

**HUMBOLDT COUNTY
GENERAL
PLAN**

**VOLUME II
JACOBY CREEK
COMMUNITY PLAN**

December 21, 1982

RESOLUTION NO. 82-172

ADOPTING THE JACOBY CREEK COMMUNITY PLAN AS

PART OF THE HUMBOLDT COUNTY GENERAL PLAN

WHEREAS, in January of 1980, the Jacoby Creek County Water District and the City of Arcata asked the Humboldt County Board of Supervisors for assistance in revamping an obsolete land use plan pertaining to the Jacoby Creek area; and

WHEREAS, in April of 1980, the Board of Supervisors approved a nine- member Citizens Advisory Committee (CAC) to prepare recommendations on the adoption of a community plan for the Jacoby Creek area and directed the County Planning Department to provide staff assistance to the Committee; and

WHEREAS, between May of 1980 and February of 1981, the CAC held over twenty-five meetings in the area, reviewed background reports, and conducted a survey of community attitudes; and

WHEREAS, on February 24, 1981, the CAC unanimously adopted a Draft Community Plan; and

WHEREAS, a Draft Environmental Impact Report was prepared and released for public review on June 17, 1982; and

WHEREAS, the Final Environmental Impact Report was certified on September 13, 1982; and

WHEREAS, on September 30, 1982, the Planning Commission acknowledged that its members had reviewed and considered the information contained in the Final Environmental Impact Report; and

WHEREAS, on September 30 and October 14, 1982, the Planning Commission held a public hearing on the Jacoby Creek Community Plan at which written and oral testimony was presented; and

WHEREAS, on October 14 and October 21, 1982, the Planning Commission considered and approved certain amendments to the Hearing Draft of the Jacoby Creek Community Plan; and

WHEREAS, on October 21, 1982, the Planning Commission, by Resolution No. 82-34, approved the Jacoby Creek Community Plan, as amended, and recommended to the Board of Supervisors that said Plan be adopted; and

WHEREAS, on November 29 and December 13, 1982, the Board of Supervisors held a duly noticed public hearing on the Jacoby Creek Community Plan; and

WHEREAS, at said hearing, the Board of Supervisors acknowledged that they had reviewed and considered the content of the Final Environmental Impact Report;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Jacoby Creek Community Plan is hereby adopted as a part of the Humboldt County General Plan. Said Community Plan consists of the Hearing Draft dated May 1981 (attached hereto as Exhibit 1); revisions to said Draft adopted by the Board of Supervisors (attached hereto as Exhibit 2); and the amended Land Use Map (attached hereto as Exhibit 3).

2. Existing County policies and regulations shall be utilized to implement Sections 2313.4, 2313.6 and 2323.6 of the Jacoby Creek Community Plan until the County Framework Plan is adopted.

3. It is the intent of this Board of Supervisors that certain parcels designated as Residential Suburban which are either presently zoned or have been developed at an R-1 density should continue to be zoned to permit development consistent

with the existing size of said parcels. Additional subdivision of such parcels, however, should not be permitted.

4. The Clerk of the Board shall endorse upon the Jacoby Creek Community Plan the fact of its adoption by this resolution.

5. This Board of Supervisors commends the Citizens Advisory Committee for its assistance in formulating the Plan. The Planning Department is directed to send a copy of the Jacoby Creek Community Plan to each member of the Citizens Advisory Committee, to the City of Arcata, and to the Jacoby Creek County Water District.

Adopted on motion by Supervisor Pritchard, seconded by Supervisor Chesbro and the following vote:

AYES Supervisors--Renner, Pritchard, Chesbro, Walsh, Hedlund

NOES Supervisors--None

ABSENT: Supervisors--None

ABSTAIN: Supervisors--None

STATE OF CALIFORNIA

}ss

County of Humboldt

I, ROBERT E. HANLEY, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true and correct copy of the original made in the above entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors
ROBERT E. HANLEY, December 24, 1982 Clerk of the Board of Supervisors of the County of Humboldt, State of California

By Beverly A. Stewart

ACKNOWLEDGEMENTS
HUMBOLDT COUNTY
BOARD OF SUPERVISORS

First District----- Ervin Renner
Second Distric -----Harry Pritchard
Third District -----Wesley Chesbro
Fourth District----- Danny Walsh
Fifth District----- Anna Sparks

PLANNING COMMISSION

First District----- Gene Senestraro
Second District----- Tom Grundman
Third District----- Judy Longshore
Fourth District----- Gerald Exley
Fifth District----- Jim Alford
At Large-----Joe Russ, IV
At Large-----Don Roberts

JACOBY CREEK COMMUNITY ADVISORY COMMITTEE

| | |
|----------------------|---------------------------|
| Donna Acosta | Alan P. Hess |
| Charles M. Anderson* | Judy Longshore |
| Howard Baer | Martin Love |
| Wesley Chesbro* | Sam Pennisi |
| Roy Guthridge | Robert Sampson* |
| Craig Hadley | Karen Wehrstein, Chairman |

*Indicates former member

HUMBOLDT COUNTY PLANNING DEPARTMENT

| | |
|-----------------------|-----------------------------|
| Martin G. McClelland, | Planning Director |
| Samuel M. Winston, | Assistant Planning Director |
| Robert London, | Senior Planner |
| James A. Test, | Planner II |
| Brian Parker, | Planner II |
| David Kenworthy, | Map Draftsman |
| Michael D. Ott, | Planner II |
| Jo-Anne Miller, | Clerk Typist II |

TABLE OF CONTENTS

| <u>1000 INTRODUCTION CHAPTER 1</u> | PAGE# |
|---|--------------|
| 1100 SCOPE AND AUTHORITY .. | 1-1 |
| 1110 Legislative Authority 1-1 | 1-1 |
| 1120 Consistency with the County Framework Plan 1-1 | 1-1 |
| | |
| 1200 THE PLANNING AREA 1-2 | 1-2 |
| | |
| 1300 Planning and Coordination 1-4 | 1-4 |
| 1301 Goals | 1-4 |
| 1302 Findings 1-4 | 1-4 |
| 1303 Policies 1-4 | 1-4 |
| 1304 Implementation | 1-5 |
| | |
| <u>2000 LAND USE CHAPTER 2</u> | |
| 2100 LAND USE GOALS | 2-1 |
| 2200 POPULATION AND HOUSING | 2-1 |
| 2201 Existing Population and Housing | 2-1 |
| 2202 Potential Population and Housing 2-2 | |
| 2202.1 Straight Line Projections 2-2 | |
| 2202.2 Existing Development Potential 2-3 | |
| 2202.3 Potential Population Based on JCCP 2-4 | |
| 2202.4 Land Use Summary 2-5 | |
| | |
| 2300 RURAL LAND USE | 2-6 |
| 2310 TIMBERLANDS | 2-6 |
| 2311 Findings | 2-6 |
| 2312 Policies | 2-6 |
| 2313 Standards | 2-6 |

| | |
|-----------------------------------|-------------|
| 2314 Implementation | 2-7 |
| 2320 AGRICULTURE | 2-7 |
| 2321 Findings | 2-7 |
| 2322 Policies | 2-7 |
| 2323 Standards | 2-8 |
| 2324 Implementation | 2-8 |
| 2330 PUBLIC LANDS | 2-8 |
| 2331 Findings | 2-8 |
| 2332 Policies | 2-8 |
| 2333 Standards | 2-9 |
| 2334 Implementation | 2-9 |
| 2340 RURAL RESIDENTIAL | 2-9 |
| 2341 Findings | 2-9 |
| 2342 Policies | 2-9 |
| 2343 Standards | 2-10 |
| 2344 Implementation | 2-11 |
| | |
| 2400 URBAN LAND USE | 2-12 |
| 2410 Commercial and Industrial. | 2-12 |
| 2411 Findings | 2-12 |
| 2412 Policies. | 2-12 |
| 2413 Standards | 2-12 |
| 2414 mplementation | 2-12 |
| 2420 Residential Uses | 2-13 |
| 2421 Findings | 2-13 |
| 2422 Policies | 2-13 |
| 2423 Standards | 2-13 |
| 2424 Implementation | 2-14 |
| 2430 Timing of Urban Development. | 2-14 |
| 2431 Findings | 2-14 |

| | |
|---------------------|------|
| 2432 Policies | 2-15 |
| 2433 Standards | 2-15 |
| 2434 Implementation | 2-16 |

