

**Humboldt County  
GENERAL  
PLAN**

**Volume II**

**McKinleyville  
Community Plan**

**Adopted  
December, 2002**

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## **PREFACE TO THE PLANNING COMMISSION APPROVED DRAFT**

The Planning Commission began its deliberation on the McKinleyville Hearing Draft Community Plan at a series of well-attended meetings in McKinleyville starting July 29, 1999. The Commission carefully considered the initial public input and then commenced a series of meetings to conduct a section-by-section review of the plan.

In large part, the Commission attempted to retain the values and policies developed by the Citizens Advisory Committee (CAC) while at the same time revising sections based on legitimate concerns raised, inconsistencies found, and clarifications that were needed.

In Chapter 1, the Commission voted to retain a recommendation to appoint a Municipal Advisory Committee to advise the Board of Supervisors on local community issues, but it recommended deleting the call for an Area Planning Commission and establishing a Committee for Citizen Involvement.

The Commission revised the Land Use and Development Chapter 2:

- to clarify the use of the Ahwanee principles in the development of the plan, and to clarify their continued use as general guidance in plan implementation rather than as a specific policy subset of the design review section,
- to modify the economic section to consider comments of the McKinleyville Chamber of Commerce, to retain those policies that were appropriate for the Community Plan values, and to defer other broader, county-wide economic development policies to the county-wide General Plan Update,
- to modify the town-center policies, and to change the reference from town-center zoning district to town-center area to more generally provide for the various mechanisms that might be used to carry out the intent of the policies.

The Ahwanee principles were moved from the urban land use section to the introduction of the Land Use Chapter.

The Planning Commission spent considerable time in discussing the policies associated with rural land development, and clustering and open space policies, in particular policy 2633.5. That policy as it is included here, represents a compromise in competing viewpoints. The Commissioners views remain divided on the subject of whether or not cluster development and permanent open space should be a requirement of rural land subdivisions. Clarifying standards from Section 2634 were added to define open space lands.

The Commission modified the landscape policies to provide direct implementation of landscaping with simplified criteria for triggering implementation. A landscaping ordinance continues to be called for as follow-up implementation.

The Commission largely retained Chapter 3 as drafted by the CAC and has included direct implementation of noise and airport safety combining zones, and for streamside management areas and wetland areas.

Planning for trails was a major concern and most testimony was received on this topic. The Commission acted to delete trails where there was strong neighborhood opposition to placement of those trails and where there were conflicts with resource lands. The Commission also acted to call for a trails implementation plan to include a trail-by-trail review with recommendations to provide for more precise implementation of any designated trail.

The Planning Commission spent considerable time reviewing land use designations and property owner requested for amendments. The Commission, however, felt somewhat constrained in its review of the land use designations attempting to respect the CAC action to retain existing land use designation except when an owner had requested a change.

The Commission remains divided on two key areas regarding land use: the tract east of Dows Prairie and the Norton Creek Estates tract. Some Commissioners feel that these areas should be reverted to rural, large-parcel densities and do not feel that clustering was a sufficient reduction in impact and perhaps would only serve to facilitate development of these areas. Also, the issues surrounding application of the Q-zone to mitigate concerns remains unresolved.

The urban land use and development timing policies of the McKinleyville draft plan do vary from the Framework Plan, because the Framework Plan fails to distinguish between areas appropriate for water service and those appropriate for both water and sewer. The Framework Plan in policy 2612.4 allows for variations from the Framework Plan guidance where appropriate findings of local condition and need are made. It appears that some explanatory findings should be added to the plan to explain the reasoning for the urban development policies and why they are different from the Framework Plan. The Citizen Committee recommended pulling back the urban limit line to Balboa Avenue because the CAC noted the difficulty of extending sewer north across the Strawberry Creek drainage and determined that it would be infeasible, inappropriate, and undesirable to do so. Perhaps the plan should be revised to designate water service areas as opposed to sewer service areas and provide findings for differentiating the two in this particular case. Additionally, it may be warranted to provide some clarification regarding the urban development area amendment, which is also a concern to the commenter. The Framework Plan policies have been rendered meaningless as a development timing tool because service districts have simply extended services into areas upon request of property owners rather than with respect to County Plan policies. The Plan seeks a policy to rectify this situation and to make the development timing policies of the Framework Plan meaningful.

With respect to environmental issues, statements of overriding consideration are recommended with respect to police service deficiencies and loss of prime agricultural soils. Given the development pattern of McKinleyville and location of prime soils, it is not feasible to prevent loss of these soil areas to future non-agricultural use. Those areas which are currently productive agricultural areas are given protective agricultural zoning and policy protection. With respect to police service deficiencies, since the issue is ultimately a financial matter, the Board of Supervisors may be able to find an adequate mitigating solution.

## PREFACE TO THE CAC HEARING DRAFT

The *Hearing Draft* for the 1999 revisions to the McKinleyville Community Plan contains the proposed goals, policies, and implementation standards developed by the McKinleyville Citizens' Advisory Committee (MCAC) (with the technical assistance of staff from several County departments) in over 80 public meetings held between 1989-92 and 1995-98. The McKinleyville Community Plan revision was undertaken due to concerns about:

- rapid buildout and urban sprawl;
- appearance and design of residential subdivisions;
- appearance of the commercial district;
- lack of community identity and character;
- loss of human scale amenities;
- loss of resource areas;
- lack of recreational opportunities; and
- dissatisfaction with County decision-making.

This revised plan contains numerous new policies designed to respond to these issues, including:

- Initiatives to foster public participation;
- Creation of a Town Center District;
- Refining the boundaries between urban, urbanizing, and rural areas;
- Development timing criteria;
- Expanded policies for the protection and continued viability of timber and agricultural production lands;
- Support for clustered developments, reduced roadway widths, pedestrian-oriented designs and other "livable communities" development innovations;
- Establishing design and landscaping standards for development throughout the Planning Area, and particularly in commercial and community centers;
- Expanded traffic noise protection;
- Stormwater runoff study and management requirements;
- Expanded protection of streams, creeks, wetlands, environmentally sensitive areas, and other natural areas;
- Retaining natural terrain, drainage, and vegetation;
- Integrated pedestrian, equestrian, bicycle and vehicular circulation;
- An expanded community wide system of inter-linked paths, trails, greenways, and park facilities; and

A call to the Board of Supervisors to appoint a McKinleyville Area Planning Commission.

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## CHAPTER 1

### INTRODUCTION

#### 1100 OVERVIEW

The McKinleyville Community Plan, as is the Humboldt County Framework Plan, is a long range statement of public policy for the use of public and private lands. Together the Framework Plan and the Community Plan comprise the Humboldt County General Plan. The Framework Plan covers countywide issues while the McKinleyville Community Plan deals with land use within the McKinleyville Planning Area. (See Figure 1 for boundaries of the McKinleyville Planning Area).

Land use policies which are applicable within the McKinleyville Planning Area are contained in two documents (each consisting of text, tables, maps and diagrams). The documents are:

1. The McKinleyville Community Plan - This plan contains specific policies and information applicable to the McKinleyville Planning Area.
2. The Humboldt County Framework Plan - This plan contains policies and information applicable to all unincorporated areas of Humboldt County.

Background information used to develop Community Plan policies and standards are found in these documents:

1. Technical Background Report to the 1985 McKinleyville Community Plan - This paper contains background information as the source of definitions, and standards which have been important in establishing the policies of the McKinleyville Community Plan. A copy of the citizen's questionnaire, a summary of responses to the questionnaire, and the results of the Local Government Commission's *Planning a More Livable McKinleyville* workshop are included in Appendix F.
2. Policy Background Studies to the Humboldt County Framework Plan - These studies contain background information pertinent to the Humboldt County Framework Plan.

It is critical to note that the McKinleyville Community Plan, while recognizing many of the various policy issues identified by the Humboldt County Framework Plan, cannot be used in isolation without consideration of the entire General Plan. The Framework Plan and the Community Plan together constitute the General Plan for the McKinleyville Planning Area.

The major policies included in the Humboldt County Framework Plan provide for:

1. Protection of resource production lands (agriculture, timber and minerals).
2. Incentive to increase rural densities within or adjacent to existing communities to compensate for development potential constrained by the protection of agricultural and timberlands.
3. Concentration of new development around existing communities.
4. Commitment of priority for public investments in existing communities.
5. Designation of a boundary between urban and rural areas of development.
6. Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
7. Provision for adequate housing.
8. Provision for economic development.

9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslide, flood, etc.).

The McKinleyville Community Plan revises the 1985 McKinleyville General Plan Land Use designations to make the area's land use plan consistent with the policies of the Framework Plan and new policies and standards developed by the Citizens' Advisory Committee.

Major plan proposals in the McKinleyville Community Plan include:

- 1 The maintenance of a rural environment in the northern portion of the planning area, in the Azalea Hill area, and on the forested hillsides on the east side of the planning area.
- 2 The provision of adequate housing sites for the area's future growth.
- 3 Require the dedication of open and recreation spaces as part of the approval of major subdivisions and other significant development projects.
4. Protection of natural resource and watershed lands and those enterprises: timber, fisheries, agriculture and horticulture, etc., dependent upon them.
5. Promote the health, safety and welfare of residents by protecting air and water quality, evaluating effects of natural hazards, and evaluating the effects of future development.
6. Provide for economic development compatible with the residential and rural character of McKinleyville.

## **1200 THE PLANNING AREA**

The McKinleyville Community Planning Area (MCPA) encompasses 14 square miles and is located in western-central Humboldt County approximately five miles north of Humboldt Bay. The MCPA is bounded on the south by the Mad River, on the north by the Little River, on the west by the California Coastal Zone (roughly along US Highway 101) and extends eastward to the first ridgeline separating the area's coastal stream watersheds from that of Lindsay Creek in the Fieldbrook Community Plan Area.

The McKinleyville Planning Area is situated along the coastal terrace between the Mad and Little Rivers at elevations ranging from approximately 50 to 500 feet above mean sea level. The terrace is also crossed by six creeks: (from north to south) Bullwinkle Creek, Patrick Creek, Strawberry Creek (including the Duke and Rose Creek sub-basins), Norton Creek, Widow White Creek and Mill Creek.

Typical vegetative cover is a mixture of upland grasslands with remnants of early- to mid-seral mixed conifer-hardwoods. Hydrophilic vegetation is found along the riparian corridors adjacent to the coastal streams.

The population of the MCPA is approximately 13,000 persons. Approximately 48% of the area is urbanized with full community services, served by a road network of varying degrees of improvement. The remaining 52% is suburban to rural in character with limited service availability and infrastructure.

McKinleyville's economic base is primarily that of a residential "bedroom community" with local and some regional commercial services along a centralized strip. Limited agricultural production, including timber production, and light manufacturing is also pursued in the area. McKinleyville is the site of the County's only regional airport facility, the Arcata-Eureka Airport (ACV). The adjacent Airport Business Park, encompasses an approximate 53 acre site. The Business Park provides land for light manufacturing, regional visitor serving facilities, and commercial-industrial opportunities for the community.

### ***Revised Planning Area Boundary***

In developing recommendations for a Community Plan update, the McKinleyville Citizens' Advisory Committee reviewed the boundaries of the Plan area. The Committee found that, in order to best implement many of its drafted policies, the boundaries of the Community Plan Area should be

reconfigured to fully encompass the watershed basins of the area. Accordingly, this plan revision also calls for adding amendment to sections of the County's Framework General Plan identifying Community Planning Areas. Approximately 270 acres of Timber Production lands will be added from the Fieldbrook CPA, with approximately two acres of Agricultural Exclusive lands north of the Little River given over to the Framework Plan area. The current and proposed plan area boundaries are illustrated in Figure 1.

#### 1452.2 Amendments

Amendment of this plan shall be considered upon making any of the following findings:

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or
4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

(REFER TO CHAPTER 1400 OF THE FRAMEWORK PLAN FOR FURTHER CRITERIA AND PROCEDURES RELATING TO GENERAL PLAN AMENDMENTS)

### **1600 PUBLIC PARTICIPATION**

The objective of this Chapter is to provide mechanisms to identify and facilitate public participation in the planning process – from stating a community vision, through providing input on project proposals, to the review and monitoring of permitted development. Such measures include:

- Developing procedures for participation in community planning at the neighborhood level.
- Providing opportunities for community members to be involved in developing and monitoring the implementation of adopted plan policies.
- Establishing performance review methods for assessing the efficiency and continued appropriateness of adopted plan policies, their application, and administration.
- Ensuring that the public is well informed about and is enabled to give input on planning initiatives and the review and consideration of significant development projects.

#### 1601 Goals

1. Provide opportunities for citizen involvement in all aspects of the community planning process.
2. Foster involvement and representation of the full spectrum of the citizenry in the community planning process, regulatory efforts, and the review of significant development projects.
3. Stress the importance of citizen participation in the early stages of plan and policy development.
4. Structure the planning process to include consideration of the unique characteristics, resources, limitations, needs and desires of individual neighborhoods.
5. Assure that technical information is available in a timely, understandable form.
6. Promote effective two-way communications between local officials and citizens.
7. Assure that policy and decision makers hear from all sectors of the community.
8. Develop a citizen involvement program that insures the opportunity for every community member to be involved in all phases of the planning process.

9. Allocate adequate time in the publication and distribution of hearing notices, scheduling of hearings, appeals, and other citizen involvement activities to allow for a suitable level of citizen involvement.

**1700 LOCAL GOVERNANCE OPTIONS**

McKinleyville has a long tradition of broad community participation. Recognizing this, McKinleyville may wish to exercise local control over planning issues and provide advice on broader public issues.

1710 Goals

1. To provide for localized decision making on land use and development in the McKinleyville Community Plan Area.
2. To provide for discrete input on matters relating to long-range land use planning for the McKinleyville Community Plan Area.
3. Serve as a vehicle for the voice of citizenry to County Supervisors.

1720 Policies

1. Within one year of the adoption of this Plan, the Board of Supervisors shall appoint a Municipal Advisory Committee (MAC) for the McKinleyville Community Plan Area. Appointed members shall serve at the discretion of the Board of Supervisors as an advisory agency on general community issues.

1730 Standards

1. The Board of Supervisors shall appoint a Municipal Advisory Committee (MAC) to advise the Board of Supervisors on local community issues.

**FIGURE 1**  
**LOCATION MAP (on file at office)**

## CHAPTER 2

### LAND USE AND DEVELOPMENT

#### 2100 OVERVIEW

The McKinleyville Community Planning Area is approximately 14.5 square miles (9,320 acres) in size. It is located between the Mad River on the south, by the Little River on the north, on the west by the Coastal Zone Boundary, and on the east by the ridgeline between Fieldbrook and McKinleyville. Together with its Coastal Zone portion, the area has a population of approximately 13,000 with over 4,200 housing units, most of which are in the southern portion of the planning area. The area has 42 miles of county maintained roads, a high school, 1 middle school, and 2 elementary schools, a state park, the County's only airport with regularly scheduled jet passenger service, and a commercial center.

McKinleyville is the most populated unincorporated area in Humboldt County and is one of the fastest growing communities in the county. The McKinleyville Community Services District provides water and sewer service to a large part of the planning area.

Commercial land uses in the planning area are centered on Central Avenue between School Road on the south and Railroad Avenue on the north. A smaller number of commercial establishments are located on Sutter Road, Central Avenue north of Railroad Avenue to Murray Road, and McKinleyville Avenue.

McKinleyville is a unique residential community as a consequence of:

- relatively clean air;
- unhurried atmosphere of its downtown shopping area with ample parking spaces;
- relative safety and ease of bicycle, pedestrian and equestrian traffic as a consequence of adequately wide roads and special trails in the central area of town and the Hammond trail;
- relatively large lots which allow a significant portion of the community to garden and at a minimal cost provide themselves with homegrown fruit, vegetables, eggs, and a possible supplemental source of income; and
- beautiful views along most major roadways; and
- providing housing for middle and low-income households.

It is the intent of the McKinleyville Citizens' Advisory Committee that these characteristics be maintained and enhanced as much as possible in accordance with the desires of the community residents as indicated in the community planning questionnaire (see Appendix F).

In addition, the Committee considered the following Ahwahnee Principles in the development of the Plan, and intends that these principles will continue to be used to guide the decision-making process during Plan implementation and in considering revisions. These principles have been reflected in the proposal of a Town Center Area, in policies encouraging pedestrian-friendly development, in design review standards, in policies and land use designations that provide for a diversity of housing types, in policies promoting a diverse range of jobs, in landscaping requirements, in planning a comprehensive bike and trails system, in stronger agricultural protection policies, in hillside development policies, and in policies encouraging innovative subdivision design.

#### 1. Community Principles

- A. All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of residents.
- B. As many activities as possible should be located within easy walking distance of transit stops.

- C. The community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- D. Businesses within the community should provide a range of job types for the community's residents.
- E. The community should have a center focus that combines commercial, civic, cultural and recreational uses.
- F. The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- G. Public spaces should be designed to encourage the attention and presence of people at all hours of day and night.
- H. Each community should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
- I. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
- J. Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
- K. The community design should help conserve resources and minimize waste.
- L. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

## **2200            POPULATION**

The McKinleyville Community Planning Area, including the Coastal Zone segment has an estimated population (1998) of 12,770 based on projections from the California Department of Finance extrapolated from the 1990 US Census of Population. This is approximately 10% of the County's total population of 127,700. The mean number of persons per household is 2.67. Growth in the McKinleyville area alone accounted for almost 60% of the population increase for all unincorporated areas within the County between 1990 and 1998. This compares with a 75% share for the period of 1980 to 1990.

The table below displays two potential population growth forecasts based on projections from the State Department of Finance.

The first, termed the "Alternative Growth" is considered the more probable projection based on current trends. The Ratio/Share Projection is considered to be a minimum expected growth rate for the planning area based on the County average growth rate ( $\pm 1.05\%$  annual increase). The Alternate Projection assumes a faster growth rate for McKinleyville than the County as a whole ( $\pm 1.8\%$  *per annum*).

**TABLE 1  
ALTERNATE GROWTH & RATIO/SHARE  
PROJECTIONS 1990 - 2010**

Alternate Growth		
Year	Population	Change
1990	10,749	-
2000	12,688	+1,939
2010	14,976	+2,288
2020	17,677	+2,701
TOTAL INCREASE		6,928
Ratio/Share Projection		
Year	Population	Change
1990	10,749	-
2000	12,842	+2,093
2010	13,560	+718
2020	14,109	+549
TOTAL INCREASE		3,360

Reference: 1990 US Census of Population - Tracts 104&105 State of California, Department of Finance, County Population Projections with Age, Sex and Race/Ethnic Detail. Sacramento, California, December, 1998

**2300 ECONOMICS**

Much of McKinleyville’s land use is residential, and the majority of McKinleyville’s employed residents are employed in Arcata and Eureka. McKinleyville’s predominant employment opportunities involve commercial retail and service businesses. Commercial services are primarily located along Central Avenue between School Road and Murray Road.

During the 1990’s, nearly all of McKinleyville’s commercial growth was in the form of franchise/chain commercial services located along Central Avenue. The placement of these new facilities has given Central Avenue the appearance of a commercial strip. These facilities include drive-through restaurants, dining restaurants, auto parts stores, a supermarket and a department store. Other commercial ventures include a building supply yard and expanded car lots.

