

**HUMBOLDT COUNTY
GENERAL PLAN**

**VOLUME II
FRESHWATER
COMMUNITY PLAN**

May 7, 1985

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA**

Certified copy of portions of proceedings, Meeting of May 7, 1985

RESOLUTION 85-55 Exhibit C Section 1

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

1. The Humboldt County Board of Supervisors has adopted a Framework Plan as Volume I of the Humboldt County General Plan. The organization of said Framework Plan provides that a series of Community Plans shall be adopted as Volume II of the General Plan. The Framework Plan identifies the Freshwater Area as one of the Community Planning Areas.
2. In December of 1982, the Board of Supervisors appointed the eleven member Freshwater Community Advisory Committee (CAC) to prepare recommendations on the adoption of a community plan, and directed the County Planning Department to provide staff assistance to the Committee.
3. Between October 1982 and October 1983, the Freshwater CAC held over thirty meetings in the area, reviewed background reports, and conducted a survey of community attitudes.
4. On October 26, 1983, said CAC unanimously adopted a Draft Community Plan.
5. An Initial Study was prepared which recommends the adoption of a Negative Declaration.
6. The Initial Study and proposed Negative Declaration were released for public review on December 11, 1983.
7. On February 9, 23 and March 15, 1984, the Humboldt County Planning Commission held a public hearing on the Freshwater Community Plan during which written and oral testimony was presented.
8. On March 15, 1984, the Planning Commission considered and approved amendments to the Land Use Map of the Hearing Draft of the Freshwater Community Plan and adopted Resolution 2-84 approving as amended, the Freshwater Community Plan as represented in

a report to this Board of Supervisors entitled "Planning Commission Draft Freshwater Community Plan. March, 1984."

9. Said Planning Commission reviewed and considered the Initial Study and proposed Negative Declaration.

10. On May 17, 1984 said Planning Commission adopted Resolutions 9-84 and 10-84 and on October 25, 1984 adopted Resolution 24-84, approving as amended, zone reclassifications

necessary to implment the Freshwater Community Plan also included in the report to this board entitled "Planning Commission Draft Freshwater Community Plan, March, 1984."

11. By Resolutions 2-84, 9-84, 10-84 and 24-84 said Planning Commission recommended that the Board of Supervisors adopt said referenced document as amended.

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

13. On March 12, 1985 this Board of Supervisors held a duly noticed public hearing in the County Courthouse to consider said Plan and associated zoning.

14. The Board of Supervisors has duly considered all written and verbal testimony received at the aforesaid hearings.

15. The environmental document entitled "Initial Study and Negative Declaration for the Draft Freshwater Community Plan and zone Amendments Necessary to Implement the Plan" was duly considered approved pursuant to the California Environmental Quality Act.

16. The revisions approved by this Board and described in Section 2* of this Exhibit have been duly evaluated and found not to constitute a substantial change such as would warrant a referral to the Humboldt County Planning Commission.

17. The adoption of the Community Plan is in the public interest and consistent with State law.

BE IT FURTHER RESOLVED that upon consideration of all of the above findings, the document entitled "Freshwater Community Plan, May, 1985" is hereby adopted.

*Section 2 revisions have been incorporated into the text and maps.

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CHAPTER 1 INTRODUCTION

1100 OVERVIEW

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

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

1. The Freshwater Community Plan - This plan contains specific policies and information applicable to the Freshwater Planning Area.
2. The Humboldt County Framework Plan - This plan contains policies and information applicable to all unincorporated areas of Humboldt County.
3. Technical Background Report to the Freshwater Community Plan - This paper contains background information as the source of definitions, and standards which have been important in establishing the policies of the Freshwater Community Plan. A copy of the citizen's questionnaire and a summary of responses to the questionnaire is included.
4. 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 Freshwater Community Plan, while recognizing many of the various policy issues identified by the Humboldt County Framework Plan, cannot be used in isolation without consideration of the entire General Plan. The Framework Plan and the Community Plan together constitute the General Plan for the Freshwater Planning Area.

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

1. Protection of resource production lands (agriculture, timber and minerals).
2. Incentives to increase rural densities within or adjacent to Draft Freshwater Community Plan Revised 08/7/84 Page 1-2 existing communities to compensate

for development potential constrained by the protection of agricultural and timberlands.