3000 DEVELOPMENT CONSTRAINTS CHAPTER 3

3100 DEVELOPMENT CONSTRAINTS GOALS 3-1

3200 NATURAL HAZARDS 3-1

| | |
|------------------------|-----|
| 3210 Geologic Hazards. | 3-1 |
| 3211 Findings | 3-1 |
| 3212 Policies | 3-1 |
| 3213 Standards | 3-1 |
| 3214 Implementation | 3-2 |
| 3220 Flood Hazards | 3-2 |
| 3221 Findings | 3-2 |
| 3222 Policies. | 3-2 |
| 3223 Standards | 3-4 |
| 3224 Implementation | 3-4 |

3300 SENSITIVE HABITATS. 3-4 3-4

| | |
|----------------------------------|-------|
| 3310 Fish and Wildlife Resources | 3-4 |
| 3311 Findings | 3-4 |
| 3312 Policies | 3-4 |
| 3313 Standards | 3-4 |
| 3314 Implementation. | . 3-5 |

3400 CULTURAL CONSTRAINTS 3-5

| | |
|--|-----|
| 3410 Archaeologic and Historic Resources | 3-5 |
| 3411 Findings. | 3-5 |
| 3412 Policies | 3-5 |
| 3413 Standards | 3-5 |

3414 Implementation 3-6

4000 PUBLIC FACILITIES CHAPTER 4

4100 PUBLIC FACILITIES GOALS 4-1

4200 CIRCULATION. 4-1

4210 Road System 4-1

4211 Findings 4-1

4212 Policies 4-1

4213 Standards 4-1

4300 WATER SYSTEMS 4-1

4310 Rural Water Systems 4-1

4311 Findings 4-2

4312 Policies 4-2

4313 Standards 4-2

4314 Implementation 4-3

4320 Urban Water Systems 4-3

4321 Findings 4-3

4322 Policies 4-3

4323 Standards 4-3

4324 Implementation 4-4

4400 WASTE DISPOSAL SYSTEMS. 4-4

4410 Rural Waste Disposal Systems 4-4

4411 Findings 4-4

4412 Policies 4-4

4413 Standards 4-4

4414 Implementation 4-5

4420 Urban Waste Disposal Systems 4-6

4421 Findings 4-6

| | |
|----------------------------------|------------|
| 4422 Policies | 4-6 |
| 4423 Standards | 4-6 |
| 4424 Implementation | 4-7 |
| 4500 FIRE SERVICES | 4-7 |
| 4501 Findings. | 4-7 |
| 4502 Policies.. | 4-7 |
| 4503 Standards. | 4-7 |
| 4504 Implementation..... | 4-8 |
| 4600 PARKS AND RECREATION | 4-7 |
| 4601 Findings | 4-7 |
| 4602 Policies | 4-8 |
| 4603 Standards | 4-8 |
| 4604 Implementation. | 4-8 |

LIST OF TABLES AND FIGURES

TABLES

| | |
|--|-----|
| 1 Population and Housing - 1980 | 2-2 |
| 2 Population and Housing Projections - 1980 - 1990 | 2-2 |
| 3 Development Potential Based on Existing Conditions | |
| 4 Potential Maximum Buildout Based on Existing Conditions | 2-4 |
| 5 Development Potential Based on the Jacoby Creek Community Plan | 2-4 |
| 6 Potential Maximum Buildout Based on the Jacoby Creek Community Plan | 2-5 |
| 7 Land Use Summary | 2-5 |
| 8 Natural Hazard/Land Use Activity | 3-3 |

FIGURES

1 Jacoby Creek Planning Area 1-3

APPENDICES

A Land Use Designation - Zoning Compatibility

Matrix

A-1

B Land Use and Services Chart

B-1

C Definitions

C-1

MAPS

Land Use Map (Attached)

1 inch equals 2000 feet

1 inch equals 600 feet

CHAPTER 1 INTRODUCTION

1100 SCOPE AND AUTHORITY

1110 Legislative Authority

California Government Code Section 65301 provides for the preparation and adoption of plans for portions of the territory of the County. Humboldt County has found that it is appropriate to prepare separate plans for communities located within the County's jurisdiction. The appropriateness of a community plan is based on the existence of an identifiable residential community and/or the existence of a community services provider.

The Jacoby Creek Community Plan is based on the residential community located along Old Arcata Road and Jacoby Creek Road. The Plan also encompasses the territory of the Jacoby Creek County Water District and adjoining unincorporated lands that help define the community boundaries.

The Jacoby Creek Community Plan is a part of the Humboldt County General Plan, and has been prepared and adopted in accordance with the provisions of California Government Code Sections 65300 et seq. This Plan supersedes those portions of the following County Plans that deal specifically with lands located in the Jacoby Creek Community Planning Area:

Northern Humboldt County Res. No. 68-49

General Plan - 1985 Adopted 5/14/68

City of Arcata Res. No. 66-97

General Plan Adopted 9/6/66

Open Space and Conserva- Res. No. 73-164

tion Element Adopted 12-27-73

Any other County planning documents and regulations not specifically altered by this Plan remain in effect.

1120 Consistency with the County Framework Plan

It should be recognized that the County is revising its General Plan. The first product of the revision program will be the County Framework Plan. This Plan will establish Goals, Policies, Standards and Implementation Programs to address countywide issues.

After the Framework Plan is adopted, the Jacoby Creek Community Plan should be reviewed to ensure that its provisions do not conflict with established County regulations.

1200 THE PLANNING AREA

The Jacoby Creek Planning Area is located adjacent to and east of Arcata Bay: its boundaries coincide with the watershed limits of Jacoby Creek and the adjacent minor drainages. A portion of the northern and western boundaries are shared with the City of Arcata. The Planning Area, encompassing approximately 18 square miles, is shown on **Figure 1**.

The area is characterized by the relatively flat bottom lands and steeply sloping, forested hillsides. The valley floor is composed of alluvial deposits on which some 643 acres of Grade 1, 2 and 3 agricultural soils as well as other, less productive agricultural soils have developed. This area is in mixed residential and agricultural use. The grasslands and extensive riparian wood lands along the creek provide excellent wildlife habitat. Jacoby Creek also provides habitat for anadromous fish.

The bottom land area narrows approximately 1-1/2 miles upstream from Old Arcata Road to a relatively steep sided canyon. Although some residential development has occurred in the uplands, these areas are mainly timberlands. Developed on sedimentary deposits and the Franciscan melange, these slopes are mostly timber site Classes I, II and III. The forest areas provide good large mammal and raptor nesting habitat.

Land use on the bottom lands is a mixture of residential and agricultural uses. Residential development is located on the low hills in the Bayside neighborhood and other residential clusters are found along Jacoby Creek Road and Old Arcata Road. A small commercial area, the Jacoby Creek Elementary School, and a post office are located in Bayside.

Land use on the forested hillsides is predominantly timber. The City of Arcata's Jacoby Creek Forest is located in the southeastern portion of the planning area; and some rural residential land use is located along Greenwood Heights Drive at the southeastern edge of the planning area.