The Plan recognizes a need for a core commercial area that will establish a cultural, employment and administration center for McKinleyville, encourage a pedestrian-friendly atmosphere, and provide a more diverse and substantial Town Center experience. The area referred to on the Town Center Map, should include an aesthetic composition of buildings, courtyards and open space. In Chapter 2350, this Plan contains policies for a Town Center Area which will create a more traditional village form and balance the strip/shopping center look.

There is a need to diversify the economic base and encourage additional employment. Portions of McKinleyville may be appropriate for economic development proposals because of the availability of water and sewer service, access to Highway 101 and the availability of air service. Consequently, the plan continues to propose three sites for industrial/commercial development near the Arcata-Eureka Airport.

One of these sites is County owned on the east side of the airport fronting on Central Avenue. Another is the prospective Airport Business Park site south of the airport terminal area bound by Halfway Avenue on

the south and Lily Road on the west. The Airport Business Park site is a 60 acre parcel under the ownership of the County and one private owner. This site has potential for light industrial and some high technology tenants (see permitted uses within these zoning designations). The property has the advantages of being close to the airport, highway access, and a large parcel size. The last site is the existing designated 30 acre area along the east side of Central Avenue across from its intersection with Cooper Road (formerly “Glen’s Auto”).

In addition, the Plan contains policies which allow for some mixed use developments and enables second story dwelling units above businesses and storefronts. Also contained are policies intended to create a more cohesive theme for commercial signs.

#### 2320 Goals

1. To develop a stable and diverse economic base supporting long-term local employment and supporting the free market system by designating adequate industrial and commercial sites.
2. To establish urban design programs which promote consistent development patterns in the commercial areas along Central Avenue.
- 3.\* To foster a diverse economy that will minimize the impacts of cyclical economic downturns on McKinleyville’s residents.
- 4.\* To establish a positive business climate in McKinleyville and promote McKinleyville as a desirable place to live, work, and visit.
- 5.\* To utilize the Airport and the surrounding land to its full economic capacity.
- 6.\* Develop McKinleyville’s potential as both a center for visitor services and an “end-point” tourist destination, including the Clam Beach area.
- 7.\* Support the appropriate development of additional visitor services, including accommodations.
8. To increase the number of manufacturing jobs.
9. To create skilled jobs.
10. To increase the gross square footage of new manufacturing space.
11. To protect existing businesses and industrial areas from encroachment of non-complimentary uses.
- 12.\* Develop McKinleyville’s potential as the “Gateway to the Redwood National Forest.”

#### 2330 Policies

##### ***Commercial Policies***

1. The County shall adopt urban design guidelines that improve the character and identity of the Central Avenue corridor and address second story living units above storefronts in commercial zones.
2. The County shall adopt a sign ordinance which identifies permitted sign types and designs, and which produces a more consistent theme along Central Avenue.
3. The County shall include standards for accommodating bicycle parking within the Off-Street Parking Ordinance.
4. Ensure adequate supply of property zoned for visitor serving commercial and highway commercial properties.
5. Recruit and identify a recreational vehicle park/campground facility within McKinleyville .

6. Work to improve highway signage to direct travelers/visitors to the downtown area.
7. Encourage the expansion and improvement of existing facilities and/or new hotel development consistent with community character.
8. Encourage development of businesses in the Town Center area that will provide entertainment activities during the evening hours, consistent with community character and noise standards.

### ***Industrial Policies***

9. Cottage industries subject to the permitting requirements and performance standards contained in the zoning ordinance should be encouraged to develop throughout McKinleyville.

### ***Airport Business Park Policies***

10. The County will develop an Airport Manufacturing/Light Industrial Park
  - A. Designate a manufacturing/light industrial park on the currently zoned industrial area of the airport.
11. The Airport Business Park site is designated as a mixed light industrial / commercial use area which would permit: storage and warehousing, research and development, light industrial / manufacturing, administrative, professional / business office and support commercial uses. The zoning for the property includes performance standards which restrict the development of uses on the site which would be incompatible with the adjacent residential area.

#### Limitation on Secondary Uses

Ultimate development of the Business Park will include incidental retail commercial and retail service as well as transient habitation uses which will support and enhance the overall business park concept. These uses include a hotel/motel (preceding other development), food service, professional support services or other related uses. These retail commercial and retail service as well as transient habitation uses have been conditionally permitted subject to a finding that the proposed uses are incidental to, or supportive of other development permitted by the "MB" (Business Park) designation.

\*Goals and Policies submitted by the McKinleyville Chamber of Commerce

## **2350 TOWN CENTER**

A key element in establishing a unique identity for McKinleyville is the development of a viable town center. This is consistent with the move to mixed use planning being proposed today throughout the country to reduce dependence on the automobile, and encourage pedestrian and bicycle travel.

This configuration provides for a complete and integrated community containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents. The scale is designed so that housing, jobs, shopping, recreation and other activities are within easy walking distances of each other. This area also is intended to serve as a community focal point by providing an activity center and a place for formal and informal social/community interaction.

Design of the commercial area is intended to create an aesthetic composition of buildings and open space that will encourage frequent use. Guidelines will help create a basis for building siting to assure a traditional village form and to avoid the standard strip shopping center look. The design encourages pedestrian and bicycle use, yet allows for convenient and safe automobile access.

Multi-family housing is located near the town center. The close proximity of housing, commercial services, parks and the provision of a comprehensive pedestrian pathway network ensure the opportunity for residents to walk to stores and services.

## 2351 Goals

1. To establish a unique identity for McKinleyville through the development of a viable town center, serving as a community focal point and providing a center for social/community interaction.
2. To develop an area of mixed land uses which encourages bicycle and pedestrian travel, yet allows for convenient and safe automobile access.

## 2352 Policies

1. The County shall adopt a Town Center Area ordinance to identify permitted land uses and standards for the Town Center area identified on the McKinleyville Community Plan Zoning Map.
2. The Town Center Area shall permit mixed-use categories of zoning, including higher density urban housing in concert with retail commercial uses and shopfronts, and shall include an abundance and variety of open spaces.
3. The Town Center Area shall offer a full range of commercial, offices and civic activities. Allowable uses may include, but are not limited to, an expanded grocery store, additional shops, a department store, hardware home supply, restaurants, office space, medical and dental clinic, a movie complex, town green for athletic and civic events, civic buildings, library, high density residential, laundromat, farmers market, residences above shopfronts, child care facilities, and art galleries.
4. The Town Center Area shall have no additional drive-thru restaurants, and no large “big-box” department stores, as defined. Rather, the department stores should be divided into several separate rooms or buildings to avoid the look of the giant retail, department store.
5. The Town Center Area shall permit all public facility uses currently identified in the Public Facility land use designation in the Humboldt County Framework Plan (chapter 2761). All existing and proposed public facility uses shall remain as public facilities, and shall not be converted to incompatible commercial uses.
6. The Town Center Area shall identify implementation alternatives associated with a Central Avenue pedestrian crossing. The alternatives should contain solutions which ease pedestrian traffic, including longer time frames at the crosswalk light, funding mechanisms for a pedestrian bridge over Central Avenue, and traffic calming measures as illustrated herein.

***Design Standards Policies***

(Refer to Design Standards in Chapter 2640, Sections 2642.1 through 2642.11)

**Town Center Area**

**Figure 2 (on file at office)**

## 2400 HOUSING

The planning area has approximately 4,700 dwelling units. 65% of the area's residents own their residences and 35% are renters. The mean number of persons per housing unit in the planning area is 2.67. The vacancy rate for all reasons in the planning area is 4.9%. The median age of housing units is 29 years as of 1990.

A total of 9,235 sites are provided by the plan (Table 2). The population projections show that 385 building sites are necessary for the planning area to provide for a proportionate share of the County's housing needs between 1990 and 2020. A total of 1,263 additional building sites are necessary for the planning area to accommodate the higher Alternative Growth Projection. The County considers the Alternate Growth Projection as more likely to occur.

In 1990, the US Census found 4218 dwelling units in the planning area. The Alternative Growth Projection which assumes a higher rate of population growth for McKinleyville than the county as a whole would result in a total of 6,621 dwelling units for the planning area in the year 2020. Thus, the plan allows for providing more than 139% of the projected number of housing sites needed for the combined McKinleyville Community Plan and Coastal Plan areas, compared to what is projected during the planning period.

In addition to the provisions herein, the County-wide General Plan's Housing Element contains a number of policies which are applicable to the planning area. These provisions include:

- Promoting public participation in housing issues through a "user-friendly" forum easily assessable to the public and making available related technical information in plain-language understandable to a lay audience.
- Strengthen coordination between public agencies and private institutions, especially lending firms.
- Provide sites for all types of residential development (e.g., single-family homes, second units, multi-family apartments, mixed residential-commercial development, special needs group residences, special occupancy parks, and homeless shelters) through on-going assessment and inventories.
- Conserve existing housing through maintenance, rehabilitation, and retention of non-conforming residences in new subdivisions, even though retaining such units may exceed established land use density standards.
- Utilize techniques and programs to reduce new construction costs, including encouraging innovative design, construction, and financing, and streamlining permit processes.
- Encourage resource-conserving site utilization and dwelling unit construction techniques through discouraging resource land conversion/intrusion, pursuing sensitive habitat protection, promoting energy-efficient design and siting, and encouraging secondary dwelling units.
- Promote simplification, flexibility, and diversity of housing and zoning regulations to allow the construction or maintenance of varying types of housing developments to meet the needs of all socio-economic sectors in the community.
- Provide for affordable housing by pursuing available subsidy funding, supporting self-help programs, and political advocacy.

(Please refer to Humboldt County General Plan Volume II, Housing Element Part 1 for additional details on the policies summarized above.)

**TABLE 2**  
**LAND USE INVENTORY**

Land Use Designations	Density Range	Total # Acres	% of Total Acreage in Community Plan Area	Total Potential Residential Units
Timber Production (T)	160-20 ac/du	2914	31.2	73 <sup>1</sup>
Agriculture Exclusive (AE)	60-20 ac/du	651	6.9	32
Agricultural Rural (AR)	20-5 ac/du	352	3.7	70
Agricultural Rural (AR-10)	10 ac/du	855	9.2	86
Agricultural Rural - Airport Influenced (AR <sup>B-1</sup> -10)	10 ac/du	91	0.9	9
Agricultural Rural - Airport Influenced (AR <sup>A</sup> -0)	0 du/ac	21	0.2	0
Agricultural Rural (AR-5)	5 ac/du	188	2.0	38
Agricultural Suburban (AS)	5-2½ ac/du	620	6.7	248
Agricultural Suburban (AS-2.5)	2½ ac/du	140	1.5	56
Agricultural Suburban - Airport Influenced (AS <sup>B-1</sup> -10)	10 ac/du	6	0.1	0
Residential Low Density (RL) <sup>†</sup>	1 - 7 du/ac	912	9.8	4560
Residential (Low Density (RL-.5)	2 du/ac	292	3.1	584
Residential Low Density (RL-1)	1 du/ac	621	6.6	621
Residential Low Density- Planned Unit Development Density (RL*)	70 du/40 ac	40	0.4	70
Residential Low Density - Airport Influenced (RL <sup>A</sup> -0)	0 du/ac	3	<0.1	0
Residential Low Density - Airport Influenced (RL <sup>B-1</sup> -10)	10 ac/du	121	1.3	12
Residential Low Density - Airport Influenced (RL <sup>B-2</sup> -2)	2 ac/du	21	0.2	2
Residential Low Density - Airport Influenced (RL <sup>B-3</sup> -25)	4 du/ac	22	0.2	88
Residential Medium Density (RM) <sup>††</sup>	7 - 30 du/ac	182	1.9	2538
Residential Medium Density - Airport Influenced (RM <sup>C*</sup> )	8 du/ac	6	0.1	48
Commercial Services (CS)	N/A	323	3.5	100 <sup>2</sup>
Commercial Services/Industrial General (CS/IG)	N/A	30	0.3	0
Highway Service Commercial (CH)	N/A	5	<0.1	0
Commercial Recreation (CR)	N/A	117	1.3	0
Industrial General (IG)	N/A	30	0.3	0
Industrial, Resource Related (IR)	N/A	2	<0.1	0
Public Facilities (PF)	N/A	554	6.0	0
Public Lands (P)	N/A	205	2.2	0
	<b>TOTAL</b>	<b>9321</b>	<b>100.0%</b>	<b>9,235</b>

NOTES: <sup>†</sup> Residential Single Family is assumed to be built out to a density of 5 units per acre. Second units will be allowed by zoning in the Residential Low Density designations with full community services at a presumed rate of 1 20% (1 in five lots has a SDU).

<sup>††</sup> Residential Multiple Family is assumed to be built out to an average of fifteen units per acre on 150 acres and 9 units/ac on 32 acres.

<sup>1</sup> Assumes clustered development at an average density of 40 ac/du (i.e., 400 ac site with 10 du PUD over 40 ac with 360 ac in open space /conservation easements)

<sup>2</sup> Assumes mixed-use residential development within a 25 acre portion of the Town Center District at a rate of 4 du/ac.

N/A: Not Applicable

ac/du: Acres per dwelling unit

du/ac: Dwelling units per acre

## 2500 RURAL LAND USE

McKinleyville is a mixture of urban and rural land uses. Rural areas contribute to the open feeling of the community and provide effective gateways to McKinleyville. Land use designations applied to the rural areas of McKinleyville are based on the protection of agricultural and timberland, and the concentration of new development around existing sewer, public water, and improved and safe roads. By focusing new residential development near existing neighborhoods, it is expected that more remote areas of McKinleyville will be retained in large parcel sizes for resource production uses.

Urban Development and Urban Expansion Area boundaries have been established which generally encompass the water and sewer service area of the McKinleyville Community Services District. Lands within and beyond the Urban Expansion Area are considered rural. Residential development in these rural areas shall be limited. It is the intent of this Plan to limit both the amount and extent of residential development on lands within and beyond the Urban Expansion Area, and to encourage clustering of homesites when development does occur.

Clustered housing, low densities, and large parcel sizes in the rural areas will limit impacts from rural roads, minimize potential adverse effects of private sewage disposal and treatment systems, effectively reducing surface water runoff, and contribute to the rural quality of life which McKinleyville now enjoys.

### 2501 Goals

1. To maintain the community's rural qualities through protection of resource lands, riparian corridors and open space areas.
2. To enhance the community's rural qualities by encouraging the clustering of homesites when divisions occur on rural lands.
3. To concentrate future growth areas around existing development, thereby minimizing the cost of providing services and conserving energy.
4. To encourage sustained resource production without land degradation.

### 2505 Policies

1. The community shall maintain its rural qualities within and beyond the Urban Expansion Area by defining and protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and parks.
2. Comprehensive and effective protection of streams, riparian corridors, greenbelts, wetlands, open spaces and potential parks shall be an important component of maintaining rural qualities throughout all of McKinleyville. (Refer to Chapters 3400, 4300, and 4400 for specific policies)
3. The maximum amount of agricultural and forested land shall be conserved for and maintained in agricultural and forestry use to promote and increase agricultural and forest production in the community.
4. The County shall encourage the use of its Planned Unit Development ordinance provisions, including density incentives, to foster the clustering of subdivisions within and beyond the Urban Expansion Area. Clustering of subdivisions/homesites with the appropriate non-development easements are needed to preserve open space, recreational areas and agricultural lands, to maintain rural character in our rural areas, protect watersheds, and minimize impacts to urban drainage systems.

5. The dedication of an access or view easement shall not lower the land area calculation of a parcel on which such easement is dedicated for purposes of determining conformance with approved densities.
6. A maximum density of 1 dwelling per 2½ acres shall apply to parcels planned for Residential Low Density and located outside the Urban Development Area until the area is served with community water and private sewage disposal systems, and provided roads have been improved to standards determined adequate by the Department of Public Works.
7. Subdivisions for residential purposes shall not be approved unless roads are or are made adequate for use by emergency vehicles, and are consistent with rural fire safety standards. The cost of bringing these roads up to standard shall be borne by the subdividers, or grants or funds available to subdividers.
8. The current (as of 1999) timber products processing uses occurring at the Raich property (APN 513-151-15) are recognized as consistent with the Community Plan.

## **2510                   TIMBERLANDS**

The McKinleyville area includes a significant percentage of productive timberlands. A Soil Vegetation Survey conducted in 1965 indicates that 3055 acres of Class II and III timber site soils are located in the McKinleyville planning area. These sites are ranked “high” to “very high” in timber raising suitability (see Figure 5).

About 2480 acres or 27% of the McKinleyville planning area are zoned Timber Production Zone (TPZ). Timberland production zones are restricted to the growing and harvesting of timber and other compatible uses, including single family residences. The minimum parcel size which can normally be created in the zone is 160 acres.

McKinleyville’s land base is limited and competition among various land uses is escalating. Most projections of future timber availability are based on the assumption that the County’s present forest lands will remain available and committed to timber production in the future. Yet, just as the past twenty years have brought substantial changes in land use patterns affecting our forest lands, pressures for continued changes may persist or increase.

The conservation of McKinleyville’s remaining timberlands is a priority policy with this Plan. Increases in McKinleyville’s population and land values will likely result in additional pressures to remove lands from the commercial forest base. Consequently, the Plan encourages conservation of timberlands for long-term economic utilization. In addition, the Plan recognizes that timberlands in the McKinleyville Planning Area provide open space, visual amenities, reduction in stormwater runoff, and significant habitat for fish and wildlife. The Plan recognizes that these amenities are diminished through conversion.

## **2513                   Goals**

1. To maintain the community’s rural qualities through protection of timberlands and their inherent open space features.
2. To enhance the community’s rural qualities by encouraging the clustering of homesites when subdivisions occur on timberlands.
3. To have sustainable resource production without land, water, or habitat degradation.
4. To protect and conserve timberlands for long-term economic utilization.

## 2514 Policies

1. The community shall maintain its rural qualities on timberlands within and beyond the Urban Expansion Area by protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and dedicated parks.
2. The maximum amount of forested land shall be conserved and/or maintained in forestry use.
3. For lands currently zoned TPZ and planned Timber Production (T) within the area shown in Figure 3 (the eastern hills of the Planning Area), the TPZ zone designation is the only plan-compatible zone for this area. The County will develop a Forested-Hillside Combining Zone ordinance recognizing the area as being primarily intended for timber production. Standards for unified development of the area based upon retention of open space and forested areas are to be established in the event the area is re-designated for non-timber production uses (i.e., residential development).

**FIGURE 3:  
FORESTED HILLSIDE AREA (on file at office)**

**FIGURE 4:  
SOILS AND VEGETATION (on file at office)**

## 2520                    AGRICULTURAL LANDS

As shown in Figure 4, a large percentage of the area's flat, level terrain is agricultural soil. About 2200 acres of prime agricultural soils are within the urban area provided with water and sewer facilities by the McKinleyville Community Services District. An additional 280 acres are the site of the Arcata-Eureka Airport.

