

Attachment 2
Community Plans

Attachment 2a

Appendix C: Community Plans Policy Extract

Appendix C Community Area Plans Extract

Introduction

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

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

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

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

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

AVENUE OF THE GIANTS COMMUNITY PLAN

LAND USE POLICIES FOR THE PLANNING AREA

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

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

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

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

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

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

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

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

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

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

PEPPERWOOD:

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

SHIVELY:

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

REDCREST:

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

MYERS FLAT:

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

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

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

MIRANDA:

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

PHILLIPSVILLE:

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

SAFETY POLICIES

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

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

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

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

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

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

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

WATER RESOURCE POLICIES

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

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

BIOLOGICAL RESOURCE POLICIES

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

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

CIRCULATION POLICIES

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

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

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

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

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

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

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

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

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

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

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

WATER AND WASTE WATER INFRASTRUCTURE POLICIES

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

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

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

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

FORTUNA COMMUNITY PLAN

GOVERNANCE POLICIES

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

SPHERE OF INFLUENCE

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

DEVELOPMENT TIMING

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

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

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

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

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

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

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

HAZARDS AND RESOURCES

FLOOD (DRAINAGE)

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

PUBLIC SERVICES AND FACILITIES

TRAILS

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

WASTE AND WASTEWATER FACILITIES

WATER FACILITIES

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

WASTEWATER FACILITIES

PALMER CREEK AREA

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

ROHNER CREEK AREA

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

FRESHWATER COMMUNITY PLAN

LAND USE AND DEVELOPMENT

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

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

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

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

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

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

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

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

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

CIRCULATION

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

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

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

COUNTY PARKS AND RECREATION

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

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

PUBLIC SERVICES AND FACILITIES

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

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

GARBERVILLE REDWAY BENBOW ALDERPOINT COMMUNITY PLAN

LAND USE AND DEVELOPMENT

RURAL LAND USE

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

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

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

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

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

URBAN LAND USE

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

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

GRCP-P7X Garberville Public Facilities Area. The Public Facilities (PF) land use designation at the north end of Garberville is to provide a centralized location for community facilities such as the Community Center and library, and other public or quasi-public uses. The zoning has not been changed in order to maintain property rights prior to the development of such facilities. When the

development of key facilities takes place, the zoning should be changed to insure compatibility of future uses. **(Note: this policy language was originally included in P7 by mistake. It should remain as a stand-alone policy).**

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

HAZARDS AND RESOURCES

GEOLOGIC

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

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

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

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

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

SAFETY

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

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

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

CRITICAL AND SENSITIVE HABITATS

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

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

CULTURAL RESOURCES

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

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

CIRCULATION

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

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

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

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

HYDESVILLE – CARLOTTA COMMUNITY PLAN

LAND USE AND DEVELOPMENT

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

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

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

HAZARDS AND RESOURCES

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

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

PUBLIC SERVICES AND FACILITIES

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

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

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

JACOBY CREEK COMMUNITY PLAN

GOVERNANCE

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

LAND USE

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

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

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

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

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

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

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

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

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

JC-P9 Cottage Industry. Home occupations, cottage industries, and supplemental income producing agricultural activities should be encouraged in the rural portions of the Planning Area.

Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance.

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

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

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

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

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

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

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

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

SAFETY

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

CIRCULATION

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

PUBLIC FACILITIES

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

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

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

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

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

ORICK COMMUNITY PLAN

LAND USE AND DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

CIRCULATION

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

OCP-P11 Pedestrian Safety. The County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety.

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

PUBLIC FACILITIES

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

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

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

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

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

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

WILLOW CREEK COMMUNITY PLAN

LAND USE AND DEVELOPMENT

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

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

HAZARDS AND RESOURCES

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

Attachment 2b

Comparison Table of Appendix C to Adopted Community Plans

Comparison Table Appendix C - Community Area Plans Extract

Current General Plan	Planning Commission Draft
Fortuna Area Community Plan (adopted 5-7-1985)	
<p>2554.11 Standards for Cottage Industries Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:</p> <ol style="list-style-type: none"> 1..Are conducted by occupants on the premises and not more than three non-resident employees in a manner which does not substantially affect the primary use of the parcel; and 2.Does not require use of buildings or structures occupying more than two acres; and 3.Involves no sales of merchandise other than that grown or processed on the premises or merchandise directly related to and incidental to the industry; and 4.Would increase or maintain the viability of the existing principal use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area. 	<p>(Note: verbatim from 1984 Framework Plan Section 2554.12) ¹</p>
<p>2613 The Fortuna Area Community Plan should be adopted by the City of Fortuna. The County shall recognize the interests of the City of Fortuna in the planning area by submitting public and private development projects within the Fortuna Area Plan to the City for review and comment. The County shall take the City's comments into consideration when reviewing development proposals. FCP-P1</p>	<p>FCP-P1 City – County Coordination for Land Use Planning. The Fortuna Area Community Plan should be adopted by the City of Fortuna. The County shall recognize the interests of the City of Fortuna in the planning area by submitting public and private development projects within the Fortuna Area Plan to the City for review and comment. The County shall take the City's comments into consideration when reviewing development proposals.</p>
<p>2622.1 The Fortuna Area Community Plan as adopted by the Board of Supervisors shall be referred to LAFCo and the City of Fortuna to be used as a guide to making any appropriate revisions to the City of Fortuna Sphere of Influence Report</p>	<p>2622.1 The Fortuna Area Community Plan as adopted by the Board of Supervisors shall be referred to LAFCo and the City of Fortuna to be used as a guide to making any appropriate revisions to the City of Fortuna Sphere of Influence Report</p> <p>(Note: This policy may be deleted. The Humboldt County Planning Department served as staff to LAFCo at the time that this Plan was adopted. County Responses to LAFCo referrals are guided by this Plan.)</p>

¹ **Note:** Text in **Red** represents modification to Community Plan recommended as part of the Planning Commission Draft. Text in **Bold** contains either notes intended to clarify revisions or additional suggested modifications of the Planning Commission Draft recommended by staff.

Current General Plan	Planning Commission Draft
2633.1. The County and the City of Fortuna shall adopt the Urban Development Areas as shown on the Land Use Plan Map.	FCP-P3 Urban Development Areas. The County and the City of Fortuna shall adopt the Urban Development Areas as shown on the Land Use Plan Map.
2633.2. The County and the City of Fortuna shall adopt the Urban Expansion Areas as shown on the Land Use Plan Map.	FCP-P4 Urban Expansion Areas. The County and the City of Fortuna shall adopt the Urban Expansion Areas as shown on the Land Use Plan Map.
2633.3. The consideration and/or provision of appropriate types and levels of urban facilities and services shall initially be directed toward the Urban Development Areas and should be followed by the Phase I Urban Expansion Areas as shown on the Land Use Map.	FCP-P5 Urban Facilities and Services. The consideration and/or provision of appropriate types and levels of urban facilities and services shall initially be directed toward the Urban Development Areas and should be followed by the Phase I Urban Expansion Areas as shown on the Land Use Map.
2633.4. Residential development in the Urban Development Areas may utilize on- site individual sewage disposal systems provided that waiver of site suitability criteria shall not be granted by the Humboldt-Del Norte Health Department.	FCP-P6 Use of On-site Septic Systems in Urban Development Areas. Residential development in the Urban Development Areas may utilize on- site individual sewage disposal systems provided that waiver of site suitability criteria shall not be granted by the Humboldt-Del Norte Health Department.
2633.5. New land divisions and residential development within the Urban Development and Urban Expansion Areas shall be required to utilize community water and sewer systems as they become available.	FCP-P7 Land Division in Urban Development Areas. New land divisions and residential development within the Urban Development and Urban Expansion Areas shall be required to utilize community water and sewer systems as they become available.
2633.6. The City of Fortuna is encouraged to utilize the five-year Capital Improvement Programming technique for integrating land use and public services and facilities within the City and its exterior Sphere of Influence.	FCP-P8 Capital Improvement Plans. The City of Fortuna is encouraged to utilize the five-year Capital Improvement Programming technique for integrating land use and public services and facilities within the City and its exterior Sphere of Influence.
2633.7. The Urban Expansion Area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and could eventually be provided with public water or sewer services. (revises Section 2633.7 of Framework Plan)	<p>2633.7. The Urban Expansion Area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and could eventually be provided with public water or sewer services. (revises Section 2633.7 of Framework Plan)</p> <p>(Note: See: GP-P8, Urban Expansion Areas; GP-P9, Urban Expansion Area Review; GP-S6, Urban Expansion Area; GP-S7, Required Findings for Urban Expansion)</p>
2633.8. Residential Land Use designations with densities exceeding one dwelling unit per acre shall be expected to provide adequate water, sewer, fire flow, and urban road and drainage systems.	2633.8. Residential Land Use designations with densities exceeding one dwelling unit per acre shall be expected to provide adequate water, sewer, fire flow, and urban road and drainage systems.

Current General Plan	Planning Commission Draft
	(Note: See: Section 4.2 Growth Planning and Section 4.3 Urban Lands contain numerous contain a series of policies defining the level and type of service to be provided within Community Planning Areas and to urban development and expansion areas)
2633.9 When land designated Agricultural Suburban (AS) within the Urban Expansion Boundary is connected to public water and sewer systems and roads are built to urban standards, such land will be re-designated as an Urban Development Area (UDA) and residentially planned land within the UDA may be designated as (RL) Residential Single Family (1-7 dwelling units per acre).	FCP-P9 Re-designation of AS lands with Public Water. When land designated Agricultural Suburban Residential Estates (ASRE1-5) within the Urban Expansion Boundary is connected to public water and sewer systems and roads are built to urban standards, such land will be re-designated as an Urban Development Area (UDA) and residentially planned land within the UDA may be designated as (RL) Residential Single Family (1-7 dwelling units per acre).
Land Use Designations 2721, 2722, 2723, 2725, 2731, 2732, 2733, 2741, 2742, 2743, 2751, 2752, and 2761	(Note: verbatim from 1984 Framework Plan Land Use Designations)
3291.1 Flood (Drainage) The impact on drainage flow through the City should be reviewed if higher or more intensive planned land use proposals are to be considered in the area south of Drake Hill Road and within the Mill Creek Drainage Shed as delineated by Figure V-1 of the City of Fortuna Storm Drainage Master Plan, December, 1982. (Figure V-1 is presented as in the Fortuna Area Community Plan, Technical Background Report	FCP-P10 Drainage Impacts. The impact on drainage flow through the City should be reviewed and the City of Fortuna consulted if higher or more intensive planned land use proposals are to be considered in the area south of Drake Hill Road and within the Mill Creek Drainage basins Shed as delineated by Figure V-1 of the City of Fortuna Storm Drainage Master Plan, December, 1982. (Figure V-1 is presented as in the Fortuna Area Community Plan, Technical Background Report.) (Note: The change was referred to the Fortuna City Engineer, who concurs with the proposed revision (email from Merritt Perry, City Engineer, 1-14-2015). The Fortuna General Plan was updated in 2010 and there have likely been changes in City storm drainage planning. The City should be consulted if increased development is proposed in these areas.)
4311.1 The County, the City of Fortuna and Caltrans should cooperatively seek to provide a safer pedestrian way connecting Palmer Creek--a community of 300 residents--with the City of Fortuna.	FCP-P11 Safe Pedestrian Thoroughfares for Palmer Creek Area. The County, the City of Fortuna and Caltrans should cooperatively seek to provide a safer pedestrian way connecting Palmer Creek--a community of 300 residents--with the City of Fortuna.
4512.1 No land divisions relying on Land Water Company as the water source shall be allowed until the water served meets the water standards of the California Safe Drinking Water Act	FCP-P12 Land Division and Water Facilities. No land divisions relying on Land Water Company as the water source shall be allowed until the water served meets the water standards of the California Safe Drinking Water Act

Current General Plan	Planning Commission Draft
	<p><i>(Note: This policy can be deleted. County Environmental Health and State Division of Drinking Water indicate that they do not have any record of this water system. Water quality and quantity requirements would be addressed by the appropriate regulatory entity through the subdivision referral process.)</i></p>
<p>4522.1 The County with the cooperation of the City of Fortuna should actively explore several sewage disposal options potentially available to the Palmer Creek area, including, but not limited to: (1) community sewage disposal facilities; (2) small sewage treatment facilities; (3) On-Site Wastewater Management Zone</p>	<p>FCP-P13 New Wastewater Facilities for the Palmer Creek Area. The County with the cooperation of the City of Fortuna should actively explore several sewage disposal options potentially available to the Palmer Creek area, including, but not limited to: (1) community sewage disposal facilities; (2) small sewage treatment facilities; (3) On-Site Wastewater Management Zone.</p> <p><i>(Note: This policy can be deleted. Since the adoption of the FACP the Palmer Creek CSD was formed and a wastewater system was developed in cooperation with the City of Fortuna)</i></p>
<p>4524.1 The City and the County should cooperatively undertake the work necessary to achieve a reasonable level of repair to Carson Woods Road.</p> <p>4524.2. The City is encouraged to extend sewer services to the area in conjunction with the necessary improvements to the existing water systems with area residents meeting the costs. (According to current City policy this area must be annexed to the City before these extensions occur.)</p>	<p>FCP-P14 Repair to Carson Woods Road and Extension of Services. The City and the County should cooperatively undertake the work necessary to achieve a reasonable level of repair to Carson Woods Road. The City is encouraged to extend sewer services to the area in conjunction with the necessary improvements to the existing water systems with area residents meeting the costs. (According to current City policy this area must be annexed to the City before these extensions occur.)</p>

Current General Plan	Planning Commission Draft
Freshwater Community Plan (adopted 5-7-1985)	
<p>2513.1 As it concerns the development of the parcel located south and west of the Freshwater Road (AP# 402-261-15), the plan provides for the creation of a maximum number of six (6) parcels. Five (5) of the parcels are to be located within the approximately 14 acre area in the southeast corner of the parcel designated and zoned for 2-1/2 acre parcels.</p> <p>This area is zoned AG, the area may be increased only if information, submitted by a registered engineer, indicates that the creation of five (5) parcels is not possible due to an inability to meet the County adopted sewage disposal standards. Any such minor modification in the zone boundary would not require a plan amendment.</p> <p>The total number of dwelling units on the property (AP# 402-261-15) shall not be more than six (6). Any request made, resulting in the potential of more than six (6) dwelling units, would require a plan amendment.</p>	<p>FWCP-P1 Land Use Restrictions for APN 402-261-015. As it concerns the development of the parcel located south and west of the Freshwater Road (AP# 402-261-015), the plan provides for the creation of a maximum number of six (6) parcels. Five (5) of the parcels are to be located within the approximately 14 acre area in the southeast corner of the parcel designated and zoned for 2-1/2 acre parcels. This area is zoned AG, the area may be increased only if information, submitted by a registered engineer, indicates that the creation of five (5) parcels is not possible due to an inability to meet the County adopted sewage disposal standards. Any such minor modification in the zone boundary would not require a plan amendment. The total number of dwelling units on the property (AP# 402-261-015) shall not be more than six (6). Any request made, resulting in the potential of more than six (6) dwelling units, would require a plan amendment.</p>
<p>2513.2 The Agricultural Rural and Timberlands designations upstream from Freshwater County Parks are intended to reduce the threat of bacterial contamination from septic tanks to the Park's pool. Septic tanks associated with additional rural development are reduced by limiting densities in these areas.</p>	<p>FWCP-P2 Protection of Water Quality Upstream of Freshwater County Parks. The Residential Agricultural Rural and Timberlands designations upstream from Freshwater County Parks are intended to reduce the threat of bacterial contamination from septic tanks to the Park's pool. Septic tanks associated with additional rural development are reduced by limiting densities in these areas.</p>
<p>2613.1 No further density increases should be allowed in the planning area's mobilehome parks because of wastewater disposal problems.</p>	<p>FWCP-P3 Mobilehome Park Density. No further density increases should be allowed in the planning area's mobilehome parks because of wastewater disposal problems.</p>
<p>2613.2 The Three Corners store should be allowed to continue operation and expand under the provision of the Local Coastal Plan, on its existing property.</p>	<p>FWCP-P4 Three Corners Store. The Three Corners store should be allowed to continue operation and expand under the provision of the Local Coastal Plan, on its existing property</p>
<p>2613.3 . Existing commercial uses located in Indianola should be zoned to allow their continued operation under a Community Commercial Qualified Combining Zone classification and a Commercial General land use designation. An alternative land use designation for these parcels shall be Agricultural Suburban if the commercial land use is abandoned. The County should appropriately classify existing commercial</p>	<p>FWCP-P5 Commercial Uses in the Indianola Area. Existing commercial uses located in Indianola should be zoned to allow their continued operation under a Community Commercial Qualified Combining Zone classification and a Commercial General land use designation. An alternative land use designation for these parcels shall be Agricultural Suburban Residential Estates if the commercial land use is abandoned. The</p>

Current General Plan	Planning Commission Draft
properties in the Coastal Zone (adjacent to the Freshwater Planning Area) to allow their continued operation.	County should appropriately classify existing commercial properties in the Coastal Zone (adjacent to the Freshwater Planning Area) to allow their continued operation.
2613.4 Commercial uses in the Wrangletown area are limited to the Wrangletown Store and Bar, except for an additional site near the store which has been designated as Commercial General to allow for expansion of commercial uses. The vacant property shall be zoned with a Neighborhood Commercial Zone.	FWCP-P6 Commercial Uses in Wrangletown. Commercial uses in the Wrangletown area are limited to the Wrangletown Store and Bar, except for an additional site near the store which has been designated as Commercial General to allow for expansion of commercial uses. The vacant property shall be zoned with a Neighborhood Commercial Zone.
2633.1 No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered	FWCP-P7 Development Timing. No development shall be permitted in the portion of the planning area served by the Humboldt Community Services District at a density greater than one unit per two and one-half (2-1/2) acres until the area is sewered.
2633.2 The area shown on the Freshwater Community Plan Land Use Map in the central Wrangletown area is designated as Residential, Single Family with a density of no more than one unit per acre. No new parcels shall be created in this area because although it is currently served by the Freshwater Water Service, the water system has no capacity to expand and serve additional development.	FWCP-P8 Land Use in Wrangletown. The area shown on the Freshwater Community Plan Land Use Map in the central Wrangletown area is designated as Residential, Low Density, Single Family with a density of no more than one unit per acre. No new parcels shall be created in this area because although it is currently served by the Freshwater Water Service, the water system has no capacity to expand and serve additional development. (Note: This area is served by the Humboldt Community Services District)
2633.3 The area designated Residential, Single Family on Freshwater Road near Freshwater Park is designated with a density of no more than one unit per acre. This area is not served by a community water system, but is designated for one acre parcel development because of the predominant residential character of the area, its location along Freshwater Road, and to allow the completion of a logical development pattern in this area. The area is not intended to set a precedent for additional small parcel development in the area.	FWCP-P9 Land Use Near Freshwater Park. The area designated Residential Single Family Low Density (RL) on Freshwater Road near Freshwater Park is designated with a density of no more than one unit per acre. This area is not served by a community water system, but is designated for one acre parcel development because of the predominant residential character of the area, its location along Freshwater Road, and to allow the completion of a logical development pattern in this area. The area is not intended to set a precedent for additional small parcel development in the area. (Note: This area is now served by the Humboldt Community Services District)
Section 2700 Land Use Designations	(Note: verbatim from 1984 Framework Plan Land Use Designations)

Current General Plan	Planning Commission Draft
4230.1 The Redmond Road area is designated at a 5 acre per unit density until Redmond Road is improved to roadway category Standard 5. The minimum size of parcels served by the improved road shall be 2.5 acres	FWCP-P10 Redmond Road. The Redmond Road area is designated at a 5 acre per unit density until Redmond Road is improved to roadway category Standard 5. The minimum size of parcels served by the improved road shall be 2.5 acres.
4230.2 Pidgeon Point Road is designated as a 5 acre per unit density until the road section is improved to roadway category standard 5 and brought into the County Road System.	FWCP-P11 Pigeon Point Road. Pigeon Point Road is designated as a 5 acre per unit density until the road section is improved to roadway category standard 5 and brought into the County Road System.
4311.1 As part of the Myrtle Avenue road construction project, bicycle/pedestrian lanes should be "striped" along the sides of the paved section and labeled bike route	FWCP-P12 Bicycle and Pedestrian Lane along Myrtle Avenue. As part of the Myrtle Avenue road construction project, bicycle/pedestrian lanes should be "striped" along the sides of the paved section and labeled bike route.
<p>4400 The Garfield School site is centrally located and has a potential for use as a baseball field, soccer field, and/or playground if the school is ever closed. The retention of the site in public ownership would complement the existing community owned old Garfield School.</p> <p>(Note: Not numbered as a community plan policy)</p> <p>4411.1 The Garfield School site should be retained in public use as a community recreational facility if the school is ever closed.</p>	FWCP-P13 Garfield School. The Garfield School site is centrally located and has a potential for use as a baseball field, soccer field, and/or playground if the school is ever closed. The retention of the site in public ownership would complement the existing community owned old Garfield School. The Garfield School site should be retained in public use as a community recreational facility if the school is ever closed.
4411.2 The Health and Public Works Departments shall monitor the water quality of the Freshwater County Park swimming pool on an ongoing basis for bacterial contamination.	FWCP-P14 Freshwater County Park. The Health and Public Works Departments shall monitor the water quality of the Freshwater County Park swimming pool on an ongoing basis for bacterial contamination.
4611.1 The area around the Cummings Road solid waste disposal site shall be restricted to a maximum of one unit per twenty acres to reduce development which would be subject to environmental impacts in the future.	FWCP-P15 Cummings Road Solid Waste Disposal Site. The area around the Cummings Road solid waste disposal site shall be restricted to a maximum of one unit per twenty acres to reduce development which would be subject to environmental impacts in the future.
4611.2 Cummings Road and Lower Mitchell Road to Myrtle Avenue shall be improved by the solid waste site operator to roadway category standard 5 before additional County use permits are approved to expand the site or its capacity.	FWCP-P16 Cummings Road Improvements. Cummings Road and Lower Mitchell Road to Myrtle Avenue shall be improved by the solid waste site operator to roadway category standard 5 before additional County use permits are approved to expand the site or its capacity.
GARBerville REDWAY BENBOW ALDERPOINT COMMUNITY PLAN (adopted 6-30-1987)	
2500.1 Green Gulches	GRCP-P1 Green Gulches. Areas of Connick

Current General Plan	Planning Commission Draft
<p>Areas of Connick Creek and Bear Creek as shown on the Plan Map are designated Green Gulch areas, to be left in a natural condition. Development may be permitted within these areas where consistent with the streamside management area and stream channel policies of the Chapter 3 of the Framework General Plan. For purposes of applying the policies, the streamside management area shall be mapped green gulch area</p>	<p>Creek and Bear Creek as shown on the Plan Map are designated Green Gulch areas, to be left in a natural condition. Development may be permitted within these areas where consistent with the streamside management area and stream channel policies of the Biological Resources Section of the Chapter 3 of the Framework General Plan Conservation and Open Space Element. For purposes of applying the policies, the streamside management area shall be mapped green gulch area.</p> <p>(Note: GRBAP Green Gulch areas have been incorporated in GPU SMA mapping; however, this policy should likely remain because Connick Creek, Bear Creek, and other mapped Green Gulch areas are larger than Streamside Management Area buffers associated with GPU policies and standards, particularly BR-S5, Streamside Management Areas Defined; BR-S6, Development within Stream Channels; BR-S7, Development within Streamside Management Areas; BR-S8, Required Mitigation Measures; and BR-S9, Erosion Control)</p>
<p>2500.2 Benbow Golf Course The Benbow Golf Course area presently zoned FRQ is planned only for continued use as a golf course, and other commercial recreational uses are not consistent with this plan</p>	<p>GRCP-P2 Benbow Golf Course. The Benbow Golf Course area presently zoned FRQ is planned only for continued use as a golf course, and other commercial recreational uses are not consistent with this plan.</p>
<p>2500.3 Rodeo Grounds-Benbow Area This area is planned for continued equestrian related uses, including compatible uses such as public assembly, boarding stable, veterinarian clinic, and hay and feed storage</p>	<p>GRCP-P3 Rodeo Grounds-Benbow Area. This area is planned for continued equestrian related uses, including compatible uses such as public assembly, boarding stable, veterinarian clinic, and hay and feed storage.</p>
<p>2500.4 Urban Reserve The areas designated urban reserve, as well as the adjacent CS/IG/CG areas, are planned for eventual urban services. The “urban reserve” designation was used to recognize that if these areas are to be developed at urban densities, a mix of uses (residential, commercial, industrial, public facilities) would likely be required for these areas to properly compliment the existing urban areas. Prior to services, these areas may be developed consistent with the surrounding rural densities</p>	<p>GRCP-P4 Urban Reserve. The areas designated urban reserve, as well as the adjacent CS/IG/CG areas, are planned for eventual urban services. The “urban reserve” designation was used to recognize that if these areas are to be developed at urban densities, a mix of uses (residential, commercial, industrial, public facilities) would likely be required for these areas to properly complement the existing urban areas. Prior to services, these areas may be developed consistent with the surrounding rural densities.</p>

Current General Plan	Planning Commission Draft
<p>2500.5 New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designated in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone</p>	<p>GRCP-P5 Clear and Approach Zones. New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designated in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone.</p>
<p>2500.6 For the Mitchell Ranch and Tooby Flat area, homesites shall be clustered in order to: (1) maintain the maximum feasible agriculturally productive areas; (2) minimize viewshed impacts; (3) avoid archaeological resources; and (4) reduce grading and construction impacts. Subdivision design should also consider incorporation of agriculturally related recreational amenities such as horse stables and trails on order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design</p>	<p>GRCP-P7 Clustered Homesites for Mitchell Ranch and Tooby Flats. For the Mitchell Ranch and Tooby Flat area, homesites shall be clustered in order to: (1) maintain the maximum feasible agriculturally productive areas; (2) minimize viewshed impacts; (3) avoid archaeological resources; and (4) reduce grading and construction impacts. Subdivision design should also consider incorporation of agriculturally related recreational amenities such as horse stables and trails on order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design.</p>
<p>2500.7 Fire Safety The Uniform Fire Code is to be applied to any industrial development. It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, Ag (Agriculture Grazing), or AL40. [also Policy 3291.4]</p>	<p>2500.7—Fire Safety The Uniform Fire Code is to be applied to any industrial development. It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, Ag (Agriculture Grazing), or AL40</p> <p>(Note: The Uniform Fire Code is applied consistently throughout the County to specific use types, certain occupancy loads, and activities that use hazardous materials of certain types and quantities and would it not be appropriate to apply to all industrial development in a blanket manner. This policy regarding annexation is flawed, cannot be implemented in isolation, and is best addressed through the County's Community Wildfire Protection Plan or countywide General Plan Policies)</p>

Current General Plan	Planning Commission Draft
2500.8 Developments along the Highway 101 corridor are to be visually buffered	GRCP-P12 Vegetative Buffers. Along the Redwood Drive corridor between Garberville and Redway, vegetative breaks and buffering, consistent with traffic safety concerns, are to be included with new developments. Developments along the Highway 101 corridor are to be visually buffered.
2500.9 Along the Redwood Drive corridor between Garberville and Redway, vegetative breaks and buffering, consistent with traffic safety concerns, are to be included with new developments	
2500.10 A Highway Patrol station has been proposed at a commercial site in the Benbow Valley. Upon project application, consideration should be given to requiring an open space easement of rezoning to golf course use on the balance of the parcel. Landscaping of the exterior of the security fencing and tree plantings in the parking lot should be required, as well as other appearance and design treatments as may be appropriate.	2500.10—A Highway Patrol station has been proposed at a commercial site in the Benbow Valley. Upon project application, consideration should be given to requiring an open space easement of rezoning to golf (Note: Policy is proposed to be deleted given that the Highway Patrol station in Redway, rather than the Benbow Valley, has since been completed)
2500.11 No emergency response facility shall be located at a site within the 100-year flood plan. [also Policy 3291.3]	GRCP-P13 Emergency Response Facility. No emergency response facility shall be located at a site within the 100-year flood plan.
2600.1 Garberville Public Facilities Area The Public Facilities (PF) land use designation at the north end of Garberville is intended to provide a centralized location for community facilities such as the Community Center and library, and other public or quasi-public uses. The zoning has not been changed in order to maintain property rights prior to the development of such facilities. When the development of key facilities takes place, the zoning should be changed to insure compatibility of future uses	GRCP-P6 Garberville Public Facilities Area. The Public Facilities (PF) land use designation at the north end of Garberville is to provide a centralized location for community facilities such as the Community Center and library, and other public or quasi-public uses. The zoning has not been changed in order to maintain property rights prior to the development of such facilities. When the development of key facilities takes place, the zoning should be changed to insure compatibility of future uses
2600.2 Multi-Family Residential Multi-family residential building types are considered to be compatible with the RL land use designation where provided for by the zoning, consistent with planned densities. The RM designation at the curve in the Briceland Thorne Road in Redway is limited to accommodating eight additional units. (See Note on Map).	GRCP-P8 Multi-Family Residential. Multi-family residential building types are considered to be compatible with the RL land use designation where provided for by the zoning, consistent with planned densities. The RM designation at the curve in the Briceland Thorne Road in Redway is limited to accommodating eight additional units. (See Note on Map). (Note: Original GRBAP map did not include this note and land uses are not proposed to be changed in this area.)
3210.1 There is a 20' development setback from the cliff east of the Garberville Airport. This area is to be excluded from the area used to calculate densities for new subdivisions.	GRCP-P9 Setbacks for Properties East of Garberville Airport. There is a 20' development setback from the cliff east of the Garberville Airport. This area is to be excluded from the area used to calculate densities for new subdivisions.

