

Appendix C Community Area Plans Extract

Introduction

This appendix contains a listing of Community Plan policy excerpts from each of the Humboldt County Community Plans. This appendix consolidates and supercedes the following community area plans:

- Avenue of the Giants Community Plan (2000) (Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville)
- Fortuna Community Plan (1985)
- Freshwater Community Plan (1985)
- Garberville-Benbow-Redway-Alderpoint Community Plan (1987)
- Hydesville-Carlotta Community Plan (1986)
- Jacoby Creek Community Plan (1982)
- Orick Community Plan (1985)
- Willow Creek Community Plan (1986)

Fieldbrook-Glendale (to be added)

The following community planning areas are mapped but do not have policies unique to their areas:

- Blue Lake
- Trinidad-Westhaven
- Orleans
- Arcata
- Shelter Cove (inland)
- Rio Dell-Scotia

The Eureka and McKinleyville Community Plans have not been included because of their length, and will remain stand-alone documents. For the communities planning areas included in this appendix, it is intended that the policy excerpts, together with the preceding Countywide policies and applicable maps, will constitute the general plans for these communities. Therefore the policies under each community plan are specific to these community planning boundaries.

AVENUE OF THE GIANTS COMMUNITY PLAN

LAND USE POLICIES FOR THE PLANNING AREA

AV-P1 Design Review. Parcels zoned CH have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting.

AV-P2 Protection of Agricultural Lands. Lands adjacent to agriculture designated lands shall be planned for uses compatible with agriculture. Subdivision shall occur in such a manner to protect prime agricultural soils including lot size modifications and / or the use of the B7 Combining Zone.

AV-P3 Agricultural Preserves. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.

AV-P4 AR Zone Density Determination. AR 5-20 zoned parcels shall use the Slope Formula Policy to determine appropriate density (See AV-P19 – Slope Formula Policy, below)

AV-P5 Zoning in Flood Hazard areas. Use the Flood Plain (FP) zone and add the Flood Hazard (F) as a combining zone to indicate by zoning where flooding is a likely event and therefore where development potential is constrained.

AV-P6 Cottage Industry Ordinance in Flood Plain. The Cottage Industry Ordinance should be amended to add Flood Plain (FP) zone to the list of zoning districts which allow cottage industry with a special permit.

AV-P7 Rest Stops Along the Avenues. The County shall support the location of rest stops at appropriate places along the Avenue of the Giants.

AV-P8 Consistency Determination for Public Acquisitions. The County shall request both Save the Redwoods League and the State Department of Parks and Recreation that a finding of consistency with the General Plan and Community Plan be made prior to lands being accepted by the State Park in the Avenue of the Giants Community Planning Area.

AV-P9 Identification and Retention of prime Agricultural Soils in HRSP Management Plans. The County should encourage HRSP to designate in their park general plan lands which have prime agricultural soils and do not have significant forest stands for retention in agricultural use as a feature of the unit pursuant to PRC 5069.2. The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from useful production by acquisition.

AV-P10 HRSP Management Plan. The County should encourage HRSP to prepare a Park general plan which includes its long-range management objectives so that the public is advised of the Park's management goals. The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park and Management EIR.

PEPPERWOOD:

AV-P11 Protection of Agricultural Soils in Pepperwood. The County should work with State Parks and Save the Redwoods League to protect agricultural soils for continued agricultural uses.

SHIVELY:

AV-P12 Permanent Bridge Site in Shivley. The County supports the community in reaching its goal of a permanent bridge site that is acceptable to all parties.

REDCREST:

AV-P13 Industrial General parcels in Redcrest. Use of the Industrial General parcels located in Redcrest shall be limited to those uses not requiring new urban services until full urban services are available on the site.

MYERS FLAT:

AV-P14 Flooding in the Commercial Center. The proposed zoning for the commercial center of Myers Flat reflects the fact that the area has been inundated by flood waters in the past and it may be reasonably expected to be inundated by flood waters in the future, using the Flood Hazard (F) zone.

AV-P15 Code Compliance. The County should work with the community and individuals in Myers Flat to ensure code compliance is strengthened.

AV-P16 Recreational Uses in Flood Plain. In the Flood Plain zone, principally permitted recreational uses shall be limited to incidental uses not serving more than 50 people at a time.

MIRANDA:

AV-P17 Subdivision of Agricultural Lands. Subdivision of parcels designated AL 20 and AR (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application.