Agricultural uses occur upon lands adjacent to the Arcata-Eureka Airport and in Dow's Prairie, on bluffs between U.S. 101 and the Pacific Ocean, on the flat lowlands and flood plains of the Mad and Little River Valleys, and in a number of other isolated locations throughout McKinleyville. Agricultural endeavors include but are not limited to, beef and dairy farming, bulb production, flower production, produce production, cut-flower production, berry production, nursery crops, organic crops, etc. Several areas are used for crop raising and cultivation. Many residents own horses, cattle, sheep, and other livestock which graze on small plots of land usually adjacent to their respective residences.

Many of McKinleyville's agricultural lands have been converted and developed in recent years. Agricultural land conversion has resulted from competition between agriculture and other land uses, particularly residential. The change in the use of agricultural land in McKinleyville includes at least some of the following components: (1) agricultural land converted to roads, houses, shopping centers, commercial structures, public institutions, recreational facilities and parks; and (2) land fallen idle due to under-use and speculation.

Impacts from agricultural land conversion include direct losses of productive and potentially productive agricultural land, impacts on agricultural viability, and increased impacts to the community as a whole. In addition, agricultural lands provide open space and visual amenities which are diminished through conversion.

The preservation of McKinleyville's remaining agricultural lands is a priority with this Plan. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of McKinleyville's agricultural economy and to provide open space. Furthermore, the Plan shall include programs to minimize conflicts between agricultural and urban land uses.

### 2522                    Goals

1. To promote and increase McKinleyville's agricultural production by protecting and maintaining the maximum amount of agricultural land in agricultural use.
2. To reduce conflicts between agricultural and urban uses.
3. To recognize McKinleyville's agricultural lands as important to the McKinleyville economy and as open space and important visual resources within the community.

### 2523                    Policies

1. Conflicts shall be minimized between agricultural and urban land uses through all of the following:
  - A. By establishing stable boundaries separating urban and rural areas, including where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
  - B. By developing available lands not suited for agriculture, or those located within the Urban Development and Expansion Areas, prior to the conversion of agricultural lands outside of those areas.

- C. By assuring that public service and facility expansions and nonagricultural development do not impair agricultural productivity, either through increased assessment costs or degraded air and water quality.
  - D. No further subdivision of Agricultural Exclusive (AE) lands.
  - E. Allowing lot line adjustments of AE lands only where planned densities are met or there is no resulting increase in the number of building sites.
2. The County shall provide a public handout regarding the adopted Right to Farm ordinance, which ensures that information about all aspects of agricultural operations, including timber operations, will be available to persons who are living, or considering living, near agricultural operations.

**2600 URBAN LAND USE**

Development within the planning area’s urban limit line requires the provision of appropriate urban services consistent with County ordinance, community plan, and framework plan requirements.

The protection and enhancement of the community’s rural qualities within the Urban Development Area is a priority with this Plan. Streams, streamside management areas, wetlands, open spaces, recreational areas and parks accessible to the public at large are identified as features which enhance the rural qualities within our community. The community has a history of protecting these features, and this Plan contains policies intended to carry this tradition forward to the next generation. As the community grows, these features will deliver a higher quality of life to its residents.

2601 Goal

1. To protect and enhance the many rural qualities which the community now enjoys.

2602 Policies

1. The community shall maintain its rural qualities within the Urban Development Area by defining and protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and parks.
2. Rural qualities within the Urban Development Area shall be further enhanced through policies and standards for trail systems, pedestrian walkways, landscaping and tree protection. (Refer to Chapters 2350, 2640, 2650, and 4300 for specific policies)
3. The Urban Expansion Area shall maintain its current boundaries (refer to Land Use Map for precise boundary location). The Plan shall not support General Plan Amendments for expansion of this boundary except as provided for in Chapter 2630.
4. All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.
5. The costs of expansion of urban services that occur from proposed development shall be borne by the development including but not limited to grants, special assessments, impact fees, area wide assessments, bonding and other appropriate mechanisms.
6. The County shall strengthen its Planned Unit Development ordinance to facilitate the clustering of development within major subdivisions where non-development easements are needed to preserve open space, recreational areas, and agricultural lands.
7. All major subdivisions and Planned Unit Developments resulting in parcels smaller than one (1) acre must be served by, or conditioned on the installation of, McKinleyville Community Services District water and sewer services.

8. For the Central Estates Project area, the Phase 2 remainder area of approximately 31.2 acres shall provide a minimum of 108 affordable low income units with a maximum average density of 9 dwelling units per acre and be developed as a planned unit development.

## **2630 DEVELOPMENT TIMING**

### (REFER TO CHAPTER 2630 OF THE FRAMEWORK PLAN FOR ADDITIONAL BACKGROUND INFORMATION AS TO THE PURPOSE AND INTENTIONS OF DEVELOPMENT TIMING POLICIES APPLICABLE TO THE MCKINLEYVILLE COMMUNITY PLAN AREA)

The Urban Development Area and the Urban Expansion Area shall maintain their boundaries, as illustrated on the Land Use Map and in Figure 5, except as provided for within this Chapter. The majority of growth in McKinleyville should occur within the Urban Development Area. However, in the future McKinleyville residents may feel a need to develop into a larger community. If a need for a larger community occurs, it is essential that urban services and infrastructure be planned to precede development. The organized development of the community is dependent on the orderly development of the urban portions of the community first and the limiting of development in the rural portions.

The Urban Development Area is an area which is designated by the McKinleyville Community Plan for development to densities of more than one unit per acre. This area is served by community water and sewer systems. The County finds that this is an appropriate change from the Framework Plan definition (which defines such areas with either water or sewer) based on the following:

- 1) The high cost of public infrastructure to extend sewer north across the Strawberry Creek ravine;
- 2) The desire of the community to retain this northern area in agricultural production and rural residential; and,
- 3) This is an appropriate application of the Framework Plan policies which are intended to prevent urban sprawl.

Urban Expansion Areas are designated for areas which may be suitable for development of 1 unit per acre or more, for which services and infrastructure are currently not adequate to permit a greater density of dwelling units. Development in these areas is subject to the policies below which set service standards for these areas.

## **2633 Policies**

1. To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.
  - A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market, and sufficient developable land is unavailable to make progress in supplying affordable housing; and,
  - B. Public service systems have current capacity to serve the proposed addition, if other systems are not available. (i.e., water and sewer availability/capability, roads are appropriately designed and improved to accommodate projected and planned levels of vehicular, bicycle and pedestrian transportation, and police and fire protection adequate for planned population densities.
2. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by McKinleyville Community Services District water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to State and Humboldt County sewage disposal standards shall not be granted.

3. General Plan Amendments and zone reclassifications not identified in this plan to increase residential densities outside of the Urban Development Area shall not be approved unless it is found that such amendments fulfill a residential need which cannot reasonably be satisfied elsewhere in the Urban Development and Urban Expansion area.
4. All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.
5. Private open space land shall not be accessible to the public unless authorized by the property owner. Divisions of rural lands planned AR or AS for residential purposes shall encourage cluster design which permanently preserves open space lands. Creative subdivision designs and problem-solving approaches are encouraged. All development shall be designed to minimize erosion, sedimentation and runoff. Maximum home site coverage in AR shall be 2 acres and 1.5 acres in AS. Reduction in minimum parcel sizes to achieve clustered development may be implemented through the use of the B7 or P combining zones.
6. Divisions of rural lands shall include a CEQA assessment of the cumulative impacts of water withdrawal from surface and groundwater sources, runoff to downstream property, and sewage disposal, and all necessary mitigation measures to reduce these impacts below the level of significance shall be included as conditions for any approval.
7. When land within the Urban Expansion Area is connected to a public water and sewer system pursuant to Planning Commission approval, such land will be removed from the Expansion Area and added to the Urban Development Area. Noncontiguous additions to the urban development area shall be discouraged. (revised from Framework Plan Sec. 2633.7)
8. These policies are not intended to prevent the MCS D from providing services to existing development to maintain health and safety.
9. Water line extensions to areas outside of the Urban Expansion Area are allowed consistent with planned uses and densities.

#### 2634 Standards

1. Open space land is any parcel or area of land which is essentially unimproved and devoted to an open space use. Open space means of the following uses:
  - A. Area for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams, and watershed lands.
  - B. Area for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; and areas containing major mineral deposits.
  - C. Area for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
  - D. Area for public health and safety, including, but not limited to, areas used for natural or man-made drainage facilities, earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and areas required for the protection and enhancement of air quality.

2. Open space shall be permanently preserved through any of the following devices:
  - A. Execution of an Agricultural Preserve contract with the County of Humboldt.
  - B. Conveyance of an open space easement to the County of Humboldt or other public entity, or private non-profit corporation having as its chief goal the preservation of agricultural, timber, or open space lands.
  - C. Conveyance of development rights.
  - D. Enforceable restriction through zoning.
  - E. Development Plan depicting the open space area(s), and the recordation of a Notice of Development Plan.

**FIGURE 5:  
URBAN DEVELOPMENT AREA / URBAN EXPANSION AREA BOUNDARIES (on file at office)**

## 2640 DESIGN REVIEW

The purpose of this section is to provide goals, policies, and standards for the appearance and design of McKinleyville's Town Center. All development projects will be subject to a design review process in this area. A Design Review Committee shall be formed to develop design standards.

The standards are intended to achieve architectural and design excellence in buildings, open spaces and urban design. They encourage and implement policies for the incorporation of publicly accessible open spaces, including parks, courtyards, gardens, passageways, and plazas into public improvements and private projects. Development of open space corridors, easements and trails shall be established as intended in the Plan.

Future development should contribute to a sense of community character, should respect the community's social, cultural and economic diversity, and should emphasize human scale and pedestrian orientation.

### 2641 Goals

1. To promote safe, accessible and human scale residential and commercial areas where people of all ages can work and play.
2. To promote preservation and development of pedestrian-oriented neighborhoods and commercial areas.

### 2642 Policies

1. Design review standards shall be adopted for the Town Center area as identified on the Plan's land use maps. A Design Review Committee shall be formed to develop those standards within the Town Center area. No Special Permit shall be required as part of the process.
2. The County shall adopt a Design Review ordinance which establishes clear development standards. The design review standards must be consistent and compatible with the overall principles, objectives and policies of the entire General Plan.
3. Mixed-use categories of zoning, including higher density urban housing above retail commercial uses and shopfronts shall be designed to include an abundance and variety of open spaces, such as urban parks, courtyards and gardens, with a connected system of pedestrian walkways, alleys and streets.
4. Intersections and streets within the Town Center shall be designed to facilitate pedestrian movement, and shall provide bicycle connections to commercial areas and transit stops. Transit stops should provide shelter for pedestrians and provisions for secure bicycle storage.
5. Clear, direct and comfortable pedestrian access to the Town Center shall be encouraged.
6. The design review standards shall include a review of street lighting and commercial lighting impacts. Exterior lighting shall be compatible with the surrounding setting, and will not be directed beyond the boundary of the parcel.
7. All designs shall include the protection of natural land forms through minimizing alteration caused by cutting, filling, grading or clearing.
8. All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.
9. Where feasible, new utilities shall be underground. When aboveground facilities are the only feasible alternative, they shall be sited as unobtrusively as possible.

10. Signs shall be limited in size, scale and number.
11. The design review standards shall include an evaluation of the basic qualities of building and places including:
  - entries and windows that create frequent points of interest along public streets;
  - ease of access for the physically impaired;
  - well crafted durable materials;
  - elements that are human scaled, relating to human activities, such as seating, gathering places, etc.;
  - passages, terraces, balconies and courts;
  - diversity within a coherent whole;
  - mid-town bicycle and pedestrian corridor; and
  - sign standards.
12. The Community Principles of Section 2100 (Overview) shall be used, as applicable, in developing the design review standards.

## **2650 LANDSCAPING**

The landscaping policies in this chapter are intended to set the scope and content of a landscape ordinance for improving the appearance and livability of McKinleyville. While an emphasis has been placed upon major subdivisions, multi-family residential developments and development in the Central Business District, the policies are also intended to provide adequate landscaping and screening to protect individual properties community-wide from traffic, noise, heat, glare and dust. Preserving existing trees and the planting of new trees will provide a visually appealing community with healthy plant life that provides oxygen, reduces dust and retains the rural, forested, natural surroundings as much as possible.

### **2651 Goals**

1. To improve the appearance and livability of McKinleyville through landscaping.
2. To provide guidelines for the appropriate selection, layout, and upkeep of landscaping.

### **2652 Policies**

1. Landscaping shall be required for new development which creates five (5) or more new parking spaces.
2. The landscaping policy shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.
  - A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.
  - B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.
  - C. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.

3. The County shall provide educational pamphlets and other available materials regarding landscape maintenance practices, use of pesticide alternatives, use of fertilizers and alternatives, and listings of appropriate plants and tree species, including natives and fire resistant species.

2653                   Standards

1. The County shall adopt a landscaping ordinance which requires landscaping for development projects in McKinleyville. The above policies in 2652 shall be used until the County adopts a landscaping ordinance for McKinleyville.
2. The draft policies and standards approved by the CAC, together with the model ordinance considered by the CAC, shall be used as guidance in developing the ordinance.

**2700                   LAND USE DESIGNATIONS**

**2720                   RESOURCE PRODUCTION**

2721                   Timber Production (T)

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and county regulations.
2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses, other than the direct growing, harvesting and portable processing of timber, include:
  - A. Watershed management.
  - B. Management for fish and wildlife habitat.
  - C. A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
  - D. The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.
  - E. Grazing and other agricultural uses.
  - F. No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.
  - G. Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.
  - H. Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
  - I. All prudent reforestation activities including site preparation.

3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.
  - A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:
    - 1) It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
    - 2) It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
    - 3) Uses and parcel sizes in the adjoining area are compatible; and
    - 4) It is consistent with a comprehensive view of all relevant plan policies.
  - B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:
    - 1) The timber site designation is Site II or above; and
    - 2) Each parcel has frontage on an existing publicly maintained road; and
    - 3) All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:
  - A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and
  - B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
  - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
  - D. Access to the remainder is consistent with the uses of the remaining property.
  - E. A joint timber management plan will be prepared on the division.
5. Lot Line Adjustments of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.
6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)

## 2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:
  - A. Rated Class I or II by the U.S. Soil conservation Service.

- B. Rated 80 through 100 percent of the Storie Index.
  - C. Land that has a livestock carrying capacity of one animal unit per acre.
  - D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.
  - E. Land capable of producing an unprocessed plant production adequate for economically viable operations.
  - F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.
2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

- A. Hog production.
  - B. Animal feed yards and sales yards.
  - C. Agricultural and timber products processing plants.
  - D. Animal hospitals and kennels.
  - E. Rental or sale of agricultural equipment and storage thereto.
  - F. Watershed management.
  - G. Management for fish and wildlife habitat.
  - H. Recreational uses under the control of the owner not requiring non-agricultural development which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
  - I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
  - J. Farm labor housing and temporary labor camps.
  - K. Cottage industries.
3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit shall be required where a density of more than one dwelling unit per parcel is sought. Homesite coverage shall not exceed two acres.

**2725** Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.
2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.
3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

**2730** RESIDENTIAL**2731** Agricultural Suburban (AS)

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.
2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.
3. Density Range: One dwelling unit per 2.5 to 5.0 acres.

**2732** Residential, Low Density (RL)

1. Character: The single family residential designation is intended to be applied in urban areas of the County where topography, access, utilities and public services make the area suitable for one-family development.
2. Primary and Compatible Uses: Single family residence, secondary dwelling units, educational and religious activities and rooming and boarding of not over two (2) persons not employed on the premises.
3. Density Range: 1-7 du/acre.

**2733** Residential, Medium Density (RM)

1. Character: The multiple family residential designation is intended to be applied in urban areas of the County, where topography, access, utilities and public service make the area suitable for multiple family home development. Density is to be determined by community character.
2. Primary and Compatible Uses: Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, noncommercial recreational facilities.
3. Density Range: 7-30 du/acre.

**2740** COMMERCIAL**2741** Commercial General (CG)

1. Character: Retail trade services that should be grouped for convenience. Easily accessible, compatible and geared for local neighborhood or regional needs. Density determined by level of available services and by community character.
2. Primary and Compatible Uses: General retail trade, business and professional services, motels, hotels, restaurants, offices, public assembly.

3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).
2. Primary and Compatible Uses: Heavy retail trade, repair services, construction services, wholesale trade, research and development, medical facilities, institutional uses.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2743 Commercial Recreation (CR)

1. Character: The commercial recreation designation is utilized to classify existing and proposed private and commercial recreational uses primarily related to outdoor facilities.
2. Primary and Compatible Uses: Campgrounds, recreational uses.
3. Minimum Parcel Size Range: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

**2750 INDUSTRIAL**

2751 Industrial, General (IG)

1. Character: In urban areas, convenient access to transportation systems and full range of urban services are required.
2. Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2752 Industrial, Resource Related (IR)

1. Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.  
Uses shall not be dependent on urban type services, such as public sewage disposal and public water.
2. Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

**2760 PUBLIC OWNERSHIP**

## 2761 Public Facilities (PF)

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.
2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, and other public facilities.
3. Minimum Parcel Size Range: Not applicable.

## 2762 Public Lands (PL)

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.
2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.
3. Minimum Parcel Size: Not applicable.

**TABLE 3**  
**ZONING CONSISTENCY MATRIX**  
 (RES. 86-79, 6/24/86)

Humboldt County Zoning Classifications<sup>1</sup>

FRAMEWORK PLAN LAND USE DESIGNATIONS	DENSITY	TPZ	AE	AG	RS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-H	ML	MH	U	FP	FR
<b>RESOURCE PRODUCTION</b>																		
Timber Production (T)	160-20 acres per dwelling unit	X	X	X*														
Ag. Grazing (AG)	160-20 acres per dwelling unit	X	X	X*														
Ag. Exclusive (AE)	60-20 acres per dwelling unit	X	X															
Agricultural Land (AL)	160-20 acres per dwelling unit	X	X	X*														
Agricultural Rural (AR)	20-5 acres per dwelling unit		X	X*	X*	X*											X	X <sup>2*</sup>
Agricultural Suburban (AS)	5-2 ½ acres per dwelling unit			X	X*	X*											X	X <sup>2*</sup>
<b>RESIDENTIAL</b>																		
Residential-Low Density (RL)	1-7 dwelling units/acre					X	X*	X*										
Residential-Medium Density (RM)	7-30 dwelling units/acre						X	X	X									
<b>COMMERCIAL</b>																		
Commercial General (CG)	Not applicable									X	X							
Commercial Services (CS)	Not applicable									X	X	X	X					X <sup>2</sup>
Commercial Recreation (CR)	Not applicable									X	X		X					X <sup>2</sup>
<b>INDUSTRIAL</b>																		
Industrial, General (IG)	Not applicable											X		X	X			X <sup>2</sup>
Industrial, Resource Related (IR)	Not applicable	X	X									X <sup>2</sup>		X <sup>2</sup>	X <sup>2</sup>		X	
<b>PUBLIC</b>																		
Public Facilities (PF)	Not applicable	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
Public Lands (P)	Not applicable	X	X	X*														

\* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.

