

**GARBERVILLE REDWAY
ALDERPOINT BENBOW
COMMUNITY PLAN**

Adopted by the
Board of Supervisors
June 30, 1987
Resolution No. 87-82*

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***See next page for complete revision history.**

Revision History

GARBERVILLE REDWAY ALDERPOINT BENBOW COMMUNITY PLAN

Board of Supervisors'	Action
June 30, 1987 Resolution No. 87-82 Ordinances 1802, 1803 & 1804	Community Plan Adopted
January 9, 1996 Resolution No. 96-6 Ordinance No. 2105 Ordinance No. 2108	Adopted Map Change (Bonham GPA-03-93) Designation Change (Horvath GPA-01-94)
February 13, 1996 Ordinance No. 2112	Adopted Q-Zone in Lower Redway Amendment
April 7, 1998 Resolution No. 98-114d	1998 Housing Element Adopted
December 16, 2003 Resolution No. 03-129	2003 Housing Element Adopted
November 30, 2004 Resolution No. 04-99	2003 Housing Element Revisions Adopted

ACKNOWLEDGEMENTS

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CHAPTER 1

INTRODUCTION

1100 OVERVIEW

The Garberville/Redway/Benbow/Alderpoint (“GRBA”) Community Plan, as is the Humboldt County Framework Plan, is a long-range statement of public policy for the use of public and private lands. Together the Framework Plan and the Community Plan comprise the Humboldt County General Plan. The Framework Plan covers countywide issues while the GRBA Community Plan deals with land use within the Garberville/Redway/Benbow/Alderpoint Planning Area. (See **Figure 1** for boundaries of the Planning Area.)

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

1. The Humboldt County Framework Plan - This plan contains policies and information applicable to all unincorporated areas of Humboldt County.
2. The Garberville/Redway/Benbow/Alderpoint Community Plan - This plan contains specific policies and information applicable to the GRBA Planning Area.

Background information for the Community Plan is found in these documents:

1. Policy Background Studies to the Humboldt County Framework Plan - These studies contain background information pertinent to the Humboldt County Framework Plan.
2. The environmental document on the GRBA Community Plan - This study will contain technical background information gathered during the Plan’s preparation as well as an analysis of impacts associated with the Plan. Summary results of the community questionnaire will be included. The document will be available prior to and during the public hearings before the Planning Commission and Board of Supervisors.

It is critical to note that the GRBA Community Plan, while recognizing many of the various policy issues identified by the Humboldt County Framework Plan, cannot be used in isolation without consideration of the entire General Plan. The Framework Plan and the Community Plan together constitute the General Plan for the Garberville/Redway/Benbow/Alderpoint Planning Area.

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

1. Protection of resource production lands (agriculture, timber and minerals).
2. Incentive to increase rural densities within or adjacent to existing communities to compensate for development potential constrained by the protection of agricultural and timberlands.

3. Concentration of new development around existing communities.
4. Commitment of priority for public investments in existing communities.
5. Designation of a boundary between urban and rural areas of development.
6. Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
7. Provision for adequate housing.
8. Provision for economic development.
9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslide, flood, etc.).

The GRBA Community Plan revises the existing Southern Humboldt County General Plan (1968) within the original planning boundary. In the area between the original planning boundary and the revised planning boundary, (see **Figure 1**) the GRBA Community Plan proposes revisions to the current Framework General Plan (1984).

Major plan proposals in the GRBA Community Plan include:

1. The provision of adequate housing sites for the area's future growth.
2. Provision for industrial and commercial developments to provide for the area's economic development.
3. Planned urban expansion areas in the area between Redway and Garberville.
4. Planned densities in hillside terrain tied to land capabilities.
5. A Public Facilities (PF) designation at the north end of Garberville to accommodate the proposed Community Center and other public and quasi-public uses.
6. Open space protection for Connick Creek, Bear Creek, and the Benbow golf course.
7. Planned densities in Benbow and the rural areas of the planning area to be compatible with the continued use of on-site wastewater disposal systems.

1340 THE PARTICIPANTS

1341 Board of Supervisors

The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the

provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.

1342 Planning Commission

The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission is required by law to hold at least one public hearing to take testimony on plan proposals. In order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees (see Section 1550 of Volume I). The Commission held over thirty public workshops on plan issues addressed in a series of Policy Background Studies now included in the County's data base. The Policies developed during the workshops became the basis for the Hearing Draft General Plan Volume I-Framework.

The Planning Department provides planning services to the Board, the Commission, and the public. These services should include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. The Planning Director is appointed by the Board with the staff appointed by the Director. The staff level and supporting appropriations are determined annually by the Board during the budget process.

1343 The Public

One of the first goals approved in the beginning of this program was:

To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.

This goal was developed from the understanding that the public will be more able to support policies guiding the development of the County when an opportunity to participate in the development and review of the general plan has been provided. Through this exposure, and the contributions it makes to the process and the product, the public will hopefully gain greater understanding of the plan. Participation not only in the review of this document, but also in proposing subsequent revisions to improve what is adopted, will help insure that this document will remain a current statement of public policy.

1450 AMENDMENTS TO THE GENERAL PLAN

It must be recognized even if this document were assumed to be a perfect interpretation, analysis and forecast from the base information, that the base information itself will change over time. Changes in the base information, as well as the underlying community values and any corrective measures that may need to be taken constitute the reasons for amending the General Plan.

1451 Annual Report to Board

The Planning Commission is required by law [Government Code Section 65400(b)] to report annually to the Board of Supervisors on the status of the plan and progress in its implementation. This report should also review the changes made or recommended as a result of the review schedule shown in Figure 1-3 of the Framework Plan.

1452 Amendments

Amendments may only be initiated by the Board of Supervisors based on a recommendation by Resolution of the Planning Commission or requested by members of the public. Applications by the public shall be on the forms provided by the Planning Department. Fees shall be as established by the Board of Supervisors.

1452.1 Procedures

All amendments must follow the procedures outlined in the Government Code. An amendment to the general plan constitutes a project under the California Environmental Quality Act and, therefore, must be evaluated for its environmental effects. In addition, proposed amendments shall be referred to all interested government agencies for comment prior to adoption. As with the adoption of the plan, a legally noticed public hearing is required before both the Planning Commission and Board of Supervisors. Any changes made by the Board must have been considered previously by the Commission, or the Board must refer the amendment back to the Commission for its consideration and report (Government Code Section 65356).

1452.2 Findings Required

In reviewing proposals for general plan amendments, the Board and Commission should remember that the general plan is a policy document for the entire County and that it may only be amended “in the public interest” (Government Code Section 65356.1) as determined by the Board of Supervisors. In other words, the plan should only be amended when the County, with the support of the broad consensus, determines a change is necessary, not merely because a property owner or a group of citizens desires the amendment. Every general plan amendment, additionally, must be consistent with the rest of the general plan or appropriate changes need to be made to maintain consistency.

Amendment of this plan shall be considered upon making any of the following findings:

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or
4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

1500 PLANNING and COORDINATION

(REFER TO CHAPTER 1 OF THE FRAMEWORK PLAN FOR ALL PLAN REVISION AND COORDINATION POLICIES APPLICABLE IN THE GARBERVILLE/REDWAY/BENBOW/ALDERPOINT.)

CHAPTER 2

LAND USE AND DEVELOPMENT

2100 OVERVIEW

The Garberville/Redway/Benbow/Alderpoint (herein after called GRBA) Community Planning Area is shown in **Figure 1**. It is approximately 21 square miles in size (13,440 acres) and includes the above mentioned communities. The planning area boundary has been amended several times during the public review process. **Figure 1** shows the boundary as it was adopted in the Framework General Plan, with a revised boundary as recommended by the GRBA Community Advisory Committee.

REFER TO CHAPTER 2 OF THE FRAMEWORK PLAN FOR LAND USE AND DEVELOPMENT POLICIES APPLICABLE IN THE GARBERVILLE, REDWAY, BENBOW, AND ALDERPOINT COMMUNITY PLANNING AREA

The total population of the (revised) planning area is approximately 2,300, with about 1,070 housing units.

Garberville is the center of commercial activity for the Southern Humboldt County area. The town site is on a high terrace, sloping up a mountain to the east and dropping sharply to a river flat on the west. Topography provides for a rather well defined (and limited) town site.

Redway is the largest of the four communities, with a 1980 Census count of 1,080 persons as compared to Garberville's 626. Redway's commercial district is smaller than Garberville's, however, and it functions primarily as a residential community. It is located on a large bend of the South Fork of the Eel River, and while not as tightly confined as Garberville, has land constraints of a similar nature.

Garberville and Redway both have water and sewer service.

Benbow is a small residential and recreational community set along the East Branch of the South Fork of the Eel River. The Benbow Lake Recreation Area and Benbow Inn and golf course, and surrounding hillsides are dominant features, which influence the community's setting.

Alderpoint is a remote rural river bend townsite along the main stem of the Eel River. The townsite has a relatively low build out, with a population (currently at about 100) fluctuating with timber processing activity in the area. The sawmill in the town shut down permanently in 1984. The community is adjacent to the Eureka Southern (formerly the NWP Northwestern Pacific Railroad) and in the past has served as an activity center for the cattle and sheep.

2200 POPULATION

The GRBA Community Planning Area has a current estimated population of 2,310 based on 1980 Census of Population data. This is approximately 2% of the County's total population. The table below shows the projected population for the planning area based on a countywide ratio/share method for the next fifteen years.

TABLE 1RATIO/SHARE PROJECTION
1980 - 2000

<u>Year</u>	<u>Population</u>	<u>Change</u>
1980	2,200	--
1985	2,310	+ 110
1990	2,416	+ 106
1995	2,479	+ 63
2000	2,558	+ 79

The 1980 Base population estimate of 2,200 shown above is derived from the following sub-planning area estimates:

TABLE 2

SUB-PLANNING AREA ESTIMATES

<u>Area</u>	<u>Population</u>	<u>Housing Units</u>
Garberville	553	300
Redway	1,106	562
Benbow	190	80
Alderpoint	100	85
Airport/Sprowl Creek	140	59
Meadows	100	31
Other	12	10
TOTALS	2,201	1,127

2300 **ECONOMICS**

The planning area's economy has shifted away from a lumber-related manufacturing base to a service-oriented base. Tourist-related commercial services have long been an important part of the area's economy and are expected to continue to play an important role in the future. Recent population growth in Southern Humboldt County has strained the existing service centers of Redway and Garberville. Major economic opportunities are provided in this plan by the designation of two urban reserve areas and two industrial/service commercial areas off of Redwood Drive between Garberville and Redway. An industrial area has also been designated adjacent to the Eel River Conservation Camp.

2400 HOUSING

The planning area has approximately 1,127 units of housing. Based on the planning area's existing ratio of housing units to population, the area will need to accommodate approximately 124 additional housing units by the year 2000. The GRBA Community Plan can accommodate 5 to 12 times this level of projected growth. See Land Use Summary **Table 1**.

Proposed Land Use Designation	Planned Density Range	Total Acres	Existing Residential Units	Additional Units
Timber Production (T)	20-160 ac/d.u.	2,073		18
Agriculture Grazing (AG)	20-160 ac/d.u.	214		
Agricultural Lands (AL-40)	20-40 ac/d.u.	2,155	14	54
Agricultural Lands (AL-20)	20 ac/d.u.	2,040	2	98
Agricultural Rural (AR)	5-20 ac/d.u.	2,429	68	212-283
Agricultural Suburban (AS)	1-5 ac/d.u.	308	51	57
Residential, Low Density (RL)	1-7 ac/d.u.	681	786	256-307
Residential, Medium Density (RM)	8-30 ac/d.u.	29	93	32
Commercial, General (CG)		96	69	
Commercial Services (CS)		54	5	
Commercial Recreation (CR)		98	10	
Industrial, General (IG)		168		
Industrial, Resource Related (IR)		65		
Public Lands (P)		540		
Public Facilities (PF)		320		
Rural Community Center (RCC)		620	85	55
Urban Reserve (UR)	1-7 ac/d.u.	103		103-721
TOTALS		11,960	1,183	885-1,625

A portion of the Urban Expansion Area immediately east of Redway should, at the time it is appropriate to rezone to urban density, be designated for multi-family housing in order to provide for low-moderate income and senior housing opportunities, based on County Housing element goals. The overall density is to be consistent with the RL plan designation unless the designation is amended.