PHILLIPSVILLE:

AV-P18 Moto-cross Environmental Review. The environmental review and approval process for the moto-cross use should meet all the directives of the court and include an alternative siting study which considers community needs.

SAFETY POLICIES

AV-P19 Slope Formula Policy. The following Slope Formula Policy is used to calculate maximum densities, and where the option is taken, to calculate density credits, in AR 5-20 lands:

0-15% slopes = 5 acres/dwelling unit
15-30 % = 10 acres/dwelling unit
30% or over = 20 acres/dwelling unit

Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given at the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. Calculations must be based on topographic maps that comply with subdivision tentative map standards.

AV-P20 Community Education and Natural Hazards. Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities. Encourage the education of the community regarding the nature and extent of natural and man-made hazards.

AV-P21 Benefit Assessment District for Fire Protection. Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CALFIRE) and/or local fire departments.

AV-P22 Mutual Aid Agreements. The County shall encourage the maintenance of mutual aid agreements among fire districts.

AV-P23 Adequate Fire Safe Access. The County shall require that all new residential, commercial & industrial development in the Planning Area be served by an access way that can accommodate emergency vehicles in conformance with SRA standards as outlined in Humboldt County Code.

WATER RESOURCE POLICIES

AV-P24 Maintenance of Stream Flows for Fish. Subdivision along streams shall at a minimum be required to maintain flows necessary to protect fishery resources and the timing of cumulative water withdrawals shall not cause stream flows to fall below minimum levels required for anadromous fish habitat.

AV-P25 Maintenance of Stream Flows for Fish. The County should encourage PG&E to provide the maximum flow from Potter Valley Dam consistent with natural flow and water cycles to improve the characteristics of the Eel River for native fish populations.

BIOLOGICAL RESOURCE POLICIES

AV-P26 Streamside Management Areas. The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards.

AV-P27 Sensitive Habitat. Parcels that contain sensitive habitat shall include measures for resource protection in their development plans.

CIRCULATION POLICIES

AV-P28 Maintenance of Highway Encroachments. Coordinate with Caltrans to maintain and repair County/State encroachments at intersections.

AV-P29 Sidewalks for New Developments. Require sidewalks or pedestrian trails for new developments in accordance with County design standards and encourage pedestrian and bicycle access, where appropriate.

AV-P30 Accommodation for Emergency Vehicles. New road construction or improvement shall be of sufficient width to accommodate emergency vehicles, and show consistency with County design standards and the County Fire Safe Regulations.

AV-P31 Lower Speed Limits through Miranda and Phillipville. The County shall work with Caltrans in lowering the speed limit through the communities of Miranda and Phillipville.

AV-P32 Pedestrian Safety. The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects.

AV-P33 Trails. The County shall encourage safe, efficient and practical trails providing access to the region's natural resources and expand upon the County Trails Plan of 1979. The County shall encourage provision and maintenance of trails to and along the Eel River.

AV-P34 Funding for Trails. The County shall actively seek Federal and State funding, including grant funding, for trails and rest stops.

AV-P35 Coordinated Planning of a Trail System. The County shall participate in the State Park and Caltrans planning processes to encourage an appropriate trail system and other issues of interest to the communities.

AV-P36 Development of a Trail Along the Avenues. The County should encourage the Humboldt Redwoods State Park and Caltrans to consider and plan for a trail parallel to the Avenue consistent with Park mandates, community values, and the State Streets and Highways Code. Once a conceptual trail route is designated, the County shall seek dedication of easements where necessary. A dedication of easements in new subdivisions shall be required where development may interfere with potential use of the pathway.

AV-P37 Maintenance of Access to Public Waterways. The County shall request the Department of Parks and Recreation to maintain and restore public access points to the river.

AV-P38 Development of Access to Public Waterways. The County shall encourage public and private recreational business development that provides access to the river, which can provide physical, social, environmental and economic benefits for County residents and visitors.

WATER AND WASTE WATER INFRASTRUCTURE POLICIES

AV-P39 Density and Availability of Services. Plan density ranges are contingent on adequate service capacities. Current systems should be upgraded to be able to provide consistent, reliable water for domestic and emergency uses. Additional development (subdivisions, second units, caretaker facilities, etc.) or improvements to existing uses will not be approved without proof of adequate service capacities. An ability to service

letter for both water and wastewater capacity shall be required for acceptance of an application for new development.