<sup>1</sup> As codified in Title III Division 1 of the Humboldt County Code (for areas within the California Coastal Zone, see HCC Title III, Division 1, Appendix A).

<sup>2</sup> Requires Qualified (Q) Combining Zone to insure consistency.

## CHAPTER 3

### HAZARDS AND RESOURCES

#### 3100 OVERVIEW

This chapter addresses specific resource values and hazards which must be considered in determining principal uses of the land. These issues include natural hazards such as geologic, flood, fire and man-induced hazards such as noise, air quality and industrial hazards. Framework Plan policies for hazards and resources are used in the McKinleyville Community Plan.

#### 3200 HAZARDS

##### 3210 GEOLOGIC

Humboldt County is a relatively hazardous area in terms of seismic ground shaking and surface fault rupture, slope stability hazards (landsliding) and soil erosion. The following section discusses surface fault rupture hazards in the planning area. The Framework Plan and this Plan's Environmental Impact Report discuss the other hazards listed above.

##### 3211 Surface Rupture

Surface ruptures along faults are a site specific seismic hazard limited to the areas directly parallel to active faults and branches of active faults. How well defined these areas are depends on the seismic activity of the fault system and the research devoted to characterizing it.

In response to the fault rupture hazard, the State enacted the Alquist-Priolo Act (Ca. PRC 2621 et seq.) establishing Earthquake Fault Zones (name changed from Special Studies Zones in 1994) along well defined faults.

Under the Act, the State Geologist (Chief of the Division of Mines and Geology) is required to delineate "Earthquake Fault Zones" along known active faults in California. Cities and counties affected by the zones must regulate certain development "projects" within the zones. They must require information with applications for development "projects" for sites within the zones until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting.

In McKinleyville, Earthquake Fault Zones were adopted July 1, 1983 by the State of California. These are shown by Figure 6-A, 6-B and, 6-C.

The State Mining and Geology Board provides specific Policies and Criteria to guide cities and counties in their implementation of the law. A summary of the principal responsibilities and functions required by the Alquist Priolo Act are given in Table 5. The Policies and Criteria are summarized in Table 4 and the complete text is available from the County Planning Division.

In designating the Earthquake Fault Zones, the State Geologist prepared Fault Evaluation Reports describing each fault summarizing the data and specific zoning recommendations. Fault Evaluation Report FER-138 dated October 19, 1982 describes the "Mad River Fault Zone" and is on file in the Humboldt County Planning Division. Earthquake Fault Zones are delineated on U.S. Geological Survey topographic base maps at a scale of 1:24,000 (1 inch equals 2,000 feet).

The zone boundaries are straight-line segments defined by turning points. Most of the turning points are intended to coincide with locatable features on the ground (e.g., bench marks, roads, streams). Neither the turning points nor the connecting zone boundaries have been surveyed to verify their mapped locations.

The Earthquake Fault Zones are delineated to define those areas within which special studies are required prior to building structures for human occupancy. Traces of faults are shown on the maps mainly to justify the locations of zone boundaries. These fault traces are plotted as accurately as the sources of data permit; yet the plots are not sufficiently accurate to be used as the basis for set-back requirements.

The State Geologist has identified active and potentially active faults in a broad sense, and the evidence for activity of some faults may be weak or indirect.

The fault information shown on the maps is not sufficient to meet the requirement for special studies. Local governmental units must require the developer to have a qualified professional geologist to evaluate specific sites within the Earthquake Fault Zones to determine if a potential hazard from any fault, whether heretofore recognized or not, exists with regard to proposed structures and their occupants.

**TABLE 4**

**SUMMARY OF POLICIES AND CRITERIA ADOPTED BY  
THE STATE MINING AND GEOLOGY BOARD, FOR THE  
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.**

1. Defines active fault (equals potential hazard) as a fault that has had surface displacement during Holocene (last 11,000 years).
2. No structures for human occupancy are permitted on the tract of an active fault. (Unless proven otherwise, the area within 50 feet of an active fault is presumed to be underlain by an active fault).
3. Requires geologic reports directed at the problem of potential surface faulting for all projects defined by the Act (Section 2621.6).
4. Requires that geologic reports be submitted to the State Geologist for open-file.
5. Requires cities and counties to review geologic reports for adequacy.
6. Permits cities and counties to establish standards more restrictive than the policies and criteria.
7. Defines (a) "project," (b) structure for human occupancy, (c) new real estate development, (d) story, (e) conversion of a structure from one use to another.
8. Indicates that state and regional agencies having approval authority for projects should comply with the Act and the Policies and Criteria.

Reference: California Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publications 42, Revised March 1997, 38 pgs.

**TABLE 5**  
**SUMMARY OF RESPONSIBILITIES AND FUNCTIONS**  
**UNDER THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE ACT**

<b>State Geologist</b>
<ol style="list-style-type: none"> <li>1. Delineates Special Studies Zones; compiles and issues maps to cities, counties, and state agencies (PRC Sec. 2622).             <ol style="list-style-type: none"> <li>a. Preliminary Review Maps.</li> <li>b. Official Maps.</li> </ol> </li> <li>2. Review new data (PRC Sec. 2622).             <ol style="list-style-type: none"> <li>a. Revises existing maps.</li> <li>b. Compiles new maps.</li> </ol> </li> <li>3. Approves requests for waivers initiated by cities and counties (PRC Sec. 2633).</li> </ol>
<b>State Mining and Geology Board</b>
<ol style="list-style-type: none"> <li>1. Formulates policies and criteria to guide cities and counties (PRC Sec. 2621.5 and 2623).</li> <li>2. Serves as Appeals Board (Sec 673).</li> </ol>
<b>Cities and Counties</b>
<ol style="list-style-type: none"> <li>1. Must adopt zoning laws, ordinances, rules, and regulations; primary responsibility for implementing Act (Sec. 2621.5).</li> <li>2. Must post notices of new “Earthquake Fault” Zones Maps (PRC Sec. 2621.9 and 2622).</li> <li>3. Regulates specified “projects” within Special Studies Zones (Sec. 2623).             <ol style="list-style-type: none"> <li>a. Determines need for geologic reports prior to project development.</li> <li>b. Approves geologic reports prior to issuing development permits.</li> <li>c. May initiate waiver procedures.</li> </ol> </li> <li>4. May charge reasonable fees for administrative costs (Sec. 2625).</li> </ol>
<b>Other</b>
<ol style="list-style-type: none"> <li>1. Seismic Safety Commission - advises State Geologist and State Mining and Geology Board (Sec. 2630).</li> <li>2. State Agencies - prohibited from siting structures across active fault traces (Sec. 2621.5).</li> <li>3. Disclosure - prospective buyers of any real property located within a Special Studies Zone must be notified of that fact (Sec 2621.9).</li> </ol>

Reference: California Division of Mines and Geology, Fault Rupture Hazard Zones in California, Special Publication 42, Revised March 1997, 38 pgs.

**FIGURE 6-A:  
EARTHQUAKE FAULT ZONES**

**STATE OF CALIFORNIA  
SPECIAL FAULT ZONES**

Delineated in compliance with  
Chapter 7.5, Division 2 of the California Public Resources Code  
(Alquist-Priola Special Studies Zones Act)

ARCATA NORTH QUADRANGLE

**OFFICIAL MAP**  
Effective: January 1, 1994

**MAP EXPLANATION**

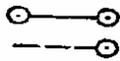


**Potentially Active Faults**

Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture; solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.

**Special Studies Zone Boundaries**

These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.



Seward projection of zone boundary.

**REFERENCES USED TO COMPILE FAULT DATA**

**Arcata North Quadrangle**

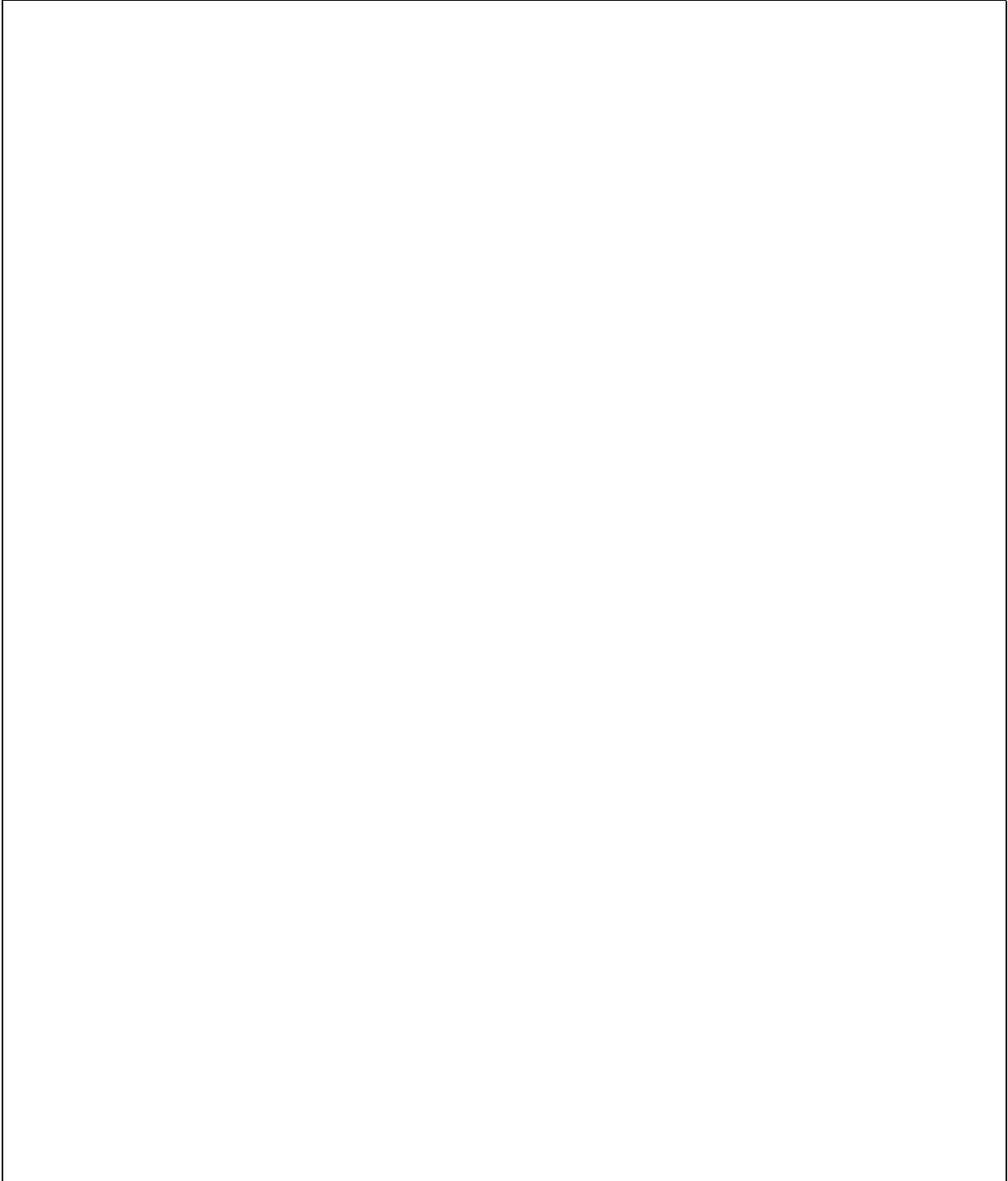
Berry, M.E., 1981, Geomorphology and relative dating analysis of Quaternary fluvial terraces on the Mad River, near Blue Lake, California: Unpublished B.S. thesis, Humboldt State University, 61 p., 1 plate.  
Carver, G.A., Stephens, T.A., and Young, J.C., 1982, Mad River fault and lineament: Unpublished report for the California Division of Mines and Geology, 20p., 15 plates (generally summarized in Carver, G.A., Stephens, T.A., and Young, J.C., 1982, Quaternary reverse and thrust faults, Mad River fault zone, in Harden, D.R., Marron, D.C., and MacDonald, A., Editors, Late Cenozoic history and forest geomorphology of Humboldt County, California: Friends of the Pleistocene 1982 Pacific Cell Trip, p. 93-98).  
Smith, T.C., 1982, Mad River fault zone (Trinidad, McKinleyville, Mad River, Fickle Hill, and related faults): California Division of Mines and Geology Fault Evaluation Report FER-138 (unpublished).

For additional information on faults in this map area, the rationale used for zoning, and additional references consulted, refer to unpublished Fault Evaluation Reports on file at the San Francisco District Office of CDMG.

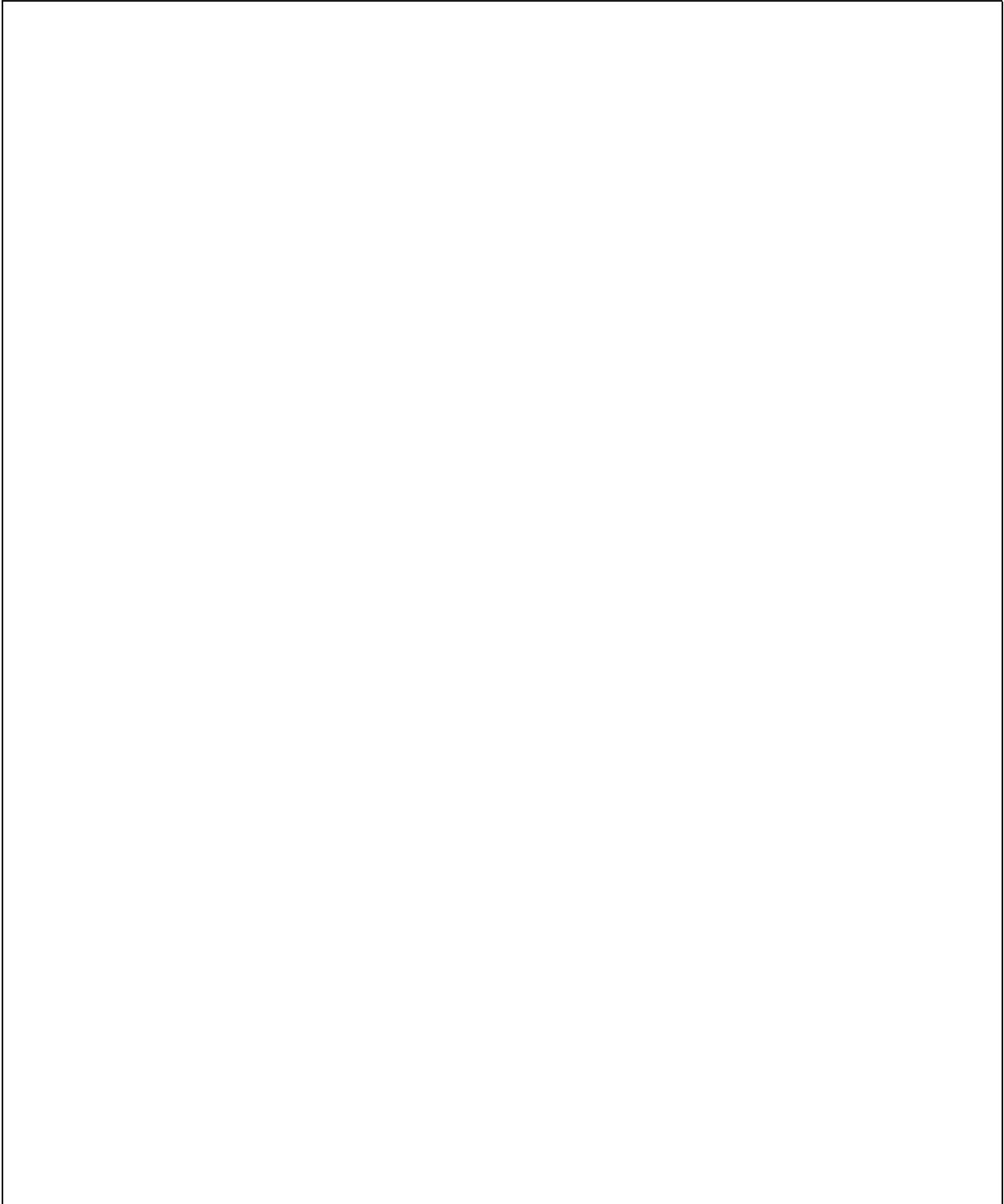
**IMPORTANT – PLEASE NOTE**

- 1) *This map may not show all faults that have the potential for surface fault rupture, either within the special studies zones or outside their boundaries.*
- 2) Faults shown are the basis for establishing the boundaries of the special studies zones.
- 3) The identification and location of these faults are based on the best available data. However, the quality of data used is varied. Traces have been drawn as accurately as possible at this map scale.
- 4) Fault information on this map is not sufficient to serve as a substitute for the geologic site investigations (special studies) required under Chapter 7.5 of Division 2 of the California Public Resources Code.

**FIGURE 6-B:**  
**EARTHQUAKE FAULT ZONES (on file at office)**  
Official Map Effective July 1, 1983



**FIGURE 6-C:  
GEOLOGIC STABILITY MAP (on file at office)**



### 3212 Cascadia Subduction Zone

The Cascadia Subduction Zone (CSZ) is a 750 mile long offshore major thrust fault extending from northern California to southern Canada, and dipping gently eastward beneath North America. On the south end, the CSZ intersects both the Mendocino Fault and the San Andreas fault at the Mendocino triple junction. To the north, the fault zone intersects the Queen Charlotte fault, off the shore of British Columbia. The CSZ contains several plate segments that are subducting beneath North America. The southernmost segment is the 150 mile long Gorda plate, which extends from Cape Mendocino to southernmost Oregon.

In 1995, the California Department of Conservation's Division of Mines and Geology released Special Publication 115 titled Planning Scenario in Humboldt and Del Norte Counties, California for a Great Earthquake on the Cascadia Subduction Zone. This document presented the likely effects on the northcoast region from a hypothesized Magnitude 8.4 earthquake along the southernmost segment of the CSZ. While the study placed an emphasis on detailing the effects to the immediate Humboldt Bay region, the report postulated the following effects with respect to the McKinleyville area:

- The entire Humboldt and Del Norte County area is exposed to potentially severe ground shaking for a duration of about 60 seconds. Potentially damaging aftershocks of Magnitude 6 - 7 could occur for several months following the main shock.
- Area hospitals undergo severe to moderate structural and non-structural damage compromising their ability to deliver critical medical services.
- Widespread damage to buildings, especially those constructed of unreinforced masonry, non-ductile concrete frames, pre-1940 wood framed houses, and mobilehomes.
- Damage to major highways and bridges with multi-day closures, including US 101, CA 299, CA 200, and the Mad River Bridge. Numerous local roads are subject to closures due to landsliding and slip-outs.
- Non-critical damage occurs at the Arcata-Eureka Airport.
- Multiple day outages in public utilities (electricity, natural gas, telephone), and community services (water & wastewater) sources, storage, distribution, and treatment facilities.

Efforts to prepare and mitigate for the devastating effects of the seismic events outlined in the scenario have so far been limited to public education outreach and some community services retro-fitting (i.e., securing treatment chlorine tanking and installing emergency shut-off valving). Additionally, geotechnical and geologic soil reports now routinely assess the effects of a scenario-level event in their site analysis, conclusions, and recommendations.

