



Posted: Friday, July 26, 2019

## **NOTICE AND CALL OF A SPECIAL MEETING OF THE TRINIDAD CITY COUNCIL & PLANNING COMMISSION**

The Trinidad City Council will join the Planning Commission  
in a SPECIAL meeting on

**WEDNESDAY, JULY 31, 2019 at 6:00PM**

In the Trinidad Town Hall, 409 Trinity Street, Trinidad, CA

### **NO CLOSED SESSION**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF AGENDA**
- IV. ITEMS FROM THE FLOOR**

*At this time, members of the public may comment on items NOT appearing on the agenda. Individual comments will be limited to 3 minutes or less. Comments should be directed to the Council as a whole and not to individual Council Members or staff. Council and staff responses will be minimal for non-agenda items.*

- V. DISCUSSION/ACTION AGENDA ITEMS**

- 1. General Plan Update Presentation and Discussion regarding various policies, including: Water, Annexation, Accessory Dwelling Units, etc.

- VI. ADJOURNMENT**



## MEMORANDUM

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**TO:** Trinidad City Council

**FROM:** Trever Parker, City Planner

**DATE:** July 26, 2019

**RE:** General Plan Update

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The primary purpose of this meeting will be to provide an update to the City Council on the General Plan update progress and process. In addition, the Planning Commission would like to get some input from the Council regarding the next steps for moving forward and on some specific issues that have come up. The following are some questions and issues that came up at the last Planning Commission discussion that would be helpful to get City Council input on:

- Review of procedure to update the General Plan (PC will review individual elements, make changes, vote to approve, send to Council for review and vote to approve; substantial revisions may need to go back to the PC).
- Re-visit City water policy, e.g. possible hook up to HBMWD (revise current GP draft language)
- Any direction re: water rates (tiered?)
- Annexation: should the City be looking at expanding, and prioritizing potential expansion areas?
- ADU: Does the City want to encourage ADUs where appropriate, consistent with State law
- Any specific GP policies for review/revision?

### *Basic Background*

The General Plan serves as the land use “constitution” for the City, and all land use regulations must be consistent with it, including but not limited to such things as grading, zoning and subdivision ordinances. General Plans are intended to serve for a period of approximately 20 years and should be updated every five years or so. The state dictates that all cities and counties must have General Plans that contain certain elements and meet certain requirements.

In addition, the Coastal Act and Coastal Commission require jurisdictions in the Coastal Zone to maintain a Local Coastal Program (LCP). The LCP consists of (1) a Land Use Plan (LUP), that is similar to a General Plan, but more narrowly focused on coastal

issues, and (2) an Implementation Plan (IP) that consists of the land use ordinances (zoning, grading, subdivision, etc.). Because Trinidad is located almost entirely in the Coastal Zone, there is significant overlap between these documents. Trinidad's approach has been to follow the State's General Plan Guidelines, but to also include the requirements for a coastal LUP in one document.

#### *Trinidad's General Plan Update Efforts*

The existing General Plan was adopted by the City in 1978 and certified by the Coastal Commission in 1980 (the first in the State to be certified). The City first kicked off its General Plan update efforts in 1997 with a series of Townhall meetings. Since then, work has been sporadic, getting boosts with several grants, but also getting sidelined when other issues come up, such as drafting two STR ordinances, or when grants run out. This inconsistent effort slows progress, because every time work is restarted, there is new information, changed conditions, and different Planning Commissioners. The update that was started in 1997 went until 2001, when a grant ran out, and the update was put on hold.

The update efforts were restarted again in 2007 as part of the Prop 50 watershed planning grant, which resulted in the Trinidad-Westhaven Integrated Coastal Watershed Management Plan. Between 2007 and 2013, the City drafted several background reports and an updated General Plan that included all seven of the state required elements (Land Use, Conservation, Open Space, Circulation, Noise, Public Safety and Housing). The Planning Commission reviewed and recommended all of the elements/chapters over several years and sent them on to the Council, who held at least one meeting discussing each.

Since then, the General Plan has mostly been sidetracked by other priorities, and further progress has been slow. City staff didn't totally stop working on the update between 2013 and 2018; new background reports were developed, including a Climate Change Adaptation report, a Cultural and Historic Resources Element was developed, and updates to the zoning ordinance were started with assistance from an LCP update grant from the Coastal Commission. But at this point some conditions have changed since the most recent updates, including certain state requirements, and new information is available.

