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HUMBOLDT COUNTY
PLANNING DIVISION

April 11, 2007

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Humboldt County Planning Commission
Community Development Services Dept.
3015 H Street
Eureka, California 95501

RE: General Plan Update

Dear Commissioners:

On April 19th the Planning Commission is scheduled to begin review of the "Safety Element" and "Noise Element" sections of the General Plan. The Humboldt Association of Realtors® has reviewed the drafts of the relevant chapters in these sections closely and would like to commend Planning staff on attention to detail and the handling of complex issues.

We support much of the draft language as presented. At the same time, there is language we suggest can be revised or deleted. We are submitting our comments with this letter and by way of utilizing the "Plan Alternatives Comparison Charts" (voting charts) provided by Planning staff on the County's General Plan website. Please note that we have not responded to every item in the charts. There are some issues we are still researching and we anticipate submitting a second comment letter addressing those remaining items.

We would appreciate your review and consideration of the Association's comments as noted on the attached voting charts and in the following narrative.

Noise Element

Most of the requirements found in this Element are existing rules dating from 1977. We agree with staff report that "...no change is warranted in the basic regulations." The introduction of new restrictions under Alternative A is unwarranted in light of this. The introduction of a Noise Ordinance is not needed as its benefits do not outweigh its costs. The addition of a Noise Combining Zone is also unwarranted for its affect on private property rights and addition of more regulation in an already over-regulated environment.

We point out that if noise requirements become too stringent, then approval of new housing projects near major roads may become difficult to attain. This is contrary to good planning which should encourage housing near transportation

Humboldt County Planning Commission
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corridors. Additionally, if such projects are approved, then costly construction requirements relating to sound insulation will make new housing more expensive if they are required to build under the proposed rules. *Please see also attached voting chart for detailed response.*

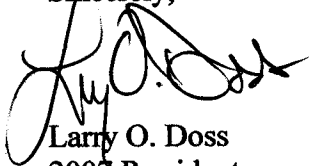
Safety Element

Much of the Safety Element language is existing from the 1984 Framework Plan and is still effective today. Also, much of the draft language comes from the McKinleyville Community Plan and Master Fire Protection Plan. We support the proposed language with exceptions as noted in the voting chart.

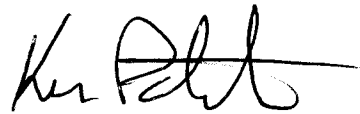
One item we would like to focus on is storm water drainage. We encourage the creation of master retention/detention basins. These would serve as collection points for multiple housing projects. These basins would obviate the need for on-site retention/detention basins thereby making more land available for housing. *Please see also attached voting chart for detailed response.*

We look forward to continued participation in this update process and to working with the County in producing an effective General Plan.

Sincerely,



Larry O. Doss
2007 President



Ken Poletski
Government Relations Chair

Attachment (voting charts)

cc: Kirk Girard, Community Development Services Director
H.C.Board of Supervisors

Plan Alternatives Comparison Chart

The "Vote" column is provided for the user to indicate a policy preference. Enter a **Retain**, **Delete** or **Modify**.

Table 20-4. Plan Alternatives Comparison Chart						
Plan Alternative			Goals and Policies	Staff Remarks	Vote: R, D, M	
A	B	C	N-G1. Excessive Noise. Minimize <i>to the extent reasonably possible</i> the exposure of community residents to excessive noise. (California Government Code, Section 65302(f))		M	
A	B	C	N-G2. Incompatible Land Uses. Prevent, <i>where reasonably possible</i> , incompatible land uses by reason of noise levels.		M	
A	B	C	N-P1 Guide to Land Use Patterns. Use current and projected noise levels as a guide for establishing patterns of land use that minimize the exposure of community residents to excessive noise. (California Government Code Section 65302(f))		R	
A	B	C	N-P2 Land Use/Noise Compatibility Matrix. The Land Use/Noise Compatibility Matrix (Figure 20-2) shall be utilized to ensure compatibility of land uses.		D	
A	B		N-P3 Periodic Review Of Combining Zones. Periodically identify and evaluate potential noise problem areas. Review and revise noise impact combining zone areas as necessary, particularly during Airport Land Use Plan updates.		D	
A	B		N-P4. Hwy 101 Surface Maintenance. The County, through its representation on the Humboldt County Association of Governments and by other means, shall request CalTrans prioritize roadway surface maintenance on U.S. 101 in the vicinity of Arcata and McKinleyville in order to minimize roadway noise impacts, and, if feasible, consider use of special noise-reducing surface treatments.		D	

