
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 incorporates the following community area plans:

- 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)

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

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

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.

Mapping

Land use mapping as well as public facilities, resources, and hazards mapping, can be found in Appendix C, Map Book or online at the Humboldt County WebGIS Portal at <http://humboldt.gov/1357/Web-GIS>.

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.

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.

GROWTH PLANNING

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.

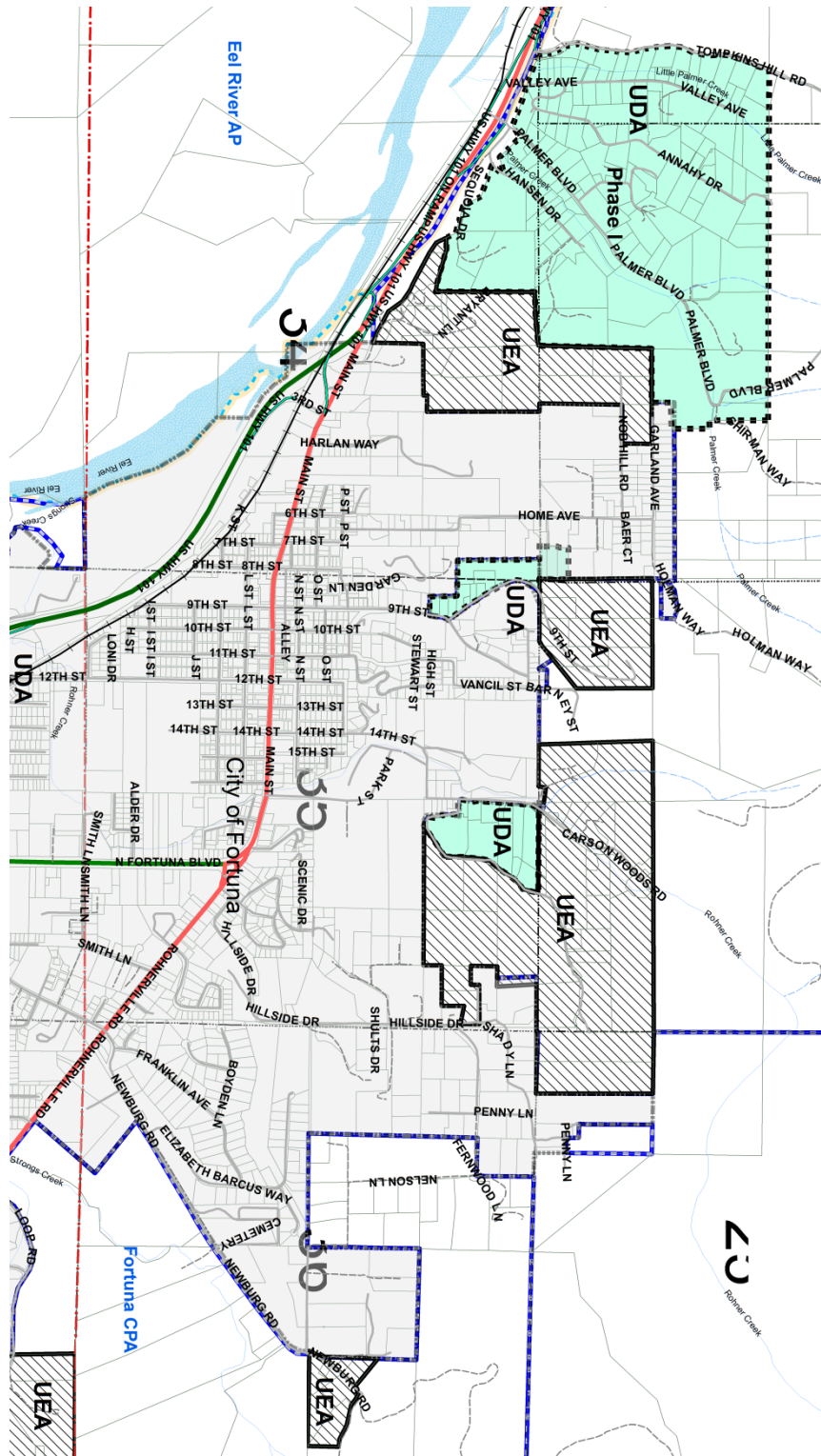
FCP-P6. Use of On-site Septic Systems in Urban Development Areas. Residential development in the Urban Development Areas may utilize on-site individual sewage disposal systems provided that waiver of site suitability criteria shall not be granted by the Humboldt-Del Norte Health Department.

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.