3. Concentration of new development around existing communities.
 4. Commitment of priority for public investments in existing communities.
 5. Designation of a boundary between urban and rural areas of development.
 - 6 Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
 7. Provision for adequate housing.
 8. Provision for economic development.
 9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslide, flood, etc.).
- The Freshwater Community Plan revises existing General Plan Land Use designations for the Freshwater Community Planning Area to make the area's land use plan consistent with the policies of the Framework Plan.

Major plan proposals in the Freshwater Community Plan include:

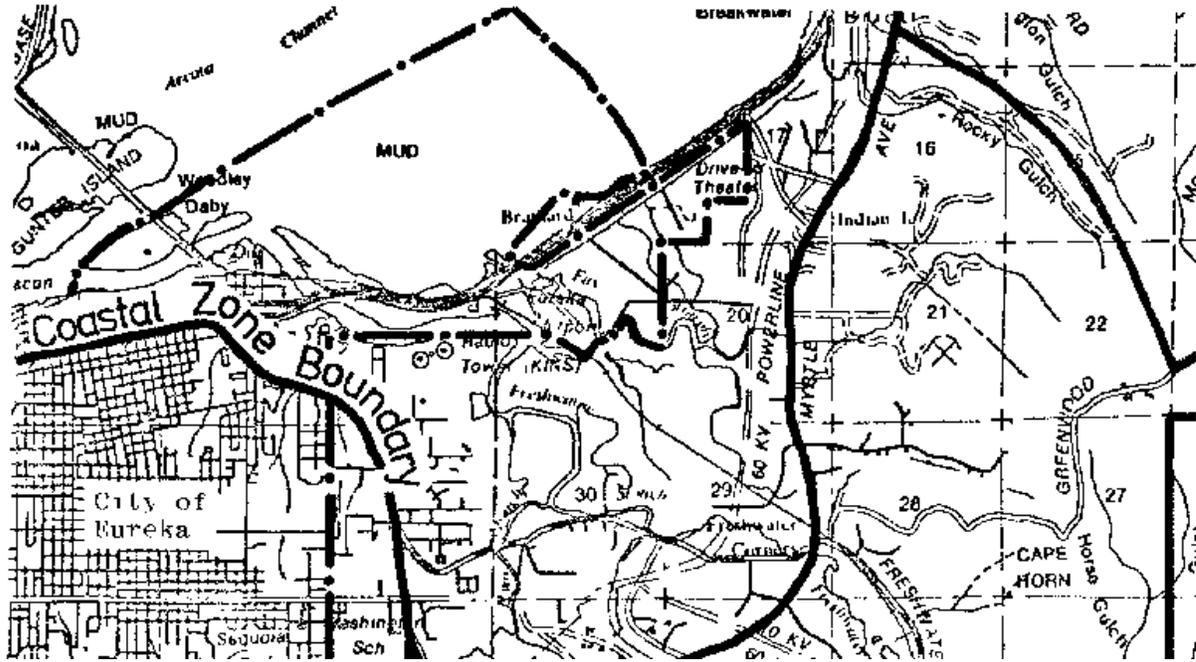
1. Concentration of development along Pidgeon Point Road because of the available water service in the area.
2. Concentration of development along Myrtle Avenue and decrease in planned densities away from Myrtle Avenue.
3. Establishment of commercial land use policies that limit future commercial development in the planning area.
4. Maintenance of rural atmosphere.
5. Establishment of relationships between availability of services (sewer and/or water) and the conversion of rural lands to urban development.
6. Establishment of relationship between rural roads and increased densities in a number of areas.
7. Provision for adequate housing sites.
8. Protection of resource lands.

FIGURE 1 FRESHWATER COMMUNITY PLANNING AREA

Freshwater Community Plan

May 1985

FIGURE 1
FRESHWATER COMMUNITY PLANNING AREA



CHAPTER 2 LAND USE AND DEVELOPMENT

2100 OVERVIEW

The Freshwater Community Planning Area is approximately 14 square miles (9,000 acres) in size. It is located due east to northeast of the City of Eureka and south of the City of Arcata. The planning area has a population of approximately 2075 with over 800 housing units. The planning area includes 2 mobilehome parks with 70 units. The area has 20.35 miles of county maintained roads, two elementary schools, a county park, and the County's only landfill site for solid wastes.

The planning area is predominantly wooded hillside with the exception of the alluvial valleys which drain into Humboldt Bay. Elevations range from below ten feet along Myrtle Avenue to 1200 feet above sea level on Greenwood Heights.