2500 RURAL LAND USE

The rural land areas of the planning area are primarily a mix of timber, cattle grazing, and rural homesites. This Plan significantly expands opportunities for rural homesites.

Community Policies

1. **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 Chapter 3 of the Framework General Plan. For purposes of applying the policies, the streamside management area shall be mapped green gulch area.

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.

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.

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.

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.

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.

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.

8. Developments along the Highway 101 corridor are to be visually buffered.

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.
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.
11. No emergency response facility shall be located at a site within the 100-year flood plan.

2600 URBAN LAND USE

The townsites of Garberville, Redway, and Benbow are at near full build- out, and the majority of new near-term residential opportunities will be provided by suburban and rural homesites. One urban expansion area has been designated immediately east of Redway, and offers some opportunity for the expansion of the townsite. The urban reserve areas between Redway and Garberville are expected to have somewhat longer development horizons. These areas have not been labeled as urban expansion areas because of uncertainty about which service district these areas would be associated with, or whether they should be separate service district areas.

Community Policies

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.

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)

2700 LAND USE DESIGNATIONS**2715 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS**

Density ranges described in land use designations may be exceeded to encourage affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of extraordinary public benefits within subdivisions. (Added by Resolution No. 98-114d, adopted 4/7/98)

2720 RESOURCE PRODUCTION**2721 Timber Production (T)**

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.
2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:
 - A. Watershed management.
 - B. Management for fish and wildlife habitat.
 - C. A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
 - D. The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2 in Volume 1.
 - E. Grazing and other agricultural uses.
 - F. No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential uses is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.
 - G. Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.

- H. Recreational uses under the control of the owner, which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I. All prudent reforestation activities including site preparation.
3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.
- A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:
 - 1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
 - 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 - 3. Uses and parcel sizes in the adjoining area are compatible; and
 - 4. It is consistent with a comprehensive view of all relevant plan policies.
 - B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:
 - 1. The timber site designation is Site II or above; and
 - 2. Each parcel has frontage on an existing publicly maintained road; and
 - 3. All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:
- A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and
 - B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
 - D. Access to the remainder is consistent with the uses of the remaining property.
 - E. A joint timber management plan will be prepared on the division.

5. Lot line adjustments of TPZ may be approved without regard to the standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.
6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures.

2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:
 - A. Land which disqualifies for rating as Class I or II in the Soil Conservation Service land use capability classifications.
 - B. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
 - C. Land that has a livestock carrying capacity of one animal unit per acre.
 - D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.
 - E. Land capable of producing an unprocessed plant production adequate for economically viable operations.
 - F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.
2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

- A. Hog production.
- B. Animal feed yards and sales yards.
- C. Agricultural and timber products processing plants.

- D. Animal hospitals.
 - E. Rental or sale of agricultural equipment and storage thereto.
 - F. Watershed management.
 - G. Management for fish and wildlife habitat.
 - H. Recreational uses under the control of the owner, which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
 - J. Farm labor housing and temporary labor camps.
 - K. Cottage industries.
3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit shall be required where a density of more than one dwelling unit per parcel is sought. Homesite coverage shall not exceed two acres.

2723 Agriculture Grazing (AG)

1. Character: Agriculture Grazing includes lands characterized by any of the following:
 - A. Lands, which are not prime agricultural lands but are in agricultural uses, shall be planned for continued agricultural use. This should include lands rated “fair” to “very good” or “medium” to “very high” by soil-vegetation maps for grazing use.
 - B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use. These lands can contribute to the maintenance of the long-term viability and integrity of the County’s grazing lands.
 - C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture.
2. Primary and Compatible Uses: (See 2722.2)
3. Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 20 acres. The following findings must be made in determining appropriate density ranges.

- A. Zoning based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the following findings that:
 1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and
 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 3. Uses and parcel sizes in the adjoining area are compatible; and
 4. It is consistent with a comprehensive view of all relevant plan policies; and
 5. Each parcel has frontage on an existing publicly maintained road; and
 6. All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:
 - A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and
 - B. An agricultural economic feasibility plan is approved on the significant production improvements; and
 - C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - D. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and
 - E. Access to the remainder is consistent with the uses of the remaining property.
5. Lot line adjustments of AG lands may be approved without regard to the standards of 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of the Plan and shall not result in a net reduction of the area of land available for agricultural management.
6. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit shall be required where a density of more than one dwelling unit per 40 acre or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures.

2724 Agricultural Lands (AL)

1. Character: Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.
2. Primary and Compatible Uses: Resource production allowing intensive management opportunities, recreational uses, single family residences and cottage industries.
3. Density Range: One dwelling unit per 160 to one dwelling unit per 20 acres.
4. The total density shall not exceed one 1) dwelling unit per twenty acres. A use permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures.

2725 Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.
2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.
3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.
4. See Slope Formula Policy in geological Section of Chapter 3.

2730 RESIDENTIAL**2731 Agricultural Suburban (AS)**

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.
2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.
3. Density Range: One dwelling unit per 1 to 5 acres.

2732 Residential, Low Density (RL)

1. Character: The Low 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 such development.
2. Primary and Compatible Uses: Residential, educational and religious activities, bed and breakfast establishments, and noncommercial recreational facilities.

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

2733 Residential, Multiple Family (RM)

1. Character: The multiple family 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.
2. Primary and Compatible Uses: Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, transitional housing, social halls, fraternal and social organizations, non-commercial recreational facilities. (Revised by Resolution 04-99, adopted 11/30/04)
3. Density Range: 7-30 du/acre.

2740 COMMERCIAL

2741 Commercial General (CG)

1. Character: Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.
2. Primary and Compatible Uses include:

Neighborhood Commercial	Warehousing, Storage and Distribution
Retail Sales	Cottage Industry
Retail Service	Residential Use Subordinate to the Permitted Use including
Office and Professional Service	emergency shelters, transitional housing, and apartments
Private Institution	provided they occur on the upper floors of multistory
Visitor Serving Facility	structures where below are establishments engaged in
Bed & Breakfast Establishment	other uses designated "Primary and Compatible" in the
Transient Habitation	CS Plan designation. (Added by Resolution 03-129, adopted
Heavy Commercial	12/16/03) (Revised by Resolution 04-99, adopted 11/30/04)
3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plan.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs in addition to the retail sales and services.
2. Primary and Compatible Uses include:

Heavy Commercial Warehousing, Storage & Distribution Automotive Sales, Service & Repair Office and Professional Services Cottage Industry Research/Light Manufacturing Commercial Recreation Visitor Serving Facilities Transient Habitation Bed and Breakfast Establishment	Retail Sales Retail Service Neighborhood Commercial Residential Uses Subordinate to the Permitted Use including emergency shelters, transitional housing, 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. (Added by Resolution 03-129, adopted 12/16/03) (Revised by Resolution 04-99, adopted 11/30/04)
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3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plans.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

2743 Commercial Recreation (CR)

1. Character: Commercial recreation facilities and accommodations and recreational/tourist oriented sales and services geared to local and visitor needs.
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	Residential Use Subordinate to the Permitted Use including emergency shelter, transitional housing, 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 CR Plan designation. (Added by Resolution 03-129, adopted 12/16/03) (Revised by Resolution 04-99, adopted 11/30/04) Research/Light Manufacturing, serving as visitor destination points such as cheese factories, wineries and burl works.
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3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plans.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

2750 INDUSTRIAL**2751 Industrial, General (IG)**

1. Character: In urban areas, convenient access to transportation systems and full range of urban services are required.
2. Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2752 Industrial, Resource Related (IR)

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.
2. Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.
3. Minimum Parcels Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans.

2760 PUBLIC OWNERSHIP**2761 Public Facilities (PF)**

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by public or quasi-public entities which have the purpose of serving the public health, safety, convenience, or welfare.
2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, and other public facilities.
3. Minimum Parcel Size Range: See Section 4820.b in Volume I.
4. See Garberville Public Facilities Area policy in Section 2600 on this document.

2762 Public Lands (P)

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.
2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.

3. Minimum Parcel Size: See Section 2543.13 in Volume I.

2770 DEVELOPED AREAS

2771 Rural Community Centers (RCC)

1. Character: The Rural Community Center classification is intended to be applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but which may not have developed identifiable commercial or residential districts. The classification may also be appropriate around a central commercial or industrial area. As development occurs a review of service needs shall be made for the development or expansion of public service facilities such as schools, cemeteries, sewer systems, recreation facilities and solid waste disposal.
2. Primary and Compatible Uses: Residential development, community commercial, tourist commercial, cottage industries, industrial, public facilities, public assemblies.
3. Density Range: One dwelling unit per 2.5 acres with no services; one dwelling unit per acre with community water or sewer. Urban development standards should apply when one dwelling unit per acre with community water or sewer. Urban development standards should apply when one dwelling unit per acre with community water or sewer. Urban development standards should apply when public water or sewer services are extended.

The following communities are designated as Rural Community Centers:

Whitethorn	Honeydew	Briceland	Fruitland	Bridgeville
Petrolia	Blocksburg	Dinsmore	Fort Seward	Alderpoint

2772 Urban Development Area (UDA)

1. Character: The Urban Development Area designation is utilized to classify land provided with urban level services in community planning areas. Land within the urban development area is typically developed to a density of one or more dwelling units per acre, where public water or sewer services are provided.
2. Primary and Compatible Uses: To be determined in community plans.
3. Minimum Parcel Size Range: To be identified in community plans.

2773 Urban Expansion Area (UEA)

1. Character: The Urban Expansion Area designation is utilized to classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future. Development is consistent with rural standards until services are available.
2. Primary and Compatible Uses: To be determined in community plans.
3. Minimum Parcel Size Range: To be identified in community plans.

CHAPTER 3

HAZARDS AND RESOURCES

3200 HAZARDS

REFER TO CHAPTER 3 OF THE FRAMEWORK PLAN FOR HAZARDS AND RESOURCE POLICIES APPLICABLE IN THE GARBERVILLE/REDWAY/BENBOW/ALDERPOINT COMMUNITY PLAN.