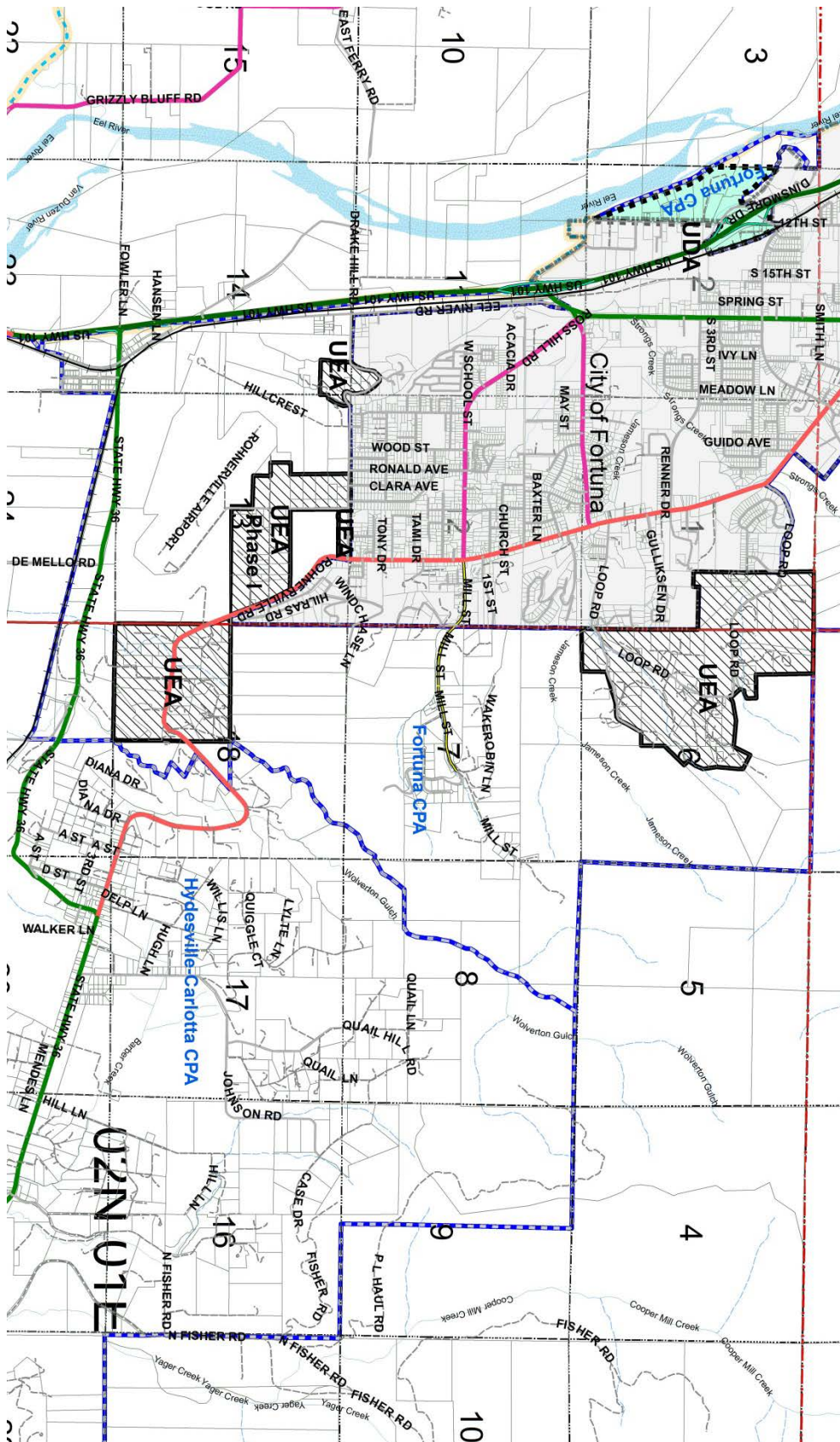
FCP-P8. Capital Improvement Plans. The City of Fortuna is encouraged to utilize the five-year Capital Improvement Programming technique for integrating land use and public services and facilities within the City and its exterior Sphere of Influence.

FCP-P9. Re-designation of RE 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).

FCP Figure 1 Urban Development and Expansion Areas (North) from the Land Use Map



FCP Figure 1 Urban Development and Expansion Areas (South) from the Land Use Map



SAFETY

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.

CIRCULATION

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.

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

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.

FWCP-P2. Protection of Water Quality Upstream of Freshwater County Parks. The Residential Agricultural 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 Low Density (RL) 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 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. 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.

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.

COMMUNITY INFRASTRUCTURE AND SERVICES

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.

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

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 of the Biological Resources Section of the General Plan Conservation and Open Space Element. For purposes of applying the policies, the streamside management area is mapped as Open Space.

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.

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 in order to mitigate agricultural/residential use conflicts by making agriculturally related uses a continued part of the subdivision design.

GRCP-P8. 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.

GRCP-P9. 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.

SAFETY

GRCP-P10. 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-P11. RA 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 RA 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-P12. 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.

GRCP-P13. 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-P14. Emergency Response Facility. No emergency response facility shall be located at a site within the 100-year flood plan.

