

**HUMBOLDT COUNTY PLANNING COMMISSION  
GENERAL PLAN UPDATE**

**MEETING OF JANUARY 24, 2012**

**Recommended Commission Agenda**

For tonight's meeting staff recommends that the Commission:

1. Receive a staff presentation on the remaining geographical areas of community interest and land use requests (recommendations were provided in an earlier staff report).
2. Allow time for public comments.
3. Review and deliberate the land use mapping changes.
4. Review and deliberate on Appendix C, Community Plan Policies.
5. Continue the hearing to January 26<sup>th</sup> or other date chosen by the Commission.

**Please Note: For background information on the proposed mapping changes, please see the January 5<sup>th</sup> Planning Commission Staff Report posted on [www.planupdate.org](http://www.planupdate.org)**

**Continued Review Process - Maps**

The Commission hosted an all day GPU land use mapping meeting/workshop on November 5<sup>th</sup> and two subsequent hearings (December 8<sup>th</sup> and January 5<sup>th</sup>) in order to receive public comments and began review of the proposed General Plan Land Use Designations for all four plan Alternatives. These meetings have been divided into 6 geographical areas with specific timeslots to allow review and public comment to be directed for that specific area. These areas included the Humboldt Bay Area, the McKinleyville/Trinidad Area, the Southern Humboldt Area, the Eel River Valley and Highway 36 East Area, the 299 East Area and the Northern Humboldt Area. Due to the volume and detail of public comments presented during these hearings, only 4 geographical areas have been discussed (the Humboldt Bay area, McKinleyville, Southern Humboldt and HWY 299 East). The Commission continued the January 5<sup>th</sup> to January 24<sup>th</sup> with the intention of resuming the review of the two remaining geographical areas (Fortuna/Loleta, and Northern Humboldt), and any outstanding mapping issues from the previous meeting.

Staff previously provided a summary of the proposed changes for Plan Alternative B (the proposed alternative) and recommendations for property owner requests. Staff believes that these changes reflect the Board direction for the proposed plan. Staff recommends that the Commission utilize the "short list" process for the map changes similar to those of the policy decisions. For those mapping changes not "pulled" by the staff or the Commission, these items are approved as a slate of mapping recommendations to the Board of Supervisors. All others will undergo Commission deliberation and straw votes.

**Appendix C –Community Area Plans Policy Extract**

**Appendix C** contains the Community Area Plan policies "extracted" from the existing Community Plans (please see Attachment A). Appendix C was posted to the GPU website in 2008 and has been scheduled for review at the same time as the proposed map changes. Staff prepared a "strikethrough" version of the proposed plans in order to be transparent of any changes to the

Community Plans. Attachment B contains the Community Plan Policies, as originally adopted for each of the Community Plans, proposed to be consolidated into Appendix C of the draft General Plan. Staff has indicated in Attachment B referenced in **red**, the new plan policy number contained in Appendix C and any proposed changes to the policy language. If the existing language has been altered from the original text (or deleted), staff has illustrated the change with strikethrough (for deletion) and underlining (for additions) in **red**, with a note **highlighted in yellow** explaining the change at the end of the policy.

### **Attachments:**

Attachment A. Appendix C of 2008 Draft General Plan Update - Community Plan Extract

Attachment B. Compilation of existing Community Plan Policies – noting proposed changes

### **Previously Distributed Materials for Meeting:**

Map Books (previously provided to the Commission):

- Countywide Maps containing Alternative B (the proposed alternative)
- Countywide Maps illustrating Alternatives A/B/C proposed designations
- Countywide Maps illustrating differences in Alternative B (the proposed alternative) with Alternative D (the Framework Plan)
- Maps of property owner land use requests Revised Voting Chart for proposed Map Changes (includes individual land use requests)
- Revised and/or additional Maps for the Land Use Requests

CD with land use request letters and index

Draft Planning Commission recommendations on Section 4.7 Land Use Classifications, from the PC meeting September, 2010

Background information on the draft Land Use Maps

*The draft land use maps) for each alternative, the Community Plan Policy Extract (Appendix ) C and all Background reports can be found at Community Development Services, Planning Division, 3015 H Street, Eureka, California, and on the County's website at <http://www.planupdate.org>.*

For more information, contact Martha Spencer, Senior Planner at (707) 268-3704 or [mspencer@co.humboldt.ca.us](mailto:mspencer@co.humboldt.ca.us).