Current General Plan	Planning Commission Draft
<p>3210.2. AR 5-20 Slope Formula Policy. The following Slope Formula is used to calculate densities, and where the option is taken to calculate density credits, in AR 5-20 lands:</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 to the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands.</p>	<p>GRCP-P10 ARA 5-20 Slope Formula Policy. The following Slope Formula is used to calculate densities, and where the option is taken to calculate density credits, in 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 to the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands.</p>
<p>3210.3 For the IG/MH area along Redwood Drive, the Urban Reserve area east of the freeway, and the CS/IG area on the west side of the freeway, geological investigation and engineered grading plans are required prior to significant earth moving.</p>	<p>GRCP-P11 Geologic Investigation. For the IG/MH area along Redwood Drive, the Urban Reserve area east of the freeway, and the CS/IG area on the west side of the freeway, geological investigation and engineered grading plans are required prior to significant earth moving.</p>
<p>3291.3 No emergency response facility shall be located at a site within the 100-year flood plan</p>	<p>See: GRCP-P13 Emergency Response Facility.</p>
<p>3291.4 Fire Safety. The Uniform Fire Code is to be applied to any industrial development. It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, AG (Agricultural Grazing), or A140.</p>	<p>3291.4 Fire Safety. The Uniform Fire Code is to be applied to any industrial development. It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, AG (Agricultural Grazing), or A140.</p> <p>(Note: The Uniform Fire Code is applied consistently throughout the County to specific use types, certain occupancy loads, and activities that use hazardous materials of certain types and quantities and would it not be appropriate to apply to all industrial development in a blanket manner. This policy regarding annexation is flawed, cannot be implemented in isolation, and is best addressed through the County's Community Wildfire Protection Plan or countywide General Plan Policies)</p>
<p>3291.5 For projects requiring discretionary approval in the vicinity of the Southern Humboldt Community Hospital, require noise impact analysis and mitigating measures as</p>	<p>GRCP-P14 Noise Analysis. For projects requiring discretionary approval in the vicinity of the Southern Humboldt Community Hospital, require noise impact analysis and mitigating</p>

Current General Plan	Planning Commission Draft
may be necessary to ensure the 65 Ldn Framework Plan standard for hospitals is not exceeded.	measures as may be necessary to ensure the 65 Ldn Framework Plan standard for hospitals contained in the Noise Element is not exceeded.
<p>3291.6</p> <p>A. New residential development on the flat north of Connick Creek shall be clustered in such a manner as to leave the areas under the clear and approach zones and flight track free of new residential structures.</p> <p>B. New residential development proposed for the Mitchell Ranch/Kimtu Meadows area shall be designed in such a manner as to minimize building sites under the flight track and approach zone, and leave free the area under the clear zone.</p>	See GRCP-P5 Clear and Approach Zones
<p>3400.1 Projects in the vicinity of the osprey and eagle nesting sites (in the Lake Benbow-Sprowl Creek area) are to be designed and carried out in such a manner as to avoid disturbance of the sites. GRCP-P15</p> <p>[Not specifically called out as Policy]</p>	GRCP-P15 Protection of Nesting Sites. Projects in the vicinity of the osprey and eagle nesting sites (in the Lake Benbow-Sprowl Creek area) are to be designed and carried out in such a manner as to avoid disturbance of the sites.
<p>3400.2. A federal candidate protected plant species called beaked -tracyina (Tracyina rostrata) occurs in the vicinity of Alderpoint. Discretionary projects which may affect the plant are to be referred to the Department of Fish and Game and other agencies as may be necessary for mitigation recommendations.</p> <p>[Not specifically called out as Policy]</p>	GRCP-P16 Protection of Tracyina rostrata. A federal candidate protected plant species called beaked -tracyina (Tracyina rostrata) occurs in the vicinity of Alderpoint. Discretionary projects which may affect the plant are to be referred to the Department of Fish and Game and other agencies as may be necessary for mitigation recommendations.
<p>3500.1 Archaeological sites have been identified in historical records along the lower river terraces of the Planning Area. These sites are to be avoided or a significance determination and mitigation appropriate is to be carried out. GRCP-P17</p> <p>[Not specifically called out as Policy]</p>	GRCP-P17 Protection of Archaeological Sites. Archaeological sites have been identified in historical records along the lower river terraces of the Planning Area. These sites are to be avoided or a significance determination and mitigation appropriate is to be carried out.
<p>3500.2 The need for a new cemetery site has been identified, and a site for a new cemetery should be considered during any new major subdivision proposal.</p> <p>[Not specifically called out as Policy]</p>	GRCP-P18 New Cemetery. The need for a new cemetery site has been identified, and a site for a new cemetery should be considered during any new major subdivision proposal.
<p>4200.1 The proposed realignment of the Briceland-Thorne Road bridge approach is hereby deleted from the Circulation Element.</p>	<p>4200.1 The proposed realignment of the Briceland-Thorne Road bridge approach is hereby deleted from the Circulation Element.</p> <p>(Note: The action to approve the GRBA Community Plan in 1987 deleted this project from the Circulation Element. Therefore this policy can be deleted).</p>

Current General Plan	Planning Commission Draft
4200.2 The following are recommended traffic improvements: a) a 4-way stop at Redway Drive and Whitmore and Manzanita; b) study signing and improvements at Briceland Road and Redway Drive; and, c) improve hazardous corner at Oakridge and Briceland Road.	GRCP-P19 Redway/Garberville Traffic Improvements. The following are recommended traffic improvements for the Garberville/Redway Area: <ul style="list-style-type: none"> • a 4-way stop at Redway Drive and Whitmore and Manzanita; • study signing and improvements at Briceland Road and Redway Drive; • improve hazardous corner at Oakridge and Briceland Road; • West of River Area is not to be rezoned to accommodate additional rural residential development until an adequate year-round road system can be provided; • Road improvements to provide full year-round circulation not subject to flooding, and adequate to meet planned capacities, are to be a requirement for Tooby Flat/Mitchell Ranch areas at the time rural residential development to planned densities is proposed. • Consideration should be given to including a bike lane in the improvement of Bear Gulch Bridge No. 4c-156 when it is replaced. If this improvement is accomplished, consideration should then be given to a lane or path between Garberville and Redway at a time when improvements are made to Redwood Drive, subject to funding availability and feasibility of safe design.
4200.3 West of River Area is not to be rezoned to accommodate additional rural residential development until an adequate year-round road system can be provided.	
4200.4 Road improvements to provide full year-round circulation not subject to flooding, and adequate to meet planned capacities, are to be a requirement for Tooby Flat/Mitchell Ranch areas at the time rural residential development to planned densities is proposed	
4200.5 Consideration should be given to including a bike lane in the improvement of Bear Gulch bridge No. 4c-156 when it is replaced. If this improvement is accomplished, consideration should then be given to a lane or path between Garberville and Redway at a time when improvements are made to Redwood Drive, subject to funding availability and feasibility of safe design.	
4200.6 Adopt a parking plan for Garberville	
4200.7 Establish a Parking Authority for the downtown commercial district of Garberville	GRCP-P20 Garberville Parking Improvements. <u>The following are recommended traffic improvements:</u> <ul style="list-style-type: none"> • Adopt a parking plan for Garberville. • Establish a Parking Authority for the downtown commercial district of Garberville
5000 IMPLEMENTATION 5000.1 An outline of river access opportunities and improvements, which would enhance fishing and other recreational uses along the river, should be prepared for the Plan. Standards for access dedications for subdivision of lands with river frontage should be included in the outline.	GRCP-P21 River Access Opportunities. <u>An outline of river access opportunities and improvements, which would enhance fishing and other recreational uses along the river, should be prepared for the Plan. Standards for access dedications for subdivision of lands with river frontage should be included in the outline.</u> (Note: This implementation measure is not represented in the General Plan and should be

Current General Plan	Planning Commission Draft
	retained)
5000.2 Adopt a parking plan for Garberville.	(Note: See GRCP-P20 Garberville Parking Improvements)
5000.3 Establish a Parking Authority for the downtown commercial district of Garberville.	(Note: See GRCP-P20 Garberville Parking Improvements)
5000.4 Fire Safety It is recommended that the Board of Supervisors adopt a resolution of annexation for the following areas to be forwarded to LAFCo: All areas within the Planning Area (not including Alderpoint) except those lands designated either T, P, AG (Agricultural Grazing), or AL40	(Note: The policy that this implementation measure relates to is best addressed through the County's Community Wildfire Protection Plan or countywide General Plan Policies and is recommended to be deleted)
HYDESVILLE – CARLOTTA COMMUNITY PLAN (adopted 12-16-1986)	
1500.1 The Carlotta Community Services District should review, approve and utilize the Carlotta/Hydesville Community Plan as adopted by the Board of Supervisors.	1500.1 The Carlotta Community Services District should review, approve and utilize the Carlotta/Hydesville Community Plan as adopted by the Board of Supervisors. (Note: The Intergovernmental Coordination section of Chapter 3, Governance Policy, contains policies that encourage special districts to utilize the General Plan in the development of capital improvement (GP-P20, Capital Improvement Plans) planning and the Community Infrastructure and Services Element contains policies regarding compatibility between community plans and service planning and provision (IS-P13, District Boundaries, Spheres of Influence, and Community Plans)
1500.2 The Hydesville County Water District: a. The Hydesville County Water District should review, approve and utilize the Carlotta/Hydesville Community Plan as adopted by the Board of Supervisors. b. Pursuant to Government Code 65402 which requires the County to review public works projects for conformance to the General Plan, the Hydesville County Water District shall prepare a status report on the preparation of a Water Facilities and Finance Plan within one year of adoption of the Community Plan by the Board of Supervisors.	1500.2 The Hydesville County Water District: a. The Hydesville County Water District should review, approve and utilize the Carlotta/Hydesville Community Plan as adopted by the Board of Supervisors. b. Pursuant to Government Code 65402 which requires the County to review public works projects for conformance to the General Plan, the Hydesville County Water District shall prepare a status report on the preparation of a Water Facilities and Finance Plan within one year of adoption of the Community Plan by the Board of Supervisors. (Note: The Intergovernmental Coordination section of Chapter 3, Governance Policy, contains policies that encourage special districts to utilize the General Plan in the development of capital improvement (GP-P20,

Current General Plan	Planning Commission Draft
	Capital Improvement Plans) planning and the Community Infrastructure and Services Element contains policies regarding compatibility between community plans and service planning and provision (IS-P13, District Boundaries, Spheres of Influence, and Community Plans)
<p>1500.3 The amendment of the Plan or Zoning within the Hydesville Community Water District Sphere of Influence shall require the preparation of a Water Facilities and Finance Plan to be approved by the County as consistent with the level of development to be adopted in the Plan or Zone revision.</p>	<p>1500.3 The amendment of the Plan or Zoning within the Hydesville Community Water District Sphere of Influence shall require the preparation of a Water Facilities and Finance Plan to be approved by the County as consistent with the level of development to be adopted in the Plan or Zone revision.</p> <p>(Note: The Intergovernmental Coordination section of Chapter 3, Governance Policy, contains policies that encourage special districts to utilize the General Plan in the development of capital improvement (GP-P20, Capital Improvement Plans) planning and the Community Infrastructure and Services Element contains policies regarding compatibility between community plans and service planning and provision (IS-P13, District Boundaries, Spheres of Influence, and Community Plans)</p>
<p>1500.4 An ad hoc Community Advisory Committee should be appointed by the Board of Supervisors to review and comment on the adopted Community Plan in the event:</p> <ul style="list-style-type: none"> a. A community-wide public water or sewer system is proposed for Carlotta; or b. Public sewer systems are proposed for the community of Hydesville; or c. A hydro-geologic study indicates the necessity/opportunity to reconsider the pattern and intensity of development. 	<p>HCCP-P1X Need for Ad hoc Community Advisory Committee. An ad hoc Community Advisory Committee should be appointed by the Board of Supervisors to review and comment on the adopted Community Plan in the event:</p> <ul style="list-style-type: none"> a. A community-wide public water or sewer system is proposed for Carlotta; or b. Public sewer systems are proposed for the community of Hydesville; or c. A hydro-geologic study indicates the necessity/opportunity to reconsider the pattern and intensity of development. <p>(Note This policy should likely be retained because it is unique to the Community Plan Area.)</p>
<p>2633.1 The Hydesville County Water District shall retain sole discretion to extend community water service to all areas within the existing District boundary.</p>	<p>HCCP-P1 Hydesville Community Water District. The Hydesville Community Water District shall retain sole discretion to extend community water service to all areas within the existing District boundary.</p>
<p>2633.2 All new construction or development on parcels less than 2 acres in size within the</p>	<p>HCCP-P2 Public Water Connection for New Construction. All new construction or</p>

Current General Plan	Planning Commission Draft
Urban Development Area shall be required to utilize the Community Water System.	development on parcels less than 2 acres in size within the Urban Development Area shall be required to utilize the Community Water System.
2633.3 Residential development in the Urban Development Area may utilize on- site individual sewage disposal systems provided that waivers of Site Suitability Criteria shall not be granted by the Humboldt-Del Norte Health Department.	HCCP-P3 On-site Sewage Disposal Systems. Residential development in the Urban Development Area may utilize on- site individual sewage disposal systems provided that waivers of Site Suitability Criteria shall not be granted by the Humboldt-Del Norte Health Department.
2633.4 The County and the Hydesville County Water District, with technical assistance from the North Coast Regional Water Quality Control Board, shall cooperatively assess the merits, costs, and feasibility of conducting a hydro-geologic study of the Hydesville area to more accurately establish an optimum community development density based on a public water system and long-term reliance of individual sewage disposal systems.	<p>2633.4 The County and the Hydesville County Water District, with technical assistance from the North Coast Regional Water Quality Control Board, shall cooperatively assess the merits, costs, and feasibility of conducting a hydro-geologic study of the Hydesville area to more accurately establish an optimum community development density based on a public water system and long-term reliance of individual sewage disposal systems.</p> <p>Note: Staff met with the Hydesville County Water District Board of Directors in 2007 who indicated that did not have plans to develop a wastewater system. Policies contained in the Community Infrastructure and Services Element more appropriately address the intent of this policy (IS-P9, Capacity of Facilities and Land Use Decisions and IS-P19, Water and Wastewater System Capital Improvement Programs)</p>
3361 The County supports and encourages the preparation of a water resource study of Yager Creek	HCCP-P4 Water Resources Study of Yager Creek. The County supports and encourages the preparation of a water resource study of Yager Creek.
3431 The County supports and encourages private and public cooperative efforts to restore and maintain the fish habitat values of Wolverton Stream.	HCCP-P5 Restoration of Wolverton Stream. The County supports and encourages private and public cooperative efforts to restore and maintain the fish habitat values of Wolverton Stream.
4235.1 As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels.	HCCP-P6 Stormwater Drainage. As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels.
4235.2 Drainage plans should be required of development projects within the area of Hydesville shown in Figure 4.	HCCP-P7 Drainage Plans. Drainage plans should be required of development projects within the area of Hydesville shown in Figure 4 .
4235.3 Drainage plans as may be required must provide for the passage of stormwater	Drainage plans as may be required must provide for the passage of stormwater from

Current General Plan	Planning Commission Draft
from upstream areas.	upstream areas
4235.4 Dedication of drainage easements to the County of Humboldt for the benefit of the general public may be required as a condition of a development permit	HCCP-P8 Drainage Easements. Dedication of drainage easements to the County of Humboldt for the benefit of the general public may be required as a condition of a development permit.
4820.1 The Cuddeback Elementary School District and the Hydesville Elementary School District are encouraged to cooperatively explore alternatives to new facility construction and to reconsider the feasibility of joint (shared) school facilities and educational programs between districts.	<p>4820.1 The Cuddeback Elementary School District and the Hydesville Elementary School District are encouraged to cooperatively explore alternatives to new facility construction and to reconsider the feasibility of joint (shared) school facilities and educational programs between districts.</p> <p>Note: The deletion of this policy is consistent with Board straw votes on policies contained in the Community Infrastructure and Services Element relating to joint use and school planning.</p>
JACOBY CREEK COMMUNITY PLAN (adopted 12-21-1982)	
1301.1 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.	(Note: Chapter 3, Governance Policy, contains policies relating to intergovernmental, jurisdictional, and water provider coordination)
<p>1301.2 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:</p> <p>A. formulating clear and consistent planning procedures;</p> <p>B. providing centralized public access to relevant documents;</p> <p>C. standardizing planning terminology;</p> <p>D. encouraging formation of ad hoc committees to review specific area developments;</p> <p>E. encouraging the formation of a citizens advisory group in the area.</p>	<p>JC-P1x1 Citizen Participation. 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:</p> <p>A. formulating clear and consistent planning procedures;</p> <p>B. providing centralized public access to relevant documents;</p> <p>C. standardizing planning terminology;</p> <p>D. encouraging formation of ad hoc committees to review specific area developments;</p> <p>E. encouraging the formation of a citizens advisory group in the area.</p> <p>(Note: This policy is specific to citizen participation in the Jacoby Creek Community Plan.)</p>
1303.1 The County shall coordinate the preparation and maintenance of the Jacoby Creek Community Plan.	(Note: Chapter 3, Governance Policy, and Section 4.2, Growth Planning, establish the procedures for preparation and maintenance of Community Plans.)
1303.2 The City of Arcata and the Jacoby Creek County Water District should provide	JC-P1 Intergovernmental Coordination. The City of Arcata and the Jacoby Creek County

Current General Plan	Planning Commission Draft
technical and advisory assistance to the County for the preparation and maintenance of the Jacoby Creek Community Plan.	Water District should provide technical and advisory assistance to the County for the preparation and maintenance of the Jacoby Creek Community Plan policies.
1303.3 The Planning Commission shall report annually to the Supervisors on the status of the Plan and progress in its implementation.	(Note: Chapter 3, Governance Policy, , and Section 4.2, Growth Planning, define the procedures for annual reporting.)
1303.4 The Jacoby Creek Community Plan shall be reviewed and updated in accordance with the Area Planning Program schedule.	Chapter 3, Governance Policy, , and Section 4.2, Growth Planning, define the procedures for annual reporting
1303.5 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.	JC-P1x2 Coordination with City of Arcata. 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. The County shall prepare a list of project categories that will be submitted for review (Note: This policy is specific local agency coordination in the Jacoby Creek Community Plan.)
1303.6 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.	JC-P1x3 Coordination with Jacoby Creek County Water District. 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 prepare a list of project categories that will be submitted for review The County shall take the Water District's comments into consideration when reviewing development proposals. (Note: This policy is specific local agency coordination in the Jacoby Creek Community Plan.)
1304.1 The County and the City shall adopt the Jacoby Creek Community Plan, and ensure that development proposals conform to the adopted plan.	(Note: Chapter 3, Governance Policy, and Section 4.2, Growth Planning, establish the procedures for preparation and maintenance of Community Plans.)

Current General Plan	Planning Commission Draft
1304.2 The County shall prepare a list of project categories that will be submitted for review under Sections 1303.5 and .6.	(Note: See JC-P1x2 Coordination with City of Arcata, and JC-P1x3 Coordination with Jacoby Creek County Water District.)
<p>LAND USE GOALS</p> <p>2100.1 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:</p> <p>A. protecting the timber and agricultural resources of the area;</p> <p>B. encouraging appropriate neighborhood commercial uses and home occupations;</p> <p>C. maintaining the identity of existing neighborhoods.</p>	(Note: These goals are sufficiently addressed in goals relating to Community Plans and resource protection in the Proposed Plan: GP-G2, Community Planning Areas; AG-P5, Conservation of Agricultural Lands; and FR-P8, Protection of High Quality Timberlands.)
<p>2100.2 It shall be the goal of the County to promote adequate and safe housing for the residents of the Jacoby Creek Area by:</p> <p>A identifying areas appropriate for a variety of residential densities;</p> <p>B. requiring the provision of appropriate public services when development takes place;</p> <p>C. encouraging the use of energy-efficient housing designs.</p>	<p>JC-P1x4 Adequate Housing in Jacoby Creek. It shall be the goal of the County to promote adequate and safe housing for the residents of the Jacoby Creek Area by:</p> <p>A identifying areas appropriate for a variety of residential densities;</p> <p>B. requiring the provision of appropriate public services when development takes place;</p> <p>C. encouraging the use of energy-efficient housing designs.</p> <p>(Note: This policy is specific local agency coordination in the Jacoby Creek Community Plan.)</p>
<p>Timberlands</p> <p>2312.1 Lands designated as Timberlands on the Land Use Map shall be retained in large parcels to protect the timber resource.</p> <p>2312.2 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.</p>	<p>JC-P2 Protection of Timberlands. Lands designated as Timberlands on the Land Use Map shall be retained in large parcels to protect the timber resource. Smaller parcels classified as Timber Sites I, II or III, and located adjacent to or surrounded by lands designated as Timberlands on the Land Use Map should be maintained as Timberlands.</p>
2312.3 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.	<p>JC-P3 Timber Resource Lands and General Plan Amendments. When investigations and evidence presented at a public hearing show that lands designated as Timberlands on the Land Use Map, not currently zoned as Timberland Preserves, are not suitable for commercial timber production, such lands may be re-designated as Rural Lands through a General Plan amendment.</p>

Current General Plan	Planning Commission Draft
<p>Standards</p> <p>2313.1 Character: Areas primarily suitable for the growing and harvesting of timber (TPZ, except for the Arcata Community Forest).</p> <p>2313.2 Primary Uses: Growing, harvesting and production of timber, timber related uses, resource production, timber residences, recreational uses.</p> <p>2313.3 Density: Minimum parcel size to be consistent with Volume I of the Framework Plan.</p>	<p>(Note: The Jacoby Creek CPA land use designations preceded the 1984 Framework Plan. These land use designations are similar but not identical to the land use designation contained in the proposed Plan. To limit potential confusion, land use designations contained in the proposed Plan should replace those contained in the Jacoby Creek Community Plan.)</p>
<p>2313.4 No division of lands designated as Timberlands shall be approved where parcels of less than 40 acres would be created.</p> <p>2313.5 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.</p>	<p>JC-Px3 Division of Timber Lands. No division of lands designated as Timberlands shall be approved where parcels of less than 40 acres would be created. 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 according to the County's Seismic Safety Element, General Plan Slope Stability Mapping.</p>
<p>2313.6 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.</p>	<p>(Note: The Zoning Regulations for TPZ state that "accessory uses are deemed to be compatible with the growing and harvesting of timber provided they do not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber", 314-7.4)</p>
<p>2313.7 Zoning classification consistent with Timberlands:</p> <p>A. Timberland Preserve Zone (TPZ)</p> <p>B. Agriculture Exclusive with 40 to 160 acre minimum (AE B-5 (40 to 160)).</p> <p>2313.8 Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan.</p>	<p>2313.7 Zoning classification consistent with Timberlands:</p> <p>A. Timberland Preserve Zone (TPZ)</p> <p>B. Agriculture Exclusive with 40 to 160 acre minimum (AE B-5 (40 to 160)).</p> <p>2313.8 Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan.</p> <p>(Note: These policies can be deleted. Timberlands within the Jacoby Creek CPA have been precisely Zoned. Most land designated Timberlands is Zoned TPZ, with a few parcels Zoned AE and some small parcels Zoned AG-B6. Most of the Jacoby Creek Forest is within the Jacoby Creek CPA is in the City of Arcata and not subject to County Zoning Regulations. City owned parcels outside the City but within the Jacoby Creek CPA is Zoned TPZ.)</p>

Current General Plan	Planning Commission Draft
<p>Implementation</p> <p>2314.1 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.</p> <p>2314.2 The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ</p>	<p>Implementation</p> <p>2314.1 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.</p> <p>2314.2 The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ</p> <p>(Note: These policies can be deleted. Timberlands within the Jacoby Creek CPA have been precisely Zoned. Most land designated Timberlands is Zoned TPZ, with a few parcels Zoned AE and some small parcels Zoned AG-B6. Most of the Jacoby Creek Forest is within the Jacoby Creek CPA is in the City of Arcata and not subject to County Zoning Regulations. City owned parcels outside the City but within the Jacoby Creek CPA is Zoned TPZ.)</p>
<p>Policies</p> <p>2322.1 Lands designated as Agriculture, Exclusive shall be retained for agricultural uses.</p>	<p>Policies</p> <p>2322.1 Lands designated as Agriculture, Exclusive shall be retained for agricultural uses.</p> <p>(Note: These policies can be deleted. Timberlands within the Jacoby Creek CPA have been precisely Zoned. Most land designated Timberlands is Zoned TPZ, with a few parcels Zoned AE and some small parcels Zoned AG-B6. Most of the Jacoby Creek Forest is within the Jacoby Creek CPA is in the City of Arcata and not subject to County Zoning Regulations. City owned parcels outside the City but within the Jacoby Creek CPA is Zoned TPZ.)</p>
<p>2322.2 The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.</p>	<p>JC-P4x1 The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.</p>
<p>2322.3 The County and the City of Arcata shall establish boundaries separating rural and urban areas to minimize conflicts between agricultural and urban uses.</p>	<p>JC-P4x2 The County and the City of Arcata shall establish boundaries separating rural and urban areas to minimize conflicts between agricultural and urban uses.</p>
<p>2322.4 Only those public services necessary for the maintenance of agricultural production shall be provided to areas designated Agriculture, Exclusive.</p>	<p>See JC-P4 Protection of Agricultural Lands above</p>
<p>2322.5 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</p>	<p>JC-P6 Exclusion of AE Lands from Jacoby Creek County Water District. Lands designated as Agriculture Exclusive should be excluded from the Jacoby Creek County Water District. Where such exclusion is not feasible because</p>

Current General Plan	Planning Commission Draft
exclude that portion of the land being used for agricultural purposes from assessment zones.	of other regulations or requirements, the District should exclude that portion of the land being used for agricultural purposes from assessment zones.
<p>Standards</p> <p>2323.1 Character: Areas primarily suitable for the production of food, fiber and plants.</p> <p>2323.2 Primary Uses: Agriculture, agriculture-related uses, agricultural residences, resource production, roadside stands.</p> <p>2323.3 Density: Minimum parcel size range 60–20 acres.</p> <p>2323.4 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.</p> <p>2323.5 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.</p> <p>2323.6 Zoning Classifications consistent with Agriculture, Exclusive:</p> <p style="padding-left: 40px;">Agricultural Exclusive with 20 to 60 acre minimum (AE B-5 (20-60)).</p> <p>2323.7 Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan.</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>Implementation</p> <p>2324.1 The zoning status of lands designated as Agricultural Exclusive should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.</p>	<p>Implementation</p> <p>2324.1 The zoning status of lands designated as Agricultural Exclusive should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.</p> <p>(Note: All land planned and zoned AE (75 acres) within the JCCPA is owned by the Jacoby Creek Land Trust. There are no proposals to change the Land Use Designation or Zoning of this land and any such change would need to be consistent with JCCPA and proposed Plan policies to protect agricultural land.)</p>

Current General Plan	Planning Commission Draft
2332.1 The Jacoby Creek Forest should be retained by the City in public ownership.	JC-P7 Jacoby Creek Forest Ownership. The Jacoby Creek Forest should be retained by the City in public ownership.
2332.2 The Jacoby Creek Forest shall be designated as Timberlands on the Land Use plan.	The Jacoby Creek Forest and shall be designated as Timberlands on the Land Use plan.
<p>Standards</p> <p>2333.1 Character: Areas primarily suitable for the growing and harvesting of timber.</p> <p>2333.2 Primary Uses: Growing and production of Timber, Timber-related uses, resource production, and recreational uses.</p> <p>2333.3 Density: Minimum parcel size to be consistent with Volume I of the Framework Plan.</p> <p>2333.4 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:</p> <ul style="list-style-type: none"> 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). <p>2333.5 Zoning Classification consistent with the Jacoby Creek Forest: Timberland Preserve Zone (TPZ).</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>Implementation</p> <p>2334.1 The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ.</p>	<p>Implementation</p> <p>2334.1—The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ.</p> <p>(Note: This implementation measure can be deleted. Most of the City owned Jacoby Creek Forest is within the Jacoby Creek CPA is in the City of Arcata and not subject to County Zoning Regulations. City owned parcels outside the City but within the Jacoby Creek CPA is Zoned TPZ.)</p>

Current General Plan	Planning Commission Draft
<p>2342.1 The County and the City of Arcata shall establish stable boundaries separating rural and urban areas.</p>	<p>JC-P8x1 Stable Rural Boundaries. The County and the City of Arcata shall establish stable boundaries separating rural and urban areas.</p> <p>(Note: Although Section 4.2, Growth Planning policy GP-IM5, Urban Service Coordination, and the Intergovernmental Coordination policies of Chapter 3 Governance speak to coordination between cities and the County relating to planning for urban services, this policy provide specific emphasis for the JCCP)</p>
<p>2342.2 The following Land Use Designations are the only designations that shall be considered appropriate uses in the rural portions of the Planning Area:</p> <ul style="list-style-type: none"> A. Timberlands B. Agriculture, Exclusive C. Rural Lands D. Residential, Rural E. Residential, Suburban 	<p>JC-P8 Rural Land Use Designations. The following Land Use Designations are the only designations that shall be considered appropriate uses in the rural portions of the Planning Area:</p> <ul style="list-style-type: none"> A. Timberlands B. Agriculture, Exclusive C. Rural Lands D. Residential, Rural Agriculture E. Residential Estates
<p>2342.3 Extensive public service systems shall not be provided to the rural portions of the Planning Area.</p>	<p>Extensive public service systems shall not be provided to the rural portions of the Planning Area.</p>
<p>2342.4 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.</p>	<p>Notwithstanding these provisions, existing residential units located in the rural portions of the Planning Area shall have access to necessary public service systems.</p>
<p>2342.5 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.</p>	<p>JC-P9 Cottage Industry. Home occupations, cottage industries, and supplemental income producing agricultural activities should be encouraged in the rural portions of the Planning Area. Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance.</p>
<p>RESIDENTIAL, RURAL</p> <ul style="list-style-type: none"> 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. 	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>RESIDENTIAL, SUBURBAN</p> <ul style="list-style-type: none"> 1. Character: Within or adjacent to urban areas and may eventually require urban services. Slopes less than 30%. 	<p>(Note: Standards relating to land use designations for Community Plans are</p>

Current General Plan	Planning Commission Draft
<p>2. Primary Uses: Single family residence, home occupations, educational and religious activities, light agriculture.</p> <p>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.</p> <p>4. Zoning classifications consistent with:</p> <p>A. Timberlands: as defined in Section 2313.7.</p> <p>B. Agriculture, Prime Lands: as defined in Section 2323.6.</p> <p>C. Rural Lands:</p> <ol style="list-style-type: none"> 1. Timberland Preserve Zone (TPZ) 2. Agriculture Exclusive with 20 to 160 acre minimum. <p>D. Residential, Rural:</p> <ol style="list-style-type: none"> 1. Agriculture Exclusive (AE) 2. Agriculture General with a 5 to 20 acre minimum. <p>E. Residential, Suburban:</p> <ol style="list-style-type: none"> 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. <p>5. The County, the City and the District shall adopt an Urban Limit Line outside which urban type development shall not be approved.</p> <p>6. Water and waste disposal systems shall comply with the provisions of Sections 4300 and 4400 of this Plan</p>	<p>proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>Implementation</p> <p>2344.1 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.</p>	<p>JC-P9x1 Zoning of Rural Lands. 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.</p> <p>(Note: Reclassification of rural lands within the JCCPA has not been completed.)</p>
<p>2344.2 The County, the City and the District shall adopt the Urban Limit Line as shown on the Land Use Plan Map.</p>	<p>JC-P9x2 Consistent Urban Boundaries. The County, the City and the District shall adopt the Urban Limit Line as shown on the Land Use Plan Map.</p> <p>(Note: City, District, and County urban boundaries are not currently consistent.)</p>

Current General Plan	Planning Commission Draft
2344.3 The City and the District should adopt the water and disposal guidelines specified in Section 4300 and 4400 of this Plan.	<p>JC-P9x3 Water and Disposal Guidelines. The City and the District should adopt the water and disposal guidelines specified in Section 4300 and 4400 of this Plan.</p> <p>Note: This policy is specific to the JCCP.</p>
2344.4 The District should request that LAFCo review and amend the District's existing Sphere of Influence to conform with this plan.	<p>2344.4 The District should request that LAFCo review and amend the District's existing Sphere of Influence to conform with this plan.</p> <p>(Note This policy may be deleted. Community Infrastructure and Services policy IS-P13, District Boundaries, Spheres of Influence, and Community Plans, and policies contained in the Intergovernmental Coordination section of Chapter 3, Governance Policy.)</p>
2412.1 No industrial uses shall be located in the Planning Area.	JC-P10 Industrial Uses. No industrial uses shall be located in the Planning Area.
2412.2 Neighborhood commercial uses may be located in the Planning Area.	JC-P11 Neighborhood Commercial Uses Neighborhood commercial uses may be located in the Planning Area.
<p>Standards</p> <p>2413.1 Character: Retail trade services that should be grouped for convenience. Easily accessible, compatible with and geared for neighborhood needs.</p> <p>2413.2 Primary Uses: General retail trade, business and professional services, including apartments provided they occur on the upper floors of multistory structures where below are establishments engaged in General retail trade, business and professional services (Added by Resolution No. **-**, adopted 12/16/03).</p> <p>2413.3 Density: Minimum parcel size range – 2.5 acres to 6,000 square feet.</p> <p>2413.4 Zoning classification consistent with Commercial, General.</p> <p>Neighborhood Commercial (C-1).</p> <p>2413.5 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:</p> <p>A. Professional, service and business offices.</p> <p>B. Stores, agencies and services of a light commercial nature, conducted entirely within an enclosed building.</p> <p>C. Small animal hospitals completely enclosed within a building.</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>