AV-P40 New Development and Impacts on Instream Flow. New or improved water and wastewater systems shall take into account instream flow requirements for satisfactory salmonid habitat when planning withdrawals or inputs into streams and rivers in the Planning Area.

AV-P41 Subdivision of Lands Designated RL. No new subdivisions which create parcels of less than 0.5 acres shall be approved on lands designated Residential Low Density (RL) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.

AV-P42 Subdivision of Lands Designated RE 1-5. No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated Residential Estates (RE 1-5) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.

FORTUNA COMMUNITY PLAN

GOVERNANCE POLICIES

FCP-P1 City – County Coordination for Land Use Planning. The Fortuna Area Community Plan should be adopted by the City of Fortuna. The County shall recognize the interests of the City of Fortuna in the planning area by submitting public and private development projects within the Fortuna Area Plan to the City for review and comment. The County shall take the City's comments into consideration when reviewing development proposals.

SPHERE OF INFLUENCE

FCP-P2 County and LAFCO Coordination with the City's Sphere of Influence Report. The Fortuna Area Community Plan as adopted by the Board of Supervisors shall be referred to LAFCo and the City of Fortuna to be used as a guide to making any appropriate revisions to the City of Fortuna Sphere of Influence Report.

DEVELOPMENT TIMING

FCP-P3 Urban Development Areas. The County and the City of Fortuna shall adopt the Urban Development Areas as shown on the Land Use Plan Map.

FCP-P4 Urban Expansion Areas. The County and the City of Fortuna shall adopt the Urban Expansion Areas as shown on the Land Use Plan Map.

FCP-P5 Urban Facilities and Services. The consideration and/or provision of appropriate types and levels of urban facilities and services shall initially be directed toward the Urban Development Areas and should be followed by the Phase I Urban Expansion Areas as shown on the Land Use Map.

FCP-P6 Use of On-site Septic Systems in Urban Development Areas. Residential development in the Urban Development Areas may utilize on-site individual sewage disposal systems provided that waiver of site suitability criteria shall not be granted by the Humboldt-Del Norte Health Department.

FCP-P7 Land Division in Urban Development Areas. New land divisions and residential development within the Urban Development and Urban Expansion Areas shall be required to utilize community water and sewer systems as they become available.

FCP-P8 Capital Improvement Plans. The City of Fortuna is encouraged to utilize the five-year Capital Improvement Programming technique for integrating land use and public services and facilities within the City and its exterior Sphere of Influence.

FCP-P9 Re-designation of AS lands with Public Water. When land designated Residential Estates (RE1-5) within the Urban Expansion Boundary is connected to public water and sewer systems and roads are built to urban standards, such land will be re-designated as an Urban Development Area (UDA) and residentially planned land within the UDA may be designated as (RL) Residential Single Family (1-7 dwelling units per acre).

HAZARDS AND RESOURCES

FLOOD (DRAINAGE)

FCP-P10 Drainage Impacts. The impact on drainage flow through the City should be reviewed if higher or more intensive planned land use proposals are to be considered in the area south of Drake Hill Road and within the Mill Creek Drainage Shed as delineated by Figure V-1 of the City of Fortuna Storm Drainage Master Plan, December, 1982. (Figure V-1 is presented as in the Fortuna Area Community Plan, Technical Background Report.)

PUBLIC SERVICES AND FACILITIES

TRAILS

FCP-P11 Safe Pedestrian Thoroughfares for Palmer Creek Area. The County, the City of Fortuna and Caltrans should cooperatively seek to provide a safer pedestrian way connecting Palmer Creek--a community of 300 residents--with the City of Fortuna.

WASTE AND WASTEWATER FACILITIES

WATER FACILITIES

FCP-P12 Land Division and Water Facilities. No land divisions relying on Land Water Company as the water source shall be allowed until the water served meets the water standards of the California Safe Drinking Water Act.

WASTEWATER FACILITIES

PALMER CREEK AREA

FCP-P13 New Wastewater Facilities for the Palmer Creek Area. The County with the cooperation of the City of Fortuna should actively explore several sewage disposal options potentially available to the Palmer Creek area, including, but not limited to: (1) community sewage disposal facilities; (2) small sewage treatment facilities; (3) On-Site Wastewater Management Zone.