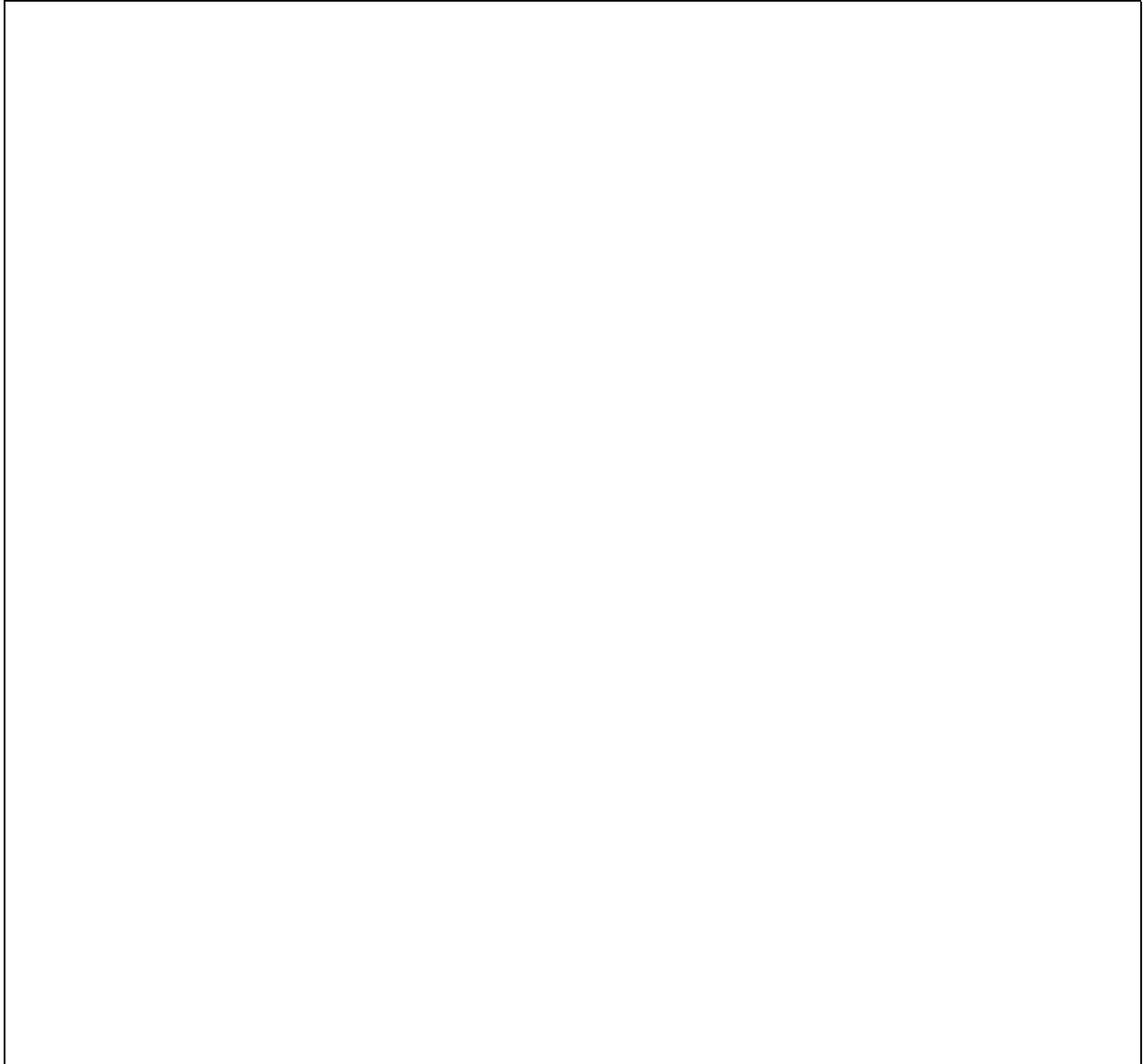
### 3220 FLOOD HAZARDS

The McKinleyville Community Planning Area is not subject to extensive stream flooding hazards because of its elevation above the Mad River. Local creeks in the McKinleyville area were identified by the Federal Emergency Management Agency (FEMA) as having minimal flood hazards when compared to Humboldt County's major streams. Although not as potentially damaging as the County's major rivers, flood plains along six streams in the Planning Area have been delineated by FEMA. The development in these flood plains is subject to special construction restrictions to limit flood losses.

The County has building regulations which regulates construction in 100 year flood plains to limit future flood damages. Flood plains are identified by FEMA in Figure 7 for Mill Creek, Mad River, Widow White Creek, Norton Creek, Bulwinkle Creek, and the Little River.

Drainage and runoff problems resulting from the areas urbanization are discussed in Sections 3301 and 4900 of this plan. Flooding problems as discussed in the drainage sections of this plan are localized and relatively frequent events. Even with the drainage improvements proposed by the County these types of flooding problems will still occur approximately once every ten years. The flood hazards identified by this section are less frequently occurring but more extreme and potentially damaging events.

**FIGURE 7:  
100 YEAR FLOOD PLAIN (on file at office)**



### 3240 NOISE

The Environmental Protection Agency identifies 45 Ldn indoors and 55 Ldn outdoors as the maximum level below which no effects on public health and welfare occur. Ldn is the Day-Night Noise Level. Ldn is the average sound level in decibels, excluding frequencies beyond the range of the human ear, during a 24-hour period with a 10dB weighting applied to nighttime sound levels.

A standard construction wood frame house reduces noise transmission by 15dB. Since interior noise levels for residences to be considered normally acceptable under the requirements of the County Framework Plan are not to exceed 45dB, the maximum acceptable exterior noise level for residences is 60dB without any additional insulation being required. Noise impacts are dependent on the land use designation, adjacent uses, distance to noise source, intervening topography, and other buffers.

The principal permanent sources of noise in the planning area are roads and the Arcata-Eureka airport. Noise impacts associated with the Arcata-Eureka airport are discussed in Section 3250 of this report. Roads of primary interest in terms of noise are Highway 101, Central Avenue, and other major arterials. Both of these roads have high traffic volumes which are projected to increase in the future.

Noise level projections for these roads and other area roads through 2020 are shown in Figure 8. The data is included in tabular form in Appendix B of the Draft EIR for each route with the distance (in feet) from the center of the near traffic lane to the noise levels in 5 decibel increments down to 60 dBA.

The noise level information is used with Table 6, the Land Use/Noise Compatibility Standards of the County General Plan to establish requirements for project approval to insure that new development is consistent with the County General Plan. Fences, landscaping, and noise insulation can be used to mitigate the hazards of excess noise.

The tabular data has been used by the Planning Department to develop mapped noise contours for these roads. The noise contour map is shown in Figure 8.

The Community Noise Equivalent Level (CNEL) is a method of describing noise levels very similar to Ldn. It is used in California to describe noise levels surrounding airports. For practical purposes the values are equal to those calculated under the Ldn methodology.

#### 3241 Goal

To maintain McKinleyville's low exposure levels to noise.

#### 3242 Policies

1. Interior noise levels generated from exterior sources shall be limited to a maximum of 45 CNEL in all habitable rooms as specified in the California Noise Insulation Standards (Title 25, Section 28 of the California Code of Regulations establishes uniform minimum noise insulation standards to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single family dwellings). This law requires that interior noise levels with windows closed shall not exceed annual CNEL of 45 dB in any habitable room. It also requires acoustical analysis for new residential structures located within an airport CNEL contour of 60 dB showing that the structure has been designed to limit intruding noise to allowable levels. This interior standard is required for single family detached dwellings, as well as multiple family dwellings, although the State noise insulation standards do not apply to this type of dwelling.
2. Minimum exterior to interior noise reduction requirements shall be determined by subtracting 45 CNEL or 45 Ldn from outside noise levels as determined from adopted community noise level information.

## Example:

Outside Noise Level	=	70 CNEL
Inside Standard	=	<u>45 CNEL</u>
Required Noise Level Reduction		25 CNEL

Note that if a project is, for example, in the 65-70 CNEL noise impact area, the noise level reduction requirement would be calculated using the higher value.

3. Any newly placed manufactured homes which do not meet noise standards are prohibited in all areas above the 65 CNEL level because of their poor noise reduction characteristics.
4. Noise easements shall continue to be required as a condition of development in the Arcata-Eureka Airport approach and flight path areas.
5. The County shall update the Ldn Street and Highway Noise Tables to include School Rd, Hiller Rd, Railroad Dr, Sutter Rd, McKinleyville Ave, Murray Rd, and Dows Prairie Rd.
6. The County shall investigate other sources of noise (e.g., industrial processes, musical concerts, etc.) for which “peak” or spontaneous maximum levels will be established.
7. The County shall revise its enforcement priorities to address noise violations, including both averaged and peak levels.
8. Industrial Noise Protection Standards shall be developed to limit noise exposure, addressing both averaged and peak levels.

## 3243 Standards

1. The Land Use/Noise Compatibility Standards shall be used in determining consistency of land uses with the McKinleyville Community Plan (Table 6 shall be interpreted to apply to Ldn and CNEL noise values).
2. Figure 8 shows community noise impact areas to be used in implementing the McKinleyville Community Plan noise policies.

## 3244 Implementation

1. Standards shall be adopted as part of the County Building Regulations specifying sound insulation requirements which will implement the noise policies of the plan.
2. The County Zoning Ordinance shall be amended to create a noise impact combining zone to indicate areas where special noise insulation building code requirements apply.

**TABLE 6**  
**LAND USE/NOISE COMPATIBILITY STANDARDS**



LAND USE CATEGORY	MAXIMUM INTERIOR EXPOSURE, Ldn*	LAND USE INTERPRETATION FOR Ldn VALUE			
		55	65	75	85
Residential-Single Family, Duplex, Mobile Homes	45				
Residential-Multiple Family, Dormitories, etc.	45				
Transient Lodging	45				
School Classrooms, Libraries, Churches	45				
Hospitals, Nursing Homes	45				
Auditoriums, Concert Halls, Music Shells	35				
Sports Arenas, Outdoor Spectator Sports					
Playgrounds, Neighborhood Parks					
Golf Courses, Riding Stables, Water Rec., Cemeteries					
Office Buildings, Personal, Business and Professional	50				
Commercial-Retail, Movie Theaters, Restaurants	50				
Commercial-Wholesale, Some Retail, Ind., Mfg., Util.					
Manufacturing, Communications (Noise Sensitive)					
Livestock Farming, Animal Breeding					
Agriculture (except Livestock), Mining, Fishing					
Public Right-of-Way					
Extensive Natural Recreation Areas					

**CLEARLY ACCEPTABLE:**  
The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference. (Residential areas: both indoor and outdoor noise environments are pleasant.)

**NORMALLY ACCEPTABLE:**  
The noise exposure is great enough to be of some concern, but common constructions will make the indoor environment acceptable, even for sleeping quarters. (Residential areas: the outdoor environment will be reasonably pleasant for recreation and play at the quiet end and will be tolerable at the noisy end.)

**NORMALLY UNACCEPTABLE:**  
The noise exposure is significantly more severe so that unusual and costly building constructions are necessary to ensure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)

**CLEARLY UNACCEPTABLE:**  
The noise exposure at the site is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)

\*Due to exterior sources  
(Source: Bolt, Beranek, and Newman, Inc., 1974)

Reference: Humboldt County Planning Department, Noise Element Technical Supplement, 1977.

**FIGURE 8:  
Noise Impact Areas (on file at office)**

### **3250 AIRPORT SAFETY**

Humboldt County with a current population of about 125,000 is more than 250 miles from the major metropolitan areas of the State. This relative remoteness requires high priority be assigned to the maintenance and development of adequate aviation facilities and services.

Arcata-Eureka Airport is located in the north central portion of the Planning Area. The airport serves the entire north coast of California and the south coast of Oregon. Because of its size, runway length and strength, instrument landing capabilities and other features, it is a key feature in the Humboldt County airport system and will remain so far into the future. It is the only airport in the county which serves commercial jet aircraft.

The County prepared an Airport Master Plan – for on-site facility operations, and an Airport Land Use Compatibility Plan – identifying compatible uses and residential densities for lands surrounding the airport, in 1980 (Hodges & Shutt, 1980). The County has since adopted (1998) an update of this plan (Hodges & Shutt, 1993, rev. 1998).

The Land Use Compatibility Plan suggests a number of land use plan changes which have been incorporated into the McKinleyville Community Plan. The changes restrict land uses to lower densities under runway approach and transitional surfaces consistent with the densities shown by the Airport Land Use and Safety Compatibility Criteria (Table 16). These areas are identified by Figure 10. The changes assure greater long-term airport/land use compatibility in the Arcata-Eureka Airport environs.

There are no significant airspace obstruction problems at Arcata-Eureka Airport. Safety is a concern, though, because of the facility's use by air carrier aircraft and the frequency of weather conditions during which visibility is near the minimums allowed for continued aircraft operations. Actions to further protect runway approach zones are of high priority.

The only certain way of assuring the necessary airport/land use compatibility in regard to noise and safety at Arcata-Eureka Airport is for the County to acquire additional airport property within critical areas. There are critical areas in which the County has no property interest beneath or near the approaches to three of the Airport's four runway ends.

- About a dozen homes along Kjer Road near the approach end of Runway 14 (Northwest runway) are within the 70-CNEL contour, a noise level deemed normally unacceptable for residential uses. Furthermore, three of these residences are inside the category II-ILS building restriction line and seven or eight more are immediately adjacent to the clear zone.
- Although the ongoing aviation easement acquisition east of Central Avenue will allow the County to meet the FAA's bare minimum requirement for Runway 32 (Southeast runway) clear zone ownership, bare minimum compliance is inconsistent with Runway 32's significance to the County. The nonairport-owned property most critical to the Airport's long-term viability is the triangular area bounded by the Airport, Airport Road and Central Avenue. Although the dropping terrain in this area places the property 50 feet or more below the approach surface, most of it remains within the nominal clear zone. Furthermore, the property is very near the extended runway centerline, beneath the approach surface, and generally within the 65 CNEL contour.
- Very little of the Runway 20 (Northeast runway) clear zone is on airport property. Acquisition of adequate property interest in this clear zone is anticipated to be prerequisite to Federal participation in any improvements to Runway 2-20.
- No actions are necessary with respect to the Runway 2 (Southwest runway) approach area other than to ensure that future land uses are compatible with the Airport.

## 3252 Policies

1. Avigation easements shall be required as a condition of subdivision or building permit issuance in the airport runway approach areas.
2. Require land use proposals including plan amendments, rezonings, use permits, subdivisions and building permits to be compatible with the noise and land use criteria as shown in Tables 6 and 16.
3. Those parcels that are not planned for acquisition by the County but subject to restrictions due to noise or other airport uses shall be encouraged to remain in agricultural uses.

## 3253 Standards

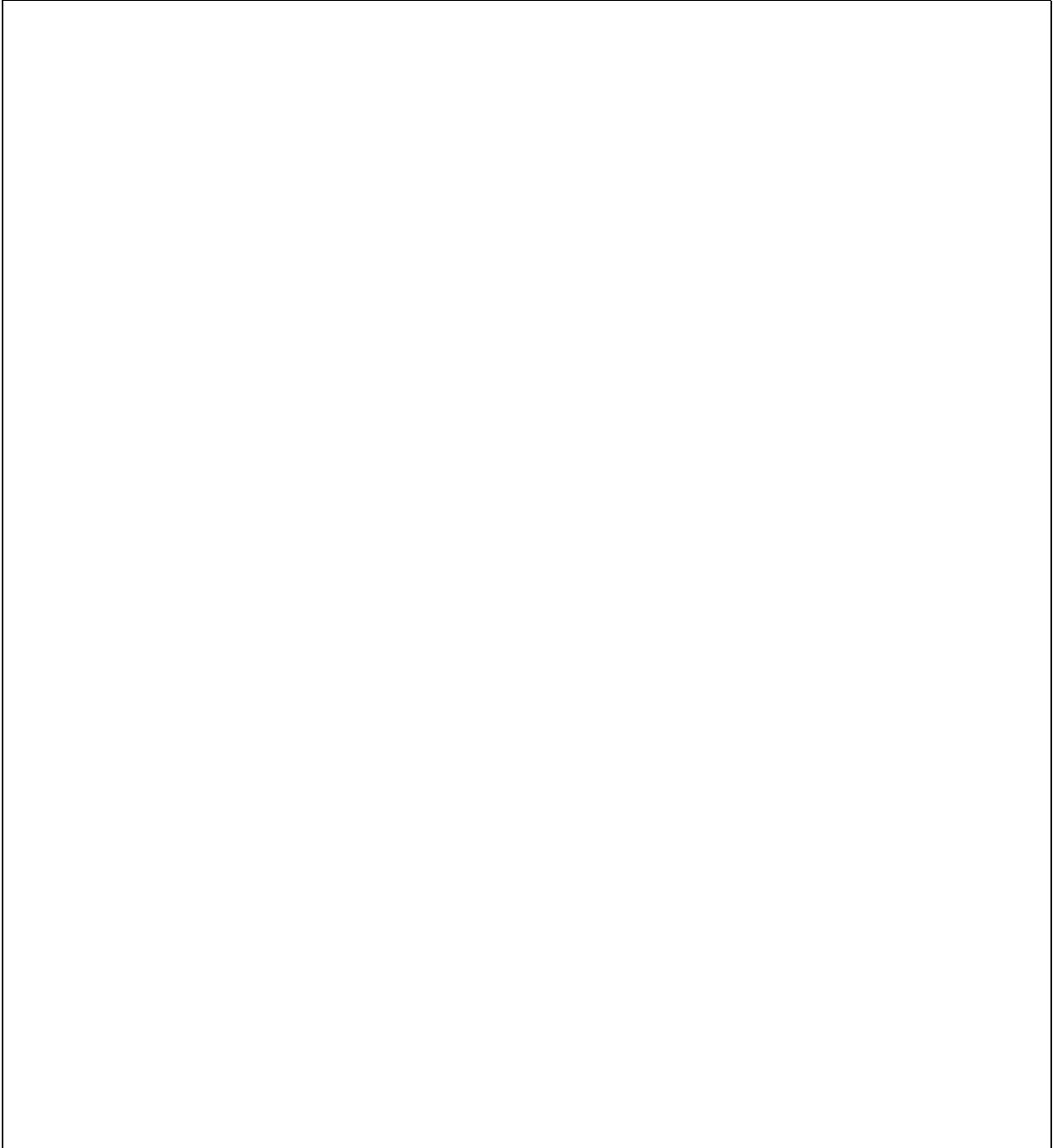
1. Airport Land Use Compatibility Criteria are shown in Table 16 for informational purposes. The latest ALUC adopted ALUCP shall be used for policy implementation. It is incumbent upon the Airport Land Use Commission (ALUC) to ensure that revisions to the ALUCP are reviewed for consistency with this community plan.