3210 **Geologic**

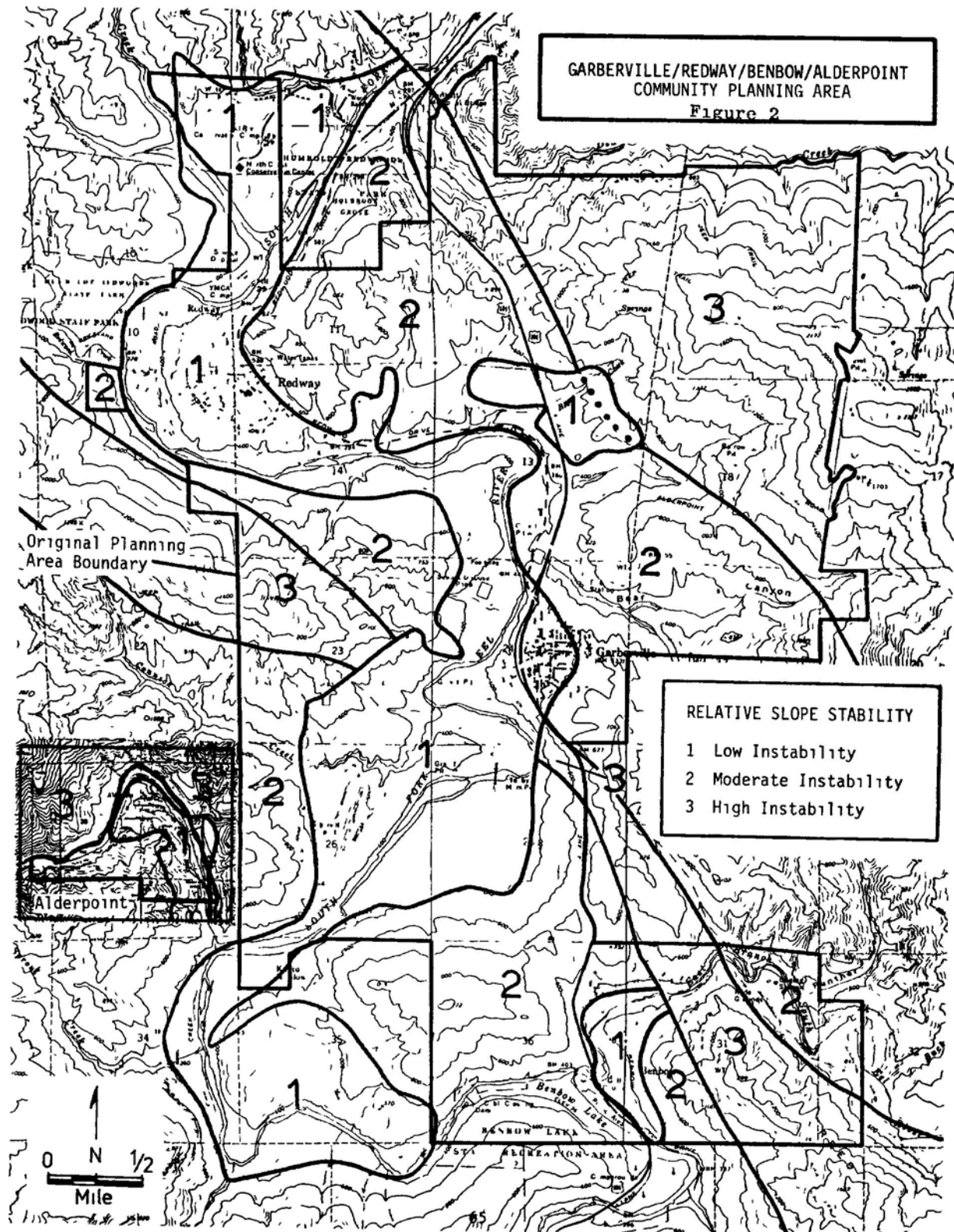
The Planning Area is located approximately 20 miles east of the San Andreas Fault Zone and 30 miles northwest of the most current mapping of the Maacama Fault Zone. These are two major fault systems capable of generating significant earthquakes in the region. The region is within UBC Seismic Zone 4. The failure of a small dam and landslides were among the reported damages for the Garberville area as a result of the 1906 earthquake.

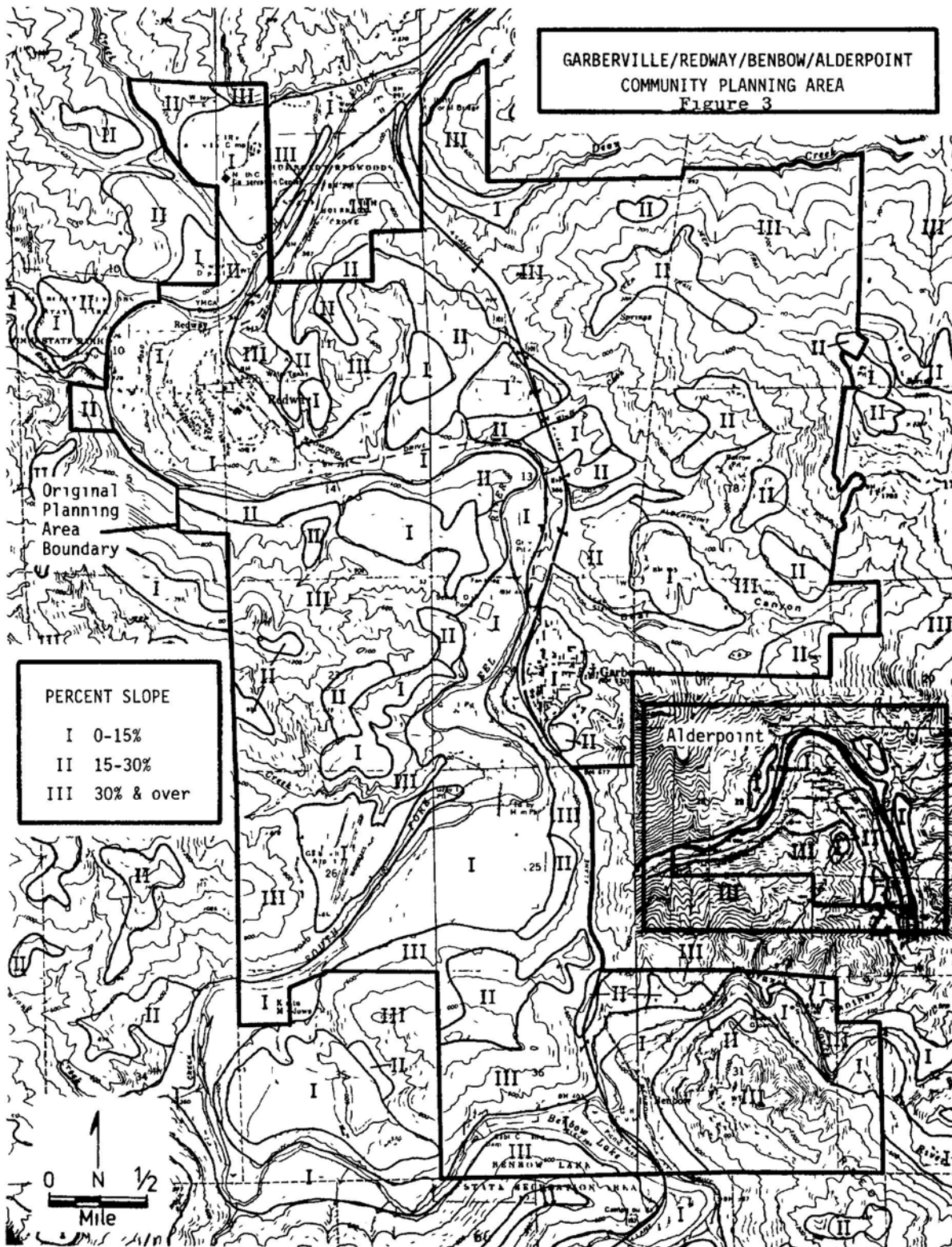
The Planning Area is in the Coast Range geologic province, an area dominated by northwest-trending mountain ranges, which have been cut by the major river valleys. The major bedrock types in this province, and in the Planning Area, are the Franciscan and Yager formations. These two bedrock types, together with an undifferentiated Tertiary Marine formation (somewhat like Yager, but younger and apparently representing a different depositional period), comprise the bulk of the hillside terrain in the Planning Area. Riverine terrace deposits (quaternary alluvium) form the bulk of the flat land areas, and provide the townsites for each of the towns within the Planning Area (Garberville, Redway, Benbow and Alderpoint).

Based on the relative slope stability of these rock types, they have been assigned the following Slope Stability Ratings on the General Plan Geologic Map:

Formation	Relative Slope Stability Rating	
Franciscan,	Undifferentiated Central Belt	3 (High Instability)
Franciscan,	Melange	3 (High Instability)
Tertiary Marine,	Undifferentiated	2 (Moderate Instability)
Yager		2 (Moderate Instability)
Quaternary Alluvial Terrace		1 (Low Instability)

The Relative Slope Stability Rating for the Planning Area is shown on **Figure 2**. Percent slope is shown on **Figure 3**.





Community Policy

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.
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:

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.

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.

3220 Flood Hazard

The flood hazard potential of the Eel River system, including the South Fork, has been well documented. The 1964 flood caused extensive damage to homes in Lower Redway, Sprowl Creek, and Benbow, and washed out the Briceland-Thorne Road bridge.

The Army Corps of Engineers prepared detailed flood elevation information upstream as far as Sprowl Creek. The Federal Emergency Management Agency has mapped the entire flood plain, utilizing the detailed flood elevation information prepared by the Army Corps where available.

Note: Next Section is 3291.
 For Sections 3221 through 3290 see Framework Plan.

3291 Policy

1. See Framework Plan
2. See Framework Plan
3. No emergency response facility shall be located at a site within the 100-year flood plan.
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.

5. 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 IDn Framework Plan standard for hospitals is not exceeded.
6.
 - 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.
 - 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.

3400 SENSITIVE AND CRITICAL HABITATS

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.
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.

3500 CULTURAL RESOURCES

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.
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.

CHAPTER 4

PUBLIC SERVICES AND FACILITIES

4200 CIRCULATION

REFER TO CHAPTER 4 OF THE FRAMEWORK PLAN FOR PUBLIC SERVICES AND FACILITIES POLICIES APPLICABLE IN THE GARBERVILLE, REDWAY, BENBOW, AND ALDERPOINT PLANNING AREA.

Community Policies - Redway

1. The proposed realignment of the Briceland-Thorne Road bridge approach is hereby deleted from the Circulation Element.
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.
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.
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.
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.
6. Adopt a parking plan for Garberville
7. Establish a Parking Authority for the downtown commercial district of Garberville.

CHAPTER 5

IMPLEMENTATION PROGRAMS

5000 IMPLEMENTATION

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

APPENDIX A

QUESTIONNAIRE RESULTS SUMMARY

Introduction

The Garberville/Redway/Benbow/Alderpoint Community Advisory Committee edited a planning questionnaire, which was mailed to planning area residents in January, 1985. The questionnaire provided one means of public input for the preparation of the Community Plan.

Approximately 1,240 questionnaires were mailed, of which 1,200 were delivered to area residents, with the remainder returned or discarded by the Post Office due to insufficient addressing. Of those delivered, 242 (or 20%) were returned. This return rate is generally comparable to the returns in other community planning areas, and is indicative of a fairly high interest in the community planning process.

The questionnaires were mailed to all households with a voter registered in either the Garberville Sanitary or Redway Community Services Districts. Outside these service district boundaries but within the planning boundary, mailing was done to property owners according to the Assessor Parcel rolls. It was primarily in this last group that some of questionnaires were not delivered because of illegible labels.

The questionnaires were tabulated by the five geographic areas indicated below:

- Garberville
- Redway
- Benbow
- Alderpoint
- Rural/Other

Respondents did not answer all questions. All questionnaires were tabulated, even if only partially completed. Many questions provided opportunities for multiple responses. All responses were tabulated and many questionnaires included multiple responses to a number of questions.

Summary

Land Use: 210 respondents (77%) indicated the main use of their property was residential; 28 respondents (10%) indicated commercial; 21 respondents (8%) indicated agriculture; and, 9 (3%) indicated timber. There were numerous (about 30%) multiple responses, mostly from people owning more than one property.

Dwelling Type: 83% (195) of the respondents reside in single-family dwellings; respondents residing in apartments or duplexes comprised only 3%.

Household Size: The average household size of those responding is 2.15, substantially less than the 2.49 average indicated for the south County area in the 1980 Census.

Owner Occupancy: 88% (206) of those responding were homeowners.

House Builder: 15% (34) of the respondents were owner-builders.

Parcel Size: 63% (152) of the respondents indicated their property was 1 acre or less; 9% (22) indicated their property was 20 acres or larger.

Neighborhood Character: 33% (25) of the respondents in the Garberville sub-area classified their neighborhood as urban, single family, while 47% (50) did so in the Redway sub-area. However, only 6% (2) respondents applied that label in Benbow, where the vast majority of respondents classified their neighborhood as suburban or rural residential.

Land Use Potential: Only 1 respondent classified the future potential of his/her land as industrial. The responses to this question basically reflected existing character.

Neighborhood Change: A majority of respondents (60% indicated their neighborhood was changing, with 44% favoring change and 48% not wanting change.

