

**HUMBOLDT COUNTY
GENERAL PLAN**

Volume II

**Fortuna Area
Community Plan**

May 7, 1985

DRAFT RESOLUTION

RESOLUTION ADOPTING THE

FORTUNA AREA COMMUNITY PLAN

AS PART OF THE HUMBOLDT COUNTY GENERAL PLAN

VOLUME II - AREA PLANS

WHEREAS, on August 2, 1983, the Board of Supervisors appointed a thirteen member Community Advisory Committee (CAC), including five members representing the City of Fortuna, to prepare recommendations on the adoption of a community plan and associated zoning for the Fortuna unincorporated area; and

WHEREAS, between June, 1983 and February, 1984, the Fortuna Area Community Advisory Committee (CAC) held eighteen meetings in Fortuna, reviewed background data, and discussed community attitudes; and

WHEREAS, on February 22, 1984, the CAC approved a Draft Fortuna Area Community Plan and Associated Zoning; and

WHEREAS, an Initial Study was prepared on the Fortuna Area Community Plan and Associated Zoning, which recommended the adoption of a Negative Declaration; and

WHEREAS, the Initial Study and proposed Negative Declaration were released for public review on May 31, 1984; and

WHEREAS, on June 28 and July 19, 1984, the Planning Commission held duly noticed public hearings on the Fortuna Area Community Plan and Zoning during which written and oral testimony was presented; and

WHEREAS, on July 19, 1984, the Planning Commission referred the Fortuna Area Community Plan and Zoning to the CAC to consider and recommend on various proposed revisions to the plan document including written comments from the City of Fortuna; and

WHEREAS, on August 1 and August 15, 1984, the CAC held additional meetings in Fortuna to review and approve revisions to the Fortuna Area Community Plan Hearing Draft - May, 1984; and

WHEREAS, on August 16, 1984, the Planning Commission held a continued public hearing on the Community Plan during which time the Commission accepted the CAC Plan and Zone revisions to the Hearing Draft of the Fortuna Area Community Plan and received additional written and oral testimony; and

WHEREAS, on August 16, 1984, the Planning Commission considered and approved amendments to the Fortuna Area Community Plan Hearing Draft; and

WHEREAS, on September 27, 1984 the Planning Commission approved, as amended, the Fortuna Area Community Plan and Associated Zoning as represented in a report to the Board of Supervisors entitled "Planning Commission Draft Fortuna Area Community Plan, September 1984;" and

WHEREAS, by Resolution 12-84, on September 27, 1984, the Humboldt county Planning Commission did recommend to this Board the adoption of the Planning Commission Draft Fortuna Area Community Plan as the Humboldt County General Plan, Volume II- Fortuna Area Community Plan; and

WHEREAS, the Board of Supervisors has provided extensive public notice by press release, legal notice in the Times Standard and Humboldt Beacon and by direct mail to property owners affected by the proposed plan designations and zone reclassifications; and

WHEREAS, on February 25, 1985 in Fortuna and on March 11, 1985 at the Courthouse in Eureka, the Board of Supervisors held duly noticed public hearings on the Fortuna Area Community Plan and Zoning in which all interested persons in attendance were afforded ample opportunity to be heard; and

WHEREAS, the Board of Supervisors duly considered all written and verbal testimony received at the aforesaid hearings; and

WHEREAS, the Board, based on testimony received, approved four (4) area specific zone classification revisions and broadened the concept of cottage industries; and

WHEREAS, on March 26, 1985 this Board reviewed and approved a draft of the plan/zone maps reflecting the aforementioned revisions.

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings be and are hereby made:

1. The environmental report entitled "Initial Study and Notice of Intent to Issue a Negative Declaration for the Draft Fortuna Area Community Plan and Associated Zoning" dated May 31, 1984 has been duly considered by this Board and is hereby found to have been prepared and utilized pursuant to the requirements of the California Environmental Quality Act.
2. The several zone reclassification revisions approved by this Board have been duly evaluated and found not to constitute a substantial change such as would warrant a referral to the County Planning Commission.

3. The adoption of this community plan is in the interest of the community, is in accord with the policies and direction provided by the Humboldt County General Plan, Volume I - Framework and complies with State Planning Law.

BE IT FURTHER RESOLVED on April __, 1985 by the Humboldt County Board of Supervisors that the document entitled Humboldt County General Plan, Volume II, Area Community Plan and Associated Zoning, is hereby adopted.