## 3254 Implementation

1. Fee title should ultimately be acquired for the property near the approach end of Runway 14 between Kjer Road and the Airport. This acquisition is considered to be an important element of the Airport's long-range development; however, its implementation can be reasonably staged to accommodate residents' needs and funding availability.
2. The acquisition of interest in all Runway 32 approach area property bounded by the existing airport property line, Airport Road, and Central Avenue is recommended. Fee title should be acquired on the vacant four-acre parcel nearest the runway end and extended runway centerline. For the remaining area, avigation easements can provide adequate approach zone protection.
3. With regard to the Beau Pre Subdivision located beneath the approach to Runway 32, it is assumed that the development will proceed as planned; however, to the extent that the County may still influence the property owners, additional mitigation measures (minimum noise insulation requirements, development easement ensuring continued open space use of the golf course, and emphasized buyer notification requirements relative to existing easements) should be established through County ordinance requirements.
4. An avigation easement should be obtained on the approximately 10.5 acre Runway 20 clear zone area located north of Central Avenue.
5. Adopt the revised Airspace Height Limit Ordinance as described by the Humboldt County Airport Master Plan.

**FIGURE 9:  
AIRSPACE PLAN (on file at office)**

**FIGURE 10:  
AREA OF INFLUENCE (on file at office)  
ARCATA-EUREKA AIRPORT**



Reference: Humboldt County Public Works Department, Humboldt County Airports Master Plan Technical Report, June 1980.

**TABLE 16**

**AIRPORT/LAND USE SAFETY COMPATIBILITY CRITERIA**

Zone	Location	Impact Elements	Maximum Densities		Required Open Land <sup>3</sup>
			Residential du/ac <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>• High risk</li> <li>• High noise levels</li> </ul>	0	10	All remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>• Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>• Substantial noise</li> </ul>	0.1	60	30%
B2	Extended Approach / Departure Zone	<ul style="list-style-type: none"> <li>• Significant risk - aircraft commonly below 800 ft. AGL</li> <li>• Significant noise</li> </ul>	0.5	60	30%
B3	Extended Approach / Departure Zone	<ul style="list-style-type: none"> <li>• Significant risk - aircraft commonly below 800 ft. AGL</li> <li>• Significant noise</li> </ul>	4	60	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>• Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>• Frequent noise intrusion</li> </ul>	4	150	15%
C*	Common Traffic Pattern	<ul style="list-style-type: none"> <li>• Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>• Frequent noise intrusion</li> </ul>	8	150	15%
C1	Common Traffic Pattern	<ul style="list-style-type: none"> <li>• Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>• Frequent noise intrusion</li> </ul>	2	150	15%
C1*	Common Traffic Pattern	<ul style="list-style-type: none"> <li>• Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>• Frequent noise intrusion</li> </ul>	2.4	150	15%
D	Other Airport Environs	<ul style="list-style-type: none"> <li>• Negligible risk</li> <li>• Potential for annoyance from overflights</li> </ul>	No limit	No limit	No requirements

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses <sup>4</sup>	Uses Not Normally Acceptable <sup>5</sup>
A	<ul style="list-style-type: none"> <li>• All structures except ones with location set by aeronautical function</li> <li>• Assemblages of people</li> <li>• Objects exceeding FAR Part 77 height limits</li> <li>• Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Dedication of avigation easement</li> </ul>	<ul style="list-style-type: none"> <li>• Aircraft tiedown apron</li> <li>• Pastures, field crops, vineyards</li> <li>• Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>• Heavy poles, signs, large trees, etc.</li> </ul>
B1 B2 and B3	<ul style="list-style-type: none"> <li>• Schools, day care centers, libraries</li> <li>• Hospitals, nursing homes</li> <li>• Highly noise-sensitive uses</li> <li>• Storage of highly flammable materials</li> <li>• Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Locate structures maximum distance from extended runway center-line</li> <li>• Minimum NLR<sup>7</sup> of 25 dBA in residential and office buildings</li> <li>• Dedication of avigation easement</li> </ul>	<ul style="list-style-type: none"> <li>• Uses in Zone A</li> <li>• Any agricultural use except ones attracting bird flocks</li> <li>• Warehousing, truck terminals</li> <li>• Single-story offices</li> </ul>	<ul style="list-style-type: none"> <li>• Residential subdivisions</li> <li>• Intensive retail uses</li> <li>• Intensive manufacturing or food processing uses</li> <li>• Multiple story offices</li> <li>• Hotels and motels</li> </ul>
C C* C1 and C1*	<ul style="list-style-type: none"> <li>• Schools</li> <li>• Hospitals, nursing homes</li> <li>• Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Dedication of overflight easement for residential uses</li> </ul>	<ul style="list-style-type: none"> <li>• Uses in Zone B</li> <li>• Parks, playgrounds</li> <li>• Low-intensity retail offices, etc.</li> <li>• Low-intensity manufacturing, food processing</li> <li>• Two-story motels</li> </ul>	<ul style="list-style-type: none"> <li>• Large shopping malls</li> <li>• Theaters, auditoriums</li> <li>• Large sports stadiums</li> <li>• Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>• Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Deed notice required for residential development</li> </ul>	<ul style="list-style-type: none"> <li>• All except ones hazardous to flight</li> </ul>	

Source: Airport Land Use Compatibility Plan - Humboldt County Airports (Hodges & Shutt, 1993, amended 1/27/98)

### **3301 DRAINAGE**

There are a number of areas in McKinleyville where occasional flooding occurs. Access to various residences can be hindered during periods of high water.

Creeks and streams overflow banks when runoff from the watershed exceeds the capacity of the stream channel to carry it. Flooding on McKinleyville's small streams usually peak and recede quickly, while floods on the larger streams may exceed flood stage for two days or more. Land uses and innovative drainage facilities which could reduce periodic flooding and which decrease flood hazards downstream are desirable and feasible in McKinleyville, and are therefore encouraged in this Plan.

Stormwater may contribute to Non-Point Source runoff which results in the following pollutants entering the drainage ways and creeks, for example, sediments, topsoil, oils and greases in the form of petroleum hydrocarbons, organic compounds (pesticides), nutrients (fertilizers), heavy metals (oils, tires), and bacterial and viral contaminants.

Drainage problems and associated flooding may be reduced in the community by use of various measures to decrease runoff. These measures include retention and detention basins upstream, improved watershed management and stream protection, reduction of impervious surfaces, proper siting of development projects, and other similar measures. These measures can reduce the need for costly construction projects and disaster relief, while enhancing the rural qualities in McKinleyville.

McKinleyville has retained many of the natural drainage swales which have historically accommodated water runoff throughout the community. These natural drainage swales shall be protected. Their existence improves the quality of the water running off developed lands, and reduces the peak flow of runoff. Additional drainage facilities shall be designed to look natural or have aesthetic natural qualities.

### **3302 Goals**

1. To protect the community's natural drainage channels and watersheds by minimizing erosion, runoff and interference with surface and ground water flows.
2. To prevent unnecessary exposure of people and property to risks of damage or injury from flooding.

### **3310 Policies**

1. 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.
2. Maximum protection shall be given to the broad flood plains of Mill Creek, Widow White Creek and Norton Creek. These areas act as storage areas for peak flows, as well as providing capacity. Please refer to the policies in Chapter 3420 of this Plan (Sensitive and Critical Habitat).
3. Stormwater 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.
4. Natural vegetation within and immediately adjacent to the bankfull stream channel shall be maintained except for flood control and public safety purposes.
5. Development shall only be allowed in such a manner that downstream peak flows will not be increased.
6. 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.

7. The County shall examine amending its Drainage Plan and other avenues to provide drainage alternatives, including detention and retention basins, for the areas where natural drainage systems do not now, or with expected levels of development will not, safely drain upland areas without impairing the natural values of existing waterways. Close cooperation among the County, Coastal Commission, and fish and wildlife agencies will be necessary to ensure that the results of the Drainage Plan will be consistent with the objectives of this Community Plan.
8. 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.
9. A wetlands restoration/flood retention study area is identified along Widow White Creek east of Central Avenue. This would be an area where the County would investigate pursuit of urban streams funding to acquire and restore a wetlands flood detention area to mitigate effects of drainage plan implementation in the area.
10. Drainage fees collected from McKinleyville development activities may be applied to any project specified in the McKinleyville Drainage Plan. Drainage fees to implement the policies of the McKinleyville Community Plan may require amendment of the document entitled "McKinleyville Drainage Study" adopted by the Board of Supervisors in 1982.
11. 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 stormwater 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.
12. 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.

### 3311 Standards

1. The County shall develop an ordinance to implement the above policies.
2. 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.

## 3400 RESOURCES

### 3420 SENSITIVE AND CRITICAL HABITATS

The protection of sensitive habitat is an important part of planning and environmental assessment for land use development. When habitat for a specific species of plant or wildlife are in short supply, because either the habitat is limited to a small geographical area or is threatened by rapidly changing conditions, then the habitat is designated sensitive. A critical habitat is a type of sensitive habitat which is presently threatened and reduction or loss would cause the extinction of the species.

Streams, streamside management areas, wetland areas and other sensitive areas are identified by the County Framework Plan as sensitive habitats. Sensitive habitats are subject to Framework Plan policies aimed at maintaining and restoring these areas. Mapping and identifying these sensitive areas has proven to be critical in the effort to protect fisheries and preserve their natural habitat.

These fragile natural resources present significant development constraints from flooding, erosion, liquefaction and septic disposal limitations. In their natural state, they provide many valuable social and ecological functions. Wetland areas can control flooding and stormwater runoff, provide areas for groundwater recharge, filter out water pollutants, and preserve habitat for many species of fish, wildlife and vegetation while providing recreation opportunities and open space.

From the Mad River at the southern boundary to the Little River in the north, McKinleyville is blessed with an abundance of freshwater streams and wetlands resources containing habitats for numerous wildlife species of birds, fish and small mammals. These resources represent a unique scenic asset to the community while serving an important function as natural drainage channels. Retaining these areas in their natural state will nurture a higher quality of life as the community grows.

### 3421 Goals

1. To identify and preserve wetlands, streams and their buffers to protect fisheries, preserve natural habitats, and provide open space.
2. To identify and map Streamside Management Areas as buffers to protect the streams and their natural habitats from significant impacts.
3. To identify and map Wetland and Wetland Buffer Areas (distinct from the Streamside Management Areas), to protect wetlands from significant impacts, and to retain the many valuable social and ecological functions which wetlands provide.
4. To protect sensitive fish and wildlife habitats by minimizing erosion, runoff and interference with surface water flows.

## 3422 Policies

***Streamside Management Areas***

1. The County shall maintain Streamside Management Areas (SMA) on perennial or intermittent drainage courses, as mapped in the McKinleyville Community Plan or as identified through the Open Space Implementation Standards, or as identified through the environmental review process as required by the California Environmental Quality Act (CEQA).
2. A Streamside Management Area shall be defined as:
  - A. In areas outside of Urban Development and Expansion Areas, the outer boundaries for streams (which do not consist entirely of a drainage ditch or other man-made drainage device, construction or system) shall be defined as:
    - 1) 100 feet measured as a horizontal distance from the stream transition line on either side of perennial streams.
    - 2) 50 feet measured as a horizontal distance from the stream transition line on either side of intermittent streams.
  - B. In areas inside of Urban Development and Expansion Areas, the outer boundaries for streams (which do not consist entirely of a drainage ditch or other man-made drainage device, construction or system) shall be defined as:
    - 1) 50 feet measured as a horizontal distance from the stream transition line on either side of perennial streams.
    - 2) 25 feet measured as a horizontal distance from the stream transition line on either side of intermittent streams.
  - C. Where necessary, the width of Streamside Management Areas shall be expanded to include significant areas of riparian vegetation adjacent to the buffer area, slides, and areas with visible evidence of slope instability, not to exceed 200 feet measured as a horizontal distance.
  - D. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that:
    - 1) The USGS mapping of the stream is not accurate, and typical stream flow can be shown to be ephemeral or less than that required to be classified as either perennial or intermittent; or
    - 2) it will not result in a significant adverse impact to fish, wildlife, riparian habitat, or soil stability.
    - 3) Streamside Management Areas within the McKinleyville Planning Area shall include rivers, creeks, and associated riparian habitats including Bulwinkle Creek, Duke Creek, Little River, Mill Creek, Norton Creek, Patrick Creek, Rose Creek, Strawberry Creek, Widow White Creek, and other streams.

***Development Within Streamside Management Areas***

4. Development within Streamside Management Areas shall be limited to the following uses:
  - A. Development permitted by the County's Open Space Implementation Standards.
  - B. Development permitted within stream channels (as described in policy 6 below).
  - C. Commercial timber management and harvest activities regulated by the Forest Practices Act. However, all Timberland Conversion Permits, regardless of the acreage to be converted, shall

- be reviewed by the Humboldt County Planning Commission for consistency with the Humboldt County General Plan, the McKinleyville Area Plan, and the McKinleyville Community Plan stream and riparian corridor protection policies before any conversion timber harvest begins.
- D. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.
  - E. Removal of vegetation for disease control or public safety purposes.
  - F. Management and maintenance of trees, shrubs and other plant life.
  - G. Removal of up to three (3) cords of firewood annually for personal use on the property consistent with those permitted under forest rules for stream protection in the Coastal Commission Special Treatment Areas.
5. Development within Streamside Management Areas shall occur where the least environmentally damaging alternative of development techniques is employed and where mitigation measures have been provided to minimize any adverse effects. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:
- A. Retaining snags unless felling is required by Cal-Osha, or by CA Dept. of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the appropriate County department. Felled snags with no economic value shall be left on the ground if consistent with fire protection regulations.
  - B. Retaining live trees with visible evidence of use as nesting sites by hawks, owls, eagles, osprey, herons, egrets or any species known to be endangered or threatened.
  - C. Replanting of disturbed areas with riparian vegetation (including alders, cottonwoods, willows, sitka spruce, etc.) if natural regeneration does not occur within two years of the completion of the development project.
  - D. Performing erosion control measures contained in the Sensitive and Critical Habitat Standards of the Framework Plan.
6. Development within Stream Channels shall be performed after consultation with the CA Dept. of Fish and Game, and shall be limited to the following uses:
- A. Fishery, wildlife, and aquaculture enhancement and restoration projects.
  - B. Road crossings consistent with the erosion control measures contained in the Sensitive and Critical Habitat Standards of the Framework Plan.
  - C. Flood control and drainage channels, levees, dikes and floodgates.
  - D. Small scale hydroelectric power plants in compliance with applicable County regulations and those of other agencies.
  - E. Agricultural diversions and wells.
  - F. New fencing, so long as it would not impede the natural drainage or would not adversely effect the stream environment or wildlife.
  - G. Bank protection, provided it is the least environmentally damaging alternative.
  - H. Other essential projects, including municipal groundwater pumping stations, provided they are the least environmentally damaging alternative, or necessary for the protection of the public's health and safety.

***Wetland Areas***

7. Wetland Areas shall be defined according to the criteria utilized by the CA Dept. of Fish and Game (also included in the County's Open Space Implementation Standards). In summary, the definition requires that a given area satisfy at least one of the following three criteria:
  - the presence of at least periodic predominance of hydrophytic vegetation; or,
  - predominately hydric soils; or,
  - periodic inundation for seven (7) consecutive days
8. The County shall identify Wetland Areas as mapped by the CA Dept. of Fish and Game, as appears in the Report for Wetlands in McKinleyville as Revealed by Infrared Aerial Photograph Interpretation (Winzler & Kelly, Feb., 1993), and described in Hydrology and Ecology in the Mill Creek Corridor, McKinleyville, CA (Oscar Larson & Assoc., Mar., 1995) by adopting a McKinleyville Community Plan Wetlands Map.
9. The County shall adopt a Wetlands Combining Zone to require identification of the precise boundary of Wetland Areas as shown on the McKinleyville Community Plan Wetlands Map. The intent of the ordinance shall be to protect and retain Wetland Areas in their natural state.
10. The McKinleyville Community Plan Wetlands Map should be updated regularly to recognize the precise locations of Wetland Areas as identified through new information provided by the California Dept. of Fish and Game, the Open Space Implementation Standards process, or as identified through the CEQA review process.
11. Wetland Areas shall be identified, mapped and managed as areas separate and distinct from the Streamside Management Areas.
12. For purposes of these requirements, wetlands and wetland buffer standards shall not apply to watercourses consisting entirely of a drainage ditch, or other man-made drainage device, construction or system.

***Development Within Wetland Areas***

13. New development within Wetland Areas shall be limited to the following uses:
  - A. Fish and wildlife management.
  - B. Nature study.
  - C. Wetland restoration.
  - D. Hunting and fishing including development of duck blinds and similar minor facilities.
  - E. Removal of trees for significant disease control and public safety purposes. Snags shall be retained unless felling is required by CAL-OSHA or State fire regulations. Heavy equipment shall be excluded from the designated natural resource area. Live or dead trees with visible evidence of use as nesting or roosting sites by hawks, owls, eagles, osprey, herons, egrets or any species known to be endangered or threatened shall be retained.
  - F. Incidental public service purposes.
  - G. Aquaculture.
  - H. Wells in rural areas.
  - I. New fencing, so long as it would not impede the natural drainage or would not adversely effect the stream environment or wildlife.
14. On existing parcels, development within Wetland Areas shall be permitted where the least environmentally damaging alternative of development techniques is employed and where

mitigation measures have been provided to fully offset any adverse effects. Mitigation measures for development within Wetland Areas shall, at a minimum, include those prescribed by the administration of the Open Space & Grading ordinance

15. No land use or development shall be permitted in Wetland Areas which degrade the wetland or detract from the natural resource value on newly created parcels.

#### ***Wetland Buffer Areas***

16. A Wetland Buffer Area shall be defined as the area around a wetland where restrictions on development are required to protect the wetland from significant impact, as mapped or as identified through the Open Space Implementation Standards, or as identified through the CEQA process.
17. If the entire parcel is within the Wetland Buffer Area, the buffer may be reduced to allow principally permitted uses when:
  - A. The prescribed buffer would prohibit development of the parcel for the principal permitted use for which it is designated; or
  - B. The applicant for the proposed development demonstrates, to the satisfaction of the County and to the Department of Fish and Game, that the principally permitted use will not result in significant adverse impacts to the wetland habitat and will be compatible with the continuance of such habitats. Any such buffer reduction may require mitigation measures, in addition to those specified below, to ensure new development does not adversely affect the wetland habitat values.

#### ***Development Within Wetland Buffer Areas***

18. To prevent land uses or development which may degrade adjacent wetlands, all development within the wetland buffer shall include the following mitigation measures:
  - A. No more than 25% of the lot surface shall be made effectively impervious by development activities.
  - B. The release rate of storm runoff to adjacent natural wetlands, in any size storm, shall not exceed the natural rate of storm runoff for a 50 year storm of 10 minute duration.
  - C. Stormwater outfalls, culverts, gutters, and other similar facilities, shall be dissipated.
  - D. Septic systems or alternative waste disposal systems must meet standards of the Humboldt-Del Norte Health Department and the Regional Water Quality Control Board.
  - E. Areas disturbed during construction, grading, or related activities within 100 feet of the boundary of the wetland in areas outside of the Urban Development Area, and 50 feet of the boundary of the wetland in areas within the Urban Development Area, shall be restored to original contours and sufficiently and promptly replanted with vegetation naturally occurring in the immediate area.
  - F. Development and construction shall minimize cut and fill operations and erosion and sedimentation potentials through construction of temporary and permanent sediment basins, seeding or planting bare soil, diversion of run-off away from graded areas and areas heavily used during construction, and avoidance of grading in the buffer areas during the rainy season (November to April).
19. No land use or development shall be permitted in Wetland Buffer Areas which degrade the wetland or detract from the natural resource value.