The City received a second LCP update grant from the Coastal Commission in 2018. This current grant is to assess water demand and supply in order to update the water service discussion, maps and policies of the general plan. It also provides funding for a coastal hazards assessment that will be used to evaluate and prioritize policies and strategies for addressing coastal hazards. Finally, it also provides some funding for updating remaining portions of the IP, or implementing ordinances for the General Plan, including grading, building and subdivision ordinances.

Another thing that has slowed down the update has been participation, or lack thereof, from key groups. For example, Tribal Consultation and the development of a Historic and Cultural Resources Element has been slow. And although I have been providing drafts and meeting with Coastal Commission staff regarding the update since at least 2015, I have just now started receiving meaningful, written comments.

#### *Current Efforts*

In 2018, staff started updating the elements previously approved by the Planning Commission between 2009-2013 based on new and changed information and more recent public input. As they were updated, these elements were then brought back to the Planning Commission for review, including the Introduction, Land Use, Conservation and Open Space, and Circulation Elements. But towards the end of 2018, the update had to be put on hold again due to other staff obligations. These included several unrelated grant deadlines that had to be met. In addition, the City has received more permit applications in 2019 than usual, which took up substantial staff time.

One thing staff is concerned about is keeping the update moving forward. Even though it may be new material for some Commissioners and Councilmembers, a major overhaul of the draft elements is unwarranted, because they have already been reviewed and vetted by previous Planning Commissions. On the other hand, they do need some updates. Staff also wants to get the Council more involved in order to ensure that the update is moving in the right direction. In discussing the General Plan update with the City Manager, he has suggested sending each element on to the City Council after review by the Planning Commission, rather than waiting for the entire document to be reviewed in its entirety as originally envisioned. The entire general plan needs to be cohesive and internally consistent, and so it does need to be reviewed all together at some point. But reviewing separate elements for now is a reasonable suggestion for keeping the update moving along.

A notable recent occurrence is that the City is starting to get input on the LUP update from Coastal Commission staff as mentioned above. Although I have not yet started addressing the CCC staff comments received thus far, my impression is that it will likely result in a number of revisions, additions, and reorganizations. So, waiting until those are incorporated before sending elements to the Council, could substantially delay Council input. On the other hand, I don't want to waste Council time on things that will be changing.

To provide a little more detail on the Coastal Commission staff comments, I don't necessarily see a lot of substantive changes. However, there are comments that could take significant time and effort to address. Some of the comments, consisting of some minor language changes, or additional policies mirroring Coastal Act language, will be easy to address. It will take time to identify and differentiate LUP policies from general GP policies, and it will take time to track the existing GP policies and document how they have changed in the update (staff tracked them for a while, but once they had been

altered to the point of being almost unrecognizable, it seemed like a moot effort). There are a number of comments regarding reorganization and the categorization of goals, principals, policies and programs, which is something the Planning Commission has already recognized needs work. Finally, there are also several suggestions for new and updated background studies and reports, some of which likely require substantial effort, particularly the ones related to parking and visitor services, because we don't have much existing data.

Another consideration for the remainder of this year is meeting the obligations under the current Coastal Commission grant contract, which may necessitate putting some steps that aren't grant funded on hold in order to produce the required deliverables, which include updates to the implementing ordinances.

#### *Attachments*

The following attachments have been included in order to provide some additional background pertinent to the questions being asked of the Council.

- Draft 'Development Outside City Limits' section from the updated Land Use Element
- Planning Area Map
- Draft "Water Service" section from the draft Circulation Element (note that this section was not updated in 2018 in anticipation of upcoming water studies)

OWTS. Encourage Humboldt County to participate to the maximum extent possible, though projects within the City boundaries are the first priority. Project goals include determining what areas and which onsite wastewater treatment systems are contributing the most pollution and offering financial incentives or other assistance to help landowners fix problems. Consider the feasibility and desirability of forming a Septic Maintenance District with the County that encompasses the area from Trinidad to Moonstone. (LU-9.6.1)

*CIRC-11.3* Ensure that development in the City does not exceed the treatment capacity of the soils and does not contribute to ground or surface water pollution.

## **5. Water Service**

The City of Trinidad operates a municipal water supply system that services the occupied parcels within the City and a number of properties outside City limits. Potable water for the City system is currently supplied from Luffenholtz Creek. The water system includes an infiltration gallery, water treatment plant and several storage tanks. The City also has some unused water rights on Mill Creek.

