>COMMENTS:</b>		



## Summary of Key Issues and Review of Alternatives

### Section 4.3 Urban Lands

This Element provides policy guidance for areas within community planning areas that can be serviced with public water and wastewater in the near term.

Section 4.3 Urban Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Revitalization of Communities</b> Based on community input, the revitalization of developed communities for business expansion, residential growth, and renewed public investment in infrastructure and services should be one of the highest priorities of the Plan.</p> <p>Which incentives and regulations would encourage investment in developed communities?</p>	<p>Urban Development Area designations are used to identify preferred areas for business expansion, housing opportunities and investments in infrastructure (UL-P1).</p> <p>Includes streamlined approvals in core residential (UL-P2) and business areas (UL-P3), mixed-use zoning (UL-P6), and other policies to enhance core areas (UL-P4, -P7).</p>	<p>Development policies in the Framework Plan use plan and zone designations on individual properties and Community Plan Area designations to guide development. Framework policies do not directly address incentives and regulatory reform to promote the the revitalization of communities.</p>	<p>Alternative A provides less incentives for streamlined regulatory approvals in Urban Development Areas to allow more comprehensive project by project review. Includes policy that would require a mix of uses in Mixed-Use zones to achieve a better balance between jobs and housing.</p>	<p>Alternative C includes similar streamlined approvals in core residential and business area.</p>


Section 4.3 Urban Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Community Identity</b> Residents want new development to compliment the character of their communities.</p> <p>What is the appropriate mix of policies to maintain and enhance community character?</p> <p>Should the Plan provide for and/or encourage the use of mixed use areas?</p> <p>Should the Plan increase the level of design review for development, for example, streetscape appearance in business districts?</p>	<p>Promotes aesthetically appealing UDA's that preserve and enhance existing community character and provides for town centers to serve as community focal points (UL-G2, -G3, -G4; UL-P5, -P7, -P8, -P9, -P11, -P12).</p> <p>Includes provisions for mixed-use (MU) designation (UL-P6, -P7).</p> <p>Promotes preferred design concepts and design review through UL-P7, P10 -12, P15 -16, P20, UL-S6 and UL-IM8-9.</p>	<p>The Framework Plan does not address preserving existing community identity.</p> <p>Does not include a Mixed Use planned land use designation.</p> <p>Some treatment in Community Plans and design review areas.</p>	<p>The nature of community identity policies in Alternative A are similar to the proposed Plan.</p> <p>Applies the Mixed Use designation (through land use maps) more extensively than Alt B.</p> <p>Would extend design review to more commercial areas within Urban Development Areas through mapped overlay zones. Applies design review to Town Centers designation and major subdivisions within Urban Development Areas.</p>	<p>Would not require development design considerations related to community identify or aesthetics.</p> <p>Applies the MU designation less extensively than Alt B.</p> <p>Would not require design review for development.</p>
<p>The Board requested that</p>	<p>Includes policies, standards,</p>	<p>Not specifically</p>	<p>Same as Alt. B</p>	<p>Would not establish</p>

Section 4.3 Urban Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
the Plan address big box development and adult entertainment. What are the appropriate policies for these uses?	and recommended implementation for big box and adult entertainment uses (UL-P13, -P14, -S4, -S5, -IM13, -IM14).	addressed.	(differences would be within ordinance.)	additional regulations for Big Box uses.

## Plan Alternatives Comparison Chart


### Section 4.3 Urban Lands


Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				Note: Alternative D (Existing Plan) does not address these issues except at community plan level. See Growth Planning Section 4.1 for Alt D policies on urban development areas.		
				<b>4.3.3. Goals</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-G1. Urban Development Areas.</b> Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and service.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-G2. Design and Function.</b> Aesthetically appealing Urban Development Areas designed and planned for convenient access to work, shopping, recreation and neighborhoods.		
				<b>COMMENTS: See Alt. wording below</b>		
		<b>C</b>		<b>UL-G2. Design and Function.</b> <u>Urban Development Areas planned for convenient access to work, shopping, recreation and neighborhoods.</u>		
<b>A</b>	<b>B</b>			<b>UL-G3. Unique Identity of Towns.</b> Communities with mixed use neighborhood and town centers, serving as the community focal point and center for commerce, recreation and social interaction.		



Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B			<b>UL-G4. Community Character.</b> Development design and density within Urban Development Areas that preserves and enhances existing community character and identity.		
				COMMENTS:		
				<b>4.3.3. Policies</b>		
A	B	C		<b>UL-P1. Urban Development Areas.</b> The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.	Leg 	
				COMMENTS:		
	B	C		<b>UL-P2. Streamlined Subdivision Approval.</b> The County shall streamline the approval process for subdivisions located in designated Housing Opportunity Zones within Urban Development Areas.	Prog, QJ, H-S8, UL-IM1, H-IM1	
				COMMENTS:		
	B	C		<b>UL-P3. Streamlined Approval of Business Expansion.</b> The County shall streamline the approval process for business development in designated Neighborhood Centers, Town Centers and Business Opportunity Zones. Home based businesses and cottage industries meeting performance standards shall be principally permitted in all residential zones.	Prog, QJ, Min, S-3, IM-2, IM-3	


Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B	C		<b>UL-P4. Support for Micro and Small Business Development.</b> The County shall review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development within Urban Development Areas.	Leg, Prog. QJ, Min, IM-4	
				COMMENTS:		
A	B			<b>UL-P5. Community Identity.</b> Preserve community features that residents value and create development that compliments or adds to community identity and character.	QJ, Min, S-2, S-4, S-5, IM-12, IM-13	
				COMMENTS:		
A	B	C		<b>UL-P6. Mixed-Use Zoning.</b> Utilize mixed-use zoning to help create town centers that are community focal points. The mixed-use zone shall promote higher density urban housing in concert with retail commercial uses, day care centers, and shopfronts, and shall include an abundance and variety of open spaces.	Leg, QJ, Min, S-2, IM-2	
				COMMENTS:		
A	B			<b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall: <ul style="list-style-type: none"> <li>A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.</li> <li>B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options.</li> <li>C. Allow ministerial approval of development that conforms to performance</li> </ul>	Leg, QJ, Min, S-2, IM-2	

Plan Alternative	Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	<p>standards adopted by ordinance.</p> <p>D. Encourage and provide incentives for the following design characteristics:</p> <ol style="list-style-type: none"> <li>1) Pedestrian-oriented scale and character.</li> <li>2) Orientation of buildings toward the street or central open space areas rather than parking lots.</li> <li>3) Parking areas to the side or rear rather than between buildings and the street edge.</li> <li>4) Placement of buildings that create a central open space, or plaza, where passive activity can occur.</li> <li>5) Transparent ground-level façades designed for pedestrian-oriented sidewalks.</li> </ol>		
	<p><b>COMMENTS: See Alt. wording below</b></p>		
C	<p><b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall:</p> <ol style="list-style-type: none"> <li>A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.</li> <li>B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options.</li> <li>C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance.</li> <li><del>D. Encourage and provide incentives for the following design characteristics:</del> <ol style="list-style-type: none"> <li><del>1) Pedestrian oriented scale and character.</del></li> <li><del>2) Orientation of buildings toward the street or central open space areas rather than parking lots.</del></li> </ol> </li> </ol>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				<p>3) <del>Parking areas to the side or rear rather than between buildings and the street edge.</del></p> <p>4) <del>Placement of buildings that create a central open space, or plaza, where passive activity can occur.</del></p> <p>5) <del>Transparent ground level façades designed for pedestrian oriented sidewalks.</del></p>		
				COMMENTS:		
A	B			<p><b>UL-P8. Neighborhood Connectivity.</b> Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space areas. The subdivision ordinance shall specify standards and limitations for cul-de-sacs and dead end roads.</p>	<p>Leg, QJ, IM-7, C-P25, C-P26, C-S7, C-IM12</p> 	
				COMMENTS:		
	B			<p><b>UL-P9. Historic Structures.</b> Encourage historic structures to be retained and restored to serve as focal points of neighborhoods and communities.</p>	QJ, Min, S, IM	
				COMMENTS: See Alt. wording below		
A				<p><b>UL-P9. Historic Structures.</b> <u>Historic structures listed in, or determined to be eligible, for listing in the California Register of Historical Resources shall be retained to serve as focal points of neighborhoods and communities. Rehabilitations, alterations and re-location shall be conducted to avoid substantial adverse change in the historical significance of the structure.</u></p>	Protection of historic resources more fully addressed in Chap. 10.6	