NOISE

GRCP-P15. 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 standard for hospitals contained in the General Plan Noise Element is not exceeded.

BIOLOGICAL RESOURCES

GRCP-P16. 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-P17. 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-P18. 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-P19. 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-P20. Redway/Garberville Traffic Improvements. The following are recommended traffic improvements for the Garberville/Redway Area:

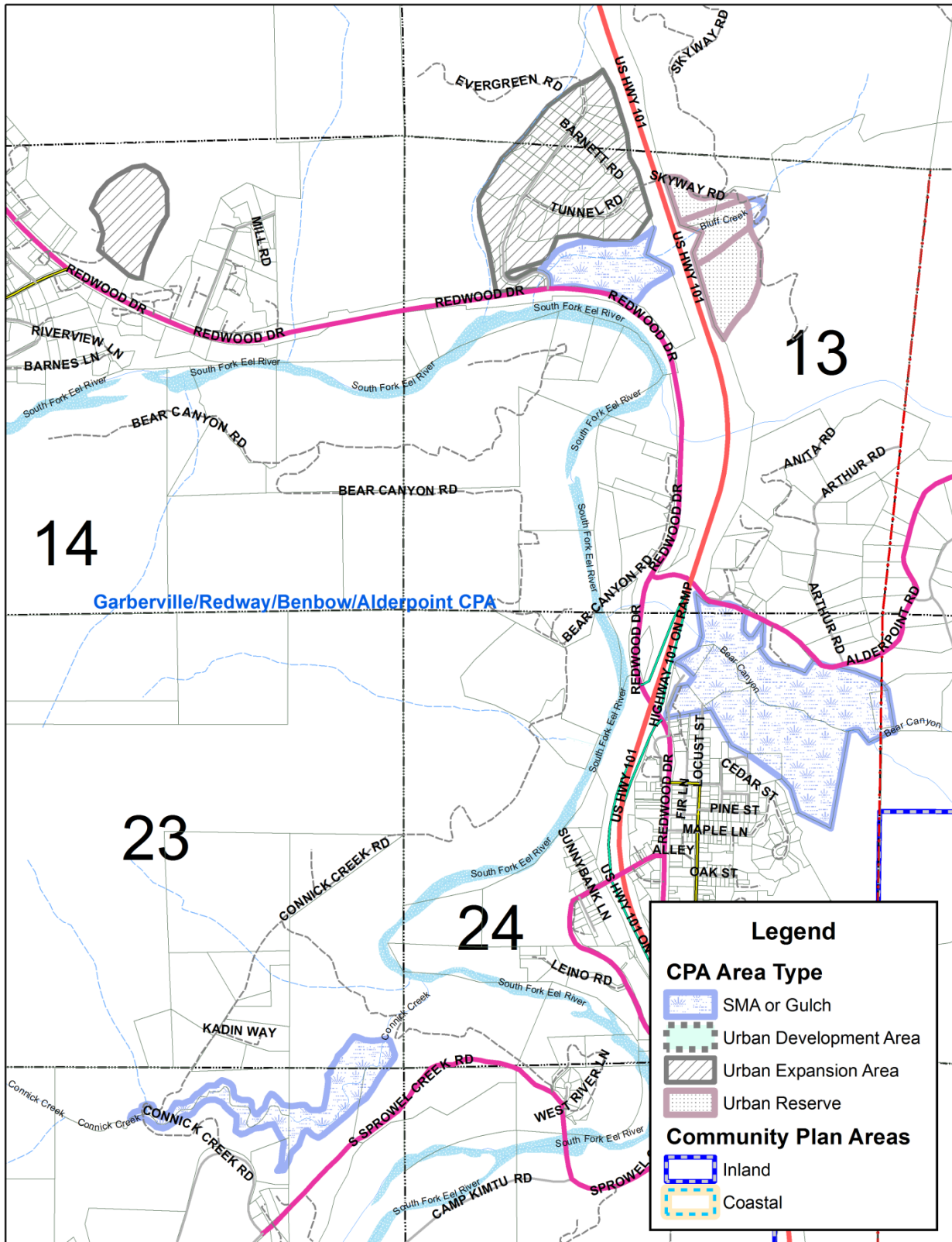
- a 4-way stop at Redway Drive and Whitmore and Manzanita;
- study signing and improvements at Briceland Road and Redway Drive;
- improve hazardous corner at Oakridge and Briceland Road;
- West of River Area is not to be rezoned to accommodate additional rural residential development until an adequate 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-P21. 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.

GRCP-P22. River Access Opportunities. 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 Figure 1 – Green Gulches, Urban Development and Urban Expansion Areas from the Land Use Map



HYDESVILLE – CARLOTTA COMMUNITY PLAN

LAND USE

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. 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:

- 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.

HCCP-P3. 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-P4. 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.