Preliminary data from the 1980 census indicate a planning area population of 2,036.

**Figure 1
JACOBY CREEK
PLANNING AREA**

1300 PLANNING AND COORDINATION

1301 Goals

1. It shall be the Goal of the County to coordinate land use and development in the Jacoby Creek Community Planning Area with other governmental entities that have an interest in or provide services to the Planning Area.

2 It shall be the Goal of the County to promote participation by citizens, property owners and neighborhood groups in the Jacoby Creek Planning Area by:

- A. formulating clear and consistent planning procedures;
- B. providing centralized public access to relevant documents;
- C. standardizing planning terminology;
- D. encouraging formation of ad hoc committees to review specific area developments;
- E. encouraging the formation of a citizens advisory group in the area.

1302 Findings

Development support services are provided to the Planning Area by: the County, the City of Arcata, the Jacoby Creek County Water District, and three fire suppression agencies.

The adopted Sphere of Influence for the City of Arcata includes the most heavily developed portions of the Planning Area.

LAFCo has adopted a "zero" Sphere of Influence for the Jacoby Creek County Water District.

The community questionnaire indicates a high local interest in planning, but also shows a certain confusion and dislike of the process.

Those portions of the Planning Area west of Old Arcata Road are within the coastal zone. Land use policies and designations for these areas are included in the Humboldt Bay Area Plan.

1303 Policies

1. The County shall coordinate the preparation and maintenance of the Jacoby Creek Community Plan.
 2. The City of Arcata and the Jacoby Creek County Water District should provide technical and advisory assistance to the County for the preparation and maintenance of the Jacoby Creek Community Plan.
 3. The Planning Commission shall report annually to the Supervisors on the status of the Plan and progress in its implementation.
 4. The Jacoby Creek Community Plan shall be reviewed and updated in accordance with the Area Planning Program schedule.
 5. The County shall recognize the interests of the City of Arcata in the Planning Area by submitting development plans located within the City's Sphere of Influence to the City for review and comment. The City shall have not less than 15 days to respond. The County shall take the City's comments into consideration when reviewing development proposals.
 6. The County shall recognize the interests of the Jacoby Creek County Water District in the Planning Area by submitting development plans located within or adjacent to the District's boundaries to the District for review and comment. The District shall have not less than 15 days to respond.
- The County shall take the Water District's comments into consideration when reviewing development proposals.

1304 Implementation

1. The County and the City shall adopt the Jacoby Creek Community Plan, and ensure that development proposals conform to the adopted plan.
2. The County shall prepare a list of project categories that will be submitted for review under Sections 1303.5 and .6.

CHAPTER 2 LAND USE

2100 LAND USE GOALS

- 1 It shall be the goal of the County to promote the conservation of existing economic and environmental resources in the Jacoby Creek Planning Area by:
 - A. protecting the timber and agricultural resources of the area;
 - B. encouraging appropriate neighborhood commercial uses and home occupations;
 - C. maintaining the identity of existing neighborhoods.
2. It shall be the goal of the County to promote adequate and safe housing for the residents of the Jacoby Creek Area by:
 - A identifying areas appropriate for a variety of residential densities;
 - B. requiring the provision of appropriate public services when development takes place;
 - C. encouraging the use of energy-efficient housing designs.

2200 POPULATION AND HOUSING

2201 Existing Population and Housing

Preliminary 1980 Census Data indicate that the Jacoby Creek Planning Area contains a population of 2,036 persons and 770 housing units. The area has a low vacancy rate (4.8%) that is about half of the countywide rate of 8.3%. **TABLE 1** shows the 1980 population and housing data.

**TABLE 1
POPULATION AND HOUSING - 1980**

| E.D* Housing Units | | | Population | | |
|--------------------|------------|-----------|----------------|-------------|-----------------------|
| | Total | Vacant | Vacancy Rate % | Total | Persons per Household |
| 459 | 171 | 8 | 4.7 | 481 | 2.95 |
| 460 | 136 | 6 | 4.4 | 363 | 2.79 |
| 461 | 9 | 1 | 11.1 | 26 | 3.25 |
| 462 | 18 | 1 | 5.6 | 36 | 2.12 |
| 463 | 84 | 2 | 2.4 | 211 | 2.57 |
| 464 | 32 | 0 | 0 | 76 | 2.38 |
| 465 | 4 | 0 | 0 | 90 | 2.00 |
| 466 | 39 | 0 | 0 | 121 | 3.10 |
| 468 | 36 | 0 | 0 | 90 | 2.50 |
| 469 | 105 | 5 | 4.8 | 293 | 2.93 |
| 470 | 136 | 14 | 10.3 | 328 | 2.69 |
| TOTALS | 770 | 37 | 4.8 | 2036 | 2.78 |

*Preliminary 1980 Census data by Enumeration District (E.D.)

2202 Potential Population and Housing

2202.1 Straight Line Projections

TABLE 2 shows population and housing projections through the year 1990 based on countywide growth rates.

**TABLE 2
POPULATION AND HOUSING PROJECTIONS
1980 - 1990**

| Year | Population | Housing Units |
|-------------|-------------------|----------------------|
| 1980 | 2036 | 732 |
| 1985 | 2138 | 769 |
| 1990 | 2236 | 804 |

1Population projections are straight line, based on County-wide growth rate of 5% between 1980 and 1985, and 4.6% between 1985 and 1990.

2Housing units projections assume zero vacancies and 2.78 persons per household.

2202.2 Existing Development Potential

TABLES 3 and 4 show the potential maximum population and housing units based on existing zoning. It should be noted that the data assumes full occupancy and no constraints on development. The actual figures could be quite different in response to such variables as: present landowners' inclinations to development; market prices for land; suitability of a particular site for building; and the existence of water and sewage disposal systems.

**TABLE 3
DEVELOPMENT POTENTIAL BASED
ON EXISTING ZONING**

| Zone | Minimum Lot Size | Potential Lots | Additional Lots |
|-------------------------------------|-------------------------|-----------------------|------------------------|
| AE | 20 acres | 1 | 3 |
| AG B-5 | 5 acres | 29 | 89 |
| AG | 2.5 acres | 1 | 3 |
| RS B-5 | 2.5 acres | 51 | 142 |
| RS and RST | 1 acre | 26 | 72 |
| R1 B-4 | 1 acre | 24 | 67 |
| R1 B-3 | 20,000 sq. ft | 607 | 1688 |
| R1 B-2 | 10,000 sq. ft | 138 | 384 |
| U (Open Uses) ³ | 20 acres | 8 | 22 |
| U (Estate Residential) ⁴ | 2.5 acres | 59 | 164 |
| U (Dispersed Housing) ⁵ | 1 acre | 104 | 289 |
| TOTALS | | 1048 | 2915 |

1Potential additional lots based on gross acreage, and assumes that all lots are buildable.

2Potential additional population based on 1980 persons per household of 2.78 (rounded).

3Unclassified zoning - minimum lot size based on Arcata General Plan - 1985.

4Unclassified zoning - minimum lot size based on Arcata General Plan - 1985.

5Unclassified zoning - minimum lot size based on Northern Humboldt County General Plan.

The data also shows that at maximum buildout the planning area could accommodate a growth in population of about 140%.