**Attachment A**  
**Appendix C of 2008 Draft General Plan Update –**  
**Community Plan Extract**

## Appendix C. Community Area Plans Extract

### Introduction

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

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

Fieldbrook-Glendale (to be added)

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

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

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

## AVENUE OF THE GIANTS COMMUNITY PLAN

### LAND USE POLICIES FOR THE PLANNING AREA

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

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

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

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

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

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

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

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

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

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

**PEPPERWOOD:**

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

**SHIVELY:**

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

**REDCREST:**

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

**MYERS FLAT:**

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

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

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

**MIRANDA:**

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

**PHILLIPSVILLE:**

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

**SAFETY POLICIES**

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

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

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

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

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

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

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

#### **WATER RESOURCE POLICIES**

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

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

#### **BIOLOGICAL RESOURCE POLICIES**

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

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

#### **CIRCULATION POLICIES**

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

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

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

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

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

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

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

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

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

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

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

## **WATER AND WASTE WATER INFRASTRUCTURE POLICIES**

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



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

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

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

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

## FORTUNA COMMUNITY PLAN

### GOVERNANCE POLICIES

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

### SPHERE OF INFLUENCE

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

### DEVELOPMENT TIMING

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

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

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

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

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

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

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

## HAZARDS AND RESOURCES

### FLOOD (DRAINAGE)

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

## PUBLIC SERVICES AND FACILITIES

### TRAILS

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

## WASTE AND WASTEWATER FACILITIES

### WATER FACILITIES

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

### WASTEWATER FACILITIES

#### PALMER CREEK AREA

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

#### ROHNER CREEK AREA

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

## FRESHWATER COMMUNITY PLAN

### LAND USE AND DEVELOPMENT

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

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

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

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

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

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

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

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

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

## CIRCULATION

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

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

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

## COUNTY PARKS AND RECREATION

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

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

## PUBLIC SERVICES AND FACILITIES

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

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

## GARBERVILLE REDWAY BENBOW ALDERPOINT COMMUNITY PLAN

### LAND USE AND DEVELOPMENT

#### RURAL LAND USE

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

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

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

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

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

#### URBAN LAND USE

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

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

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

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

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

## HAZARDS AND RESOURCES

### GEOLOGIC

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

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

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

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

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

### SAFETY

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

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

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

### CRITICAL AND SENSITIVE HABITATS

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

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

## CULTURAL RESOURCES

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

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

## CIRCULATION

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

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

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

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



## HYDESVILLE – CARLOTTA COMMUNITY PLAN

### LAND USE AND DEVELOPMENT

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

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

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

### HAZARDS AND RESOURCES

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

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

### PUBLIC SERVICES AND FACILITIES

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

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

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

## JACOBY CREEK COMMUNITY PLAN

### Governance

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

### Land Use

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **SAFETY**

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

## CIRCULATION

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

## PUBLIC FACILITIES

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

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

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

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

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

## ORICK COMMUNITY PLAN

### LAND USE AND DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

### CIRCULATION

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

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

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

## **PUBLIC FACILITIES**

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

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

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

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

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

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

## WILLOW CREEK COMMUNITY PLAN

### LAND USE AND DEVELOPMENT

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

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

### HAZARDS AND RESOURCES

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

## **Attachment B**

### **Compilation of Community Plan Policies**

### **Cross Reference of New Plan Policies and**

### **Explanation of Proposed changes**

**NOTE:** The following pages contain the Community Plan Policies as originally adopted for each of the Community Plans proposed to be consolidated into Appendix C of the draft General Plan. Each policy has been cross referenced in **red** with the new Plan Policy found in Appendix C. If the existing language has been altered from the original text (or deleted), staff has illustrated the change with strikethrough (for deletion) and underlining (for additions) with a note **highlighted in yellow** explaining the change at the end of the policy.

Appendix C proposes to consolidate the following community area plans into the updated General Plan:

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

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

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

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



# AVENUE OF THE GIANTS COMMUNITY PLAN

## COMMUNITY LAND USE

### §2500

Parcels zoned CH shall have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. \_\_. **AV-P1**

AR 5-20 zoned parcels shall use the Slope Formula Policy to determine appropriate density (see Chapter 3, Section 3200, page 4). **AV-P19**

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

The County shall support the location of rest stops at appropriate places along the Avenue of the Giants. **AV-P7**

## PEPPERWOOD

### §2500.6

The County should work with State Parks and Save the Redwoods League to protect agricultural soils for continued agricultural uses. **AV-P11**