Types of Neighborhood Change: The types of change experienced in the various neighborhoods were ranked as follows:

1. More traffic
2. More noise
3. Subdivision/more homes
4. Loss of aesthetics
5. Loss of environmental values
6. More commercial development
7. Improvements to housing
8. Lack of home maintenance

Desired Change: The four most desired changes in each of the sub-areas are:

Garberville

1. Protection of aesthetics
2. Improved or new roads
3. Protection of environmental values
4. Bike and foot paths

Redway

1. Improved or new roads
2. Protection of aesthetics
3. Bike or foot paths
4. Water/Sewer improvements

Benbow

1. Protection of environmental values
2. Water/Sewer improvements
3. Protection of aesthetics
4. Subdivision/more homes

Alderpoint

1. Improved or new roads
2. Bike and foot paths

3. Protection of environmental values
4. Protection of aesthetics

Overall, the desired changes were ranked as follows:

1. Protection of aesthetics
2. Improved or new roads
3. Protection of environmental values
4. Water/Sewer improvements
5. Bike and foot paths
6. Subdivision/more homes
7. Additional manufacturing/industrial development
8. Additional commercial uses

Opposed Change: Opposition to various types of development in neighborhoods ranked as follows:

1. Industrial
2. Mobilehomes/mobilehome parks
3. Commercial
4. New Subdivisions
5. Public water/sewer expansions

Home Occupations and Cottage Industry: Both these types of uses were generally favored (76% and 61% in favor, respectively) in the planning area; however, 65% of Benbow respondents opposed cottage industry.

The types of controls people felt should get the most attention in allowing home occupations and cottage industries ranked as follows:

1. Noise controls
2. Water and air pollution controls
3. No increased traffic
4. Size and number of structures
5. Parking restrictions
6. Number of employees
7. Sign restrictions

Public Service Deficiencies: Deficiencies in public services were ranked in order of importance:

1. Roads
2. Public transportation
3. Pedestrian walkways and bike paths
4. Drainage
5. Recreational facilities
6. Sheriff
7. Fire protection
8. Garbage collection
9. Schools
10. Utilities

Land Use Planning Criteria: Criteria were ranked in order of importance as follows:

1. Water quality
2. Natural resource protection
3. Hillside development (slope stability, erosion control)
4. Rural character (retention of larger parcel sizes, etc.)
5. Public services
6. Views
7. Commercial development
8. Potential for development (subdivisions, land developments)
9. Timber use
10. Agricultural use

Sewage Systems: Respondents were almost evenly divided between those on individual sewage systems (47%) and those on public systems (53%).

Home Heights: Most respondents (70%) favor the existing 35 foot limit on single family dwellings.

Incorporation: Support for the incorporation of the various towns ran as follows:

	<u>Garberville</u>	<u>Redway</u>	<u>Benbow</u>
Yes	49%	42%	22%
No	51%	58%	78%

Facilities Needs: Response to the need for various public facilities in the area ranked as follows:

1. Centralized recreational complex and community center
2. Community recreation hall
3. Bicycle trails and foot paths
4. Relocation of jr. high and high schools to Garberville/Redway area
5. Softball diamonds
6. Soccer fields
7. Equestrian trails

APPENDIX B

Qualified Zones

Numerous qualified zones were adopted with this plan for specific parcels in the Planning Area. These "Q" zone ordinances (Nos. 1803 & 1804) are included in this document (Appendix C).

The Q zones in Lower Redway were amended by the Board of Supervisors on February 13, 1996 (Ordinance No. 2112). See Appendix C, Page C-14-a through b.

Summary of Qualified Zones: The specific applications of the Qualified Zone is consistent with the land use designations on the subject site.

APPENDIX C

Ordinance #1802, #1803, #1804 & #2112

ORDINANCE NO. 1802

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY
IN THE GARBERVILLE/REDWAY/BENBOW/ALDERPOINT PLANNING AREA
(GARBERVILLE/REDWAY/BENBOW/ALDERPOINT COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. Section 313-4 of the Humboldt County Code is hereby amended by rezoning the area generally described as covering 20 square miles of unincorporated land along the Main Fork and South Fork of the Eel River including the Communities of Garberville/Redway/Benbow/Alderpoint as shown on a map entitled GARBERVILLE/REDWAY/BENBOW/ALDERPOINT AREA ZONING MAP 1 of 2 and 2 of 2 dated September 11, 1986, said maps are on file at the County Planning Department.

SECTION 2. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 30th day of June, 1987, on the following vote, to wit:

AYES: Supervisors: Pritchard, Chesbro, Neely, Sparks

NOES: Supervisors: None

ABSENT: Supervisors: Renner

Vice-

Harry Pritchard
Chairman of the Board of Supervisors
of the County of Humboldt, State of
California.

(SEAL)

ATTEST: ROBERT E. HENDRIX

Clerk of the Board of Supervisors
of the County of Humboldt, State
of California.

By Lora Frediani
Deputy

ORDINANCE NO. 1803

AN ORDINANCE AMENDING SECTION 313-4 OF
THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY
IN THE REDWAY AREA
(GARBERVILLE/REDWAY/BENBOW/ALDERPOINT (GRBA) COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1.

PARAGRAPH 1.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties described in Attachment A from "R-1" (Residential, One Family) to R3-Q (Qualified Residential Multi-Family) Zone. The properties are also shown on the GRBA Community Plan Zoning Map No. 1 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 1.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 1.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the R-3 zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 1.3 PURPOSE OF QUALIFICATIONS. The purposes of the special restrictions and regulations herein imposed on the property described in Paragraph 1.1 are:

- a. To provide for multi-family residential housing opportunity consistent with RL General Plan density.
- b. To prohibit encroachment out onto Briceland Road.

PARAGRAPH 1.4 SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the R-3 (Residential Multi-Family) Zone regulations of Humboldt County Code Section 314-31 (a) and (b) shall not be allowed on the property described in Paragraph 1.1 except as provided for below:

(a) Principal Permitted Uses:

- (1) One-family and two-family dwellings.
- (2) Dwelling groups and multiple dwellings for not more than four (4) families.
- (3) Keeping of no more than two (2) household pets for each dwelling unit.

(b) Uses Permitted with a Use Permit:

- (1) Dwelling groups and multiple dwellings for more than four (4) families.

(c) Other Regulations

- (1) In addition to the regulations of Section 314-30(c), the following shall apply: No encroachment or vehicular access shall be allowed directly out onto Briceland-Thorne Road.

SECTION 2.

PARAGRAPH 2.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Attachment B from "R-4" (Apartment Professional) to R-4Q (Qualified Apartment Professional) Zone. The property is also shown on the GRBA Community Plan Zoning Map No. 1 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 2.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 2.1, in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 2.3 PURPOSE OF QUALIFICATION. The purposes of the special restrictions and regulations herein imposed on the property described in Paragraph 2.1 are:

1. To limit the number of additional residential units to sixteen (16).
2. To insure development is consistent with the General Plan designations on the property.

PARAGRAPH 2.4 SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the R-4 (Apartment Professional) Zone regulations of the Humboldt County Code Section 314-31(a) and (b) shall not be allowed on the property described in Paragraph 2.1 except as provided for below:

(a) Principal Permitted Uses:

- (1) One-family, two-family and multiple dwellings and dwelling groups or any combination thereof, not to exceed a total of 16 units.
- (2) Board and rooming houses not to exceed a total of 16 units.

(b) Uses Permitted with a Use Permit:

- (1) Professional business offices.
- (2) Commercial instruction.
- (3) Private institutions.
- (4) Social halls and fraternal and social organizations.
- (5) Noncommercial recreation facilities.

SECTION 3.

PARAGRAPH 3.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Attachment C from "U" (Unclassified) to "MHQ" (Qualified Heavy Industrial) Zone. The properties are also shown on the GRBA Community Plan Zoning Map Nos. 1 of 2 and 2 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 3.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 3.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the MH zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 3.3 PURPOSE OF QUALIFICATION. The purposes of the special restrictions and regulations herein imposed on the property described in Paragraph 3.1 are:

- a. To ensure that the allowed uses are consistent with the General Plan Resource Related Industrial (IR) designation, as may be appropriate within the flood plain.
- b. To prohibit asphalt batching, which might be a significant nuisance to surrounding properties.
- c. To mitigate to the extent feasible impacts to surrounding properties.

PARAGRAPH 3.4 SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the MH (Heavy Industrial) Zone regulations of the Humboldt County Code Section 314-46 (a) and (b) shall not be allowed on the properties described in Paragraph 3.1, except as provided for below:

- (a) Principal Permitted Uses (Notwithstanding Humboldt County Code Section 316-17):

- (1) Sand and gravel extraction and processing, and appurtenant facilities, excluding asphalt batching, existing and occurring at the property described in paragraph 3.1, including specifically:

Randall/Tooby Bar

- a) 1 concrete batcher
- b) 1 jaws-type crusher
- c) 1-12 yard capacity permanently fixed mechanical screen
- d) 1 front-end loader, 5 yard capacity
- e) 1-30' x 40' equipment storage, office, and lunch room accessory building

- f) 3 ten yard dump trucks and 5 seven yard cement mixer trucks
- g) maximum annual yardage of 30,000 cubic yards

County Bar

- a) 1 loader, maximum 5-yard bucket
- b) maximum of 10 dump trucks, (10 yard size)
- c) portable crushing and screening equipment
- d) maximum annual yardage of 5,000 cubic yards

Sunnybank Bar

- a) none
- (2) Intermittent standard gravel extraction, not exceeding 1,000 cubic yards annually, limited to using portable crushing and screening equipment.

(b) Uses Permitted with a Use Permit:

- (1) Sand and gravel extraction and appurtenant facilities and processing including crushing screening, and batching, but not including asphalt operations, which would be in addition to those operations in existence at the site as indicated in Section 3.4 (a), above.

(c) Other Regulations:

- (1) Hours of operation shall be limited to 7:00 a.m. to 5:30 p.m., Mondays through Friday, Saturday 8:00 a.m. to 4:00 p.m.

A. Extended hours of operation for temporary periods may be administratively approved by the Planning Director, with notice of intended decision to interested parties when he finds:

- 1) that it would be a matter of public interest and necessity to do so; and
- 2) that it would not result in additional unmitigated adverse effects to adjacent properties.

When in the opinion of the Planning Director these findings cannot be made, the request shall be set for public hearing before the Planning Commission.

- (B) Dust from any aspect of the permitted use shall be controlled in such a manner as to prevent visible accumulation on adjacent properties and improvements. Additional dust control measures shall be required when in the judgment of the Hearing Officer based on field information, these standards are not being met.
- (C) A tree planting plan to address visual concerns shall be implemented by the operator.
- (D) Operations shall be conducted in a manner so as not to generate noise exceeding 80 Ldn at any site boundary nor 60 Ldn at any dwelling. Noise mitigation measures shall be required when noise monitoring indicates these levels are being exceeded.
- (E) For Randall/Tooby Bar, on an annual basis after seasonal high waters recede, but no later than June 15 of each year, the operator shall provide the County an estimate of annual deposition of sand and gravel on the site, and the proposed yardage to be taken during the next twelve (12) months. When the proposed yardage to be taken exceeds 30,000 cubic yards, a hearing before the Planning Commission shall be required to approve the proposed operations. The proposed yardage to be taken shall not exceed the estimated annual deposition.
- (F) Gravel extraction operations on the Tooby Park side of the site shall not begin before August 1 of each year and shall not take place within 25 feet of the perennial vegetation.

SECTION 4.

PARAGRAPH 4.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Attachment D from "R1" (Residential Single-Family) to "R1B3Q" (Qualified Residential Single-Family-Special Building Site Combining) Zone. The properties are also shown on the GRBA Community Plan Zoning Map No. 1 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 4.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 4.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the R1 zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 4.3 PURPOSE OF QUALIFICATION. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 4.1 are:

- a. To establish criteria for the protection and cutting of old growth redwood.

PARAGRAPH 4. SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the Zone regulations of the Humboldt County Code Section 314-24 (a) and (b) shall be allowed on the properties described in Paragraph 4.1 consistent with the following limitations:

(a) Other Regulations: In addition to the regulations of Section 314-24 (c), the following shall also apply:

- (1) The cutting of old growth redwood shall be limited to that necessary for the site of the building.
- (2) Cutting shall not precede Health Department sewage disposal clearance.
- (3) A registered professional forester is to be consulted and his recommendations for the cut are to be followed to the satisfaction of the Planning Director, in conjunction with the recommendation of the California Department of Forestry, the Department of Fish & Game (where habitat concerns may exist), and other referral agencies as determined appropriate by the Planning Director.