The Trinidad water system is now serving near its maximum number of metered connections at 323 (as of 2011) both inside and outside of City limits, including Trinidad Rancheria. The flow rate and quality of water is highly dependent on the weather. In the winter the water can be difficult to treat at times due to the high turbidity; the current filtration treatment system cannot meet the water quality requirements and occasionally shuts down, resulting in a significant drop in the storage tank levels. Several water treatment issues, including, bacterial contamination, water turbidity and chlorine contact time are important issues that the City needs to address in the near future.

To address current water system needs, the City's engineering firm completed a comprehensive water supply feasibility report in 2003 ("City of Trinidad Proposition 204 Water Supply Feasibility Study" by Winzler and Kelly – September 2003). The City continues to monitor and upgrade the water plant as feasible. Some current characteristics of the City's water plant are as follows:

- There is a limited available water supply based on the flow in Luffenholtz Creek
- Constant monitoring and adjustment of the current filtration system requires the oversight of an operator at all times (little automation.)
- The treatment plant is not able to treat all water at all times due to turbidity. The plant is shut down when treatment requirements cannot be met and storage reserves may not be enough to handle additional hookups or emergency services.
- The treatment system is currently limited by pump capacity. While there are 3 pumps each with a capacity of 120 gpm, only two are meant to be run at a time and the efficiency with two pumps running is less than one plus one. So the maximum capacity is 200 gpm with 2 pumps running.

- The filtration unit is limited to an over-all flow rate of 175 gpm based on state regulations.

The City is currently working on developing plans and obtaining funding to improve the existing water system to address the concerns noted above, particularly because turbidity standards have increased. The City has received a grant to add new turbidity meters and other monitoring equipment along with system controls to meet these new turbidity requirements along with cryptosporidium standards. Other planned improvements will include additional storage, which will provide water for fire suppression in the summer and allow additional settling time in the winter which will decrease the turbidity.

Demand for water is expected to increase due to new development in the Trinidad area in the upcoming years; hence, a plan needs to be developed for this increase in demand. There are several water supply concerns:

- If they have riparian water rights, many property owners in the area outside the City use coastal streams as a water source. However, California Department of Fish and Game is already concerned about shortages in Mill Creek and Luffenholtz.
- Expanding the current water supply at Luffenholtz Creek may be an option, though the watershed is located entirely outside of City limits. The City needs to coordinate with the County to ensure the creek is protected from development.
- In several areas, groundwater supply is highly variable. Wells in the area do not produce enough volume of water to meet the demand. Other concerns include contamination of wells from failed septic systems and use of pesticides and other chemicals.
- Additional water use in the Planning Area may overburden soil capacity septic tanks and increase ground and surface water pollution.
- The Trinidad Rancheria has proposed development plans for a substantial project; they anticipate using the Luffenholtz water supply.

The lack of water has acted as a development constraint along with the use of septic systems. The City previously lost a large amount of its water, approximately 40%, through leaks or unmetered users. A large leak was recently found along the main line in Scenic Drive, which gives the City somewhat more leeway for future water service.

In the past, the City had the ability to hook-up users outside the City along the main water lines, with 101 properties being served outside City limits. However, more recent Local Agency Formation Commission (LAFCO) regulations, the agency in charge of boundary changes, prohibit expansion of services outside jurisdictional lines without requiring annexation. Exceptions may be made in the case of polluted wells or other emergency situations, and/or if the property owner is adjacent to the City and agrees to annexation. Additionally, because Luffenholtz Creek is near capacity, the City must retain water for additional connections and future uses inside the City

**Goal CIRC-12: Ensure that the City's water system, supply, and demand are managed for sustainability and the health and needs of users.**

Water Service Policies

*CIRC-12.1* Periodically assess the capacity of Luffenholtz Creek to provide domestic water; include variables such as existing and potential riparian rights, groundwater wells, proposed developments, and impacts to water supply due to climactic change. (LU-8.1)

*Program CIRC-12.1.1:* Prepare an annual water report to be presented to the City Council to keep the City up to date on the condition of the water system, need for improvements, level of use and capacity of the system.

*CIRC-12.2* Upgrade the City's water plant to improve efficiency, water quality and storage capacity as funding becomes available. (LU-8.2)

*Program CIRC-12.2.1:* Develop a program for periodically upgrading existing distribution lines, including fire hydrants to current standards. Top priorities are repairing leaking lines and improving storage capacity at the treatment plant and installing meters at currently unmetered public or other buildings.