The planning area's predominant land use is commercial timber production with over 90% of the planning area's soils (approximately 8100 acres) rated as having extremely high, very high or high timber raising potential. About 5100 acres (57%) of the planning is in the Timberland Production Zone (TPZ).

The planning area contains approximately 1000 acres of prime agricultural land in the Freshwater Valley and Ole Hanson Road areas. Over 35% of these lands have been subdivided into ownerships of less than 10 acres in size and 290 or 29% are in 2 large agricultural ownerships at the mouth of the Freshwater Valley. The remaining larger parcels of prime agricultural land are spread along Freshwater Creek, some of which is included in the Timberland Production Zone.

Commercial land uses in the planning area are minor, limited to two service establishments in the Indianola area and a retail outlet in Wrangletown. Residential uses occupy approximately 2598 acres under the Freshwater Community Plan.

Most of the population is concentrated on flat or gently sloping areas near Myrtle Avenue, in the Freshwater Valley, Ole Hanson and Redmond Roads, or on ridgetop areas along Greenwood Heights, Cummings, or Pidgeon Point Roads.

2200 POPULATION

The Freshwater Community Planning Area has an estimated population of 2075, based on 1980 Census of Population data. This is approximately 2% of the County's total population. The mean number of persons per household is 2.63. (See Freshwater Technical Background Report, Section 1.5 for further details).

Freshwater Community Planning Area Population Projection: 1980-2000

Year	Population Change
1980	2015 -----
1985	2116 + 101
1990	2213 + 97
1995	270 + 57
2000	2343 + 73

TOTAL INCREASE 328

2300 ECONOMICS

The planning area's main land uses are timber production and residential. The large majority of the planning area's workers are employed in Arcata and Eureka. Few area residents are employed in their homes or in businesses located in the planning area. Retail businesses in or adjacent to the planning area include small grocery stores at Three Corners, Indianola and Wrangletown and a bar in Wrangletown. A number of other service establishments including horse stables, truck and boat repair shops are also present in the planning area.

The area is not suited to intense job creation or economic development proposals because of public service constraints and the area's limited road system. The majority of the planning area is not serviced by community water and/or sewer systems, which are prerequisites for many types of developments. Cottage industries are allowed in most of the planning area's land use designations. (See Humboldt County Framework Plan for definitions of cottage industries and Chapter 4 of this plan for further discussion of public services).

2400 HOUSING

The planning area has approximately 800 dwelling units. Eighty percent of the area's residents own their residences and twenty percent are renters. The mean number of persons per housing unit in the planning area is 2.63 person. The vacancy rate for all reasons in the planning area is 4.5%. The mean age of housing units is 29.8 years.

The Framework Plan's Housing Element contains a number of policies of interest to planning area residents including: owner built housing regulations, sewage disposal alternatives, and policies calling for the provision of adequate sites for housing development. The Freshwater Draft Community Plan allows for the creation of a maximum of 181 parcels in addition to the 181 existing vacant parcels in the planning area. These calculations exclude the planning area's TPZ parcels held in large corporate ownerships. (See Table 1).

A total of 393 building sites are provided by the plan. The population projections show that a 130 building sites are necessary for the Planning Area to provide for a proportionate share of the County's housing needs.

2500 RURAL LAND USE

2511 Background

The Freshwater Community Planning Area is predominantly rural in nature. Areas outside Urban Development and Expansion Areas are considered rural. (See Humboldt County Framework Plan, Section 2600 for further discussion).

The development of the rural areas of the County is based on the protection of agricultural and timberland and the concentration of new development around existing communities. By focusing development near existing communities more remote areas of the county will be retained in resource production uses.

The Agricultural Rural (AR) land use designation is applied to the Lower Mitchell Heights, Lentell, and Browns Road areas. The areas are remote from arterial roadways, have poor road conditions, and lack water and sewer services. Along Freshwater Creek are areas composed primarily of smaller parcels which are subject to flood hazards and/or are prime agricultural lands. These areas have been assigned the Agricultural Rural designation to lower flooding hazards and to retain the prime agricultural land for future use under intensive management. The Redmond Road and Ole Hansen Road areas are designated Agricultural Rural because of slope stability constraints, steep slopes, and inadequate county road access or to maintain the area's rural character.

The Greenwood Heights area is also designated as Agricultural Rural Because of service availability, slope stability concerns, remote locations, and to be consistent with the Jacoby Creek Community Plan and Framework Plan designations for the adjoining areas.

The Wood Gulch area and areas generally north of Pidgeon Point Road are designated Agricultural Rural because of access concerns and topography.