**TABLE 4
POTENTIAL MAXIMUM BUILDOUT
BASED ON EXISTING CONDITIONS**

| | Population | Housing Units |
|---------------------------------|-------------------|----------------------|
| 1980 (Table 1) | 2036 | 770 |
| Development Potential (Table 3) | 2915 | 1048 |
| Total at Maximum Buildout | 4951 | 1818 |

2202.3 Potential Population Based on Jacoby Creek Community Plan

TABLES 5 and 6 show the range of development potential based on the Community Plan. The data shows that the development potential ranges from a 40% to a 130% increase in residential units and population. The largest potential increase is within the area designated as Residential, Single Family. The maximum increase is based on a lot size of 6,000 square feet. If plan policies that require development to be compatible with surrounding development are followed, the maximum increase would be reduced by about 200 units. Given existing development patterns, it can be assumed that the ultimate residential increase would be in the 60% to 90% range in the Planning Area.

**TABLE 5
DEVELOPMENT POTENTIAL BASED ON
THE JACOBY CREEK COMMUNITY PLAN**

| Designation | Total Acres | Acres Currently Developed | Acres Available for Additional Development | Potential Lots | Additional Population |
|-------------------------------|--------------------|----------------------------------|---|-----------------------------|------------------------------|
| Urban Expansion Area | 86 | 0 | 86 | Not Identified ³ | |
| Rural Lands | 110 | 110 | 0 | | |
| Residential, Rural | 1904 | 1241 | 663 | 33 to 133 | 92 to 270 |
| Residential, Suburban (5-2.5) | 257 | 153 | 104 | 21 to 42 | 58 to 117 |
| Residential, Suburban (5-1) | 637 | 274 | 363 | 73 to 363 | 203 to 1009 |
| Residential, Single Family | 189 | 108 | 81 | 81 to 567 | 225 to 1576 |
| TOTALS | 3183 | 1886 | 12976 | 308 to 1005 | 856 to 2794 |

2202.4 Land Use Summary

TABLE 7 shows the total acreage of each Land Use Designation in the Planning Area. Approximately 26% of the Planning Area has been designated for residential use, while the remaining 74% has been designated for resource management.

**TABLE 7
LAND USE SUMMARY**

| Designation | Acres (Rounded) | %of Total | Minimum Parcel Size -Range | Dwelling Units (D/U) Range per Acre |
|--|-----------------|------------|----------------------------|-------------------------------------|
| Urban Expansion Area | 86 | 0.7 | NOT IDENTIFIED | |
| Timberlands | 8155 | 70.0 | 160-40 | 1 D/U per parcel |
| Agriculture, Exclusive Prime | 167 | 1.4 | 60-20 | 1D/U per parcel |
| Rural lands | 110 | 0.8 | 160-20 | 1 D/U per parcel |
| Recreation | 149 | 1.2 | 20 acres to 6,000 sq.ft. | N/A |
| Residential, Rural | 1904 | 16.3 | 20 to 5 | .05 to .2 |
| Residential, Suburban Outside Urban Limit Line | 257 | 2.2 | 5 to 2.5 | .2 to .4 |
| Residential, Suburban Inside Urban Limit Line | 637 | 5.5 | 5 to 1 | .2 to 1.0 |
| Residential, Single Family | 189 | 1.6 | 1 to 6,000 sq.ft. | 1.1 to 8.0 |
| Commercial Retail | 3 | >.1 | 2.5 acres to 6,000 sq.ft. | N/A |
| Public Facilities | 16 | 0.2 | N/A | N/A |
| Total | 11673 | 100 | | |

2300 RURAL LAND USE

2310 TIMBERLANDS

2311 Findings

Approximately 90% (10,800 acres) of land in the Planning Area is classed as Timber Sites I, II, or III. 7,500 acres of the Planning Area are classified in the Timber Preserve Zone.

The City of Arcata's Jacoby Creek Forest (562 acres) is committed to timber management and resource conservation.

2312 Policies

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

2313 Standards

1. Character: Areas primarily suitable for the growing and harvesting of timber (TPZ, except for the Arcata Community Forest).
2. Primary Uses: Growing, harvesting and production of timber, timber related uses, resource production, timber residences, recreational uses.
3. Density: Minimum parcel size to be consistent with Volume I of the Framework Plan.
4. No division of lands designated as Timberlands shall be approved where parcels of less than 40 acres would be created.
5. No division of lands designated as Timberlands shall be approved where parcels of less than 160 acres would be created in areas identified as having a high instability by the County's Seismic Safety Element.
6. No use shall be permitted for Timberlands that detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing and harvesting of timber shall be consistent with Section 2514 of the Framework Plan.
7. Zoning classification consistent with Timberlands:
 - A. Timberland Preserve Zone (TPZ)
 - B. Agriculture Exclusive with 40 to 160 acre minimum (AE B-5 (40 to 160)).
 8. Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan.

2314 Implementation

1. The zoning status of lands designated as Timberlands should be reviewed; and lands not zoned TPZ should be classified into one of the zones identified in Section 2313.7.
2. The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ.

2320 AGRICULTURE

2321 Findings

The Planning Area contains approximately 643 acres of Soil Classes I, II and III agricultural soils.

Most of the agricultural areas have been extensively subdivided and are under numerous ownerships.

The soils are capable of producing truck crops for supplementary or subsistence income farms. The western portion of the Planning Area supports commercial farming activity.

2322 Policies

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

2323 Standards

1. Character: Areas primarily suitable for the production of food, fiber and plants.
2. Primary Uses: Agriculture, agriculture-related uses, agricultural residences, resource production, roadside stands.
3. Density: Minimum parcel size range 60-20 acres.
 4. No division of lands designated as Agriculture, Exclusive shall be approved where parcels of less than 60 acres would be created; except that upon execution of an Agriculture Preserve Contract with the County; divisions may be approved as small as 20 acres.
 5. No use shall be permitted for lands designated as Agriculture, Exclusive that detracts from or inhibits the production of agricultural products. Compatible uses other than direct agricultural use shall be consistent with Volume I of the Framework Plan.
6. Zoning Classifications consistent with Agriculture, Exclusive:

Agricultural Exclusive with 20 to 60 acre minimum (AE B-5 (20-60)).

 7. Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan.

2324 Implementation

1. The zoning status of lands designated as Agricultural Exclusive should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

2330 PUBLIC LANDS

2331 Findings

The only public land in the Planning Area is the City of Arcata's Jacoby Creek Forest.

The City has committed the forest to timber management and resource conservation.

2332 Policies

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

2333 Standards

1. Character: Areas primarily suitable for the growing and harvesting of timber.
2. Primary Uses: Growing and production of Timber, Timber-related uses, resource production, and recreational uses.
3. Density: Minimum parcel size to be consistent with Volume I of the Framework Plan.
4. No use shall be permitted for the Jacoby Creek Forest that detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing and harvesting of timber shall be restricted to:

A. Management of watershed.

B. Management for fish and wildlife habitat.

C. Any use integrally related to the growing, harvesting and process of forest products, including

but not limited to roads, log landings and log storage areas, portable chippers and portable sawmills.

D. One single family dwelling or mobilehome and normal accessory uses and structures

for a caretaker.

E. Controlled group access for educational and scientific purposes.

F. Reforestation activities including site preparation under the authority of the California

Department of Forestry (CDF).

5. Zoning Classification consistent with the Jacoby Creek Forest: Timberland Preserve Zone (TPZ).

2334 Implementation

1. The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ.

2340 RURAL RESIDENTIAL

2341 Findings

Existing parcels in the Planning Area support a variety of rural residential uses.

The Planning Area's proximity to both the cities of Arcata and Eureka, and the Area's natural beauty make it a prime residential location.

2342 Policies

1. The County and the City of Arcata shall establish stable boundaries separating rural and urban areas.

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

- A. Timberlands

- B. Agriculture, Exclusive

- C. Rural Lands

- D. Residential, Rural

- E. Residential, Suburban

3. Extensive public service systems shall not be provided to the rural portions of the Planning Area.

4. Notwithstanding the provisions of Section 2342.3, existing residential units located in the rural portions of the Planning Area shall have access to necessary public service systems.

