

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

**Certified copy of portion of proceedings; Meeting on October 23, 2017
Resolution No. 17-96**

Resolution No. 17-96

**Resolution of the Board of Supervisors of the County of Humboldt
Adopting Amendments to the Eureka Community Plan (1995); Avenue of the
Giants Community Plan (2000); and McKinleyville Community Plan (2002) to
Maintain Consistency with the Text and Land Use Maps of the
2017 Humboldt County General Plan**

WHEREAS, on October 23, 2017, the Board of Supervisors certified the Final Environmental Impact for the Humboldt County General Plan Update adopted a comprehensive update to the Humboldt County General Plan (hereafter "General Plan Update"); and

WHEREAS, the preparation of the Humboldt County General Plan Update policy document and Land Use Map received extensive public review and was referred to various affected public and private agencies, and referral agencies for review and comments; and

WHEREAS, between 1981 and 2002 the County of Humboldt adopted Community Plans for ten of the eighteen community plan areas identified in Volume I- The Framework Plan as amendments to the Humboldt County General Plan Volume I - The Framework Plan, and Volume II - The Area Plans; and

WHEREAS, the following Area Plans, or Community Plans, were the most recent adopted and due to their complexity were determined to remain as standalone separately bound documents:

- Eureka Community Plan (approved in 1995 by Resolution 95-52b),
- Avenue of the Giants Community Plan (Stafford, Pepperwood, Shively, Holmes, Larabee, Redcrest, Weott, Myers Flat, Miranda, and Phillipsville communities) (approved in 2000 by Resolution 2000-39),
- McKinleyville Community Plan (approved in 2002 by Resolution 02-107); and

WHEREAS, the Humboldt County General Plan Update approved and is applying a consistent set of land use designations to all unincorporated parts of Humboldt County, including all Community Plan Areas within the County's jurisdiction; and includes new elements, is organized into a new structure different from the Humboldt County General Plan Volume I, and integrates a new numbering system for goals, policies, standards, and implementation measures, and

WHEREAS, the land use designations of the Eureka, Avenue of the Giants, and McKinleyville Community Plans must be amended to become consistent with the land use designations approved under Humboldt County General Plan Update; and

NOW, THEREFORE be it resolved by the Board of Supervisors that this Board has reviewed and considered the 2017 Humboldt County General Plan in Attachment 5 and the

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amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) to maintain consistency with the 2017 Humboldt County General Plan described in Part 2 of this resolution, and

BE IT FURTHER RESOLVED, ordered and determined that this Board has reviewed and considered comments, responses and revisions at the public hearings and that all the following findings are hereby made:

1. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution were included in the project description of the FEIR for the 2017 Humboldt County General Plan, which was certified by the Board of Supervisors to have been prepared in compliance with the requirements of the California Environmental Quality Act, and which was reviewed and considered by the Board of Supervisors.
2. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution are necessary to maintain consistency with the 2017 Humboldt County General Plan.
3. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution are in the public interest because they maintain consistency between those plans and the 2017 Humboldt County General Plan.
4. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution are also in the public interest because they further social, economic, housing and other goals that have been adopted by the Board of Supervisors and the State Legislature, including the following social, economic, housing and other goals
 - Identify the community's land use, circulation, environmental, economic, and social goals and policies for land use and development,
 - Provide a basis for local government decision making, especially decisions on development approvals.
 - Promote equal opportunities for citizens to participate in the planning and decision-making processes of their communities.
 - Inform citizens, developers, decision makers, and other cities and agencies of the policies and standards that guide development within the County.
 - Establish a basis for subsequent planning efforts such as formulating specific development ordinances, preparing individual community plans, rezoning property, and conducting special studies.

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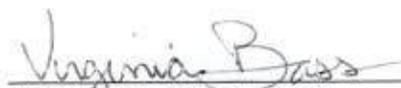
- Balance economic and social needs of the public with inherent characteristics of the land, plant and animal life, and air and water conditions.
 - Enforce laws and regulations to protect residents,
 - Provide for and maintain infrastructure,
 - Create opportunities for improved safety and health,
 - Encourage new local enterprise,
 - Support business, workforce development and creation of private-sector jobs,
 - Protect vulnerable populations,
5. Neither the adoption of the amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution, nor any part thereof, will operate to limit the number of housing units which may be constructed on an annual basis in areas to which the amendment applies.