Current General Plan	Planning Commission Draft
D. Automobile service stations.	
<p>Implementation</p> <p>2414.1 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.</p>	<p>(Note: This implementation measure should be deleted given that there is no land planned Commercial within the JCCPA. It should be noted that the Proposed Plan would change the land use designation of the Bayside Golf Course from Recreation to Commercial Recreation.)</p>
<p>2422.1 The County, the City and the District shall adopt an Urban Limit Line to identify areas acceptable for urban type development.</p>	<p>2422.1 The County, the City and the District shall adopt an Urban Limit Line to identify areas acceptable for urban type development.</p> <p>(Note: See JC-P9x2 Consistent Urban Boundaries, above.)</p>
<p>2422.2 A variety of housing types and densities should be encouraged to located within the Urban Limit Line.</p>	<p>JC-P12 Residential Uses. A variety of housing types and densities should be encouraged to be located within the Urban Limit Line Development Area. New residential development shall be compatible with the scale of existing development. Clustering and individual home ownerships on large lots held in common should be encouraged.</p>
<p>2422.3 New residential development shall be compatible with the scale of existing development.</p>	
<p>2422.4 Clustering and individual home ownerships on large lots held in common should be encouraged.</p>	
<p>Standards</p> <p>Land Use Designation: RESIDENTIAL, SUBURBAN</p> <p>2423.1 Character: Within or adjacent to urban areas and may eventually require some type of urban services.</p> <p>2423.2 Primary Uses: Single family residence, home occupations, educational and religious activities, light agriculture.</p> <p>2423.3 Density: Minimum parcel size range: 5 to 1 acres inside the Urban Limit Line; 5 to 2.5 acres outside the Urban Limit Line.</p> <p>Dwelling unit density range: .2 to 1 DU/acre inside the Urban Limit Line; .2 to .4 DU/acre outside the Urban Limit Line.</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>Land Use Designation: RESIDENTIAL, SINGLE FAMILY</p> <p>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.</p> <p>2 Primary Uses: Single family residences, home occupations, educational and religious activities.</p> <p>3. Density: Minimum parcel size range – 1 acre - 6,000 square feet.</p> <p>Dwelling unit density range: 1.1 to 7.0 DU/acre.</p> <p>4 Zoning categories consistent with:</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>

Current General Plan	Planning Commission Draft
<p>A Residential, Suburban</p> <ol style="list-style-type: none"> 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 <p>B Residential, Single Family</p> <ol style="list-style-type: none"> 1 Residential Suburban (R-S) 2 Residential Single Family (R-1) 3. Residential Two Family (R-2) <p>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.</p> <p>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.</p>	
<p>Implementation</p> <p>2424.1 The zoning status of lands designated as Residential should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.</p>	<p>JC-P12x1 Zoning of Residential Lands The zoning status of lands designated as Residential should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.</p> <p>(Note: Reclassification of residential lands within the JCCPA has not been completed.)</p>
<p>2424.2 The County should review and update its Planned Development Combining Zone to provide flexibility and variety to residential development.</p>	<p>2424.2 The County should review and update its Planned Development Combining Zone to provide flexibility and variety to residential development.</p> <p>(Note: This measure can be deleted. The Planned Development regulations have been revised to provide for greater flexibility and variety in residential development pursuant to the Housing Element.)</p>
<p>2424.3 The County should review and update its zoning ordinance to base lot sizes on slope criteria.</p>	<p>JC-P12x Slope Criteria to Establish Lot Size. The County should review and update its zoning ordinance to base lot sizes on slope criteria.</p> <p>(Note: This measure has not yet been implemented, partly because development timing policies contained in the JCCP have limited density to one dwelling unit per acre. The Avenue of the Giants Community Plan and Garberville-Redway-Benbow-Alderpoint</p>

Current General Plan	Planning Commission Draft
	Community Plan have slope-density formulas and the Eureka Community Plan has implemented slope criteria in the Gulch Greenway zoning regulations.)
<p>2432.1 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.</p> <p>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.</p>	<p>JC-P13 Provision of Urban Services. 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 Water Service Area Urban Development Area.</p> <p>(Note: This policy should be modified for consistency with the proposed General Plan and other Community Plans. The term Urban Limit Line is a term that is consistently used within the Coastal Zone and Urban Development Area in the inland areas.)</p>
<p>2432.2 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.</p>	<p>JC-P14x1 Development within the Urban Development Area. 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 in this Plan.</p> <p>(Note: This policy is should be retained because it is connected to other JCCP policies.)</p>
<p>2432.3 Residential development at one dwelling unit per five or more acres may be permitted within the Urban Limit Line if it is determined that:</p> <p>A. Public water or sewer services are not presently available to serve the project site; and</p> <p>B. The proposed development can safely accommodate individual water and waste water disposal systems consistent with current County standards; and</p> <p>C. Mitigation measures will assure that the proposed development will not cause adverse cumulative health or environmental impacts; and</p> <p>D. The design of the proposed development will not preclude the ultimate development of the site to planned urban</p>	<p>JC-P14 Residential Densities. Residential development at one dwelling unit per five or more acres may be permitted within the Urban Limit Line Water Service Area Urban Development Area if it is determined that:</p> <p>E. Public water or sewer services are not presently available to serve the project site; and</p> <p>F. The proposed development can safely accommodate individual water and waste water disposal systems consistent with current County standards; and</p> <p>G. Mitigation measures will assure that the proposed development will not cause adverse cumulative health or environmental impacts; and</p> <p>H. The design of the proposed development will not preclude the</p>

Current General Plan	Planning Commission Draft
<p>densities when public water and sewage disposal systems are provided.</p> <p>2432.4 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.</p> <p>2432.5 Urban type development should not be permitted within the Urban Expansion Area until it is annexed by the City of Arcata.</p>	<p>ultimate development of the site to planned urban densities when public water and sewage disposal systems are provided.</p> <p>The use of private water sources within the Water Service Area Urban Development Area Limit Line is permitted only for residential development at densities of one dwelling unit per five or more acres.</p> <p>Urban type development should not be permitted within the Urban Expansion Area until it is annexed by the City of Arcata.</p>
<p>Standards</p> <p>2433.1 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:</p> <p>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.</p> <p>B. Service systems within, or available to, the Urban Limit are adequate to serve the proposed addition.</p> <p>C. Development in the proposed addition would not adversely impact agricultural or timber lands bordering the addition.</p>	<p>JC-P14x2 Review of Urban Development Area.</p> <p><u>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:</u></p> <p><u>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.</u></p> <p><u>B. Service systems within, or available to, the Urban Limit are adequate to serve the proposed addition.</u></p> <p><u>C. Development in the proposed addition would not adversely impact agricultural or timber lands bordering the addition.</u></p> <p>(Note: This standard should be retained because it is connected to other JCCP policies.)</p>
<p>2433.2 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.</p>	<p>2433.2 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.</p> <p>(Note: This standard may be deleted because it is nearly identical to Policy JC-P14 Residential Densities.)</p>
<p>2433.3 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.</p> <p>The Urban Expansion Area shall be</p>	<p>JC-P14x3 Buttermilk Lane Urban Expansion Area</p> <p><u>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.</u></p>

Current General Plan	Planning Commission Draft
<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>(Note: This standard is unique to the JCCP and should be retained.)</p>
<p>2433.4 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.</p>	<p>JC-P14x4 Urban Expansion Areas. 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.</p> <p>(Note: This standard is unique to the JCCP and should be retained.)</p>
<p>Implementation</p> <p>2434.1 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.</p>	<p>2434.1 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.</p> <p>(Note This policy may be deleted. Community Infrastructure and Services policy IS-P13, District Boundaries, Spheres of Influence, and Community Plans, and policies contained in the Intergovernmental Coordination section of Chapter 3, Governance Policy.)</p>
<p>2434.2 The County should reclassify lands within the Urban Expansion Area as AG B-5(5) or some equivalent zone.</p>	<p>JC-P14x5 Zoning of Urban Expansion Areas. The County should reclassify lands within the Urban Expansion Area as AG B-5(5) or some equivalent zone.</p> <p>(Note: Reclassification of Urban Expansion Areas within the JCCPA has not been completed.)</p>
<p>3212.1 The County shall require engineering geologic and/or soils reports prior to approval of any minor subdivisions, major subdivisions, or building permits in areas identified as having a slope rating of moderate or high instability.</p>	<p>JC-P15 Geologic Hazards. The County shall require engineering geologic and/or soils reports prior to approval of any minor subdivisions, major subdivisions, or building permits in areas identified as having a slope rating of moderate or high instability.</p>

Current General Plan	Planning Commission Draft
<p>Standards</p> <p>3213.1 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.</p> <p>3213.2 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>3213.3 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.</p> <p>Implementation</p> <p>3214.1 The County Planning Department shall establish procedures for identifying geologic study requirements for proposed developments located in hazardous areas.</p>	<p>(Note: These standards and implementation measures are fully addressed in the Safety Element of the Proposed Plan and the Zoning Regulations.)</p>
<p>3222.1. The County shall regulate land use in the Jacoby Creek 100 year flood plain to protect the lives and property of local residents.</p>	<p>(Note: This policy is fully addressed in the Safety Element of the Proposed Plan and the Zoning Regulations.)</p>
<p>Standards</p> <p>3223.1 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.</p>	<p>(Note: These standards are fully addressed in the Safety Element of the Proposed Plan, the Zoning Regulations, and the Flood Damage Prevention Regulations.)</p>

Current General Plan	Planning Commission Draft
3223.2 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.	(Note: These standards are fully addressed in the Safety Element of the Proposed Plan, the Zoning Regulations, and the Flood Damage Prevention Regulations.)
3223.3 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.	(Note: These standards are fully addressed in the Safety Element of the Proposed Plan, the Zoning Regulations, and the Flood Damage Prevention Regulations.)
3223.4 All new development shall have flood free access routes.	<p>JC-P15 Flood Free Access to New Subdivisions.</p> <p>All new development shall have flood free access routes.</p> <p>(Note: This standard is unique to the JCCP.)</p>
<p>Implementation</p> <p>3224.1 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.</p>	(Note: This implementation measure is fully addressed in the Safety Element of the Proposed Plan and the Zoning Regulations.)

Current General Plan	Planning Commission Draft
<p>3312.1 The County shall minimize damage to riparian habitat in the Planning Area through the standards described below.</p> <p>Standards</p> <p>3313.1 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.</p> <p>3313.2 Riparian buffer areas shall be defined as follows:</p> <p>A. In areas designated as Timberlands, Agriculture Prime Lands, Rural Lands and Residential Rural:</p> <ol style="list-style-type: none"> 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. <p>B. In areas designated as Residential Suburban, Residential Single Family, Residential Multi-Family, Commercial and Public Facilities:</p> <ol style="list-style-type: none"> 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. <p>3313.3 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.</p> <p>3313.4 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.</p> <p>Implementation</p> <p>3314.1 The County Planning Department shall develop procedures for carrying out the provisions of this section.</p>	<p>(Note: This policy and associated standards can be deleted. Framework Plan SMA policies and standards have been applied in the JCCP since adopted and Proposed Plan policies and standards would be applied to the JCCP upon adoption. Proposed Plan policies include policies and standards, BR-S5, Streamside Management Areas Defined; BR-S6, Development within Stream Channels; BR-S7, Development within Streamside Management Areas; BR-S8, Required Mitigation Measures; and BR-S9, Erosion Control.)</p>

Current General Plan	Planning Commission Draft
<p>3412.1 The County shall encourage the preservation of significant archaeologic and historic sites. Standards</p> <p>3413.1 The County shall require that all subdivisions, major developments and public work projects include an analysis of the proposal's impact on archaeologic and historic resources. Implementation</p> <p>3414.1 The County Planning Department shall require an evaluation of archaeologic and historic resources as a part of all Negative Declarations and Environmental Impact Reports for projects located in the Jacoby Creek area.</p> <p>3414.2 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:</p> <p>A. Changing building and construction sites and/or road locations to avoid sensitive areas.</p> <p>B. Providing protective covering (clean fill, etc.) for sites that cannot be avoided.</p> <p>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.</p>	<p>(Note: This policy and associated standards can be deleted. Framework Plan Cultural Resources policies and standards have been applied in the JCCP since adopted and Proposed Plan policies and standards would be applied to the JCCP upon adoption.)</p>
<p>PUBLIC FACILITIES GOALS</p> <p>4100.1 It shall be the goal of the County to ensure that development in the Jacoby Creek Planning Area occurs in an orderly fashion by:</p> <p>A. maintaining a distinction between the urban and rural portions of the area;</p> <p>B. encouraging the provision of appropriate public services;</p> <p>C. encouraging the creation of neighborhood park and recreational areas;</p> <p>D. advising local citizens in matters relating to annexation.</p>	<p>JC-P15x1 Public Facilities in Jacoby Creek. It shall be the goal of the County to ensure that development in the Jacoby Creek Planning Area occurs in an orderly fashion by:</p> <p>A. maintaining a distinction between the urban and rural portions of the area;</p> <p>B. encouraging the provision of appropriate public services;</p> <p>C. encouraging the creation of neighborhood park and recreational areas;</p> <p>D. advising local citizens in matters relating to annexation.</p> <p>(Note: These goals are unique to the JCCP and should be retained as policy.)</p>
<p>4212.1 The County shall maintain a road system that accommodates planned land uses in the area.</p>	<p>(Note: This policy is addressed in the proposed Plan in the C-P2. Consideration of Land Uses in Transportation Decision Making.)</p>

Current General Plan	Planning Commission Draft
<p>4212.2 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.</p>	<p>JC-P16 Pedestrian and Bicycle Facilities. 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.</p> <p>(Note: Fire Safe Regulations specify the required roadway width for emergency vehicles.)</p>
<p>Standards 4213.1 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.</p>	<p>4213.1— 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.</p> <p>(Note: C-S1. Functional Classifications specifies the standards that are applied to development which are contained in Title III, Division 2, Chapter 4 -Improvements & Dedications, of the Humboldt County Code.)</p>
<p>4312.1 No new rural development shall be approved unless sufficient potable water is available to meet the needs of the proposed development.</p>	<p>JC-P17 Rural Development and Water Systems. No new rural development shall be approved unless sufficient potable water is available to meet the needs of the proposed development. Existing rural development may utilize public water systems where such use is required to maintain the health, safety and welfare of the residents.</p>
<p>4312.2 Existing rural development may utilize public water systems where such use is required to maintain the health, safety and welfare of the residents.</p>	
<p>Standards 4313.1 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.</p>	<p>JC-P17x1 Use of On-Site Water Systems. 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 :Policy JC-P17x4 Discretion for Extension of Public Water Systems 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.</p> <p>(Note: These standards are unique to the JCCP and should be retained as policy.)</p>
<p>4313.2 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.</p>	<p>JC-P17x2 Water Requirements for New Subdivisions. 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</p>

Current General Plan	Planning Commission Draft
	<p><u>water available for domestic purposes.</u></p> <p>(Note: These standards are unique to the JCCP and should be retained as policy.)</p>
<p>4313.3 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.</p>	<p>JC-P17x3 Subdivision of Land Designated Residential Estates. No new subdivision or minor subdivision which creates parcels of less than five acres shall be approved on lands designated as Residential, Suburban Estates until a public water system is available to such lands.</p> <p>(Note: These standards are unique to the JCCP and should be retained as policy.)</p>
<p>4313.4 All new development on lands designated as Residential Suburban shall be required to connect to a public water system when such system becomes available.</p>	<p>JC-P17x3 Development of Land Designated Residential, Suburban Estates. All new development on lands designated as Residential Suburban shall be required to connect to a public water system when such system becomes available.</p> <p>(Note: These standards are unique to the JCCP and should be retained as policy.)</p>
<p>4313.5 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:</p> <p>A. To areas designated as Timberlands:</p> <ol style="list-style-type: none"> 1. No extension of public water systems shall be permitted. <p>B. To areas designated as Agriculture, Exclusive, Rural Lands, and Residential Rural:</p> <ol style="list-style-type: none"> 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. <p>4313.4 The area provided shall be a part of, or annexed to, the providing jurisdiction.</p> <p>C. To areas designated as Residential</p>	<p>JC-P17x4 Discretion for Extension of Public Water Systems. <u>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:</u></p> <p><u>A. To areas designated as Timberlands:</u></p> <ol style="list-style-type: none"> <u>1. No extension of public water systems shall be permitted.</u> <p><u>B. To areas designated as Agriculture, Exclusive, Rural Lands, and Residential Rural:</u></p> <ol style="list-style-type: none"> <u>1. The extension must be an emergency response to a failure of an existing water system.</u> <u>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.</u> <u>3. No extension shall be permitted to serve uses that are clearly inconsistent with the uses identified in Section 2342.2.</u> <p><u>4313.4 The area provided shall be a part of, or annexed to, the providing jurisdiction.</u></p>

Current General Plan	Planning Commission Draft
<p>Suburban:</p> <ol style="list-style-type: none"> Public water systems may be provided to meet existing and planned residential requirements. The area shall be a part of, or shall be annexed to, the providing jurisdiction. The capacity of the system shall be limited to a size adequate to meet planned residential requirements. No extension shall be permitted to serve uses that are clearly inconsistent with adopted Land Use Policies. 	<p>C. To areas designated as Residential Suburban:</p> <ol style="list-style-type: none"> Public water systems may be provided to meet existing and planned residential requirements. <p>(Note: These standards are unique to the JCCP and should be retained as policy.)</p>
<p>Implementation</p> <p>4314.1. The County, the City and the District should adopt rural water system guidelines as provided by the policies of the Plan.</p>	<p>4314.1. The County, the City and the District should adopt rural water system guidelines as provided by the policies of the Plan.</p> <p>(Note: This measure may be deleted. See policies contained in the Intergovernmental Coordination section of Chapter 3, Governance Policy.)</p>
<p>4322.1 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.</p>	<p>JC-P19 Urban Water Systems. All proposed development within the Urban Development Area Limit Line Water Service Area shall be required to connect to public water systems provided by either the City or the District as such systems become available.</p>
<p>4322.2 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.</p>	<p>JC-P20 Water Facilities Plan. The Jacoby Creek County Water District shall prepare and maintain a Water Facilities Plan for all areas of its jurisdiction to which the District intends to provide water service.</p>
<p>Standards</p> <p>4323.1 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.</p>	<p>JC-P20x1 Proof of Connection to Public Water Systems for Subdivisions. 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 Policy JC-P14 Residential Densities Section 2432.4 of this Plan.</p> <p>(Note: This standard is unique to the JCCP and should be retained as policy.)</p>
<p>4323.2 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.</p>	<p>4323.2 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.</p> <p>(Note: This standard repeats JC-P20 Water Facilities Plan. and can be deleted.)</p>
<p>Implementation</p>	

Current General Plan	Planning Commission Draft
<p>4324.1 The County, the City and the District shall adopt urban water system guidelines as provided by the policies of this Plan.</p> <p>4324.2 The District shall submit a preliminary Water Facility Plan within six months of adoption of the Community Plan.</p>	<p>(Note: These implementation measures are addressed in policies contained in the Intergovernmental Coordination section of Chapter 3, Governance Policy and repeat JC-P20 Water Facilities Plan. and can be deleted.)</p>
<p>4412.1. No new rural development shall be approved unless proof is provided that such development has access to adequate waste disposal systems.</p>	<p>(Note: This policy can be deleted because it is addressed in RL-S4. Subdivision Standards and Humboldt County Code Title VI - Water & Sewage, Division 1, Sewage Disposal.)</p>
<p>Standards</p> <p>4413.1 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.</p>	<p>JC-P20x2 Development of Timberlands. 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.</p> <p>(Note: This standard is unique to the JCCP and should be retained as policy.)</p>
<p>4413.2 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.</p>	<p>JC-P20x3 Rural Subdivision Limitation. 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.</p> <p>(Note: This standard is unique to the JCCP and should be retained as policy.)</p>
<p>4413.3 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:</p> <p>A. To areas designated as Timberlands:</p> <p>1. No extension of publicly maintained waste disposal systems shall be permitted.</p> <p>B. To areas designated as Agriculture, Exclusive, Rural Lands, and Residential Rural:</p> <p>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</p> <p>2. If a sanitary sewer line is constructed, all existing or proposed residential development on property located within 300</p>	<p>JC-P20x4 Wastewater Service Extensions. 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:</p> <p>A. To areas designated as Timberlands:</p> <p>1. No extension of publicly maintained waste disposal systems shall be permitted.</p> <p>B. To areas designated as Agriculture, Exclusive, Rural Lands, and Residential Rural:</p> <p>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</p> <p>2. If a sanitary sewer line is constructed, all existing or proposed residential</p>

Current General Plan	Planning Commission Draft
<p>feet of such sewer line shall be connected to the sewer line.</p> <p>3. No extension shall be permitted to serve uses that are clearly inconsistent with the uses identified in Section 2342.2</p> <p>4. The area shall be part of, or annexed to, the providing jurisdiction.</p> <p>C. To areas designated as Residential Suburban:</p> <p>1. Publicly maintained waste disposal systems may be provided to meet existing and planned residential requirements;</p> <p>2. The area shall be part of, or annexed to, the providing jurisdiction;</p> <p>3. The capacity of the system shall be limited to a size adequate to meet planned residential requirements;</p> <p>4. No extension shall be permitted to serve uses that are clearly inconsistent with Land Use Policies.</p> <p>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.</p>	<p>development on property located within 300 feet of such sewer line shall be connected to the sewer line.</p> <p>3. No extension shall be permitted to serve uses that are clearly inconsistent with the uses identified in Section 2342.2</p> <p>4. The area shall be part of, or annexed to, the providing jurisdiction.</p> <p>C. To areas designated as Residential Suburban:</p> <p>1. Publicly maintained waste disposal systems may be provided to meet existing and planned residential requirements;</p> <p>2. The area shall be part of, or annexed to, the providing jurisdiction;</p> <p>3. The capacity of the system shall be limited to a size adequate to meet planned residential requirements;</p> <p>4. No extension shall be permitted to serve uses that are clearly inconsistent with Land Use Policies.</p> <p>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.</p> <p>(Note: This standard is unique to the JCCP and should be retained as policy.)</p>
<p>4413.4 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.</p>	<p>4413.4 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.</p> <p>(Note: This policy can be deleted because most of the JCCPA is designated as a Waiver Prohibition Area in the North Coast Basin Plan and Humboldt County is in the process of preparing a Local Agency Management Program governing the permitting and operation of OWTS pursuant to changes in state law.)</p>

Current General Plan	Planning Commission Draft
<p>Implementation</p> <p>4414.1 The County, the City and the District shall adopt rural waste disposal guidelines as provided by this Plan.</p> <p>4414.2 The County Department of Public Health shall prepare procedures for enacting County imposed Waste Disposal Permit Waiver Prohibition Areas.</p>	<p>Implementation</p> <p>4414.1 The County, the City and the District shall adopt rural waste disposal guidelines as provided by this Plan.</p> <p>4414.2 The County Department of Public Health shall prepare procedures for enacting County imposed Waste Disposal Permit Waiver Prohibition Areas.</p> <p>(Note: This policy can be deleted because most of the JCCPA is designated as a Waiver Prohibition Area in the North Coast Basin Plan and Humboldt County is in the process of preparing a Local Agency Management Program governing the permitting and operation of OWTS pursuant to changes in state law)</p>
<p>4502.1 The County shall encourage the maintenance of mutual aid agreements among Fire Districts.</p> <p>4502.2 The County shall require that all new development in the Planning Area be served by an access way that can accommodate emergency vehicles.</p>	<p>4502.1 The County shall encourage the maintenance of mutual aid agreements among Fire Districts.</p> <p>4502.2 The County shall require that all new development in the Planning Area be served by an access way that can accommodate emergency vehicles.</p> <p>(Note: Policies contained in the Proposed Plan Safety Element and Community Wildfire Protection Plan fully address this measure and Fire Safe Regulations specify the required roadway width for emergency vehicles.)</p>
<p>Standards</p> <p>4503.1 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.</p>	<p>Standards</p> <p>4503.1 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.</p> <p>(Note: Policies contained in the Proposed Plan Safety Element and Community Wildfire Protection Plan fully address this measure and Fire Safe Regulations specify the required roadway width for emergency vehicles.)</p>
<p>Implementation</p> <p>4504.1 The County Department of Public Works should review private road requirements to ensure that such roads provide adequate access for emergency vehicles.</p> <p>2. The residents of areas designated as Residential Rural and Residential Suburban should petition the Arcata Fire District to begin annexation proceedings.</p>	<p>Implementation</p> <p>4504.1 The County Department of Public Works should review private road requirements to ensure that such roads provide adequate access for emergency vehicles.</p> <p>2. The residents of areas designated as Residential Rural and Residential Suburban should petition the Arcata Fire District to begin annexation proceedings.</p>

Current General Plan	Planning Commission Draft
	(Note: Policies contained in the Proposed Plan Safety Element and Community Wildfire Protection Plan fully address this measure and Fire Safe Regulations specify the required roadway width for emergency vehicles.)
4602.1 The County shall encourage the development and maintenance of recreational uses in the Planning Area	JC-P21 Parks and Recreation Facilities The County shall encourage the development and maintenance of recreational uses in the Planning Area.
Standards 4603.1 The Baywood Golf and Country Club should be designated as Recreation on the Land Use Plan.	Standards 4603.1 The Baywood Golf and Country Club should be designated as Recreation on the Land Use Plan. (Note: The Recreation Land Use Designation contained in the JCCP is proposed to be replaced by the Commercial Recreation Land Use Designation in the Proposed 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.	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. (Note: The Recreation Land Use Designation contained in the JCCP is proposed to be replaced by the Commercial Recreation Land Use Designation in the Proposed Plan.)
Implementation 4604.1 The County should review the zoning status of lands designated as Recreation or Public Facility and reclassify them appropriately. 4604.2 The County should develop new	<u>JC-P21x1 Review the Zoning of Public Facilities</u> <u>The County should review the zoning status of lands designated as Recreation or Public Facility and reclassify them appropriately.</u> <u>County should develop new zoning categories to accommodate Recreation and Public</u>

Current General Plan	Planning Commission Draft
zoning categories to accommodate	<u>Facilities.</u> (Note: This measure is unique to the JCCP and should be retained as policy.)
Recreation and Public Facilities. 4604.3 The City should acquire the park site designated on the Land Use Plan.	<u>JC-P21x2 City Acquisition of Park Site The City should acquire the park site designated on the Land Use Plan.</u> (Note: This measure is unique to the JCCP and should be retained as policy.)
ORICK COMMUNITY PLAN (adopted 5-7-1985)	
Goal 2220 To reverse the current declining population trend.	(Note this goal may be deleted because it is fully addressed in OCP-P1 Population.)
2230.3 The County shall support Orick's efforts to reverse declining population trends by: A. supporting the construction of the Redwood Park Bypass; B. encouraging tourist-oriented developments to locate in the Orick area; C. including Orick in future Block Grant proposals.	OCP-P1 Population. The County shall support Orick's efforts to reverse declining population trends by: A. supporting the construction of the Redwood Park Bypass; B. encouraging tourist-oriented developments to locate in the Orick area; and C. including Orick in future Block Grant proposals.
Goal 2320 To develop a stable economic base supported by agriculture and tourist-oriented retail sales.	(Note this goal may be deleted because it is fully addressed in OCP-P4 Location of Commercial Uses, OCP-P3 Identify Suitable Sites for R-V Parks, and OCP-P2 Protection of Agriculture.)
2330.14 Maintain the existing agricultural operations through the application of agricultural zoning.	OCP-P2 Protection of Agriculture. Maintain the existing agricultural operations through the application of agricultural zoning.
2330.15 Identify and designate sites that would be suitable for R-V parks and mobile home parks.	OCP-P3 Identify Suitable Sites for R-V Parks. Identify and designate sites that would be suitable for R-V parks and mobile home parks.
2330.16 Locate retail commercial uses in the existing community center, with population serving establishments concentrated north of Redwood Creek, and visitor serving uses south of the Creek.	OCP-P4 Location of Commercial Uses. Locate retail commercial uses in the existing community center, with population serving establishments concentrated north of Redwood Creek, and visitor serving uses south of the Creek.
2330.17 Permit the conversion of Resource Dependent Industrial sites to tourist oriented R-V parks, campgrounds, or resorts, if the sites are physically suitable for such uses	OCP-P5 Conversion of Resource Dependent Sites to Visitor Serving. Permit the conversion of Resource Dependent Industrial sites to tourist oriented R-V parks. Campgrounds or resorts, if the sites are physically suitable for such uses.
Standards 2340.1 Land Use Designations: the following are the principle land use designations for urban residential development. Density ranges described in both the urban and rural land use designations may be exceeded to encourage	(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)

Current General Plan	Planning Commission Draft
affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be exceeded within Planned Unit Developments (PUDs). 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 PUDs to encourage the provision of extraordinary public benefits within subdivisions. (Added by Resolution No. 98-114d, adopted 4/7/98).	
Goal 2420 To increase the availability and quality of housing for the residents of Orick.	(Note See OCP-P6 Residential Uses below.)
2430.9 Designate additional land in the center of town for residential use.	<p>OCP-P6 Residential Uses. <u>In order to increase the availability and quality of housing for the residents of Orick,</u> Designate additional land in the center of town for residential use. New residential development should be compatible with the rural character of the community.</p> <p>(Note, this policy is proposed to be modified to fully incorporate OCP housing goals.)</p>
2430.10 Permit placement of manufactured homes in single family residential areas.	<p>OCP-P8 Manufactured Homes in Residential Areas. Permit the placement of manufactured homes in single family residential areas. Permit the construction of mobile home parks in undeveloped portions of the Single Family Residential Low Density designation if the proposed park can comply with the provisions of Section 316-12 of the County Zoning Regulations. Any proposed mobile home park should be subject to the County's Use Permit approval process.</p>
2430.11 Permit the construction of mobile home parks in undeveloped portions of the Single Family Residential designation if the proposed park can comply with the provisions of Section 316-12 of the County Zoning Regulations. Any proposed mobile home park should be subject to the County's Use Permit approval process.	
2430.12 Clustering and individual home ownership on large lots held in common should be encouraged.	OCP-P7 Clustering of Houses. Clustering and individual home ownership on large lots held in common should be encouraged.
2430.13 New residential development should be compatible with the rural character of the community	See OCP-P6, Residential Uses.
Standards 2440.1 Land Use Designations: the following are the principal land use designations for urban residential development. 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	(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)