5. Home occupations, cottage industries, and supplemental income producing agricultural activities should be encourage in the rural portions of the Planning Area. Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance.

2343 Standards

Land Use Designations: Timberlands and Agriculture, Exclusive as defined in Sections 2313 and 2323.

Land Use Designation: **RURAL LANDS**

1. Character: Remote, steep, brush covered and high natural hazard areas.

Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.

2. Primary Uses: Single family residences, timber and agriculture, resource production, recreational uses.

3. Density: Minimum parcel size range - 160-20 acres.

Land Use Designation: **RESIDENTIAL, RURAL**

1. Character: Outside of urban/village areas, few public services required. Large lot, rural residential areas on slopes less than 30%. Marginal timber or agricultural land.

2. Primary Uses: Single family residence, home occupations, educational and religious activities, light agriculture, occasional timber harvesting.

3. Density: Minimum parcel range - 20-5 acres.

Land Use Designation: **RESIDENTIAL, SUBURBAN**

1. Character: Within or adjacent to urban areas and may eventually require urban services. Slopes less than 30%.

2 Primary Uses: Single family residence, home occupations, educational and religious activities, light agriculture.

3. Density: Minimum parcel size range: 5-2.5 acres, outside the Urban Limit Line; and 5-1 acres, inside the Urban Limit Line.

Dwelling Unit Density Range: .2 to .4 DU/acre outside the Urban Limit Line; and .2 to 1.0 DU/acre inside the Urban Limit Line.

4. Zoning classifications consistent with:

A. Timberlands: as defined in Section 2313.7.

B. Agriculture, Prime Lands: as defined in Section 2323.6.

C. Rural Lands:

1. Timberland Preserve Zone (TPZ)

2. Agriculture Exclusive with 20 to 160 acre minimum.

D. Residential, Rural:

1. Agriculture Exclusive (AE)

2. Agriculture General with a 5 to 20 acre minimum.

E. Residential, Suburban:

1. Agriculture General with a 2.5 to 5 acre minimum

2. Residential Suburban with a 1 to 5 acre minimum

3. Residential Single Family with a 1 to 5 acre minimum.

5. The County, the City and the District shall adopt an Urban Limit Line outside which urban type development shall not be approved.

6. Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan.

2344 Implementation

1. The zoning status of lands designated as Rural Lands, Residential, Rural; or Residential Suburban should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

2. The County, the City and the District shall adopt the Urban Limit Line as shown on the Land Use Plan Map.

3. The City and the District should adopt the water and disposal guidelines specified in Section 4300 and 4400 of this Plan.

4. The District should request that LAFCo review and amend the District's existing Sphere of Influence to conform with this plan.

2400 URBAN LAND USE

2410 Commercial and Industrial

2411 Findings

There are no industrial uses located in the Planning Area.

There are a few small commercial uses located along Old Arcata Road in Bayside.

The area is served by large commercial facilities located in the City of Arcata.

2412 Policies

1. No industrial uses shall be located in the Planning Area.

2. Neighborhood commercial uses may be located in the Planning Area.

2413 Standards

1. Character: Retail trade services that should be grouped for convenience. Easily accessible, compatible with and geared for neighborhood needs.

2. Primary Uses: General retail trade, business and professional services.

3. Density: Minimum parcel size range - 2.5 acres to 6,000 square feet.

4. Zoning classification consistent with Commercial, General.

Neighborhood Commercial (C-1).

5. No use shall be permitted for areas designated as Commercial, General that detracts from the residential desirability of the neighborhood. Uses considered compatible with this designation shall be limited to:

A. Professional, service and business offices.

B. Stores, agencies and services of a light commercial nature, conducted entirely within an enclosed building.

C. Small animal hospitals completely enclosed within a building.

D. Automobile service stations.

2414 Implementation

1. The zoning status of lands designated as Commercial, General should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department by December of 1981.

2420 Residential Uses

2421 Findings

The Planning Area contains a variety of urban and suburban residential neighborhoods.

The Planning Area contains a number of vacant, buildable parcels that are currently surrounded by urban type development.

The community questionnaire indicates that the residents desire to maintain existing neighborhood characteristics.

2422 Policies

1. The County, the City and the District shall adopt an Urban Limit Line to identify areas acceptable for urban type development.

2. A variety of housing types and densities should be encouraged to located within the Urban Limit Line.

3. New residential development shall be compatible with the scale of existing development.

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

2423 Standards

Land Use Designation - **RESIDENTIAL, SUBURBAN**

1. Character: Within or adjacent to urban areas and may eventually require some type of urban services.

2. Primary Uses: Single family residence, home occupations, educational and religious activities, light agriculture.

3. Density: Minimum parcel size range: 5 to 1 acres inside the Urban Limit Line; 5 to 2.5 acres outside the Urban Limit Line.

Dwelling unit density range: .2 to 1 DU/acre inside the Urban Limit Line; .2 to .4 DU/acre outside the Urban Limit Line.

Land Use Designation - **RESIDENTIAL, SINGLE FAMILY**

1. Character: Areas of residential lots less than one acre or planned for such development. Within urban areas, full range of urban services are available or will be required.

2. Primary Uses: Single family residences, home occupations, educational and religious activities.

3. Density: Minimum parcel size range - 1 acre - 6,000 square feet.

Dwelling unit density range: 1.1 to 7.0 DU/acre.

4. Zoning categories consistent with:

A. Residential, Suburban

1. Agriculture General with 2.5 to 5 acre minimum

2. Residential Suburban with 1 to 5 acre minimum

3. Residential Single Family with 1 to 5 acre minimum

B. Residential, Single Family

1. Residential Suburban (R-S)

2. Residential Single Family (R-1)

3. Residential Two Family (R-2)

5. The Planned Development Combining Zone process should be available to any undeveloped parcel located within the Urban Limit Line where such parcel is permitted to develop four or more units.

6 When determining the permissible Dwelling Unit Density, the gross acreage of any or all parcels shall be reduced by any ultimate street rights-of-way and all easements that prohibit surface use of the parcel.

2424 Implementation

1. The zoning status of lands designated as Residential should be reviewed and any necessary reclassification should be undertaken by the County Planning Department.

2. The County should review and update its Planned Development Combining Zone to provide flexibility and variety to residential development.

3. The County should review and update its zoning ordinance to base lot sizes on slope criteria.

2430 Timing of Urban Development

2431 Findings

Existing development within the urban portion of the Planning Area has reached maximum capacity in some neighborhoods.

Domestic water is provided to the Planning Area by both the City and the District.

Failing septic systems and surface water contamination have been documented in portions of the Planning Area.

2432 Policies

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

This plan is predicated on the intent that either the City of Arcata or the Jacoby Creek County Water District will be the provider of urban services within the Urban Limit Line as provided in Sections 4323.1, 4423.3, and 4424.2.

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

3. Residential development at one dwelling unit per five or more acres may be permitted within the Urban Limit Line if it is determined that:

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

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

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

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

4. The use of private water sources within the Urban Limit Line is permitted only for residential development at densities of one dwelling unit per five or more acres.

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

2433 Standards

1. The Urban Limit Line shall reviewed on an annual basis to determine whether adjustments to the line are necessary. The Urban Limit may be amended if the following findings can be made:

A. There has been substantial consumption of vacant land for development purposes, such that the amount of vacant land available for urban uses is insufficient to allow for the continued development of a full range of housing types.

B. Service systems within, or available to, the Urban Limit are adequate to serve the proposed addition.

C. Development in the proposed addition would not adversely impact agricultural or timber lands bordering the addition.

2. No division of land within the Urban Limit Line shall be approved where parcels of less than 5 acres are created and such parcels do not have access to public water and public sewage disposal systems.