SECTION 5.

PARAGRAPH 5.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties described in Attachment E (Areas 1 & 2) from "U" (Unclassified) to "CHQ" (Qualified Highway Service Commercial) and Attachment F (Area 3) from "CHD" (Highway Service Commercial Design Review) to "CHDQ" (Qualified Highway Service Commercial Design Review) Zone. The properties are also shown on the GRBA Community Plan Zoning Map No. 1 of 2 and 2 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 5.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section made applicable to the property described in Paragraph 5.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the CH zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 5.3 PURPOSE OF QUALIFICATION. The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 5.1 are:

For areas 1 & 3:

- (a) To insure development is consistent with the Commercial Recreation designation of the Community Plan; and

For areas 1, 2, & 3:

- (b) To implement the policies of the Community Plan with respect to visual buffering and restriction of off-site signs.

For area 2:

- (c) To advise of geotechnical information which will affect uses of property.

PARAGRAPH 5.4 SPECIAL RESTRICTIONS (Areas 1 and 3). For areas 1 & 3 described in paragraph 5.1, only, principal permitted uses and conditionally permitted uses otherwise allowed under the CH Zone regulations of Humboldt County Code Section 314-40 (a) and (b) are limited to those uses indicated in the Garberville/Redway/Benbow/Alderpoint Community Plan, Section 2743, Commercial Recreation, which reads in part:

2743 **Commercial Recreation (CR)**

1. Character: Commercial recreation facilities and accommodations and recreational/tourist oriented sales and services geared to local and visitor needs.
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

PARAGRAPH 5.5 SPECIAL RESTRICTIONS (Area 2). For Area 2, described in paragraph 5.1, development shall be limited in accordance with the geologic restraints identified in the preliminary geotechnical report which is on file with the County Planning Department for this area (File No AP213-700-03). This report indicates additional required geotechnical work and/or site limitations for certain development types.

PARAGRAPH 5.6 SPECIAL RESTRICTIONS (Areas 1, 2 and 3). For Areas 1, 2 and 3 as described in paragraph 5.1, the following restrictions shall apply in addition to any other regulations set forth at Humboldt County Code Section 314-40.

a. Other Regulations:

- (a) Visual buffering to maintain or enhance views from Highway 101 of a vegetated corridor is to be provided with new development to the satisfaction of the Planning Director.
- (b) Off-site signs (that is, signs not appurtenant to a permitted use) are prohibited. Signs appurtenant to a permitted use may be permitted consistent with Section 316-18(e) of the Humboldt County Code.

SECTION 6.

PARAGRAPH 6.1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Attachment G from "U" (Unclassified) to "MHQ" (Qualified Heavy Industrial) Zone. The properties are also shown on the GRBA Community Plan Zoning Map No. 1 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 6.2. ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 6.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the MH zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 6.3. PURPOSE OF QUALIFICATION. The purposes of the special restrictions and regulations herein imposed on the property described in Paragraph 6.1 are:

- a. To provide notice of and protect site for rock quarry use until such a time as the quarry rock resource has been depleted. At such time as the resource has been depleted, zoning will be changed.
- b. To mitigate to the extent feasible impacts to surrounding properties.

PARAGRAPH 6.4 SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the MH (Heavy Industrial) Zone regulations of the Humboldt County Code Section 314-46(a) and (b) shall not be allowed on the properties described in Paragraph 6.1, except as provided for below:

(a) Principal Permitted Uses:

- (1) None

(b) Uses Permitted with a Use Permit:

- (1) Rock quarrying, sizing, crushing, and quarry rock processing and appurtenant facilities.

(c) Other Regulations:

- (1) Hours of operation, building setbacks, and other operational standards shall be set by the action of the Hearing Officer in granting the use permit and, as may be required, the Surface Mining and Reclamation permit, and approval of the Reclamation Plan.

SECTION 7.

PARAGRAPH 7.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Attachment H from "U" Unclassified to "FRQ" (Qualified Forest Recreation) Zone. The properties are also shown on the GRBA Community Plan Zoning Map No. 1 of 2 on file at the Humboldt County Planning Department.

PARAGRAPH 7.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 7.1 in accordance with Humboldt County code Section 315-6, which authorizes restriction of the FR zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 7.3 PURPOSE OF QUALIFICATION. The purposes of the special restrictions and regulations herein imposed on the property described in Paragraph 7.1 are:

- a. To ensure that the allowed uses are consistent with the Community Plan policy designating the area Green Gulch.

PARAGRAPH 7.4 SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the FR/Forest Recreation) Zone regulations of the Humboldt County Code Section 314-7 (a) and (b) shall not be allowed in the properties described in Paragraph 7.1 except as provided for below:

- (a) Those uses consistent with the following policy:

1. **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 Chapter 3 of the Framework General Plan. For purposes of applying the policies, the streamside management area shall be mapped green gulch area.

SECTION 8.

PARAGRAPH 8.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties described in Attachment I from ML (Limited Industrial) and C-2D (Community Commercial, Design Review) to C-3QD (Qualified Industrial Commercial, Design Combining). The properties are also shown on the GRBA Community Plan Zoning Map No. 1 of 2 on file with the Humboldt County Planning Department.

PARAGRAPH 8.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the properties described in Paragraph 8.1 in accordance with Humboldt County Code Section 315-6, which authorizes restrictions of the C-3 zone regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 8.3 PURPOSE OF QUALIFICATION. The purposes of the special restrictions and regulations herein imposed on the properties described in Paragraph 8.1 are:

- (a) To provide discretionary review of development to address issues of parking, traffic circulation, noise and use compatibility.
- (b) To ensure compatibility of uses by restricting new uses and/or requiring reasonable mitigation of proposed development as may be necessary based on the discretionary review.

PARAGRAPH 8.4 SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the C-3 (Industrial Commercial) zone regulations of Humboldt County Code Sections 314-38 shall not be allowed on the properties described in Paragraph 8.1, except as provided for below:

(a) Principal Permitted Uses:

- (1) Consistent with the zone classification (C3), repair and replacement on existing structures.
- (2) Alterations, additions, expansions, and changes in occupancy or use which would not:
 - a) result in increased occupancy load;
 - b) result in increased parking need;
 - c) result in increased traffic;
 - d) generate noise levels above ambient levels;
 - e) pose increased risk or hazard to health, safety, and welfare.

(b) Uses Permitted with a Use Permit:

- (1) All other uses not listed in (a) above principally or conditionally permitted consistent with the zone classification (C-3).

SECTION 9. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 30th day of June, 1987, on the following vote, to wit:

AYES: Supervisors: Pritchard, Chesbro, Neely, Sparks

NOES: Supervisors: None

ABSENT: Supervisors: Renner

Vice- *Harry Pritchard*
Chairman of the Board of Supervisors
of the County of Humboldt, State of
California

(SEAL)

ATTEST:

ROBERT E. HENDRIX
Clerk of the Board of Supervisors
of the County of Humboldt, State
of California

By *Lora Frediani*
Deputy

ORDINANCE NO. 1804

AN ORDINANCE AMENDING SECTION 313-4 OF
THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY
IN THE REDWAY AREA
(GARBERVILLE/REDWAY/BENBOW/ALDERPOINT COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties described in Figure A from "TPZ" (Timberland Production Zone) and "AE" (Agriculture Exclusive) to MLQ (Limited Industrial, Qualified) zone, which reclassification shall be effective 10 (ten) years after the date of passage of this ordinance. The properties are shown on the Garberville/Redway/Benbow/Alderpoint Community Plan Zoning Map No. 1 of 2.

SECTION 2. ZONE QUALIFICATION. The special restrictions and regulations set forth herein are hereby made applicable to the property described in Section 1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the zone regulations by application of the "Q" (Qualified Combining) Zone.

SECTION 3. PURPOSE OF QUALIFICATIONS. The purposes of the special restrictions and regulations herein imposed on the property described in Section 1 are:

- a. To insure adequate environmental review and mitigation prior to industrial development.
- b. To insure fire protection agency responsibility.

SECTION 4. SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the ML (Limited Industrial) Zone regulations of Humboldt County Code Section 314-43(a) and (b) shall not be allowed on the property described in Section 1 except as provided for below:

- (a) Industrial development of the property shall not be permitted unless and until an Environmental Impact Report (EIR) is prepared, reviewed and certified pursuant to the California Environmental Quality Act (CEQA); and
- (b) The area described in Section 1, above, is annexed to a fire protection district.

(25)

SECTION 5. EFFECTIVE DATE. Pursuant to California Government Code 51120, this ordinance shall become effective February 24, 1998, such date being 10 (ten) years from the next anniversary date of the List "B" TPZ zoning.

PASSED, APPROVED AND ADOPTED this 30th day of June, 1987, on the following vote, to wit:

AYES: Supervisors: Pritchard, Chesbro, Neely, Sparks

NOES: Supervisors: None

ABSENT: Supervisors: Renner

Vice- *Fredrick*
Chairman of the Board of Supervisors
of the County of Humboldt, State of
California

(SEAL)

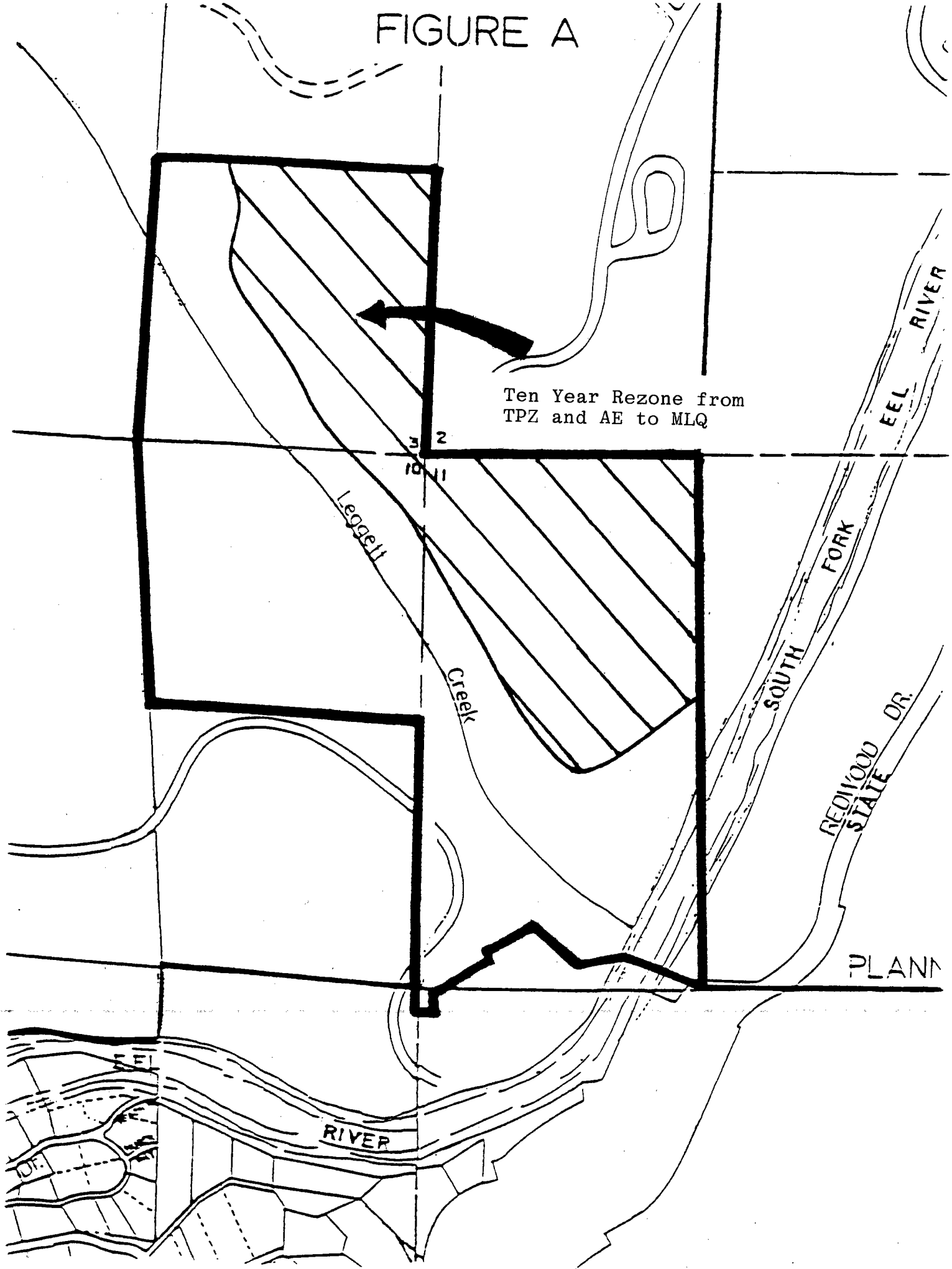
ATTEST:

ROBERT E. HENDRIX

Clerk to the Board of Supervisors
of the County of Humboldt, State
of California

by *Lora Frediani*
Deputy

FIGURE A



Ten Year Rezone from
TPZ and AE to MLQ

Leggett
Creek

South
Fork
EEL
RIVER

REDWOOD
STATE
DR.