## SHIVLEY

### §2500.7

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

## REDCREST

### §2500.8

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

## MYERS FLAT

### §2500.9

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

**§2500.10:** The County should work with the community and individuals to ensure code compliance is strengthened. **AV-P15**

**§2500.11:** In the Flood Plain zone, principally permitted recreational uses shall be limited to incidental uses not serving more than 50 people at a time. **AV-P16**

## MIRANDA

**§2500.12:** Subdivision of parcels designated AL 20 and AR (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application. **AV-P17**

## PHILLIPSVILLE

### §2500.13:

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

## **AGRICULTURE**

### **§2520**

Subdivision shall occur in such a manner to protect prime agricultural soils including lot size modifications and / or the use of Combining Zone B7. **AV-P2**

Lands adjacent to agriculture designated lands shall be planned for uses compatible with agriculture. **AV-P2**

The County shall maintain the existing agricultural lands through the application of agricultural zoning. **AV-P2**

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

## **PUBLIC LANDS**

### **§2540**

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

The County should encourage HRSP to designate in their park general plan lands which have prime agricultural soils and do not have significant forest stands for retention in agricultural use as a feature of the unit pursuant to PRC 5069.2. **AV-P9**

The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from useful production by acquisition. **AV-P9**

The County should encourage HRSP to prepare a Park general plan which includes its long-range management objectives so that the public is advised of the Park's management goals. **AV-P10**

The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park and Management EIR. **AV-P10**

## **NATURAL HAZARDS**

### **§3200**

#### **AR 5-20 Slope Formula Policy (source: Garberville Community Plan)**

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

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

Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given at the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. Calculations must be based on topographic maps that comply with subdivision tentative map standards. **AV-P19, P4**

Encourage the education of the community regarding the nature and extent of natural and man-made hazards. **AV-P20**

Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities. **AV-P20**

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

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

## **WATER RESOURCES**

### **§3300**

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

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

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

## **BIOLOGICAL RESOURCES**

### **§3400**

The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards detailed in the Framework General Plan, Section 3432. **AV-P26**

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

~~Refer to Appendix C, Ordinance No. \_\_\_\_, for guidelines on retaining vegetation and limiting loss of permeability.~~ Updated in GPU, No longer relevant.

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

## **CIRCULATION**

### **§4200**

Coordinate with Caltrans to maintain and repair County/State encroachments at intersections. **AV-P28**

Require sidewalks or pedestrian trails for new developments in accordance with County design standards and encourage pedestrian and bicycle access where appropriate. **AV-P29** updated to be in conformance with new Circulation policies

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

The County shall work with Caltrans in lowering the speed limit through the communities of Miranda and Phillipsville. **AV-P31**

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

## **TRAILS**

### **§4300**

The County should encourage the Humboldt Redwoods State Park and Caltrans to consider and plan for a trail parallel to the Avenue consistent with Park mandates, community values, and the State Streets and Highways Code. **AV-P36**

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

Once a conceptual trail route is designated, the County shall seek dedication of easements where necessary. A dedication of easements in new subdivisions shall be required where development may interfere with potential use of the pathway. **AV-P36**

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

The County shall encourage provision and maintenance of trails to and along the Eel River. **AV-P33**

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

## **WATER AND WASTE WATER FACILITIES**

### **§4500**

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

An ability to service letter for both water and wastewater capacity shall be required for acceptance of an application for new development. **AV-P39**

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

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

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

## **FIRE SERVICES**

### **§4700**

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

The County shall require that all new residential, commercial & industrial development in the Planning Area be served by an access way that can accommodate emergency vehicles in conformance with SRA standards as outlined in Humboldt County Code. **AV-P22**

~~Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2.~~ Updated in GPU, No longer relevant.