BE IT FURTHER RESOLVED, ordered and determined that the Board of Supervisors adopts amendments to the Eureka Community Plan; Avenue of the Giants Community Plan; and the McKinleyville Community Plan shown in Part 2 of this resolution:

BE IT FURTHER RESOLVED, ordered and determined that the individual parts of this resolution are severable, such that if one or more parts are determined to be invalid, all the other parts will remain in full force and effect.

BE IT FURTHER RESOLVED, ordered and determined that all the amendments described in this resolution will become effective 30 days after adoption.

Dated: October 23, 2017



VIRGINIA BASS, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Wilson, seconded by Supervisor Sundberg, and the following vote:

AYES:	Supervisors:	Bohn, Bass, Sundberg
NOES:	Supervisors:	Wilson
ABSENT:	Supervisors:	Fennell
ABSTAIN:	Supervisors	--

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STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
Seal of said Board of Supervisors.



By TRACY DAMICO
Deputy Clerk of the Board of
Supervisors of the County of
Humboldt, State of California

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ATTACHMENT 3 - PART 2

Amendments to the Eureka Community Plan (1995);
Avenue of the Giants Community Plan (2000); and
McKinleyville Community Plan (2002) to
Maintain Consistency with the 2017 Humboldt County General Plan

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The following tables show in the column titled "Revised Text" the amendments to the Avenue of the Giants Community Plan (2000), Eureka Community Plan (1995), and McKinleyville Community Plan (2002).

Avenue of the Giants Community Plan (2000)	
Current General Plan	Revised Text
2500.1 Parcels zoned CH shall have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. ___.	2500.1 Parcels zoned CH have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. ___.
2500.2 AR 5-20 zoned parcels shall use the Slope Formula Policy to determine appropriate density (see Chapter 3, Section 3200, page 4).	2500.2 AR <u>ARA</u> 5-20 zoned <u>planned</u> parcels shall use the Slope Formula Policy to determine appropriate density (See AV-P19 – Slope Formula Policy, below)
2500.3 Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2	2500.3 Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2 <i>Note: considered to be updated in General Plan Update and no longer relevant. Addressed in GP and State Regulations: See RL-P5, Road Constraints and Rural Development; RL-S4, Subdivision Standards; GP-S7, Required Findings for Urban Expansion</i>
2500.12 Subdivision of parcels designated AL 20 and AR (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application	2500.12 Subdivision of parcels designated AL <u>RA</u> 20 and AR <u>ARA</u> (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application.
2520.3 The County shall maintain the existing agricultural lands through the application of agricultural zoning	2520.3 The County shall maintain the existing agricultural lands through the application of agricultural zoning <i>Note: see: AG-P5, Conservation of Agricultural Lands; AG-P6, Agricultural Land Conversion - No Net Loss; AG-P13, Agricultural Zoning and Parcel Size; AG-Pxx. Protect Productive Agricultural Soils</i>
2540.4 The County should encourage HRSP to prepare a Park general plan which includes its long-range management objectives so that the public is advised of the Park's management goals. 2540.5 The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park Management Plan and EIR.	2540.4 The County should encourage HRSP to prepare a Park general plan which includes its long-range management objectives so that the public is advised of the Park's management goals. The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park and Management <u>Plan and</u> EIR. <i>Note: The HRSP General Management Plan was prepared in 2001. A response to comments</i>