The Agricultural Suburban (AS) land use designation is applied to Cummings Road, Freshwater Road and Myrtle Avenue areas. These areas are all served by adequate roads for the proposed use and are largely already committed by previous development to this type of intensive rural land use.

The Agricultural Suburban designation was applied to those areas where there were less identified environmental or service constraints on development than most other portions of the planning area.

2513 POLICIES

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.

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.

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.

2600 URBAN LAND USE

2611 Background

The Residential Single Family land use designation is intended for application in urbanized areas where topography, access, utilities and public services make the area suitable for single family residential development. In the Freshwater Community Planning Area, the Residential Single Family designation is only applied to the Wrangletown area, and the two mobilehome parks along Old Arcata Road. The two mobilehome parks are currently developed beyond densities appropriate to the designation, and do not have community water or sewer service available.

The Commercial General land use designation is applied to existing commercial uses in the planning area. Allowances are made for expansion of existing commercial uses on Myrtle Avenue and for a small amount of additional commercial development in the Wrangletown area.

2613 POLICIES

1. No further density increases should be allowed in the planning areas mobilehome parks because of wastewater disposal problems.
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.
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.

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.

2630 DEVELOPMENT TIMING

Without urban services improvements, the planning area will retain its predominantly rural low density character. In areas served by appropriate urban services additional development will be allowed consistent with Framework and Community Plan policies.

The responses to the questionnaire distributed throughout the planning area by the Community Advisory Committee indicate that a majority of residents of the area without sewer and water are opposed to the expansion of water and sewer systems in this area. The implicit reasons for these opinions are centered on two themes: one, a desire not to be saddled with the cost of the development and operation of services; and two, a desire to insure the preservation of the rural nature of the area. Thus, it will be difficult to find a majority of residents in support of the necessary financing. The Community Advisory Committee considered these public attitudes throughout its deliberations leading to this proposed plan. Therefore, the Freshwater Community Plan is based upon the premise that no major water or sewer extensions will be made available to the area in the foreseeable future.

In 1979 the North Coast Regional Water Quality Control Board adopted a "waiver prohibition area" in the Humboldt Bay area. This area is shown in Figure 2. The waiver prohibition requires strict adherence to the Regional Water Quality Control Board's septic tank criteria with no variance allowed. The waiver prohibition has made it significantly more difficult in recent years to obtain septic tank permits in the planning area.

The Humboldt Community Services District provides water service to the Pidgeon Point-Cummings Road Area. The area is remote from the district's sewer system and no sewer extensions are under consideration for the area. The district has recently completed improvements to the area's water supply system which will accommodate planned development in the area.

The Freshwater/Wrangletown area is provided water service by the Freshwater Water Service. The current system is unable to provide additional connection because of a lack of a dependable summer water supply. The area is known by area residents to be experiencing septic tank failures resulting in surface water contamination on some parcels. Much of the area has high ground water levels and clay soils which do not lend themselves to proper operation of leach fields. This area is included in the waiver prohibition area.