ROHNER CREEK AREA

FCP-P14 Repair to Carson Woods Road and Extension of Services. The City and the County should cooperatively undertake the work necessary to achieve a reasonable level of repair to Carson Woods Road. The City is encouraged to extend sewer services to the area in conjunction with the necessary improvements to the existing water systems with area residents meeting the costs. (According to current City policy this area must be annexed to the City before these extensions occur.)

FRESHWATER COMMUNITY PLAN

LAND USE AND DEVELOPMENT

FWCP-P1 Land Use Restrictions for APN 402-261-15. As it concerns the development of the parcel located south and west of the Freshwater Road (AP# 402-261-15), the plan provides for the creation of a maximum number of six (6) parcels. Five (5) of the parcels are to be located within the approximately 14 acre area in the southeast corner of the parcel designated and zoned for 2-1/2 acre parcels. This area is zoned AG, the area may be increased only if information, submitted by a registered engineer, indicates that the creation of five (5) parcels is not possible due to an inability to meet the County adopted sewage disposal standards. Any such minor modification in the zone boundary would not require a plan amendment. The total number of dwelling units on the property (AP# 402-261-15) shall not be more than six (6). Any request made, resulting in the potential of more than six (6) dwelling units, would require a plan amendment.

FWCP-P2 Protection of Water Quality Upstream of Freshwater County Parks. The Agricultural Rural and Timberlands designations upstream from Freshwater County Parks are intended to reduce the threat of bacterial contamination from septic tanks to the Park's pool. Septic tanks associated with additional rural development are reduced by limiting densities in these areas.

FWCP-P3 Mobilehome Park Density. No further density increases should be allowed in the planning area's mobilehome parks because of wastewater disposal problems.

FWCP-P4 Three Corners Store. The Three Corners store should be allowed to continue operation and expand under the provision of the Local Coastal Plan, on its existing property.

FWCP-P5 Commercial Uses in the Indianola Area. Existing commercial uses located in Indianola should be zoned to allow their continued operation under a Community Commercial Qualified Combining Zone classification and a Commercial General land use designation. An alternative land use designation for these parcels shall be Residential Estates if the commercial land use is abandoned. The County should appropriately classify existing commercial properties in the Coastal Zone (adjacent to the Freshwater Planning Area) to allow their continued operation.

FWCP-P6 Commercial Uses in Wrangletown. Commercial uses in the Wrangletown area are limited to the Wrangletown Store and Bar, except for an additional site near the store which has been designated as Commercial General to allow for expansion of commercial uses. The vacant property shall be zoned with a Neighborhood Commercial Zone.

FWCP-P7 Development Timing. No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered.

FWCP-P8 Land Use in Wrangletown. The area shown on the Freshwater Community Plan Land Use Map in the central Wrangletown area is designated as Residential, Single Family with a density of no more than one unit per acre. No new parcels shall be created in this area because although it is currently served by the Freshwater Water Service, the water system has no capacity to expand and serve additional development.

FWCP-P9 Land Use Near Freshwater Park. The area designated Residential Low Density (RL) on Freshwater Road near Freshwater Park is designated with a density of no more than one unit per acre. This area is not served by a community water system, but is designated for one acre parcel development because of the predominant residential character of the area, its location along Freshwater Road, and to allow the completion of a logical development pattern in this area. The area is not intended to set a precedent for additional small parcel development in the area.

CIRCULATION

FWCP-P10 Redmond Road. The Redmond Road area is designated at a 5 acre per unit density until Redmond Road is improved to roadway category Standard 5. The minimum size of parcels served by the improved road shall be 2.5 acres.

FWCP-P11 Pidgeon Point Road. Pidgeon Point Road is designated as a 5 acre per unit density until the road section is improved to roadway category standard 5 and brought into the County Road System.

FWCP-P12 Bicycle and Pedestrian Lane along Myrtle Avenue. As part of the Myrtle Avenue road construction project, bicycle/pedestrian lanes should be "striped" along the sides of the paved section and labeled bike route.

COUNTY PARKS AND RECREATION

FWCP-P13 Garfield School. The Garfield School site is centrally located and has a potential for use as a baseball field, soccer field, and/or playground if the school is ever closed. The retention of the site in public ownership would complement the existing community owned old Garfield School. The Garfield School site should be retained in public use as a community recreational facility if the school is ever closed.