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Avenue of the Giants Community Plan (2000)	
Current General Plan	Revised Text
	<i>contained in the EIR indicated that these items are typically not part of a park general plan.</i>
<p>3200 Slope Stability (page 3-4) <u>AR 5-20 Slope Formula Policy (source: Garberville Community Plan)</u> The following Slope Formula Policy is used to calculate maximum densities, and where the option is taken, to calculate density credits, in AR 5-20 lands:</p> <p>0-15% slopes = 5 acres/dwelling unit 15-30 % = 10 acres/dwelling unit 30% or over = 20 acres/dwelling unit</p> <p>Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given at the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. Calculations must be based on topographic maps that comply with subdivision tentative map standards.</p>	<p>3200 Slope Stability (page 3-4) <u>AR 5-20 Slope Formula Policy (source: Garberville Community Plan)</u> The following Slope Formula Policy is used to calculate maximum densities, and where the option is taken, to calculate density credits, in ARA 5-20 lands:</p> <p>0-15% slopes = 5 acres/dwelling unit 15-30 % = 10 acres/dwelling unit 30% or over = 20 acres/dwelling unit</p> <p>Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given at the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. Calculations must be based on topographic maps that comply with subdivision tentative map standards.</p>
<p>3200.1 Encourage the education of the community regarding the nature and extent of natural and man-made hazards.</p> <p>3200.2 Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities.</p>	<p>3200.1 Support and encourage the formation of <u>Neighborhood Emergency Services Teams (NEST) Community Emergency Response Teams</u> in Avenue communities. Encourage the education of the community regarding the nature and extent of natural and man-made hazards.</p> <p><i>Note: Now referred to as Community Emergency Response Teams</i></p>
<p>3200.3 Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CDF)</p>	<p>3200.3 Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CDF CALFIRE) and/or local fire departments.</p>
<p>3400.1 The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards detailed in the Framework General Plan, Section 3432.</p>	<p>3400.1 The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards. detailed in the Framework General Plan, Section 3432.</p> <p><i>Note: SMA standards are now contained in BR-P6, Development within Streamside Management Areas; BR-S8 - Required Mitigation Measures; S9 - Erosion Control; and S10 -Development Standards.</i></p>
<p>3400.3 Refer to Appendix C, Ordinance No. __, for guidelines on retaining vegetation and limiting loss of permeability</p>	<p><i>Note: This requirement has been implemented and is contained in Q Zone Ordinance Number 2207</i></p>

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Avenue of the Giants Community Plan (2000)	
Current General Plan	Revised Text
	<i>and Ordinance Number 2208 and applies through the Zoning Regulations to specific parcels</i>
4200.5 The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects	4200.5 The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects. <i>Note: this is an incorrect California Code reference. It is unclear which section of the Streets and Highways Code applies. Policy intent is clear even without code reference.</i>
4300.4 The County shall encourage safe, efficient and practical trails providing access to the region's natural resources and expand upon the County Trails Plan of 1979.	4300.4 The County shall encourage safe, efficient and practical trails providing access to the region's natural resources and expand upon the <u>trails mapped as part of the General Plan Circulation Maps County Trails Plan of 1979.</u> The County shall encourage provision and maintenance of trails to and along the Eel River.
4300.5 The County shall encourage provision and maintenance of trails to and along the Eel River.	<i>Note: The County Trails Element (Plan), 1979, is very out of date and should be repealed as part of the action to adopt the General Plan Update. The trails shown on the County Trails Element map are the only part of the Element that is used today. The remainder of the Element discusses trail standards and strategies for planning and developing trails, which are best addressed in existing and future HCAOG trails planning documents.</i>
4500.4 No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated Residential Low Density (RL 1-5) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.	4500.4 No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated <u>Residential Estates Residential Low Density (RLE 1-5)</u> until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.

Eureka Community Plan (1995)	
Current General Plan	Revised Text
2520.2 Berta Road Area - Documented access constraints to this area will prohibit further subdivision of existing parcels. After lengthy discussion and extensive involvement of local residents, the Advisory Committee adopted the following policies for the Berta Road/Valley Drive area:	Berta Road Area. Documented access constraints to this area will prohibit further subdivision of existing parcels. After lengthy discussion and extensive involvement of local residents, the Advisory Committee adopted the following policies for the Berta Road/Valley Drive area: (a) When improvements to Berta Road are constructed which eliminate historic flooding,