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B			<b>UL-P10. Siting of Garages.</b> Encourage the placement and design of garages to make them subordinate to the house from a streetscape view.	QJ, Min	
				COMMENTS:		
A	B			<b>UL-P11. Natural Amenities.</b> Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.	QJ, Min	
				COMMENTS:		
	B			<b>UL-P12. Design Review.</b> Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.	QJ, Min, IM-8 	
				COMMENTS: See Alt. wording below		
A				<b>UL-P12. Design Review.</b> Development within designated Design Review overlay zones, <u>Town Centers and all major subdivisions within Urban Development Areas</u> shall undergo design review consistent with an adopted Design Review Ordinance.		
				COMMENTS:		
A	B			<b>UL-P13. Big Box Design.</b> Large format (“Big Box”) establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the	Leg, QJ, Min, S-	

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				surrounding area. The appearance of a large monolithic block shall be avoided by dividing the space into separate rooms or buildings, or breaking the mass of the façade.	4, IM-13 	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P14. Adult Entertainment Establishments.</b> Adult entertainment establishments shall be limited to areas where they will not conflict with schools, and identify standards to ensure they will be compatible with neighboring uses.	QJ, Min, S-5, IM S, IM-14 	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P15. Pedestrian-Friendly Streetscape.</b> Encourage streetscape and pedestrian oriented residential design with front porches, front gardens, and windows overlooking front yards and sidewalks.	QJ, Min, S-6	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P16. Alleys.</b> Encourage the use of an alley system and courtyards to minimize driveways facing the street.	QJ, Min	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P17. High Density Uses Near Parks.</b> The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.	Leg	

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B	C		<b>UL-P18. On-Street Parking Areas as Traffic Calming.</b> On-street parking should be allowed on local roads and minor collectors to reduce the need for off-street parking and to assist in traffic calming where appropriate.	QJ, Min, IM	
				COMMENTS:		
A	B			<b>UL-P19. Underground Utilities.</b> Encourage and assist in undergrounding existing utilities.	Prog, QJ, Min	
				COMMENTS:		
	B			<b>UL-P20. Landscaping.</b> All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.	QJ, Min, S, IM 	
				COMMENTS: See Alt. wording below		
A				<b>UL-P20. Landscaping.</b> All designs shall screen or soften the visual impact of new development through the use of landscaping <u>that incorporate native species, other plants</u> common to the area, known fire resistant plants, and <u>drought tolerant plants</u> .		
				COMMENTS:		
				<b>4.3.4. Standards</b>		

Plan Alternative			Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	B	C	<b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas should offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses.		
			<b>COMMENTS:</b> See Alt. wording below		
A			<b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas <u>shall</u> offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses. <u>New development shall strive to achieve a balance between employment and housing.</u>		
			<b>COMMENTS:</b>		
A	B		<b>UL-S2. Central Open Space Standards in Commercial and Mixed-Use Areas.</b> A plaza should be bounded by streets on at least three sides and shall front on a main street. Where new commercial and/or mixed use developments are proposed on lots greater than 5 acres, central open space shall have a minimum area of 20,000 sq ft.		
			<b>COMMENTS:</b>		
	B	C	<b>UL-S3. Business Opportunity Zones.</b> Commercial and industrial activities proposed within designated Business Opportunity Zones shall be principally permitted if they conform to applicable performance standards.		
			<b>COMMENTS:</b>		

Plan Alternative		Section 4.3 Urban Lands		Staff Remarks/ Implementation	Position R,M,D
A	B		<p><b>UL-S4. Definition of a “Big-Box” Retail Store.</b> A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.</p>		
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>UL-S5. Standards for Adult Entertainment Establishments.</b> Adult entertainment establishments shall be conditionally permitted and required to operate in conformance with explicit standards adopted by ordinance regarding; location, hours of operation, security, signage, screening, noise and lighting.</p>		
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>UL-S6. Landscaping Standards.</b> Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <ul style="list-style-type: none"> <li>A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.</li> <li style="padding-left: 40px;">Not more than 25% of the landscaped area shall be covered by non-living materials (e.g., rock, pavers, bark, etc.)</li> <li>B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.</li> <li>C. The landscape plan shall include a maintenance plan which specifies the</li> </ul>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.		
				<b>COMMENTS:</b>		
				<b>4.3.5 Implementation Measures</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM1. Streamlined Subdivision Approval.</b> Designate Housing Opportunity Zones within Urban Development Areas following Housing Element guidelines and apply streamlined subdivision approval processes consistent with Housing Element policies.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-IM2. Neighborhood and Town Centers.</b> Prepare a Neighborhood and Town Center ordinance and establish Neighborhood and Town Center areas by zoning overlay during General Plan Updates and Community Planning processes. Develop figures in the implementing ordinance to demonstrate design principles; for example, how to orient commercial and mixed-use buildings toward the street or the central open space areas.		
				<b>COMMENTS:</b>		
	<b>B</b>	<b>C</b>		<b>UL-IM3. Business Opportunity Zones.</b> Create a Business Opportunity Zone Overlay designation with associated performance standards and apply the zoning overlay to specific areas or properties within Community Planning Areas to stimulate commercial and industrial development and job growth. Candidate areas shall include business and		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				industrial parks, underutilized or vacant industrial and commercial land.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM4. Micro and Small Business Development Standards.</b> Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development in residential zones.	Need to identify standards	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM5. Sites for Commercial Development.</b> Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM6. Revisions to the Non-Conforming Use and Structures Standards.</b> Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to grant more flexibility for continuing compatible mixed uses in Urban Development Areas.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-IM7. Review and Update the Subdivision Ordinance.</b> Comprehensively review and update the Subdivision Ordinance and incorporate circulation and design standards consistent with the policies of this Plan.		
				<b>COMMENTS:</b>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
A	B			<b>UL-IM8. Review and Update Design Review Ordinance and Areas.</b> Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM9. Establish Build-To Lines.</b> Promote a more uniform commercial streetscape by establishing build-to lines rather than setback lines, or a combination of the two.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM10. Establish Maximum Parking Standards.</b> In the zoning ordinance, develop standards that limit the maximum number of off-street parking spaces that can be developed in commercial and/or mixed use areas.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM11. Review and Update the Sign Ordinance.</b> Comprehensively review and update the standards for signs in the zoning ordinance.		
				<b>COMMENTS:</b>		
A	B	C		<b>UL-IM12. Simplify the Zoning Ordinance with Illustrations and Matrices.</b> Modify the zoning ordinance to incorporate the use of illustrations and matrices to simplify communicating allowed uses, design principals and development standards.		
				<b>COMMENTS:</b>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
A	B			<b>UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses.</b> Revise the zoning ordinance to incorporate standards for "big box" commercial uses.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM14. Adult Entertainment Ordinance.</b> Develop an ordinance for adult entertainment establishments to ensure they will be compatible with neighboring uses.		
				<b>COMMENTS:</b>		
A				<b>UL-IMx. Form-Based Code.</b> Adopt a form-based zoning code for voluntary use in Neighborhood and Town Center areas to promote consistent streetscapes.		
				<b>COMMENTS:</b>		

## Summary of Key Issues and Review of Alternatives

### Section 4.4 Rural Lands

This Element provides policy guidance for development proposals outside community planning areas on rural residential lands.