DRAFT RESOLUTION

RESOLUTION ADOPTING THE

ZONE RECLASSIFICATIONS NECESSARY TO IMPLEMENT

THE FORTUNA AREA COMMUNITY PLAN

WHEREAS, the Planning Commission has recommended the adoption of the fortuna Area Community Plan, as amended, to the Board of Supervisors; and

WHEREAS, existing zones together with proposed zone reclassifications as shown on the attached Exhibit A - Fortuna area Community Plan and Associated Zoning Map (scale 1" = 600') and Exhibits 1 to 8 are necessary to implement the Fortuna Area Community Plan; and

WHEREAS, existing zones and the proposed zone reclassifications are consistent with and necessary to implement the proposed Fortuna Area Community Plan; and

WHEREAS, the County Planning Commission has provided public notice to the property owners affected by the proposed zone reclassifications as required by Government Code; and

WHEREAS, on June 28, July 19 and August 16, 1984, the Planning commission held a public hearing on the proposed zone reclassifications during which testimony was presented; and

WHEREAS, on September 27, 1984 the Humboldt County Planning Commission approved the zone reclassifications necessary to implement the Fortuna Area Community Plan as represented in a report to the Board of Supervisors entitled "Planning Commission Draft Fortuna Area Community Plan, September, 1984;" and

WHEREAS, by Resolution 12-84 on September 27, 1984 the Humboldt County Planning Commission did recommend to this Board the adoption of the zone reclassifications necessary to implement the Fortuna Area Community Plan; and

WHEREAS, the Board of Supervisors has provided extensive public notice by press release, legal notice in the Times Standard and Humboldt Beacon and by direct mail to property owners affected by the proposed zone reclassifications; and

WHEREAS, on March 11, 1985 at the Courthouse in Eureka, the Board of Supervisors held a duly noticed public hearing on the proposed zone reclassifications in which all interested persons in attendance were afforded ample opportunity to be heard; and

WHEREAS, the Board of Supervisors duly considered all written and verbal testimony received at the aforesaid hearings; and

WHEREAS, the Board, based on testimony received, approved four (4) area specific zone classification revisions and broadened the concept of cottage industries; and

WHEREAS, on March 26, 1985 this Board reviewed and approved a draft of the plan/zone maps reflecting the aforementioned revisions.

NOW, THEREFORE, BE IT RESOLVED on April __, 1985 by the Humboldt County Board of Supervisors that the zone reclassifications necessary to implement the Fortuna Area Community Plan as shown on Exhibits A and Exhibits 1 to 8 are hereby adopted.

HUMBOLDT COUNTY BOARD OF SUPERVISORS

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CHAPTER 1 INTRODUCTION

1100 OVERVIEW

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

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

1. The Fortuna Area Community Plan - This plan contains specific policies applicable to the Fortuna Planning Area. (See Figure 1).
2. The Humboldt County Framework Plan - This plan contains policies and information applicable to all unincorporated areas of Humboldt County and are thus applicable to the Fortuna Planning Area.
3. The City of Fortuna Sphere of Influence Report - This Plan was adopted by the Local Agency Formation Commission on January 26, 1983 and establishes the probable ultimate physical boundary and urban service area for the City of Fortuna. (See Figure 2).
4. Technical Background Report to the Fortuna Area Community Plan- This report contains background information useful in establishing the policies of the Fortuna Area Community Plan. A copy of the citizen's questionnaire and a summary of responses to the questionnaire is included.
5. Policy Background Studies to the Humboldt County Framework Plan-These studies contain background information pertinent to the Humboldt County Framework Plan.

1332 Consistency Between Framework Plan and Community Plan

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

The Fortuna Area Community Plan has been developed in accordance with the Humboldt County General Plan, Volume I - Framework Plan. Numerical sections of the Plan correspond with Volume I sections. Where Community plan sections are

**FIGURE 1
FORTUNA COMMUNITY PLANNING AREA**

referenced to Volume I, or are omitted entirely, the language of Volume I prevails. Where specific Goals, Policies or Standards are included in the Community Plan, the Community Plan supplements or takes precedence over Volume I counterparts.

The major policies of the Humboldt County Framework Plan are:

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

The major plan proposals and underlying principles of the Fortuna Area Community Plan:

1. Maintain the present level of resource protection for timberlands and provide some additional protection for agricultural lands within an urban environment.
2. Reserve a measurable amount of land suitable for industrial development.
3. Preclude and/or limit the extent of residential development in high hazard areas (flooding, unstable slopes and immediate vicinity of airport).
4. Direct residential development to existing urbanizing areas and smaller pockets on the fringe of the City in close proximity to potential urban services.
5. Provide for an ample supply and variety of housing sites.

6. Provide an opportunity for some of the urbanizing areas (residents) to select an optimum level of development that will effectively maintain the rural atmosphere.
7. Establish a maximum residential development density based on the absence of public water and sewer systems within the planning area.
8. Establish urban boundaries as the basis for targeting/programming the eventual provision of appropriate levels and types of urban services to specific areas.

CHAPTER 2 LAND USE AND DEVELOPMENT

2100 OVERVIEW

The Fortuna Area Community Plan covers about eight (8) square miles (5,200 acres) of unincorporated land surrounding the City of Fortuna. The City occupies an area of 5.3 square miles near the confluence of the Eel and Van Duzen Rivers. The planning area has a current population of 1066 persons and 401 housing units with 95% of the population (1,010 persons) residing within the City of Fortuna Sphere of Influence (see Figure 2). About seventeen (17) miles of the County Road system fall within the planning area as do segments of U.S. 101, State Highway 36 and the Northwestern Pacific Railroad. Prominent land uses within the area include the town of Alton, the Rohnerville Airports, and the Redwood Empire Golf and Country Club, all in the southern part of the planning area.