## **FORTUNA COMMUNITY PLAN**

### **LAND USE AND DEVELOPMENT**

#### **RURAL LAND USE**

##### **§2613**

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

#### **SPHERE OF INFLUENCE**

##### **§2622**

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

## **DEVELOPMENT TIMING**

### **§2366(1)(2)(3)(4)(5)(6)(7)(8)(9)**

1. The County and the City of Fortuna shall adopt the Urban Development Areas as shown on the Land Use Plan Map. **FCP-P3**
2. The County and the City of Fortuna shall adopt the Urban Expansion Areas as shown on the Land Use Plan Map. **FCP-P4**
3. The consideration and/or provision of appropriate types and levels of urban facilities and services shall initially be directed toward the Urban Development Areas and should be followed by the Phase I Urban Expansion Areas as shown on the Land Use Map. **FCP-P5**
4. Residential development in the Urban Development Areas may utilize on- site individual sewage disposal systems provided that waiver of site suitability criteria shall not be granted by the Humboldt-Del Norte Health Department. **FCP-P6**
5. New land divisions and residential development within the Urban Development and Urban Expansion Areas shall be required to utilize community water and sewer systems as they become available. **FCP-P7**
6. The City of Fortuna is encouraged to utilize the five-year Capital Improvement Programming technique for integrating land use and public services and facilities within the City and its exterior Sphere of Influence. **FCP-P8**
7. ~~The Urban Expansion Area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and could eventually be provided with public water or sewer services. (revises Section 2633.7 of Framework Plan).~~ Updated in GPU, No longer relevant.
8. ~~Residential Land Use designations with densities exceeding one dwelling unit per acre shall be expected to provide adequate water, sewer, fire flow, and urban road and drainage systems.~~ Updated in GPU, No longer relevant.
9. When land designated Agricultural Suburban (AS) within the Urban Expansion Boundary is connected to public water and sewer systems and roads are built to urban standards, such land will be redesignated as an Urban Development Area (UDA) and residentially planned land within the UDA may be designated as (RL) Residential Single Family (1-7 dwelling units per acre). **FCP-P9**

## **HAZARDS AND RESOURCES**

### **FLOOD (DRAINAGE)**

#### **§3291**

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

## **PUBLIC SERVICES AND FACILITIES**

## **TRAILS**

### **§4311**

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

## **WASTE AND WASTEWATER FACILITIES**

### **WATER FACILITIES**

#### **§4512**

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

### **WASTEWATER FACILITIES**

### **PALMER CREEK AREA**

#### **§4522**

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

### **ROHNER CREEK AREA**

#### **§4524**

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

## **FRESHWATER COMMUNITY PLAN**

### **LAND USE AND DEVELOPMENT**

#### **RURAL LAND USE**

##### **§2513(1)(2)**

1. As it concerns the development of the parcel located south and west of the Freshwater Road (AP# 402-261-15), the plan provides for the creation of a maximum number of six (6) parcels. Five (5) of the parcels are to be located within the approximately 14 acre area in the southeast corner of the parcel designated and zoned for 2-1/2 acre parcels. **FWCP-P1**

This area is zoned AG, the area may be increased only if information, submitted by a registered engineer, indicates that the creation of five (5) parcels is not possible due to an inability to meet the County adopted sewage disposal standards. Any such minor modification in the zone boundary would not require a plan amendment. **FWCP-P1**

The total number of dwelling units on the property (AP# 402-261-15) shall not be more than six (6). Any request made, resulting in the potential of more than six (6) dwelling units, would require a plan amendment. **FWCP-P1**

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

## **URBAN LAND USE**

### **§2613(1)(2)(3)(4)**

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

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

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

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

## **DEVELOPMENT TIMING**

### **§2633(1)(2)(3)**

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

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

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

## **PUBLIC SERVICES AND FACILITIES**

### **CIRCULATION**

#### **§4230(1)(2)**

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

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



## **TRAILS**

### **§4311**

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

## **COUNTY PARKS AND RECREATION**

### **§4400**

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

### **§4411(1)(2)**

1. The Garfield School site should be retained in public use as a community recreational facility if the school is ever closed. **FWCP-P13**

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

## **SOLID WASTE COLLECTION/DISPOSAL**

### **§4611(1)(2)**

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

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

# **GARBERVILLE REDWAY BENBOW ALDERPOINT COMMUNITY PLAN**

## **LAND USE AND DEVELOPMENT**

### **RURAL LAND USE**

#### **§2500**

##### **1. Green Gulches**

Areas of Connick Creek and Bear Creek as shown on the Plan Map are designated Green Gulch areas, to be left in a natural condition. Development may be permitted within these areas where consistent with the streamside management area and stream channel policies. ~~of the Chapter 3 of the Framework General Plan.~~ For purposes of applying the policies, the streamside management area shall be mapped green gulch area. **GRCP-P1**, section deleted because it is no longer relevant.

##### **2. Benbow Golf Course**

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

### 3. Rodeo Grounds-Benbow Area

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

### 4. Urban Reserve

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

5. New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designated in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone. **GRCP-P5, P6**

6. For the Mitchell Ranch and Tooby Flat area, homesites shall be clustered in order to: (1) maintain the maximum feasible agriculturally productive areas; (2) minimize viewshed impacts; (3) avoid archaeological resources; and (4) reduce grading and construction impacts. Subdivision design should also consider incorporation of agriculturally related recreational amenities such as horse stables and trails on order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design. **GRCP-P6, 7**

### 7. Fire Safety

~~The Uniform Fire Code is to be applied to any industrial development. It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, Ag (Agriculture Grazing), or AL40.~~ Uniform Fire Code reference is out of date. Conflicts with current proposals under consideration by LAFCo and the Fire Districts.