20. The County shall request the Department of Fish and Game to review plans for development within 200 feet of the boundary of the wetland.

***Other Sensitive and Critical Habitats***

In addition to the preceding policies for streams, adjacent streamside areas, wetlands, and buffer areas adjacent to wetlands, several other sensitive and critical habitat areas exist within the Community Planning Area. These include:

- Habitat for listed and candidate rare, unique, threatened, and endangered species in the federal and state Endangered Species Acts.
  - Sensitive Avian Species Rookery and Nest Sites (e.g., Osprey, Great Blue Heron, Egret sp.).
  - Rare and endangered vascular plant communities as compiled by the California Native Plant Society.
  - Other sensitive habitats and communities as listed in the Department of Fish and Game's California Natural Diversity Data Base, as amended periodically.
21. As part of the review of all discretionary development project applications within the Plan Area, the Planning & Building Department will consult with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and other regional, state and federal resource and trustee agencies, as applicable to the specific project location, class of development, or natural resource involved.

3423                   Standards

1. Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall be required prior to completion of the development project.
2. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, nonerodible channels, diversion dikes, interceptor ditches, slope drains or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters will be installed to prevent erosion at the point of discharge where discharge is to natural ground or channels.

3424                   Implementation

1. The County shall adopt a Wetlands Combining Zone to require identification of the precise boundary of Wetland Areas and Wetland Buffer Areas as shown on the McKinleyville Community Plan Wetlands Map. The intent of the ordinance shall be to protect and retain Wetland Areas in their natural state.
2. The McKinleyville Community Plan Wetlands Map shall be updated regularly to recognize the precise locations of Wetland Areas identified through the Open Space Implementation Standards process, information provided by the California Department of Fish and Game, or as identified through the CEQA process.
3. The County will revise the Building and Zoning Ordinances and adopt a grading ordinance to protect sensitive habitat areas from impacts caused by building and grading activities within 6 months of the adoption of this general plan.

## CHAPTER 4

### PUBLIC SERVICES AND FACILITIES

#### 4100 OVERVIEW

Publicly owned facilities should serve present and anticipated needs of a community and consequently play a major role in determining future growth and development patterns. The California Legislature has clearly established the General Plan to be the source of policy guiding public facilities and land use decisions (Government Code 65030.1 and 65400(d)).

The purpose of this Chapter is to provide objectives, goals, and policies for vehicular and non-vehicular circulation, recreation, and drainage facilities to guide the provision of these public services consistent with other applicable general plan policies. Other important public services and facilities are addressed in the Framework Plan in detail.

#### 4200 CIRCULATION

In 1985 the Humboldt County Board of Supervisors and the Humboldt County Planning Commission adopted a Circulation Plan for streets and highways for McKinleyville. A revised Circulation Plan for McKinleyville was adopted as part of a 1998 Community Plan revision. The revised Circulation Plan addresses both vehicular and non-vehicular circulation, and shall be followed by developers and the County whenever new road and/or pathway construction or existing road and/or pathway reconstruction is to be performed. The Circulation Plan shall apply to both coastal and inland portions of McKinleyville.

The Circulation Plan shall provide for safe and effective vehicular, pedestrian and bicycle and equestrian travel. While some roads, bike and pedestrian projects may not be needed until McKinleyville is a larger community, it is very important that rights-of-way for these future projects be preserved now. Options for future roads, lanes and paths may be limited by future developments if they are not planned carefully to be in conformance with the newly adopted circulation plan.

To insure future circulation options for both vehicular and non-vehicular transportation, the Circulation Plan provides measures to preserve the rights-of-way to allow for future construction. To protect the continued efficiency of the Circulation Plan and public safety, the Circulation Plan requires all new arterial travelways to be public.

To improve circulation for the community of McKinleyville, the Circulation Plan provides for:

- Additional north-south and east-west arterials and collectors to facilitate circulation to and within a localized commercial core, the town center, and to avoid further development of commercial strips along arterials; and,
- Additional pathways to allow safe, pleasant, efficient circulation of pedestrians and bicyclists, and decrease dependence on automobiles.

The Circulation Plan policies are based on recommendations and information provided in the documents, *Planning for Pedestrians and Bicyclists in McKinleyville*, (RCAA, November 1991) and *McKinleyville Community Plan Draft* (Michael Corbett, April 1993). Additional information used in developing this Circulation Plan was provided by the two school districts in McKinleyville, representatives from emergency service agencies, and the County Department of Public Works.

#### 4201 Existing Conditions

Between 1969 (when the County adopted a Master Circulation Plan) and 1985, one new arterial road was constructed which conformed to the plan (Murray Road east of Central Avenue). The reconstruction of Central Avenue was also consistent with the adopted plan.

In addition, the following routes and/or neighborhood streets (streets lined with homes and on-street parking) have been completed since 1985:

- a connection from Central Avenue to Halfway Avenue via Horrell, Little Pond, Winchester and Killdeer Streets (neighborhood streets);
- a connection from Central Avenue to First Street via Heartwood Drive (a neighborhood street);
- a connection from Central Avenue to Second Street via Holly Drive (a neighborhood street);
- a conceptually approved plan (Miller Farms) for connection of Central Avenue to McKinleyville Avenue via Heartwood Drive (a neighborhood street);
- a connection from Hiller Road to the end of Forson Road via Thiel Avenue (a neighborhood street); and
- initial construction of the southerly extension of McKinleyville Avenue to toward School Road.

#### 4202 Future Conditions

The future circulation conditions for McKinleyville have been studied in several environmental documents. The most comprehensive of these is the *Environmental Impact Report for McKinleyville Community Services District Sewer Capacity Expansion Project* (SCH No. 91123032, Winzler & Kelly Consulting Engineers, 1993). This document developed 5- and 10-year traffic forecasts based upon a 5% per year growth rate.

Roadways are customarily evaluated by Transportation Engineers for their ability to serve moving vehicles without traffic delays. The resulting grades “A” through “F” “Level of Service” (LOS), indicate unsignalized roads that range from little or no delay to severe congestion with blocked intersections. Signalized intersections are evaluated differently. A LOS of “A” indicates an average delay of five seconds per vehicle, while a LOS of “E” averages delays of over 60 seconds per vehicle. LOS may also be estimated by evaluating the ratio of actual traffic volumes to designed capacity of the road (volume to capacity, or V/C).

Sixty-three McKinleyville road segments were evaluated in the Winzler & Kelly study. All were performing at LOS of “A” and were predicted to remain at LOS level “A” up to 100% build-out, or a population of 36, 172 by year 2013. As indicated in the Traffic Engineers Handbook, Fourth Edition, Chapter 5, page 123 (Institute of Traffic Engineers) this is a “desirable” level for rural road segments in communities with populations of less than 50,000. For intersections, however, the Winzler & Kelly report predicted one intersection in McKinleyville to be at LOS of “E” by 1997, a LOS of “D” and “F” were predicted to occur at intersections by the year 2006, and a LOS of “E” and “F” were predicted to occur by year 2013 if mitigation measures were taken. The Traffic Engineering Handbook suggests “desirable” LOS of “C” and “B” for intersections in areas under 50,000 in population.

While an LOS of C or better may be “desirable” from a strictly traffic engineering perspective, this Plan considers the needs of pedestrian and bicyclists alongside those of vehicles. To address all users, a compromise must be sought between roadways functioning at their peak performance and providing accommodations for other users. To meet these competing transit demands, this Plan sets forth a variety of policies to support multi-modal circulation throughout the community.

#### 4203 Bicycle Facilities

Currently, McKinleyville has designated “Class II” bike lanes (signed and striped adjacent to a vehicular traveled way) only along Central Avenue between School Road and Railroad Drive, along School Road between Central Avenue and Bugenig Road (east-bound only), and along McKinleyville Avenue between Hiller and Murray Roads. With the exception of that portion of the Hammond Trail through Hiller Park, no “Class I” (minimum 12-foot-wide trails, physically separated from vehicular roadways) have been developed in the Community Planning Area. Similarly, no formal “Class III” bike routes (signed, unstriped) have been designated.

This plan calls for the eventual development of an integrated network of bicycle lanes, paths, and trails, designed to provide non-vehicular transit and to promote the healthful benefits of recreational cycling to the community (see Chapter 4300 Trails, Greenways, Parks and Recreational Facilities).

#### 4204 Pedestrian Walkways and Intersections

This Plan includes recognition of the need for appropriately sited and improved walkways and pedestrian crossing facilities at intersection in the interest of promoting foot transit throughout the community.

#### 4205 Bicycle and Pedestrian Safety

Promoting bicycle and pedestrian access through the community is a major focus of this Plan. To this end, policies have been developed to assure that facilities are designed and developed to encourage efficient cycling and walking opportunities throughout the community.

#### 4206 Equestrian Pathways

Horseback riding is a common and well-received activity for many members of the community. This Plan recognizes this popular pastime and has, where appropriate, designated equestrian use of certain paths within the Trails Plan.

#### 4220 Goal

Provide for a circulation system which will accommodate growth in the McKinleyville area and should work toward safe, convenient routes for pedestrians, bicyclists and equestrians throughout the community.

#### 4230 Policies

1. The alignments of collector and arterial streets necessary for community circulation should be located and reserved for future development. These routes are illustrated on the Circulation Plan map.
2. Rights-of-way for new arterial and collector routes as generally shown on the Circulation Plan Map shall be dedicated to the County as condition of approval of any development permit as each area is developed, unless waived by the Planning Commission based on approval of an alternative right-of-way.
3. On street parking shall be prohibited in commercial areas and shall be prohibited where bicycle routes are planned adjacent to public street’s travel lanes.
4. New roadway design standards (for example, those identified in *Planning and Design for Bikeways in California*) should be adopted which incorporate provisions for walkways and bikeways into all road designs.

5. Design standards should be adopted for all pathways. Pathways are defined as developed portions of rights-of-way from which motor vehicles are excluded.
6. All future circulation planning shall include bicycle and pedestrian pathway routes.
7. All new roads and intersections shall be designed to provide convenient use by pedestrians, bicyclists and motor vehicles.
8. When major repairs or reconstruction occurs on existing substandard collector and arterial roads and intersections, they should be brought up to standards which provide for pedestrian, bicycle and motor vehicle use. Existing deficiencies shall be corrected prior to further development. This policy is contingent upon funding availability.
9. Priority (from the available funds provided for McKinleyville) shall be given to circulation projects which enhance safe pedestrian and bicycle access to McKinleyville's schools.
10. In subdivisions creating new interior roads, bikeways, off-street pedestrian ways, or sidewalks separate from roadways shall be incorporated when warranted into the design of the subdivision.
11. Landscape buffer strips shall be used to segregate pedestrian walkways from arterial and busy connector travelways.
12. New pathways (including sidewalks) shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, they shall be widened or otherwise designed to provide the least amount of obstruction to users.
13. Within the McKinleyville Urban Development Area, lighting should be required near new travelways, major intersections and the Commercial Core Area when recommended by governmental agencies.
14. On-street parking and driveway encroachments shall be prohibited along all new arterial roads.
15. Improvement to existing collector and arterial roadways should be designed to eliminate on-street parking.
16. Site plans for new roads, paths and trails, or improvements to existing ones shall minimize their impact to streams and wetlands, and incorporate and preserve aesthetically pleasing natural features consisting of native and non-native species.
17. A funding mechanism should be provided for the design of improved public pathways. Funding alternatives include development impact fees, user fees (such as fuel taxes and tolls), non-user fees (such as property and sales taxes), special benefit fees (such as assessment districts), joint ventures (such as public/private agreements), and debt financing (such as bonds, certificates of participation etc.).
18. All new hard surfaced walkways shall be wheelchair accessible.
19. Existing hard surfaced walkways should be improved to be wheelchair accessible when funding is available or when development projects occur on adjacent parcels.
20. Creative and flexible application of travelway design standards based upon engineering principles in new subdivisions shall be allowed if they minimally impact the natural environment.
21. New subdivisions and other major developments shall be designed to integrate with the pedestrian circulation network in the community.
22. In order to minimize travel distances for pedestrians (encouraging pathway short-cuts and non-automobile use), new subdivisions and other major developments shall provide rights-of-way for pathways consistent with the adopted Trails Plan between public streets (or other public or commercial destinations) at least every 1,320 feet (¼ mile) in R-1 neighborhoods; and every 350

feet (one city block) in higher density areas. Assessment districts, subject to voter ratification or other funding mechanisms, shall be created for all subdivisions to improve and maintain rights-of-way to pathway standards as identified in the Circulation and Trails Plans.

23. Developers shall be encouraged to dedicate landscaped buffer strips to the McKinleyville Community Services District (MCSD), accompanied by a maintenance fee assessment (pursuant to MCSD Ordinance 42).
24. Off-street parking along local streets shall be encouraged in the design of new developments. Creative on-street parking arrangements such as parking pockets or bays on local service roads are encouraged when based on engineering principles.
25. Offsite improvements along local streets shall be encouraged in the design of new developments.

**4250 Implementation**

1. A comprehensive circulation plan which integrates the circulation needs of pedestrians, bicyclists, and automobiles shall be adopted as part of this Community General Plan.
2. All ordinances necessary for the implementation of the policies of the circulation element of this Plan should be adopted within six months of the approval of the General Plan revision.
3. Investigate road improvement assessment districts as a means of funding priority improvements to new and existing roads including non-vehicular travelways.
4. An annual capital improvement and project priority program should be adopted within one year of the approval of this General Plan revision.

**4260 ALTERNATE ROADWAY DESIGNS**

Many of the newer subdivisions in McKinleyville with 5,000 square foot lot sizes employ road Category 5 and 6 design standards. The traveled way is typically 40 feet wide with two 12 foot driving lanes and two 8 foot parking lanes. There are existing roads in McKinleyville which currently are developed at widths between 26 and 32 feet.

This chapter focuses on the feasibility of reducing road widths in new subdivisions as a means of enhancing neighborhood livability. Some of the primary issues related to reducing road widths include emergency vehicle access, on- and off-street parking, bikeways, traffic and pedestrian safety, traffic volume and traffic speeds. The standards focus on residential access roads where an arterial road serves a proposed subdivision. Where the residential access streets serving the individual lots can be reduced in width, then often landscaping can be provided adjacent to the street, and sidewalks can be placed inside the landscape strip.

Alternate or conceptual road way designs are intended to show how a variety of provisions for pedestrians, bicyclists and automobiles can be combined within various right-of-way widths. It is important to note that not all alternate designs require reduced road widths. Traffic calming is an effort to reduce the speed of motor vehicles by altering the design characteristics of the roadway. In McKinleyville, alternate designs in high density residential neighborhoods may be desired as a way to reduce speeds, and make streets more pleasant for both pedestrians and bicyclists.

**4261 Goal**

1. To provide alternate or conceptual road way designs intended to show how a variety of provisions for pedestrians, bicyclists and automobiles should be implemented.

## 4262 Policies

1. All subdivision applications which propose new roads not listed in the circulation element shall submit alternate roadway designs which reflect an emphasis on pedestrian convenience. They may include reducing travelway widths within the required right-of-way easement.
2. Prior to approving a reduced roadway width, the County shall ensure that the roadway provides adequate access for emergency vehicles.
3. The County shall implement where appropriate as determined by the Public Works Department the use of traffic calming measures as a means of reducing the speed of motor vehicles, and facilitating pedestrian movement. Traffic calming measures include chicanes, curb extensions and traffic circles.
4. The County or other local agency should explore alternative financing mechanisms for landscape maintenance zones which will enhance street aesthetics and enable landscape strips with street trees within the public right-of-way.
5. All pedestrian pathways should be located adjacent to or within landscape strips or greenways. Pathways should not be located adjacent to the traveled way.
6. Subdivisions involving five or more units and zoned for under 20,000 square foot minimum parcel size are encouraged to incorporate parking bays into the design of any proposed traveled way that are not shown as collector streets on the Circulation Plan map.
7. Intersections and streets shall be designed to provide an attractive environment for multiple modes of transportation.
8. The County shall explore the use of incentives to property owners/subdividers for providing landscaping strips, maintenance programs, and parking bays. These incentives may include density bonuses.

**FIGURE 11:  
VEHICULAR CIRCULATION (on file at office)**

**FIGURE 12A:  
PEDESTRIAN AND BICYCLE CIRCULATION (on file at office)**

**FIGURE 12B:  
PEDESTRIAN AND BICYCLE CIRCULATION (on file at office)**

#### **4300 TRAILS, GREENWAYS, PARKS, AND RECREATIONAL FACILITIES**

In the past, informal trails, uncrowded roads, and undeveloped areas have provided informal recreational amenities in McKinleyville. Recent growth has eliminated many informal pathways and useable open spaces; therefore, this Plan is designed to reverse the trend. Trails, parks, and open space enhance our quality of life, and this Plan contains policies to encourage and implement the development of trails, parks, and other recreational facilities as the community develops.

The recreational desires of McKinleyville residents over the years have been sampled in the following surveys: the 1983 Community Survey, the 1991 Community Survey and the 1991 Walp & Moore telephone survey. Support for Neighborhood Parks, Hiking and Biking Trails, a Community Center, a Recreational Facility and an outdoors Sports Complex has been consistently high on all surveys. Although major expenditures, with voter approval, for the development of an Activity Center, a Community Center and a Sports Field Complex have occurred, there has been relatively little attention to providing trails or neighborhood parks.

The County and the McKinleyville Community Services District (MCSD) share recreation authority within the community of McKinleyville. Presently, parkland dedication in-lieu fees collected from subdivision projects are disbursed 70% to the MCSD, with 30% being retained by the County of Humboldt. MCSD has proposed a list of recreational projects (as of 4/97), for which it intends to be financially and jurisdictionally responsible, over the next 5 years (see Table 1 and Figure 9). The majority of these projects can be characterized as recreational facilities primarily designed to accommodate organized or team sport activities.

MCSD has also proposed a list of recreational projects for which it expects to be financially and jurisdictionally responsible for over the next 20 years (see Table 2). At this time the MCSD is proposing no additional purchase of parklands into the foreseeable future at least until population in the McKinleyville planning area exceeds 25,000.) The focus of this Plan will then be to augment and compliment the efforts of the MCSD Recreational Plan through concentration on acquiring and providing other recreational amenities, intended for informal or individualized pursuits such that a comprehensive system of public trails, greenbelts, and parks are provided as the community develops.

##### **4301 Goals**

1. Provide for all citizens a variety of enjoyable leisure, recreation, and cultural opportunities that are accessible, affordable, safe, physically attractive, and uncrowded.
2. Provide a network of safe pedestrian and bike trails through off-road linear greenbelts and pathways throughout McKinleyville to supplement the on-road bike paths and bike lanes to be implemented as part of the circulation element.
3. Provide for the coordinated multi-agency development of a full spectrum of recreational facilities.