Current General Plan	Planning Commission Draft
<p>also be exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of extraordinary public benefits within subdivisions. (Amended by Resolution No. 98-114d, adopted 04/07/98).</p>	
<p>2441 RESIDENTIAL SUBURBAN Overview. Residential Suburban areas have been designated in the hillsides at the southern and northern entrances to Orick. These areas have been subdivided into large lot residential sites, and vary in parcel size from a low of one acre to a high of 20 acres. An additional area of approximately 120 acres in two ownerships at the southern entrance was also added to the Residential Suburban designation. Slope constraints on much of the property may limit the potential build out for this area. The Residential Suburban designation encompasses a total of approximately 229 acres. Character. The Residential Suburban designation is utilized to classify land adjacent to urban or rural community centers. Land within this designation may eventually require urban services. Primary and Compatible Uses. Single family residences, cottage industries, educational and religious activities and agriculture. Density Range. One du/5 acres to one du/2.5 acres.</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>2442 RESIDENTIAL SINGLE FAMILY Overview. Residential Single Family areas have been designated adjacent to existing residential uses. The northern area is located on flat, stable land and has ready access to community water and the main highway. The southern area, approximately 18 acres, is largely developed. The Residential Single Family designation encompasses approximately 43 acres. Character. The Single Family Residential designation is tended to be applied to urban areas of the County where topography, access, utilities and public services make the area suitable for one-family development. Primary and Compatible Uses. Single family</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>

Current General Plan	Planning Commission Draft
<p>residences, educational and religious activities and rooming and boarding of not over two persons not employed on the premises. Density Range. 1 to 2 du/acre.</p> <p>2. The Planned Development Combining Zone process should be available to any undeveloped parcel located in the Single Family Residential and Residential Suburban designations where such parcel is permitted to develop four or more units.</p> <p>3. Lot sizes within the newly designated Single Family Residential areas shall be limited to a minimum of 20,000 square feet or larger.</p> <p>4. Within the newly designated Single Family Residential areas, new construction shall maintain at least a 30 foot front yard setback.</p>	
<p>TIMBERLANDS 2515 Standards Overview. Timberlands have been designated in three areas: in the northern portion of the Planning Area from Lost Man Creek to the Park boundary; in the hills east of Prairie Creek along Davison Road; and in the coastal hills portion of the Planning Area both north and south of River Road. All lands shown as Timberlands are currently zoned TPZ. The Timberlands designation encompasses approximately 220 acres. Character. The Timberland designation is utilized to classify land which is primarily suitable for the growing, harvesting and production of timber. Primary and Compatible Uses. Refer to Volume 1, Framework Plan. Minimum Parcel Size. 160 acres.</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>
<p>Standards 2524 1. Land use designation. AGRICULTURE EXCLUSIVE Overview. Agriculture Exclusive lands have been designated in three areas: in the northern portion of the Planning Area along Prairie Creek; in the central portion of the Planning Area, west of Highway 101; and in the coastal portion of the Planning Area in the Redwood Creek flood plain. All lands shown as Agriculture Exclusive are currently in agricultural production. The Agriculture Exclusive designation encompasses approximately 953 acres. Character. The Agriculture Exclusive</p>	<p>(Note: Standards relating to land use designations for Community Plans are proposed to be contained within the Land Use Element of the General Plan.)</p>

Current General Plan	Planning Commission Draft
<p>designation is utilized to classify agricultural land that is suitable for the production of food, fiber, and plant.</p> <p>Primary and Compatible Uses</p> <p>Refer to Volume 1, Framework Plan.</p> <p>Minimum Parcel Size Range. 60 to 20 acres.</p>	
<p>PUBLIC LANDS</p> <p>Goal</p> <p>2542 To promote increased visitor usage of Redwood National park, and to identify Orick as a major provider of services to park visitors</p>	<p>See OCP-P9 Redwood National Park Master Plan.</p>
<p>2543.12 The County should support the following specific aspects of the Park Master Plan.</p> <p>A. provide campsites at Orick Hill,</p> <p>B. provide campsites at Skunk Cabbage Hill,</p> <p>C. maintain no-charge camping at Freshwater Lagoon beach.</p>	<p>OCP-P9 Redwood National Park Master Plan.</p> <p>In order to promote increased visitor usage of Redwood National park, and to identify Orick as a major provider of services to park visitors</p> <p>The County should support the following specific aspects of the Park Master Plan:</p> <ul style="list-style-type: none"> • provide campsites at Orick Hill; • provide campsites at Skunk Cabbage Hill; • maintain no-charge camping at Freshwater Lagoon beach; and • The County should require that visitor services that are available in Orick be identified in any County financed literature that discusses Redwood National Park. <p>(Note, this policy is proposed to be modified to fully incorporate OCP public land goals.)</p>
<p>2543.13 The County should require that visitor services that are available in Orick be identified in any County financed literature that discusses Redwood National Park.</p>	
<p>TIMING OF URBAN DEVELOPMENT</p> <p>2631.22 Lands located within the Urban Development Area may utilize on-site sewage disposal systems provided that 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 Urban Development Areas.</p>	<p>OCP-P9x1 Use of On-Site Sewage. Lands located within the Urban Development Area may utilize on-site sewage disposal systems provided that 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 Urban Development Areas.</p>
<p>2631.23 All new construction or development within the Urban Development Area shall be required to utilize the community water system.</p> <p>2631.24 Existing development located in the Urban Development Area that is not presently connected to the public water system shall be required to utilize the public water system when such development is rehabilitated, replaced or structurally improved.</p>	<p>OCP-P9x2 Requirement to Connect to Water System. All new construction or development within the Urban Development Area shall be required to utilize the community water system. Existing development located in the Urban Development Area that is not presently connected to the public water system shall be required to utilize the public water system when such development is rehabilitated, replaced or structurally improved.</p>

Current General Plan	Planning Commission Draft
2631.25 The County shall adopt the Urban Expansion Area mapped on Figure 3 and shown on the Land Use Map.	(Note: The Urban Expansion and Urban Development Area will be shown on a separate map and as a GIS layer that can be overlaid on the Land Use Map.)
2631.26 If funding is acquired for the water main extension to the Redwood National Park Visitor Center, the Urban Expansion Area along Highway 101 from Hilton Road to Lundblade Street shall be added to the Urban Development Area	(Note: The area between Hilton Road and Lundblade Street within the Orick Community Plan Area will be shown as an Urban Development Area.)
Goal 4220 To improve both the safety and the visual quality of U.S. Highway 101 through Orick.	See OCP-11 Pedestrian Safety.
4230.33 The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals.	OCP-P10 Sidewalks. The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals.
4230.34 The County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety.	OCP-11 Pedestrian Safety. In order to improve both the safety and the visual quality of U.S. Highway 101 through Orick The County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety. (Note, this policy is proposed to be modified to fully incorporate OCP circulation goals.)
4230.35 The County, together with Redwood National Park, should consider improvement of Hufford Road as a visitor access to the mouth of Redwood Creek.	OCP-P12 Improvements to Hufford Road. The County, together with Redwood National Park, should consider improvement of Hufford Road as a visitor access to the mouth of Redwood Creek.
Standards 4240.9 All new development fronting on U.S. Highway 101 shall be required to construct sidewalks along the highway frontage in the Urban Development Area.	OCP-P12x1 Requirement for Sidewalks Along U.S. 101. All new development fronting on U.S. Highway 101 shall be required to construct sidewalks along the highway frontage in the Urban Development Area
4240.10 CalTrans should stripe the edge of the traveled way in Orick to make roadside parking areas more obvious and add a center turning lane in the wider portion of the highway.	OCP-P12x2 Pavement Marking on U.S. 101. CalTrans should stripe the edge of the traveled way in Orick to make roadside parking areas more obvious and add a center turning lane in the wider portion of the highway.
Goal 4512 To maintain a quality water supply system to meet the needs of the community.	See OCP-P13 Community Water

Current General Plan	Planning Commission Draft
<p>4513.5 All new development within the Urban Development or Urban Expansion areas shall be required to utilize the community water system.</p>	<p>OCP-P13 Community Water. In order to maintain a quality water supply system to meet the needs of the community aAll new development within the Urban Development or Urban Expansion areas shall be required to utilize the community water system.</p> <p>(Note, this policy is proposed to be modified to fully incorporate OCP water supply system goals.)</p>
<p>4513.6 The Orick Community Services District shall retain discretion to extend or not extend community water service to the rural portion of the Planning Area. The District may approve extension of such service subject to any requirements that it may adopt and to the following guidelines:</p> <p>A. to areas designated as Timberlands, no extension of community water systems shall be permitted;</p> <p>B. to areas designated as Agriculture Exclusive, Agricultural Lands, and Agricultural Rural: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited to a size adequate to meet the existing residential requirements; and, no extension shall be permitted to serve uses that are clearly inconsistent with the Land Use Designation.</p> <p>C. to areas designated as Agricultural Suburban: community water systems may be provided to meet existing and planned residential development.</p>	<p>OCP-P14 Extension of Community Water. The Orick Community Services District shall retain discretion to extend or not extend community water service to the rural portion of the Planning Area. The District may approve extension of such service subject to any requirements that it may adopt and to the following guidelines:</p> <ul style="list-style-type: none"> to areas designated as Timberlands, no extension of community water systems shall be permitted; to areas designated as Agriculture Exclusive and Rural Residential Agriculture: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited to a size adequate to meet the existing residential requirements; no extension shall be permitted to serve uses that are clearly inconsistent with the Land Use Designation; and to areas designated as Residential Estates: community water systems may be provided to meet existing and planned residential development.
<p>Goal DESIGN AND COMMUNITY BEAUTIFICATION 5142 To increase visitor expenditures in the commercial businesses in Orick</p>	<p>See OCP-P15 Design and Community Beautification</p>

Current General Plan	Planning Commission Draft
<p>5143.1 The community should encourage and assist property owners along the highway to use landscaping, fencing and painting to improve the appearance of the community.</p> <p>5143.2 The OEDC should consider commissioning a Design Plan to guide private beautification efforts.</p>	<p>OCP-P15 Design and Community Beautification. To increase visitor expenditures in the commercial businesses in Orick. The community should encourage and assist property owners along the highway to use landscaping, fencing and painting to improve the appearance of the community. The OEDC should consider commissioning a Design Plan to guide private beautification efforts.</p> <p>(Note, this policy is proposed to be modified to fully incorporate OCP design and community beautification goals.)</p>
<p>Goal COMMUNITY PROMOTION 5220 To increase visitor expenditures in the commercial businesses in Orick.</p>	<p>(Note: See OCP-P15 Design and Community Beautification.)</p>
<p>5230.1 Visitor serving businesses in the community should advertise together to promote visits to the Orick area.</p>	<p>OCP-P16 Community Promotion. Visitor serving businesses in the community should advertise together to promote visits to the Orick area.</p>
<p>5230.2 On the next reprinting of the Orick brochure, the brochure should be expanded to include the name and phone number of visitor serving businesses.</p>	<p>On the next reprinting of the Orick brochure, the brochure should be expanded to include the name and phone number of visitor serving businesses. A progressive museum should be developed in local stores.</p>
<p>5230.3 A progressive museum should be developed in local stores</p>	
<p>Goal : LONG TERM EFFORTS 5320 To focus public investment to assist private efforts to improve the community</p>	<p>(Note: Considered to be addressed in ED-G4, Cooperation and Collaboration.)</p>
<p>5330.1 The County should submit an application for Community Development Block Grant funds for a project in Orick which would include housing and commercial building rehabilitation, landscaping and sidewalk construction.</p>	<p>OCP-P17 Long Term Efforts. The County should submit an application for Community Development Block Grant funds for a project in Orick which would include housing and commercial building rehabilitation, landscaping and sidewalk construction.</p>
<p>WILLOW CREEK COMMUNITY PLAN (adopted 1-27-1986)</p>	
<p>2504.1 In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations.</p>	<p>WCCP-P1 Commercial Recreation. In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations.</p>
<p>2504.2 Public lands under the ownership of the United States Forest Service are designated with a Public lands land use designation and zoned Agriculture Exclusive (AE).</p>	<p>WCCP-P2 Public Lands. Public lands under the ownership of the United States Forest Service are designated with a Public lands land use designation and zoned Agriculture Exclusive (AE).</p>

Current General Plan	Planning Commission Draft
<p>3220 Flood The flood plain for the Trinity River in the planning area is included in Figure 3 of the Community Plan</p> <p>3220.2 Use the 500-year flood plain level (1964 flood) for land use planning and zoning purposes.</p>	<p>WCCP-P3 Flood Hazards. Use the 500-year flood plain level (1964 flood) for land use planning and zoning purposes. The flood plain for the Trinity River in the planning area is included in Figure of the Community Plan</p> <p>(Note: the above added text is contained in the narrative of Section 3220 Flood, and functions as Community Plan policy.)</p>
<p>Implementation 3220.4.1 Request the Federal Emergency Management Agency to amend Willow Creek area Flood Insurance Rate Maps based on detailed topographic mapping available from the Willow Creek Community Services District.</p>	<p>WCCP-P3x1 Flood Plain Mapping. Request the Federal Emergency Management Agency to amend Willow Creek area Flood Insurance Rate Maps based on detailed topographic mapping available from the Willow Creek Community Services District.</p>
<p>4900.1 Streamside Management Area policies for intermittent streams shall be applied to the water course as identified in Figure 4.</p>	<p>(Note: incorporated in GPU SMA mapping. Policy no longer required)</p>

Attachment 2c

Suggested Modifications to Chapter 2 Narrative

Chapter 2. Public Guide

2.7 Relationship to Other Documents

The Humboldt County General Plan – Volume I - Framework Plan was adopted on December 10, 1984. The adoption of the Framework Plan did not specifically supersede the following previously adopted Humboldt County General Plan Elements or components:²

- Open Space and Conservation Elements to the Humboldt County General Plan, adopted Dec. 27, 1973 (Resolution 73-164)
- Humboldt County General Plan Recreation Element, adopted July 13, 1976 (Resolution 76-92)
- Noise Element of the Humboldt County General Plan, adopted August 23, 1977 (Resolution 77-134)
- Trails Element of the Humboldt County General Plan, adopted June 26, 1979 (Resolution 79-80)
- Seismic Safety and Public Safety Element of the Humboldt County General Plan, adopted July 31, 1979 (Resolution 79-96)
- Scenic Highway Element of the Humboldt County General Plan, adopted September 16, 1980 (Resolution 80-102)

Prior to the adoption of the Framework Plan, land use planning outside the Coastal Zone was governed by the following land use plans that were adopted in the mid 1960's and together comprised the County General Plan:

- Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad-Westhaven (inland), Fieldbrook-Glendale, and Blue Lake unincorporated area)
- Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)
- Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)

These Plans also were not superseded with the adoption of the Framework Plan, and the County has continued to use the land use maps and land use designations associated with these plans within Community Plan Areas that do not have adopted Plans. As a result, these Plans and Elements remained a part of the Framework Plan.

Significant amendments were made to the Framework Plan several times following its adoption in 1984. Two amendments involved the addition of new Elements relating to solid waste:

- Hazardous Waste Management Plan, adopted as an amendment to the Humboldt County General Plan, November 28, 1989 (Resolution 89-157)
- Countywide Siting Element of the Humboldt County Integrated Waste Management Plan, adopted March 87, 1994 (Resolution 94-22)

The resolution adopting this Plan would clearly supersede indicate that the Humboldt County Framework Plan that was adopted in 1984 and all of the other Plans and Elements listed above are superseded. Adoption of this Plan would also incorporate all Community Plan policies, except those contained in the Avenue of the Giants, Eureka, and McKinleyville Community Plans, into a single document, Appendix C, Community Area Plans Extract. It also As a result, the following Community Plans are amended and consolidated into this Plan, and this Plan is considered to be

² Text shown in bold yellow highlight is staff's recommended changes to the Chapter.

the Community Plan for those communities until such time that the Community Plans are updated and supersedes the following documents:

- o Jacoby Creek Community Plan (1982)
- o Freshwater Community Plan (1985)
- o Fortuna Community Plan (1985)
- o Willow Creek Community Plan (1986)
- o Hydesville-Carlotta Community Plan (1986)
- o Garberville-Benbow-Redway-Alderpoint Community Plan (1987)
- o ~~Avenue of the Giants Community Plan (2000)~~
- o Orick Community Plan (1985)
- o ~~Northern Humboldt County General Plan (1965) (covering Orleans, Trinidad-Westhaven (inland), Fieldbrook-Glendale, and Blue Lake unincorporated area)~~
- o ~~Arcata General Plan (1966) (unincorporated area around Arcata not in the coastal zone or Jacoby Creek)~~
- o ~~Southern Humboldt General Plan (1968) (unincorporated Rio Dell and the inland portion of Shelter Cove)~~

The following types of modifications to Community Plans were made in the process of consolidating these Community Plans into the General Plan:

- o **Each Community Plan policy was given a new unique policy number consistent with this Plan and policies were grouped according to Community Planning Area and further grouped by topic area consistent with the organization of the proposed Plan (e.g., Circulation, Biological Resources, Hazards, etc.)**
- o **Policies with obsolete references to the 1984 Framework Plan, such as to land use designations, would be revised to reflect the appropriate land use designations and incorporated into Appendix C in the manner described above.**
- o **Policies that are no longer relevant are proposed to be deleted, such as Orick Community Plan Policy 2230.3(B) "supporting the construction of the Redwood Park Bypass," which has since been completed.**
- o **Policies that are identical to a 1984 Framework Plan policy, such as a land use designation or a development timing policy are not unique to the Community Plan Area, are proposed to be deleted in an effort to reduce redundant language and because the old land use designation would be superseded by the proposed Plan.**

Local Coastal Plans. Within the Coastal Zone, this Plan will supersede the following Local Coastal Program land use plans **will be modified to incorporate the new policies and land use maps of the General Plan** once the coastal related portions of this document are effectively certified through the California Coastal Commission:

- o North Coast Area Plan
- o Trinidad Area Plan
- o McKinleyville Area Plan
- o Humboldt Bay Area Plan
- o Eel River Area Plan
- o South Coast Area Plan

Companion Documents

These are documents that are bound separately but are part of the General Plan. They include the following:

Avenue of the Giants, McKinleyville and Eureka Community Plans. The **Avenue of the Giants (2000)**, McKinleyville (2002) and Eureka (1995) community plans, because **they were the most recent Community Plans to be adopted and due to** ~~of~~ their complexity, will remain standalone

separately bound documents, and **in concert with this Plan will** serve as the applicable general plans for those areas. Their land use designations, **which are in most cases identical to the Framework Plan,** and policies are subject to amendment as part of this General Plan. **Policies that would be in conflict with this Plan are proposed to be amended or specific findings will be developed.**

Attachment 2d

Suggested Revisions to Other Community Plans to Maintain Consistency with the General Plan Update

**Suggested Revisions to Other Community Plans to
Maintain Consistency with the General Plan Update**

Current General Plan	Planning Commission Draft
Avenue of the Giants Community Plan (adopted 4-11-2000)	
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. ____.	AV-P1 Design Review. Parcels zoned CH have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. ____. ³
2500.2 AR 5-20 zoned parcels shall use the Slope Formula Policy to determine appropriate density (see Chapter 3, Section 3200, page 4).	AV-P4 ARA Zone Designation Density Determination. ARA 5-20 zoned planned 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 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
2500.4 The Cottage Industry Ordinance should be amended to add Flood Plain (FP) zone to the list of zoning districts which allow cottage industry with a special permit.	AV-P6 Cottage Industry Ordinance in Flood Plain. The Cottage Industry Ordinance should be amended to add Flood Plain (FP) zone to the list of zoning districts which allow cottage industry with a special permit.
2500.5 The County shall support the location of rest stops at appropriate places along the Avenue of the Giants.	AV-P7 Rest Stops Along the Avenues. The County shall support the location of rest stops at appropriate places along the Avenue of the Giants.
2500.6 The County should work with State Parks and Save the Redwoods League to protect agricultural soils for continued agricultural uses.	PEPPERWOOD: AV-P11 Protection of Agricultural Soils in Pepperwood. The County should work with State Parks and Save the Redwoods League to protect agricultural soils for continued agricultural uses.
2500 COMMUNITY LAND USE Issue: (Page 2-14) The Lewis property (209-291-17, 209-351-22) has	HOLMES AV-P11x1 Protection of Agricultural Soils in Holmes. The Lewis property (209-291-17, 209-

³ **Note:** Text in **Red** represents modification to Community Plan recommended as part of the Planning Commission Draft. Text in **Bold** contains either notes intended to clarify revisions or additional suggested modifications of the Planning Commission Draft recommended by staff.

Current General Plan	Planning Commission Draft
<p>one portion planned CFR and zoned FP and FPQ, reflecting the existing commercial uses (Immortal Tree site) and the property owner's plans for future commercial development. The CFR portion of the property is approximately 12 acres. On the detailed site map (Figure A, page 16a), the cross-hatched area, zoned FPQ, will require a CUP prior to development of non-agricultural uses. Considerations in issuing a use permit include minimizing impacts to adjacent agricultural lands and neighbors, and whether access to the area should be allowed off Holmes Flat Road or should be restricted to the south side of Chadd Creek, requiring a bridge.</p> <p>The balance of the property (approximately 24 acres) is planned and zoned AE (Storie Index 100), with a perpetual agricultural easement to mitigate conversion of approximately 9 acres.</p>	<p>351-22) has one portion planned CFR and zoned FP and FPQ, reflecting the existing commercial uses (Immortal Tree site) and the property owner's plans for future commercial development. The CFR portion of the property is approximately 12 acres. On the detailed site map (Figure), the cross-hatched area, zoned FPQ, will require a CUP prior to development of non-agricultural uses. Considerations in issuing a use permit include minimizing impacts to adjacent agricultural lands and neighbors, and whether access to the area should be allowed off Holmes Flat Road or should be restricted to the south side of Chadd Creek, requiring a bridge.</p> <p>The balance of the property (approximately 24 acres) is planned and zoned AE (Storie Index 100), with a perpetual agricultural easement to mitigate conversion of approximately 9 acres.</p> <p>Note: This issue statement, although not numbered as a policy, places specific requirements on parcels within Holmes and should be retained as a policy.</p>
<p>2500.7 The County supports the community in reaching its goal of a permanent bridge site that is acceptable to all parties.</p>	<p>SHIVELY: AV-P12 Permanent Bridge Site in Shively. The County supports the community in reaching its goal of a permanent bridge site that is acceptable to all parties.</p>
<p>2500.8 Use of the Industrial General parcels located in Redcrest shall be limited to those uses not requiring new urban services until full urban services are available on the site</p>	<p>REDCREST: AV-P13 Industrial General parcels in Redcrest. Use of the Industrial General parcels located in Redcrest shall be limited to those uses not requiring new urban services until full urban services are available on the site.</p>
<p>2500.9 The proposed zoning for the commercial center of Myers Flat reflects the fact that the area has been inundated by flood waters in the past and it may be reasonably expected to be inundated by flood waters in the future, using the Flood Hazard (F) zone.</p>	<p>MYERS FLAT: AV-P14 Flooding in the Commercial Center. The proposed zoning for the commercial center of Myers Flat reflects the fact that the area has been inundated by flood waters in the past and it may be reasonably expected to be inundated by flood waters in the future, using the Flood Hazard (F) zone.</p>
<p>2500.10 The County should work with the community and individuals to ensure code compliance is strengthened.</p>	<p>MYERS FLAT: AV-P15 Code Compliance. The County should work with the community and individuals in Myers Flat to ensure code compliance is strengthened.</p>
<p>2500.11 In the Flood Plain zone, principally permitted recreational uses shall be limited to incidental uses not serving more than 50</p>	<p>MYERS FLAT: AV-P16 Recreational Uses in Flood Plain. In the Flood Plain zone, principally permitted</p>

Current General Plan	Planning Commission Draft
people at a time.	recreational uses shall be limited to incidental uses not serving more than 50 people at a time.
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	MIRANDA: AV-P17 Subdivision of Agricultural Lands. Subdivision of parcels designated RA 20 and AA (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application.
2500.13 The environmental review and approval process for the moto-cross use should meet all the directives of the court and include an alternative siting study which considers community needs.	PHILLIPSVILLE: AV-P18 Moto-cross Environmental Review. The environmental review and approval process for the moto-cross use should meet all the directives of the court and include an alternative siting study which considers community needs.
2520.1 Subdivision shall occur in such a manner to protect prime agricultural soils including lot size modifications and / or the use of Combining Zone B7	AV-P2 Protection of Agricultural Lands. Lands adjacent to agriculture designated lands shall be planned for uses compatible with agriculture. Subdivision shall occur in such a manner to protect prime agricultural soils including lot size modifications and / or the use of the B7 Combining Zone
2520.2 Lands adjacent to agriculture designated lands shall be planned for uses compatible with agriculture.	
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 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
2520.4 The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area	AV-P3 Agricultural Preserves. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.
2540.1 The County shall request both Save the Redwoods League and the State Department of Parks and Recreation that a finding of consistency with the General Plan and Community Plan be made prior to lands being accepted by the State Park in the Avenue of the Giants Community Planning Area	AV-P8 Consistency Determination for Public Acquisitions. The County shall request both Save the Redwoods League and the State Department of Parks and Recreation that a finding of consistency with the General Plan and Community Plan be made prior to lands being accepted by the State Park in the Avenue of the Giants Community Planning Area.
2540.2 The County should encourage HRSP to designate in their park general plan lands which have prime agricultural soils and do not have significant forest stands for retention in agricultural use as a feature of the unit pursuant to PRC 5069.2	AV-P9 Identification and Retention of prime Agricultural Soils in HRSP Management Plans. The County should encourage HRSP to designate in their park general plan lands which have prime agricultural soils and do not have significant forest stands for retention in

Current General Plan	Planning Commission Draft
2540.3 The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from useful production by acquisition.	agricultural use as a feature of the unit pursuant to PRC 5069.2. The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from useful production by acquisition.
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.	AV-P10 HRSP Management Plan. The County should encourage HRSP to prepare a Park general plan which includes its long-range management objectives so that the public is advised of the Park's management goals. The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park and Management Plan and EIR. (Note: The HRSP General Management Plan was prepared in 2001. A response to comments contained in the EIR indicated that these items are typically not part of a park general plan.)
2540.5 The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park Management Plan and EIR.	
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: 0-15% slopes = 5 acres/dwelling unit 15-30 % = 10 acres/dwelling unit 30% or over = 20 acres/dwelling unit Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given at the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. Calculations must be based on topographic maps that comply with subdivision tentative map standards.	AV-P19 Slope Formula Policy. The following Slope Formula Policy is used to calculate maximum densities, and where the option is taken, to calculate density credits, in ARA 5-20 lands: 0-15% slopes = 5 acres/dwelling unit 15-30 % = 10 acres/dwelling unit 30% or over = 20 acres/dwelling unit Density credit may be given to provide increase densities on flatter areas by open spacing steeper areas. Credit given at the rate provided by the formula; e.g., 1 credit for each 20 acres open spaced of 30% and over category lands. Calculations must be based on topographic maps that comply with subdivision tentative map standards.
3200.1 Encourage the education of the community regarding the nature and extent of natural and man-made hazards.	AV-P20 Community Education and Natural Hazards. Support and encourage the formation of Neighborhood Emergency Services Teams (NEST), Community Emergency Response Teams in Avenue communities. Encourage the education of the community regarding the nature and extent of natural and man-made hazards. (Note: Now referred to as Community Emergency Response Teams)
3200.2 Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities.	