8. Developments along the Highway 101 corridor are to be visually buffered. **GRCP-P12**

9. Along the Redwood Drive corridor between Garberville and Redway, vegetative breaks and buffering, consistent with traffic safety concerns, are to be included with new developments. **GRCP-P12**

~~10. A Highway Patrol station has been proposed at a commercial site in the Benbow Valley. Upon project application, consideration should be given to requiring an open space easement of rezoning to golf course use on the balance of the parcel. Landscaping of the exterior of the security fencing and tree plantings in the parking lot should be required, as well as other appearance and design treatments as may be appropriate. Project completed.~~

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

## URBAN LAND USE

### §2600

#### 1. Garberville Public Facilities Area

The Public Facilities (PF) land use designation at the north end of Garberville is intended to provide a centralized location for community facilities such as the Community Center and library, and other public or quasi-public uses. The zoning has not been changed in order to maintain property rights prior to the

development of such facilities. When the development of key facilities takes place, the zoning should be changed to insure compatibility of future uses. **GRCP-P7**

## 2. Multi-Family Residential

Multi-family residential building types are considered to be compatible with the RL land use designation where provided for by the zoning, consistent with planned densities.

The RM designation at the curve in the Briceland Thorne Road in Redway is limited to accommodating eight additional units. (See Note on Map). **GRCP-P8**

## HAZARDS AND RESOURCES

### GEOLOGIC

#### §3210

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

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

0 - 15% slopes = 5 acres/dwelling unit

15 - 30% = 10 acres/dwelling unit

30% or over = 20 acres/dwelling unit

Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given to the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. **GRCP-P10**

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

### FLOOD HAZARD

#### §3291

1. See Framework Plan

2. See Framework Plan

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

~~4. Fire Safety. The Uniform Fire Code is to be applied to any industrial development. It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, AG (Agricultural Grazing), or A140. Uniform Fire Code reference is out of date. This policy conflicts with current proposals under consideration by LAFCo and the Fire Districts.~~

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

6. A. New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures. **GRCP-P5**

B. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designed in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone. **GRCP-P6**

## **CRITICAL AND SENSITIVE HABITATS**

### **§3400**

1. Projects in the vicinity of the osprey and eagle nesting sites (in the Lake Benbow-Sprowl Creek area) are to be designed and carried out in such a manner as to avoid disturbance of the sites. **GRCP-P15**
2. A federal candidate protected plant species called beaked -tracyina (Tracyina rostrata) occurs in the vicinity of Alderpoint. Discretionary projects which may affect the plant are to be referred to the Department of Fish and Game and other agencies as may be necessary for mitigation recommendations. **GRCP-P16**

## **CULTURAL RESOURCES**

### **§3500**

1. Archaeological sites have been identified in historical records along the lower river terraces of the Planning Area. These sites are to be avoided or a significance determination and mitigation appropriate is to be carried out. **GRCP-P17**
2. The need for a new cemetery site has been identified, and a site for a new cemetery should be considered during any new major subdivision proposal. **GRCP-P18**

## **PUBLIC SERVICES AND FACILITIES**

## **CIRCULATION**

### **§4200**

## **REDWAY**

1. The proposed realignment of the Briceland-Thorne Road bridge approach is hereby deleted from the Circulation Element. **GRCP-P19**
2. The following are recommended traffic improvements: a) a 4-way stop at Redway Drive and Whitmore and Manzanita; b) study signing and improvements at Briceland Road and Redway Drive; and, c) improve hazardous corner at Oakridge and Briceland Road. **GRCP-P19**
3. West of River Area is not to be rezoned to accommodate additional rural residential development until an adequate year-round road system can be provided. **GRCP-P19**
4. Road improvements to provide full year-round circulation not subject to flooding, and adequate to meet planned capacities, are to be a requirement for Tooby Flat/Mitchell Ranch areas at the time rural residential development to planned densities is proposed. **GRCP-P19**
5. Consideration should be given to including a bike lane in the improvement of Bear Gulch Bridge No. 4c-156 when it is replaced. If this improvement is accomplished, consideration should then be given to a lane or path between Garberville and Redway at a time when improvements are made to Redwood Drive, subject to funding availability and feasibility of safe design. **GRCP-P19**