WATER RESOURCES

HCCP-P5. Water Resources Study of Yager Creek. The County supports and encourages the preparation of a water resource study of Yager Creek.

HCCP-P6. 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.

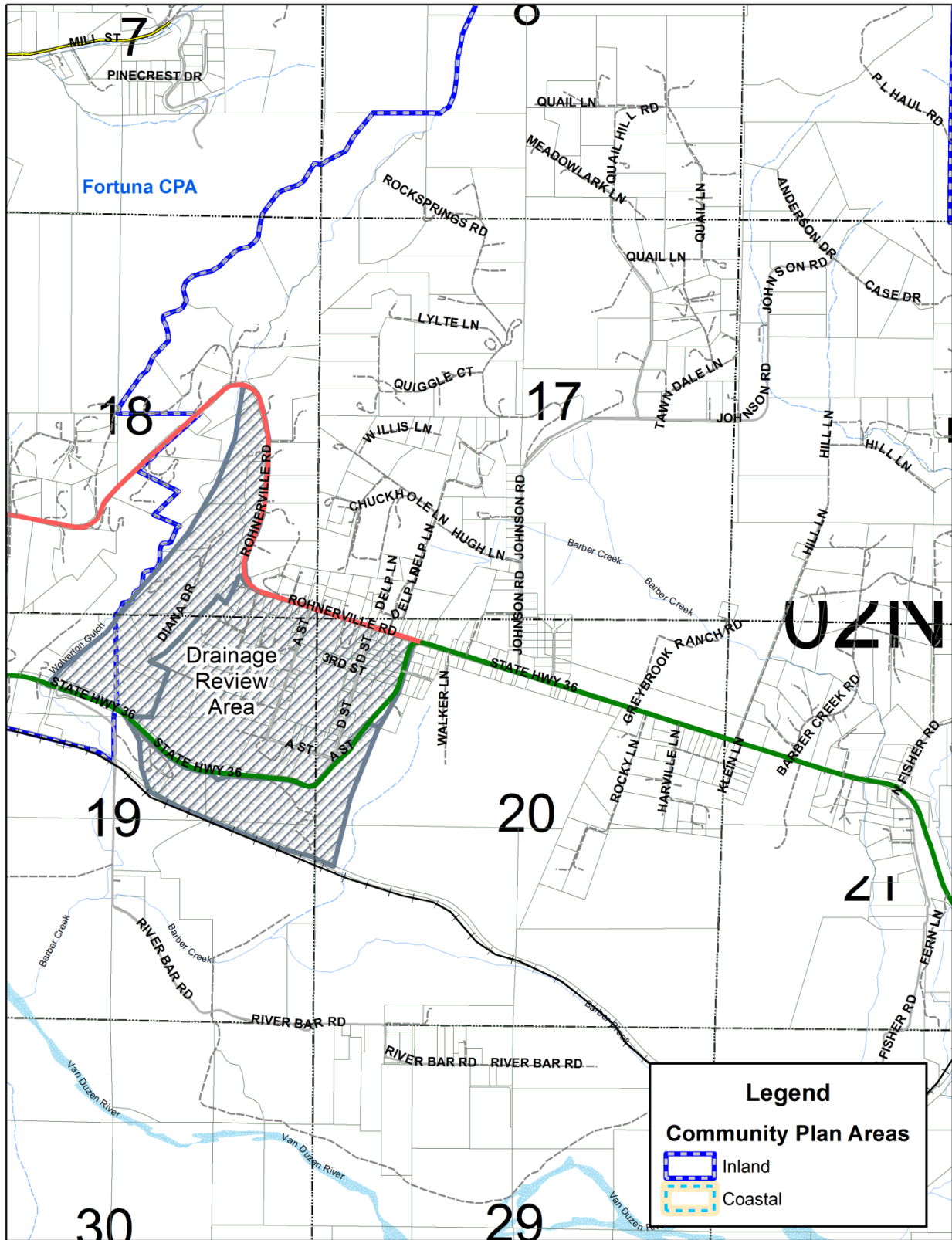
COMMUNITY INFRASTRUCTURE AND SERVICES

HCCP-P7. Stormwater Drainage. As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels.

HCCP-P8. 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-P9. 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.

HCCP Figure 1 - Hydesville Drainage Review Area from Figure 4



JACOBY CREEK COMMUNITY PLAN

GOVERNANCE

JCCP-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.

JCCP-P2. 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:

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

JCCP-P3. 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.

JCCP-P4. 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.

LAND USE

JCCP-P5. 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:

- A. identifying areas appropriate for a variety of residential densities;
- B. requiring the provision of appropriate public services when development takes place;
- C. encouraging the use of energy-efficient housing designs.

JCCP-P6. 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.

JCCP-P7. 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.

JCCP-P8. 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 according to the General Plan Slope Stability Mapping.

JCCP-P9. 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.