Section 4.4 Rural Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Adequate supply of lands planned Rural Residential</b>                      An adequate supply of land for rural living is critical to support rural lifestyles and culture, provide opportunities for growth for successive generations and people moving into the County, and to support the County's economy and rural town centers.</p> <p>Is the current inventory of vacant rural residential lands adequate for future rural development?</p> <p>Should the County re-zone lower quality agricultural and timber production lands to increase the inventory of lands planned</p>	<p>Establishes an implementation program to review the inventory of rural residential lots during the Housing Element update (every five years) to make sure the inventory is adequate for future growth (RL-IM1).</p> <p>Would inventory and map substandard rural roads to determine areas where development is constrained by substandard roads. Would establish overlay zones to reflect identified constraints (RL-IM2).</p>	<p>The Framework Plan does not contain a requirement for review of rural residential lots as a part of the Housing Element update.</p> <p>Standards for subdivision of rural lands are similar to those found in Alt. B (2554.9).</p>	<p>Inventory and road mapping policies equivalent to Alt. B. A plan and zoning program would decrease the availability of rural residential lands for homestead development (RL-IMx).</p>	<p>Rural residential lots would be mapped and inventoried as in Alt. B (RL-IM1). A plan and zoning program would increase the availability of rural residential lands for homestead development (RL-IMx). Incentives for residential development of rural residential lands would be developed (RL-IMxx). A Capital Improvement Program would be initiated to expand and improve the rural road system.</p>





Section 4.4 Rural Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
for rural residential uses?				
<p><b>Compatibility of rural residential uses and commercial resource production.</b> Conflicts can occur between lands planned for commercial resource extractive uses and rural residential uses that can impact the profitability and viability of agriculture and timber production.</p> <p>Which policies are effective in maintaining profitable agricultural and timber production adjacent to lands planned primarily for rural homesteads?</p>	<p>Development on rural residential lands must be planned to be compatible with agriculture and timber production (RL-S1).</p> <p>Clustered development would be promoted to protect resource lands (RL-P7) and all rural subdivisions would need to be evaluated for compatibility with continued resource productivity (RL-S1), requiring a Right to Harvest or Farm agreement.</p> <p>Requires commercial development to be located in developed areas such as rural community centers unless the development is rural in nature, e.g., retreat or camp, or meets rural cottage industry standards (RL-P3).</p>	<p>The Framework Plan does not contain policies that advocate clustering houses.</p> <p>Encourages commercial development to be located in developed areas (RL-P3 -2554.6)</p>	<p>The same policies as Alt. B.</p>	<p>Alt. C does not require that development on rural residential lands be planned to be compatible with agriculture and timber production (RL-S1).</p> <p>Does not restrict the location of commercial development.</p>



Section 4.4 Rural Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Carrying capacity of rural lands, wild land fire risks and public service costs.</b>                      Water withdrawal, habitat fragmentation, sediment discharge to waterways, introduction of ignition sources and deficiencies in road maintenance can accompany rural residential development. Traditional regulatory approaches to protect public health and safety and minimize environmental impacts are often viewed as inappropriate infringement on rural property owner’s rights and property values.</p> <p>Is there a need for local land use regulation and permitting systems in rural residential areas?</p> <p>What practices or programs would increase the sustainability of rural development given anticipated increased in rural populations?</p>	<p>Policies and standards guide the division of rural residential lands so that future development will not be subject to adverse impacts from geologic instability, flooding or fire and would require adequate access, water, and sewage disposal for future development (RL-P4, RL-P5 and RL-S4). The Plan would allow for clustered rural development that provides a density bonus when significant permanent land dedications are secured (RL-P7). Future subdivisions and zone changes in rural residential areas must evaluate the cumulative impacts of water withdrawals and on-site septic systems (RL-P2). Changes in zoning density and subdivision approvals require road improvements to minimum County standards at time of subdivision or incrementally as future development occurs. (RL-P5).</p>	<p>Cumulative impacts of water withdrawals and sewage disposal evaluated for zone changes only. (RL-P2 – 2553.7) Changes in zoning should reflect road constraints (RL-P5 – 2554.8). Requirements for subdivisions to meet minimum county road standards contained in FRMK 2554.9 and the subdivision ordinance.</p>	<p>Cumulative impacts of water withdrawals and on-site septic systems evaluated for subdivisions, zone changes and discretionary development (RL-P2). Same as Alt. B for road improvements.</p>	<p>Rural commercial uses would be expanded to areas outside of Rural Community Centers and Community Planning Areas (RL-P3), and subdivision requirements would be less restrictive, similar to the existing Framework Plan (2554.9).</p> <p>Same as Alt. D for analysis of cumulative impacts of water withdrawals and sewage disposal. Same as Alt. D for evaluation of rural road constraints.</p>



## Plan Alternatives Comparison Chart

### Section 4.4 Rural Lands

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
				<b>4.4.3 Goals</b>		
	B	C		<b>RL-G1. Rural Residential Land Inventory.</b> An adequate supply of vacant land suitable for large lot rural residential development as the primary principally permitted use with access to Rural Community Centers and Community Planning Areas.		
				<b>COMMENTS:</b>		
A	B			<b>RL-G2. Rural Land Development.</b> Homestead style independent living on rural residential lands with minimum fire risks, impacts to water resources, public serviced demands and conflicts with resource production.		
				<b>COMMENTS:</b>		
			D	<b>2552.</b> To provide for orderly development of rural lands consistent with the needs to encourage sustained resource production without land degradation; reduce public exposure to safety hazards; minimize costs of providing services; conserve energy; encourage recreational development on appropriate lands; and encourage development along existing public corridors.		
				<b>4.4.3 Policies</b>		
A	B			<b>RL-P1. Compatible with Resource Production.</b> Development on rural residential lands adjacent to designated agricultural and timberlands shall be planned to be compatible with agriculture and timber production.	QJ, Leg, Prog RL-S1	

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
					 	
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2553.1.</b> Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.		
			<b>D</b>	<b>2553.2.</b> Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.		
	<b>B</b>			<b>RL-P2. Water Withdrawal.</b> Cumulative impacts of water withdrawal from surface and groundwater sources and <u>cumulative impacts from on-site sewage disposal systems</u> shall be assessed during the zoning and subdivision of all areas designated for rural residential development.	Modified for clarity. QJ, Leg, Prog RL-S4  	
				<b>COMMENTS: See Alt. wording below</b>		
	<b>A</b>			<b>RL-P2. Water Withdrawal.</b> Cumulative impacts of water withdrawal from surface and groundwater sources and cumulative impacts from on-site sewage disposal systems shall be assessed during the zoning, subdivision and <u>discretionary review of development</u> in all areas designated for rural residential development.		
				<b>COMMENTS:</b>		
		<b>C</b>	<b>D</b>	<b>2553.7.</b> Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.		
			<b>D</b>	<b>2553.3.</b> Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat.		