6. Adopt a parking plan for Garberville. **GRCP-P20**
7. Establish a Parking Authority for the downtown commercial district of Garberville. **GRCP-P20**

## **HYDESVILLE – CARLOTTA COMMUNITY PLAN**

### **LAND USE AND DEVELOPMENT**

#### **DEVELOPMENT TIMING**

##### **§2633**

1. The Hydesville County Water District shall retain sole discretion to extend community water service to all areas within the existing District boundary. **HCCP-P1**
2. All new construction or development on parcels less than 2 acres in size within the Urban Development Area shall be required to utilize the Community Water System. **HCCP-P2**
3. Residential development in the Urban Development Area may utilize on- site individual sewage disposal systems provided that waivers of Site Suitability Criteria shall not be granted by the Humboldt-Del Norte Health Department. **HCCP-P3**

### **HAZARDS AND RESOURCES**

#### **WATER RESOURCES**

### §3361

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

### §3414

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

## PUBLIC SERVICES AND FACILITIES

### DRAINAGE

#### §4235

1. As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels. **HCCP-P6**
2. Drainage plans should be required of development projects within the area of Hydesville shown in Figure 4. **HCCP-P7**
3. Drainage plans as may be required must provide for the passage of stormwater from upstream areas. **HCCP-P7**
4. Dedication of drainage easements to the County of Humboldt for the benefit of the general public may be required as a condition of a development permit. **HCCP-P8**

## JACOBY CREEK COMMUNITY PLAN

### INTRODUCTION

#### §1303(1)(2)(3)

1. The County shall coordinate the preparation and maintenance of the Jacoby Creek Community Plan.
2. The City of Arcata and the Jacoby Creek County Water District should provide technical and advisory assistance to the County for the preparation and maintenance of the Jacoby Creek Community Plan. **JC-P1**
3. ~~The Planning Commission shall report annually to the Supervisors on the status of the Plan and progress in its implementation.~~ Countywide policy- see governance section.

### LAND USE

#### TIMBERLANDS

##### §2312(1)(2)(3)

1. Lands designated as Timberlands on the Land Use Map shall be retained in large parcels to protect the timber resource. **JC-P2**
2. Smaller parcels classified as Timber Sites I, II or III, and located adjacent to or surrounded by lands designated as Timberlands on the Land Use Map should be maintained as Timberlands. **JC-P2**
3. When investigations and evidence presented at a public hearing show that lands designated as Timberlands on the Land Use Map, not currently zoned as Timberland Preserves, are not suitable for commercial timber production, such lands may be redesignated as Rural Lands through a General Plan amendment. **JC-P3**

## AGRICULTURE

### §2322(1)(2)(3)(4)(5)

1. Lands designated as Agriculture, Exclusive shall be retained for agricultural uses. **JC-P4**
2. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area. **JC-P5**
3. The County and the City of Arcata shall establish boundaries separating rural and urban areas to minimize conflicts between agricultural and urban uses.
4. Only those public services necessary for the maintenance of agricultural production shall be provided to areas designated Agriculture, Exclusive. **JC-P4**
5. Lands designated as Agriculture, Exclusive should be excluded from the Jacoby Creek County Water District. Where such exclusion is not feasible because of other regulations or requirements, the District should exclude that portion of the land being used for agricultural purposes from assessment zones **JC-P6**

## PUBLIC LANDS

### §2332(1)(2)

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

## RURAL RESIDENTIAL

### §2342(1)(2)(3)(4)(5)

1. The County and the City of Arcata shall establish stable boundaries separating rural and urban areas.
2. The following Land Use Designations are the only designations that shall be considered appropriate uses in the rural portions of the Planning Area: **JC-P8**
  - A. Timberlands
  - B. Agriculture, Exclusive
  - C. Rural Lands
  - D. Residential, Rural
  - E. Residential, ~~Suburban Estates~~ Updated to be consistent with proposed land use designations.
3. Extensive public service systems shall not be provided to the rural portions of the Planning Area. **JC-P8**
4. Notwithstanding these provisions ~~of Section 2342.3~~, existing residential units located in the rural portions of the Planning Area shall have access to necessary public service systems. **JC-P8**
5. Home occupations, cottage industries, and supplemental income producing agricultural activities should be encouraged in the rural portions of the Planning Area. Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance. **JC-P9**