JCCP-P10. Urban Boundaries. The County and the City of Arcata shall establish boundaries separating rural and urban areas to minimize conflicts between agricultural and urban uses.

JCCP-P11. Agricultural Preserve. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.

JCCP-P12. 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.

JCCP-P13. 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.

JCCP-P14. 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. Residential Agriculture
- D. 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.

JCCP-P15. Stable Rural Boundaries. The County and the City of Arcata shall establish stable boundaries separating rural and urban areas.

JCCP-P16. 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.

JCCP-P17. Zoning of Rural Lands. The zoning status of lands designated as Residential Agriculture or Residential Suburban should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

JCCP-P18. Consistent Urban Boundaries. The County, the City and the District shall adopt the Urban Development Area as shown on the Land Use Plan Map.

JCCP-P19. Water and Disposal Guidelines. The City and the District should adopt the water and disposal guidelines specified in the General Plan.

JCCP-P20. Industrial Uses. No industrial uses shall be located in the Planning Area.

JCCP-P21 Neighborhood Commercial Uses Neighborhood commercial uses may be located in the Planning Area.

JCCP-P22. Residential Uses. A variety of housing types and densities should be encouraged to be located within the Urban 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.

JCCP-P23. 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.

JCCP-P24. Slope Criteria to Establish Lot Size. The County should review and update its zoning ordinance to base lot sizes on slope criteria.

JCCP-P25. 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 Urban Development Area.

JCCP-P26. Residential Densities. Residential development at one dwelling unit per five or more acres may be permitted within the Urban Development 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 Urban Development 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.

JCCP-P27. Development within the Urban Development Area. Development within the Urban Development Area should occur at designated plan densities only when public water and public sewage disposal systems are available, except as provided in this Plan.

JCCP-P28. Review of Urban Development Area. The Urban Development Area shall be reviewed on an annual basis to determine whether adjustments to the line are necessary. The Urban Development Area may be amended if the following findings can be made:

- A. There has been substantial consumption of vacant land for development purposes, such that the amount of vacant land available for urban uses is insufficient to allow for the continued development of a full range of housing types.
- B. Service systems within, or available to, the Urban Limit are adequate to serve the proposed addition.
- C. Development in the proposed addition would not adversely impact agricultural or timber lands bordering the addition.

JCCP-P29. Buttermilk Lane Urban Expansion Area 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.

- A. 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.
- B. 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.

JCCP-P30. 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.

JCCP-P31. Zoning of Urban Expansion Areas. The County should reclassify lands within the Urban Expansion Area as AG B-5(5) or some equivalent zone.

SAFETY

JCCP-P32 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

JCCP-P33. 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.

JCCP-P34. Flood Free Access to New Subdivisions. All new development shall have flood free access routes.

COMMUNITY INFRASTRUCTURE AND SERVICES

JCCP-P35. 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.

JCCP-P36. 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 JC-P41, Discretion for Extension of Public Water Systems. 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.

JCCP-P38. Water Requirements for New Subdivisions. No new subdivision or minor subdivision, shall be approved on lands designated as Timberlands, Agriculture Exclusive, and Residential Agriculture unless it can be shown that each new parcel created for residential use will have sufficient water available for domestic purposes.

JCCP-P39. 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 Estates until a public water system is available to such lands. .

JCCP-P40. Development of Land Designated Residential 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.

JCCP-P41. Discretion for Extension of Public Water Systems. The City of Arcata and the Jacoby Creek County Water District shall retain discretion to extend or not extend public water service to the rural portion of the Planning Area. The City or the Board may, in its discretion, approve extension of such service subject to any requirements that may be duly adopted by the providing jurisdiction, and to the following guidelines:

- A. To areas designated as Timberlands:
 - 1. No extension of public water systems shall be permitted.
- B. To areas designated as Agriculture, Exclusive and Residential Agriculture:
 - 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 Residential Agriculture uses identified in Section 4.8 of the General Plan.
 - 4. The area provided shall be a part of, or annexed to, the providing jurisdiction.
- C. To areas designated as Residential Suburban:
 - 1. Public water systems may be provided to meet existing and planned residential requirements.

JCCP-P42. 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.

JCCP-P43. Urban Water Systems. All proposed development within the Urban Development Area shall be required to connect to public water systems provided by either the City or the District as such systems become available.

JCCP-P44. 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.

JCCP-P45. 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 -P26, Residential Densities of this Plan.

JCCP-P46. Development of Timberlands. Development proposed for lands designated as Timberlands, Agriculture Exclusive, and Residential Agriculture may utilize individual waste disposal systems if proven to meet existing disposal standards.

JCCP-P47. 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.