The planning area's principle land uses are timber production, agriculture and residential development. Forty-two percent (2,200 acres) of the planning area's soils are rated as having high or very high timber raising potential. About 58% (1,278 acres) are contained within the Timber Production Zone (TPZ). The planning area contains 1,900 acres of prime agricultural lands and includes six (6) agricultural preserves amounting to 550 acres. Residential lands are generally defined as areas with an average parcel size well under 5 acres. Residential Single Family and Agriculture Suburban areas amount to about 1,400 acres or 27% of the planning area. Commercial land uses in the planning area amount to about twenty (20) small scale enterprises, most generally located in the vicinity of U.S. 101, the airport and Alton. This general area also includes two sawmills.

2200 POPULATION

The Fortuna Community Planning area has a current estimated population of 1,066 persons, which represents about 1% of the total County population. About half of the planning area population reside in the Palmer Creek Area and the town of Alton, with the balance located in the areas of Loop Road, the Country Club, and along Carson Woods and Sunny Heights Road.

Table 1 shows population projections by five year intervals through the year 2000 for the County, the City of Fortuna and the Planning Area. The City's population growth rate for the next 20 years is projected to exceed the County growth rate and is approximated here as a reasonable measure of the rate of population growth within the planning area.

Population within the planning area is projected to increase by 450 persons or almost 50% by the year 2000. The combined population of the City and the planning area is projected to be 12,353 by year 2000.

**TABLE 1
PROJECTED POPULATION GROWTH: 1980-2000**

<u>Year</u>	<u>Population of Planning Area</u>	<u>Population of Fortuna</u>	<u>Population of Humboldt County</u>
1980	1050	7591	108,024
1985	1200	8666	113,400
1990	1300	9467	118,600
1995	1400	10124	121,746
2000	1500	10835	125,635

2300 ECONOMICS

The planning area's principal land uses are timber production, agricultural grazing and residential. Two sawmills and about twenty small commercial establishments provide a modest level of economical activity within the planning area. Cottage industries are allowed in many of the planning area's land use designations. A major opportunity within this planning area is to reserve an ample amount of lands suitable for industrial development. About 100 acres at Sandy Prairie is proposed as a major industrial center and is designated Industrial General (IG). Optimal levels of industrial development of this site is dependent on the provision of public water and sewer and annexation to the City of Fortuna.

2400 HOUSING

The planning area has approximately 400 dwelling units. The average number of persons per occupied housing unit in the planning area is 2.80. In April, 1980, (U.S. Census) the vacancy rate in the planning area was 5%, compared to 8.3% countywide. It is estimated that 31% of all housing units in the area are renter occupied.

A total of 521 residential building sites are provided by the plan in areas designated for residential development (RL, AS and AR - See Plan Map). The population projections indicate that 160 building sites if fully developed and utilized could house the anticipated year 2000 population. (See Table 2 for Residential Development

2500 RURAL LAND USE

2501 Background

The Fortuna Community Planning Area contains a significant extent of rural lands, most of which lies beyond the Fortuna Sphere of Influence. The conservation and development of the rural areas of the County is a major policy of the Framework Plan and is based on the protection of productive agricultural and timberlands and the concentration of new residential development around existing communities. By focusing development near existing communities, rural areas in the County can be retained in resource production uses. **(REFER TO VOLUME I FRAMEWORK PLAN FOR RURAL LAND USE POLICIES)**

2554.11 Standards for Cottage Industries

Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:

1. Are conducted by occupants on the premises and not more than three non- resident employees in a manner which does not substantially affect the primary use of the parcel; and
2. Does not require use of buildings or structures occupying more than two acres; and
3. Involves no sales of merchandise other than that grown or processed on the premises or merchandise directly related to and incidental to the industry; and
4. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.

2600 URBAN LAND USE

2610 COMMUNITY PLANNING AREAS

2611 Background

The urban/suburban areas comprise about 1,400 acres or 27% of the planning area. The greatest urban concentrations occur in the Palmer Creek area and the town of Alton with other suburban areas located along Rohner and Mill Creeks and adjacent to Loop and Rohnerville Roads. All of the urban/suburban areas border the City of Fortuna except Alton. About half (49%) of all existing parcels within the Sphere of Influence are one (1) acre or less in size.

2613 POLICIES

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.

2620 SPHERE OF INFLUENCE

2621 Background

The City of Fortuna Sphere of Influence Report was adopted by LAFCo on January 26, 1983. The major urbanization and public service policies established by the Sphere of Influence Report as well as much of the information on public service providers is embodied in the Fortuna Area Community Plan Technical Background Report and reflected in the Land Use Plan Map and Urban Development and Expansion Areas of the Fortuna Area Community Plan.

2622 POLICY

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.

2630 DEVELOPMENT TIMING

FIGURE 2

2633 Polices

1. The County and the City of Fortna shall adopt the Urban Development Areas as shown on the Land Use Plan Map.
2. The County and the City of Fortna shall adopt the Urban Expansion Areas as shown on the Land Use Plan Map.
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.
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.
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.
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.

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).

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.

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).

2700 LAND USE DESIGNATIONS

2710 OVERVIEW

The following land use designations are divided into chief characteristics and primary and compatible uses. The character component of the designation aggregates distinctive land use qualities while the primary and compatible use component describes principal uses and other uses capable of existing harmoniously with adjacent lands. The various designations used in the Fortuna Area Community Plan are described in the following paragraphs and are represented on the Land Use Maps.