<i>Plan Alternative</i>			<i>Goals and Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A	B		<p>N-P5. U.S 101 Speed Limits/ Noise Barriers. Should roadway surface maintenance fail to prevent significant noise impacts on U.S. 101 in the vicinity of Arcata and McKinleyville, consideration should be given to requesting from CalTrans a speed limit reduction (65 to 60 mph) or installation of noise barriers.</p>		D
A			<p>N-P6. New Noise Generators. New noise generators may be allowed in areas where projected noise levels are “conditionally acceptable” only after an analysis of possible noise reduction measures is made and indoor and outdoor noise mitigation features are included in the project design such that noise impacts from the project are less than significant.</p>		D
		C	<p>N-P7. Modification or Waiver of Noise Insulation Requirements. Where full mitigation in accordance with the policies and standards of this Noise Element is not feasible, the Planning Commission may modify or waive such policies or standards to enable reasonable use of the property, provided that noise levels are mitigated to the maximum extent feasible.</p>		R
			<i>Standards</i>		
A	B		<p>N-S1. Noise Impact Combining Zones. The 20 year projected noise contours of Appendix A shall be used to identify noise impact combining zone areas to indicate where special sound insulation measures may apply.</p>		D
A	B	C	<p>N-S2. Environmental Review Process. For noise sensitive locations where noise contours do not exist, the environmental review process required by the California Environmental Quality Act shall be utilized to generate the required analysis and determine the appropriate mitigation per state standards. Future noise levels shall be predicted for a period of at least 10 years from the time of building permit application. (Source: California Code of Regulations, Title 24, Appendix Chapter 12, Section 1208A.8.2)</p>		R

<i>Plan Alternative</i>			<i>Standards</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A	B	C	N-S3. Uniform Building Code. Use the Uniform Building Code as adopted for California (California Code of Regulations, Title 24, Appendix Chapter 12) for determining required noise separation requirements for buildings.		R
A	B	C	N-S4. Noise standards for habitable rooms. Noise reduction shall be required as necessary to achieve a maximum of 45 CNEL interior noise levels in all habitable rooms per State building standards.		R
A	B	C	N-S5. Noise Reduction Standards for Interior Areas. Noise reduction standards in Appendix B of this Element shall be used to identify building construction assemblies to achieve acceptable interior noise levels in habitable areas of structures in noise impact areas.		R
A	B	C	N-S6. Noise Reduction Guidelines for Exterior Areas. The Noise Guidebook published by the federal Department of Housing and Urban Development (www.hud.gov) shall be used to guide appropriate exterior noise reduction measures in noise impact areas. For residential areas, a usable outdoor living area at least 200 square feet in size per dwelling unit that meets the 60 CNEL standard shall be maintained somewhere on the property.		R
A			N-S7. Industrial Performance Standards. Add the Industrial Performance Standards currently contained in the County Coastal Zoning Code to the Inland Zoning Code as well.		D
			<i>Implementation Measures</i>		
A	B		N-IM1 Noise Impact Combining Zones. Utilize Noise Impact Combining Zone designations to flag where existing standards need to be applied.		D
A	B	C	N-IM2 Environmental Review. Use review required by the California Environmental Quality Act to implement policies for noise impacts		R
A			N-IM3 Adoption of Performance Standards. Adopt Industrial Performance Standards Countywide.		D
A			N-IM4 Noise Ordinance. Adopt a noise ordinance based on current zoning districts, tailored to community noise standards.		D