## URBAN LAND USE

### §2412(1)(2)

1. No industrial uses shall be located in the Planning Area. **JC-P10**
2. Neighborhood commercial uses may be located in the Planning Area. **JC-P11**

### §2422(1)(2)(3)(4)

1. ~~The County, the City and the District shall adopt an Urban Limit Line to identify areas acceptable for urban type development. See Governance section~~
2. A variety of housing types and densities should be encouraged to located within the Urban Limit Line. **JC-P12**
3. New residential development shall be compatible with the scale of existing development. **JC-P12**

4. Clustering and individual home ownerships on large lots held in common should be encouraged. **JC-P12**

#### §2432(1)(2)(3 A, B, C, D)(4)(5)

1. ~~The County, the City and the District shall adopt an Urban Limit Line to designate areas which are suitable for urban development and which can be feasibly provided with urban services.~~ See Governance section

This plan is predicated on the intent that either the City of Arcata or the Jacoby Creek County Water District will be the provider of urban services within the Water Service Area Urban Limit Line as provided in Sections 4323.1, 4423.3, and 4424.2. **JC-P13** Updated to be consistent with new plan language.

2. ~~Development within the Urban Limit Line should occur at designated plan densities only when public water and public sewage disposal systems are available, except as provided by Section 2432.3.~~ See Governance section

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

A. Public water or sewer services are not presently available to serve the project site; and **JC-P14**

B. The proposed development can safely accommodate individual water and waste water disposal systems consistent with current County standards; and **JC-P14**

C. Mitigation measures will assure that the proposed development will not cause adverse cumulative health or environmental impacts; and **JC-P14**

D. The design of the proposed development will not preclude the ultimate development of the site to planned urban densities when public water and sewage disposal systems are provided. **JC-P14**

4. The use of private water sources within the Water Service Area Urban Limit Line is permitted only for residential development at densities of one dwelling unit per five or more acres. **JC-P14** Updated to be consistent with new plan language.

5. Urban type development should not be permitted within the Urban Expansion Area until it is annexed by the City of Arcata. **JC-P14**

## NATURAL HAZARDS

### GEOLOGIC HAZARDS

#### §3212

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

### FLOOD HAZARDS

#### §3222

1. ~~The County shall regulate land use in the Jacoby Creek 100 year flood plain to protect the lives and property of local residents.~~ Superseded by Countwide Safety Element policies

### SENSITIVE HABITATS

#### §3312

1. ~~The County shall minimize damage to riparian habitat in the Planning Area through the standards described below.~~ Superseded by SMA regulations

## CULTURAL CONSTRAINTS

### ARCHEOLOGIC AND HISTORIC RESOURCES

#### §3412



- ~~1. The County shall encourage the preservation of significant archaeologic and historic sites.~~ **Countywide policy**

## **PUBLIC FACILITIES**

### **CIRCULATION**

#### **§4212(1)(2)**

- ~~1. The County shall maintain a road system that accommodates planned land uses in the area.~~ **Countywide policy**

2. New road construction or improvement shall be of sufficient width to accommodate emergency vehicles. Pedestrian and bicycle facilities, exclusive of sidewalks, should be considered for new roads that serve 35 or more units built at a density of four units per acre or more. **JC-P16**

### **WATER SYSTEMS**

#### **§4312(1)(2)**

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

### **URBAN WATER SYSTEMS**

#### **§4322(1)(2)**

- All proposed development within the Water Service Area ~~Urban Limit Line~~ shall be required to connect to public water systems provided by either the City or the District as such systems become available. **JC-P19**  
**Updated to be consistent with new plan language**
- The Jacoby Creek County Water District shall prepare and maintain a Water Facilities Plan for all areas of its jurisdiction to which the District intends to provide water service. **JC-P20**

### **WASTE DISPOSAL SYSTEMS**

#### **§4412**

- No new rural development shall be approved unless proof is provided that such development has access to adequate waste disposal systems. **JC-P18**

### **URBAN WASTE DISPOSAL SYSTEMS**

#### **§4422**

- No new development within the Water Service Area ~~Urban Limit Line~~ shall be approved unless such development will be connected to publicly maintained waste disposal systems. **JC-P17**

### **FIRE SERVICES**

#### **§4502(1)(2)**

- ~~1. The County shall encourage the maintenance of mutual aid agreements among Fire Districts.~~
- ~~2. The County shall require that all new development in the Planning Area be served by an access way that can accommodate emergency vehicles.~~ **Superseded by Countwide Safety Element policies**