2715 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS

Density ranges described in land use designations may be exceeded to encourage affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of extraordinary public benefits within subdivisions. (Amended by Resolution No. 98-114d, adopted 04/07/98).

2720 RESOURCE PRODUCTION

2721 Timberland (T)

1. Character: The timberland designation is utilized to classify land which is primarily suitable for the growing, harvesting and production of timber. The designation is restricted to those lands which are in a timber production zone. Areas shown on the general plan land use map as Timberland but not in TPZ should be developed consistent with existing zone.

2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timberlands that detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:

A. Watershed management.

B. Management for fish and wildlife habitat.

C. A use integrally related to the growing, harvesting and processing of products, including but not limited to roads, log landings, log storage areas and timber products processing facilities.

D. Grazing and other agricultural uses.

E. A residence or other structure necessary for the management of land zoned

F. Recreational use of the land by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing.

G. All prudent reforestation activities including site preparation.

H. The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.

I. Temporary labor camps of less than one year in duration, accessory to timber harvesting or processing operations.

3. **Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 40 acres.** The following findings must be made in determining appropriate density ranges.

A. Subdivision to a density of one (1) dwelling unit per 40 acres may be permitted, where the protection of timber productivity will be ensured, and where the following findings can be made.

1. The subdivision will result in significant improvements(including but not limited to stocking and conifer release) in site productivity, timber growth and/or harvest through intensive management; and the division will not inhibit economically viable agricultural and timber production on adjoining lands.

2. Uses in the adjoining area are compatible with the uses proposed by the subdivision.

3. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements.

4. The division will not significantly detract from the use of the property for, or inhibit, growing and harvesting timber.

5. A joint timber management plan will be prepared on the division.

6. Residential sites should be located to the fullest practical extent, on non-timberland areas or in areas of the lowest productivity.

4. Lot Line Adjustments of TPZ may be approved without regard to the standards of Section 3(A) above in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction in the area of TPZ available for forest management.

2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:

A. Rated Class I or II by the U.S. Soil Conservation Service.

B. Rated 80 through 100 percent of the Storie Index.

C. Land that has a livestock carrying capacity of one animal unit per acre.

D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.

E Land capable of producing an unprocessed plant production adequate for economically viable operations.

F. Additional lands adjacent to A, B, or C above which presently historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.

2. Primary and Compatible Uses: Primary uses shall be limited to the production food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

A. Hog production.

B. Animal feed yards and sales yards.

C. Agricultural and timber products processing plants.

D. Animal hospitals.

E. Rental or sale of agricultural equipment and storage thereto.

F. Watershed management.

G. Management for fish and wildlife habitat.

H. Recreational uses under the control of the owner not requiring non-agricultural development.

I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

J. Farm labor housing and temporary labor camps.

K. Cottage industries.

3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

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

2723 Agriculture Grazing (AG)

1. Character: Agriculture Grazing includes lands characterized by any of the following:

A. Lands which are not prime agricultural lands, but are in agricultural uses shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.

B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use. These lands can contribute to the maintenance of the long term viability and integrity of the County's grazing lands.

C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture.

2. Primary and Compatible Uses: (See 2722.2)

3. Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 40 acres. The following findings must be made in determining appropriate density ranges.

A. Subdivision to a density of one (1) dwelling unit per 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced and where the following findings can be made.

1. The division will not inhibit economically viable agricultural uses on adjoining lands.

2. Uses in the adjoining area are compatible with the uses proposed by the subdivision.

3. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements.

4. The division will not significantly detract from the use of the property

for, or inhibit, agricultural operations.

5. Residential sites should be located to the fullest practical extent, in areas of the lowest productivity.

B. Subdivision to a parcel size below 40 acres to 2.5 acres may only be permitted if the findings in 3(A) above are made in addition to the following:

1. Each parcel created has frontage on an existing publicly maintained road.
2. All development is within 1/4 mile of an existing maintained public road.
3. Access to the remainder is consistent with the uses of the remaining property.

4 Maximum allowable densities should be encouraged to occur within, or in proximity to, the following designations:

- a) Community planning areas;
- b) Rural community centers;
- c) Community services districts.

The total number of building sites should not exceed one (1) dwelling unit per 40 acres. A use permit shall be required where a density of more than one dwelling unit per parcel is sought.

Homesite coverage shall not exceed 2 1/2 acres.

2725 Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.

2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.

3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

4. Community Policy

A Cottage Industries may be permitted with a Conditional Use Permit.
(For definition and development standards see Section 2554.11).

2730 RESIDENTIAL

2731 Agricultural Suburban (AS)

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.

2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.

3. Density Range: One dwelling unit per 2.5 to 5.0 acres.

4. Community Policies

A. 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).

B. Cottage Industries may be permitted with a Conditional Use Permit.

2732 Residential, Single Family (RL)

1. Character : The family residential designation is intended to be applied in urban areas of the County where topography , access, utilities and public services make the area suitable for one-family development.

2. Primary and Compatible Uses: Single Family residence, cottage industries, educational and religious activities and rooming and boarding of not over two (2) persons not employed on the premises.