<i>Plan Alternative</i>		<i>Implementation Measures</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A		<p>N-IM5. Sound Walls in CalTrans Right of Way. Encourage CalTrans to allow sound walls to be constructed within the highway right of way in all Urban Study Areas.</p>		D
A		<p>N-IM6. Exterior Noise Reduction Standards. Adopt standards specifying appropriate measures to reduce exterior noise levels in noise impact areas. Standards shall consider the portion of a lot where noise level reduction measures would apply, acceptable sound wall designs, and standards for achieving noise level reductions through effective site planning techniques.</p>		D

Plan Alternatives Comparison Chart

The "Vote" column is provided for the user to indicate a policy preference. Enter a Retain, Delete or Modify.

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
Plan Alternative			Goals & Policies	Staff Remarks	Vote: R, D, M	
GOALS						
A	B	C	S-G1 Minimize loss. Minimize the potential for loss of life and property resulting from natural and manmade hazards.		R	
A	B	C	S-G2 Prevent Unnecessary Exposure. To prevent unnecessary exposure of people and property to risks of damage or injury from flooding.		R	
A	B	C	S-G3 Natural Drainage and Watershed Protection. To protect the community's <i>life and property resulting from damage to</i> natural drainage channels and watersheds by minimizing erosion, runoff and interference with surface and ground water flows.		M	
A	B	C	S-G4 Adequate Fire Protection. Assure adequate fire protection for new development.		R	
A	B	C	S-G5 Reduce Risk. Reduce the risk of destructive fire to Humboldt County communities.		R	
A	B	C	S-G6 Response Preparedness. Ensure that the County is prepared to anticipate, respond to and recover from emergencies.		R	
POLICIES						
A	B	C	S-P1 Reduce the potential for loss. Plan land uses and regulate new development to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from natural and manmade hazards, including but are not limited to, steep slopes, unstable soils areas, active earthquake faults, high wildland fire risk areas, airport influence areas, flood plains and tsunami runup areas.		D	

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
A	B	C	D	S-P2 Coastal Zone. Development within the coastal zone shall minimize risks to life and property in areas of high geologic, flood and fire hazard, assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*	From Local Coastal Plans	R
A	B	C	D	S-P3 Hazard Education. Encourage the education of the community regarding the nature and extent of hazards.*	Framework Plan	R
A	B	C	D	S-P4 Disaster Response Plans. Continue to provide for the maintenance and upgrading of disaster response plans.*	Framework Plan	R
	B	C		S-P5 Local Hazard Mitigation Plan. Participate in FEMA's pre-disaster mitigation program by developing, maintaining, and implementing a local hazard mitigation plan.		D
A				S-P5.1 GIS Hazards Database. A Geologic Constraints and Hazards Database shall be developed and maintained in the County Geographic Information System (GIS). The GIS shall be used to identify areas containing hazards and constraints that could potentially impact the type or level of development allowed in these areas. Maps maintained as part of the GIS include: a. Active Regional Faults b. Relative Seismic Shaking Hazards c. Relative Landslide Susceptibility d. Relative Earthquake Induced Liquefaction Susceptibility e. Steep Slope Constraints f. Coastal Erosion g. Moderate and High Erosion Hazards h. Highly Erodible Soils		D
A	B	C		S-P6 Structural Hazards. Provide for the identification and evaluation of existing structural hazards.		D
A	B	C	D	S-P7 Detailed Analysis. Encourage more detailed scientific analysis of natural hazards in the County.*	Framework Plan	R
A	B	C	D	S-P8 Federal Flood Insurance Program. The County shall participate in the Federal Flood Insurance Program to regulate land uses in flood hazard areas in order to minimize loss of life and property, and in order to minimize public flood-related expense.*	Framework Plan	R
A	B	C	D	S-P9 Flood Plains. Agricultural lands which are in flood plain areas shall be retained for use in agriculture.*	Framework Plan	R