PLANN
RIVER

ORDINANCE NO. 2112

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE
BY REVISING THE PROVISIONS OF THE QUALIFIED ZONE FOR
PROPERTY IN THE LOWER REDWAY AREA

The Board of Supervisors of the County of Humboldt ordain as follows:

Paragraph 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by revising the language of the Qualified Zoning Ordinance that applies to the property described in Exhibit A. The properties are also shown on the Garberville Redway Benbow Alderpoint Community Plan Zoning Map No. 1 of 2 on file at the Humboldt County Planning and Building Department.

Paragraph 2. ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-6 which authorizes restriction of the R-1 zone regulations by application of the "Q" (Qualified Combining) Zone.

Paragraph 3. PURPOSE OF QUALIFICATION. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 1 is:

- a. To protect redwood trees greater than twelve inches (12") in diameter at breast height (four and one half feet above the ground) while allowing for the maintenance and development of permitted uses.

Paragraph 4. SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the Zone regulations of the Humboldt County Code Section 314-24(a) and (b) shall be allowed on the properties described in Paragraph 1 consistent with the following limitations:

- a) Other Regulations. In addition to the regulations of Section 314-24(c), the following shall also apply:
 - 1) A Special Permit shall be required for the removal of any redwood greater than twelve inches (12") in diameter at breast height (dbh).
 - 2) The removal of any redwood greater than twelve inches (12") dbh shall be limited to 1) removal of trees within the physical footprint of a permitted building where there are no other feasible locations on the property which would allow for the trees to remain upon construction of the building, or 2) removal of trees upon demonstration that such a tree, due to damage or disease is in imminent danger of falling, thus creating an immediate hazard. (Driveways, and off street parking areas, on-site sewage disposal systems shall not be considered part of the physical footprint of a permitted building.)
 - 3) Such removal shall not precede Health Department sewage disposal clearance.

(I) The location, nature and cause of the emergency;

(II) The remedial, protective or preventative work required to deal with the emergency;
and

(III) The circumstances during the emergency that appear to justify the waiver of procedural requirements, including the probable consequences of failing to take immediate corrective action.

(ii) Proceedings for Waiver of Procedures. The Planning Director shall verify the existence and nature of the emergency and, insofar as time allows, the facts relied upon by the petitioner. The Planning Department shall provide public notice of the emergency work, with the extent and type of notice to be determined on the basis of the nature of the emergency.

(iii) Criteria for Waiver of Procedures The normal procedural requirements for obtaining a Special Permit may be waived, and an emergency Special Permit may be conditionally or unconditionally granted, only if the Planning Director makes all of the following findings:

(I) An emergency exists that requires action more quickly than permitted by strict adherence to procedural requirements;

(II) Public comment received on the emergency action proposed, if any, has been reviewed and considered;

(III) The emergency action would be consistent with the policies of the adopted County General Plan and the regulations of this zoning ordinance.

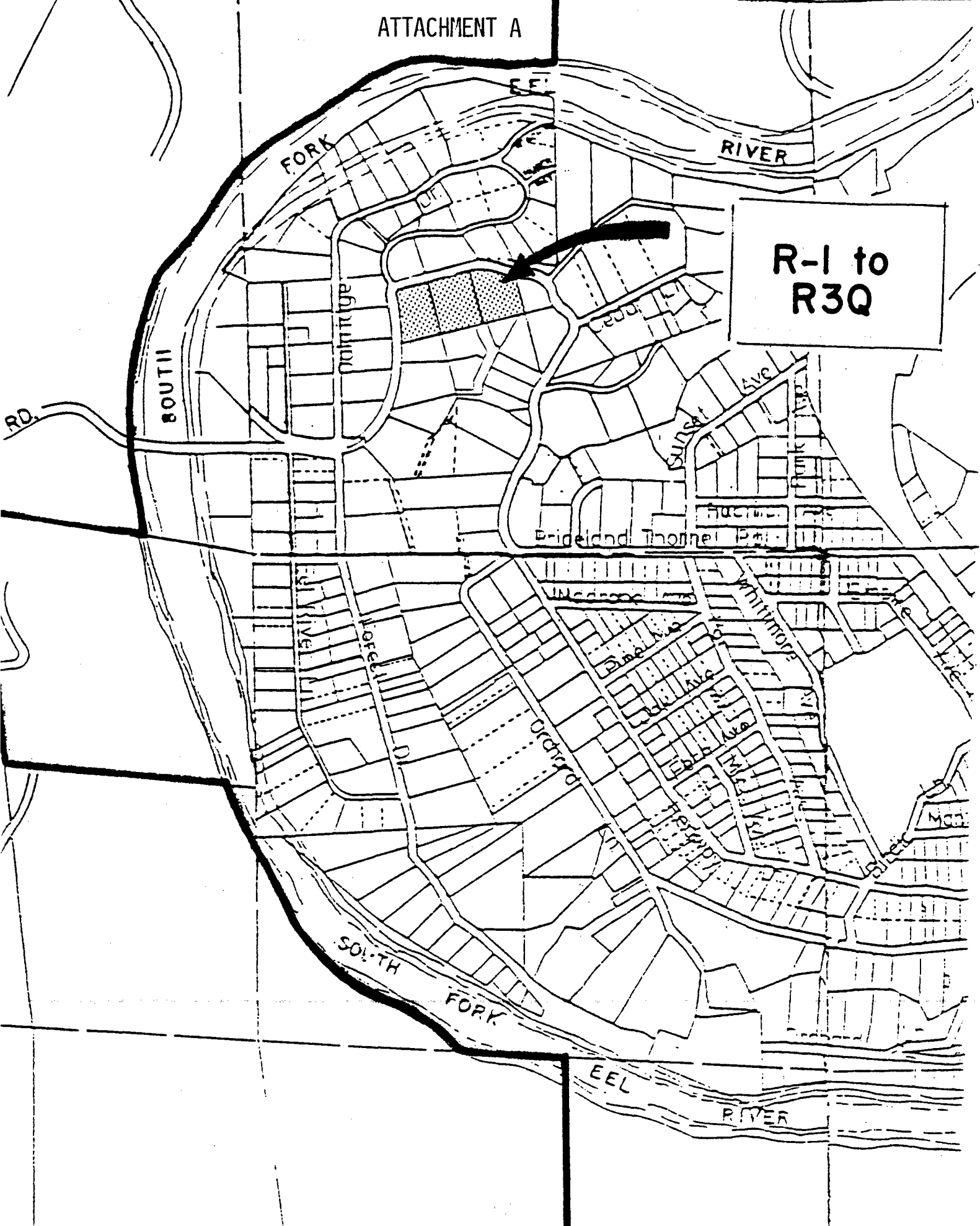
(IV) The proposed work can and will likely be completed within thirty (30) days, unless otherwise specified by the Planning Director; and

(iv) Special Permit Required. Following the issuance of an emergency Special Permit, application shall be made for the required Special Permit in accordance with the other applicable provisions of this Paragraph.

Paragraph 5. PENALTIES FOR NON-COMPLIANCE. Cutting and/or removal of redwood trees greater than 12" dbh conducted without first obtaining approval of the Planning Director as specified in Paragraph 4 are inconsistent with the County General Plan, the Lower Redway R-1-B-3-Q Zoning District and pose a threat to public health, safety and welfare, and are therefore prohibited.

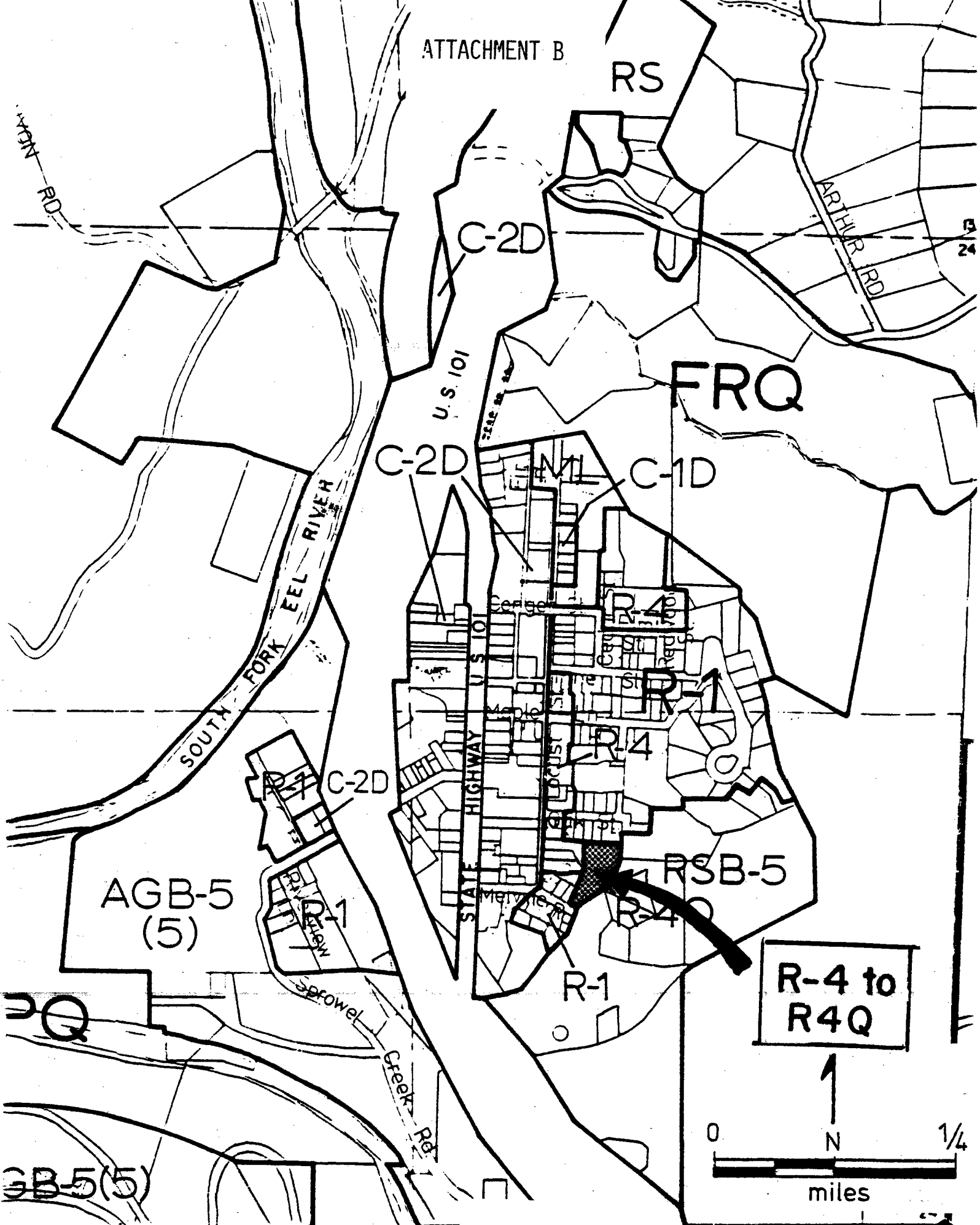
- a. Any violation of any of the provisions of the zoning restrictions listed above in Paragraph 4 shall be declared to be a public nuisance and shall be subject to injunction and abatement as such.
- b. Any nuisance as defined in Paragraph 5. a) above may be abated through the procedures provided for in Humboldt County Code Sections 351-11 through 351-44. The procedure for said abatement provided herein shall not be exclusive, but shall be cumulative and in addition to any other abatement procedure, or any other remedies provided by the laws of California or the Code of the County of Humboldt.