FWCP-P14 Freshwater County Park. The Health and Public Works Departments shall monitor the water quality of the Freshwater County Park swimming pool on an ongoing basis for bacterial contamination.

PUBLIC SERVICES AND FACILITIES

FWCP-P15 Cummings Road Solid Waste Disposal Site. The area around the Cummings Road solid waste disposal site shall be restricted to a maximum of one unit per twenty acres to reduce development which would be subject to environmental impacts in the future.

FWCP-P16 Cummings Road Improvements. Cummings Road and Lower Mitchell Road to Myrtle Avenue shall be improved by the solid waste site operator to roadway category standard 5 before additional County use permits are approved to expand the site or its capacity.

GARBERVILLE REDWAY BENBOW ALDERPOINT COMMUNITY PLAN

LAND USE AND DEVELOPMENT

RURAL LAND USE

GRCP-P1 Green Gulches. Areas of Connick Creek and Bear Creek as shown on the Plan Map are designated Green Gulch areas, to be left in a natural condition. Development may be permitted within these areas where consistent with the streamside management area and stream channel policies. For purposes of applying the policies, the streamside management area shall be mapped green gulch area.

GRCP-P2 Benbow Golf Course. The Benbow Golf Course area presently zoned FRQ is planned only for continued use as a golf course, and other commercial recreational uses are not consistent with this plan.

GRCP-P3 Rodeo Grounds-Benbow Area. This area is planned for continued equestrian related uses, including compatible uses such as public assembly, boarding stable, veterinarian clinic, and hay and feed storage.

GRCP-P4 Urban Reserve. The areas designated urban reserve, as well as the adjacent CS/IG/CG areas, are planned for eventual urban services. The "urban reserve" designation was used to recognize that if these areas are to be developed at urban densities, a mix of uses (residential, commercial, industrial, public facilities) would likely be required for these areas to properly compliment the existing urban areas. Prior to services, these areas may be developed consistent with the surrounding rural densities.

GRCP-P5 Clear and Approach Zones. New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures, ~~and trails on order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design.~~ (See P7)

URBAN LAND USE

GRCP-P6 Garberville Public Facilities Area. The Public Facilities (PF) land use designation at the north end of Garberville is intended approach zones and flight track free of new residential structures. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designated in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone.

GRCP-P7 Clustered Homesites for Mitchell Ranch and Tooby Flats. For the Mitchell Ranch and Tooby Flat area, homesites shall be clustered in order to: (1) maintain the maximum feasible agriculturally productive areas; (2) minimize viewshed impacts; (3) avoid archaeological resources; and (4) reduce grading and construction impacts. Subdivision design should also consider incorporation of agriculturally related recreational amenities such as horse stables and trails on order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design. (~~this policy language was included in P5 by mistake~~).

GRCP-P7X Garberville Public Facilities Area. The Public Facilities (PF) land use designation at the north end of Garberville is to provide a centralized location for community facilities

such as the Community Center and library, and other public or quasi-public uses. The zoning has not been changed in order to maintain property rights prior to the development of such facilities. When the development of key facilities takes place, the zoning should be changed to insure compatibility of future uses. (this policy language was originally included in P7 by mistake. It should remain as a stand alone policy).

GRCP-P8 Multi-Family Residential. Multi-family residential building types are considered to be compatible with the RL land use designation where provided for by the zoning, consistent with planned densities. The RM designation at the curve in the Briceland Thorne Road in Redway is limited to accommodating eight additional units

HAZARDS AND RESOURCES

GEOLOGIC

GRCP-P9 Setbacks for Properties East of Garberville Airport. There is a 20' development setback from the cliff east of the Garberville Airport. This area is to be excluded from the area used to calculate densities for new subdivisions.

GRCP-P10 AR 5-20 Slope Formula Policy. The following Slope Formula is used to calculate densities, and where the option is taken to calculate density credits, in AR 5-20 lands:

0 - 15% slopes = 5 acres/dwelling unit
15 - 30% = 10 acres/dwelling unit
30% or over = 20 acres/dwelling unit

Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given to the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands.

GRCP-P11 Geologic Investigation. For the IG/MH area along Redwood Drive, the Urban Reserve area east of the freeway, and the CS/IG area on the west side of the freeway, geological investigation and engineered grading plans are required prior to significant earth moving.