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
				S-P10 Natural Drainage Courses. Natural drainage courses, including ephemeral streams, shall be retained and protected from development which would impede the natural drainage pattern, increase erosion or sedimentation, or have a significant adverse effect on water quality or wildlife habitat.	From McKinleyville Area Plan	CTC (Comment to Come)
A	B	C		S-P11 Storm water discharges. Storm water discharges from outfalls, culverts, gutters and other drainage control facilities which discharge into natural drainage courses shall be dissipated so that they make no contribution to additional erosion, and where feasible are filtered and cleaned of pollutants.	From McKinleyville Area Plan	CTC
A	B	C		S-P12 Natural vegetation. Natural vegetation within and immediately adjacent to the bankfull stream channel shall be maintained except for flood control and public safety purposes.	From McKinleyville Area Plan	CTC
A	B	C		S-P13 Downstream Peak Flows. Development shall only be allowed in such a manner that downstream peak flows will not be increased.	From McKinleyville Area Plan	CTC
A	B	C		S-P14 Additional Drainage Facilities. Where it is necessary to develop additional drainage facilities, they shall be designed to be as natural in appearance and function as is feasible. All drainage facilities shall be designed to maintain maximum natural habitat of streams and their streamside management areas and buffers. Detention/retention facilities shall be managed in such a manner as to avoid reducing streamflows during critical low flow periods.	From McKinleyville Area Plan	CTC
A	B	C		S-P15 Restoration Projects. The County shall encourage restoration projects aimed at reducing erosion and improving existing habitat values in Streamside Management Areas. These projects may be pursued utilizing community volunteer programs and urban stream renewal grants.	From McKinleyville Area Plan	CTC

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
A	B	C		S-P16 Commercial and Industrial Activities. Commercial and industrial activities shall minimize, and eliminate to the extent possible, facility related discharges to the storm water system. As required by state codes and local ordinances, commercial and industrial storm water discharge must be routed to a wastewater collection system. For example, minimization of runoff from vehicle maintenance yards, car washes, restaurants cleaning grease, contaminated mats/carts into storm drains, other wash practices which results in materials other than plain water entering the storm drain system.	From McKinleyville Area Plan	CTC
A	B	C		S-P17 Erosion and Sediment Control Measures. The following erosion and sediment control measures shall be incorporated into development design and improvements: A. Minimize soil exposure during the rainy season by proper timing of grading and construction; B. Retain natural vegetation where feasible; C. Vegetate and mulch denuded areas to protect them from winter rains; D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches; E. Minimize length and steepness of slopes by benching, terracing or constructing diversion structures; F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters; G. Inspect sites frequently to ensure control measures are working properly and correct problems as needed; H. Allowance for the construction of public roads, trails, and utilities, when properly mitigated.	From McKinleyville Area Plan	CTC
A	B	C		S-P18 Master Fire Protection Plan. Utilize the Master Fire Protection Plan for overall fire protection policy.		CTC
A	B	C		S-P19 Implementation Recommendations. Actively support and pursue the implementation recommendations in the Master Fire Protection Plan.		CTC
A	B	C		S-P20 Adequate Fire Protection. The County will encourage new development to be located in areas with adequate fire protection.		CTC
A	B	C	D	S-P21 Clustered Development. Encourage clustered development to provide for more localized and effective fire protection measures. *	Framework Plan	CTC