*CIRC-12.3* Promote an effective water conservation program to minimize water consumption. Extend the City's conservation program to properties outside the City that are hooked up to the City's water system. Encourage the County and/or Watershed Council to provide water education. Encourage the County to implement a similar program in the Trinidad-Westhaven area. (CONS-4.1)

*Program CIRC-12.3.1:* Pursue implementation of a progressive water rate structure to encourage water conservation. Periodically review and amend the water rate structure to ensure that it promotes water conservation. (CONS-1d.1.1)

*Program CIRC-12.3.2:* Adopt a water efficiency landscape ordinance in accordance with AB 1881 and Department of Water Resources (DWR) requirements. (CONS-1d.1.2)

*Program CIRC-12.3.3:* Promote the use of rainwater collection and greywater systems. Encourage the County to update their regulations to improve opportunities for greywater reuse (CIRC-11.3)

*CIRC-12.4* If capacity and / or storage is adequate, study the feasibility of forming a Water District that includes the area to the east and southeast of the City on either side of the freeway, where some properties are already connected to the system, to allow for additional connections outside the City, as the system allows. Eventual annexation should be considered. An 'annexation agreement' (agreeing not to object to future annexation) with the City is a minimum requirement for providing any new connections

outside of City limits. Areas to the north of the City should be part of such a district if services are to be provided there in the future. (LU-8.2)

*CIRC-12.5* The existing commercial area on the west side of Patrick's Point Drive south of Anderson Lane and the area on the east side of Patrick's Point Drive north to the CalFire (CDF) station, should be included in the City service area / water district to allow for future consideration of water service. Annexation, or an annexation agreement, is a requirement for water service expansion, unless it is already part of a services district. (LU-8.3)

*CIRC-12.6* Depending on service capacity, the City's Sphere of Influence should be defined to include the City's water service connections, as well as all properties adjacent to the City's trunk line and those properties that are not zoned for timber production within the Luffenholtz and Mill Creek watersheds (refer to Fig. 4). The watersheds are to be included to provide directions and oversight on land use decisions that affect the City's Water Supply, including OWTS management. (LU-7.1)

*CIRC-12.7* Consider expanding City services to areas outside City limits only if it can be done without significantly increasing the costs to residents within City limits, or if it is a public health emergency; annexation is a prerequisite for any service expansions. (LU-7.2)

*Program CIRC-12.7.1:* In the event of a proposal to expand the City water system, prospective customers shall provide the necessary funds in whole or in part to defer the cost of system improvements through an agreement with the City. This policy shall be implemented by provisions of the City Water System Service Ordinance.

*CIRC-12.8* Do not allow connection to Humboldt Bay Municipal Water District unless there is a compelling public necessity and only when enforceable measures are included to assure that the general small-town community characteristic of the service area around the City does not adversely change.

*CIRC-12.9* Assess the effects of proposed development, such as the Trinidad Rancheria plans and subdivisions, on the reduction flow in Luffenholtz Creek. Address negative impacts or threats to the City's water supply as soon as possible. (LU-9.2.4)

*CIRC-12.10* Monitor land use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects that may have adverse impacts on creek water quality and quantity (LU-9.2.3).

State and Federal agencies may acquire, develop, manage, or dispose of land and make land use decisions. Such activities can have a major effect on local development. Local jurisdictions such as Humboldt County, Trinidad Rancheria, and the Trinidad Union School District also manage land and make land use decisions affecting the City. Figure 2 shows where existing governmental facilities and land holdings are located. It is in the City's best interest to work cooperatively with those agencies that manage land in and around the City to further community goals. The City will seek to acquire any land within City Limits that may be disposed of by an agency if such acquisition will benefit the City.

The property owners in the City have opposed acquisition of residential areas for expansion of HSU's Telonicher Marine Laboratory at the west end of Edwards Street. State properties are exempt from paying property taxes so additional property acquisition by State agencies would also mean a gradual erosion of the City tax base, and it would affect the residential character of the town. Further, Section 30519(b) of the Coastal Act reserves CDP authority over State University lands in the Coastal Zone to the Coastal Commission rather than the local LCP. The Marine Laboratory is an important asset to the community for teaching, research and exhibits and is a partner with the City to achieve marine resource goals, but should not be allowed to reduce the importance of, or adversely affect, the fishing industry or the residential community.