SAFETY

GRCP-P12 Vegetative Buffers. Along the Redwood Drive corridor between Garberville and Redway, vegetative breaks and buffering, consistent with traffic safety concerns, are to be included with new developments. Developments along the Highway 101 corridor are to be visually buffered.

GRCP-P13 Emergency Response Facility. No emergency response facility shall be located at a site within the 100-year flood plan.

GRCP-P14 Noise Analysis. For projects requiring discretionary approval in the vicinity of the Southern Humboldt Community Hospital, require noise impact analysis and mitigating measures as may be necessary to ensure the 65 Ldn Framework Plan standard for hospitals is not exceeded.

CRITICAL AND SENSITIVE HABITATS

GRCP-P15 Protection of Nesting Sites. Projects in the vicinity of the osprey and eagle nesting sites (in the Lake Benbow-Sprowl Creek area) are to be designed and carried out in such a manner as to avoid disturbance of the sites.

GRCP-P16 Protection of *Tracyina rostrata*. A federal candidate protected plant species called beaked -tracyina (*Tracyina rostrata*) occurs in the vicinity of Alderpoint. Discretionary projects which may affect the plant are to be referred to the Department of Fish and Game and other agencies as may be necessary for mitigation recommendations.

CULTURAL RESOURCES

GRCP-P17 Protection of Archaeological Sites. Archaeological sites have been identified in historical records along the lower river terraces of the Planning Area. These sites are to be avoided or a significance determination and mitigation appropriate is to be carried out.

GRCP-P18 New Cemetery. The need for a new cemetery site has been identified, and a site for a new cemetery should be considered during any new major subdivision proposal.

CIRCULATION

GRCP-P19 Redway/Garberville Traffic Improvements. The following are recommended traffic improvements for the Garberville/Redway Area:

- a 4-way stop at Redway Drive and Whitmore and Manzanita;
- study signing and improvements at Briceland Road and Redway Drive;
- improve hazardous corner at Oakridge and Briceland Road;
- West of River Area is not to be rezoned to accommodate additional rural residential development until an adequate year-round road system can be provided;
- Road improvements to provide full year-round circulation not subject to flooding, and adequate to meet planned capacities, are to be a requirement for Tooby Flat/Mitchell Ranch areas at the time rural residential development to planned densities is proposed.
- Consideration should be given to including a bike lane in the improvement of Bear Gulch Bridge No. 4c-156 when it is replaced. If this improvement is accomplished, consideration should then be given to a lane or path between Garberville and Redway at a time when improvements are made to Redwood Drive, subject to funding availability and feasibility of safe design.

GRCP-P20 Garberville Parking Improvements. The following are recommended traffic improvements:

- Adopt a parking plan for Garberville.
- Establish a Parking Authority for the downtown commercial district of Garberville.

HYDESVILLE – CARLOTTA COMMUNITY PLAN

LAND USE AND DEVELOPMENT

HCCP-P1 Hydesville Community Water District. The Hydesville Community Water District shall retain sole discretion to extend community water service to all areas within the existing District boundary.

HCCP-P2 Public Water Connection for New Construction. All new construction or development on parcels less than 2 acres in size within the Urban Development Area shall be required to utilize the Community Water System.

HCCP-P3 On-site Sewage Disposal Systems. Residential development in the Urban Development Area may utilize on-site individual sewage disposal systems provided that waivers of Site Suitability Criteria shall not be granted by the Humboldt-Del Norte Health Department.

HAZARDS AND RESOURCES

HCCP-P4 Water Resources Study of Yager Creek. The County supports and encourages the preparation of a water resource study of Yager Creek.

HCCP-P5 Restoration of Wolverton Stream. The County supports and encourages private and public cooperative efforts to restore and maintain the fish habitat values of Wolverton Stream.

PUBLIC SERVICES AND FACILITIES

HCCP-P6 Stormwater Drainage. As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels.

HCCP-P7 Drainage Plans. Drainage plans should be required of development projects within the area of Hydesville shown in Figure 4 of the 1986 Hydesville Community Plan. Drainage plans as may be required must provide for the passage of stormwater from upstream areas.

HCCP-P8 Drainage Easements. Dedication of drainage easements to the County of Humboldt for the benefit of the general public may be required as a condition of a development permit.

JACOBY CREEK COMMUNITY PLAN

GOVERNANCE

JC-P1 Intergovernmental Coordination. The City of Arcata and the Jacoby Creek County Water District should provide technical and advisory assistance to the County for the preparation and maintenance of the Jacoby Creek Community Plan policies.