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
			D	5-2550.7. Actively coordinate with the California Regional Water Quality Control Board and County Health Department to develop standards to assess cumulative impacts and appropriate density standards for septic tank use in Humboldt County.		
A	B			RL-P3. Rural Commercial Uses. New tourist, commercial, and retail outlets shall be located within the Rural Community Center land use designation or designated Community Planning Areas or other existing developed areas with development of a similar nature, unless the use meets rural cottage industry standards or is characteristic of and compatible with a rural setting.	QJ, Leg, 	
				COMMENTS:		
			D	2554.6. New tourist, commercial and retail outlets should be located within the Rural Community Center Land Use Designation or designated Community Planning Areas or other existing developed areas with development of a similar nature.		
			D	2553.8. Community plans shall address the needs and standards for Cottage Industries within the urban development areas; in addition, standards for rural areas will be refined.		
A	B	C		RL-P4. Fire Safety Hazards. Support implementation of State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.	QJ, RL-S4	
				COMMENTS:		
			D	2553.4. Lands which contain identified hazards shall be developed consistent with the objective to reduce public exposure to the hazards.		
A	B			RL-P5. Road Constraints and Rural Development. Rural zoning densities and subdivision approvals shall reflect road constraints identified by the County Public Works Department. Subdivisions may be allowed where roads can be feasibly improved to minimum County standards at the time of subdivision or incrementally, through road improvements from future development.	QJ, Leg, Prog RL-S4, RL-IM2 	

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
		C	D	2554.8. Densities should reflect road constraints, identified by the County Public Work Department.		
			D	<p><b>2554.9. Subdivision of land</b></p> <p>D. Recorded access or other acceptable access to a publicly maintained road that is: (Res. 85-55, 5/7/85)</p> <ol style="list-style-type: none"> <li>1) Adequate for ultimate development at planned densities; and</li> <li>2) Adequate for use by emergency vehicles.</li> <li>3) Not subject to adverse impacts caused by:                             <ol style="list-style-type: none"> <li>a) geologic instability, steep slopes and erosion;</li> <li>b) seismic activity; or</li> <li>c) flooding.</li> </ol> </li> </ol>		
A	B		D	<b>RL-P6. Rural Development in the King Range.</b> All development within the boundaries of the King Range National Conservation Area shall be consistent with the Bureau of Land Management's Management Plan.	FRWK 2554.4 QJ, RL-S3 and S4, 	
				COMMENTS:		
A	B	C		<b>RL-P7. Clustered Rural Residential Development.</b> Clustered rural residential development is encouraged on rural lands suitable for development consistent with planned densities. Density bonuses may be provided where significant permanent land dedications are secured.	QJ, Leg, Prog RL-S1, S4 	
				COMMENTS:		

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
			C	<b>RL-PX. Density Transfers for Rural Residential Development.</b> <u>Transfer of development rights from lands designated as resource production land to lands planned for rural residential may be permitted to allow for clustered rural residential development beyond planned densities consistent with development standards.</u>		
				<b>COMMENTS:</b>		
			D	<b>2553.6.</b> Any development plan or concept should be given consideration, provided that the intent of the General Plan is carried out.		
				<b>4.4.4 Standards</b>		
A	B			<b>RL-S1. Compatibility with Timber and Agricultural Production.</b> Rural Residential subdivision adjacent to lands planned for timber or agricultural production shall be evaluated for compatibility with continued resource production. Subdivisions shall be conditioned to minimize constraints on resource production due to access limitations and water supply impacts. Right-to-Harvest or Right-to-Farm agreements shall be required on newly created Rural Residential subdivision lots adjacent to lands planned for timber or agricultural production.		
				<b>COMMENTS:</b>		
A	B		D	<b>RL-S2. Subdivisions Near Identified Resource Lands.</b> Land divisions within the following four areas (as designated on the Biological Resources Map) are restricted to 40 acre minimum parcel sizes to preserve the areas' natural values: A. Horse Mountain B. Kings Range National Conservation Area C. Scotia Bluffs D. Luffenholtz Creek Bishop Pine Stand	<b>FRWK 2554.3</b>	
				<b>COMMENTS:</b>		

Plan Alternative			Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
A	B	C	<p><b>RL-S3. Cottage Industry Standards.</b> Cottage industry is a principally permitted use in all rural land use designations provided they meet the following standards:</p> <ul style="list-style-type: none"> <li>A. Are conducted by occupants on the premises and not more than 5 non-resident employees in a manner which does not substantially affect the primary use of the parcel; and</li> <li>B. Does not require use of buildings or structures occupying more than 2 acres; and</li> <li>C. Involves no sales of merchandise other than that grown, manufactured or processed on the premises or merchandise directly related to and incidental to the industry; and</li> <li>D. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.</li> <li>E. Cottage industries in Timber Production Zone (TPZ) lands must be consistent with the TPZ list of compatible uses.</li> <li>F. Cottage industries which do not comply with these standards may be conditionally approved in all rural land use designations.</li> </ul>		
			<b>COMMENTS:</b>		
		D	<p><b>2554.11.</b> Cottage industries are conditionally allowed in all rural land use designations.</p> <p><b>2554.12.</b> Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:</p> <ul style="list-style-type: none"> <li>a. Are conducted by occupants on the premises and not more than 3 non-resident employees in a manner which does not substantially affect the primary use of the parcel; and</li> <li>b. Does not require use of buildings or structures occupying more than 2 acres; and</li> <li>c. Involves no sales of merchandise other than that grown or processed on</li> </ul>		

Plan Alternative	Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
	<p>the premises or merchandise directly related to and incidental to the industry; and</p> <p>d. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.</p>		
	<p><b>D</b> 5-2550.6. A discretionary permit shall be required for the establishment of a cottage industry use consistent with planned densities.</p>		
<p><b>B</b></p>	<p><b>RL-S4. Subdivision Standards.</b> Subdivision of land designated rural residential may be approved if it can be found that:</p> <ul style="list-style-type: none"> <li>A. There is proof of adequate water for domestic use as determined by current standards of the Division of Environmental Health provided through either:                             <ul style="list-style-type: none"> <li>1) Certified dry weather tests of individually developed water supply systems on each parcel using wells, creeks, or springs; or</li> <li>2) Four or fewer connections to a developed private water system, including certified dry weather testing of source, storage, and transmission facilities, with recorded easements and legal agreements; or</li> <li>3) Evidence of connection to a public water system.</li> </ul> </li> <li>B. Water demands do not individually or cumulatively create a significant impact on Critical Water Supply or Watershed Areas or water bodies designated as critical habitat under the Endangered Species Act or temperature impaired under the Clean Water Act.</li> <li>C. There is proof that adequate sewage disposal capability will be provided through either:                             <ul style="list-style-type: none"> <li>1) Individual on-site systems approved by the Division of Environmental Health; or</li> <li>2) Evidence of connection to a public wastewater disposal system.</li> </ul> </li> <li>D. Building site locations are identified that meet county streamside management setback requirements and that are not subject to the following hazards:                             <ul style="list-style-type: none"> <li>1) Geologic instability, steep slopes, and erosion;</li> <li>2) Seismic activity; or</li> </ul> </li> </ul>		

Plan Alternative	Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
	<ul style="list-style-type: none"> <li>3) Flooding.</li> <li>E. Recorded access to a publicly maintained road that is:                             <ul style="list-style-type: none"> <li>1) Adequate for ultimate development at planned densities; and</li> <li>2) Adequate for use by emergency vehicles per State Responsibility Area Standards.</li> <li>3) Not subject to adverse impacts caused by:                                     <ul style="list-style-type: none"> <li>(a) Geologic instability, steep slopes and erosion;</li> <li>(b) Seismic activity; or</li> <li>(c) Flooding.</li> </ul> </li> </ul> </li> <li>F. Findings A, C, and D may be replaced by the following:                             <ul style="list-style-type: none"> <li>1) All parcels created and any remainder are each in excess of 160 acres; and</li> <li>2) The purpose of the parcels is resource production; and</li> <li>3) A transfer of development rights for residential purposes is executed and recorded in favor of the County of Humboldt. Residential development rights may be reclaimed by meeting the standards in A, C, and D.</li> </ul> </li> <li>G. Other findings specific to the area, zone, and land use designation can be made.</li> </ul>		
	<p><b>COMMENTS: See Alternative. wording below</b></p>		