**Table 17**  
**MCS D Proposed Facilities To Satisfy Current Unmet Needs**  
**(Five Year Plan)**

<b>FACILITY</b>	<b>SITE</b>
Baseball Field	Hiller Sports Site or Hiller Park
Basketball Court	Hiller Sports Site or Hiller Park & Pierson Park
Football Soccer	Hiller Sports Site or Hiller Park
Playgrounds	Hiller Park Major Developments Other Areas
Softball (2)	Hiller Sports Site or Hiller Park
River Access	School Road
Tot Lot	Hiller Park Major Developments Other Areas
Trails	East of Highway 101 Hammond Trail - Knox Cove to Murray Rd. School Road Hiller Sports Site

**Table 18**  
**MCS D Proposed Facilities To Satisfy Current Unmet Needs**  
**(Twenty Year Plan - Serial to Five Year Plan)**

<b>FACILITY</b>	<b>SITE</b>
Baseball Field	Hiller Sports Site - 3
Basketball Court	Hiller Sports Site - 3 Pierson Park -1 To be Determined - 8
Football Soccer	Hiller Sports Site - 3 To be Determined - 4
Gym/Multipurpose	Pierson Park - 1 To be Determined - 1
Group Picnic	Clam Beach - 1 To be Determined - 1
Playgrounds	Major Developments Other Areas
River Access	North Bank (Upgrade)
Softball (2)	Hiller Sports Site - 3 To be Determined -9
Tot Lot	Major Developments Other Areas
Trails	East of Highway 101 Vista Point to Little River
Volleyball	To be Determined - 4

## 4310 TRAILS AND GREENWAYS

Greenways are relatively narrow corridors of green places that link recreational, cultural, and natural areas, such as parks, forests, wildlife refuges and historical landmarks. Greenways can follow rivers, streams, wetlands, barrier beaches, hilltops and abandoned railroad lines, and cross fields and forests. Some greenways are publicly owned; others are private. They can vary in width depending on purpose, terrain, trail category, and existing development. Some are for recreation; others protect a scenic view or wildlife habitat. Greenways can include:

- Paved trails for walking, bicycling and horseback riding.
- Semi-improved/unpaved trails for hiking, jogging, mountain biking, and horseback riding.
- Cleared paths of grass and trees surrounding and threading their way through urbanized areas and the countryside.
- Natural areas with limited public access.

### 4311 Goals

1. To provide guidelines for establishing a safe, efficient, and enjoyable trails program for the transportation and recreational needs of bicyclists, equestrians, hikers and joggers.
2. To increase participation in bicycling, horseback riding, and hiking activities which can provide physical, social, environmental, and economic benefits for community residents and tourists.
3. To insure that trails and greenways are provided proportional to development.

### 4312 Policies

1. The County shall implement, in cooperation with MCSD and/or other entities, the Trails Map (see Figure 12) prepared and adopted by the McKinleyville Citizens' Advisory Committee (1997-98). This map was compiled after consulting the Trails Policies in Volume 1 of the Framework Plan, the Humboldt County's Trail Plan adopted in 1979, the McKinleyville Services District's Recreational Plan, the RCAA Recreational Trails Plan and the "Corbett Plan" (Town Planners, 1993).
2. "A Trails Implementation Plan shall be prepared that includes a trail by trail review with recommendations for how easements could be gained and under what circumstances dedication of easements might be required. Development projects proposed on lands that include a trail as shown on the Trails Map may be required to dedicate and/or improve such trail if an individualized determination is made that the dedication is related both in nature and extent and is roughly proportional to the impact of the proposed development.

For purposes of this section, 'development projects' include discretionary projects including subdivisions, special or conditional use permits, variances, and zoning reclassifications and ministerial projects requiring more than five (5) new parking spaces. Excluded from requirement to dedicate a trail easement are ministerial projects that would require less than five (5) new parking spaces. Also excluded are the following discretionary projects: temporary uses, including public assemblages, timber production, variances where the proposed development does not interfere with a trail alignment, lot line adjustments which do not interfere with a trail alignment, signage."

3. The County shall review land development along and adjacent to designated trails and pathway corridors in order to provide sufficient right-of-way to ensure that adjacent development is compatible with safety, recreational, and aesthetic qualities of the corridor.

4. The County should promote cooperative interagency planning of pathways, bikeways and equestrian trails.
5. Extraordinary offers of trail dedication (e.g., those offering to undertake trail construction, or provide supplementary corridor width and/or landscaping) shall merit consideration toward density bonus credit.
6. The development of trails by the private-sector shall be encouraged in addition to the above, but shall not substitute for them.
7. Joint public-private development of trails shall be encouraged.

#### 4313 Standards

1. Public pathways, trails and greenways identified on the Trails Map are to be dedicated separately from dedication of park acreage or payment of in-lieu fees authorized by the Quimby Act (CA Gov. Code §66477) and the local implementing ordinance (HCC Title III, Div. 1, Sec. 316-24 et seq)
2. The trails, parks, and improvements identified in this section may be developed using Quimby Act parkland dedication in-lieu fees.
3. When new development triggers a dedication requirement, the County shall require the developer to provide either: a) a 50 year offer of dedication of an easement; b) an easement (with any improvements as may be agreed on); or c) fee simple title of that portion of the trail (with any improvements as may be agreed on).
4. The review of development subject to trail and greenway dedication and/or improvement shall include consideration of the following features:
  - A. The intended purpose for the trail (i.e., a surfaced pedestrian walkway, bicycle path, semi-improved recreational trail for walkers, bicyclists, and equestrians, an unimproved rural trail for hikers, mountain biking, and horseback riding).
  - B. Consistency of the proposed class of trail and its location with adjacent uses so as not to have adverse impacts on adjacent owners' use of their property.
  - C. The intensity of adjacent development.
  - D. Minimizing the likelihood of trespass and vandalism on adjacent private property through the trail design, including location, improvement standard, and the sanctioned use of the trail.
  - E. Evaluating public health and safety needs for:
    - 1) parking;
    - 2) road capacity and traffic patterns;
    - 3) avoiding conflicts in uses (i.e. pedestrian, equestrian, vehicular);
    - 4) use by the handicapped;
    - 5) sanitary facilities including trash disposal; and
    - 6) accessibility of the terrain (topography of trail is not too steep).
  - F. Availability and adequacy of other nearby trail alignments.
  - G. Potential for significant conflicts with agriculture including:
    - 1) vandalism;

- 2) theft of livestock, agricultural supplies and tools;
  - 3) damage to crops and livestock;
  - 4) trespass on areas not part of accessway;
  - 5) damage to fencing and gates;
  - 6) livestock depredation;
  - 7) litter; and
  - 8) interference with agricultural operations.
- H. The design, construction, and management of trails and pathways should be carefully executed in order to reduce environmental disturbance.
  - I. Bridges and other public improvements within designated trails and pathway corridors should be designed to provide safe and secure routes for trails, including grade separation between roadways and trails whenever feasible.
  - J. Encouraging the incorporation of trails and pathways into corridors used for public and utility purposes.
  - K. New development shall not block existing neighborhoods' access to trails.
  - L. Bikeways, hiking trails, and equestrian trails (off road) should be provided within designated trail corridors, and whenever feasible, rest areas and picnicking accommodations.
  - M. The applicant for development of a parcel which the Trails Map indicates as having a trail crossing it shall have the option of designing the trail route through the property provided the trail's entry and exit points are consistent with the Trails Map.
  - N. A parcel which the Trails Map indicates as crossing it "in whole" (i.e., not straddling a common property boundary with an adjacent lot) shall have the option of designing the trail route through the parcel provided the trails end points – where it enters and exits the parcel – are consistent with the Trails Map.
5. Enforcement of rules pertaining to trails is to be accomplished through contact with the California Highway Patrol, County Sheriff and recognized volunteer trail patrol groups.
  6. Trail system coordination is to be accomplished through contact with cities, Caltrans, and other appropriate agencies.
  7. The following methods may also be utilized for trail right-of-way acquisitions where trails cross private lands:
    - A. Purchase of fee title or option-to-purchase agreements
    - B. Bargain sales (part sale and part charitable contribution)
    - C. Outright donation (fee simple)
    - D. Donation with a reserved life estate or undivided land interest
    - E. Bequests
    - F. Donation or purchase of easement
    - G. Lease and/or sale and leaseback
    - H. Various provisions of the California State Subdivision Map Act as in Articles 3 and 4, Chapter 4, or other relevant provisions

- I. Eminent domain may be used as a last resort when all other acquisition methods have proved unsuccessful. The County should not use proceedings of eminent domain in the acquisition of property for trail purposes, where those properties are managed primarily for agricultural or timber production, except for purposes of widening County roads.

#### **4320            PARKS**

With the exception of the Azalea State Preserve and the sites developed by the MCSD, no public park facilities exist in the Community Plan Area. Since state law prohibits the application of parkland dedication in-lieu revenues to operations and maintenance, development of additional County-operated park units within the Community Planning Area is unlikely during this Plan's horizon. Accordingly, the emphasis of this Plan is to foster inter-agency coordination and encourage other non-County entities (i.e., MCSD, RCAA, HBMWD, Coastal Conservancy, McKinleyville Land Trust) to pursue park development and acquisition.

#### **4321            Goals**

1. Provide for all citizens a variety of enjoyable leisure, recreation, and cultural opportunities that are accessible, affordable, safe, physically attractive, and uncrowded.
2. Provide a balance of recreation opportunities to serve the varied interests of the population.
3. Designate adequate park sites for the future growth of the Community.

#### **4322            Policies**

1. As new development is approved, the goal of this Plan is to ensure that the combined amount of Humboldt County and MCSD park land meet the following minimum standards:
  - A. Community park land at 3 acres per 1,000 population.
  - B. Neighborhood and mini park/tot lots at 2 acres per 1,000 population.
  - C. 50-70% of community and neighborhood parklands should be designated as "natural parks," as defined herein.

For purposes of achieving this policy, state and federal lands do not count toward the community standards set forth above, nor do riparian/wetland open spaces not designated for public access otherwise required in the Community Plan.

2. Humboldt County shall require all new residential development to offer to dedicate land or pay a park fee for public parks sufficient to achieve the above standards.
3. For purposes of compliance with the Quimby Act, the facilities identified in the MCSD Recreation Plan as summarized in Tables I and II of this section are hereby recognized for acquisition and development.
4. The development of private sector recreation facilities shall be encouraged in addition to the above, but shall not substitute for them.
5. Joint public-private development of recreation facilities shall be encouraged.

#### **4323            Standards**

1. As development occurs, public neighborhood parks/open space/greenways augmenting the width of trails shall be provided within one-half mile or less for residents living within the urban limit zone of McKinleyville, without pedestrians/bicyclists having to cross major physical or heavy traffic barriers.

2. In the design and maintenance of parks, consideration should be given to impacts on wildlife and impacts on surrounding residential neighborhoods. In particular, it should be recognized that native plant species may be best suited for providing wildlife cover and food sources, and that herbicides, pesticides, and fungicides may be damaging to native plants, wildlife, and people.
3. The design and location of parks shall include features to promote the security of park users, including the incorporation of “safewalk,” “neighborhood watch,” and community-based policing principles and techniques.
4. The County shall develop a schedule for the use of land and fees collected under parkland dedication provisions, including mechanisms for tracking the expenditure of funds for a five-year period in coordination with the MCSD on implementation of their Recreation Plan (i.e., develop a Memorandum of Agreement).

### **4330 RECREATIONAL FACILITIES**

In addition to providing a system of trails, greenways, parks and those facilities undertaken by the McKinleyville Community Services District, developing other, less traditional recreational opportunities are important for meeting the diverse needs of a growing community. Examples of other types of recreational facilities may include, but are not limited to:

- Habitat restoration projects
- Community gardens
- Golf courses and driving ranges
- Jogging “par courses”
- Roller-skating rinks
- Bicycle velodromes and motocross courses
- Skateboarding “half-pipes”
- “Ultimate Frisbee” fields
- Mountaineering “climb-walls”

Many of these facilities may be developed as attractions within public parks or greenways, others may be specialized to particular user-groups, or require other operational frameworks so as to limit them to commercial recreational venues.

#### **4331 Goal**

1. Provide for a wide variety of recreational needs by recognizing and fostering the development of an assortment of traditional, non-traditional, passive and active recreational facilities.

#### **4332 Policy**

1. Consideration for serving all public recreational needs shall be part of the review of new development subject to this Recreation Plan. The disbursement of collected in-lieu fees, or authorization of other proposals involving public parkland may be granted provided the use or facilities shall:
  - A. Be compatible with other recreational uses of the site.
  - B. Not cause significant environmental impacts to the site or its surroundings.
  - C. Not increase public liability.

**FIGURE 13**  
**DRAINAGE BOUNDARIES (on file at office)**

## 4900 COUNTY GOVERNMENT FACILITIES

### 4910 McKinleyville Drainage Study

In 1982 the County Board of Supervisors in conjunction with the McKinleyville Community Services District contracted with Winzler and Kelly Consulting Engineers for the preparation of a drainage study for the McKinleyville area. The study addressed the following issues:

- The extent of potential storm water runoff drainage to private and public property due to an estimated 10-year and 100-year storm.
- The impact of past, current and future land development on storm water systems.
- Recommended solutions to storm water problems that are sound from an economic, engineering and environmental standpoint, and can be supported by the residents of the area.
- Recommended an orderly systematic means for securing the desired improvements including methods of funding such improvements.

The drainage study area incorporated a portion of the Planning Area bounded by the Norton Creek Drainage in the north and North Bank Road and the Mad River in the south. The area is divided up into six separate drainage areas as shown in Figure 13. These are:

- Norton Creek drainage.
- Widow White Creek drainage.
- Central McKinleyville drainage, which essentially encompasses the area north of School Road east of U.S. 101, west of Central Avenue and south of Widow White Creek drainage.
- Mill Creek drainage.
- Mad River drainage, which essentially encompasses the area west of U.S. 101 and south of Hiller Road.
- North Bank Road drainage.

A potentially serious flooding problem is in the Mill Creek Drainage, where Mill Creek crosses Bartow Road. Bartow serves a residential development and is the only access to the area. Therefore, it is important that it remains open at all times. The north fork of Mill Creek tops its banks at times and floods neighboring yards. Additional flows from the Eklund Ranch Subdivision have exacerbated this problem.

Problem areas in the Widow White Creek Drainage include a culvert crossing of First Street in the Calville Area. The culvert crosses under a house at the corner of First Street and "B" Street coming very close to flooding the house during heavy rain storms. Widow White Creek upstream of the Central Avenue crossing at Glen's Auto, as well as ditches that flow into it, flood the surrounding low lying areas including the yards of a nearby residence, the parking lot of Humboldt Sanitation, and a portion of Glen's Auto yard during heavy runoff.

Several road intersections also tend to flood such as at Sutter and Park and at Azalea and Cochran. The Mill Creek crossing of Azalea occasionally tops the road making it impassable for short periods of time.

#### ***Storm Water Restrictions***

Humboldt County has denied subdivision approvals in certain areas of McKinleyville until existing storm water problems are corrected. It is generally the responsibility of the developer to obtain drainage easements to a point that can accept the proposed increase in flow. The area of major concern is the Central McKinleyville drainage area. This is the most densely populated area in McKinleyville and shows the most potential for immediate growth. Some areas are not presently under a restriction, but before

much new development can proceed, several of the proposed storm water facilities projects must be implemented.

### ***Proposed Drainage Projects***

The storm water plan developed by Winzler and Kelly assumes maximum buildout based on the 1977 McKinleyville General Plan. Based on this assumption, estimated flows at various nodes were developed by the Humboldt County Department of Public Works and confirmed by the drainage study. Storm water facilities to accommodate these flows were sized and estimated costs for the individual projects were calculated. Table 19 summarizes these costs by drainage area.

These costs assume that all work will be completed by competitive bid and all required drainage easements are purchased. Costs of some of the proposed projects can be substantially reduced by completing them over a period of time as a long-term maintenance program or by using volunteer labor such as the National Guard. In addition, some rights-of-ways could be obtained as easements dedicated as a condition for development in certain instances.

Eleven projects listed in Table 20 are identified as priority projects. In identifying these projects the Drainage Plan took into consideration three major factors: existing serious flooding, preclusion of development, and cost effectiveness.

Areas where serious flooding occurs on a regular basis must receive top priority. Areas that have not been allowed to develop due to a lack of an area-wide master drainage plan that will allow them to add to the runoff should receive second priority. In all cases the cost effectiveness of the project must be considered.

The listing in Table 20 is not intended to be a recommendation for order of implementation. Availability of funds will most likely determine which projects are completed first.

#### 4920 Policies

1. Drainage easements necessary to implement the McKinleyville Drainage Plan shall be dedicated to the County of Humboldt as a condition of subdivision approval in the Planning Area.
2. The McKinleyville Drainage Plan should be amended as necessary to accommodate the land use changes proposed by this Community Plan.

**TABLE 19  
DRAINAGE SYSTEM COST SUMMARY**

<b>Norton Creek Drainage</b>		
Total Estimated Cost		\$ 240,300
County Road Fund Share	\$ 6,500	
Local Share	233,800	
<b>Widow White Creek Drainage</b>		
Total Estimated Cost		\$ 848,800
County Road Fund Share	\$ 40,700	
Local Share	808,100	
<b>Central McKinleyville Drainage</b>		
Total Estimated Cost		\$ 796,000
County Road Fund Share	\$ 255,500	
Local Share	540,500	
<b>Mill Creek Drainage</b>		
Total Estimated Cost		\$ 902,200
County Road Fund Share	\$ 37,300	
Local Share	864,900	
<b>Mad River Drainage</b>		
Total Estimated Cost		\$ 694,000
County Road Fund Share	\$ 0.00	
Local Share	694,000	
<b>TOTAL ESTIMATED COST</b>		
		\$3,481,300
County Road Fund Share	\$ 340,000	
Local Share	\$3,141,300	

Reference: Winzler and Kelly Consulting Engineers, 1982

**TABLE 20  
PRIORITY DRAINAGE PROJECTS**

<b>Project</b>	<b>Cost</b>	<b>Status</b>
Central McKinleyville Drainage Project (g)	\$ 113,700	Partially Completed
Mill Creek Drainage Project (i)	14,200	Board Authorized on 7/2/98 (\$14,200)
Widow White Drainage Project (b)	7,600	Partially Completed
Mill Creek Drainage Project (h)	24,400	Partially Completed
Widow White Drainage Project (e) and (g)	34,500	Board Authorized on 7/2/98 (\$33,600)
Norton Creek Drainage Project (f)	13,400	Partially Completed
Widow White Drainage Project (i)	215,600	Partially Completed
Central McKinleyville Drainage Project (b)	133,400	Partially Completed
Norton Creek Drainage Project (e)	62,900	Board Authorized on 7/2/98 (\$26,200)
Mad River Drainage Project (c)	179,100	Partially Completed
Mill Creek Drainage Project (j)	135,700	Partially Completed
<b>TOTAL</b>	\$1,200,000	\$74,000 Currently Authorized

Note: See McKinleyville Drainage Study, Chapter VI, Proposed Storm Drainage Master Plan and Chapter VII, Priorities, Financing, and Administration for detailed descriptions of individual projects