3. The area bounded by Buttermilk Lane on the north and east and on the west by Old Arcata Road (as shown on the Land Use Map), shall be designated as an Urban Expansion Area.

The Urban Expansion Area shall be reserved for residential development at a density range of no greater than 2 DU/acre nor less than 1 DU/5 acres. Residential development should take place only after annexation to the City of Arcata.

The County Planning Department in cooperation with the City of Arcata and LAFCo shall prepare and submit an annual report to the County Planning Commission on the status of annexation efforts within the Urban Expansion Area.

4. No division of lands within the Urban Expansion Area shall be approved where such division creates any parcel smaller than 5 acres until such parcel has been annexed to the City of Arcata.

2434 Implementation

1. The County, the City and the District shall adopt the Urban Limit Line and designate the Urban Expansion Area as shown in the Land Use Plan.

2 The County should reclassify lands within the Urban Expansion Area as AG B-5(5) or some equivalent zone.

2500 Rural Land Use

Density ranges described in both the urban and rural 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. (Added by Resoluton No. 98-114d, adopted 04/07/98).

**CHAPTER 3
DEVELOPMENT CONSTRAINTS**

3100 DEVELOPMENT CONSTRAINTS GOALS

1. It shall be the goal of the County to promote the health, safety and welfare of the residents of the Jacoby Creek Area by:

- A. protecting the water quality of the Jacoby Creek Watershed; and
- B considering the effects of natural hazards and other environmental constraints on residential development.

3200 NATURAL HAZARDS

3210 Geologic Hazards

3211 Findings

The Falor-Korbel Fault is the most likely source for a damaging earthquake in the Planning Area.

A large portion of the Planning Area has a High Instability slope rating.

Lowland portions of the Planning Area have been identified as having a high liquefaction potential.

3212 Policies

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

3213 Standards

1. New development shall be consistent with the adopted Humboldt County Safety and Seismic Safety Element of the General Plan. When siting new development, the Natural Hazards/Land Use Risk Rating Matrix of Volume I should be used in conjunction with Plates I and II of that Element.

2. A preliminary engineering geologic report which provides a geological reconnaissance of the area proposed for development shall be prepared for classes of development and hazard areas as shown in **TABLE 8**.

A. When a preliminary report identifies areas affected by specific hazards or potential hazards, a full engineering geologic report shall be prepared for the areas of concern.

B. The above required reports shall be prepared in accordance with the California Division of Mines and Geology (CDMG) Note #44, "Recommended Guidelines for Preparing Engineering Geologic Reports". CDMG Notes #37, 43, and 49 shall be utilized as applicable when seismic or fault rupture hazards are identified as concerns.

C. When a preliminary report identifies specific hazards, a detailed assessment of these hazards shall be prepared. The assessment shall make recommendations for reducing or eliminating the effects of such hazards on the proposed development.

3. The proposed development shall be sited and designed in accordance with the recommendations of the engineering geologic report in order to minimize risk to life and property.

3214 Implementation

1. The County Planning Department shall establish procedures for identifying geologic study requirements for proposed developments located in hazardous areas.

3220 Flood Hazards

3221 Findings

The lowlands adjacent to Jacoby Creek are subject to periodic inundation.

The County participates in the National Flood Insurance Program.

3222 Policies

1. The County shall regulate land use in the Jacoby Creek 100 year flood plain to protect the lives and property of local residents.

TABLE 8 NATURAL HAZARDS/LAND USE ACTIVITY REPORT MATRIX

3223 Standards

1. No subdivision, minor subdivision, or lot line adjustment shall be approved which creates a parcel without a building site outside of the 100 year flood plain.

2. No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted to locate the identified floodway unless certification by a registered engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels.

3. New development located outside the floodway but within the 100 year flood plain shall be constructed so that the lowest habitable floor is 1 foot above the level of the 100 year flood.

4. All new development shall have flood free access routes.

3224 Implementation

1. The County Planning Department shall use the Preliminary Flood Insurance Rate Map provided by the Federal Insurance Administration to designate the floodway and 100 year flood plain until such time as the final Flood Insurance Rate Map is adopted by the County.

3300 SENSITIVE HABITATS

3310 Fish and Wildlife Resources

3311 Findings

Jacoby Creek provides habitat for salmon and steelhead runs, and also supports resident trout populations.

3312 Policies

1. The County shall minimize damage to riparian habitat in the Planning Area through the standards described below.

3313 Standards

1. To protect riparian habitats and to minimize erosion, runoff and interference with surface water flows, the County shall establish riparian buffer areas along Beith Creek and Jacoby Creek and its tributaries, as identified on U.S.G.S. 7-1/2 minute topographic maps.

2. Riparian buffer areas shall be defined as follows:

A. In areas designated as Timberlands, Agriculture Prime Lands, Rural Lands and Residential Rural:

1. 100 feet, measured as the horizontal distance from the edge of the watercourse, on either side of perennial streams;

2. 50 feet, measured as the horizontal distance from the edge of the water course, on either side of ephemeral streams.

B. In areas designated as Residential Suburban, Residential Single Family, Residential Multi-Family, Commercial and Public Facilities:

1. 50 feet, measured as the horizontal distance from the edge of the watercourse, on either side of perennial streams;

2. 25 feet, measured as the horizontal distance from the edge of the water course, on either side of ephemeral streams.

3. New structures and developments shall be located outside designated riparian buffer areas. Removal of riparian vegetation is limited to that necessary for maintenance of flood control and drainage channels, wells in rural areas, timber management, firewood cutting, road and bridge placement.

4. Development proposed on a legally created parcel that existed prior to adoption of this plan and which cannot meet the requirements of Sections 3313.2 and .3 is exempt from those requirements.

3314 Implementation

1. The County Planning Department shall develop procedures for carrying out the provisions of this section.

3400 CULTURAL CONSTRAINTS

3410 Archaeological and Historical Resources

3411 Findings

Prior to the arrival of white settlers in 1850, the Jacoby Creek area was settled by the Wiyot. A number of 19th and 20th century structures in the area have been deemed potentially eligible for inclusion in the National Register of Historic Places.

3412 Policies

1. The County shall encourage the preservation of significant archaeological and historic sites.

3413 Standards

1. The County shall require that all subdivisions, major developments and public work projects include an analysis of the proposal's impact on archaeological and historic resources.

3414 Implementation

1. The County Planning Department shall require an evaluation of archaeological and historic resources as a part of all Negative Declarations and Environmental Impact Reports for projects located in the Jacoby Creek area.

2. Where new development would adversely affect archaeological and historic resources reasonable mitigation measures shall be required. Reasonable mitigation measures may include but are not limited to:

A. Changing building and construction sites and/or road locations to avoid sensitive areas.

B. Providing protective covering (clean fill, etc.) for sites that cannot be avoided.

C. Where appropriate and with the approval of all parties concerned, provide for the removal or transfers of culturally significant material by a professional archaeologist.

**CHAPTER 4
PUBLIC FACILITIES**

4100 PUBLIC FACILITIES GOALS

1. It shall be the goal of the County to ensure that development in the Jacoby Creek Planning Area occurs in an orderly fashion by:

- A. maintaining a distinction between the urban and rural portions of the area;
- B. encouraging the provision of appropriate public services;
- C. encouraging the creation of neighborhood park and recreational areas;
- D. advising local citizens in matters relating to annexation.

4200 CIRCULATION

4210 Road System

4211 Findings

Fourteen County Roads and a number of private roads provide access in the Planning Area.

Four of the County Roads are rated as deficient.