Current General Plan	Planning Commission Draft
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)	AV-P21 Benefit Assessment District for Fire Protection. Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CDF <u>CALFIRE</u>) and/or <u>local fire departments.</u>
3200.4 Use the Flood Plain (FP) zone and add the Flood Hazard (F) as a combining zone to indicate by zoning where flooding is a likely event and therefore where development potential is constrained.	AV-P5 Zoning in Flood Hazard areas. Use the Flood Plain (FP) zone and add the Flood Hazard (F) as a combining zone to indicate by zoning where flooding is a likely event and therefore where development potential is constrained.
3300.1 Subdivision along streams shall at a minimum be required to maintain flows necessary to protect fishery resources and the timing of cumulative water withdrawals shall not cause stream flows to fall below minimum levels required for anadromous fish habitat	AV-P24 Maintenance of Stream Flows for Fish. Subdivision along streams shall at a minimum be required to maintain flows necessary to protect fishery resources and the timing of cumulative water withdrawals shall not cause stream flows to fall below minimum levels required for anadromous fish habitat.
3300.2 The County shall request the Department of Parks and Recreation to maintain and restore public access points to the river.	AV-P37 Maintenance of Access to Public Waterways. The County shall request the Department of Parks and Recreation to maintain and restore public access points to the river.
3300.3 The County shall encourage public and private recreational business development that provides access to the river, which can provide physical, social, environmental and economic benefits for County residents and visitors.	AV-P38 Development of Access to Public Waterways. The County shall encourage public and private recreational business development that provides access to the river, which can provide physical, social, environmental and economic benefits for County residents and visitors.
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.	AV-P26 Streamside Management Areas. The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards. detailed in the Framework General Plan, Section 3432. 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.
3400.2 Parcels that contain sensitive habitat shall include measures for resource protection in their development plans.	AV-P27 Sensitive Habitat. Parcels that contain sensitive habitat shall include measures for resource protection in their development plans.
3400.3 Refer to Appendix C, Ordinance No. __, for guidelines on retaining vegetation and	(Note: This requirement has been implemented and is contained in Q Zone Ordinance Number

Current General Plan	Planning Commission Draft
limiting loss of permeability	2207 and Ordinance Number 2208 and applies through the Zoning Regulations to specific parcels)
3400.4 The County should encourage PG&E to provide the maximum flow from Potter Valley Dam consistent with natural water flow cycles to improve the characteristics of the Eel River for native fish populations.	AV-P25 Maintenance of Stream Flows for Fish. The County should encourage PG&E to provide the maximum flow from Potter Valley Dam consistent with natural flow and water cycles to improve the characteristics of the Eel River for native fish populations
4200.1 Coordinate with Caltrans to maintain and repair County/State encroachments at intersections.	AV-P28 Maintenance of Highway Encroachments. Coordinate with Caltrans to maintain and repair County/State encroachments at intersections.
4200.2 Require sidewalks for new developments in accordance with County design standards and encourage pedestrian and bicycle access where appropriate.	AV-P29 Sidewalks for New Developments. Require sidewalks or pedestrian trails for new developments in accordance with County design standards and encourage pedestrian and bicycle access, where appropriate.
4200.3 New road construction or improvement shall be of sufficient width to accommodate emergency vehicles, and show consistency with County design standards and the County Fire Safe Regulations.	AV-P30 Accommodation for Emergency Vehicles. New road construction or improvement shall be of sufficient width to accommodate emergency vehicles, and show consistency with County design standards and the County Fire Safe Regulations.
4200.4 The County shall work with Caltrans in lowering the speed limit through the communities of Miranda and Phillipsville.	AV-P31 Lower Speed Limits through Miranda and Phillipsville. The County shall work with Caltrans in lowering the speed limit through the communities of Miranda and Phillipsville.
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	<p>AV-P32 Pedestrian Safety. The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects.</p> <p>(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.)</p>
4300.1 The County should encourage the Humboldt Redwoods State Park and Caltrans to consider and plan for a trail parallel to the Avenue consistent with Park mandates, community values, and the State Streets and Highways Code.	AV-P36 Development of a Trail Along the Avenues. The County should encourage the Humboldt Redwoods State Park and Caltrans to consider and plan for a trail parallel to the Avenue consistent with Park mandates, community values, and the State Streets and Highways Code. Once a conceptual trail route is designated, the County shall seek dedication of easements where necessary. A dedication of easements in new subdivisions shall be required where development may

Current General Plan	Planning Commission Draft
	interfere with potential use of the pathway.
4300.2 The County shall participate in the State Park and Caltrans planning processes to encourage an appropriate trail system and other issues of interest to the communities.	AV-P35 Coordinated Planning of a Trail System. The County shall participate in the State Park and Caltrans planning processes to encourage an appropriate trail system and other issues of interest to the communities.
4300.3 Once a conceptual trail route is designated, the County shall seek dedication of easements where necessary. A dedication of easements in new subdivisions shall be required where development may interfere with potential use of the pathway.	See AV-P36 Development of a Trail Along the Avenues above
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.	AV-P33 Trails. The County shall encourage safe, efficient and practical trails providing access to the region's natural resources and expand upon the trails mapped as part of the General Plan Circulation Maps County Trails Plan of 1979.
4300.5 The County shall encourage provision and maintenance of trails to and along the Eel River.	The County shall encourage provision and maintenance of trails to and along the Eel River. (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.)
4300.6 The County shall actively seek Federal and State funding, including grant funding, for trails and rest stops.	AV-P34 Funding for Trails. The County shall actively seek Federal and State funding, including grant funding, for trails and rest stops
4500.1 Plan density ranges are contingent on adequate service capacities. Current systems should be upgraded to be able to provide consistent, reliable water for domestic and emergency uses. Additional development (subdivisions, second units, caretaker facilities, etc.) or improvements to existing uses will not be approved without proof of adequate service capacities.	AV-P39 Density and Availability of Services. Plan density ranges are contingent on adequate service capacities. Current systems should be upgraded to be able to provide consistent, reliable water for domestic and emergency uses. Additional development (subdivisions, second units, caretaker facilities, etc.) or improvements to existing uses will not be approved without proof of adequate service capacities.
4500.2 An ability to service letter for both water and wastewater capacity shall be required for acceptance of an application for new development.	An ability to service letter for both water and wastewater capacity shall be required for acceptance of an application for new development.
4500.3 New or improved water and wastewater systems shall take into account instream flow requirements for satisfactory salmonid habitat when planning withdrawals	AV-P40 New Development and Impacts on Instream Flow. New or improved water and wastewater systems shall take into account instream flow requirements for satisfactory

Current General Plan	Planning Commission Draft
or inputs into streams and rivers in the Planning Area.	salmonid habitat when planning withdrawals or inputs into streams and rivers in the Planning Area.
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.	AV-P42 Subdivision of Lands Designated RE 1-5. No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated Residential Estates 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.
4500.5 No new subdivisions which create parcels of less than 0.5 acres shall be approved on lands designated Residential Low Density (RL) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.	AV-P41 Subdivision of Lands Designated RL. No new subdivisions which create parcels of less than 0.5 acres shall be approved on lands designated Residential Low Density (RL) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.
4700.1 The County shall encourage the maintenance of mutual aid agreements among fire districts.	AV-P22 Mutual Aid Agreements. The County shall encourage the maintenance of mutual aid agreements among fire districts.
4700.2 The County shall require that all new residential, commercial & industrial development in the Planning Area be served by an access way that can accommodate emergency vehicles in conformance with SRA standards as outlined in Humboldt County Code.	AV-P23 Adequate Fire Safe Access. The County shall require that all new residential, commercial & industrial development in the Planning Area be served by an access way that can accommodate emergency vehicles in conformance with SRA standards as outlined in Humboldt County Code
Eureka Community Plan (adopted X-X-1995)	
Figure 1 –Planning Area Boundary and Regional Location Map	Figure 1 –Planning Area Boundary and Regional Location Map
Figure 2 – Planning Area Neighborhoods Urban Limit Line	(Note: There is no mention of Urban Limit Line in the Eureka Community Plan)
Figure 3 – City of Eureka Sphere of Influence	(Note: The City of Eureka is in the process of updating its Sphere of Influence)
Table 1 – Ratio/Share Projections for Population and Housing Units within planning area (1990-2020)	(Note: It may be appropriate to update this table)
Table 2 – Development Potential	(Note: It may be appropriate to update this table)
Goal 2210.1 To ensure that adequate land is designated with appropriate densities to allow the Planning Area to absorb its share of anticipated Humboldt County population growth, while retaining as much as possible the current quality of life.	
2210.1 The adopted Community Plan contains densities which will accommodate the projected growth. The County shall regularly analyze relevant data to determine	

Current General Plan	Planning Commission Draft
actual population growth as it occurs, and revise projections as necessary.	
2210.2 The County shall maintain a population data base as a basis for preparing updated planning documents.	
Goals 2310.1 To develop and maintain community and neighborhood commercial uses to support the expected increased residential growth.	
2310.2 To establish commercial areas close to neighborhoods to reduce traffic on our roads and conserve energy resources.	
2310.3 Cottage industries that do not result in any increase in air and water pollution, noise levels or significantly impact traffic patterns should be encouraged to develop within the Eureka Planning Area. Cottage Industry means a business operated solely by the residents of a household, with no more than one employee present at any time, and physically contained within a residential structure and/or normal accessory buildings, (e.g., garage, shed, etc.) which do not differ markedly in size, external design, or conspicuous external features such as advertising signs from neighboring residential structures.	
2320.1 Legal commercial uses existing as of the date of the adoption of the Community Plan shall be allowed to continue their operation on existing sites. The Zoning Ordinance supports legal nonconforming uses and contains provisions allowing for the maintenance and repair of buildings containing such uses.	
Table 3 – Housing Affordability Index (1983-1990)	(Note: It may be appropriate to update this table or defer to the Housing Element)
Table 4 –Housing Units Built in Humboldt County (1983-1990)	(Note: It may be appropriate to update this table or defer to the Housing Element)
Table 5 – Average Home Prices in Humboldt County (1983-1990)	(Note: It may be appropriate to update this table or defer to the Housing Element)
Goals 2410.1 To provide adequate housing and a satisfactory living environment for all community residents.	(Note: This policy can be deleted because it is not specific to the Eureka CPA and is addressed in Housing Element Goals H-G2. Housing Diversity, H-G3. Workforce Housing, and H-G5. Housing Needs of Special Populations.)
2403 Multiple-Family Housing Design Review During the formulation of this Plan, it became clear that the Planning Area was deficient of affordable multiple-family housing. It was also	(Note: These recommendations should be included as policy)

Current General Plan	Planning Commission Draft
<p>clear that many existing neighborhoods did not want to see new multiple-family housing projects in their area. To promote compatibility between these competing land uses, this Plan encourages the use of design review criteria for the construction of multiple-family housing projects.</p> <p>The following are some examples of the design criteria that could be considered in approving such projects to make them more compatible with typical single family residential development:</p> <ol style="list-style-type: none"> 1. Parking shall be provided in the rear portion of the property. 2. Overall appearance shall resemble large single family residential structures as opposed to "boxes." 3. At least 20% of the lot shall be landscaped. Landscaped areas shall be rectangular with a minimum of 10' in any direction to maximize their use by residents. 4. Primary entries shall be from the landscaped areas or street, not parking areas. 5. Adequate storage for miscellaneous items such as bicycles and garbage shall be provided on-site. 6. Zero lot lines shall be acceptable when necessary to maximize open areas and solar access. 7. Front yard setbacks shall be consistent with the majority of the neighborhood. 	
<p>2410.2 To provide adequate sites for all types of residential development.</p>	<p>(Note: This policy can be deleted because it is not specific to the Eureka CPA and is addressed in Housing Element Goal H-G4. Residential Land Inventory)</p>
<p>2410.3 To provide for affordable housing.</p>	<p>(Note: This policy can be deleted because it is not specific to the Eureka CPA and is addressed in Housing Element Goals H-G2, Housing Diversity, H-G3. Workforce Housing, and H-G5. Housing Needs of Special Populations.)</p>
<p>2410.4 To provide densities which will keep enough development potential available to ensure competitive land markets and free competition.</p>	<p>(Note: This policy can be deleted because it is not specific to the Eureka CPA and is addressed in Housing Element Goal H-G4. Residential Land Inventory)</p>
<p>2420.1 The County, through the use of handouts, brochures and informational meetings, shall encourage new multiple unit housing developments to provide a percentage of their units for sale or rent to low and moderate income families. Density</p>	

Current General Plan	Planning Commission Draft
bonuses for developments containing at least 25% of the units for low or moderate income households are provided in State Law and applicable within the County. The bonus allows for a density increase of at least 25% over the otherwise maximum allowable residential density under Zoning and Community Plan guidelines. However, the bonus shall not be applied when a development is utilizing the density bonus provided through Greenway and Open Space standards.	
2420.2 To reduce conflict between two different land uses, approval of uses on the edges of a zoning district or general plan designation should include provisions for insuring compatibility such as landscaped buffer areas.	
2420.3 To enhance a neighborhood's image and sense of purpose, existing neighborhoods and new developments are encouraged to form associations which can provide a mechanism for coordinated input to the County from recognized groups on development proposals.	
2420.4 The County shall encourage and be receptive to innovative designs which facilitate optimum utilization of available sites.	
2420.5 The County shall encourage and support programs which preserve and/or restore the unique character of older residences and neighborhoods.	
2420.6 The County encourages the use of a Design Review process for construction of new multiple-family projects. The process shall be included as an implementation measure of this Plan.	
Goals 2510.1 To protect resource production lands (agriculture, timberlands) in the outlying areas by concentrating future development around existing communities and infrastructure.	
2510.2 To assure rural residential development will occur in a manner consistent with rural fire safety standards.	
2520.1 Subdivisions - Subdivisions for residential purposes, including subdivisions developed in phases, shall not be approved unless the roads planned to serve such subdivision or individual phases are acceptable to Public Works for development at planned densities and for use	

Current General Plan	Planning Commission Draft
by emergency vehicles. Costs of bringing new on-site roads up to standards shall be borne by the subdivider.	
<p>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:</p> <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>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:</p> <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 304-061-051 and 304-061-054, known as the Miller-Freeman property, will be zoned designated 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>
Goals 2531.1 To convert timberland only where necessary to provide for the logical expansion of the existing community.	
2531.2. To protect timberland in areas not proposed for residential expansion.	
2532.1 The County shall initiate a 10 year phase out rezone of designated lands from TPZ, allowing increased residential densities in areas that currently have full urban services, or are planned for expansion of the community.	
2532.2 The remaining approximate 3,200 acres of timberland shall continue to be protected from Additional development pressures by designating these lands TPZ.	
Figure 5 – Timberlands	
Goals 2610.1 To concentrate new	

Current General Plan	Planning Commission Draft
development around existing public services and improvements.	
2610.2 To protect the area's numerous drainage gulches (greenway\open space areas) while providing for development along hillside terrain.	
2610.3 To provide opportunities for public recreation.	
2610.4 To ensure that new development will be provided with adequate infrastructure and services.	
<p>2620.1 Residential Density and Lot Sizes:</p> <p>(a) The Eureka Community Plan density for all Residential Single Family (RL) designations shall be from 1 to 6 dwelling units per acre.</p> <p>(b) The Eureka Community Plan density for all Residential Multiple Family (RM) designations shall be from 7 to 16 dwelling units per acre.</p> <p>(c) The minimum lot sizes for all Residential zoning districts (R-1, R-2, R-3,R-4,) with the exception of the Residential Suburban (RS) zone, shall be 6,000 square feet, unless otherwise specified on the zoning maps.</p>	
<p>2620.2 Improvement Costs: Revenue to pay for services needed by new development shall not be generated by utility rate increases or increased property tax assessments applied to previously developed properties.</p> <p>Assessment Districts and Impact Fees may be considered as a means of funding the public services which support new development. However, new taxes and fees should only be used to fund the public services which support new housing development after all feasible alternatives are exhausted.</p> <p>The State and Federal governments must adequately fund critical services as originally intended by Proposition 13. The County should demand that the State and Federal governments discontinue programs (realignment) which adversely impact the County's</p> <p>While the Plan recognizes the need for new development to help pay for public services, it also recognizes that the price of new housing will become excessive from the cumulative effect of taxes and fees. Consequently, this Plan also supports the numerous State and</p>	

Current General Plan	Planning Commission Draft
local housing policies which encourage minimizing all government constraints on the development of new housing (including taxes, fees, permit processing delays, excessive improvement requirements, and the inadequate designation of land for new housing development).	
2620.3 Planned Unit Developments: Planned Unit Developments and clustering within subdivisions with the appropriate non-development easements are encouraged to preserve open, recreational, and potential agricultural space.	
2620.4 Water and Sewer Service: All major subdivisions and Planned Unit Developments resulting in parcels smaller than one (1) acre must be served by or conditioned on the installation of Humboldt Community Services District water and sewer services for approvals to be granted, except in unique cases where the Health Department approves a septic system.	
2620.5 Greenway/Open Space: Urban lands containing natural drainage channels have been designated as Greenway/Open Space areas. These areas are to be left in a natural condition. Development may be permitted when consistent with the standards outlined in Section 3600 of this Plan.	Greenway/Open Space. Urban lands containing natural drainage channels have been designated as Greenway/Open Space areas. These areas are to be left in a natural condition. Development may be permitted when consistent with the standards outlined in Section 3600 of this Plan.
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.	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 316-13.2 314-109.1 (Off-Street Parking) of the Humboldt County Code, excepting therefrom portion (e) 109.1.2.5 (Parking Requirements for Uses Not in Compliance With Current Parking Requirements) . It is the intent of this policy to discourage the need for on-street parking or use of sites without sufficient on-site parking.
2620.7 Robinson/Dunn Property: The County should initiate a 10-year TPZ phaseout of this property into a Residential Single Family designation. The subdivider of this property, when it comes out of TPZ, should provide a through-road right-of-way allowing connection onto Fairway Drive. This connection will ease the traffic burden on Walnut and Campton Streets. The developer of this property shall designate	Robinson/Dunn Property: The County should initiate a 10-year TPZ phaseout of this property into a Residential Single Family designation. The subdivider of this property, when it comes out of TPZ, should provide a through-road right-of-way allowing connection onto Fairway Drive. This connection will ease the traffic burden on Walnut and Campton Streets. The developer of this property shall designate at least 5 acres as Parkland consistent with

Current General Plan	Planning Commission Draft
<p>at least 5 acres as Parkland consistent with Chapter 4400 of this Plan. The parcel is approximately 400 acres in size. A majority of the parcel has been given a Planned Unit Development designation to facilitate location of new roads and home sites outside of the property's existing natural drainage channels. The Planned Unit Development limits the number of dwelling units to 700, inclusive of density bonuses. Development of this property shall have multiple access points onto Walnut and Ridgewood Drive. The timing for construction of each access point shall be determined by Public Works. Please see Chapter 4100 (Circulation) for additional policies.</p> <p>Subdivisional development of this property should occur with an approved plan and right-of-way acquired for the through road from Walnut Drive to Fairway Drive. The project should require that a road be constructed from Ridgewood Drive toward Fairway Drive at least to the north end of the property. The road should be planned so that it may eventually be connected through the City to Fairway Drive.</p>	<p>Chapter 4400 of this Plan. The parcel is approximately 400 acres in size. A majority of the parcel has been given a Planned Unit Development designation to facilitate location of new roads and home sites outside of the property's existing natural drainage channels. The Planned Unit Development limits the number of dwelling units to 700, inclusive of density bonuses. Development of this property shall have multiple access points onto Walnut and Ridgewood Drive. The timing for construction of each access point shall be determined by Public Works. Please see Chapter 4100 (Circulation) for additional policies.</p> <p>Subdivisional development of this property should occur with an approved plan and right-of-way acquired for the through road from Walnut Drive to Fairway Drive. The project should require that a road be constructed from Ridgewood Drive toward Fairway Drive at least to the north end of the property. The road should be planned so that it may eventually be connected through the City to Fairway Drive.</p>
<p>2620.8 North McKay Tract: Development of this area shall include at least three access points onto Walnut Drive (the extension of Redwood, Fern and Arbutus Streets). Development of this area should also include a through road and its northerly extension to the intersection of Manzanita and Harrison Avenue. Development of the property should occur with an approved plan and rights-of-way for the through road. The timing for extension of each street shall be determined by Public Works. The subdivider shall also be required to merge the existing McKay Tract parcels prior to subdivision.</p> <p>The County shall initiate an Immediate TPZ Rezone of this property to Residential Single Family, with Combining Zones of "Planned Unit Development" (P), "Recreation" (R), and "Greenway and Open Space" (GO) for the park area, and Residential Single Family, with Combining Zones of "Planned Unit Development" (P), and "Greenway and Open Space" (GO) for the surrounding residential community.</p>	

Current General Plan	Planning Commission Draft
<p>The total Immediate Rezone area of the North McKay Tract is approximately 80 acres. The parcel has been given combining zones to facilitate development of a 10 acre minimum youth sports field facility with a surrounding low density residential community. The Planned Unit Development limits the number of dwelling units to 320. The Planned Unit Development should include a clustering of homesites with lot sizes ranging from 4,000 square feet (adjacent to the park) to 9,600 square feet (along the bluff), enabling a large portion of land to be preserved through a permanent easement as open space. The trails, bikeways and alleys, and the vegetation buffers along Harrison Avenue and the perimeter of the site should also be included.</p>	
<p>2620.9 Mid McKay Tract: Approximately 20 acres of developable land has been identified east of Walnut across from Campton. The land was found to contain two separate knolls consisting of approximate areas of 15 acres and 5 acres. The area has been designated for both multiple family and commercial land uses. Five acres of the 15 acre area shall be given a Land Use designation of Commercial General (CG) with a zoning designation of Neighborhood Commercial (C-1). The remaining 15 total acres shall be given a Land Use designation of Residential, Multiple Family (RM) with a zoning designation of Apartment Professional (R-4). The County shall initiate a 10 year TPZ phaseout of this property. Development of this area may require the reconstruction of the intersection at Campton Road and Walnut Drive. The main road for development of this area should intersect at Campton Road.</p>	
<p>2620.10 South McKay Tract: This area has been designated for residential single family development. The county shall initiate a 10 year TPZ phaseout of this property. The developer of this property shall designate at least 5 acres as Parkland consistent with Chapter 4400 of this Plan. Primary access shall be off of Walnut Drive, with Northridge Road as the secondary access. The timing for construction of the secondary access shall be determined by Public Works.</p>	<p>South McKay Tract. This area has been designated for residential single family development. The county shall initiate a 10 year TPZ phaseout of this property. The developer of this property shall designate at least 5 acres as Parkland consistent with Chapter 4400 of this Plan. Primary access shall be off of Walnut Drive, with Northridge Road as the secondary access. The timing for construction of the secondary access shall be determined by Public Works.</p>
<p>2620.11 Pedestrian Corridors-McKay Tract:</p>	

Current General Plan	Planning Commission Draft
<p>Upon development of South McKay Tract and/or Mid McKay Tract, Public Works should require the establishment of a Pedestrian Corridor along Walnut Drive between both the Ridgewood and Cutten schools. Developers shall be required to make improvements along the Walnut Drive frontage of their properties.</p>	
<p>2620.12 Barry Property: This property is located atop Humboldt Hill. The developer of this property is encouraged to amend the Coastal Zone's Agricultural Exclusive (AE) zone boundary to allow for the Humboldt Hill Road extension to follow the natural topography of the area. This Plan supports an amendment which allows a sufficient amount of land to be developed for the road extension, and for development of lots on the western side of the road which are of a lot size consistent with those proposed on the eastern side. The developer of this property shall be required to designate at least five (5) acres as Parkland consistent with Chapter 4400 of this Plan.</p>	<p>Barry Property: This property is located atop Humboldt Hill. The developer of this property is encouraged to amend the Coastal Zone's Agricultural Exclusive (AE) zone boundary to allow for the Humboldt Hill Road extension to follow the natural topography of the area. This Plan supports an amendment which allows a sufficient amount of land to be developed for the road extension, and for development of lots on the western side of the road which are of a lot size consistent with those proposed on the eastern side. The developer of this property shall be required to designate at least five (5) acres as Parkland consistent with Chapter 4400 of this Plan</p>
<p>2620.13 Eggert North Property: This property contains approximately 288 acres and has been given a Planned Unit Development designation because of the natural drainage gulches existing on site. In recognizing this constraint, the Planned Unit Development limits the number of dwelling units to 300, inclusive of any density bonuses. Any subdivision or planned unit development of this property will require a primary access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan.</p>	<p>Eggert North Property. This property contains approximately 288 acres and has been given a Planned Unit Development designation because of the natural drainage gulches existing on site. In recognizing this constraint, the Planned Unit Development limits the number of dwelling units to 300, inclusive of any density bonuses. Any subdivision or planned unit development of this property will require a primary access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan.</p>
<p>2620.14 Eggert South Property: This 330 acre property has been given a Planned Unit Development designation. The designation limits the number of dwelling units to 240 inclusive of any density bonus. Any subdivision of this property will require a primary access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan. Eggert Road may be considered the primary access if development is to occur having a density not greater than 1 unit per 20 acres. Any development greater than this density must</p>	<p>Eggert South Property. This 330 acre property has been given a Planned Unit Development designation. The designation limits the number of dwelling units to 240 inclusive of any density bonus. Any subdivision of this property will require a primary access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan. Eggert Road may be considered the primary access if development is to occur having a density not greater than 1 unit per 20 acres. Any development greater than this density must require a new primary access and/or</p>

Current General Plan	Planning Commission Draft
require a new primary access and/or Eggert Road developed to a standard acceptable to the Department of Public Works.	Eggert Road developed to a standard acceptable to the Department of Public Works.
2620.15 Eureka City Schools Property at Walford Street: This property shall carry an R-3-Q zone for the approximate 3 acres on Harris Street, with the Q-zone requiring public Works review, and an R-4-Q zone for the remainder, with the Q zone allowing professional office use only.	
2620.16 Lot Frontage on Major Roads: This Plan discourages lots fronting onto major roads so as to avoid the backing of vehicles into the high speed traffic lanes. Lots should be accessed from side streets which stub off of major roads including, but not limited to Humboldt Hill Road, Walnut Drive, Ridgewood Drive, Campton Road, Excelsior, and Harrison Avenue.	
2620.17 Pedestrian Corridors: This Plan encourages sidewalks and bicycle paths within pedestrian corridors especially along roads such as Walnut, Campton, Excelsior, Ridgewood, Humboldt Hill and future main roads developed in the Eggert, Robinson/Dunn, McKay and Barry properties.	
2620.18 Elk River Road/Ridgewood/Westgate Intersections: It is the policy of this Plan to encourage the realignment or abandonment of this intersection as a high priority in Public Works' Five-Year Priority Plan program. This Plan recognizes the high costs and difficulty in obtaining funds for this project. Yet, with increased growth and traffic, it is anticipated that this area will become significantly more congested.	
2620.19 Fire Station in Cutten/Ridgewood: A minimum area of 20,000 square feet shall be made available as a Public Facility for a Humboldt Fire Protection District No.1 fire station in either the Mid McKay Tract or South McKay Tract properties. This policy shall be implemented during subdivision after the 10 year TPZ phaseout of the properties has been completed.	
2620.20 Densities on the Eggert North, Eggert South, Robinson-Dunn Properties: During their review of the Eureka Community Plan, the Board of Supervisors supported removal of density limitations on the Eggert North (300 units), Eggert South (240 units) and Robinson-	ECP-P27

Current General Plan	Planning Commission Draft
<p>Dunn (700 units) properties. The Board ultimately did not remove the limitations because of the likelihood of significant delay in adopting the Eureka Community Plan.</p> <p>The Board supports submittal of a General Plan Amendment to remove the density limitations placed on the Eggert North, Eggert South and Robinson-Dunn properties, if such submittal includes a traffic study which documents the traffic service impacts of removal of those density limitations.</p>	
<p>2630.1 No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by Humboldt Community Services District water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to septic tank standards shall not be granted.</p>	<p>Urban Development and Expansion Areas. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by Humboldt Community Services District water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to septic tank standards shall not be granted.</p> <p>Urban Development Areas. Urban Development Areas are areas which are designated by the Eureka Community Plan for development to densities of more than one unit per acre. These are areas which feasibly can be served by community water and sewer systems.</p> <p>Urban Expansion Areas. Urban Expansion Areas are designated for areas which are generally suitable for development of 1 unit per acre or more, for which services are currently not adequate to permit planned levels of development. Development in these areas are subject to the policy below which set service standards for these areas.</p> <p>Subdivisions within Urban Expansion Areas. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by Humboldt Community Services District water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to septic tank standards shall not be granted.</p> <p>(Note. The narrative in Section 2630 could be</p>

Current General Plan	Planning Commission Draft
	added as policies to clearly define Urban Development and Expansion Areas.)
<p>2715 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS.</p> <p>Density ranges described in land use designations may be exceeded to encourage affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of extraordinary public benefits within subdivisions. (Added by Resolution No. 98-114d, adopted 04/07/98).</p>	
Figure 6 – Land Use Designations	(Note. Consider revising Figure 6 to reflect proposed land use designations.)
Figure 7 – Zoning Map	
Figure 8 – Zoning Map West Myrtle Town Area	
Figure 9 – Zoning Map Cutten Area	
Figure 10 – Zoning Map Ridgewood Heights Area	
Figure 11 – Zoning Map Pine Hill Area	
Figure 12 – Zoning Map Humboldt Hill Area	
2721 Timber Production (T)	(Note: Identical to Framework Plan.)
2722 Agriculture Exclusive (AE)	<p>2722.3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.</p> <p>The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Homesite coverage shall not exceed two acres.</p> <p>(Note: Difference in Section 2722.3 from Framework Plan.)</p>
2723 Agriculture Grazing (AG)	(Note: Identical to Framework Plan and land use designation is not applied in the Eureka Community Plan Area.)

Current General Plan	Planning Commission Draft
2724 Agricultural Lands (AL)	(Note: Identical to Framework Plan and land use designation is not applied in the Eureka Community Plan Area.)
2725 Agricultural Rural (AR)	(Note: Identical to Framework Plan, except for a reference to the "Slope Formula Policy in geological Section of Chapter 3." Chapter 3 of the Eureka Community Plan refers to the Framework Plan, which does not contain an AR slope density formula. Only the GRBAP and Avenues CPAs contain an AR slope density formula. Consequently, slope density requirements are not applied in the Eureka Community Plan.)
2731 Agricultural Suburban (AS)	(Note: Identical to Framework Plan.)
2732 Residential, Low Density (RL)	<p>2732.2. Primary and Compatible Uses: Residential, mobile home parks, educational and religious activities, bed and breakfast establishments, and noncommercial recreational facilities.</p> <p>2732.3. Density Range: 1-76 du/acre.</p> <p>(Note: Difference in Section 2732.2 from Framework Plan.)</p>
2733 Residential, Multiple Family (RM)	<p>2733.1. Character: The multiple family medium density residential designation is intended to be applied in urban areas of the County, where topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community character.</p> <p>2. Primary and Compatible Uses: Single and Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, non-commercial recreational facilities.</p> <p>3. Density Range: 7-30¹⁶ du/acre.</p> <p>(Note: Difference in Section 2733 from Framework Plan.)</p>
2741 Commercial General (CG)	(Note: Identical to Framework Plan.)
2742 Commercial Services (CS)	(Note: Identical to Framework Plan and land use designation is not applied in the Eureka Community Plan Area.)
2743 Commercial Recreation (CR)	(Note: Identical to Framework Plan and land use designation is not applied in the Eureka Community Plan Area.)
2751 Industrial, General (IG)	(Note: Identical to Framework Plan and land

Current General Plan	Planning Commission Draft
	use designation is not applied in the Eureka Community Plan Area.)
2752 Industrial, Resource Related (IR)	(Note: Identical to Framework Plan and land use designation is not applied in the Eureka Community Plan Area.)
2761 Public Facilities (PF)	2761.2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, hospitals, civic centers, government facilities, and other public facilities. (Note: Difference in Section 2761.2 from Framework Plan.)
2762 Public Lands (P)	(Note: Identical to Framework Plan and land use designation is not applied in the Eureka Community Plan Area.)
3203 Slope Instability Slope instability hazards are probably the chief concern among geologic hazards in Humboldt County due to potential affects 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. 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.	The County Seismic General Plan Safety Element identifies four categories of slope stability in the Planning Area (relatively stable, low instability, moderately unstable, and high instability). (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.)
Figure 13 – Slope Stability Map Fault Hazards	
Goals 3210.1 To ensure that all new construction is built to help protect occupants from geologic hazards including the Little Salmon Fault, and steep and unstable terrain.	
3220.1 Refer to Chapter 3 of the Framework Plan for Hazards and Resources policies applicable to the Eureka Community Plan.	Refer to Chapter 14 Safety Element of the General Plan for geologic hazard Chapter 3 of the Framework Plan for Hazards and Resources policies applicable to the Eureka Community

Current General Plan	Planning Commission Draft
	Plan. (Note: Section 3220.should be revised to reflect the appropriate General Plan Update reference.)
Goals 3310.1 To reduce public exposure to natural and manmade hazards.	
3310.2 To ensure the continuity of vital services and functions.	
3310.3 To prevent property damage resulting from inappropriate development in flood plains.	
3320.1 Agricultural lands which are in flood plain areas shall be retained for use in agriculture.	
3320.2 All development within flood plain areas shall conform to the County's flood certificate regulations.	
Figure 14 – Flood Plain Map	
Figure 15 – Martin Slough Drainage Boundary	
Goals 3410.1 To protect the community's varied vegetation and wildlife, and sensitive and critical habitat.	
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.	Refer to the General Plan Conservation and Open Space Element, Chapter 10.3 Biological Resources 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 applicable to the Eureka Community Plan. (Note: Section 3220.should be revised to reflect the appropriate General Plan Update reference.)
Goals 3510.1 To protect designated and potential cultural resources.	
3520.1 It is the general policy of this plan that the protection, restoration, and preservation of historic buildings is encouraged consistent with the other requirements of this Plan. a. Historic buildings shall be considered a cultural resource of public importance. b. Historic buildings shall be defined as those sites on and/or eligible for County, State, or Federal Historic registers.	
3600 GREENWAY AND OPEN SPACE AREAS	Compatible Uses in Greenway and Open Space Areas. additional The following uses

Current General Plan	Planning Commission Draft
<p>[Third paragraph] This Plan recognizes that there may be errors in mapping and supports more specifically defining the Greenway and Open Space boundary. Any person who has reason to believe that all or a portion of their parcel should not have been designated Greenway and Open Space, may submit a more detailed map which identifies the Greenway and Open Space Areas as described by the above criteria. The detailed map shall be prepared by a licensed engineer showing the existing slope percentages and Streamside Management Areas. Greenway and Open Space policies and development standards shall only be imposed within those areas which are identified as Greenway and Open Space areas on the detailed map.</p> <p>[Final paragraph] Furthermore, additional uses have been deemed compatible within a designated Greenway and Open Space Area. These uses are:</p> <ol style="list-style-type: none"> 1) Vegetation removal for streamside management purposes. 2) Management and maintenance of trees, shrubs, and other plant life. 3) Fences. <p>The following uses are also deemed compatible but may require approval from other concerned agencies:</p> <ol style="list-style-type: none"> 4) Road crossings and street crossings. 5) Utility line crossings 6) Creekside bikeways, trails, and parks. 7) Timber operations conducted in accordance with an approved timber harvest plan. 8) Any grading or fill exceeding 50 cubic yards and associated vegetation removal. 	<p>have been deemed compatible within a designated Greenway and Open Space Area. These uses are:</p> <ol style="list-style-type: none"> 1) Vegetation removal for streamside management purposes. 2) Management and maintenance of trees, shrubs, and other plant life. 3) Fences. <p>The following uses are also deemed compatible but may require approval from other concerned agencies:</p> <ol style="list-style-type: none"> 4) Road crossings and street crossings. 5) Utility line crossings 6) Creekside bikeways, trails, and parks. 7) Timber operations conducted in accordance with an approved timber harvest plan. 8) Any grading or fill exceeding 50 cubic yards and associated vegetation removal. <p>(Note. The narrative in Section 3600 could be added as policies to clearly define compatible uses in Greenway and Open Space Areas.)</p>
<p>3601 Greenway Bench Development Subdivision will not be permitted in designated Greenways except where a licensed surveyor or engineer demonstrates two primary findings. First, that for each building site, a bench of at least 4,000 square feet of contiguous area exists with less than 30 percent undisturbed slope. Secondly, the site is located in conformance with the Streamside Management Area setbacks of 100 feet for perennial and 50 feet for intermittent streams.</p> <p>An undisturbed slope is one in its natural state which has never been filled or graded, except</p>	<p>Greenway Bench Development. Subdivision will not be permitted in designated Greenways except where a licensed surveyor or engineer demonstrates two primary findings. First, that for each building site, a bench of at least 4,000 square feet of contiguous area exists with less than 30 percent undisturbed slope. Secondly, the site is located in conformance with the Streamside Management Area setbacks of 100 feet for perennial and 50 feet for intermittent streams.</p>