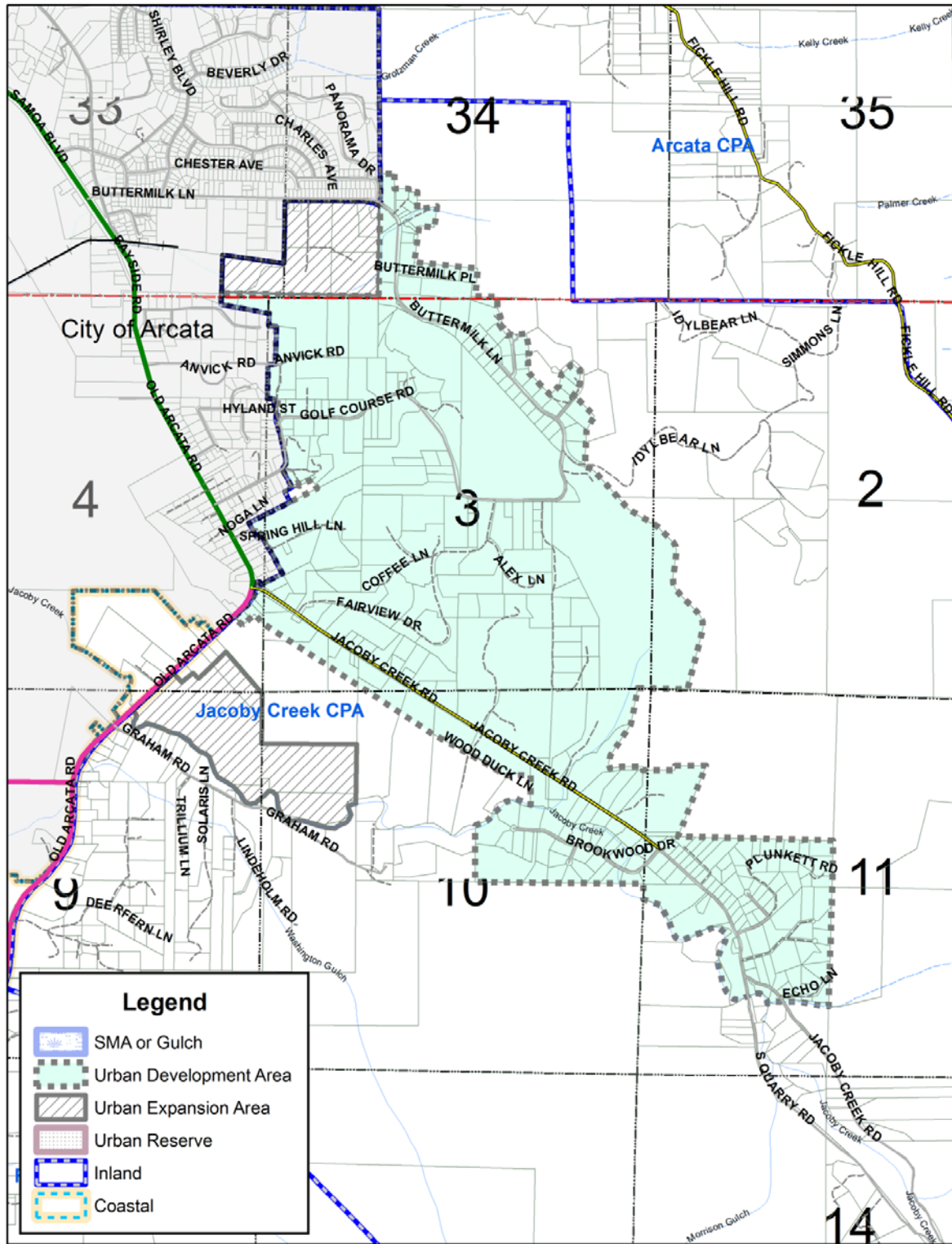
JCCP-P48. Wastewater Service Extensions. The City of Arcata and the Jacoby Creek County Water District shall retain discretion to extend or not extend publicly maintained waste disposal systems to the rural portions of the Planning Area. The City or the District may, in its discretion, approve extension of such service subject to any requirements that may be duly adopted by the providing jurisdiction, and to the following guidelines:

- A. To areas designated as Timberlands:
 - 1. No extension of publicly maintained waste disposal systems shall be permitted.
- B. To areas designated as Agriculture Exclusive and Residential Agriculture:
 - 1. The extension must be an emergency response to the failure of an existing on-site waste disposal system that cannot be repaired to conform to existing County standards; or
 - 2. If a sanitary sewer line is constructed, all existing or proposed residential development on property located within 300 feet of such sewer line shall be connected to the sewer line.
 - 3. No extension shall be permitted to serve uses that are clearly inconsistent with the Residential Agriculture uses identified in Section 4.8 of the General Plan
 - 4. The area shall be part of, or annexed to, the providing jurisdiction.
- C. To areas designated as Residential Suburban:
 - 1. Publicly maintained waste disposal systems may be provided to meet existing and planned residential requirements;
 - 2. The area shall be part of, or annexed to, the providing jurisdiction;
 - 3. The capacity of the system shall be limited to a size adequate to meet planned residential requirements;
 - 4. No extension shall be permitted to serve uses that are clearly inconsistent with Land Use Policies.
- D. On-site Waste Water Management Zones may be established in rural areas designated as Agriculture, Exclusive; Rural Lands; and Residential Rural. All existing and proposed residential development shall comply with the provisions of such zones.