4212 Policies

- 1. The County shall maintain a road system that accommodates planned land uses in the area.
- 2. New road construction or improvement shall be of sufficient width to accommodate emergency vehicles. Pedestrian and bicycle facilities, exclusive of sidewalks, should be considered for new roads that serve 35 or more units built at a density of four units per acre or more.

4213 Standards

- 1. All minor subdivision and subdivisions shall provide road access to County maintained roads in accordance with the provisions of the Appendix to Title III, Division 2 of the Humboldt County Code.

4300 WATER SYSTEMS

4310 Rural Water Systems

4311 Findings

Rural residents in the Planning Area currently utilize wells, springs and some surface waters for potable supplies.

4312 Policies

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

4313 Standards

1. Existing development on lands designated as Timberlands, Agriculture Exclusive, Rural Lands, and Residential Rural shall utilize individual, on-site domestic water systems, except as provided by Section 4313.5. Where existing parcels are now utilizing or have access to public water systems, such use or access shall continue but shall not be extended beyond existing property lines.

2. No new subdivision or minor subdivision, shall be approved on lands designated as Timberlands, Agriculture Exclusive, Rural Lands and Residential Rural unless it can be shown that each new parcel created for residential use will have sufficient water available for domestic purposes.

3. No new subdivision or minor subdivision which creates parcels of less than five acres shall be approved on lands designated as Residential, Suburban until a public water system is available to such lands.

4. All new development on lands designated as Residential Suburban shall be required to connect to a public water system when such system becomes available.

5. The City of Arcata and the Jacoby Creek County Water District shall retain discretion to extend or not extend public water service to the rural portion of the Planning Area. The City or the Board may, in its discretion, approve extension of such service subject to any requirements that may be duly adopted by the providing jurisdiction, and to the following guidelines:

A. To areas designated as Timberlands:

1. No extension of public water systems shall be permitted.

B. To areas designated as Agriculture, Exclusive, Rural Lands, and Residential Rural:

1. The extension must be an emergency response to a failure of an existing water system.

2. The capacity of the extension shall be limited to a size adequate to meet the existing residential requirements. No extension of trunk lines or oversized lines shall be permitted.

3. No extension shall be permitted to serve uses that are clearly inconsistent with the uses identified in Section 2342.2.

4. The area provided shall be a part of, or annexed to, the providing jurisdiction.

C. To areas designated as Residential Suburban:

1. Public water systems may be provided to meet existing and planned residential requirements.

2. The area shall be a part of, or shall be annexed to, the providing jurisdiction.

3. The capacity of the system shall be limited to a size adequate to meet planned residential requirements.

4. No extension shall be permitted to serve uses that are clearly inconsistent with adopted Land Use Policies.

4314 Implementation

1. The County, the City and the District should adopt rural water system guidelines as provided by the policies of the Plan.

4320 Urban Water Systems

4321 Findings

Residents in the urban portion of the Planning Area utilize both public and private sources for potable water.

4322 Policies

1. All proposed development within the Urban Limit Line shall be required to connect to public water systems provided by either the City or the District as such systems become available.

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

4323 Standards

1. Prior to the approval of any subdivision, development permit or building permit, proof that such development shall be connected to public water systems shall be required, except as provided for in Section 2432.4 of this Plan.

2. The District shall prepare and maintain a five year Water Facilities Plan consistent with the level of development adopted in the Land Use Plan, and with the provisions of Section 2430.

4324 Implementation

1. The County, the City and the District shall adopt urban water system guidelines as provided by the policies of this Plan.

2. The District shall submit a preliminary Water Facility Plan within six months of adoption of the Community Plan.

4400 WASTE DISPOSAL SYSTEMS

4410 Rural Waste Disposal Systems

4411 Findings

Residents in the rural portion of the Planning Area utilize individual septic systems. Portions of the rural area are included in a State imposed "Waiver Prohibition" area.

4412 Policies

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

4413 Standards

1. Development proposed for lands designated as Timberlands, Agriculture Exclusive, Rural Lands and Residential Rural may utilize individual waste disposal systems if proven to meet existing disposal standards.

2. No new subdivision or minor subdivision which creates parcels of less than five acres shall be approved on lands designated as Residential, Suburban until publicly maintained waste disposal systems are available to such lands.

3. The City of Arcata and the Jacoby Creek County Water District shall retain discretion to extend or not extend publicly maintained waste disposal systems to the rural portions of the Planning Area. The City or the District may, in its discretion, approve extension of such service subject to any requirements that may be duly adopted by the providing jurisdiction, and to the following guidelines:

A. To areas designated as Timberlands:

1. No extension of publicly maintained waste disposal systems shall be permitted.

B. To areas designated as Agriculture, Exclusive, Rural Lands, and Residential Rural:

1. The extension must be an emergency response to the failure of an existing on-site waste disposal system that cannot be repaired to conform to existing County standards; or

2. If a sanitary sewer line is constructed, all existing or proposed residential development on property located within 300 feet of such sewer line shall be connected to the sewer line.

3. No extension shall be permitted to serve uses that are clearly inconsistent with the uses identified in Section 2342.2

4. The area shall be part of, or annexed to, the providing jurisdiction.

C. To areas designated as Residential Suburban:

1. Publicly maintained waste disposal systems may be provided to meet existing and planned residential requirements;

2. The area shall be part of, or annexed to, the providing jurisdiction;

3. The capacity of the system shall be limited to a size adequate to meet planned residential requirements;

4. No extension shall be permitted to serve uses that are clearly inconsistent with Land Use Policies.

D. On-site Waste Water Management Zones may be established in rural areas designated as Agriculture, Exclusive; Rural Lands; and Residential Rural. All

existing and proposed residential development shall comply with the provisions of such zones.

4. The County shall define and create a Waste Disposal Permit Waiver Prohibition Area that encompasses all lands designated as Rural Lands, Residential Rural and Residential Suburban. No waiver of individual site suitability criterion and site evaluation methods required to be used by the Health Officer or his authorized representatives shall be granted in the review and approval of individual sewage disposal system permit applications within the waiver prohibition area.

4414 Implementation

1. The County, the City and the District shall adopt rural waste disposal guidelines as provided by this Plan.

2. The County Department of Public Health shall prepare procedures for enacting County imposed Waste Disposal Permit Waiver Prohibition Areas.

4420 Urban Waste Disposal Systems

4421 Findings

Residents in the urban portion of the Planning Area utilize individual waste disposal systems. System failures in the Planning Area have been documented.

4422 Policies

1. No new development within the Urban Limit Line shall be approved unless such development will be connected to publicly maintained waste disposal systems.

4423 Standards

1. Development proposed for lands within the Urban Limit Line shall be served by publicly maintained waste disposal systems.

2. Exceptions to Section 4423.1 may be granted if the following conditions are met:
 - A. The density does not exceed 1 dwelling unit per 5 acres and no waiver of individual sewage disposal system site suitability criterion or evaluation methods is necessary; or,

 - B. The proposed development will have publicly maintained waste disposal systems available to it within 1 year;

 - C. The proposed development is designed to tie into or to accommodate the extension of publicly maintained waste systems when they become available; and

 - D. The proposed use is consistent with the policies and densities of this Plan, and the use of an individual waste disposal system will not create a public health hazard or degrade the quality of existing ground or surface water.No waiver of individual sewage disposal system site suitability criterion or evaluation methods will be allowed.

- E. New developments are required to participate in publicly maintained waste disposal systems as they become available.

3. The City and the District shall be responsible for preparing and maintaining a five year Waste Disposal Facility Plan to identify areas that will be served over the next five years.

4. Existing urban density development shall be required to participate in publicly maintained sewage disposal systems as they become available.

4424 Implementation

1. The County, the City and the District should adopt urban waste disposal guidelines as provided by this Plan.

2. The City and the District should, jointly or independently, prepare and maintain a five year Waste Disposal Facility Plan consistent with the level of development adopted in the Land Use Plan.