**Goal LU-5: Ensure that State owned lands are managed such that they are compatible with, and do not detract from Trinidad's coastal village character.**

#### State and Federally Owned Lands Policies

*LU-5.1* Development on lands of Trinidad State Beach and Trinidad School playing field, and any other State properties within City Limits, except the Telonicher Marine Lab, are subject to coastal development permit / design review approval from the City as required by the CA Coastal Act and the City's certified Local Coastal Program. In lieu of individual development proposals, the City may approve an appropriate Management Plan addressing specific future development activity on those lands.

*LU-5.2* Work with federal agencies owning and managing property within the City to ensure appropriate consultation and coordination with the City.

#### **D. DEVELOPMENT OUTSIDE OF CITY LIMITS**

Land use decisions outside City limits affect the City in a variety of ways. Traffic and upstream pollution or disturbance are good examples. Land use designations differ from City designations in the lands under County jurisdiction surrounding the City. Since the City's Planning Area is under Humboldt County jurisdiction, the land use categories shown in Figure 4 correspond to the existing Humboldt County General Plan

(Framework Plan 1984). Note that these land use designations may change as a result of the current update of the County General Plan. There are four different areas outside the City that have been designated based on their relationship to City Planning.

The first and the smallest of these designations is the Sphere of Influence, which represents the area where the City has the capacity to provide services and that is anticipated to possibly be annexed in the future. The next is the City's Service Area, which is defined as the area that the City currently does and potentially may provide water service. The third, and largest, area is the Planning Area. The Planning Area encompasses those areas that bear a relationship to City land use and planning in terms of resource use, land use, traffic, community, etc. In addition, there is an Urban Limit Line that limits intensive growth, which some of the following policies are based upon.

### **1. Sphere of Influence**

As mandated in Government Code § 56425, "the Local Agency Formation Commission (LAFCO) shall develop and determine the sphere of influence of each governmental agency within the county. Sphere of Influence means a plan for the probable ultimate physical boundaries and services of a local government agency. The Sphere of Influence, after adoption, shall be used by the commission as a factor in making regular decisions on proposals over which it has jurisdiction." The Sphere of Influence boundary will be determined based on the City's "Master Service Element" that indicates capabilities and management of all services provided by the City (or district). A Municipal Service Review for the City of Trinidad was prepared by LAFCO in 2008 without City review. These elements need updating in order to be used to formulate Sphere of Influence boundaries and dictate how and when land is developed around the City. The Sphere of Influence report is to be updated every five years.

The purpose of the Sphere of Influence is to promote orderly, regulated growth that best represents the desires of the community. It is intended to represent the anticipated physical boundaries and service area of the City for the next twenty years. Trinidad adopted a sphere of influence in 1984, but only a very small portion has actually been annexed into City Limits since that time. There has been a strong indicated desire on the part of Trinidad residents to maintain the compact urban form of Trinidad. Some residents outside City limits have also expressed an aversion to being annexed into City limits. Benefits to the City from annexation include additional land use control, and potential increase in property tax revenue. In particular, annexation would allow the City to expand its OWTS program and increase protection of the Trinidad Head ASBS. It has also been suggested that annexation would benefit the City by increasing the population base for running a City government. One of the main advantages to residents of being annexed would be the provision of City services, particularly water. At this time, Trinidad's Sphere of Influence is relatively small. A minimal population growth projected for the City and the adjacent areas as well as the restrictive nature of the land use policies contained in this Local Coastal Plan will help preserve the community's character.

**Goal LU-7: To provide and maintain clear boundaries and policies for considering the future expansion of Trinidad**Sphere of Influence Policies

*LU-7.1* Depending on service capacity, define the City's Sphere of Influence to include the City's water service connections, as well as all properties adjacent to the City's trunk line and those properties that are not zoned for timber production within the Luffenholtz and Mill Creek watersheds. The watersheds are to be included to provide direction and oversight on land use decisions that affect the City's Water Supply, including OWTS management. (CIRC-12.6)

*LU-7.2* Consider expanding City services to areas outside City limits only if it can be done without significantly increasing the costs to residents within City limits, or if it is a public health emergency; annexation is a prerequisite for any service expansions.

*LU-7.3* Consider annexations if it can be proven that they are economically, environmentally, politically or otherwise advantageous to the City.