3. Density Range: Planned development density in all areas designated as Residential , Single Family range from 1 to 2.5 acres per dwelling unit and shall not exceed a density of one (1) dwelling unit (See Section 2633.8 and Appendix A) per acre nor a minimum parcel size of less

than one (1) acre until utilities and public services become available, the density range will increase to 1 to 7 dwelling units per acre.

2733 Residential, Multiple Family (RM)

1. Character: The multiple family residential designation is intended to be applied in urban areas of the County, where topography, access, utilities, and public services make the area suitable for multiple family home development. Density is to be determined by community character.

2. Primary and Compatible Uses: Multiple family housing, professional and business offices, educational and religious activities, mobilehome parks, boarding and rooming houses, social halls, fraternal and social organizations, non commercial recreational facilities.

3. Density Range: 7-30 du/acre.

4. Community Policy: The existing sixteen (16) unit mobilehome park in Alton shall be reclassified to a zone which allows mobilehome parks as a principal permitted use and qualified to limit the capacity of the park to sixteen (16) units.

2740 COMMERCIAL

2741 Commercial General (CG)

1. Character: Retail trade services that should be grouped for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.

2. Primary and Compatible Uses: General retail trade, business and professional services, motels, hotels, restaurants, offices, public assembly.

3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands and adequate water, sewer, fire flows, and urban road and drainage systems.

4. Community Policy: Traffic safety will be taken into consideration for any development associated with the Commercial General (CG) plan designation at the intersection of U.S. 101 and 12th Street.

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).

2. Primary and Compatible Uses: Heavy retail trade, repair services, construction services, wholesale trade, research and development.

3. **Minimum Parcel Size:** Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands and adequate water, sewer, fire flows, and urban road and drainage systems.

2743 Commercial Recreation (CR)

1. **Character:** The commercial recreation designation is utilized to classify existing and proposed private and commercial recreational uses primarily related to outdoor facilities.

2. **Primary and Compatible Use:** Campgrounds, recreational uses.

3. **Minimum Parcel Size Range:** Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands and adequate water, sewer, fire flows, and urban road and drainage systems.

4. **Community Statements**

A. See Appendix C (1) for a Fortuna Area Community Advisory Committee statement regarding the Redwood Empire Golf and Country Club.

B. See Appendix C (2) for the Fortuna Area Community Advisory Committee statement on the basic content of the Highway Service Commercial Zone (CH-Q) to be applied to the Commercial Recreation (CR) plan designation of the southeast corner of Eel River Drive and Drake Hill Road.

2750 INDUSTRIAL

2751 Industrial, General (IG)

1. **Character :** In Urban areas, convenient access to transportation systems and full range of urban services are required.

2. **Primary and Compatible Use:** Manufacturing, processing wood, iron, and concrete products, energy related facilities and educational and religious activities where they do not interfere with ultimate industrial development. (Res. 86-143, 12-16-86)

3. **Minimum Parcel Size:** Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands and adequate water, sewer, fire flows, and urban road and drainage systems.

4. **Community Policy:** Junk yards as defined by Section 312-37 of the Humboldt County Zoning Ordinance (See Appendix B) and the outdoor storage of used or disabled vehicles, used furniture and household equipment shall not be permitted

within the Industrial, General (IG) land use designation in the vicinity of the Rohnerville Airport.

5. Community Statements

A. Zoning to implement the Industrial General (IG) plan designation for the area between State Highway 36 and the railroad shall allow timber products processing plants (sawmills, lumbermills...) as a principal permitted use.

B. Zoning to implement the Industrial General (IG) plan designation for the area along Eel River Drive south of Drake Hill Road shall allow timber products processing plants (sawmill, lumber mill...) as a principal permitted use, with appropriate development standards applied.

2752 Industrial, Resource Related (IR)

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

2760 PUBLIC OWNERSHIP

2761 Public Facilities (PF)

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

TABLE 2
RESIDENTIAL DEVELOPMENT POTENTIAL BASED ON
FORTUNA AREA COMMUNITY PLAN

Land Use Designations	Minumum Parcel Size	Total No. Acres	% of Total Acres	No. of Existing Parcels	No. of Developed Parcels(3)	Potential Development Sites(4)	Additional Population(5)
Timberlands	40 acres	1362	25.9%	--	--	--	--
Agriculture, Exclusive	20 acres	982	18.7%	53	10	--	--
Agriculture, Grazing	40 acres	548	10.4%	19	8	--	--
Agriculture Rural	5 acres	220	4.2%	16	9	36	101
Agriculture Suburban	2-1/2 acres	917	17.4%	332	115	246	689
Residential, Single Family	1 acre	400	7.6%	305	231	234	655
Residential, Multiple Family	--	1	--	1	1	--	--
Commercial General	(1)	4	--	7	7	--	--
Commercial, Services	(1)	3	--	2	2	--	--
Commercial, Recreation	(1)	151	2.9%	2	2	--	--
Industrial, General	(1)	220	4.2%	36	17	--	--
Industrial, Resource Related	(1)	51	1.0%	2	2	--	--
Public Facility	(1)	169	3.2%	2	2	--	--
TOTAL		5248	100.0%	777	406	516	1445