LAND USE

JC-P2 Protection of Timberlands. Lands designated as Timberlands on the Land Use Map shall be retained in large parcels to protect the timber resource. Smaller parcels classified as Timber Sites I, II or III, and located adjacent to or surrounded by lands designated as Timberlands on the Land Use Map should be maintained as Timberlands.

JC-P3 Timber Resource Lands and General Plan Amendments. When investigations and evidence presented at a public hearing show that lands designated as Timberlands on the Land Use Map, not currently zoned as Timberland Preserves, are not suitable for commercial timber production, such lands may be re-designated as Rural Lands through a General Plan amendment.

JC-P4 Protection of Agricultural Lands. Lands designated as Agriculture Exclusive shall be retained for agricultural uses. Only those public services necessary for the maintenance of agricultural production shall be provided to areas designated Agriculture Exclusive.

JC-P5 Agricultural Preserve. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.

JC-P6 Exclusion of AE Lands from Jacoby Creek County Water District. Lands designated as Agriculture Exclusive should be excluded from the Jacoby Creek County Water District. Where such exclusion is not feasible because of other regulations or requirements, the District should exclude that portion of the land being used for agricultural purposes from assessment zones

JC-P7 Jacoby Creek Forest Ownership. The Jacoby Creek Forest should be retained by the City in public ownership and shall be designated as Timberlands on the Land Use plan.

JC-P8 Rural Land Use Designations. The following Land Use Designations are the only designations that shall be considered appropriate uses in the rural portions of the Planning Area:

- A. Timberlands
- B. Agriculture, Exclusive
- C. Rural Lands
- D. Residential, Rural
- E. Residential Estates

Extensive public service systems shall not be provided to the rural portions of the Planning Area. Notwithstanding these provisions, existing residential units located in the rural portions of the Planning Area shall have access to necessary public service systems.

JC-P9 Cottage Industry. Home occupations, cottage industries, and supplemental income producing agricultural activities should be encouraged in the rural portions of the Planning Area. Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance.

JC-P10 Industrial Uses. No industrial uses shall be located in the Planning Area.

JC-P11 Neighborhood Commercial Uses Neighborhood commercial uses may be located in the Planning Area.

JC-P12 Residential Uses. A variety of housing types and densities should be encouraged to be located within the Urban Limit Line. New residential development shall be compatible with the scale of existing development. Clustering and individual home ownerships on large lots held in common should be encouraged.

JC-P13 Provision of Urban Services. This plan is predicated on the intent that either the City of Arcata or the Jacoby Creek County Water District will be the provider of urban services within the Water Service Area.

JC-P14 Residential Densities. Residential development at one dwelling unit per five or more acres may be permitted within the Water Service Area if it is determined that:

- A. Public water or sewer services are not presently available to serve the project site; and
- B. The proposed development can safely accommodate individual water and waste water disposal systems consistent with current County standards; and
- C. Mitigation measures will assure that the proposed development will not cause adverse cumulative health or environmental impacts; and
- D. The design of the proposed development will not preclude the ultimate development of the site to planned urban densities when public water and sewage disposal systems are provided.

The use of private water sources within the Water Service Area is permitted only for residential development at densities of one dwelling unit per five or more acres.

Urban type development should not be permitted within the Urban Expansion Area until it is annexed by the City of Arcata.

SAFETY

JC-P15 Geologic Hazards. The County shall require engineering geologic and/or soils reports prior to approval of any minor subdivisions, major subdivisions, or building permits in areas identified as having a slope rating of moderate or high instability.

CIRCULATION

JC-P16 Pedestrian and Bicycle Facilities. Pedestrian and bicycle facilities, exclusive of sidewalks, should be considered for new roads that serve 35 or more units built at a density of four units per acre or more.

PUBLIC FACILITIES

JC-P17 Rural Development and Water Systems. No new rural development shall be approved unless sufficient potable water is available to meet the needs of the proposed development. Existing rural development may utilize public water systems where such use is required to maintain the health, safety and welfare of the residents.

JC-P18 Rural Development and Wastewater Disposal Systems. No new rural development shall be approved unless proof is provided that such development has access to adequate waste disposal systems.

JC-P19 Urban Water Systems. All proposed development within the Water Service Area shall be required to connect to public water systems provided by either the City or the District as such systems become available.