ATTACHMENT A

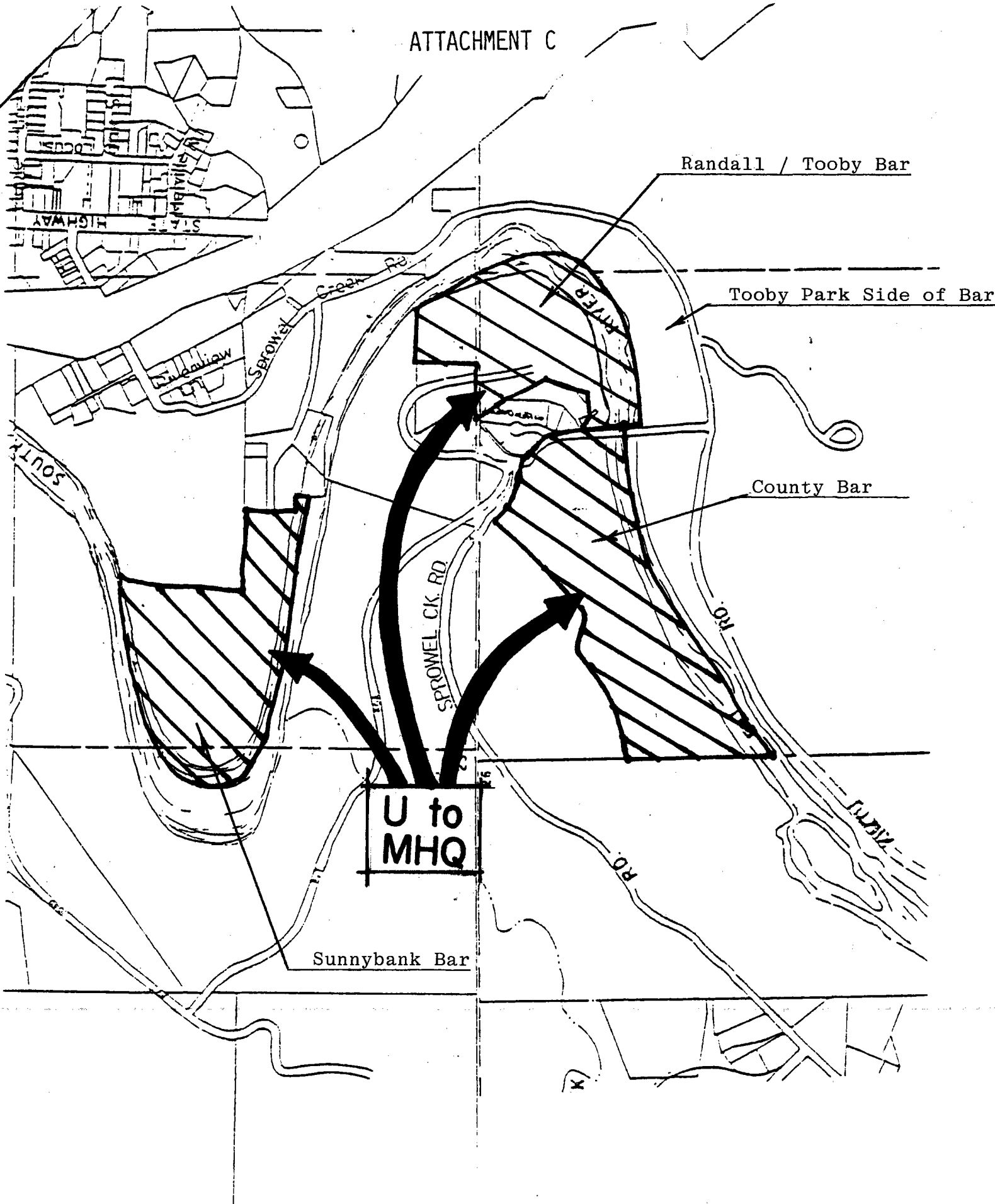


R-1 to
R3Q

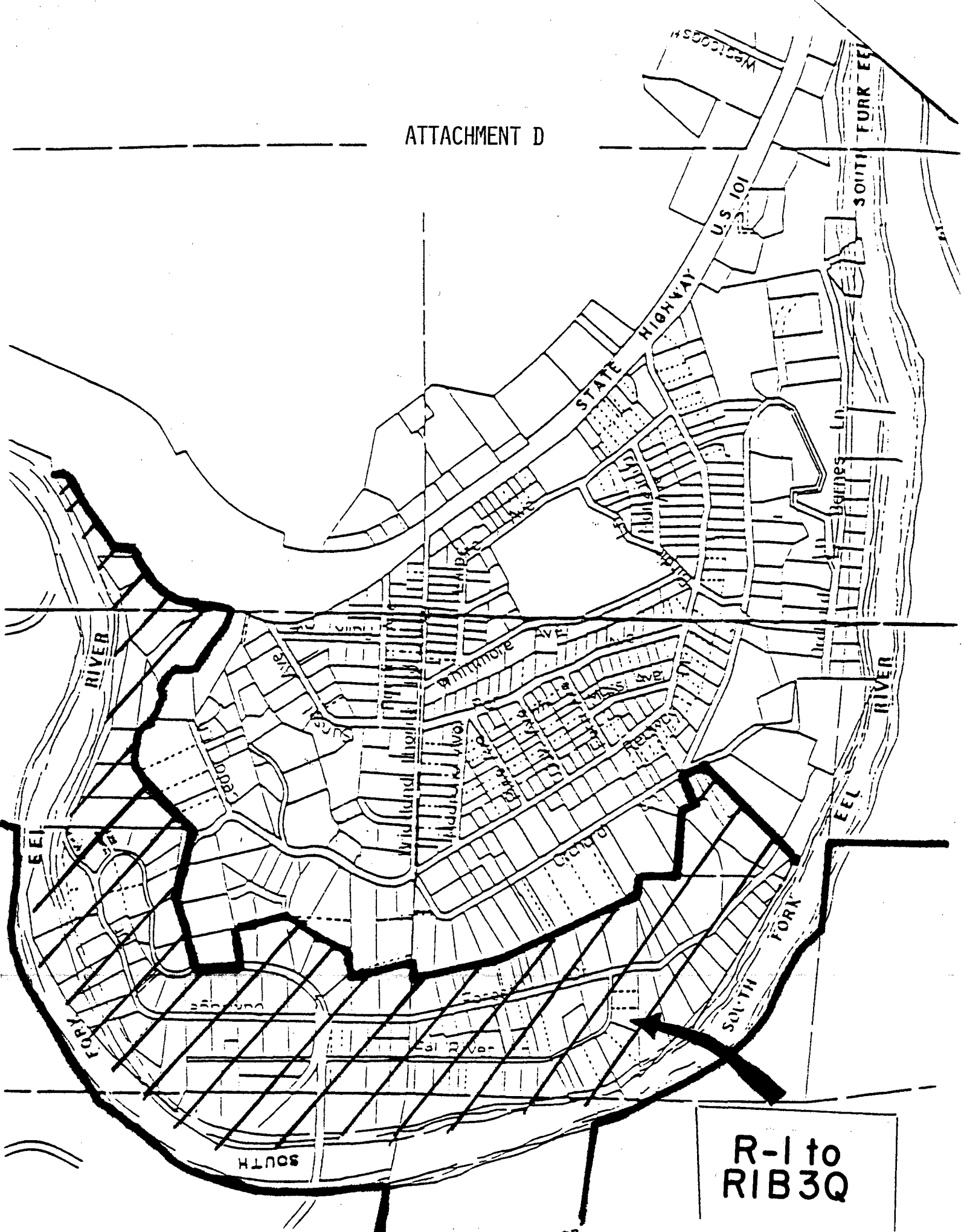
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