Plan Alternative	Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
A	<p><b>RL-S4. Subdivision Standards.</b> Subdivision of land designated rural residential may be approved if it can be found that:</p> <ul style="list-style-type: none"> <li>E. There is proof of adequate water for domestic use as determined by current standards of the Division of Environmental Health provided through either:                             <ul style="list-style-type: none"> <li>4) Certified dry weather tests of individually developed water supply systems on each parcel using wells, creeks, or springs; or</li> <li>5) Four or fewer connections to a developed private water system, including certified dry weather testing of source, storage, and transmission facilities, with recorded easements and legal agreements; or</li> <li>6) Evidence of connection to a public water system.</li> </ul> </li> <li>F. Water demands do not individually or cumulatively create a significant impact <del>on Critical Water Supply or Watershed Areas or water bodies designated as critical habitat under the Endangered Species Act or temperature impaired under the Clean Water Act</del> on water bodies, aquatic habitat or beneficial uses identified in the Regional Water Quality Control Board Basin Plan.</li> <li>G. There is proof that adequate sewage disposal capability will be provided through either:                             <ul style="list-style-type: none"> <li>3) Individual on-site systems approved by the Division of Environmental Health; or</li> <li>4) Evidence of connection to a public wastewater disposal system.</li> </ul> </li> <li>H. Building site locations are identified that meet county streamside management setback requirements and that are not subject to the following hazards:                             <ul style="list-style-type: none"> <li>4) Geologic instability, steep slopes, and erosion;</li> <li>5) Seismic activity; or</li> <li>6) Flooding.</li> </ul> </li> <li>E. Recorded access to a publicly maintained road that is:                             <ul style="list-style-type: none"> <li>4) Adequate for ultimate development at planned densities; and</li> <li>5) Adequate for use by emergency vehicles per State Responsibility Area Standards.</li> </ul> </li> </ul>		

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
				6) Not subject to adverse impacts caused by: <ul style="list-style-type: none"> <li>(a) Geologic instability, steep slopes and erosion;</li> <li>(b) Seismic activity; or</li> <li>(c) Flooding.</li> </ul> F. Findings A, C, and D may be replaced by the following: <ul style="list-style-type: none"> <li>4) All parcels created and any remainder are each in excess of 160 acres; and</li> <li>5) The purpose of the parcels is resource production; and</li> <li>6) A transfer of development rights for residential purposes is executed and recorded in favor of the County of Humboldt. Residential development rights may be reclaimed by meeting the standards in A, C, and D.</li> </ul> G. Other findings specific to the area, zone, and land use designation can be made.		
				<b>COMMENTS:</b>		
		<b>C</b>	<b>D</b>	<b>2554.9.</b> Subdivision of land may be approved for residential purposes, if it can be found that: <ul style="list-style-type: none"> <li>A. There is proof of adequate water for domestic use (400 gallons per day minimum) and fire suppression (See 3291.4) provided through either:                             <ul style="list-style-type: none"> <li>1) Certified dry weather tests of individual developed water supply systems on each parcel using wells, creeks, or springs (Res. 85-55, 5/7/85); or</li> <li>2) Four or fewer connections to a developed private water system including certified dry weather testing of source, storage and transmission facilities, with recorded easements and legal agreements; or</li> <li>3) Evidence of connection to a public water supply meeting the water works standards of the State of California.</li> </ul> </li> </ul>		

Plan Alternative	Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
	<p>B. There is proof that adequate sewage disposal capability will be provided through either:</p> <ol style="list-style-type: none"> <li>1) Individual on-site systems approved by the Humboldt-Del Norte Health Department; or</li> <li>2) Evidence of connection to a public waste disposal system.</li> </ol> <p>C. Identification of building sites that are not subject to adverse impacts caused by: (Res. 85-55, 5/7/85)</p> <ol style="list-style-type: none"> <li>1) geologic instability, steep slopes and erosion;</li> <li>2) seismic activity; or</li> <li>3) flooding.</li> </ol> <p>D. Recorded access or other acceptable access to a publicly maintained road that is: (Res. 85-55, 5/7/85)</p> <ol style="list-style-type: none"> <li>1) Adequate for ultimate development at planned densities; and</li> <li>2) Adequate for use by emergency vehicles.</li> <li>3) Not subject to adverse impacts caused by:               <ol style="list-style-type: none"> <li>a) geologic instability, steep slopes and erosion;</li> <li>b) seismic activity; or</li> <li>c) flooding.</li> </ol> </li> </ol> <p>10. Findings a, b, and c of Section 9 may be replaced by the following:</p> <ol style="list-style-type: none"> <li>a. All parcels created and any remainder are each in excess of 160 acres; and</li> <li>b. The purpose of the parcels is resource production; and</li> <li>c. A transfer of development rights for residential purposes executed in favor of the County of Humboldt. Note: Residential development rights may be reclaimed by meeting the standards in 9 a, b, and c. (Res. 85-55, 5/7/85)</li> </ol>		

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
			D	5-2550.2. Require geological reports and erosion control plans for all subdivisions in areas of high slope instability consistent with the Framework Plan Geologic Map and Land Use Hazards Matrix.		
				<b>4.4.5 Implementation Measures</b>		
A	B	C		RL-IM1. <b>Inventory of Rural Residential Lands.</b> Maintain searchable GIS inventory of lands planned Rural Residential (RR) and review during Housing Element Updates for adequacy to meet homestead development demands during the Housing Element planning period.		
				<b>COMMENTS:</b>		
			D	5-2550.3. Update rural land use maps regularly. Maintain records of approved subdivisions, including number of parcels, number of acres, previous use and proposed uses.		
A				RL-IMx. <b>Decrease Inventory of Rural Residential Lands.</b> Initiate a plan designation and zoning program to decrease the inventory of lands planned Rural Residential (RR) to meet homestead development demands.		
		C		RL-IMx. <b>Increase Inventory of Rural Residential Lands.</b> Initiate a plan designation and zoning program to expand the inventory of lands planned Rural Residential (RR) to meet homestead development demands.		
				<b>COMMENTS:</b>		

Plan Alternative			Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
		C	<p><b>RL-IMx. Rural Residential Development Incentives.</b> Residential development within Rural Residential (RR) areas shall be provided with one or more of the following incentives as detailed in the land use ordinance:</p> <ul style="list-style-type: none"> <li>1) Deferral of improvements for minor subdivisions</li> <li>2) Deferral of subdivision fees until issuance of building permits</li> <li>3) Eligible for fast-track and streamlined permit process</li> <li>4) Allowance for lot-splits for qualified second units</li> <li>5) Reduced minimum parcel sizes</li> </ul>		
			<p><b>COMMENTS:</b></p>		
		C	<p><b>RL-IMx. Establishment of a Transfer of Development Rights (TDR) Program.</b> Support the creation of a Transfer of Development Rights (TDR) Program for lands outside of Community Planning Areas that supports the transfer of development rights from lands designated as resource production to lands designated as rural residential in order to maximize conservation and production values of the resource lands and allows flexibility in the development of rural residential properties above planned densities.</p>		
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>RL-IM2. Identification of Substandard Roads.</b> Coordinate with the County Department of Public Works and area emergency service providers to inventory and map road segments that do not meet subdivision road standards or State Responsibility Area Fire Safe standards, and thereby would limit development of future residential subdivisions in the area. Identify the deficiency and assess the feasibility of achieving minimum standards through the Public Works Capital improvement program or through incremental road improvements provided by future development. Where adequate access cannot be</p>		