Current General Plan	Planning Commission Draft
<p>where such grading has been granted previous County or State approval. One building site shall be permitted on every such 4,000 square feet. Each parcel must meet the minimum lot size requirements of the applicable zoning district, and therefore must be at least 6,000 square feet in size. The building site may be allowed outside of the "bench" area on a slope of 30% or greater, however the building site must remain outside of all Streamside Management Areas.</p>	<p>An undisturbed slope is one in its natural state which has never been filled or graded, except where such grading has been granted previous County or State approval. One building site shall be permitted on every such 4,000 square feet. Each parcel must meet the minimum lot size requirements of the applicable zoning district, and therefore must be at least 6,000 square feet in size. The building site may be allowed outside of the "bench" area on a slope of 30% or greater, however the building site must remain outside of all Streamside Management Areas.</p> <p>(Note. Portions of the narrative in Section 3601 could be added as policies to clearly define parameters for Greenway Bench Development.)</p>
<p>3602 Density Bonus</p> <p>To compensate property owners for not allowing development in the greenway, while also working to keep housing affordable, a density bonus will be allowed for lots where a portion of the property is designated Greenway and Open Space. The density bonus will ideally act as an incentive for builders to keep their structures outside of the Greenway and Open Space areas.</p> <p>The minimum lot size for new lots with building sites outside of the greenway may be reduced by 20%. The total number of lots which can be reduced by 20% shall be calculated by dividing the total land area of the parcel by the minimum lot size of the applicable zone. The minimum lot size shall never be reduced by more than 20% regardless of the calculated total number of lots which could be reduced by 20%. Only one dwelling shall be permitted on any lot reduced by 20%. The minimum lot width shall also be permitted to be reduced by 20%.</p>	<p>Density Bonus within Greenway and Open Space Areas. To compensate property owners for not allowing development in the greenway, while also working to keep housing affordable, a density bonus will be allowed for lots where a portion of the property is designated Greenway and Open Space. The density bonus will ideally act as an incentive for builders to keep their structures outside of the Greenway and Open Space areas.</p> <p>The minimum lot size for new lots with building sites outside of the greenway may be reduced by 20%. The total number of lots which can be reduced by 20% shall be calculated by dividing the total land area of the parcel by the minimum lot size of the applicable zone. The minimum lot size shall never be reduced by more than 20% regardless of the calculated total number of lots which could be reduced by 20%. Only one dwelling shall be permitted on any lot reduced by 20%. The minimum lot width shall also be permitted to be reduced by 20%.</p> <p>(Note. The narrative in Section 3602 could be added as policies to clearly define criteria for density bonuses in Greenway and Open Space Areas.)</p>
<p>3603 Zero Lot Lines</p> <p>In order to provide greater flexibility in residential building design, the side yard setback requirements may be reduced for</p>	<p>Zero Lot Lines. In order to provide greater flexibility in residential building design, the side yard setback requirements may be reduced for newly created lots utilizing the density bonus. New residences on lots less than 6,000</p>

Current General Plan	Planning Commission Draft
<p>newly created lots utilizing the density bonus. New residences on lots less than 6,000 square feet shall be permitted to abut a specified side yard property line. Locating residences in such a manner on smaller lots will increase privacy and amount of usable yard space for each parcel, and will help maintain visual compatibility with residential development across the street from the Greenway and Open Space Area.</p> <p>All lots within a subdivision utilizing the density bonus shall be permitted to utilize zero lot line siting along a designated side yard for each parcel. The subdivider shall designate the zero side yard, which must be consistent with each parcel (i.e. west property line). The requirement shall be shown on a Development Plan.</p> <p>The total side yard shall not be less than ten (10) feet. The residence shall have a doorless wall on the zero lot line. No parking will be allowed within the side yard.</p>	<p>square feet shall be permitted to abut a specified side yard property line. Locating residences in such a manner on smaller lots will increase privacy and amount of usable yard space for each parcel, and will help maintain visual compatibility with residential development across the street from the Greenway and Open Space Area.</p> <p>All lots within a subdivision utilizing the density bonus shall be permitted to utilize zero lot line siting along a designated side yard for each parcel. The subdivider shall designate the zero side yard, which must be consistent with each parcel (i.e. west property line). The requirement shall be shown on a Development Plan.</p> <p>The total side yard shall not be less than ten (10) feet. The residence shall have a doorless wall on the zero lot line. No parking will be allowed within the side yard.</p> <p>(Note. The narrative in Section 3602 could be added as policies to clearly define criteria for zero lot lines in Greenway and Open Space Areas.)</p>
<p>3604 Secondary Dwelling Units</p> <p>Secondary Dwelling Units shall not be allowed on any parcel utilizing the density bonus, or on any parcel within a determined "bench" area.</p>	<p>Secondary Dwelling Units. Secondary Dwelling Units shall not be allowed on any parcel utilizing the density bonus, or on any parcel within a determined "bench" area.</p> <p>(Note. The narrative in Section 3604 could be added as policies to clearly define criteria for secondary dwelling units in Greenway and Open Space Areas.)</p>
Figure 16 – Greenway-Open Space Areas	
<p>4204 Future Conditions</p> <p>The traffic analysis for the Eureka Community Plan focused on various levels of vacant parcel development. The study analyzed 25%, 50%, 75% and 100% build out of the vacant parcels in the Planning Area. A computer based travel demand model was developed to forecast future traffic volumes for the above land use alternatives. The model is described in detail in the technical appendix.</p> <p>Specific areas of concern have been addressed. These areas involve several large vacant parcels, which when developed, could</p>	

Current General Plan	Planning Commission Draft
<p>have a significant effect on traffic flows. These areas are the F Street\Fairway Drive\Campton Road corridor, the Robinson\Dunn property, the TPZ lands east of Walnut Drive, and the Humboldt Hill area. Each of these areas of concern will be discussed separately.</p> <p>1. F STREET\FAIRWAY DRIVE\CAMPTON ROAD Future volumes along F Street and Campton Road may warrant widening both of these facilities to four lanes. Widening could be accommodated by restriping and\or removal of on-street parking and may require the acquisition of additional rights-of-way.</p> <p>These roadway improvements are warranted due to the development potential of a large vacant parcel within the City's boundaries. Access from this parcel, which is south of the F Street and Campton Road junction, was assumed to be allowed access onto both F Street and Campton Road. Future widening of Fairway Drive would be problematic because of the golf course and a substantial increase in traffic volumes would constrain the facility. At 100% build out of the Planning Area's vacant parcels, and maximum allowable density development of the City's vacant parcel in this area, LOS D conditions would be created along F Street and Campton Road even with expansion of these facilities to four lanes. Future traffic demand could be reduced by a reduced density development in the City's vacant parcel.</p> <p>2. THE ROBINSON\DUNN PROPERTY The Robinson\Dunn property is located adjacent south of the city limits (south of the Lundbar Hills neighborhood). The area is bounded by Walnut Drive and Ridgewood Drive, and is approximately 400 acres in size. The area has a development potential of approximately 700 dwelling units. This property could have a significant traffic impact if not properly planned. This study avoids presenting a specific street system, but does provide guidelines to be considered when an application for development is filed:</p> <p>a) The project should require that a road be constructed from Ridgewood Drive toward Fairway Drive at least to the north end of the property. The road should be planned so that it may eventually be connected through to the City to Fairway Drive.</p>	

Current General Plan	Planning Commission Draft
<p>b) The development should have multiple access points onto Walnut Drive and Ridgewood Drive. The timing for development of each access point shall be determined by Public Works, as warranted, as each development phase is submitted to the County.</p> <p>c) These access points should coincide with existing street systems whenever feasible, such as entering Walnut Drive where a street already exists on the opposite side, thus providing for a four-way intersection.</p> <p>d) Access point location designs should conform with good traffic engineering principles such as adequate site distance, adequate storage for vehicular movements entering and exiting, appropriate intersection controls, and conformance with the County's street design standards.</p> <p>3. THE TPZ LANDS EAST OF WALNUT DRIVE (MCKAY TRACT)</p> <p>These lands have a development potential of approximately 1,350 dwelling units. A specific circulation system has been recommended for North McKay and South McKay. A specific circulation system was not recommended for Mid McKay at this time, as it was felt to be more appropriate at the time a development application is filed. The following guidelines shall be considered at the time a specific development application is submitted:</p> <p>a) Development of the North McKay property should include a primary through road from Cypress Street to the end of Harrison Avenue. In addition, development of the North McKay property shall include at least three access points onto Walnut Drive. These access points shall incorporate the extensions of Redwood, Fern and Arbutus Streets. The timing for extension of each street shall be determined by Public Works, as warranted, as each development phase is submitted to the County.</p> <p>b) Development of the South McKay property shall be designed with a primary access other than Northridge Road. The primary access shall be designed to intersect Walnut Drive when possible. Northridge Road shall be used as a secondary access. The timing for construction of the secondary access shall be determined by Public Works, as warranted, as each development phase is submitted to the</p>	

Current General Plan	Planning Commission Draft
<p>County.</p> <p>c) All access points should coincide with existing street systems whenever feasible, such as entering Walnut Drive where a street already exists on the opposite side, thus providing for a four way intersection.</p> <p>d) Access point locations should conform with good traffic engineering principles, as mentioned above (for Robinson\Dunn property).</p>	
<p>4205 Recommended Improvements</p> <p>The specific improvement recommendations for the transportation system of the Community Plan are discussed below. Please see Table 7 for a summary of the recommendations (page 74).</p> <p>1. F STREET (OAK TO ALDER)</p> <p>F Street is being recommended for widening from two to four lanes. This improvement should be coordinated with the same improvement warranted on F Street within the city boundaries. This improvement is needed at the 25% development scenario (assuming 100% buildout of the City's vacant parcels). This can largely be accommodated by restriping of the existing facility, and perhaps with removal of on-street parking.</p> <p>2. CAMPTON ROAD (OAK TO WALNUT)</p> <p>Campton Road is not being recommended for widening.</p> <p>3. WALNUT DRIVE (HEMLOCK, DOLBEER, HARRIS, HARRISON)</p> <p>Walnut Drive currently carries a high volume of traffic from the County into the City, and is expected to be an important route between the two jurisdictions in the future. Vehicles traveling along Walnut Drive are stopped at Hemlock Street, and forced to right or left (usually right toward Dolbeer Street) to access Harris Street. The intersection of Harris Street and Dolbeer Street, in the City's jurisdiction, has poor sight distance due to the rolling terrain, and no storage for left turning vehicles. Given the limited existing capacity of this route, it is recommended that the Walnut Drive traffic be re-routed along Cypress Street, and thence north through the North McKay Tract to the end of Harrison Avenue.</p> <p>4. HERRICK ROAD AT ELK RIVER ROAD</p> <p>The intersection of Herrick Road and Elk River Road should be signalized and left-turn lanes should be constructed.</p>	

Current General Plan	Planning Commission Draft
<p>5. UNION STREET</p> <p>That portion of Union Street from the city limits to Madison Avenue should be improved to allow for access from Pine Hill to the City of Eureka. The improvements should consist of a minimum of 2 driving lanes, pedestrian/bicycle corridor, and improvement of the intersection of Sea Avenue.</p>	
<p>GOAL 4220.A ROADWAY NETWORK: To provide a circulation system that accommodates existing and planned land uses and provides for an efficient movement of people, goods, and services within the Planning Area.</p>	
<p>4220.A.1 The County shall strive to maintain a Level of Service of C or better on arterials in the Planning Area. The acceptable level of service goal will be consistent with the financial resources available and the limits of technical feasibility.</p>	
<p>4220.A.2 The County shall maintain design standards for streets and roadways that meet the American Association of State Highway and Transportation Officials' street design standards and require that existing facilities be improved to, and that new facilities be constructed to these standards, where feasible.</p>	
<p>4220.A.3 The County shall require the dedication, extension, widening, and construction of public streets as abutting lands are developed or redeveloped. In currently developed areas, the County may determine that improvements may be either infeasible or undesirable.</p>	
<p>4220.A.4 The County should upgrade existing substandard streets, as needed and when feasible, to accommodate traffic flow and minimize safety hazards.</p>	
<p>4220.A.5 The County shall require the dedication of rights-of-way and may require the construction of roadways at time of subdivisional development in order to conform to all the policies in the Eureka Community Plan and its circulation plan. It is understood that the timing of such dedication and/or construction shall be in phase with the demands created by the actual subdivision development.</p>	
<p>GOAL 4220.B PARKING: To ensure the adequate provision of both on-street and off-</p>	

Current General Plan	Planning Commission Draft
street parking.	
4220.B.1 The County shall continue to implement parking requirements according to County standards. These County standards should be periodically reviewed and updated.	
4220.B.2 The County should consider replacement of on-street parking in commercial areas, which will be lost to additional turn lanes at intersections, with an equal number of off-street spaces within the same vicinity, where feasible. Harrison Avenue provides a good example	
GOAL 4220.C TRANSIT: To encourage the use and extension of the transit system where feasible.	
4220.C.1 The County should support the expansion of fixed route service as development densities support such extensions.	
4220.C.2 The County should provide information to local residents on available transit services.	
GOAL 4220.D PEDESTRIANS: To provide for a safe and convenient pedestrian circulation system.	
4220.D.1 The County shall continue to require sidewalks for developments in accordance with County design standards and encourage additional pedestrian access where applicable.	
4220.D.2 The County shall consider the need for an interconnected system of pedestrian paths where appropriate, especially near schools, parks, and commercial development within residential areas.	
GOAL 4220.E BICYCLES: To encourage the use of bicycles as an alternate mode of transportation.	
4220.E.1 The County should encourage the use of bicycles as an alternate mode of transportation, and consider the need for an interconnected system of bicycle lanes or paths where appropriate.	
4220.E.2 The County should encourage new commercial developments to provide bicycle racks and should support the placement of bicycle lockers at park-and-ride facilities.	
GOAL 4220.F FINANCING: To provide a financing program for future circulation improvements.	
4220.F.1 The County shall continue to	

Current General Plan	Planning Commission Draft
implement their Five Year Priority list capital improvement program so that improvements can be prioritized and implemented in a timely manner.	
4220.F. 2 After all feasible alternatives have been exhausted, the County should develop a traffic fee schedule to be applied to new development to pay a pro rata cost of the required improvements in Section 4204 of the Eureka Community Plan	After all feasible alternatives have been exhausted, the County should develop a traffic fee schedule to be applied to new development to pay a pro rata cost of the required improvements in Section 4204 of the Eureka Community Plan
GOAL 4220.G COORDINATION WITH OTHER AGENCIES AND JURISDICTIONS: To maintain a cooperative relationship with state, regional, and local agencies.	
4220.G.1 The County shall continue to coordinate with the California Department of transportation, the Humboldt County Association of Governments, and the City of Eureka in implementing future transportation and circulation improvements.	
Figure 17 – Circulation Map	
Figure 17a – Bicycle and Pedestrian Circulation Map	
Table 7 - Transportation Improvements at 2010 Traffic Conditions for all Land Use Alternatives	
<p>4400 PARKS AND RECREATION [Final paragraphs] Generally, there are two types of facilities which can fulfill the need for additional parkland. These park types are described below and should be utilized as a general format for park development:</p> <p>1. Neighborhood Park- A park or playground developed primarily to serve the recreational needs of a small portion of the Planning Area. The location serves the area within one half mile radius of the park. The park improvements are usually oriented toward the recreation needs of children. The size is generally from one to two acres depending on the nature of the service area. In addition to landscaping, improvements might include a tot lot, children's play structures, and unlighted sport field or court.</p> <p>2. Community Park- A park or facility developed primarily to meet the requirements of a large portion of the Planning Area. The location services an area within a three mile radius. The size is generally from 5 to 20 acres. In addition to neighborhood park elements, a community park might also have restrooms, large landscaped areas, a community center,</p>	<p>Park Types. Generally, there are two types of facilities which can fulfill the need for additional parkland. These park types are described below and should be utilized as a general format for park development:</p> <p>1. Neighborhood Park- A park or playground developed primarily to serve the recreational needs of a small portion of the Planning Area. The location serves the area within one half mile radius of the park. The park improvements are usually oriented toward the recreation needs of children. The size is generally from one to two acres depending on the nature of the service area. In addition to landscaping, improvements might include a tot lot, children's play structures, and unlighted sport field or court.</p> <p>2. Community Park- A park or facility developed primarily to meet the requirements of a large portion of the Planning Area. The location services an area within a three mile radius. The size is generally from 5 to 20 acres. In addition to neighborhood park elements, a community park might also have restrooms,</p>

Current General Plan	Planning Commission Draft
<p>a swimming pool, lighted sport fields, and specialized equipment not found in a neighborhood park. Some of the small-sized community parks may, however, be dedicated to one particular use. Some elements in the park may be under lease to community groups, such as the Eureka Babe Ruth League, Redwood Empire Little League, and youth football associations.</p> <p>The high cost of acquiring and developing parkland within the Planning Area has been historically prohibitive. This Plan encourages use of a Parkland Dedication fee program to fund park development. The County currently utilizes a Parkland Dedication Fee in McKinleyville and requires the adoption of an ordinance prior to implementation. Funding may also be available through several programs, most notably the Landscape and Lighting Act of 1972 and the Mello-Roos Act of 1982.</p>	<p>large landscaped areas, a community center, a swimming pool, lighted sport fields, and specialized equipment not found in a neighborhood park. Some of the small-sized community parks may, however, be dedicated to one particular use. Some elements in the park may be under lease to community groups, such as the Eureka Babe Ruth League, Redwood Empire Little League, and youth football associations.</p> <p>Park Funding. The high cost of acquiring and developing parkland within the Planning Area has been historically prohibitive. This Plan encourages use of a Parkland Dedication fee program to fund park development. The County currently utilizes a Parkland Dedication Fee in McKinleyville and requires the adoption of an ordinance prior to implementation. Funding may also be available through several programs, most notably the Landscape and Lighting Act of 1972 and the Mello-Roos Act of 1982.</p> <p>(Note. The narrative in Section 4400 could be added as policies to clearly define criteria for secondary dwelling units in Greenway and Open Space Areas.)</p>
<p>Goal 4410.1 To provide a well balanced system of park and recreation facilities offering a variety of active, passive and cultural recreational opportunities to all residents, and adequate to meet changing recreational needs of Planning Area residents.</p>	
<p>4420.1 The County should encourage a Parkland Dedication fee to fund development of new parkland. The County is encouraged to accept dedication of parkland when a means of securing funding for maintenance, administration and operation of the parkland is created or available</p>	
<p>4420.2 The County shall not exercise the option of accepting in-lieu fees for development of parkland on the McKay Tract South, Robinson/Dunn and Barry properties. At least 5 acres of usable land shall be dedicated for parkland on each of these three tracts during the subdivision phase (the land dedication shall be required when at least 51 lots are created through subdivision). While the dedication of parkland shall not be</p>	

Current General Plan	Planning Commission Draft
required until 51 lots are created, no subdivision of land shall occur without a determination being made as to where the park will be located in the future plan.	
4420.3 The terrain of park sites should be suitable to accommodate both active and passive recreational activities. The terrain for each 5 acre park shall consist of relatively flat, stable land usable for softball/soccer fields and basketball courts. A small portion of the land may be wooded and sloped to allow for passive recreation uses.	
4420.4 Parks should be located and sized and should contain appropriate facilities to serve both the existing and projected population within each service radius.	
4420.5 Park sites should be provided with adequate water supply, sewer, police and fire protection services, and should be accessible by foot, bicycle, and automobile.	
4420.6 Neighborhood and community park and recreation facilities should, to the extent possible, be located in predominantly residential areas.	
4420.7 To the extent possible, all parklands should be dedicated and held inviolate in perpetuity, protected by law against diversion to non- recreational purposes and against invasion by inappropriate uses.	
4420.8 The County shall explore funding to develop future recreational programs for each of the proposed parkland areas. This may involve the creation of a County Service Area or other improvement district.	
4420.9 The County shall attempt to utilize one of the proposed park sites for youth programs such as those provided by Eureka Babe Ruth Baseball, Redwood Empire Little League, Connie Mack and American Legion, and the Youth Football and Soccer organizations. The County shall be encouraged to develop any facilities for structured recreational activities when such structured activities can be developed, operated and managed by a qualified organization willing and able to accept such responsibility on a long-term basis.	
Figure 18 – Proposed Parklands Map	
Goals 4510.1 To ensure a high quality water supply and distribution system consistent with Planning Area needs.	
4510.1 To ensure a safe means for waste	

Current General Plan	Planning Commission Draft
disposal and protect the County's water resources for the public's health and safety.	
4520.1 Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.	
4520.2 Maximize the use of water conservation techniques appropriate for new and existing development.	
4520.3 Population projects and other related demographic information in the Community Plan should be used as a guide for determining the size of wastewater disposal treatment facilities, and the extent of services provided.	
4520.4 Responsible county agencies shall continue to coordinate with special districts in maintaining data on wastewater facility capacity.	
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.)	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 Growth Planning Section of the General Plan for further discussion and policies on public wastewater disposal.)
4520.6 Areas planned for additional development which are dependent on individual septic tank leach field disposal systems shall have minimum lot sizes based on the following factors: A. Soil suitability, B. slope, C. water source (on-site well or serviced), D. proximity to sensitive habitats.	
4520.7 Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet of an unstable land form.	
4520.8 Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt County Department of Environmental Health and the North Coast Regional Water Quality Control Board.	
Figure 19 – Humboldt Community Services District Boundary and Sphere of Influence Boundary	
Goal 4610.1 To promote protection of the Planning Area's environment, public health, safety and economy, and ensure coordination with State and Federal programs for appropriate solid waste management.	
4620.1 Encourage the continued utilization of	

Current General Plan	Planning Commission Draft
"Household Hazardous Waste Clean Up Days" on an annual or biannual basis.	
4620.2 Educate and inform residents about the advantageous of recycling.	
Goal 4710.1 To assure adequate fire protection for new and existing development.	
4720.1 Proposed development shall be adequately serviced by water supplies for fire protection or shall have a letter from the appropriate fire protection agency indicating adequate fire protection can be provided. HFPD protection adequacy (maximum response time, etc.) shall be determined by HFPD's General Plan policies.	
4720.2 Encourage clustered development to provide for more localized and effective fire protection measures.	
4720.3 Use the appropriate section of the California Department of Forestry and Fire Protection "Fire Safe Guides" as guidelines for review of residential development in rural areas.	
Figure 20 – Humboldt Fire Protection District Boundaries	
Goal 4810.1 To assure that public education facilities are available to meet the future needs of the Eureka area residents.	
4820.1 Integrate the planning efforts of the County and the school districts, through such means as: A. Designating, when possible, on the Land Use Map school sites to accommodate current and projected enrollments; B. Assisting the school districts to locate school facilities which will allow safe pedestrian access and encouraging the school districts to design facilities which are attractive and contribute to neighborhood identity and pride; C. Maintaining good communication between the County and the school districts on all matters pertaining to needed school sites and facilities; D. Including in planning decisions the consideration of existing school sites and facilities in the areas of traffic control and safe pedestrian access; E. The consideration of providing density bonuses or other development bonuses in exchange for school site donations where major new residential developments will have major impacts on the need for new school	

Current General Plan	Planning Commission Draft
sites; F. The use of General Obligation (GO) Bonds, and the use of Mello-Roos or other cooperative funding mechanisms between developers and affected school districts.	
4820.2 To the extent allowable under State Law, condition the approval of general plan amendments, community plan updates, specific plans, specific plan updates, rezones and other legislative land development decisions on the availability of school facilities at the time of need. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher historical (5 years) level of service provided by an affected school district's facilities.	
Figure 21 –School District Boundaries and Facilities	
5-2200.1 POPULATION. The County shall utilize the Humboldt State University student intern program to assist in collecting relevant population census data	
5-2300.1 ECONOMIC. The policies outlined in Section 2300 shall be implemented through conformance with zoning ordinance regulations.	ECONOMIC. The Policies ECP-P3 outlined in Section 2300 shall be implemented through conformance with zoning ordinance regulations.
5-2400.1 HOUSING. The County shall prepare handouts and brochures informing the community on housing policies regarding density bonuses, neighborhood associations, affordable housing and other policies identified in Section 2400.	(Note: This implementation measure can be deleted because it is not specific to the Eureka CPA and is addressed in the Housing Element implementation program.)
5-2400.2 HOUSING. Utilize Humboldt State University student interns in collecting and updating relevant housing census data.	
5-2400.3 HOUSING. The County should revise the zoning ordinance to include the design review recommendations from Chapter 2403.	
5-2500.1 RURAL LAND USE. SUBDIVISIONS: Implementation of rural subdivision policies shall be accomplished through the subdivision process.	
5-2600.1 URBAN LAND USE. PLANNED UNIT DEVELOPMENTS: Policy 3 of Section 2600 encourages planned unit developments (PUD) and clustering within subdivisions. To encourage the use of PUD's, the County shall revise the Zoning Ordinance and the Subdivision Regulations to allow a potential subdivider to utilize a PUD through a Use Permit	5-2600.1 URBAN LAND USE. PLANNED UNIT DEVELOPMENTS: Policy 3 of Section 2600 ECP-P15 encourages planned unit developments (PUD) and clustering within subdivisions. To encourage the use of PUD's, the County shall revise the Zoning Ordinance and the Subdivision Regulations to allow a potential subdivider to utilize a PUD through a Use Permit

Current General Plan	Planning Commission Draft
process. The existing procedure requires securement of a General Plan Amendment and a Zone Reclassification prior to utilization of a PUD.	process. The existing procedure requires securement of a General Plan Amendment and a Zone Reclassification prior to utilization of a PUD.
5-2600.2 URBAN LAND USE. TOGO STREET: The properties along Togo Street off Harrison have been planned for neighborhood commercial land uses because of the need to locate commercial activity nearby, yet off of the Harrison Avenue corridor. However, Public Works has indicated that the road is not of a service level to accommodate the increased traffic generated from commercial use. Therefore, the County shall incorporate the Togo Street improvements onto Public Works Five Year Priority List Capital Improvement program.	
5-2600.3 URBAN LAND USE. ROBINSON/DUNN PROPERTY: When the Robinson/Dunn property develops, the County shall work with the City of Eureka to ensure a route through the City to connect Fairway Drive with Ridgewood Drive.	
5-2600.4 URBAN LAND USE. LOT FRONTAGE ON MAJOR ROADS: The policy to discourage lots from fronting onto such roads as Humboldt Hill, Walnut, Campton and Ridgewood (west of Walnut) shall be implemented through the subdivision process for parcels along these corridors.	
5-2600.5 URBAN LAND USE. PEDESTRIAN CORRIDORS: The County shall incorporate the development of pedestrian corridors along major roads into Public Works Five Year Priority List Capital Improvement program.	
5-2600.6 URBAN LAND USE. ELK RIVER/RIDGEWOOD/WESTGATE INTERSECTIONS: The County shall incorporate the realignment of these intersections as a high priority in Public Works Five Year Priority List Capital Improvement program.	
5-2620.1 DEVELOPMENT TIMING. The County shall implement the policy of phasing development of converted timberland by making application to the State Department of Forestry and Fire Protection for ten year phase out rezonings of all TPZ lands proposed for redesignation within the Eureka Planning Area.	
5-3200.1 GEOLOGIC HAZARDS. All policies shall be implemented through the subdivision and building permit review phases of development.	

Current General Plan	Planning Commission Draft
5-3220.1 FLOOD HAZARDS. The policies shall be implemented during the subdivision and building permit review phases of development.	
5-3400.1 SENSITIVE WILDLIFE AND VEGETATION HABITAT. The policies shall be implemented during the subdivision and building permit review phases of development	
5-3500.1 CULTURAL RESOURCES. Review existing ordinances and guidelines and make necessary amendments to ensure the protection of identified cultural resources.	
5-3600.1 GREENWAY AND OPEN SPACE AREAS. The implementation of these standards shall be accomplished through the designation of a combining zone in the County Zoning Ordinance. The areas which shall be subject to these zoning standards are shown on the adopted zoning maps as a -GO designation.	
5-4200.1 CIRCULATION. The County shall continue to prepare and adopt every odd calendar year a Five year Priority List for Public Works improvements	
5-4200.2 CIRCULATION. The County shall continue to maintain a data base of traffic count data for County maintained roads.	
5-4200.3 CIRCULATION. The County shall coordinate with the City of Eureka on a regular basis (such as quarterly) to discuss, plan and implement transportation improvement projects which affect both jurisdictions.	
5-4200.4 CIRCULATION. The County shall assist, as resources permit, the Eureka Transit System in establishing extended bus routes into the Planning Area.	
5-4400.1 PARKS AND RECREATION. The requirement for parkland on the Robinson property, the Barry property, and the TPZ property east of Walnut shall be implemented through the subdivision phase of development.	
5-4600.1 SOLID WASTE DISPOSAL. The County shall develop a program utilizing workshops and mail out brochures to educate the public about the necessity of recycling and proper solid waste disposal.	
5-4500.1 WATER AND WASTEWATER FACILITIES. The policies in Section 4520 shall be implemented through the subdivision process.	WATER AND WASTEWATER FACILITIES. The policies in Section 4520 shall be implemented through the subdivision process.
5-4700.1 FIRE PROTECTION FACILITIES. Continue to refer all subdivision applications to the Humboldt Fire Protection District No. 1 and	

Current General Plan	Planning Commission Draft
the California Department of Forestry and Fire Protection for input on fire safety designs.	
5-4700.2 FIRE PROTECTION FACILITIES. Assist both the City and County fire districts in any attempt to consolidate their services.	
5-4800.1 EDUCATIONAL FACILITIES. Provide maps, data and technical assistance, as resource permit, to school districts for purposes of estimating the amount, rate and locations of projected population growth.	
5-4800.2 EDUCATIONAL FACILITIES. Obtain related information from the school districts regarding growth trends in the Planning Area.	
McKinleyville Community Plan (adopted 12-10-2002)	
Goals 1601.1 Provide opportunities for citizen involvement in all aspects of the community planning process.	
1601.2 Foster involvement and representation of the full spectrum of the citizenry in the community planning process, regulatory efforts, and the review of significant development projects.	
1601.3 Stress the importance of citizen participation in the early stages of plan and policy development.	
1601.4 Structure the planning process to include consideration of the unique characteristics, resources, limitations, needs and desires of individual neighborhoods.	
1601.5 Assure that technical information is available in a timely, understandable form.	
1601.6 Promote effective two-way communications between local officials and citizens.	
1601.7 Assure that policy and decision makers hear from all sectors of the community.	
1601.8 Develop a citizen involvement program that insures the opportunity for every community member to be involved in all phases of the planning process.	
1601.9 Allocate adequate time in the publication and distribution of hearing notices, scheduling of hearings, appeals, and other citizen involvement activities to allow for a suitable level of citizen involvement.	
Goals 1710.1 To provide for localized decision making on land use and development in the McKinleyville Community Plan Area	
1710.2 To provide for discrete input on matters relating to long-range land use planning for the McKinleyville Community Plan Area.	