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Eureka Community Plan (1995)	
Current General Plan	Revised Text
<p>(a) When improvements to Berta Road are constructed which eliminate historic flooding, alignment problems and sections of narrow road width, then this Plan shall support an amendment to remove the B-6 zone for properties along the Berta Road/Valley Drive area; and,</p> <p>(b) For subdivision purposes, those lands adjacent to the Berta Road/Valley Drive B-6 zone shall not utilize access from Berta Road. However, parcel numbers 304-061-51 and 304-061-54, known as the Miller-Freeman property, will be designated AGB-5(5) and will be allowed access onto and through Berta Road/Valley Drive. In all other instances, alternative primary access shall be approved by the Department of Public Works and shall meet all other applicable regulations and standards.</p> <p>(c) In addition, when adjacent property is subdivided, the road which shall serve the property shall be designed in such a way that it clearly does not connect with Berta Road. This development must meet State rural fire safe guidelines.</p>	<p>alignment problems and sections of narrow road width, then this Plan shall support an amendment to remove the B-6 zone for properties along the Berta Road/Valley Drive area; and,</p> <p>(b) For subdivision purposes, those lands adjacent to the Berta Road/Valley Drive B-6 zone shall not utilize access from Berta Road. However, parcel numbers 304-061-<u>0</u>51 and 304-061-<u>0</u>54, known as the Miller-Freeman property, will be <u>zoned designated</u> AG-B-5(5) and will be allowed access onto and through Berta Road/Valley Drive. In all other instances, alternative primary access shall be approved by the Department of Public Works and shall meet all other applicable regulations and standards.</p> <p>(c) In addition, when adjacent property is subdivided, the road which shall serve the property shall be designed in such a way that it clearly does not connect with Berta Road. This development must meet State rural fire safe guidelines.</p>
<p>2620.6 Harrison Avenue: All change of occupancy of existing structures shall be reviewed for strict compliance to on-site parking standards. The parking standards must comply with Section 316-13.2 of the Humboldt County Code, excepting therefrom portion (e). It is the intent of this policy to discourage the need for on-street parking or use of sites without sufficient on-site parking.</p>	<p>2620.6 Harrison Avenue. All change of occupancy of existing structures shall be reviewed for strict compliance to on-site parking standards. The parking standards must comply with Section 316-13.2 <u>314-109.1 (Off-Street Parking)</u> of the Humboldt County Code, excepting therefrom portion (e) <u>109.1.2.5 (Parking Requirements for Uses Not in Compliance With Current Parking Requirements)</u>. It is the intent of this policy to discourage the need for on-street parking or use of sites without sufficient on-site parking.</p>
<p>Figure 6 – Land Use Designations</p> <p>2721 Timber Production (T)</p> <p>2722 Agriculture Exclusive (AE)</p> <p>2723 Agriculture Grazing (AG)</p> <p>2724 Agricultural Lands (AL)</p> <p>2725 Agricultural Rural (AR)</p> <p>2731 Agricultural Suburban (AS)</p> <p>2732 Residential, Low Density (RL)</p> <p>2733 Residential, Multiple Family (RM)</p> <p>2741 Commercial General (CG)</p> <p>2742 Commercial Services (CS)</p> <p>2743 Commercial Recreation (CR)</p> <p>2751 Industrial, General (IG)</p> <p>2752 Industrial, Resource Related (IR)</p> <p>2761 Public Facilities (PF)</p> <p>2762 Public Lands (P)</p> <p>3203 Slope Instability</p>	<p><i>Note: For the Avenue of the Giants, Eureka, and McKinleyville Community Plans, use General Plan Update Section 4.8, Land Use Designations, and Table 4-H Zoning Consistency Matrix</i></p> <p>The County Seismic General Plan Safety Element identifies four categories of slope stability in the</p>