Plan Alternative				Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R,M,D
				achieved by these methods, place an overlay zone over the affected area restricting further residential subdivision.		
				<b>COMMENTS: See Alt. wording below</b>		
		<b>C</b>		<b>RL-IM2. Identification of Substandard Roads.</b> Coordinate with the County Department of Public Works and area emergency service providers to inventory and map road segments that do not meet subdivision road standards or State Responsibility Area Fire Safe standards, and thereby would limit development of future residential subdivisions in the area. Identify the deficiency and assess the feasibility of achieving minimum standards through the Public Works Capital improvement program or through incremental road improvements provided by future development. <del>Where adequate access cannot be achieved by these methods, place an overlay zone over the affected area restricting further residential subdivision.</del>		
				<b>COMMENTS:</b>		
			<b>D</b>	<b>5-2550.4.</b> Maintain community profiles on Rural Community Centers and review and report on new development in the data base.		
			<b>D</b>	<b>5-2550.9.</b> Develop and utilize a system of notifying state and federal registration agencies of complaints received and problems encountered with individuals and organizations providing certifications for new developments.		

## Summary of Key Issues and Review of Alternatives

### Section 4.8 Land Use Classifications

Section 4.8 Land Use Classifications				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Adequate range of land use categories to serve the needs of multiple uses found within the County</b>                      The Land Use Classifications identify the kinds, intensities, and locations of planned development in the County.</p>	<p>Alternative B renames Agricultural Lands (AL) and Agricultural Rural (AR) designations to Rural Residential (RR) and Agricultural Suburban (AS) to Residential Estates (RE) to better reflect existing uses and land capabilities. Adds Mixed Use (MU), Village Center (VC), Open Space (OS), and Urban Reserve (UR), and Ranchlands (AGR) designations.</p>	<p>Alternative D (existing Plan) wording is found at the end of this chart. Allowable uses are not as precisely defined in the existing Plan.</p>	<p>Same as Alt B.</p>	<p>Same as Alt B.</p>
<p>Should there be two-tiers of land use classifications for timberland and grazing lands?</p>	<p>Includes two tiers for grazing lands, AG and AGR.</p>	<p>Uses one tier for grazing and timberlands.</p>	<p>Includes two tiers for grazing lands, AG and AGR. and two tiers for timberland, T (Timberland) and TI (Industrial Timberland).</p>	<p>Uses one tier for grazing and timberlands.</p>
<p>What are the appropriate densities for housing in resource production lands?</p>	<p>40–160 acres in T, 20-60 acres in AE, 20–160 in AG, and 160 acres in AGR.</p>	<p>20–160 ac. in T, 20-60 ac. in AE, and 20–160 in AG.</p>	<p>160 acres in T, management dependent in TI, 20-60 acres in AE, 160 in AG,</p>	<p>20–160 ac. in T, 20-60 ac. in AE, and 20–160 in AG.</p>

Section 4.8 Land Use Classifications				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
What is the appropriate density range for the RM (Residential Medium Density) land use classification.	Uses 7-16 and 7-30 units per acre as mapped.	Uses 7-16 in Eureka CPA and 7-30 units per acre in rest in county.	and 600 acres in AGR.	Uses 7-16 and 7-30 units per acre as mapped.

## Plan Alternatives Comparison Chart Section 4.8 Land Use Classifications

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<b>Residential Land Uses Designations</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<i>Residential Medium Density (RM)</i>		
<b>A</b>	<b>B</b>	<b>C</b>	*	The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. Design review can be used to ensure compatibility with neighborhood character.		
<b>A</b>	<b>B</b>	<b>C</b>	*	<b>Allowable Use Types:</b> <b>Residential</b> Single Family Residential Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses  <b>Other</b> Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation Office and Professional Private Institution Fish & Wildlife Management Similar Compatible Uses	Definitions for use types are found in the Hearing Draft Plan, Appendix B, starting on page B-31.	
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Density Range – 7 to 30 units per acre, as specified on map Max. Floor Area Ratio – 1.00	Density ranges of 7-16 and 7-30 are used on the	