(1) Variable, adequate for parking and setbacks

(2) Not applicable

(3) Not equivalent to the number of dwelling units (some parcels have more than one dwelling unit)

(4) Currently existing vacant parcels and additional parcels which can be created under proposed plan

(5) Potential additional population based on 2.80 persons per household

CHAPTER 3 HAZARDS AND RESOURCES

3100 OVERVIEW

This chapter highlights information on public hazards and community resource values presented in the Technical Background Report to the Fortuna Area Community Plan. Hazard information summarized in the Technical Background Report covers the identifiable hazard issues within the planning area, such as geologic, flooding and airport safety. Also included are natural and cultural resource values such as fish and wildlife habitat, historic buildings and archaeological sites. **REFER TO CHAPTER 3 OF THE FRAMEWORK PLAN FOR ALL HAZARD AND RESOURCE POLICIES APPLICABLE IN THE FORTUNA AREA COMMUNITY PLAN.**

Two faults within a mile of the planning area--the Goose Lake and related faults in Hydesville and the Little Salmon and Yager Faults passing through the former town of Newburg have been investigated by the California Division of Mines and Geology (CDMG). CDMG has determined that Goose Lake Fault is seismically active and should be zoned according to requirements of the Alquist Priolo Act. The study notes that the Goose Lake Fault is not well defined west of Wolverton Gulch Area and no further study was recommended. No conclusive determination could be reached due to a lack of data on the complex Little Salmon and Yager Faults and further study was recommended.

The highest slope instability within the Fortuna Community Planning Area occurs in the vicinity of Palmer Creek neighborhood. Highly erosive soil types on steeply sloped terrain and seasonal rains make erosion a pervasive problem. Soil movement is a primary concern. The most stable area is the airport and vicinity with the vast extent of the planning area (about 75%) categorized as slopes of moderate instability.

During unusually heavy rainfall periods, runoffs into narrow canyons and inland river valleys is extensive. The Sandy Prairie area and a narrow corridor on the east side of US 101 between Kenmar Road and Alton are within the Eel River flood plain. The Strong Creek bottom is also subject to flooding during peak periods of run off. At present the creeks flooding their banks do not present major problems; however, if future development encroaches on these areas, runoff will increase and the potential for increased flood damage will occur.

Rohnerville Airport is the County's second busiest general aviation facility as well as a California Department of Forestry Air Attack Base for fire fighting. Safety, airspace and noise were among the major factors considered in establishing the land use designations in the vicinity of the Airport. Development proposals within an area of airport influence will be evaluated for compliance with the Airport/Land Use Safety Compatibility Criteria.

Within the greater Fortuna Area, the largest concentration of historic buildings are in the townsites of Hydesville and Rohnerville.

No documented rare or endangered species reside within the planning area; however, peregrine falcons and bald eagles pass through occasionally. All creeks that have been surveyed by the Department of Fish and Game receive salmon and steelhead runs, or contain a resident trout population.

3200 HAZARDS

3201 Background

In the Mill Creek drainage system, the area south of Drake Hill Road and west of Airport Road is presently pasture, but is planned for future industrial development. Any substantial development in this area will generate additional runoff and can aggravate an existing downstream drainage problem within the City. Most of the existing drainage system within the City (north of Drake Hill Road) is under-sized and street flooding is now a common occurrence in several areas.

3291 POLICY

Flood (Drainage)

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 **Figure 9** in the Fortuna Area Community Plan, Technical Background Report.)

**CHAPTER 4
PUBLIC SERVICES AND FACILITIES**

4100 OVERVIEW

U.S. Highway 101 and State Highway 36 provide primary access to the Fortuna Area. Thirty-two County roads (17 miles) provide immediate access within the Fortuna Community Planning Area. Public transportation is available by the Redwood Transit System and by Greyhound primarily along US 101. The Northwestern Pacific Railroad has provided freight service to the area, but presently is in formal procedures to abandon the line completely. Rohnerville Airport is located on a 160 acre site in the planning area, just south of the City of Fortuna.

Rohner and Newburg Parks, both within the City of Fortuna, provide regional sports and recreational opportunities.

Most of the residents of the area obtain their water from private wells and springs. About 30 Mill Creek/Country Club Estates households receive water from the Land Water Company, and a small number receive water from the City of Fortuna or the Campton Heights Water Company.

Residents of the area currently dispose of sewage by means of individual septic tank and leach fields. There are no City sewer connections outside the city limits; however, the City wastewater system has the capacity to accommodate long-term growth and development. Fire protection is provided by the Fortuna Fire Protection District.

4300 TRAILS

4301 Background

Many residents of Palmer Creek area who choose to walk to Fortuna, must use the edge of the freeway (U.S. 101) since this is the only available pedestrian accessway.

4311 POLICY

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.