**2. City Service Area**

"City Service Area" refers to those areas that will receive all, or a major portion of the urban services (water, police protection, road maintenance, cemetery operation, fire protection, and planning and zoning) that are provided by the City. Of the aforesaid services, water supply and distribution, and the absence of sewage collection and disposal facilities, are the major determinants of the urban form and density of development in the City. Luffenholtz Creek is small, and has only limited capacity to provide additional domestic water. The City's water plant also has limited storage and treatment capacity, but is continually being upgraded as funding allows. The Service Area boundary is based on the areas currently connected to City water. In addition, a commercial area to the north has been included based on potential future need of City water. The Service Area could become a Service District in the future, with greater powers, and separate governing board. Please see the Public Services section of the Circulation Element for additional information.

**Goal LU-8: Manage City services to the maximum efficiency and benefit for residents as well as those outside City limits where appropriate.**City Service Area Policies

*LU-8.1* The City is responsible for periodically assessing the capacity of Luffenholtz Creek to provide domestic water, including existing and potential riparian rights and groundwater wells. Upgrades to the City's water plant to improve efficiency, water quality and storage capacity will be completed as funding becomes available.

**LU-8.2** If capacity and / or storage is adequate, study the feasibility of forming a Water District that includes the area to the east and southeast of the City on either side of the freeway, where some properties are already connected to the system, to allow for additional connections outside the City, as the system allows. Eventual annexation should be considered. An 'annexation agreement' (agreeing not to object to future annexation) with the City is a minimum requirement for providing any new connections outside of City limits. Areas to the north of the City should be part of such a district if services are to be provided there in the future. (CIRC-12.4)

**LU-8.3** The existing commercial area on the west side of Patrick's Point Drive south of Anderson Lane and the area on the east side of Patrick's Point Drive north to the CalFire (CDF) station property should be included in the City service area / water district to allow for future consideration of water service. Annexation, or an annexation agreement, is a requirement for water service expansion, unless it is already part of a services district. (CIRC-12.6)

### **3. Planning Area**

Government Code § 65300 provides that a City consider areas outside the City limits that have a bearing on planning for the City. The City of Trinidad has determined that activity affecting twelve coastal watersheds is the area of critical importance; therefore, it is in the interest of Trinidad to play a more active role in the decision-making processes involving land located within these watersheds, and to include them in the planning area. Trinidad has adopted this watershed based approach to planning due to particular concerns about water supply, pollution, and impacts on coastal resources; activities that occur in the upper watershed can affect downstream resources.

The designated Planning Area delineated in the previous General Plan defines an area in which the City has interests outside of its City limits and its Sphere of Influence boundary. The Planning Area might affect the City in ways such as increased circulation, impacts on water quality, or economic provisions. The designation of a planning area may be in the interest of establishing cooperation efforts with other surrounding jurisdictions, landowners or interest groups, including Humboldt County, State Parks, Trinidad Rancheria, Green Diamond Resource Co. Westhaven Community Services District, etc... This area also includes the area of interest of the Trinidad Bay Watershed Council. By adopting this specific Planning Area, the City defines the area where land use decisions affect Trinidad. Figure 3 shows the existing and proposed Planning Area.

The proposed Planning Area is more centered on the greater Trinidad-Westhaven community. The Luffenholtz Creek drainage basin was included because it is the watershed for the City water supply and serves parcels adjacent to it and along the main line extension. Residential areas west of the freeway up to the Seawood interchange are included because they rely on the Trinidad area for commercial services and include visitor accommodations and facilities that support the local tourist and fishing activity. The forest area east of the freeway is included to ensure

consideration of the potential impacts of activities to these coastal watersheds. The entire Planning Area, outside of City limits, is within Humboldt County jurisdiction.

The County has recently revised its General Plan and a revision of the County Zoning Ordinance Map will follow. This will update the County's Framework Plan (1984). The Trinidad Area LCP will also need to be updated for the coastal zone. The current County General Plan provides for specific designations throughout the planning area. Most of the Trinidad General Plan land use recommendations are consistent with present county designations (1984 Framework Plan). The reader is also referred to the County's Current General Plan and LCP for discussion of the Urban / Rural areas and policies or findings that apply for development in the areas outside the City but within the City's Planning Area.

**Goal LU-9: Ensure the protection of the coastal watersheds, natural and community resources and the quality of life in and around Trinidad.**

Planning Area Policies

*LU-9.1* Assess impacts of development within the entire planning area when considering large projects and regional issues

*Program LU-9.1.1:* Adopt a watershed based approach to land use planning that accounts for the impacts of development on an entire watershed, not only the individual parcel or activity. Respond to County application referrals based on watershed impacts and encourage the County to do the same for City projects. (CONS Principle A)

*LU-9.2* Comment on relevant projects located within the Trinidad Planning Area that could impact the City based primarily on goals and policies found throughout this General Plan and any specific or unusual circumstances.