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
A	B	C	D	S-P22 Adequate Water Supplies. Proposed development shall be adequately serviced by water supplies for fire protection or shall have a letter from an appropriate fire protection agency indicating that adequate fire protection can be provided. *	Framework Plan	CTC
A	B	C		S-P23 Adequate Fire Protection Services. Where no Fire District exists, project applicants shall provide verification, from the most appropriate local fire authority, that adequate fire protection services exist. Where an adequate level of service can not be verified, project approvals shall require a condition for and deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property.		CTC
A	B	C		S-P24 SRA Fire Safe Regulations. The County shall require compliance with Humboldt County SRA Fire Safe Regulations.		CTC
A	B	C		S-P25 Descriptive Maps. The County shall make available descriptive maps to county residents which make them aware of what areas and assets are currently located within a fire protection district and which ones are not.		CTC
A	B	C		S-P26 Level-of-Service Standards. The County shall encourage collaboration on the development of level-of-service standards for the provision of all fire protection services (fire, EMS, HazMat, rescue) in the County, and make such standards public so that landowners and residents understand what is and is not available to them.		CTC
A	B	C		S-P27 Expanded Fire Protection Services. The County shall encourage the development of and /or expansion of additional fire protection services for unprotected and under-protected areas of Humboldt County.		CTC
A	B	C		S-P28 Internet Access. The County shall make Internet accessible the countywide fire planning maps illustrating data such as fire district boundaries, SRA, and hazard areas. Provide Internet access to other specific fire-hazard related information and to the County Fire Plan.		CTC
A	B	C		S-P29 Title III Allocation. When available, a portion of the Secure Rural Schools and Community Self-Determination Act, Title III funds will be allocated to local Fire Safe Councils and local fire prevention and protection agencies for coordination and planning.		CTC

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
A	B	C		S-P30 Update Risk Assessment. The County shall update the Risk Assessment portion of the Master Fire Protection Plan every five years.		CTC
A	B	C		S-P31 Prescribed Burning. Humboldt County should encourage the use of prescribed burning as a management tool for hazardous fuels reduction, timber management purposes, livestock production, and enhancement of wildlife habitat.		CTC
A	B	C		S-P32 Hazardous Fuel Modification Projects. The County shall support an increase in countywide coordination of hazardous fuel modification projects by all involved agencies and organizations.		CTC
A	B	C	D	S-P33 Development Compatibility. Ensure that future development within the community is compatible with the airport and its associated noise and hazards.*	Framework Plan	R
A	B	C	D	S-P34 Airport Land Use Compatibility Criteria. Regulate and plan land use around airports according to the Airport Land Use Compatibility Criteria matrix.*	Framework Plan	R
A	B	C	D	S-P35 Obstruction-free Approach Surfaces. The County should maintain obstruction- free approach surfaces at all airports as a high-priority project, annually monitoring the status of potential obstructions identified on the Approach and Clear Zone Plans.*	Framework Plan	R
A	B	C		S-P36 Airport Safety Combining Zone. Utilize an airport safety combining zone within airport influence areas to ensure consistent application of the Airport Land Use Compatibility Criteria matrix.		R
A	B	C		S-P37 Hazardous Industrial Development. Hazardous industrial development may be permitted when either: 1) It includes mitigation measures sufficient to offset increased risks to adjacent human populations; or, 2) Increased risks to adjacent human populations have been adequately mitigated by approved disaster response plans.	Already addressed in CEQA Process	D
A	B	C		S-P38 Hazardous Waste. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.	Already addressed in CEQA Process	D

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures				
A	B	C		
			S-P39 The Emergency Operations Plan. The Humboldt County Operational Area Emergency Operations Plan shall include general procedures to implement the nationwide National Incident Management System (NIMS), statewide Standardized Emergency Management System (SEMS), activate the Operational Area Emergency Operations Center (EOC), coordinate responders, and implement other tactical response measures.	R
A	B	C	S-P40 Tsunami Ready Program. The County should <i>explore becoming</i> a Tsunami Ready community.	M
<i>Plan Alternative</i>			<i>Standards</i>	<i>Staff Remarks</i>
				<i>Vote: R, D, M</i>