4500 WATER AND WASTEWATER FACILITIES

4510 WATER FACILITIES

4511 Background

The Land Water Company is a small private water system established in 1960 that serves about thirty (30) households in the Mill Creek/Country Draft Fortuna Community Plan April, 1984 Page 4-2 Club Estates area. The water provided by this water system has been found to contain iron and manganese greatly exceeding the maximum contaminate level required by the

California Safe Drinking Water Act. Customer complaints have been received by the County Health Department. The results of a community planning questionnaire covering the Mill Creek area, indicate a high level of consumer dissatisfaction with the existing water supply. Some customers have sought out auxiliary water supplies or added home water treatment equipment. Corrective action has not been taken by the operator of the water system. The operator has been ordered to make corrections by a cease and desist order issued by the County Health Department.

4512 POLICY

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

4520 WASTEWATER FACILITIES

4521 Background-Palmer Creek Area

There is indication of water quality degradation in Palmer Creek possibly due to malfunctioning septic tank systems. Corrective actions can be initiated by exploring several sewage disposal options such as:

- 1) Community sewage disposal facilities
- 2) Small sewage treatment facilities
- 3) On-site Wastewater Management Zone

4522 POLICY

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.

4523 Background - Rohner Creek Area

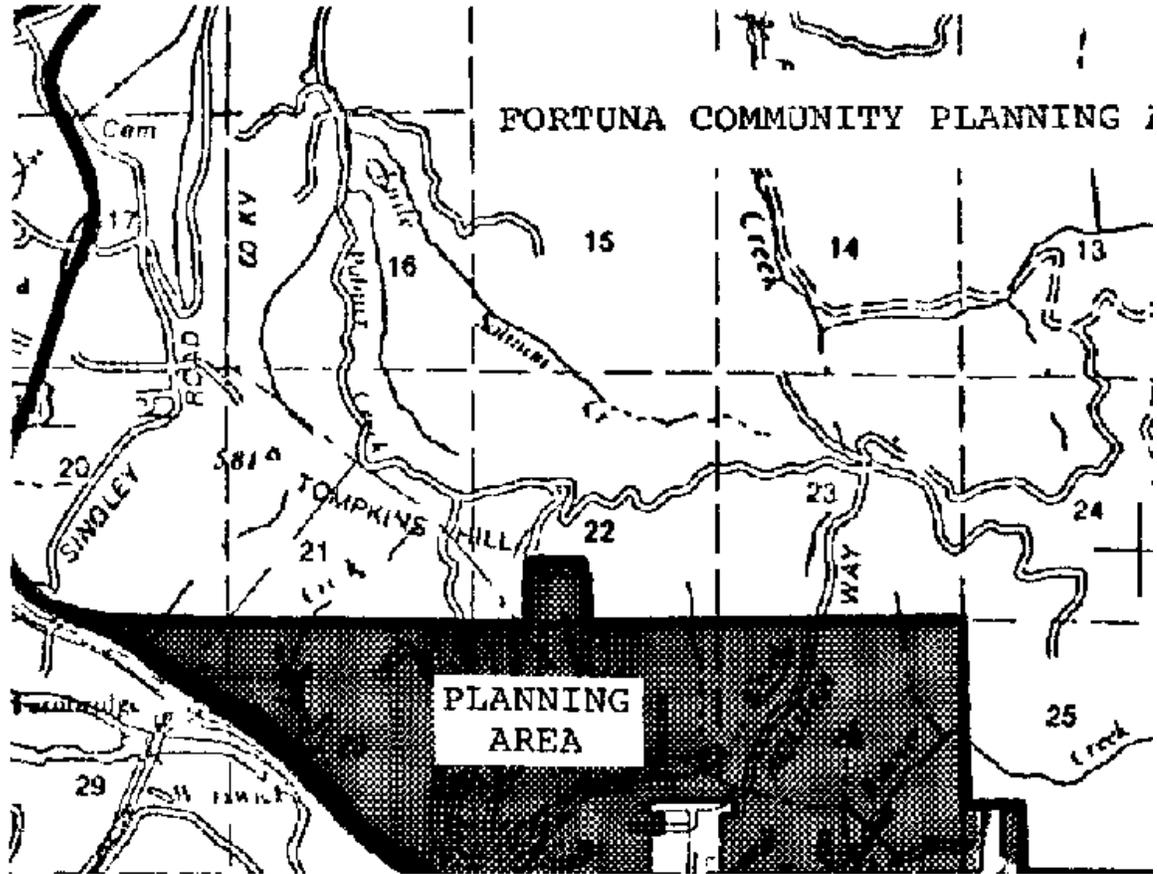
There is mounting evidence of water quality degradation in Rohner Creek attributed to failing septic tank systems from the urban levels of development along the creek. The local access road serving the area (Carson Woods Road) has deteriorated considerably both within and without the City. Additionally, the rate of residential development in the area has outpaced the capabilities of the present water line serving the area.

4524 POLICIES

1. The City and the County should cooperatively undertake the work necessary to achieve a reasonable level of repair to Carson Woods Road.
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.)