Current General Plan	Planning Commission Draft
1710.3 Serve as a vehicle for the voice of citizenry to County Supervisors.	
Policies 1720.1 Within one year of the adoption of this Plan, the Board of Supervisors shall appoint a Municipal Advisory Committee (MAC) for the McKinleyville Community Plan Area. Appointed members shall serve at the discretion of the Board of Supervisors as an advisory agency on general community issues.	
Standards 1730.1 The Board of Supervisors shall appoint a Municipal Advisory Committee (MAC) to advise the Board of Supervisors on local community issues.	
Figure 1 – Location Map	
Goals 2320.1 To develop a stable and diverse economic base supporting long-term local employment and supporting the free market system by designating adequate industrial and commercial sites.	
2320.2 To establish urban design programs which promote consistent development patterns in the commercial areas along Central Avenue.	
2320.3 To foster a diverse economy that will minimize the impacts of cyclical economic downturns on McKinleyville's residents.	
2320.4 To establish a positive business climate in McKinleyville and promote McKinleyville as a desirable place to live, work, and visit.	
2320.5 To utilize the Airport and the surrounding land to its full economic capacity.	
2320.6 Develop McKinleyville's potential as both a center for visitor services and an "end-point" tourist destination, including the Clam Beach area.	
2320.7 Support the appropriate development of additional visitor services, including accommodations.	
2320.8 To increase the number of manufacturing jobs.	
2320.9 To create skilled jobs.	
2320.10 To protect existing businesses and industrial areas from encroachment of non-complimentary uses.	
2320.12 Develop McKinleyville's potential as the "Gateway to the Redwood National Forest."	
2330.1 The County shall adopt urban design guidelines that improve the character and identity of the Central Avenue corridor and address second story living units above	

Current General Plan	Planning Commission Draft
storefronts in commercial zones.	
2330.2 The County shall adopt a sign ordinance which identifies permitted sign types and designs, and which produces a more consistent theme along Central Avenue.	
2330.3 The County shall include standards for accommodating bicycle parking within the Off-Street Parking Ordinance.	
2330.4 Ensure adequate supply of property zoned for visitor serving commercial and highway commercial properties.	
2330.5 Recruit and identify a recreational vehicle park/campground facility within McKinleyville.	
2330.6 Work to improve highway signage to direct travelers/visitors to the downtown area.	
2330.7 Encourage the expansion and improvement of existing facilities and/or new hotel development consistent with community character.	
2330.8 Encourage development of businesses in the Town Center area that will provide entertainment activities during the evening hours, consistent with community character and noise standards.	
2330.9 Cottage industries subject to the permitting requirements and performance standards contained in the zoning ordinance should be encouraged to develop throughout McKinleyville.	
2330.10 The County will develop an Airport Manufacturing/Light Industrial Park A. Designate a manufacturing/light industrial park on the currently zoned industrial area of the airport.	
2330.11 The Airport Business Park site is designated as a mixed light industrial / commercial use area which would permit: storage and warehousing, research and development, light industrial / manufacturing, administrative, professional / business office and support commercial uses. The zoning for the property includes performance standards which restrict the development of uses on the site which would be incompatible with the adjacent residential area. Limitation on Secondary Uses Ultimate development of the Business Park will include incidental retail commercial and retail service as well as transient habitation uses which will support and enhance the	

Current General Plan	Planning Commission Draft
<p>overall business park concept. These uses include a hotel/motel (preceding other development), food service, professional support services or other related uses. These retail commercial and retail service as well as transient habitation uses have been conditionally permitted subject to a finding that the proposed uses are incidental to, or supportive of other development permitted by the "MB" (Business Park) designation.</p>	
<p>Goals 2351.1 To establish a unique identity for McKinleyville through the development of a viable town center, serving as a community focal point and providing a center for social/community interaction.</p>	
<p>2351.2 To develop an area of mixed land uses which encourages bicycle and pedestrian travel, yet allows for convenient and safe automobile access.</p>	
<p>2352.1 The County shall adopt a Town Center Area ordinance to identify permitted land uses and standards for the Town Center area identified on the McKinleyville Community Plan Zoning Map.</p>	
<p>2352.2 The Town Center Area shall permit mixed-use categories of zoning, including higher density urban housing in concert with retail commercial uses and shopfronts, and shall include an abundance and variety of open spaces.</p>	
<p>2352.3 The Town Center Area shall offer a full range of commercial, offices and civic activities. Allowable uses may include, but are not limited to, an expanded grocery store, additional shops, a department store, hardware home supply, restaurants, office space, medical and dental clinic, a movie complex, town green for athletic and civic events, civic buildings, library, high density residential, laundromat, farmers market, residences above shopfronts, child care facilities, and art galleries.</p>	
<p>2352.4 The Town Center Area shall have no additional drive-thru restaurants, and no large "big-box" department stores, as defined. Rather, the department stores should be divided into several separate rooms or buildings to avoid the look of the giant retail, department store.</p>	
<p>2352.5 The Town Center Area shall permit all public facility uses currently identified in the</p>	<p>Public Facilities in the Town Center. The Town Center Area shall permit all public facility uses</p>

Current General Plan	Planning Commission Draft
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.	currently identified in the Public Facility land use designation in the Humboldt County Framework General Plan Land Use Element (chapter 2761). All existing and proposed public facility uses shall remain as public facilities, and shall not be converted to incompatible commercial uses.
2352.6 The Town Center Area shall identify implementation alternatives associated with a Central Avenue pedestrian crossing. The alternatives should contain solutions which ease pedestrian traffic, including longer time frames at the crosswalk light, funding mechanisms for a pedestrian bridge over Central Avenue, and traffic calming measures as illustrated herein.	
Figure 2 - Town Center Area	
Goals 2501.1 To maintain the community's rural qualities through protection of resource lands, riparian corridors and open space areas.	
2501.2 To enhance the community's rural qualities by encouraging the clustering of homesites when divisions occur on rural lands.	
2501.3 To concentrate future growth areas around existing development, thereby minimizing the cost of providing services and conserving energy.	
2501.4 To encourage sustained resource production without land degradation.	
2505.1 The community shall maintain its rural qualities within and beyond the Urban Expansion Area by defining and protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and parks.	
2505.2 Comprehensive and effective protection of streams, riparian corridors, greenbelts, wetlands, open spaces and potential parks shall be an important component of maintaining rural qualities through out all of McKinleyville. (Refer to Chapters 3400, 4300, and 4400 for specific policies	Maintaining Rural Qualities. Comprehensive and effective protection of streams, riparian corridors, greenbelts, wetlands, open spaces and potential parks shall be an important component of maintaining rural qualities throughout all of McKinleyville. (Refer to Chapters 3400, 4300, and 4400 for specific policies relating to sensitive and critical habitats, trails and greenways, and recreation facilities)
2505.3 The maximum amount of agricultural and forested land shall be conserved for and maintained in agricultural and forestry use to promote and increase agricultural and forest production in the community	
2505.4 The County shall encourage the use of	

Current General Plan	Planning Commission Draft
its Planned Unit Development ordinance provisions, including density incentives, to foster the clustering of subdivisions within and beyond the Urban Expansion Area. Clustering of subdivisions/homesites with the appropriate non-development easements are needed to preserve open space, recreational areas and agricultural lands, to maintain rural character in our rural areas, protect watersheds, and minimize impacts to urban drainage systems.	
2505.5 The dedication of an access or view easement shall not lower the land area calculation of a parcel on which such easement is dedicated for purposes of determining conformance with approved densities.	
2505.6 A maximum density of 1 dwelling per 2½ acres shall apply to parcels planned for Residential Low Density and located outside the Urban Development Area until the area is served with community water and private sewage disposal systems, and provided roads have been improved to standards determined adequate by the Department of Public Works	
2505.7 Subdivisions for residential purposes shall not be approved unless roads are or are made adequate for use by emergency vehicles, and are consistent with rural fire safety standards. The cost of bringing these roads up to standard shall be borne by the subdividers, or grants or funds available to subdividers.	
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.
Goals 2513.1 To maintain the community's rural qualities through protection of timberlands and their inherent open space features.	
2513.2 To enhance the community's rural qualities by encouraging the clustering of homesites when subdivisions occur on timberlands.	
2513.3 To have sustainable resource production without land, water, or habitat degradation.	
2513.4 To protect and conserve timberlands for long-term economic utilization.	
2514.1 The community shall maintain its rural	

Current General Plan	Planning Commission Draft
qualities on timberlands within and beyond the Urban Expansion Area by protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and dedicated parks.	
2514.2 The maximum amount of forested land shall be conserved and/or maintained in forestry use.	
2514.3 For lands currently zoned TPZ and planned Timber Production (T) within the area shown in Figure 3 (the eastern hills of the Planning Area), the TPZ zone designation is the only plan-compatible zone for this area. The County will develop a Forested-Hillside Combining Zone ordinance recognizing the area as being primarily intended for timber production. Standards for unified development of the area based upon retention of open space and forested areas are to be established in the event the area is re-designated for non-timber production uses (i.e., residential development).	
Figure 3 - Forested Hillside Area	
Figure 4 - Soils and Vegetation	
Goals 2522.1 To promote and increase McKinleyville's agricultural production by protecting and maintaining the maximum amount of agricultural land in agricultural use.	
2522.2 To reduce conflicts between agricultural and urban uses.	
2522.3 To recognize McKinleyville's agricultural lands as important to the McKinleyville economy and as open space and important visual resources within the community.	
2523.1 Conflicts shall be minimized between agricultural and urban land uses through all of the following: A. By establishing stable boundaries separating urban and rural areas, including where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses. B. By developing available lands not suited for agriculture, or those located within the Urban Development and Expansion Areas, prior to the conversion of agricultural lands outside of those areas. C. By assuring that public service and facility expansions and nonagricultural development do not impair agricultural productivity, either through increased assessment costs or	

Current General Plan	Planning Commission Draft
<p>degraded air and water quality.</p> <p>D. No further subdivision of Agricultural Exclusive (AE) lands.</p> <p>E. Allowing lot line adjustments of AE lands only where planned densities are met or there is no resulting increase in the number of building sites.</p>	
<p>2523.2 The County shall provide a public handout regarding the adopted Right to Farm ordinance, which ensures that information about all aspects of agricultural operations, including timber operations, will be available to persons who are living, or considering living, near agricultural operations.</p>	
<p>Goal 2601.1 To protect and enhance the many rural qualities which the community now enjoys.</p>	
<p>2602.1 The community shall maintain its rural qualities within the Urban Development Area by defining and protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and parks.</p>	
<p>2602.2 Rural qualities within the Urban Development Area shall be further enhanced through policies and standards for trail systems, pedestrian walkways, landscaping and tree protection. (Refer to Chapters 2350, 2640, 2650, and 4300 for specific policies)</p>	<p>Rural Qualities within Urban Development Areas. Rural qualities within the Urban Development Area shall be further enhanced through policies and standards for trail systems, pedestrian walkways, landscaping and tree protection. (Refer to Chapters 2350, 2640, 2650, and 4300 specific policies relating to the Town Center, Design Review, Landscaping, and trails and greenways, parks and recreation facilities)</p>
<p>2602.3 The Urban Expansion Area shall maintain its current boundaries (refer to Land Use Map for precise boundary location). The Plan shall not support General Plan Amendments for expansion of this boundary except as provided for in Chapter 2630.</p>	<p>Urban Expansion Boundary. The Urban Expansion Area shall maintain its current boundaries (refer to Land Use Map for precise boundary location). The Plan shall not support General Plan Amendments for expansion of this boundary except as provided for in Chapter 2630.</p>
<p>2602.4 All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.</p>	<p>All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.</p>
<p>2602.5 The costs of expansion of urban services that occur from proposed development shall be borne by the development including but not limited to grants, special assessments, impact fees, area wide assessments, bonding and other appropriate mechanisms.</p>	
<p>2602.6 The County shall strengthen its Planned</p>	

Current General Plan	Planning Commission Draft
Unit Development ordinance to facilitate the clustering of development within major subdivisions where non-development easements are needed to preserve open space, recreational areas, and agricultural lands.	
2602.7 All major subdivisions and Planned Unit Developments resulting in parcels smaller than one (1) acre must be served by, or conditioned on the installation of, McKinleyville Community Services District water and sewer services.	
2602.8 For the Central Estates Project area, the Phase 2 remainder area of approximately 31.2 acres shall provide a minimum of 108 affordable low income units with a maximum average density of 9 dwelling units per acre and be developed as a planned unit development.	
<p>2633.1 To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.</p> <p>A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market, and sufficient developable land is unavailable to make progress in supplying affordable housing; and,</p> <p>B. Public service systems have current capacity to serve the proposed addition, if other systems are not available. (i.e., water and sewer availability/capability, roads are appropriately designed and improved to accommodate projected and planned levels of vehicular, bicycle and pedestrian transportation, and police and fire protection adequate for planned population densities</p>	
2633.2 No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by McKinleyville Community Services District water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to State and Humboldt County sewage disposal standards shall not be granted.	
2633.3 General Plan Amendments and zone reclassifications not identified in this plan to	

Current General Plan	Planning Commission Draft
increase residential densities outside of the Urban Development Area shall not be approved unless it is found that such amendments fulfill a residential need which cannot reasonably be satisfied elsewhere in the Urban Development and Urban Expansion area.	
2633.4 All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.	
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.	
2633.6 Divisions of rural lands shall include a CEQA assessment of the cumulative impacts of water withdrawal from surface and groundwater sources, runoff to downstream property, and sewage disposal, and all necessary mitigation measures to reduce these impacts below the level of significance shall be included as conditions for any approval.	
2633.7 When land within the Urban Expansion Area is connected to a public water and sewer system pursuant to Planning Commission approval, such land will be removed from the Expansion Area and added to the Urban Development Area. Noncontiguous additions to the urban development area shall be discouraged. (revised from Framework Plan Sec. 2633.7)	
2633.8 These policies are not intended to prevent the MCSD from providing services to existing development to maintain health and safety	
2633.9 Water line extensions to areas outside of the Urban Expansion Area are allowed consistent with planned uses and densities.	
2634.1 Open space land is any parcel or area	

Current General Plan	Planning Commission Draft
<p>of land which is essentially unimproved and devoted to an open space use. Open space means of the following uses:</p> <p>A. Area for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams, and watershed lands.</p> <p>B. Area for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; and areas containing major mineral deposits.</p> <p>C. Area for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.</p> <p>D. Area for public health and safety, including, but not limited to, areas used for natural or man-made drainage facilities, earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and areas required for the protection and enhancement of air quality.</p>	
<p>2634.2 Open space shall be permanently preserved through any of the following devices:</p> <p>A. Execution of an Agricultural Preserve contract with the County of Humboldt.</p> <p>B. Conveyance of an open space easement to the County of Humboldt or other public entity, or private non-profit corporation having as its chief goal the preservation of agricultural, timber, or open space lands.</p> <p>C. Conveyance of development rights.</p> <p>D. Enforceable restriction through zoning.</p> <p>E. Development Plan depicting the open space area(s), and the recordation of a Notice of Development Plan.</p>	
<p>Figure 5 - Urban Development Area / Urban Expansion Area Boundaries</p>	

Current General Plan	Planning Commission Draft
2641.1 To promote safe, accessible and human scale residential and commercial areas where people of all ages can work and play.	
2641.2 To promote preservation and development of pedestrian-oriented neighborhoods and commercial areas.	
2642.1 Design review standards shall be adopted for the Town Center area as identified on the Plan's land use maps. A Design Review Committee shall be formed to develop those standards within the Town Center area. No Special Permit shall be required as part of the process.	
2642.2 The County shall adopt a Design Review ordinance which establishes clear development standards. The design review standards must be consistent and compatible with the overall principles, objectives and policies of the entire General Plan.	
2642.3 Mixed-use categories of zoning, including higher density urban housing above retail commercial uses and shopfronts shall be designed to include an abundance and variety of open spaces, such as urban parks, courtyards and gardens, with a connected system of pedestrian walkways, alleys and streets.	
2642.4 Intersections and streets within the Town Center shall be designed to facilitate pedestrian movement, and shall provide bicycle connections to commercial areas and transit stops. Transit stops should provide shelter for pedestrians and provisions for secure bicycle storage.	
2642.5 Clear, direct and comfortable pedestrian access to the Town Center shall be encouraged.	
2642.6 The design review standards shall include a review of street lighting and commercial lighting impacts. Exterior lighting shall be compatible with the surrounding setting, and will not be directed beyond the boundary of the parcel.	
2642.7 All designs shall include the protection of natural land forms through minimizing alteration caused by cutting, filling, grading or clearing.	
2642.8 All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant	

Current General Plan	Planning Commission Draft
plants should be used.	
2642.9 Where feasible, new utilities shall be underground. When aboveground facilities are the only feasible alternative, they shall be sited as unobtrusively as possible.	
2642.10 Signs shall be limited in size, scale and number	
<p>2642.11 The design review standards shall include an evaluation of the basic qualities of building and places including:</p> <ul style="list-style-type: none"> • entries and windows that create frequent points of interest along public streets; • ease of access for the physically impaired; • well crafted durable materials; • elements that are human scaled, relating to human activities, such as seating, gathering places, etc.; • passages, terraces, balconies and courts; • diversity within a coherent whole; • mid-town bicycle and pedestrian corridor; <p>and</p> <ul style="list-style-type: none"> • sign standards. 	
2642.12 The Community Principles of Section 2100 (Overview) shall be used, as applicable, in developing the design review standards.	
Goals 2651.1 To improve the appearance and livability of McKinleyville through landscaping.	
2651.2 To provide guidelines for the appropriate selection, layout, and upkeep of landscaping.	
2652.1 Landscaping shall be required for new development which creates five (5) or more new parking spaces.	
<p>2652.2 The landscaping policy shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <p>A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.</p> <p>B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.</p> <p>C. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The</p>	

Current General Plan	Planning Commission Draft
maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.	
2652.3 The County shall provide educational pamphlets and other available materials regarding landscape maintenance practices, use of pesticide alternatives, use of fertilizers and alternatives, and listings of appropriate plants and tree species, including natives and fire resistant species.	
2653.1 The County shall adopt a landscaping ordinance which requires landscaping for development projects in McKinleyville. The above policies in 2652 shall be used until the County adopts a landscaping ordinance for McKinleyville.	
2653.2 The draft policies and standards approved by the CAC, together with the model ordinance considered by the CAC, shall be used as guidance in developing the ordinance.	
2721 Timber Production (T)	(Note: Identical to Framework Plan)
2722 Agriculture Exclusive (AE)	<p>2722.2.D Animal hospitals and kennels.</p> <p>2722.3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.</p> <p>The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family dwellings as a principal use. Homesite coverage shall not exceed two acres for both dwellings and accessory structures.</p> <p>(Note: Difference in Section 2722 from Framework Plan.)</p>
2725 Agricultural Rural (AR)	(Note: Identical to Framework Plan.)
2731 Agricultural Suburban (AS)	(Note: Identical to Framework Plan.)
2732 Residential, Low Density (RL)	<p>2732.2 Primary and Compatible Uses: Single family Residential secondary dwelling units, mobile home parks, educational and</p>

Current General Plan	Planning Commission Draft
	<p>religious activities and rooming and boarding of not over two (2) persons not employed on the premises, and non-commercial recreational facilities.</p> <p>(Note: Difference in Section 2732 from Framework Plan.)</p>
<p>2733 Residential, Medium Density (RM)</p>	<p>2733.1 Character: The multiple family medium density residential designation is intended to be applied in urban areas of the County, where topography, access, utilities and public service make the area suitable for multiple family home development. Density is to be determined by community character.</p> <p>2733.2 Primary and Compatible Uses: Single and mMMultiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, noncommercial recreational facilities.</p> <p>(Note: Difference in Section 2733 from Framework Plan.)</p>
<p>2741 Commercial General (CG)</p> <p>1 Character: Retail trade services that should be grouped for convenience. Easily accessible, compatible and geared for local neighborhood or regional needs. Density determined by level of available services and by community character.</p> <p>2 Primary and Compatible Uses: General retail trade, business and professional services, motels, hotels, restaurants, offices, public assembly, and apartments provided they occur on the upper floors of multistory structures where below are establishments engaged in other uses designated "Primary and Compatible" in the CG Plan designation. (Amended by BoS Resolution No. 03-129, adopted 12/16/03.)</p> <p>3 Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.</p>	<p>(Note: Difference in Section 2741 from Framework Plan; however, Proposed Plan very similar.)</p>
<p>2742 Commercial Services (CS)</p> <p>1 Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and</p>	<p>(Note: Difference in Section 2742 from Framework Plan; however, Proposed Plan very similar.)</p>

Current General Plan	Planning Commission Draft
<p>water, electricity, fire protection, and waste disposal).</p> <p>2 Primary and Compatible Uses: Heavy retail trade, repair services, construction services, wholesale trade, research and development, medical facilities, institutional uses, and apartments provided they occur on the upper floors of multistory structures where below are establishments engaged in other uses designated "Primary and Compatible" in the CS Plan designation. (Amended by BoS Resolution No. 03-129, adopted 12/16/03.)</p> <p>3 Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.</p>	
<p>2743 Commercial Recreation (CR)</p> <p>1 Character: The commercial recreation designation is utilized to classify existing and proposed private and commercial recreational uses primarily related to outdoor facilities.</p> <p>2 Primary and Compatible Uses: Campgrounds, recreational uses.</p> <p>3 Minimum Parcel Size Range: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.</p>	<p>2743.1 Character: Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.</p> <p>2743.2 Primary and Compatible Uses include: visitor serving facilities, transient habitation, bed and breakfast establishment; commercial recreation, recreational vehicle park, private recreation, retail sales, retail service, neighborhood commercial, cottage industry, research/light manufacturing, serving as visitor destination points such as cheese factories, wineries, and burl works; residential use subordinate to the permitted use.</p> <p>(Note: Difference in Section 2743 from Framework Plan.)</p>
<p>2751 Industrial, General (IG)</p>	<p>(Note: Identical to Framework Plan.)</p>
<p>2752 Industrial, Resource Related (IR)</p> <p>1. Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.</p> <p>Uses shall not be dependent on urban type services, such as public sewage disposal and public water.</p> <p>2. Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.</p> <p>3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.</p>	<p>2752.1 Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.</p> <p>Uses shall not be dependent on urban type services, such as public sewage disposal and public water.</p> <p>(Note: Difference in Section 2752 from Framework Plan.)</p>
<p>2761 Public Facilities (PF)</p>	<p>(Note: Identical to Framework Plan.)</p>

Current General Plan	Planning Commission Draft
2762 Public Lands (PL)	(Note: Identical to Framework Plan.)
Table 3 - Zoning Consistency Matrix	
Table 4 - Summary of Policies and Criteria Adopted by the State Mining and Geology Board, For The Alquist-Priolo Earthquake Fault Zoning Act.	
Table 5 - Summary of Responsibilities and functions Under the Alquist-Priolo Earthquake Fault Zone Act	
Figure 6-A - Earthquake Fault Zones	
Figure 6-B - Earthquake Fault Zones Official Map Effective July 1, 1983	
Figure 6-C - Geologic Stability Map	
Figure 7 - 100 Year Flood Plain	
Goal 3241 To maintain McKinleyville's low exposure levels to noise.	
3242.1 Interior noise levels generated from exterior sources shall be limited to a maximum of 45 CNEL in all habitable rooms as specified in the California Noise Insulation Standards (Title 25, Section 28 of the California Code of Regulations establishes uniform minimum noise insulation standards to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single family dwellings). This law requires that interior noise levels with windows closed shall not exceed annual CNEL of 45 dB in any habitable room. It also requires acoustical analysis for new residential structures located within an airport CNEL contour of 60 dB showing that the structure has been designed to limit intruding noise to allowable levels. This interior standard is required for single family detached dwellings, as well as multiple family dwellings, although the State noise insulation standards do not apply to this type of dwelling.	
3242.2 Minimum exterior to interior noise reduction requirements shall be determined by subtracting 45 CNEL or 45 Ldn from outside noise levels as determined from adopted community noise level information. Example: Outside Noise Level = 70 CNEL Inside Standard = 45 CNEL Required Noise Level Reduction 25 CNEL Note that if a project is, for example, in the 65-70 CNEL noise impact area, the noise level reduction requirement would be calculated using the higher value.	

Current General Plan	Planning Commission Draft
3242.3 Any newly placed manufactured homes which do not meet noise standards are prohibited in all areas above the 65 CNEL level because of their poor noise reduction characteristics.	
3242.4 Noise easements shall continue to be required as a condition of development in the Arcata-Eureka Airport approach and flight path areas.	
3242.5 The County shall update the Ldn Street and Highway Noise Tables to include School Rd, Hiller Rd, Railroad Dr, Sutter Rd, McKinleyville Ave, Murray Rd, and Dows Prairie Rd.	
3242.6 The County shall investigate other sources of noise (e.g., industrial processes, musical concerts, etc.) for which "peak" or spontaneous maximum levels will be established.	
3242.7 The County shall revise its enforcement priorities to address noise violations, including both averaged and peak levels.	
3242.8 Industrial Noise Protection Standards shall be developed to limit noise exposure, addressing both averaged and peak levels.	
Standards 3243.1 The Land Use/Noise Compatibility Standards shall be used in determining consistency of land uses with the McKinleyville Community Plan (Table 6 shall be interpreted to apply to Ldn and CNEL noise values).	
3243.2 Figure 8 shows community noise impact areas to be used in implementing the McKinleyville Community Plan noise policies.	
Implementation 3244.1 Standards shall be adopted as part of the County Building Regulations specifying sound insulation requirements which will implement the noise policies of the plan.	
3244.2 The County Zoning Ordinance shall be amended to create a noise impact combining zone to indicate areas where special noise insulation building code requirements apply.	
Table 6 - Land Use/Noise Compatibility Standards	(Note: Identical to Framework Plan.)
Figure 8 - Noise Impact Areas	
3252.1 Avigation easements shall be required as a condition of subdivision or building permit issuance in the airport runway approach areas.	
3252.2 Require land use proposals including	

Current General Plan	Planning Commission Draft
plan amendments, rezonings, use permits, subdivisions and building permits to be compatible with the noise and land use criteria as shown in Tables 6 and 16.	
3252.3 Those parcels that are not planned for acquisition by the County but subject to restrictions due to noise or other airport uses shall be encouraged to remain in agricultural uses.	
Standards 3253.1 Airport Land Use Compatibility Criteria are shown in Table 16 for informational purposes. The latest ALUC adopted ALUCP shall be used for policy implementation. It is incumbent upon the Airport Land Use Commission (ALUC) to ensure that revisions to the ALUCP are reviewed for consistency with this community plan.	
Implementation 3254.1 Fee title should ultimately be acquired for the property near the approach end of Runway 14 between Kjer Road and the Airport. This acquisition is considered to be an important element of the Airport's long-range development; however, its implementation can be reasonably staged to accommodate residents' needs and funding availability.	
3254.2 The acquisition of interest in all Runway 32 approach area property bounded by the existing airport property line, Airport Road, and Central Avenue is recommended. Fee title should be acquired on the vacant four-acre parcel nearest the runway end and extended runway centerline. For the remaining area, avigation easements can provide adequate approach zone protection.	
3254.3 With regard to the Beau Pre Subdivision located beneath the approach to Runway 32, it is assumed that the development will proceed as planned; however, to the extent that the County may still influence the property owners, additional mitigation measures (minimum noise insulation requirements, development easement ensuring continued open space use of the golf course, and emphasized buyer notification requirements relative to existing easements) should be established through County ordinance requirements.	
3254.4 An avigation easement should be obtained on the approximately 10.5 acre	

Current General Plan	Planning Commission Draft
Runway 20 clear zone area located north of Central Avenue.	
3254.5 Adopt the revised Airspace Height Limit Ordinance as described by the Humboldt County Airport Master Plan.	
Figure 9 - Airspace Plan	
Figure 10 – Airport Land Use Compatibility Plan	
Table 16 - Airport/Land Use Safety Compatibility Criteria	
Goals	
3302.1 To protect the community's natural drainage channels and watersheds by minimizing erosion, runoff and interference with surface and ground water flows.	
3302.2 To prevent unnecessary exposure of people and property to risks of damage or injury from flooding.	
3310.1 Natural drainage courses, including ephemeral streams, shall be retained and protected from development which would impede the natural drainage pattern, increase erosion or sedimentation, or have a significant adverse effect on water quality or wildlife habitat.	
3310.2 Maximum protection shall be given to the broad flood plains of Mill Creek, Widow White Creek and Norton Creek. These areas act as storage areas for peak flows, as well as providing capacity. Please refer to the policies in Chapter 3420 of this Plan (Sensitive and Critical Habitat).	
3310.3 Stormwater discharges from outfalls, culverts, gutters and other drainage control facilities which discharge into natural drainage courses shall be dissipated so that they make no contribution to additional erosion, and where feasible are filtered and cleaned of pollutants.	
3310.4 Natural vegetation within and immediately adjacent to the bankfull stream channel shall be maintained except for flood control and public safety purposes.	
3310.5 Development shall only be allowed in such a manner that downstream peak flows will not be increased.	
3310.6 Where it is necessary to develop additional drainage facilities, they shall be designed to be as natural in appearance and function as is feasible. All drainage facilities shall be designed to maintain maximum natural habitat of streams and their streamside	

Current General Plan	Planning Commission Draft
<p>management areas and buffers. Detention/retention facilities shall be managed in such a manner as to avoid reducing streamflows during critical low flow periods.</p>	
<p>3310.7 The County shall examine amending its Drainage Plan and other avenues to provide drainage alternatives, including detention and retention basins, for the areas where natural drainage systems do not now, or with expected levels of development will not, safely drain upland areas without impairing the natural values of existing waterways. Close cooperation among the County, Coastal Commission, and fish and wildlife agencies will be necessary to ensure that the results of the Drainage Plan will be consistent with the objectives of this Community Plan.</p>	
<p>3310.8 The County shall encourage restoration projects aimed at reducing erosion and improving existing habitat values in Streamside Management Areas. These projects may be pursued utilizing community volunteer programs and urban stream renewal grants.</p>	
<p>3310.9 A wetlands restoration/flood retention study area is identified along Widow White Creek east of Central Avenue. This would be an area where the County would investigate pursuit of urban streams funding to acquire and restore a wetlands flood detention area to mitigate effects of drainage plan implementation in the area.</p>	
<p>3310.10 Drainage fees collected from McKinleyville development activities may be applied to any project specified in the McKinleyville Drainage Plan. Drainage fees to implement the policies of the McKinleyville Community Plan may require amendment of the document entitled "McKinleyville Drainage Study" adopted by the Board of Supervisors in 1982.</p>	
<p>3310.11 Commercial and industrial activities shall minimize, and eliminate to the extent possible, facility related discharges to the storm water system. As required by state codes and local ordinances, commercial and industrial stormwater discharge must be routed to a wastewater collection system. For example, minimization of runoff from vehicle maintenance yards, car washes, restaurants cleaning grease contaminated mats/carts into storm drains, other wash practices which results</p>	