3. The District shall submit a preliminary Waste Water Disposal Facility Plan with six months of adoption of the Community Plan.

4500 FIRE SERVICES

4501 Findings

About one third of the Planning Area is served by a Fire District.

4502 Policies

1. The County shall encourage the maintenance of mutual aid agreements among Fire Districts.

2. The County shall require that all new development in the Planning Area be served by an access way that can accommodate emergency vehicles.

4503 Standards

1. All new development not served by a Fire District shall be accessible from an emergency service road of not less than 16 feet in width.

4504 Implementation

1. The County Department of Public Works should review private road requirements to ensure that such roads provide adequate access for emergency vehicles.

2. The residents of areas designated as Residential Rural and Residential Suburban should petition the Arcata Fire District to begin annexation proceedings.

4600 PARKS AND RECREATION

4601 Findings

Local residents use recreational facilities located in Arcata and at Jacoby Creek Elementary School.

The Baywood Golf and Country Club provides private and commercial recreation facilities to the area.

The City of Arcata's Park Master Plan has designated a site in the Planning Area for park acquisition.

4602 Policies

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

4603 Standards

1. The Baywood Golf and Country Club should be designated as Recreation on the Land Use Plan.
Land Use Designation - **RECREATION**

1. Character: Existing and proposed private and commercial recreational uses related primarily to outdoor facilities.
2. Primary Uses: Golf courses, campgrounds and resorts, including accessory activities wholly enclosed in buildings.

3. Minimum Parcel Size Range: 20 acres to 6,000 square feet.

4. The park site proposed for acquisition by the City should be designated as Public Facility on the Land Use Plan.

5. The Jacoby Creek School should be designated as Public Facility on the Land Use Plan.

Land Use Designation - **PUBLIC FACILITIES**

1. Character: Existing or proposed public or quasi-public facilities of neighborhood, community, County or regional nature.

2. Primary Use: Schools, parks hospitals, government centers, cultural and other public facilities.

4604 Implementation

1. The County should review the zoning status of lands designated as Recreation or Public Facility and reclassify them appropriately.

2. The County should develop new zoning categories to accommodate Recreation and Public Facilities.

3. The City should acquire the park site designated on the Land Use Plan.

LIST OF TABLES

- 1 Population and Housing - 1980
- 2 Population and Housing Projections - 1980 - 1990
- 3 Development Potential Based on Existing Conditions
- 4 Potential Maximum Build out Based on Existing Conditions
- 5 Development Potential Based on the Jacoby Creek Community Plan
- 6 Potential Maximum Build out Based on the Jacoby Creek Community Plan
- 7 Land Use Summary
- 8 Natural Hazard/Land Use Activity

LIST OF FIGURES

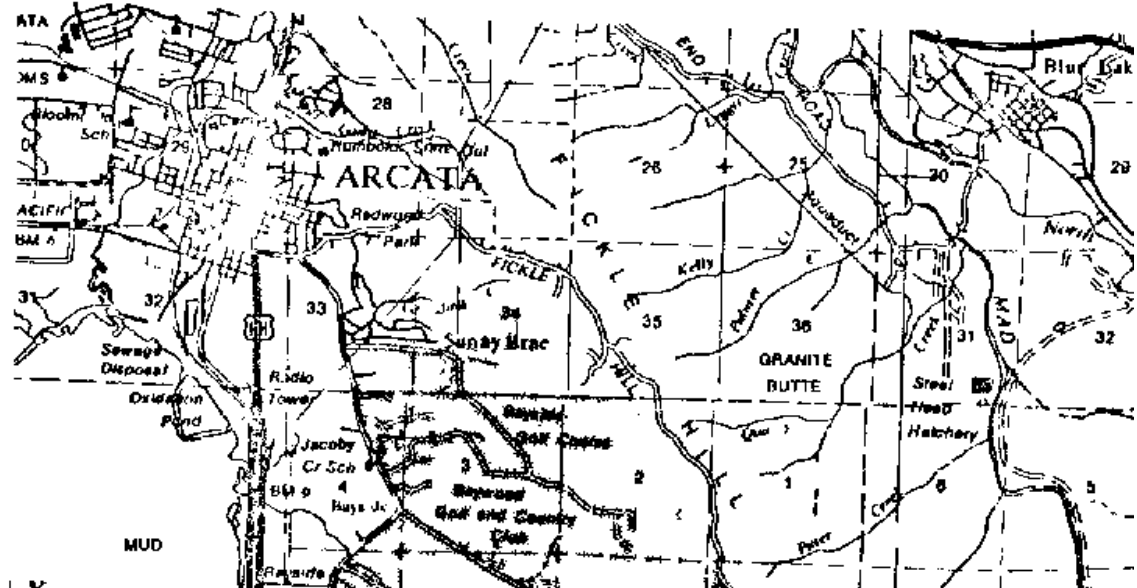
Figure 1. Jacoby Creek Planning Area 1-3

Jacoby Creek Community Plan

Adopted Dec

Figure 1

**JACOBY CREEK
PLANNING AREA**



**APPENDIX A
LAND USE DESIGNATION -
ZONING COMPATIBILITY MATRIX**

| LAND USE | ZONE DESIGNATION | | | | | | |
|-------------------------------|------------------|---------------|--------------|------------|------------|-----|-----|
| DESIGNATION | TPZ | AE | AG | RS | R-1 | C-1 | R-2 |
| Timberlands | ● | B-5 | | | | | |
| Agriculture Exclusive | | B-5 20-60 | | | | | |
| Public lands | ● | | | | | | |
| Rural Lands | ● | B-5 20-160 | | | | | |
| Residential, Rural | | ● | B-5 5-20 | | | | |
| Residential, Suburban | | | B-5 2.5-5 | B-5 1-5 | B-5 1-5 | | |
| Commercial, General | | | | | | ● | |
| Residential, Single Family | | | | ● | ● | | ● |
| Urban Expansion Area | | ● | B-5 5 | | | | |

NOTE: ● Identifies the zone classification which is consistent with the associated land use designation.

B-5 Same as above, except parcel size (acreage) is modified as indicated.

**APPENDIX B
LAND USE AND SERVICES CHART**

RURAL

| Designation | Parcel Size (Acres) | Water | Sewage Disposal |
|------------------------|----------------------------|---------------|------------------------|
| Timberlands | | on-site | on-site |
| Agriculture, Exclusive | 60-20 | on-site | on-site |
| Rural Lands | 160-20 | on-site | on-site |
| Residential, Rural | 20.5 | on-site | on-site |
| Residential, Suburban | 5-2.5 | public system | public system |

URBAN

| | | | |
|----------------------------|-----------------|---------------|---------------|
| Residential, Suburban | 5-1 | public system | public system |
| Residential, Single Family | 1-6,000 sq. ft. | public system | public system |

This chart shows generalized relationships between various land uses and water and sewage disposal requirements. Specific policies relating to these services may be found in the following Plan sections:

Rural Water Systems - Section 4310 et seq.

Urban Water Systems - Section 4320 et seq.

Rural Waste Disposal Systems - Section 4410 et seq.

Urban Waste Disposal Systems - Section 4420 et seq.

APPENDIX C

DEFINITIONS

1. **Public Service Systems:** Any service or network of services operated or offered by an authorized governmental agency, board or district.
2. **Public Maintained Waste Disposal System, or Public Sewage Disposal System -** In connection with this Plan, these two terms have the same meaning: Any method, facility or system for disposing of domestic sewage that is owned, operated or maintained, either directly or by contract to, the city of Arcata or the Jacoby Creek County Water District. Such system shall meet applicable State water quality standards and regulations.