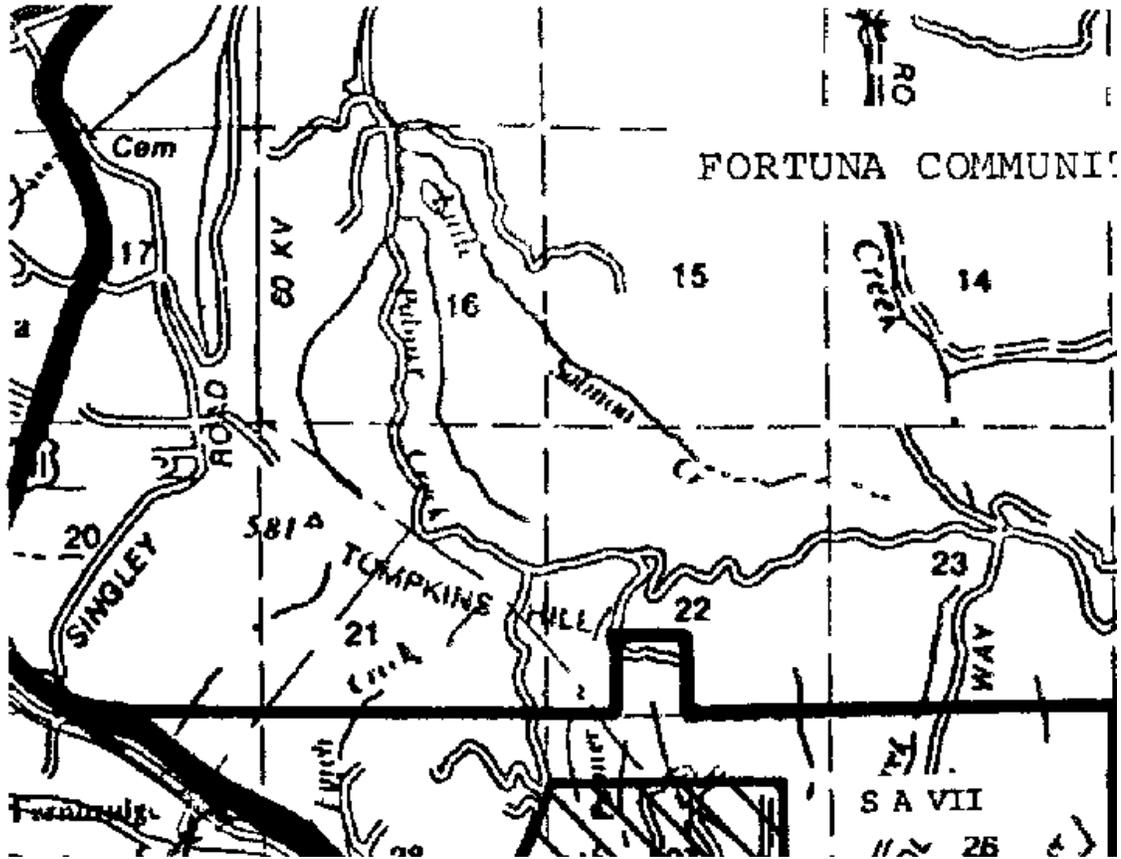
Fortuna Community

Planning Area



City of Fortuna

Sphere of Influence



APPENDIX A

CITY OF FORTUNA GENERAL PLAN POLICIES FOR THE PLANNING AREA

1. In order to connect to the sewer system, property must be annexed.
2. Extension of these services (water and sewer) into potential annexation areas will require large capital outlays, but the policy of the City has been to require that annexations "pay their own way" with regard to these facilities.

Source: City of Fortuna, City of Fortuna General Plan, May, 1978, pp. i and 10.
Community Advisory Committee Comment on City Policy.

"The Fortuna Area Community Advisory Committee feels there may be special circumstances where the City policy may need to be relaxed to meet health and safety needs for water and sewer services." 1

1. Fortuna Area Community Advisory Committee, meeting of November 30, 1983.

Current City policy is to not extend sewer or water lines outside of the City limits.

Source: City Council action of July 2, 1984.

APPENDIX B

Junk Yard Any aggregate area of more than 200 square feet within any parcel lot or contiguous lots and located within 1,000 feet of any public street or highway which is used as a place where imported waste, inoperable household appliances, inoperable machinery, inoperable motor vehicles, portions of inoperable motor vehicles or discarded or salvaged materials are disassembled, handled, placed, processed, baled, packaged or stored. This includes, but is not limited to, auto and trailer wrecking yards, scrap metal yards, wrecking yards, house wrecking and structural steel material and equipment. This does not include the above activities when conducted entirely within a completely enclosed building, nor does it include pawn shops and establishments for the sale, purchase or storage of used cars, farm machinery, trailers or boats in operable condition, nor the salvage of materials incidental to manufacturing or farm operations, provided such salvage takes place where the manufacturing or farming is done. (Ord 542 Sec. 1, 2/8/66)

Source: Title III - Land Use and Development, Division 1, Planning, Chapter 2 - Definition Section 312-37 (Humboldt County Zoning Ordinance)

APPENDIX C

C-1 The Fortuna Area Community Advisory Committee (February 22, 1984) and the Humboldt County Planning Commission (September 27, 1984) support the concept of some residential development in association with the Redwood Empire Golf and Country Club Golf Course.

C-2 The CH-Q Zone should be constructed as follows:

(a) Principal Permitted Uses:

- (1) Hotels and Motels.
- (2) Automobile Laundries
- (3) Nurseries and greenhouses.
- (4) Amusement parks and commercial recreational facilities

(b) Uses Permitted with a Use Permit:

- (1) Trailer camps