JCCP-P49. Parks and Recreation Facilities. The County shall encourage the development and maintenance of recreational uses in the Planning Area

JCCP-P50. City Acquisition of Park Site. The City should acquire the park site designated on the Land Use Plan.

JCCP-Figure 1 Urban Development and Urban Expansion Area from the Land Use Map



ORICK COMMUNITY PLAN

LAND USE

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. In order to increase the availability and quality of housing for the residents of Orick, 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 Residential Low Density 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. In order to promote increased visitor usage of Redwood National park, and to identify Orick as a major provider of services to park visitors 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.

OCP-P10. 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.

OCP-P11. 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.

CIRCULATION

OCP-P12. Sidewalks. The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals.

OCP-13. 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.

OCP-P14. 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.

OCP-P15. 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.

OCP-P16. 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.

COMMUNITY INFRASTRUCTURE AND SERVICES

OCP-P17. Community Water. In order to maintain a quality water supply system to meet the needs of the community all new development within the Urban Development or Urban Expansion areas shall be required to utilize the community water system.

OCP-P18. 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:

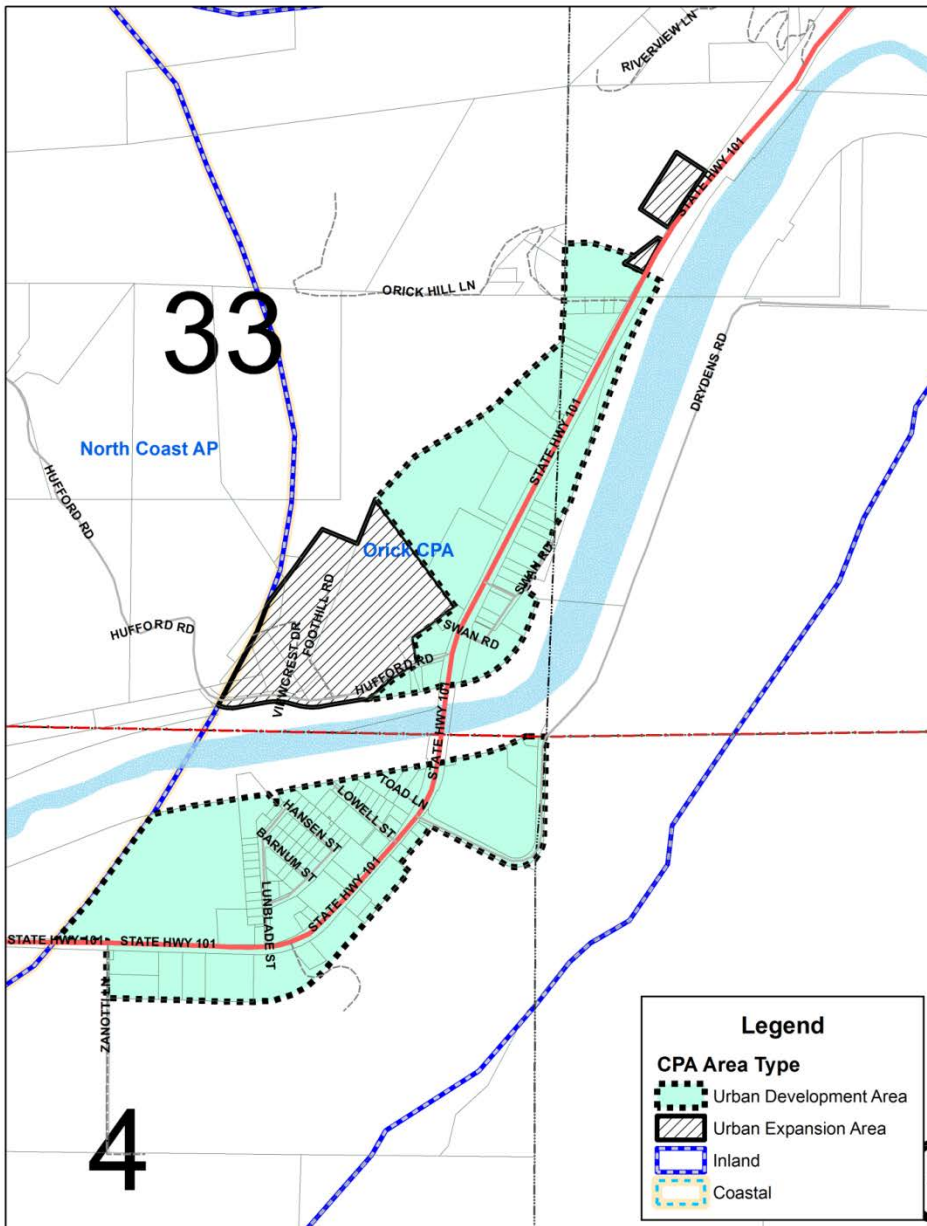
- to areas designated as Timberlands, no extension of community water systems shall be permitted;
- to areas designated as Agriculture Exclusive and Residential Agriculture: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited 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.