Current General Plan	Planning Commission Draft
in materials other than plain water entering the storm drain system.	
<p>3310.12 The following erosion and sediment control measures shall be incorporated into development design and improvements:</p> <p>A. Minimize soil exposure during the rainy season by proper timing of grading and construction;</p> <p>B. Retain natural vegetation where feasible;</p> <p>C. Vegetate and mulch denuded areas to protect them from winter rains;</p> <p>D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches;</p> <p>E. Minimize length and steepness of slopes by benching, terracing or constructing diversion structures;</p> <p>F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters;</p> <p>G. Inspect sites frequently to ensure control measures are working properly and correct problems as needed;</p> <p>H. Allowance for the construction of public roads, trails, and utilities, when properly mitigated.</p>	
<p>Standards</p> <p>3311.1 The County shall develop an ordinance to implement the above policies.</p>	
<p>3311.2 All commercial, industrial, multi-family, quasi-public, and public parking facilities shall, whenever possible, provide storm water treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practices that be integrated into required landscaping areas and traffic islands. In all other cases, oil/water separators shall be required. A maintenance plan for oil/water separators shall be required.</p>	
<p>Goals</p> <p>3421.1 To identify and preserve wetlands, streams and their buffers to protect fisheries, preserve natural habitats, and provide open space.</p>	
<p>3421.2 To identify and map Streamside Management Areas as buffers to protect the streams and their natural habitats from significant impacts.</p>	
<p>3421.3 To identify and map Wetland and Wetland Buffer Areas (distinct from the Streamside Management Areas), to protect wetlands from significant impacts, and to</p>	

Current General Plan	Planning Commission Draft
retain the many valuable social and ecological functions which wetlands provide	
3421.4 To protect sensitive fish and wildlife habitats by minimizing erosion, runoff and interference with surface water flows.	
3422.1 The County shall maintain Streamside Management Areas (SMA) on perennial or intermittent drainage courses, as mapped in the McKinleyville Community Plan or as identified through the Open Space Implementation Standards, or as identified through the environmental review process as required by the California Environmental Quality Act (CEQA).	
<p>3422.2 A Streamside Management Area shall be defined as:</p> <p>A. In areas outside of Urban Development and Expansion Areas, the outer boundaries for streams (which do not consist entirely of a drainage ditch or other man-made drainage device, construction or system) shall be defined as:</p> <ol style="list-style-type: none"> 1) 100 feet measured as a horizontal distance from the stream transition line on either side of perennial streams. 2) 50 feet measured as a horizontal distance from the stream transition line on either side of intermittent streams. <p>B. In areas inside of Urban Development and Expansion Areas, the outer boundaries for streams (which do not consist entirely of a drainage ditch or other man-made drainage device, construction or system) shall be defined as:</p> <ol style="list-style-type: none"> 1) 50 feet measured as a horizontal distance from the stream transition line on either side of perennial streams. 2) 25 feet measured as a horizontal distance from the stream transition line on either side of intermittent streams. <p>C. Where necessary, the width of Streamside Management Areas shall be expanded to include significant areas of riparian vegetation adjacent to the buffer area, slides, and areas with visible evidence of slope instability, not to exceed 200 feet measured as a horizontal distance.</p> <p>D. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that:</p>	

Current General Plan	Planning Commission Draft
<p>1) The USGS mapping of the stream is not accurate, and typical stream flow can be shown to be ephemeral or less than that required to be classified as either perennial or intermittent; or</p> <p>2) it will not result in a significant adverse impact to fish, wildlife, riparian habitat, or soil stability.</p> <p>3) Streamside Management Areas within the McKinleyville Planning Area shall include rivers, creeks, and associated riparian habitats including Bulwinkle Creek, Duke Creek, Little River, Mill Creek, Norton Creek, Patrick Creek, Rose Creek, Strawberry Creek, Widow White Creek, and other streams.</p>	
<p>3422.4 Development within Streamside Management Areas shall be limited to the following uses:</p> <p>A. Development permitted by the County's Open Space Implementation Standards.</p> <p>B. Development permitted within stream channels (as described in policy 6 below).</p> <p>C. Commercial timber management and harvest activities regulated by the Forest Practices Act. However, all Timberland Conversion Permits, regardless of the acreage to be converted, shall be reviewed by the Humboldt County Planning Commission for consistency with the Humboldt County General Plan, the McKinleyville Area Plan, and the McKinleyville Community Plan stream and riparian corridor protection policies before any conversion timber harvest begins.</p> <p>D. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.</p> <p>E. Removal of vegetation for disease control or public safety purposes.</p> <p>F. Management and maintenance of trees, shrubs and other plant life.</p> <p>G. Removal of up to three (3) cords of firewood annually for personal use on the property consistent with those permitted under forest rules for stream protection in the Coastal Commission Special Treatment Areas.</p>	
<p>3422.5 Development within Streamside Management Areas shall occur where the least environmentally damaging alternative of development techniques is employed and where mitigation measures have been</p>	

Current General Plan	Planning Commission Draft
<p>provided to minimize any adverse effects. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <p>A. Retaining snags unless felling is required by Cal-Osha, or by CA Dept. of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the appropriate County department. Felled snags with no economic value shall be left on the ground if consistent with fire protection regulations.</p> <p>B. Retaining live trees with visible evidence of use as nesting sites by hawks, owls, eagles, osprey, herons, egrets or any species known to be endangered or threatened.</p> <p>C. Replanting of disturbed areas with riparian vegetation (including alders, cottonwoods, willows, sitka spruce, etc.) if natural regeneration does not occur within two years of the completion of the development project.</p> <p>D. Performing erosion control measures contained in the Sensitive and Critical Habitat Standards of the Framework Plan.</p>	
<p>3422.6 Development within Stream Channels shall be performed after consultation with the CA Dept. of Fish and Game, and shall be limited to the following uses:</p> <p>A. Fishery, wildlife, and aquaculture enhancement and restoration projects.</p> <p>B. Road crossings consistent with the erosion control measures contained in the Sensitive and Critical Habitat Standards of the Framework Plan.</p> <p>C. Flood control and drainage channels, levees, dikes and floodgates.</p> <p>D. Small scale hydroelectric power plants in compliance with applicable County regulations and those of other agencies.</p> <p>E. Agricultural diversions and wells.</p> <p>F. New fencing, so long as it would not impede the natural drainage or would not adversely effect the stream environment or wildlife.</p> <p>G. Bank protection, provided it is the least environmentally damaging alternative.</p> <p>H. Other essential projects, including municipal groundwater pumping stations, provided they are the least environmentally damaging alternative, or necessary for the protection of the public's health and safety.</p>	
<p>3422.7 Wetland Areas shall be defined</p>	

Current General Plan	Planning Commission Draft
<p>according to the criteria utilized by the CA Dept. of Fish and Game (also included in the County's Open Space Implementation Standards). In summary, the definition requires that a given area satisfy at least one of the following three criteria:</p> <ul style="list-style-type: none"> * the presence of at least periodic predominance of hydrophytic vegetation; or, * predominately hydric soils; or, * periodic inundation for seven (7) consecutive days 	
<p>3422.8 The County shall identify Wetland Areas as mapped by the CA Dept. of Fish and Game, as appears in the Report for Wetlands in McKinleyville as Revealed by Infrared Aerial Photograph Interpretation (Winzler & Kelly, Feb., 1993), and described in Hydrology and Ecology in the Mill Creek Corridor, McKinleyville, CA (Oscar Larson & Assoc., Mar., 1995) by adopting a McKinleyville Community Plan Wetlands Map.</p>	
<p>3422.9 The County shall adopt a Wetlands Combining Zone to require identification of the precise boundary of Wetland Areas as shown on the McKinleyville Community Plan Wetlands Map. The intent of the ordinance shall be to protect and retain Wetland Areas in their natural state.</p>	
<p>3422.10 The McKinleyville Community Plan Wetlands Map should be updated regularly to recognize the precise locations of Wetland Areas as identified through new information provided by the California Dept. of Fish and Game, the Open Space Implementation Standards process, or as identified through the CEQA review process..</p>	
<p>3422.11 Wetland Areas shall be identified, mapped and managed as areas separate and distinct from the Streamside Management Areas</p>	
<p>3422.12 For purposes of these requirements, wetlands and wetland buffer standards shall not apply to watercourses consisting entirely of a drainage ditch, or other man-made drainage device, construction or system.</p>	
<p>3422.13 New development within Wetland Areas shall be limited to the following uses:</p> <ul style="list-style-type: none"> A. Fish and wildlife management. B. Nature study. C. Wetland restoration. D. Hunting and fishing including development 	

Current General Plan	Planning Commission Draft
<p>of duck blinds and similar minor facilities.</p> <p>E. Removal of trees for significant disease control and public safety purposes. Snags shall be retained unless felling is required by CAL-OSHA or State fire regulations. Heavy equipment shall be excluded from the designated natural resource area. Live or dead trees with visible evidence of use as nesting or roosting sites by hawks, owls, eagles, osprey, herons, egrets or any species known to be endangered or threatened shall be retained.</p> <p>F. Incidental public service purposes.</p> <p>G. Aquaculture.</p> <p>H. Wells in rural areas.</p> <p>I. New fencing, so long as it would not impede the natural drainage or would not adversely effect the stream environment or wildlife.</p>	
<p>3422.14 On existing parcels, development within Wetland Areas shall be permitted where the least environmentally damaging alternative of development techniques is employed and where mitigation measures have been provided to fully offset any adverse effects. Mitigation measures for development within Wetland Areas shall, at a minimum, include those prescribed by the administration of the Open Space & Grading ordinance</p>	
<p>3422.15 No land use or development shall be permitted in Wetland Areas which degrade the wetland or detract from the natural resource value on newly created parcels.</p>	
<p>3422.16 A Wetland Buffer Area shall be defined as the area around a wetland where restrictions on development are required to protect the wetland from significant impact, as mapped or as identified through the Open Space Implementation Standards, or as identified through the CEQA process.</p>	
<p>3422.17 If the entire parcel is within the Wetland Buffer Area, the buffer may be reduced to allow principally permitted uses when:</p> <p>A. The prescribed buffer would prohibit development of the parcel for the principal permitted use for which it is designated; or</p> <p>B. The applicant for the proposed development demonstrates, to the satisfaction of the County and to the Department of Fish and Game, that the principally permitted use</p>	

Current General Plan	Planning Commission Draft
will not result in significant adverse impacts to the wetland habitat and will be compatible with the continuance of such habitats. Any such buffer reduction may require mitigation measures, in addition to those specified below, to ensure new development does not adversely affect the wetland habitat values.	
<p>3422.18 To prevent land uses or development which may degrade adjacent wetlands, all development within the wetland buffer shall include the following mitigation measures:</p> <p>A. No more than 25% of the lot surface shall be made effectively impervious by development activities.</p> <p>B. The release rate of storm runoff to adjacent natural wetlands, in any size storm, shall not exceed the natural rate of storm runoff for a 50 year storm of 10 minute duration.</p> <p>C. Stormwater outfalls, culverts, gutters, and other similar facilities, shall be dissipated.</p> <p>D. Septic systems or alternative waste disposal systems must meet standards of the Humboldt-Del Norte Health Department and the Regional Water Quality Control Board.</p> <p>E. Areas disturbed during construction, grading, or related activities within 100 feet of the boundary of the wetland in areas outside of the Urban Development Area, and 50 feet of the boundary of the wetland in areas within the Urban Development Area, shall be restored to original contours and sufficiently and promptly replanted with vegetation naturally occurring in the immediate area.</p> <p>F. Development and construction shall minimize cut and fill operations and erosion and sedimentation potentials through construction of temporary and permanent sediment basins, seeding or planting bare soil, diversion of run-off away from graded areas and areas heavily used during construction, and avoidance of grading in the buffer areas during the rainy season (November to April).</p>	
3422.19 No land use or development shall be permitted in Wetland Buffer Areas which degrade the wetland or detract from the natural resource value.	
3422.20 The County shall request the Department of Fish and Game to review plans for development within 200 feet of the boundary of the wetland.	
3422.21 As part of the review of all	

Current General Plan	Planning Commission Draft
discretionary development project applications within the Plan Area, the Planning & Building Department will consult with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and other regional, state and federal resource and trustee agencies, as applicable to the specific project location, class of development, or natural resource involved.	
Standards 3423.1 Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall be required prior to completion of the development project.	
3423.2 Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, nonerodible channels, diversion dikes, interceptor ditches, slope drains or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters will be installed to prevent erosion at the point of discharge where discharge is to natural ground or channels	
Implementation 3424.1 The County shall adopt a Wetlands Combining Zone to require identification of the precise boundary of Wetland Areas and Wetland Buffer Areas as shown on the McKinleyville Community Plan Wetlands Map. The intent of the ordinance shall be to protect and retain Wetland Areas in their natural state.	
3424.2 The McKinleyville Community Plan Wetlands Map shall be updated regularly to recognize the precise locations of Wetland Areas identified through the Open Space Implementation Standards process, information provided by the California Department of Fish and Game, or as identified through the CEQA process.	
3424.3 The County will revise the Building and Zoning Ordinances and adopt a grading ordinance to protect sensitive habitat areas from impacts caused by building and grading activities within 6 months of the adoption of this general plan.	
Goal 4220 Provide for a circulation system which will accommodate growth in the McKinleyville	

Current General Plan	Planning Commission Draft
area and should work toward safe, convenient routes for pedestrians, bicyclists and equestrians throughout the community.	
4230.1 The alignments of collector and arterial streets necessary for community circulation should be located and reserved for future development. These routes are illustrated on the Circulation Plan map.	
4230.2 Rights-of-way for new arterial and collector routes as generally shown on the Circulation Plan Map shall be dedicated to the County as condition of approval of any development permit as each area is developed, unless waived by the Planning Commission based on approval of an alternative right-of-way.	
4230.3 On street parking shall be prohibited in commercial areas and shall be prohibited where bicycle routes are planned adjacent to public street's travel lanes.	
4230.4 New roadway design standards (for example, those identified in Planning and Design for Bikeways in California) should be adopted which incorporate provisions for walkways and bikeways into all road designs.	
4230.5 Design standards should be adopted for all pathways. Pathways are defined as developed portions of rights-of-way from which motor vehicles are excluded.	
4230.6 All future circulation planning shall include bicycle and pedestrian pathway routes.	
4230.7 All new roads and intersections shall be designed to provide convenient use by pedestrians, bicyclists and motor vehicles.	
4230.8 When major repairs or reconstruction occurs on existing substandard collector and arterial roads and intersections, they should be brought up to standards which provide for pedestrian, bicycle and motor vehicle use. Existing deficiencies shall be corrected prior to further development. This policy is contingent upon funding availability.	
4230.9 Priority (from the available funds provided for McKinleyville) shall be given to circulation projects which enhance safe pedestrian and bicycle access to McKinleyville's schools.	
4230.10 In subdivisions creating new interior roads, bikeways, off-street pedestrian ways, or sidewalks separate from roadways shall be	

Current General Plan	Planning Commission Draft
incorporated when warranted into the design of the subdivision.	
4230.11 Landscape buffer strips shall be used to segregate pedestrian walkways from arterial and busy connector travelways.	
4230.12 New pathways (including sidewalks) shall be free of obstacles such as utility poles and mailboxes. Where obstacles are unavoidable on existing sidewalks or pathways, they shall be widened or otherwise designed to provide the least amount of obstruction to users.	
4230.13 Within the McKinleyville Urban Development Area, lighting should be required near new travelways, major intersections and the Commercial Core Area when recommended by governmental agencies.	
4230.14 On-street parking and driveway encroachments shall be prohibited along all new arterial roads.	
4230.15 Improvement to existing collector and arterial roadways should be designed to eliminate on-street parking.	
4230.16 Site plans for new roads, paths and trails, or improvements to existing ones shall minimize their impact to streams and wetlands, and incorporate and preserve aesthetically pleasing natural features consisting of native and non-native species.	
4230.17 A funding mechanism should be provided for the design of improved public pathways. Funding alternatives include development impact fees, user fees (such as fuel taxes and tolls), non-user fees (such as property and sales taxes), special benefit fees (such as assessment districts), joint ventures (such as public/private agreements), and debt financing (such as bonds, certificates of participation etc.).	
4230.18 All new hard surfaced walkways shall be wheelchair accessible.	
4230.19 Existing hard surfaced walkways should be improved to be wheelchair accessible when funding is available or when development projects occur on adjacent parcels.	
4230.20 Creative and flexible application of travelway design standards based upon engineering principles in new subdivisions shall be allowed if they minimally impact the natural environment.	

Current General Plan	Planning Commission Draft
4230.21 New subdivisions and other major developments shall be designed to integrate with the pedestrian circulation network in the community.	
4230.22 In order to minimize travel distances for pedestrians (encouraging pathway short-cuts and non-automobile use), new subdivisions and other major developments shall provide rights-of-way for pathways consistent with the adopted Trails Plan between public streets (or other public or commercial destinations) at least every 1,320 feet (¼ mile) in R-1 neighborhoods; and every 350 feet (one city block) in higher density areas. Assessment districts, subject to voter ratification or other funding mechanisms, shall be created for all subdivisions to improve and maintain rights-of-way to pathway standards as identified in the Circulation and Trails Plans.	
4230.23 Developers shall be encouraged to dedicate landscaped buffer strips to the McKinleyville Community Services District (MCSD), accompanied by a maintenance fee assessment (pursuant to MCSD Ordinance 42).	
4230.24 Off-street parking along local streets shall be encouraged in the design of new developments. Creative on-street parking arrangements such as parking pockets or bays on local service roads are encouraged when based on engineering principles.	
4230.25 Offsite improvements along local streets shall be encouraged in the design of new developments.	
Implementation 4250.1 A comprehensive circulation plan which integrates the circulation needs of pedestrians, bicyclists, and automobiles shall be adopted as part of this Community General Plan.	
4250.2 All ordinances necessary for the implementation of the policies of the circulation element of this Plan should be adopted within six months of the approval of the General Plan revision.	
4250.3 Investigate road improvement assessment districts as a means of funding priority improvements to new and existing roads including non-vehicular travelways.	
4250.4 An annual capital improvement and project priority program should be adopted within one year of the approval of this General	

Current General Plan	Planning Commission Draft
Plan revision.	
Goal	
4261.1 To provide alternate or conceptual road way designs intended to show how a variety of provisions for pedestrians, bicyclists and automobiles should be implemented.	
4262.1 All subdivision applications which propose new roads not listed in the circulation element shall submit alternate roadway designs which reflect an emphasis on pedestrian convenience. They may include reducing travelway widths within the required right-of-way easement.	
4262.2 Prior to approving a reduced roadway width, the County shall ensure that the roadway provides adequate access for emergency vehicles.	
4262.3 The County shall implement where appropriate as determined by the Public Works Department the use of traffic calming measures as a means of reducing the speed of motor vehicles, and facilitating pedestrian movement. Traffic calming measures include chicanes, curb extensions and traffic circles.	
4262.4 The County or other local agency should explore alternative financing mechanisms for landscape maintenance zones which will enhance street aesthetics and enable landscape strips with street trees within the public right-of-way.	
4262.5 All pedestrian pathways should be located adjacent to or within landscape strips or greenways. Pathways should not be located adjacent to the traveled way.	
4262.6 Subdivisions involving five or more units and zoned for under 20,000 square foot minimum parcel size are encouraged to incorporate parking bays into the design of any proposed traveled way that are not shown as collector streets on the Circulation Plan map.	
4262.7 Intersections and streets shall be designed to provide an attractive environment for multiple modes of transportation.	
4262.8 The County shall explore the use of incentives to property owners/subdividers for providing landscaping strips, maintenance programs, and parking bays. These incentives may include density bonuses.	
Figure 11 - Vehicular Circulation	
Figure 12a - Pedestrian and Bicycle Circulation	

Current General Plan	Planning Commission Draft
Figure 12B - Pedestrian and Bicycle Circulation	
Goals	
4301.1 Provide for all citizens a variety of enjoyable leisure, recreation, and cultural opportunities that are accessible, affordable, safe, physically attractive, and uncrowded.	
4301.2 Provide a network of safe pedestrian and bike trails through off-road linear greenbelts and pathways throughout McKinleyville to supplement the on-road bike paths and bike lanes to be implemented as part of the circulation element.	
4301.3 Provide for the coordinated multi-agency development of a full spectrum of recreational facilities.	
Table 17 - MCSD Proposed Facilities To Satisfy Current Unmet Needs	
Table 18 - MCSD Proposed Facilities To Satisfy Current Unmet Needs (Twenty Year Plan - Serial to Five Year Plan)	
Goals	
4311.1 To provide guidelines for establishing a safe, efficient, and enjoyable trails program for the transportation and recreational needs of bicyclists, equestrians, hikers and joggers.	
4311.2 To increase participation in bicycling, horseback riding, and hiking activities which can provide physical, social, environmental, and economic benefits for community residents and tourists.	
4311.3 To insure that trails and greenways are provided proportional to development.	
4312.1 The County shall implement, in cooperation with MCSD and/or other entities, the Trails Map (see Figure 12) prepared and adopted by the McKinleyville Citizens' Advisory Committee (1997-98). This map was compiled after consulting the Trails Policies in Volume 1 of the Framework Plan, the Humboldt County's Trail Plan adopted in 1979, the McKinleyville Services District's Recreational Plan, the RCAA Recreational Trails Plan and the "Corbett Plan" (Town Planners, 1993).	
4312.2 "A Trails Implementation Plan shall be prepared that includes a trail by trail review with recommendations for how easements could be gained and under what circumstances dedication of easements might be required. Development projects proposed on lands that include a trail as shown on the Trails Map may be required to dedicate	

Current General Plan	Planning Commission Draft
<p>and/or improve such trail if an individualized determination is made that the dedication is related both in nature and extent and is roughly proportional to the impact of the proposed development.</p> <p>For purposes of this section, 'development projects' include discretionary projects including subdivisions, special or conditional use permits, variances, and zoning reclassifications and ministerial projects requiring more than five (5) new parking spaces. Excluded from requirement to dedicate a trail easement are ministerial projects that would require less than five (5) new parking spaces. Also excluded are the following discretionary projects: temporary uses, including public assemblages, timber production, variances where the proposed development does not interfere with a trail alignment, lot line adjustments which do not interfere with a trail alignment, signage."</p>	
<p>4312.3 The County shall review land development along and adjacent to designated trails and pathway corridors in order to provide sufficient right-of-way to ensure that adjacent development is compatible with safety, recreational, and aesthetic qualities of the corridor.</p>	
<p>4312.4 The County should promote cooperative interagency planning of pathways, bikeways and equestrian trails.</p>	
<p>4312.5 Extraordinary offers of trail dedication (e.g., those offering to undertake trail construction, or provide supplementary corridor width and/or landscaping) shall merit consideration toward density bonus credit.</p>	
<p>4312.6 Joint public-private development of trails shall be encouraged.</p>	
<p>4312.7 Joint public-private development of trails shall be encouraged.</p>	
<p>Standards</p> <p>4313.1 Public pathways, trails and greenways identified on the Trails Map are to be dedicated separately from dedication of park acreage or payment of in-lieu fees authorized by the Quimby Act (CA Gov. Code §66477) and the local implementing ordinance (HCC Title III, Div. 1, Sec. 316-24 et seq)</p>	
<p>4313.2 The trails, parks, and improvements identified in this section may be developed using Quimby Act parkland dedication in-lieu</p>	

Current General Plan	Planning Commission Draft
fees.	
<p>4313.3 When new development triggers a dedication requirement, the County shall require the developer to provide either: a) a 50 year offer of dedication of an easement; b) an easement (with any improvements as may be agreed on); or c) fee simple title of that portion of the trail (with any improvements as may be agreed on).</p>	
<p>4313.4 The review of development subject to trail and greenway dedication and/or improvement shall include consideration of the following features:</p> <p>A. The intended purpose for the trail (i.e., a surfaced pedestrian walkway, bicycle path, semi-improved recreational trail for walkers, bicyclists, and equestrians, an unimproved rural trail for hikers, mountain biking, and horseback riding).</p> <p>B. Consistency of the proposed class of trail and its location with adjacent uses so as not to have adverse impacts on adjacent owners' use of their property.</p> <p>C. The intensity of adjacent development.</p> <p>D. Minimizing the likelihood of trespass and vandalism on adjacent private property through the trail design, including location, improvement standard, and the sanctioned use of the trail.</p> <p>E. Evaluating public health and safety needs for:</p> <ol style="list-style-type: none"> 1) parking; 2) road capacity and traffic patterns; 3) avoiding conflicts in uses (i.e. pedestrian, equestrian, vehicular); 4) use by the handicapped; 5) sanitary facilities including trash disposal; <p>and</p> <ol style="list-style-type: none"> 6) accessibility of the terrain (topography of trail is not too steep). <p>F. Availability and adequacy of other nearby trail alignments.</p> <p>G. Potential for significant conflicts with agriculture including:</p> <ol style="list-style-type: none"> 1) vandalism; 2) theft of livestock, agricultural supplies and tools; 3) damage to crops and livestock; 4) trespass on areas not part of accessway; 5) damage to fencing and gates; 6) livestock depredation; 7) litter; and 	

Current General Plan	Planning Commission Draft
<p>8) interference with agricultural operations.</p> <p>H. The design, construction, and management of trails and pathways should be carefully executed in order to reduce environmental disturbance.</p> <p>I. Bridges and other public improvements within designated trails and pathway corridors should be designed to provide safe and secure routes for trails, including grade separation between roadways and trails whenever feasible.</p> <p>J. Encouraging the incorporation of trails and pathways into corridors used for public and utility purposes.</p> <p>K. New development shall not block existing neighborhoods' access to trails.</p> <p>L. Bikeways, hiking trails, and equestrian trails (off road) should be provided within designated trail corridors, and whenever feasible, rest areas and picnicking accommodations.</p> <p>M. The applicant for development of a parcel which the Trails Map indicates as having a trail crossing it shall have the option of designing the trail route through the property provided the trail's entry and exit points are consistent with the Trails Map.</p> <p>N. A parcel which the Trails Map indicates as crossing it "in whole" (i.e., not straddling a common property boundary with an adjacent lot) shall have the option of designing the trail route through the parcel provided the trails end points – where it enters and exits the parcel – are consistent with the Trails Map.</p>	
<p>4313.5 Enforcement of rules pertaining to trails is to be accomplished through contact with the California Highway Patrol, County Sheriff and recognized volunteer trail patrol groups.</p>	
<p>4313.6 Trail system coordination is to be accomplished through contact with cities, Caltrans, and other appropriate agencies.</p>	
<p>4313.7 The following methods may also be utilized for trail right-of-way acquisitions where trails cross private lands:</p> <p>A. Purchase of fee title or option-to-purchase agreements</p> <p>B. Bargain sales (part sale and part charitable contribution)</p> <p>C. Outright donation (fee simple)</p> <p>D. Donation with a reserved life estate or undivided land interest</p>	

Current General Plan	Planning Commission Draft
<p>E. Bequests</p> <p>F. Donation or purchase of easement</p> <p>G. Lease and/or sale and leaseback</p> <p>H. Various provisions of the California State Subdivision Map Act as in Articles 3 and 4, Chapter 4, or other relevant provisions</p> <p>I. Eminent domain may be used as a last resort when all other acquisition methods have proved unsuccessful. The County should not use proceedings of eminent domain in the acquisition of property for trail purposes, where those properties are managed primarily for agricultural or timber production, except for purposes of widening County roads.</p>	
<p>Goals</p> <p>4321.1 Provide for all citizens a variety of enjoyable leisure, recreation, and cultural opportunities that are accessible, affordable, safe, physically attractive, and uncrowded</p>	
<p>4321.2 Provide a balance of recreation opportunities to serve the varied interests of the population.</p>	
<p>4321.3 Designate adequate park sites for the future growth of the Community.</p>	
<p>4322.1 As new development is approved, the goal of this Plan is to ensure that the combined amount of Humboldt County and MCSD park land meet the following minimum standards:</p> <p>A. Community park land at 3 acres per 1,000 population.</p> <p>B. Neighborhood and mini park/tot lots at 2 acres per 1,000 population.</p> <p>C. 50-70% of community and neighborhood parklands should be designated as "natural parks," as defined herein.</p> <p>For purposes of achieving this policy, state and federal lands do not count toward the community standards set forth above, nor do riparian/wetland open spaces not designated for public access otherwise required in the Community Plan.</p>	
<p>4322.2 Humboldt County shall require all new residential development to offer to dedicate land or pay a park fee for public parks sufficient to achieve the above standards.</p>	
<p>4322.3 For purposes of compliance with the Quimby Act, the facilities identified in the MCSD Recreation Plan as summarized in Tables I and II of this section are hereby recognized for acquisition and development.</p>	
<p>4322.4 The development of private sector</p>	

Current General Plan	Planning Commission Draft
recreation facilities shall be encouraged in addition to the above, but shall not substitute for them.	
4322.5 Joint public-private development of recreation facilities shall be encouraged.	
<p>Standards</p> <p>4323.1 As development occurs, public neighborhood parks/open space/greenways augmenting the width of trails shall be provided within one-half mile or less for residents living within the urban limit zone of McKinleyville, without pedestrians/bicyclists having to cross major physical or heavy traffic barriers.</p>	
<p>4323.2 In the design and maintenance of parks, consideration should be given to impacts on wildlife and impacts on surrounding residential neighborhoods. In particular, it should be recognized that native plant species may be best suited for providing wildlife cover and food sources, and that herbicides, pesticides, and fungicides may be damaging to native plants, wildlife, and people.</p>	
<p>4323.3 The design and location of parks shall include features to promote the security of park users, including the incorporation of "safewalk," "neighborhood watch," and community-based policing principles and techniques.</p>	
<p>4323.4 The County shall develop a schedule for the use of land and fees collected under parkland dedication provisions, including mechanisms for tracking the expenditure of funds for a five-year period in coordination with the MCSD on implementation of their Recreation Plan (i.e., develop a Memorandum of Agreement).</p>	
<p>Goal</p> <p>4331.1 Provide for a wide variety of recreational needs by recognizing and fostering the development of an assortment of traditional, non-traditional, passive and active recreational facilities.</p>	
<p>4332.1 Consideration for serving all public recreational needs shall be part of the review of new development subject to this Recreation Plan. The disbursement of collected in-lieu fees, or authorization of other proposals involving public parkland may be granted provided the use or facilities shall:</p> <p>A. Be compatible with other recreational</p>	

Current General Plan	Planning Commission Draft
uses of the site. B. Not cause significant environmental impacts to the site or its surroundings. C. Not increase public liability.	
Figure 13 - Drainage Boundaries	
4390.1 Drainage easements necessary to implement the McKinleyville Drainage Plan shall be dedicated to the County of Humboldt as a condition of subdivision approval in the Planning Area.	
4390.2 The McKinleyville Drainage Plan should be amended as necessary to accommodate the land use changes proposed by this Community Plan.	
Table 19 - Drainage System Cost Summary	
Table 20 - Priority Drainage Projects	