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Eureka Community Plan (1995)	
Current General Plan	Revised Text
<p>Slope instability hazards are probably the chief concern among geologic hazards in Humboldt County due to potential effects on all classes of development. Highly erosive soil types, together with an abundance of steeply sloped terrain and poorly consolidated soils, combined with seasonal rains, make slope instability a pervasive problem in the County.</p> <p>The County Seismic Safety Element identifies four categories of slope stability in the Planning Area (relatively stable, low instability, moderately unstable, and high instability). Generally, flat terraces are classified as Relatively Stable. Gulch slopes and steep areas along creeks are classified as Moderately Unstable. Active landslides of all varieties are classified as Highly Unstable. Table 6 provides a listing by neighborhood of approximate acreages in the respective geologic classes and the percent of the neighborhood these lands comprise. Note that this table does not distinguish between lands currently developed and developable lands.</p>	<p>Planning Area (relatively stable, low instability, moderately unstable, and high instability).</p> <p><i>Note: The narrative in Section 3203 should be revised to reflect the General Plan Update reference. The Seismic Safety and Public Elements will be superseded by the adoption of the General Plan Update Safety Element, which contains the same relative slope stability mapping.</i></p>
<p>3220.1 Refer to Chapter 3 of the Framework Plan for Hazards and Resources policies applicable to the Eureka Community Plan.</p>	<p>Refer to <u>Chapter 14 Safety Element of the General Plan for geologic hazard Chapter 3 of the Framework Plan for Hazards and Resources</u> policies applicable to the Eureka Community Plan.</p> <p><i>Note: Section 3220 should be revised to reflect the appropriate General Plan Update reference.</i></p>
<p>3420.1 Refer to Chapter 3 of the Framework Plan for Hazards and Resources policies applicable to the Eureka Community Plan. The Framework Plan contains policies for protection of sensitive habitat along stream beds and riparian corridors and in designated areas of special biological importance.</p>	<p>Refer to the <u>General Plan Conservation and Open Space Element, Chapter 10.3 Biological Resources Chapter 3 of the Framework Plan for Hazards and Resources</u> policies applicable to the Eureka Community Plan. The Framework Plan contains policies for protection of sensitive habitat along stream beds and riparian corridors and in designated areas of special biological importance applicable to the Eureka Community Plan.</p> <p><i>Note: Section 3220 should be revised to reflect the appropriate General Plan Update reference.</i></p>
<p>Figure 17 – Circulation Map</p>	<p><u>Eureka Circulation and Public Facilities Map</u></p>
<p>4520.5 Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval. (Refer to the Development Timing Section of the General Plan for further discussion and policies on public wastewater disposal.)</p>	<p>Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval. (Refer to the <u>Development Timing General Plan Land Use Element Section, Growth Planning</u>, for further discussion and policies on public wastewater disposal.)</p>

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McKinleyville Community Plan (2002)	
Current General Plan	Revised Text
2352.5 The Town Center Area shall permit all public facility uses currently identified in the Public Facility land use designation in the Humboldt County Framework Plan (chapter 2761). All existing and proposed public facility uses shall remain as public facilities, and shall not be converted to incompatible commercial uses.	Public Facilities in the Town Center. The Town Center Area shall permit all public facility uses currently identified in the Public Facility land use designation in the Humboldt County <u>Framework General Plan Land Use Element (chapter 2761)</u> . All existing and proposed public facility uses shall remain as public facilities, and shall not be converted to incompatible commercial uses.
2505.8 The current (as of 1999) timber products processing uses occurring at the Raich property (APN 513-151-15) are recognized as consistent with the Community Plan.	Raich property (APN 513-151-015) The current (as of 1999) timber products processing uses occurring at the Raich property (APN 513-151-015) are recognized as consistent with the Community Plan.
2633.5 Private open space land shall not be accessible to the public unless authorized by the property owner. Divisions of rural lands planned AR or AS for residential purposes shall encourage cluster design which permanently preserves open space lands. Creative subdivision designs and problem-solving approaches are encouraged. All development shall be designed to minimize erosion, sedimentation and runoff. Maximum home site coverage in AR shall be 2 acres and 1.5 acres in AS. Reduction in minimum parcel sizes to achieve clustered development may be implemented through the use of the B7 or P combining zones.	2633.5 Private open space land shall not be accessible to the public unless authorized by the property owner. Divisions of rural lands planned <u>ARA</u> or <u>ASRE</u> for residential purposes shall encourage cluster design which permanently preserves open space lands. Creative subdivision designs and problem-solving approaches are encouraged. All development shall be designed to minimize erosion, sedimentation and runoff. Maximum home site coverage in <u>ARA</u> shall be 2 acres and 1.5 acres in <u>ASRE</u> . Reduction in minimum parcel sizes to achieve clustered development may be implemented through the use of the B7 or P combining zones.
2721 Timber Production (T)	<i>Note: For the Avenue of the Giants, Eureka, and McKinleyville Community Plans, use General Plan Update Section 4.8, Land Use Designations, and Table 4-H Zoning Consistency Matrix</i>
2722 Agriculture Exclusive (AE)	
2725 Agricultural Rural (AR)	
2731 Agricultural Suburban (AS)	
2732 Residential, Low Density (RL)	
2733 Residential, Medium Density (RM)	
2741 Commercial General (CG)	
2742 Commercial Services (CS)	
2743 Commercial Recreation (CR)	
2751 Industrial, General (IG)	
2752 Industrial, Resource Related (IR)	
2761 Public Facilities (PF)	
2762 Public Lands (PL)	
Table 3 - Zoning Consistency Matrix	
Figure 11 - Vehicular Circulation	<i>McKinleyville Circulation and Public Facilities Map</i>