*Program LU-9.2.1:* Provide comments and input during any revisions of the County's General Plan that may affect the Planning Area any future adoption of implementing ordinances, and any other agency's or organization's long range plan for that includes land within the City's Planning Area. Seek to have such plans recognize impacts that could occur to the City as a result of inappropriate changes that occur in the City's Planning Area.

*Program LU-9.2.2:* Review development projects in the County, including timber harvest plans, that may affect Luffenholtz Creek, Mill Creek and other Planning Area watersheds and provide comments to regulatory agencies emphasizing the need to protect water quality and quantity. Consider consistency with all relevant policies in the City's General Plan, particularly those found under Planning Area, Conservation and Water Quality, and the objectives of the Trinidad-Westhaven Integrated Coastal Watershed Plan.

*Program LU-9.2.3:* Monitor land use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects that may have adverse impacts on creek water quality and quantity. (CIRC-12.10)

*LU-9.3* Encourage coordination efforts between Trinidad officials and surrounding jurisdictions and landowners in order to address concerns about development projects that affect the Trinidad Planning Area and the Trinidad Head Area of Special Biological Significance / State Water Quality Protection Area.

*Program LU-9.3.1:* Request notification from responsible agencies (CDF for THPs, ACOE for fill or discharge permits, CALFIRE, PG&E, etc.) whenever possible regarding activities that will occur within the City's Planning Area. Inform responsible agencies of the types of projects that could have impacts on the water quality of the water resources of the Planning Area.

*Program LU-9.3.2:* Maintain open communication with the Trinidad Rancheria, and encourage the Rancheria to keep the City informed of upcoming projects by providing pertinent background information and studies related to such projects and allowing the City to provide early input on development proposals that could impact the City.

*LU-9.4* The City designates both the Luffenholtz Creek and Mill Creek watersheds as "Critical Water Supply Areas," recognizing that these watersheds areas are primary water sources and limited in area so that current development makes the streams susceptible to a potential risk of contamination to the water supply from development activities. (see CONS-1e.3)

*Program LU-9.4.1:* Work with the County to ensure that the County designates Luffenholtz Creek and Mill Creek watersheds as "Critical Water Supply Areas" thereby providing increased scrutiny of and special protections from land use activities as defined in the Humboldt County Framework Plan and the Trinidad General Plan.

*Program LU-9.4.2:* Designate properties within a "Critical Water Supply Area" "Special Environment" to minimize further subdivision and reduce potential adverse land use densities until such time that improvements are made to the water supply system so that it is not so sensitive to land use impacts. Existing lots within the watershed may be considered suitable for single-family residence provided the septic tank system is carefully designed and installed to preclude pollution of the stream, and requires periodic inspection by and fees paid to the County Environmental Health Department.

*LU-9.5* Develop and maintain an open relationship with landowners within the Planning Area, particularly those in Luffenholtz Creek, in order to facilitate landowner awareness of the need for water quality protection.

*Program LU-9.5.1:* Pursue adoption of a public education program regarding pesticides and other hazardous chemical, and when feasible, enter into a non-binding Memorandum of Understanding, or other agreement with property owners within the “Critical Water Supply Area” to minimize the use of these chemicals and reduce contamination of water supplies.

*Program LU-9.5.2:* Support the efforts of the Trinidad Bay Watershed Council to improve water quality in the Planning Area. Designate a City representative to participate in the Watershed Council meetings and other activities to the extent practicable.