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Additional Provisions – per zoning	maps. Proposed Housing Element would change all to 7-30.	
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Residential Low Density (RL)</b>		
<b>A</b>	<b>B</b>	<b>C</b>	*	The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units		
<b>A</b>	<b>B</b>	<b>C</b>	*	<b>Allowable Use Types:</b> <b>Residential</b> Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Guest House Planned Developments Residential Accessory Uses <b>Other</b> Cottage Industry Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation Fish & Wildlife Management Similar Compatible Use		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Density Range – 1-8 units per acres, as specified on map Max. Floor Area Ratio – 0.40 Additional Provisions – per zoning		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Residential Estates (RE)</b>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C		<b>Allowable Use Types:</b> <b>Residential</b> Single Family Residential Second Residential Unit Guest House Planned Developments Residential Accessory Uses <b>Other</b> Cottage Industry Bed & Breakfast Inns Community Assembly Non-Commercial Recreation Private Institution Fish & Wildlife Management Similar Compatible Use		
A	B	C		<b>Development Standards:</b> Density Range – 1 – 5 acres per unit as specified on map Max. Floor Area Ratio – 0.20 Additional Provisions – per zoning		
A	B	C		<b>Rural Residential (RR)</b>		
A	B	C	*	This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.		
A	B	C	*	<b>Allowable Use Types:</b> <b>Residential</b> Single Family Residential Second Residential Unit Guest House Planned Developments		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Residential Accessory Uses <b>Other</b> Cottage Industry Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation General Agriculture Intensive Agriculture Stables & Kennels Timber Production Fish & Wildlife Management Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Density Range – 5 to 160 acres per unit, as specified on map Max. Floor Area Ratio – 0.10 Additional Provisions – per zoning		
				<b>Commercial Designations</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<i>Commercial General (CG)</i>		
<b>A</b>	<b>B</b>	<b>C</b>	*	The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.		
<b>A</b>	<b>B</b>	<b>C</b>	*	<b>Allowable Use Types:</b> <b>Commercial</b> Automotive Sales, Service, & Repair Bed & Breakfast Inn Commercial Recreation Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation <b>Civic</b> Administrative		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Community Assembly Essential Services Health Care Services <b>Other</b> Residential Uses Subordinate to Principal Use Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Maximum Structure Height – 45 feet Max. Floor Area Ratio - Additional Provisions - per zoning		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Commercial Services (CS)</b>		
<b>A</b>	<b>B</b>	<b>C</b>	*	This classification is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).		
<b>A</b>	<b>B</b>	<b>C</b>	*	<b>Allowable Use Types:</b> <b>Commercial</b> Automotive Sales, Service, & Repair Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Warehousing, Storage, & Distribution  <b>Industrial</b> Research/Light Industrial  <b>Civic</b> Administrative Community Assembly		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Essential Services Health Care Services <b>Other</b> Residential Uses Subordinate to Principal Use Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Commercial Recreation (CR)</b>		
<b>A</b>	<b>B</b>	<b>C</b>	*	This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.		
<b>A</b>	<b>B</b>	<b>C</b>	*	<b>Allowable Use Types:</b> <b>Commercial</b> Bed & Breakfast Inn Commercial Recreation Heavy Commercial Private Recreation Transient Habitation Visitor Serving Facilities <b>Civic</b> Community Assembly Essential Services <b>Other</b> Residential Uses Subordinate to Principal Use Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<b>Mixed-Use &amp; Urban Reserve Designations</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<i>Mixed Use (MU)</i>		
<b>A</b>	<b>B</b>	<b>C</b>		This classification is intended for lands in central areas of urban communities where the presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The maximum residential density is 16 dwelling units per acre and the maximum allowable FAR (Floor to Area Ratio) is 3.	MU is most broadly applied in Alt A, least in Alt C.	
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>Allowable Use Types:</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Multi Family Residential</li> <li>Group Residential</li> <li>Planned Developments</li> <li>Emergency Shelter</li> <li>Transitional Housing</li> <li>Residential Accessory Uses</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Bed &amp; Breakfast Inn</li> <li>Commercial Recreation</li> <li>Neighborhood Commercial</li> <li>Office &amp; Professional</li> <li>Private Recreation</li> <li>Retail Sales</li> <li>Retail Services</li> <li>Transient Habitation</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>Cottage Industry</li> <li>Community Assembly</li> <li>Non-Commercial Recreation</li> <li>Stables &amp; Kennels</li> <li>Fish &amp; Wildlife Management</li> <li>Similar Compatible Uses</li> </ul>		
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>Development Standards</b></p> <p>Max. Floor Area Ratio - 3</p> <p>Additional Provisions – per zoning</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
<b>A</b>	<b>B</b>	<b>C</b>		<i>Village Center (VC)</i>		
<b>A</b>	<b>B</b>	<b>C</b>		The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The VC allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.		
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>Allowable Use Types:</b></p> <p><b>Residential</b>                      Single Family Residential                      Second Residential Unit                      Multi Family Residential                      Manufactured Home Parks                      Group Residential                      Planned Developments                      Emergency Shelter                      Transitional Housing                      Residential Accessory Uses</p> <p><b>Commercial</b>                      Bed &amp; Breakfast Inn                      Commercial Recreation                      Heavy Commercial                      Neighborhood Commercial                      Office &amp; Professional                      Private Recreation                      Retail Sales                      Retail Services                      Transient Habitation</p> <p><b>Other</b>                      Cottage Industry                      Community Assembly                      Non-Commercial Recreation                      General Agriculture                      Stables &amp; Kennels                      Timber Production</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Fish & Wildlife Management Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Max. Floor Area Ratio - 2 Additional Provisions – per zoning		
A	B	C	D	<b>Rural Community Center (RCC)</b>		
A	B	C		The Rural Community Center (RCC) classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services. The maximum residential density is 1 dwelling unit per acre with community water, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.		
A	B	C	*	<b>Allowable Use Types:</b> <b>Residential</b> Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses <b>Commercial</b> Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<b>Other</b> Cottage Industry Community Assembly Non-Commercial Recreation General Agriculture Stables & Kennels Timber Production Fish & Wildlife Management Similar Compatible Uses		
A	B	C	*	<b>Development Standards</b> Max. Floor Area Ratio – 2 Additional Provisions – per zoning		
A	B	C		<b>Urban Reserve (UR/)</b>		
A	B	C		The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.		
A	B	C		<b>Allowable Use Types:</b> <b>Residential</b> Single Family Residential <b>Commercial</b> Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation <b>Other</b> Cottage Industry General Agriculture		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Timber Production Fish & Wildlife Management Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards</b> Max. Floor Area Ratio - Additional Provisions – per zoning		
				<b>Industrial Designations</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<i>Industrial, General (IG or MG)</i>		
<b>A</b>	<b>B</b>	<b>C</b>		This classification (IG in inland areas; MG in coastal areas) provides for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available. May be accommodated in rural areas where full urban services are not required for the intended use.		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Allowable Use Types:</b> <b>Industrial</b> Aquaculture Coastal-Dependent Industrial Coastal-Related Industrial Hazardous Industrial Heavy Industrial Research/Light Industrial Surface Mining Metallic Mining Timber Products Processing <b>Agricultural</b> Agricultural Products Processing Feed Lot/Slaughter House Hog Farming Intensive Agriculture <b>Commercial</b> Heavy Commercial Office and Professional Warehousing, Storage and Distribution <b>Civic</b> Administrative		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Essential Services Extensive Impact Civic Uses Solid Waste Disposal <b>Other</b> Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b><i>Industrial, Resource Related (IR)</i></b>		
<b>A</b>	<b>B</b>	<b>C</b>		This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Allowable Use Types:</b> <b>Industrial</b> Aquaculture Hazardous Industrial Heavy Industrial Surface Mining Metallic Mining Timber Products Processing <b>Agricultural</b> Agricultural Products Processing Feed Lot/Slaughter House Hog Farming Intensive Agriculture <b>Commercial</b> Heavy Commercial Warehousing, Storage, & Distribution <b>Other</b> Public Access Facilities		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Industrial, Coastal Dependent (MC)</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Allowable Use Types:</b> <b>Industrial</b> Aquaculture Coastal-Dependent Industrial Coastal-Related Industrial Heavy Industrial Surface Mining <b>Commercial</b> Office & Professional Warehousing, Storage, & Distribution <b>Civic</b> Essential Services Extensive Impact Civic Uses <b>Other</b> Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards:</b> Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	D	<i>Business Park (MB)</i>		
A	B	C	D	This classification is intended to provide sites that are suitable for "business park" developments. These are to be well designed and mixed industrial - commercial areas developed in a park-like environment and composed of nuisance-free light industrial; research and development; administrative, business, and professional offices; and warehousing and storage facilities.		
A	B	C	*	<b>Allowable Use Types:</b> <b>Industrial</b> Research/Light Industrial <b>Commercial</b> Neighborhood Commercial Office & Professional Warehousing, Storage, & Distribution <b>Civic</b> Administrative Essential Services <b>Other</b> Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		<b>Development Standards:</b> Maximum Structure Height – 50 feet Max. Floor Area Ratio – Additional Provisions - per zoning		
				<b>Open Space and Public Lands Designations</b>		
A	B	C	D	<i>Conservation Flood Plain (CF)</i>		
A	B	C	D	Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	*	<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Resource Production</b> General Agriculture <b>Industrial</b> Aquaculture <b>Civic</b> Public Recreation & OS <b>Other</b> Surface Mining Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Additional Provisions – per zoning		