Freshwater Community Plan

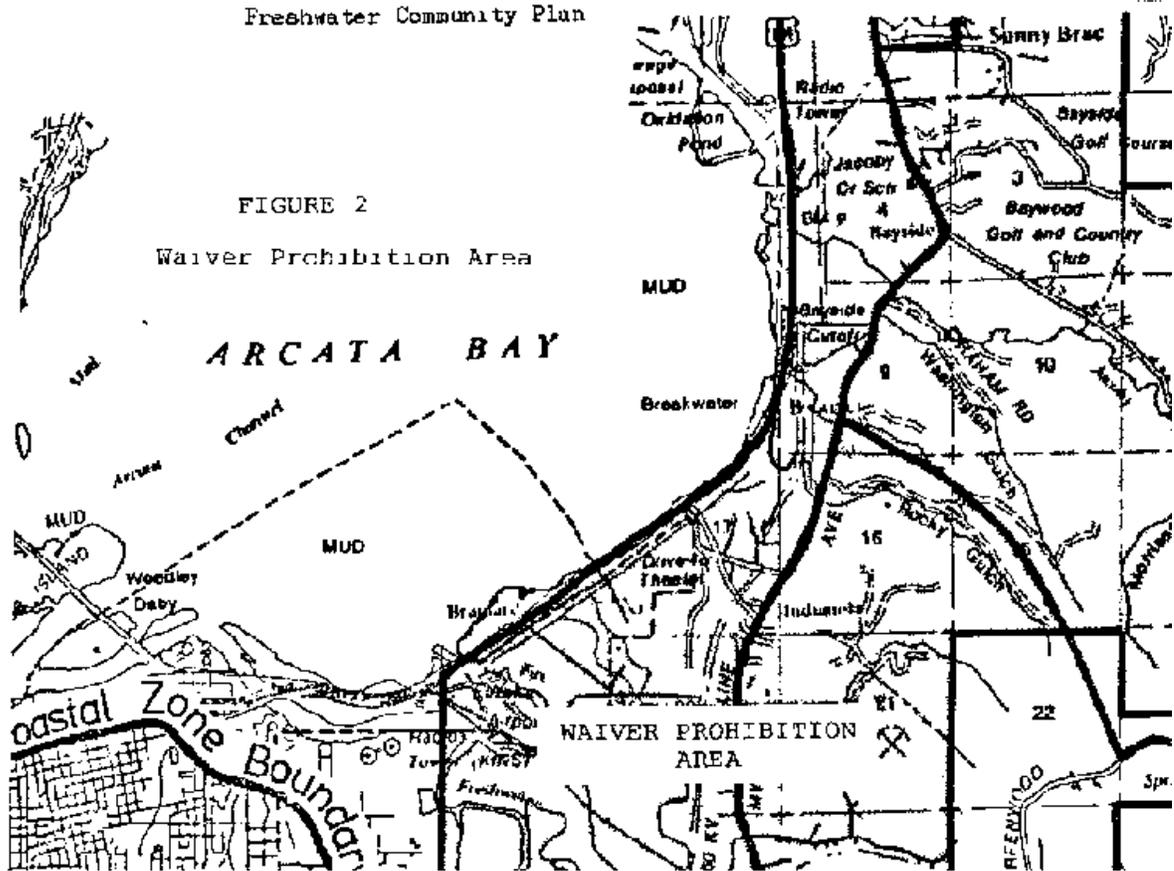


FIGURE 2
Waiver Prohibition Area

2633 POLICIES

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.

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.

3 The area designated Residential, Single Family 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.

2700 LAND USE DESIGNATIONS

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).

2721 TIMBER PRODUCTION (T)

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.

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

A) Watershed management.

B) Management for fish and wildlife habitat.

C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").

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

E) Grazing and other agricultural uses.

F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion

of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.

G) Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.

H) Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.

I) All prudent reforestation activities including site preparation.

3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.

A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:

1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
2. It shall not inhibit economically viable agricultural and timber production of adjoining lands; and
3. Uses and parcel sizes in the adjoining area are compatible; and
4. It is consistent with a comprehensive view of all relevant plan policies.

B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:

1. The timber site designation is Site II or above; and
2. Each parcel has frontage on an existing publicly maintained road; and
- 3 All such zoning is within 1/4 mile of an existing maintained public road.

4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:

A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and

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

C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.

D. Access to the remainder is consistent with the uses of the remaining property.

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

5. Lot line adjustments of TPZ may be approved without regard to the standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.

6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures.

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. Rate 80 through 100 percent of the Storie Index.

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

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

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

F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.

2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of the 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 which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
- I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
- J. Farm labor housing and temporary labor camps.
- K. Cottage industries.

3. Minimum Parcel Size: 60 acres minimum parcel size, except that division 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 20 acres. The following findings must be made in determining appropriate density ranges.

A. Zoning based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the following findings that:

1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and
2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
3. Uses and parcel sizes in the adjoining area are compatible; and
4. It is consistent with a comprehensive view of all relevant plan policies; and
5. Each parcel has frontage on an existing publicly maintained road; and
6. All such zoning is within 1/4 mile of an existing maintained public road.

4. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:

- A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and
- B. An agricultural economic feasibility plan is approved on the significant production improvements; and
- C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
- D. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and
- E. Access to the remainder is consistent with the uses of the remaining property.

5. Lot line adjustments of AG lands may be approved without regard to the standards of 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of the Plan and shall not result in a net reduction of the area of land available for agricultural management.

6. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures.

2724 Agricultural Lands (AL)

1. Character: Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.

2. Primary and Compatible Uses: Resource production allowing intensive management opportunities, recreational uses, single family residences and cottage industries.