**Table 21-1. Plan Alternatives Comparison Chart
 Goals and Policies, Standards and Implementation Measures**

A	B	C	D		Framework Plan	
				<p>S-S1 Geologic Report Requirements. Require geologic reports according to the Geologic Hazards Land Use Matrix (Figure 21-2) as follows:</p> <p>A. R1 Report Requirements:</p> <ol style="list-style-type: none"> 1. A preliminary engineering geologic report and a preliminary soils engineering report shall be prepared for the classes of development and hazard areas indicated by "R1" in the Geologic Hazards Land Use Matrix. 2. The preliminary engineering geologic report shall be prepared by a certified engineering geologist and shall provide a geological reconnaissance and evaluation of the project site and surrounding terrain. The preliminary report shall identify areas or issues which either do or do not require further engineering geologic and/or soils engineering evaluation. 3. The preliminary soil engineering report shall describe the nature of the subsurface soils and any soil conditions which would affect the design and/or layout of the proposed development. The report shall include the locations and logs of any test borings and percolation test results if on-site sewage disposal is proposed. The report shall recommend areas or issues of concern which require additional engineering or geologic evaluation. 4. The additional information that is recommended by the preliminary reports shall be provided or the proposed development shall be modified to avoid the identified areas of potential instability. The proposed development shall be sited and designed in accordance with the recommendations of the reports in order to minimize risk to life and property on the project site and for any other affected properties. 	<p>Framework Plan</p>	<p style="text-align: center;">R</p>

**Table 21-1. Plan Alternatives Comparison Chart
 Goals and Policies, Standards and Implementation Measures**

A	B	C	D	B. R2 Report Requirements		
				<p><u>NOTE:</u> A report prepared by a registered geologist is required in the fault rupture Special Studies Zone unless waived pursuant to the Alquist-Priolo Act.</p> <p>1. A preliminary engineering geologic report and a preliminary soils engineering report shall be prepared for the classes of development and hazard areas indicated by "R2" in the Geologic Hazards Land Use Matrix. These reports shall be prepared by either a registered geologist or a registered civil engineer experienced and knowledgeable in the practice of soil engineering. These reports shall provide a geologic reconnaissance and evaluation of the project site and surrounding terrain.</p> <p>2. A soils engineering analysis may meet the preliminary geologic report requirement for developments where the primary concerns are soils mechanics and appropriate structural design. In such cases it is incumbent upon the engineer to consult a registered geologist should it become apparent that an adequate structural solution requires additional geologic input. If, after preliminary investigation of the project site and the surrounding terrain, no geological consultation is felt by the engineer to be required, the engineer shall certify that such an evaluation is not required. It is incumbent upon the geologist to recommend that a soils engineer be consulted when it becomes apparent that soils mechanics analyses are needed.</p> <p>3. The applicant shall either provide additional information as recommended by the preliminary geologic or soils report or modify the application to avoid identified areas of potential instability. The proposed development shall be sited and designed in accordance with the recommendations of the report(s) in order to minimize risk to life and property on the project site and for any other affected properties.</p>		R

**Table 21-1. Plan Alternatives Comparison Chart
 Goals and Policies, Standards and Implementation Measures**

				<p>C. The above required geologic reports, "R1" and "R2", shall be prepared in accordance with the California Division of Mines and Geology (CDMG) Note #44, "Recommended Guidelines for Preparing Engineering Geologic Reports", or the current equivalent standard. CDMG Notes #37, 43, and 49 (or the current equivalent standard) shall be utilized as applicable when seismic or fault rupture hazards are identified as concerns.</p> <p>D. Report requirement may be waived when an adequate geologic assessment at a suitable scale already exists for the site proposed for development.</p> <p>E. The criteria for determining whether or not a report is required when it is discretionary include the following; however, where evaluation of items 1-6 is inconclusive, a statement is required by a registered engineer that a geologic report is not required for the safety of the project.</p> <ol style="list-style-type: none"> 1) the site inspection of the building inspector; 2) geologic maps and reports covering the area; 3) the potential for the development to affect adjacent property or improvements; 4) the degree to which public exposure to risk may be a factor; 5) the size and scale of the proposed development; 6) for development within the Coastal Zone, the policies of certified local coastal plans. <p>F. Waivers of the R1 report requirements as indicated in the Land Use Geologic Hazards Matrix, but not within critical Watersheds, may be provided for by ordinance where consistent with protection of the public health, safety, and welfare and with the County's certified coastal plans.</p>		R
A	B	C	D	<p>S-S2 Landslide Maps. Utilize California Department of Forestry (CDF) series of 15 minute geologic maps and 7 1/2 minute landslide maps as information to assist in review of developments.*</p>	Framework Plan	R
A	B	C	D	<p>S-S3 Special Publication #42. Utilize California Mines and Geology Board Policies and Criteria for Alquist-Priolo Special Studies Zones (Special Publication #42) as standards of implementation within zones.*</p>	Framework Plan	R