### **PARKS AND RECREATION**

#### **§4602**

1. The County shall encourage the development and maintenance of recreational uses in the Planning Area.  
**JC-P21**

# ORICK COMMUNITY PLAN

## LAND USE AND DEVELOPMENT

### POPULATION

#### §2230 (3 A,B,C)

The County shall support Orick's efforts to reverse declining population trends by:

- A. ~~supporting the construction of the Redwood Park Bypass~~, Project completed.
- B. encouraging tourist-oriented developments to locate in the Orick area;
- C. including Orick in future Block Grant proposals. **OCP-P1**

### ECONOMICS

#### §2330 (14)(15)(16)(17)

14. Maintain the existing agricultural operations through the application of agricultural zoning. **OCP-P2**
15. Identify and designate sites that would be suitable for R-V parks and mobile home parks. **OCP-P3**
16. Locate retail commercial uses in the existing community center, with population serving establishments concentrated north of Redwood Creek, and visitor serving uses south of the Creek. **OCP-P4**
17. Permit the conversion of Resource Dependent Industrial sites to tourist oriented R-V parks. Campgrounds or resorts, if the sites are physically suitable for such uses. **OCP-P5**

### HOUSING

#### §2430(9)(10)(11)(12)(13)

9. Designate additional land in the center of town for residential use. **OCP-P6**
10. Permit placement of manufactured homes in single family residential areas. **OCP-P8**
11. Permit the construction of mobile home parks in undeveloped portions of the Single Family Residential designation if the proposed park can comply with the provisions of Section 316-12 of the County Zoning Regulations. Any proposed mobile home park should be subject to the County's Use Permit approval process **OCP-P8**.
12. Clustering and individual home ownership on large lots held in common should be encouraged. **OCP-P7**
13. New residential development should be compatible with the rural character of the community. **OCP-P6**

### PUBLIC LANDS

#### §2543

12. The County should support the following specific aspects of the Park Master Plan.
  - A. provide campsites at Orick Hill,
  - B. provide campsites at Skunk Cabbage Hill,
  - C. maintain no-charge camping at Freshwater Lagoon beach.
13. The County should require that visitor services that are available in Orick be identified in any County financed literature that discusses Redwood National Park. **OCP-P9**

### CIRCULATION

#### §4230(33)(34)(35)

33. The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals. **OCP-P10**
34. The County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety. **OCP-P11**
35. The County, together with Redwood National Park, should consider improvement of Hufford Road as a visitor access to the mouth of Redwood Creek. **OCP-P12**

### WATER FACILITIES

#### §4513(5)(6 A,B,C)

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

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

A. to areas designated as Timberlands, no extension of community water systems shall be permitted; **OCP-P14**

B. to areas designated as Agriculture Exclusive, Agricultural Lands, and ~~Agricultural~~ Rural Residential: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited to a size adequate to meet the existing residential requirements; and, no extension shall be permitted to serve uses that are clearly inconsistent with the Land Use Designation. **OCP-P14**

C. to areas designated as ~~Agricultural Suburban Residential Estates~~: community water systems may be provided to meet existing and planned residential development. **OCP-P14**

Updated to be consistent with proposed land use designations.

### ACTION PLAN

#### DESIGN AND COMMUNITY BEAUTIFICATION

##### §5143(1)(2)

1. The community should encourage and assist property owners along the highway to use landscaping, fencing and painting to improve the appearance of the community. **OCP-P15**

2. The OEDC should consider commissioning a Design Plan to guide private beautification efforts. **OCP-P15**

#### COMMUNITY PROMOTION

##### §5230(1)(2)(3)

1. Visitor serving businesses in the community should advertise together to promote visits to the Orick area. **OCP-P16**

**OCP-P16**

2. On the next reprinting of the Orick brochure, the brochure should be expanded to include the name and phone number of visitor serving businesses. **OCP-P16**

3. A progressive museum should be developed in local stores. **OCP-P16**

#### LONG TERM EFFORTS

##### §5330

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

## WILLOW CREEK COMMUNITY PLAN

### LAND USE AND DEVELOPMENT

## **RURAL LAND USE §2504**

1. In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations. **WCCP-P1**
2. Public lands under the ownership of the United States Forest Service are designated with a Public lands land use designation and zoned Agriculture Exclusive (AE). **WCCP-P2**

## **HAZARDS AND RESOURCES**

### **FLOOD HAZARDS §3220.2**

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

### **DRAINAGE §4900**

1. ~~Streamside Management Area policies for intermittent streams shall be applied to the water course as identified in Figure 4.~~ Updated in GPU, No longer relevant.