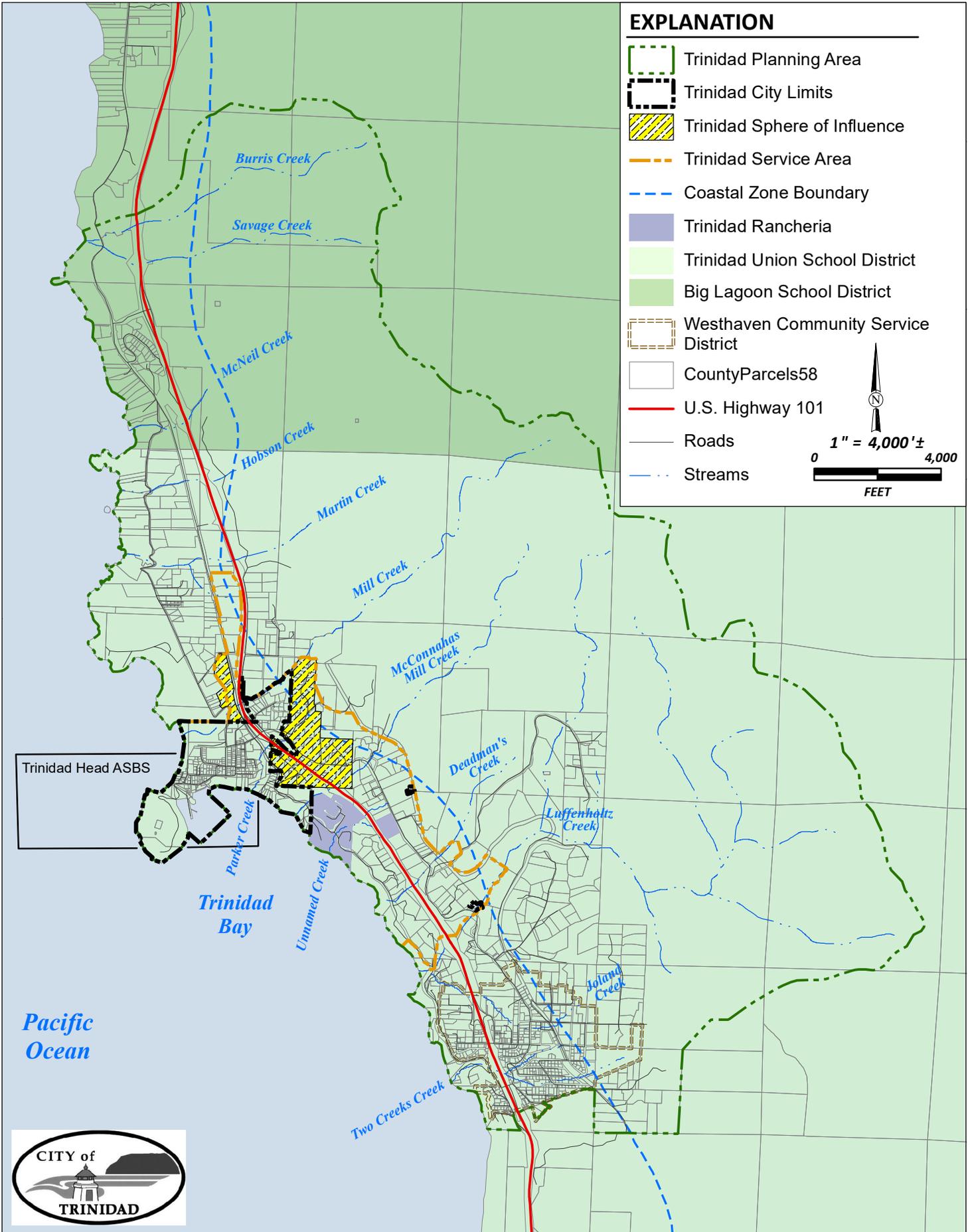
*LU-9.6* Encourage responsible septic system use and installation within the Planning Area.

*Program LU-9.6.1:* Pursue grant funding to monitor and implement projects within the City’s entire Planning Area to reduce pollution from onsite wastewater treatment systems. Encourage Humboldt County to participate to the maximum extent possible. Project goals include determining what areas and which onsite wastewater treatment systems are contributing the most pollution and offering financial incentives or other assistance to help landowners fix problems. Consider the feasibility and desirability of forming a Septic Maintenance District with the County that encompasses the area from Trinidad to Moonstone. (PUBL-18, CIRC-11.2)

*LU-9.7* Preserve economically viable timber stands for use as commercial timber while protecting water quality, special status species and sensitive habitats (Goal CONS-8).

*LU-9.8* Provide a geographically distributed inventory of mining sites protected from incompatible land uses, permitted and operated to prevent significant environmental impacts and to satisfy long-term demand for mineral resources and construction materials (Goal CONS-11).

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Trinidad Head ASBS

Pacific Ocean



SHN  
Consulting Engineers  
& Geologists, Inc.

City of Trinidad  
General Plan  
Trinidad, California

August 2018

Planning Area  
Trinidad General Plan (DRAFT)  
SHN 016105.006

Figure 3

GP2018\_Fig3\_PlanningArea