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
A	B	C	D	S-S4 Flood Regulations. Flood Insurance Maps & Regulations (County Ordinance 1541)		R
				S-S5 Flood Plains. No new critical facilities which would be rendered inoperable by flooding should be permitted to locate within the 100 year flood plain.	From LCP (modified) Follow State Guidelines	D
				S-S6 Tsunamis. New development below the level of the 100 year tsunami run-up elevation as described by the best available study shall be limited to public access, boating, public recreation facilities, agriculture, wildlife management, habitat restoration, and ocean intakes, outfalls, and pipelines, and dredge spoils disposal.	From LCP (modified) Follow State Guidelines	D
A	B	C		S-S7 Storm Water Management. All commercial, industrial, multi-family, quasi-public, and public parking facilities shall, whenever possible, provide storm water treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practices that be integrated into required landscaping areas and traffic islands. In all other cases, oil/water separators shall be required. A maintenance plan for oil/water separators shall be required.		CTC
A	B	C	D	S-S8 SRA Fire Safe Regulations (HCC Division 11 of Title III)		R
A	B	C		S-S9 California Building Codes.		R
A	B	C		S-S10 Uniform Fire Code. The Uniform Fire Code shall be applied to any industrial development.		R
A	B	C		S-S11 Fire Hazard Severity Zone Maps		CTC
A	B	C	D	S-S12 Airport Land Use Compatibility Plan.		R
A	B	C	D	S-S13 Hazardous Materials Spills Area Plan.		R
A	B	C	D	S-S14 Chlorine Accident Response Plans.		R
A	B	C		S-S15 Oil Spill Response Plan.		R
A	B	C	D	S-S16 Tsunami Emergency Response Plan (in revision).		R
A	B	C	D	S-S17 Prohibition on Transport of Nuclear Materials (Ordinance #1403; Humboldt County Code, Title III, Division 8, Chapter 3).		R

Table 21-1. Plan Alternatives Comparison Chart Goals and Policies, Standards and Implementation Measures						
<i>Plan Alternative</i>				<i>Implementation Measures</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A	B	C	D	S-S18 Hazardous Industrial Development. Define "hazardous industrial development" as any development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development.		R
A	B	C		S-S19 Humboldt County Operational Area (OES): Humboldt County Ordinance 2203		R
A	B	C		S-S20 The California Emergency Services Act (Gov Code 8550 et seq.)		R
A	B	C		S-I1 Drainage Ordinance. The County shall develop an ordinance to implement the Drainage policies and standards.		CTC
A	B	C		S-I2 Level of Density. Determine a level of density at which structural fire protection services should be required.		CTC
A	B	C		S-I3 Update County SRA Fire Safe Regulations. Humboldt County SRA Fire Safe Regulations should be updated to identify specific hazard zones where necessary, to ensure that fire risk is reduced to an acceptable level. These zones may specify special measures for implementation including: irrigated green belts, perimeter roads, roadway layout and design, slope development constraints, fuel modification zones, vegetation setbacks, and enforcement.		CTC
A	B	C		S-I4 Fire Protection Implementation. Implementation of fire protection and prevention planning efforts is provided through the Humboldt County Master Fire Protection Plan.		CTC
A	B	C	D	S-I5 Code Review. Review and amend as needed the code and subdivision regulations for consistency with fire protection policies of the General Plan.*		CTC