JC-P20 Water Facilities Plan. The Jacoby Creek County Water District shall prepare and maintain a Water Facilities Plan for all areas of its jurisdiction to which the District intends to provide water service.

JC-P21 Parks and Recreation Facilities The County shall encourage the development and maintenance of recreational uses in the Planning Area.

ORICK COMMUNITY PLAN

LAND USE AND DEVELOPMENT

OCP-P1 Population. The County shall support Orick's efforts to reverse declining population trends by:

- A. encouraging tourist-oriented developments to locate in the Orick area; and
- B. including Orick in future Block Grant proposals.

OCP-P2 Protection of Agriculture. Maintain the existing agricultural operations through the application of agricultural zoning.

OCP-P3 Identify Suitable Sites for R-V Parks. Identify and designate sites that would be suitable for R-V parks and mobile home parks.

OCP-P4 Location of Commercial Uses. Locate retail commercial uses in the existing community center, with population serving establishments concentrated north of Redwood Creek, and visitor serving uses south of the Creek.

OCP-P5 Conversion of Resource Dependent Sites to Visitor Serving. Permit the conversion of Resource Dependent Industrial sites to tourist oriented R-V parks. Campgrounds or resorts, if the sites are physically suitable for such uses.

OCP-P6 Residential Uses. Designate additional land in the center of town for residential use. New residential development should be compatible with the rural character of the community.

OCP-P7 Clustering of Houses. Clustering and individual home ownership on large lots held in common should be encouraged.

OCP-P8 Manufactured Homes in Residential Areas. Permit the placement of manufactured homes in single family residential areas. Permit the construction of mobile home parks in undeveloped portions of the Single Family Residential designation if the proposed park can comply with the provisions of the County Zoning Regulations. Any proposed mobile home park should be subject to the County's Use Permit approval process.

OCP-P9 Redwood National Park Master Plan. The County should support the following specific aspects of the Park Master Plan:

- provide campsites at Orick Hill;
- provide campsites at Skunk Cabbage Hill;
- maintain no-charge camping at Freshwater Lagoon beach; and
- require that visitor services that are available in Orick be identified in any County financed literature that discusses Redwood National Park.

CIRCULATION

OCP-P10 Sidewalks. The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals.

OCP-11 Pedestrian Safety. The County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety.

OCP-P12 Improvements to Hufford Road. The County, together with Redwood National Park, should consider improvement of Hufford Road as a visitor access to the mouth of Redwood Creek.

PUBLIC FACILITIES

OCP-P13 Community Water. All new development within the Urban Development or Urban Expansion areas shall be required to utilize the community water system.

OCP-P14 Extension of Community Water. The Orick Community Services District shall retain discretion to extend or not extend community water service to the rural portion of the Planning Area. The District may approve extension of such service subject to any requirements that it may adopt and to the following guidelines:

- to areas designated as Timberlands, no extension of community water systems shall be permitted;
- to areas designated as Agriculture Exclusive and Rural Residential: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited to a size adequate to meet the existing residential requirements;
- no extension shall be permitted to serve uses that are clearly inconsistent with the Land Use Designation; and
- to areas designated as Residential Estates: community water systems may be provided to meet existing and planned residential development.

OCP-P15 Design and Community Beautification. The community should encourage and assist property owners along the highway to use landscaping, fencing and painting to improve the appearance of the community. The OEDC should consider commissioning a Design Plan to guide private beautification efforts.

OCP-P16 Community Promotion. Visitor serving businesses in the community should advertise together to promote visits to the Orick area. On the next reprinting of the Orick brochure, the brochure should be expanded to include the name and phone number of visitor serving businesses. A progressive museum should be developed in local stores.

OCP-P17 Long Term Efforts. The County should submit an application for Community Development Block Grant funds for a project in Orick which would include housing and commercial building rehabilitation, landscaping and sidewalk construction.

WILLOW CREEK COMMUNITY PLAN

LAND USE AND DEVELOPMENT

WCCP-P1 Commercial Recreation. In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations.

WCCP-P2 Public Lands. Public lands under the ownership of the United States Forest Service are designated with a Public lands land use designation and zoned Agriculture Exclusive (AE).

HAZARDS AND RESOURCES

WCCP-P3 Flood Hazards. Use the 500-year flood plain level (1964 flood) for land use planning and zoning purposes.