A	B	C	D	<i>Conservation Flood Plain Recreation (CFR)</i>		
A	B	C	D	Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable.		
A	B	C	*	<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Resource Production</b> General Agriculture <b>Industrial</b>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Aquaculture Coastal Dependent Industrial <b>Civic</b> Public Recreation & OS <b>Other</b> Caretaker’s Residence Subordinate Residential Surface Mining Temporary RV Park Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards</b> Additional Provisions – per zoning		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Natural Resources (NR)</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	The purpose of this classification is to protect and enhance valuable coastal fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Industrial</b> Aquaculture <b>Other</b> Caretaker’s Residence Surface Mining Similar Compatible Uses		
<b>A</b>	<b>B</b>	<b>C</b>		<b>Development Standards</b> Additional Provisions – per zoning		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C		<i>Open Space (OS)</i>		
A	B	C		This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.		
A	B	C		<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Resource Production</b> General Agriculture Timber Production <b>Industrial</b> Aquaculture <b>Civic</b> Public Recreation & OS <b>Other</b> Caretaker's Residence Surface Mining Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Additional Provisions – per zoning		
A	B	C	D	<i>Public Facility (PF)</i>		
A	B	C	*	The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	*	<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Civic</b> Administrative Essential Services Extensive Impact Civic Uses Public Recreation & OS Solid Waste Disposal <b>Other</b> Caretaker’s Residence Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Additional Provisions – per zoning		
A	B	C	D	<b>Public Recreation (PR)</b>		
A	B	C	*	The purpose of this classification is to protect lands suitable for public recreation or resource protection.		
A	B	C	*	<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Resource Production</b> General Agriculture Timber Production		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<b>Industrial</b> Aquaculture <b>Civic</b> Public Recreation & OS <b>Other</b> Caretaker's Residence Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Additional Provisions – per zoning		
A	B	C	D	<b>Public Lands (P)</b>		
A	B	C	D	The Public Lands designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.		
A	B	C	*	<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Resource Production</b> General Agriculture Timber Production <b>Industrial</b> Aquaculture <b>Civic</b> Public Recreation & OS <b>Other</b> Caretaker's Residence Surface Mining		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Temporary RV Park Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Additional Provisions – per zoning		
A	B	C	D	<b>Resource Dependent (MR/)</b>		
A	B	C	D	The purpose of this classification is to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.		
A	B	C		<b>Allowable Use Types:</b> <b>Natural Resource</b> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Resource Production</b> General Agriculture <b>Industrial</b> Aquaculture Coastal Dependent Industrial <b>Other</b> Similar Compatible Uses		
A	B	C		<b>Development Standards</b> Additional Provisions – per zoning		
				<b>Resource Production Land Use Designations</b>		
A	B	C	D	<b>Timberland (T)</b>		
A	B	C	*	The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 – 160 acres/unit.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	*	<b>Allowable Use Types:</b> <b>Agricultural</b> General Agriculture <b>Timber</b> Timber Production Timber-Related Recreation <b>Commercial</b> Timber-Related Visitor-Serving <b>Industrial/Extractive</b> Agriculture & Timber Products Processing Oil & Gas Drilling & Processing Metallic Mining Surface Mining <b>Natural Resource</b> Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Other</b> Labor Camps Public Recreation Residence Incidental to Principal Use Utilities & Energy Facilities <sup>3</sup> Similar Compatible Uses		
A	B			<b>Development Standards</b> Minimum Parcel Size: 40 – 160 acres Ground Coverage: Additional Provisions – per zoning		
		C	D	<b>Development Standards</b> Minimum Parcel Size: 20 – 160 acres Ground Coverage: Additional Provisions – per zoning		
A				<b>Industrial Timberland (TI)</b>		
A				This designation applies to lands that are industrially managed for timber production, primarily outside CPA's, and where presence of additional homesites would likely		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				contribute to conflict with such timber management; most of these lands are managed through a habitat conservation plan. Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units. Residential use may be allowed as a conditionally permitted use where necessary for caretaking purposes, or for compatible recreational use, does not exceed a density of one unit per 600 acres, and records a right to harvest agreement for the subject property.		
<b>A</b>				<b>Allowable Use Types: same as Timber (T) Classifications</b>		
<b>A</b>				<b>Development Standards</b> Minimum Parcel Size: 160 acres Density: 0 (caretakers residence for those fully employed on the premises) Additional Provisions – per zoning		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Agricultural Exclusive (AE)</b>		
<b>A</b>	<b>B</b>	<b>C</b>	*	This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.		
<b>A</b>	<b>B</b>	<b>C</b>	*	<b>Allowable Use Types:</b> <b>Agricultural</b> Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels <b>Timber</b> Timber Production <b>Commercial</b> Agriculture-Related Visitor-Serving <sup>1</sup> <b>Industrial/Extractive</b> Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Surface Mining		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<b>Natural Resource</b> Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration  <b>Other</b> Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities <sup>3</sup> Similar Compatible Uses		
<b>A</b>	<b>B</b>		<b>D</b>	<b>Development Standards</b> Minimum Parcel Size: 60 acres Ground Coverage: 2 acres max. Additional Provisions – no residential subdivisions		
		<b>C</b>		<b>Development Standards</b> Minimum Parcel Size: 20 - 60 acres Ground Coverage: 2 acres max. Additional Provisions – see zoning for details		
<b>A</b>				Additional Provisions – no further subdivisions		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b><i>Agricultural Grazing (AG)</i></b>		
	<b>B</b>	<b>C</b>	<b>D</b>	This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.		
<b>A</b>				This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 160 acres/unit.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>Allowable Use Types:</b> <b>Agricultural</b>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels <b>Timber</b> Timber Production Timber-Related Recreation <b>Commercial</b> Agriculture-Related Visitor-Serving <sup>1</sup> Timber-Related Visitor-Serving <b>Industrial/Extractive</b> Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining <b>Natural Resource</b> Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Other</b> Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities <sup>3</sup> Similar Compatible Uses		
	<b>B</b>	<b>C</b>	<b>D</b>	<b>Development Standards</b> Minimum Parcel Size: 20 – 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
<b>A</b>				<b>Development Standards</b>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Minimum Parcel Size: 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
<b>A</b>	<b>B</b>			<b>Ranchland (AGR)</b>		
<b>A</b>	<b>B</b>			Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.  The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.		
<b>A</b>				Density range is 600 acres/unit.		
<b>A</b>	<b>B</b>			<b>Allowable Use Types:</b> <b>Agricultural</b> Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels <b>Timber</b> Timber Production Timber-Related Recreation <b>Commercial</b> Agriculture-Related Visitor-Serving <sup>1</sup> Timber-Related Visitor-Serving <b>Industrial/Extractive</b> Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining <b>Natural Resource</b>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <b>Other</b> Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities <sup>3</sup> Similar Compatible Uses		
<b>A</b>	<b>B</b>			<b>Development Standards</b> Minimum Parcel Size: 160 acres Ground Coverage 10 acres maximum Additional Provisions – per zoning		
				<b>Framework Plan Land Use Designations</b> <i>Agriculture/Timber</i>		
			<b>D</b>	Agricultural Lands (AL) Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.		
			<b>D</b>	Agricultural Rural (AR) Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.		
			<b>D</b>	Agricultural Suburban (AS) Adjacent to urban areas or rural community centers and may eventually require urban services.		
			<b>D</b>	Agriculture Exclusive (AE) Agriculture Exclusive includes prime agricultural lands as identified by a number of possible criteria, such as land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
			<b>D</b>	Agriculture Grazing (AG) Agriculture Grazing includes lands which are not prime agricultural lands, but are in agricultural uses that are planned for continued agricultural use.		
			<b>D</b>	Timber Production (T) Land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production.		
				<b>Commercial</b>		
			<b>D</b>	Commercial General (CG) Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.		
			<b>D</b>	Commercial Recreation (CR) Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.		
			<b>D</b>	Commercial Services (CS) Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to the retail sales and services		
			<b>D</b>	Rural Community Centers (RCC) Applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but which may not have developed identifiable commercial areas.		
				<b>Open Space</b>		
			<b>D</b>	Conservation Flood Plain (CF) Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable.		
			<b>D</b>	Conservation Flood Plain Recreation (CFR) Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable		
			<b>D</b>	Public Facilities (PF) Land appropriate for use by a governmental agency or public agency, which has the		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				purpose of serving the public health, safety, convenience, or welfare.		
			<b>D</b>	Public Lands (P) Land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.		
			<b>D</b>			
				<b><i>Industrial</i></b>		
			<b>D</b>	Industrial, General (IG) In urban areas, convenient access to transportation systems and full range of urban services are required.		
			<b>D</b>	Industrial, Resource Related (IR) In rural areas, uses compatible with, as well as dependent on, or close proximity to resources, including but not limited to, timber, agriculture and minerals.		
				<b><i>Residential</i></b>		
			<b>D</b>	Residential Low Density (RL) Applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.		
			<b>D</b>	Residential Medium Density (RM) Applied in urban areas of the County where, topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community plans.		
			<b>D</b>	Urban Development Area (UDA) To classify land provided with urban level services in community planning areas. Land within the urban development area is typically developed to a density of one or more dwelling units per acre, where public water or sewer services are provided.		
			<b>D</b>	Urban Expansion Area (UEA) To classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future.		