3. Density Range: One dwelling unit per 160 to one dwelling unit per 20 acres.

2725 Agricultural Rural (AR)

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

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

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

2730 RESIDENTIAL

2731 Agricultural Suburban (AS)

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

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

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

2732 Residential, Single Family (RL)

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

2. Primary and Compatible Uses: Single family residence, secondary dwelling units, educational and religious activities and rooming and boarding of not over two (2) persons not employed on the premises.

3. Density Range: 1-7 du/acre.

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 or as determined in the Community Plan.

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: See Framework Plan Section 4820.6

CHAPTER 3 HAZARDS AND RESOURCES

3100 OVERVIEW

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

The flat alluvial plains along Freshwater Creek and Ole Hansen Road are identified as being subject to a high relative liquefaction potential because of the unconsolidated alluvium materials in these areas. Serious groundshaking from earthquakes can cause unconsolidated alluvium to temporarily liquify and if this happens near the surface, it can result in structural damage.

The major flood hazard in the planning area is along Freshwater Creek which floods frequently during severe winter storms and closes Myrtle Avenue at Three Corners. Current road construction is planned to raise Myrtle Avenue above flood heights, but flooding will continue along Freshwater Creek in the future.

Also included are natural resource values such as important wildlife areas and habitats critical to the continued viability of certain species and cultural resources such as historical buildings and archaeological sites.

Freshwater Creek is an important anadromous fish stream. The creek supports runs of steelhead, king and silver salmon. Fourteen miles of anadromous fish habitats exist in the drainage's tributaries.

The Freshwater/Wrangentown area is recognized as having remarkable historical value not only for the integrity of its individual houses and buildings, but also for the feeling of unity imparted by the community as a whole.

The known former Wiyot village sites should be protected during the future development of the area.

CHAPTER 4 PUBLIC SERVICES AND FACILITIES

4100 OVERVIEW

Publicly owned facilities serve present and anticipated needs of a community and consequently play a major role in determining future growth and development patterns. The planning area's public services and facilities include 20.35 miles of county roads, a county park, two elementary schools, and one private water company. A portion of the planning area is served by the Humboldt Community Services District. The county's solid waste landfill site is located in the planning area on Cummings Road. Portions of the planning area are provided fire protection services by Humboldt Fire Protection District #1, the Arcata Fire District, and the California Department of Forestry. Major county road improvement projects are planned along Myrtle Avenue through 1990 to increase road capacity and safety. The elevation of the road will be raised in the Three Corners area to solve the road flooding problem.

The planning area includes two trail routes designated by the County Trails Plan. They are along Myrtle Avenue and Freshwater Road.

4200 CIRCULATION

4230 POLICIES

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.

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.

4300 TRAILS

The County Trails Plan, adopted in 1979 as an element of the Humboldt County General Plan designates two trails in the planning area. The "Old Arcata Trail" along Myrtle Avenue is planned as a major route extending from Arcata to Myrtle Avenue and the Eureka City limits. The Trails Plan notes that "Shoulder designation on this route would greatly enhance conditions for recreation and transportation. In addition, safer school access would be provided to Jacoby Creek, Freshwater, Worthington, and Lafayette Elementary Schools."

The second trail is called the "Freshwater Bikeway". The route is along Freshwater Road from Three Corners past Freshwater and Garfield Schools to Freshwater County Park. The Butler Valley Bike Loop continues from this bikeway to Blue Lake via Kneeland and Maple Creek.

4311 POLICIES

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.

4400 COUNTY PARKS AND RECREATION

Garfield School Site

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.

4411 POLICIES

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

4600 SOLID WASTE COLLECTION/DISPOSAL

The Cummings Road Solid Waste Landfill Site is located about two miles southeast of the City of Eureka. It is accessible from US Highway 101 via Myrtle Avenue, Lower Mitchell Road and Cummings Road.

The present site receives all of the County's domestic solid waste and has an estimated capacity extending to the year 2000. In addition, the City Garbage Company of Eureka, the owner of the site, owns additional property in the area which may potentially be used for solid waste disposal purposes in the future. Use of the additional property would require the issuance of new permits from the county.

Local residents are very concerned about traffic impacts on road conditions and safety. Additional complaints revolve around odor and windswept waste. To insure that odor problems remain minor and do not increase the area around the dump should be maintained at a low density level. The solution to the road impacts caused by the landfill's heavy truck traffic is more difficult. The County is unlikely to be able to make improvements to Cummings Road desired by local residents because of fiscal constraints. The only obvious source of funding for the road improvements is the solid waste site operator. The costs of improvements would be passed on to users of the waste disposal site (a user fee concept).

4611 POLICIES

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.

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.