In addition to the changes identified above, the Land Use designations for the Avenue of the Giants, Eureka, and McKinleyville Community Plans are amended to use the land use designations in the General Plan Update Section 4.8, Land Use Designations, Zoning Consistency Matrix Table 4-H. Also the land use maps for these Community Plans are amended as shown in the Map Book Appendix F.

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Part 2

Findings of Approval

A. Required Findings for General Plan Amendments

The General Plan of Humboldt County is a dynamic document that can be modified to reflect changing social, economic or environmental conditions, or changes in state law. Per State Planning and Zoning Law (Government Code Section 65000 et seq.) and the Framework Plan, Section 1452.2, Findings Required, a general plan amendment may be approved upon making the following findings:

- 1.a The amendment is in the public interest, and one or more of the following findings:
- 2.a. Base information or physical conditions have changed; or
- 2.b. Community values and assumptions have changed; or
- 2.c. There is an error in the plan; or
- 2.d. To maintain established uses otherwise consistent with a comprehensive view of the plan.

B. Required Findings for Amendments to the Zoning Maps and Regulations State Planning and Zoning Law (Government Code Section 65000 et seq.), and Section 312-50 of the Humboldt County Code (HCC) state the following findings must be made to approve changes in the Zoning Maps and Regulations:

3. The proposed amendment is in the public interest;
4. The proposed amendment is consistent with the General Plan;
5. If the proposed amendment requires a Local Coastal Plan Amendment, the amendment is in conformity with the policies of Chapter 3 of the Coastal Act;
6. The proposed amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

A. Required Findings for Consistency with the Coastal Act

Title 14, Section 13551 of the Coastal Commission's Administrative Regulations, Public Resources Code, Section 30200, and Section 312-50.3.3 HCC requires proposed amendments to conform to the policies contained in Chapter 3 of the Coastal Act, which sets forth policies regarding the following issues:

7. Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access).
8. Recreation (including protection of water-oriented activities, ocean-front land protection for recreational uses, aquaculture uses, and priority of development purposes).
9. Marine Resources (including protecting biological productivity, preventing hazardous waste spills, diking, filling, dredging, fishing, revetments and breakwaters, and water supply and flood control).
10. Land Resources (including protection of environmentally sensitive habitats, agricultural lands, timberlands, and archaeological or paleontological resources).

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11. Development (including placing new development within or close to existing developed areas, protection of scenic resources, maintenance of public access by encouraging public transit, providing for recreational opportunities within new development, protection of public safety, expansion of public works facilities and priority of coastal dependent developments).
12. Industrial Development (including location or expansion of coastal-dependent industrial facilities, Use and design of tanker facilities, oil and gas development, refineries or petrochemical facilities, thermal electric generating plants, offshore oil transportation and refining).