OCP-P19. 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.

OCP-P20 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-P21. 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.

OCP Figure 1 - Urban Development and Expansion Areas from Figure 3



WILLOW CREEK COMMUNITY PLAN

LAND USE

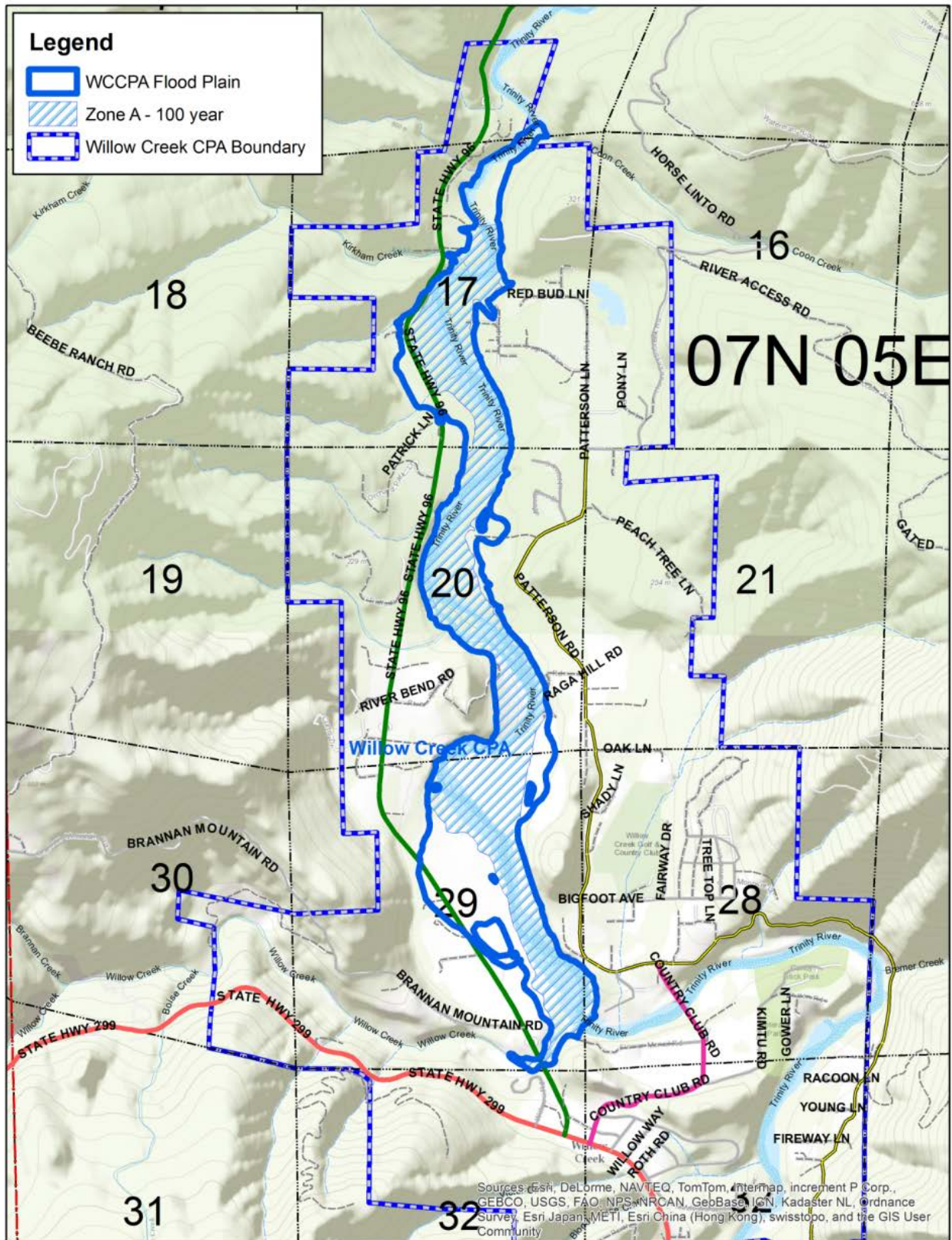
WCCP-P1 Commercial Recreation. In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations.

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).

SAFETY

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 1 of the Community Plan

WCCP Figure 1 - 500 Year Flood Plain from Figure 3



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