R-1 to
RIB3Q

ATTACHMENT E

SOUTH FORK

STATE HIGHWAY

U. S. 101 (R)

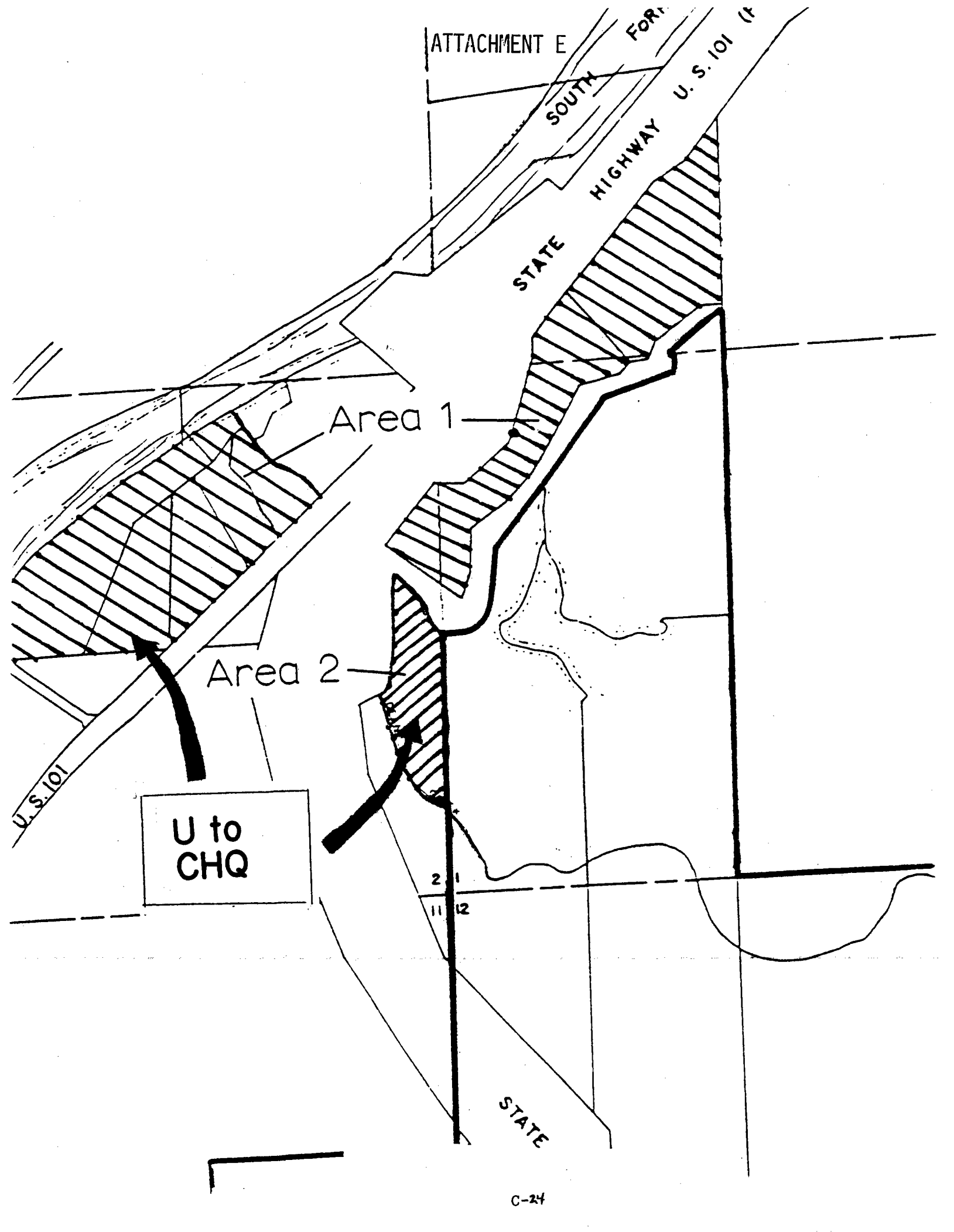
Area 1

Area 2

U to CHQ

2 1
11 12

STATE



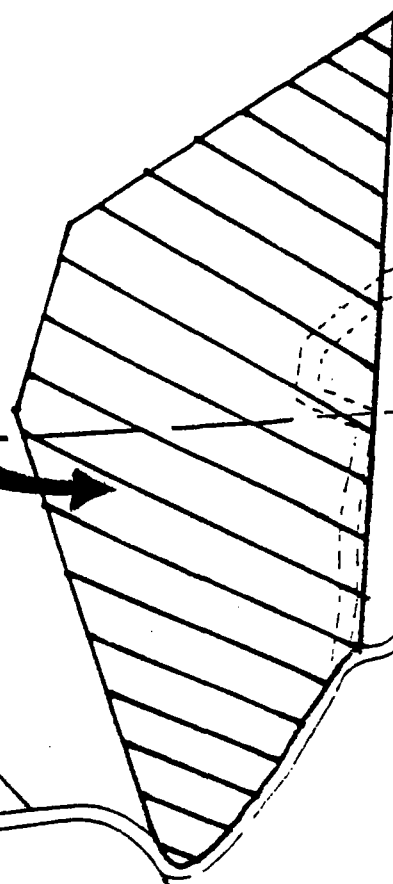
ATTACHMENT G

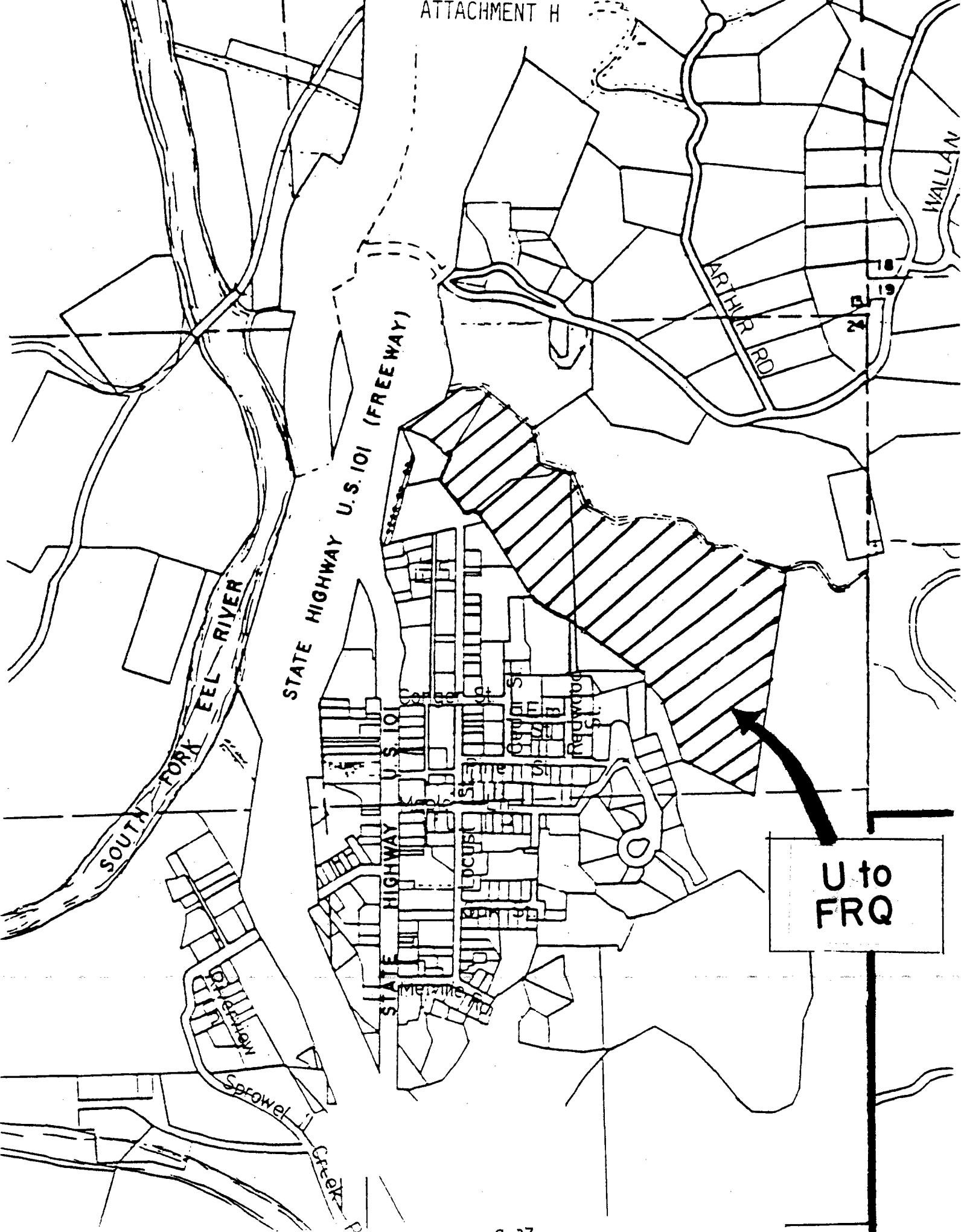
18

18

QUARRY RD

U to
MHQ



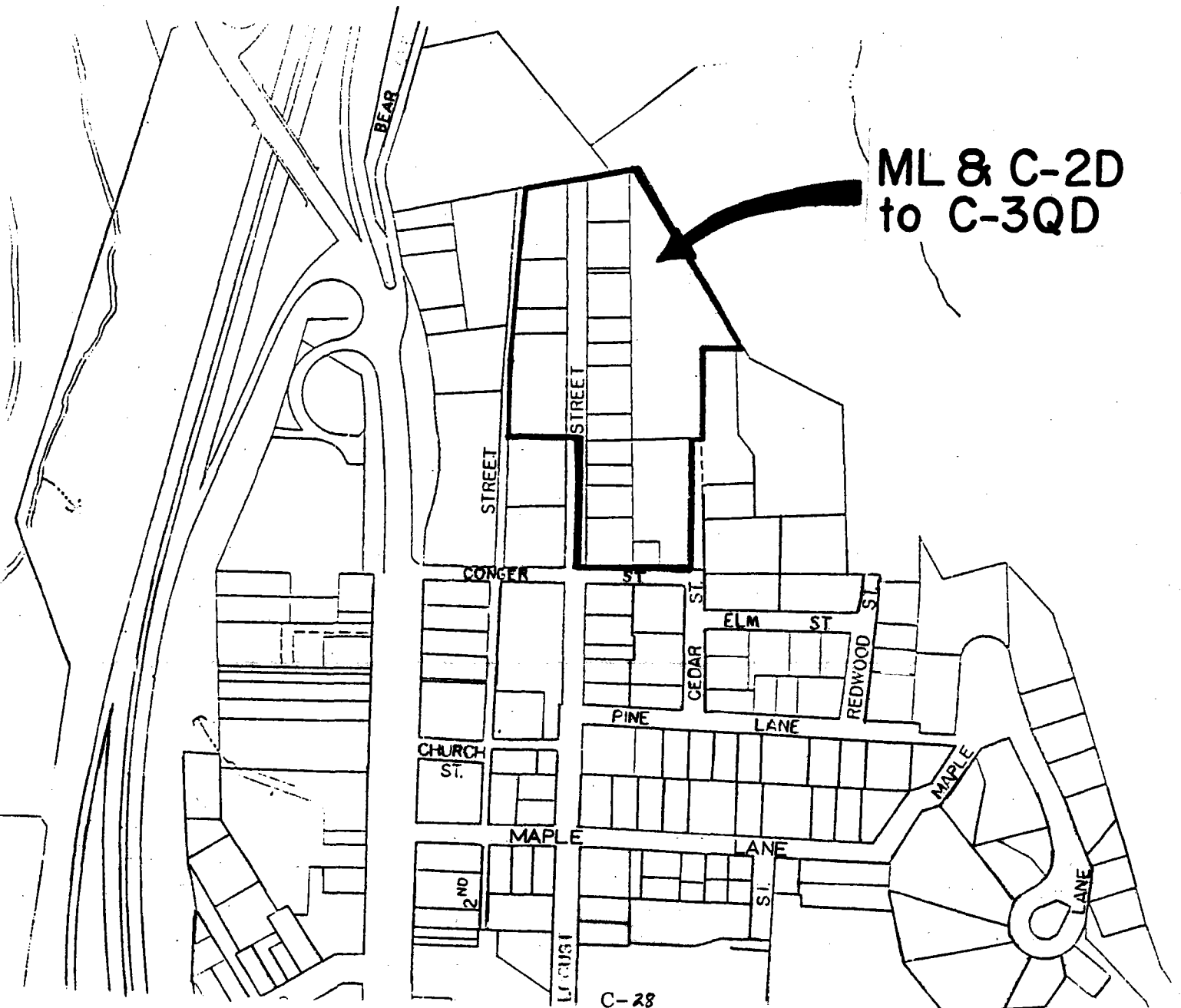


U to
FRQ

ATTACHMENT I

Recommended Plan Designation: CS (Commercial Services)

Recommended Zone: C-3QD (Heavy Commercial, Qualified, Design Combining)



APPENDIX D

Resolution 87-82 dated 6/30/87

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on June 30, 1987

RESOLUTION 87-82

RESOLUTION AMENDING THE HUMBOLDT COUNTY
GENERAL PLAN VOLUMES I AND II

WHEREAS, the Government Code requires all Counties to have a General Plan; and

WHEREAS, the Humboldt County General Plan Volumes I and II have been adopted pursuant to State law; and

WHEREAS, the Framework Plan adopted as Volume I provides for a regularly scheduled amendment process; and

WHEREAS, Volume I identifies specific communities where the need for revisions is known to exist; and

WHEREAS, Volume I provides for revisions in the public interest as determined by the Board of Supervisors and based on specific findings described in the plan; and

WHEREAS, the revisions included in this resolution have met all the requirements of the State Law pertaining to amendment of the General Plan; and

WHEREAS, the Framework Plan provides that a series of Community Plans shall be adopted as Volume II of the General Plan; and

WHEREAS, the Framework Plan identifies the Garberville/Redway/Benbow/Alderpoint area as one of the Community Planning Areas; and

WHEREAS, a Planning process to develop a Garberville/Redway/Benbow/Alderpoint Community Plan was carried out as set forth in recitals and findings contained in Exhibit A, Sections 1 and 2 to this Resolution which Exhibit A is attached hereto and incorporated herein by reference; and

WHEREAS, the Humboldt County Planning Department has collected information indicating the need for an amendment to the County Zoning Ordinance; and

WHEREAS, a process was carried out to effect the zoning ordinance amendment, which process is set forth in the recitals and findings contained in Exhibit B to this Resolution, which Exhibit B is attached hereto and incorporated herein by reference;

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

1. The revisions of the Humboldt County General Plan included in this resolution have been reviewed for compliance with requirements of the California Environmental Quality Act and a report prepared pursuant to

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on June 30, 1987

that Act has been duly considered by this Board and been found to have been prepared pursuant to the requirements of that act.

2. Where required, measures have been incorporated into these revisions which mitigate or avoid all significant environmental impacts identified in considering the revisions herein, and there is no substantial evidence that these revisions will have a significant effect on the environment.
3. Neither the revisions nor any part thereof will operate to limit the number of housing units which may be constructed on an annual basis in the areas to which the revisions apply.
4. The adoption of the revisions herein is consistent with a comprehensive view of the General Plan.
5. The adoption of the revisions is in the public interest and the revisions are consistent with State Law.
6. Each of the findings contained in Exhibits A and B, attached hereto, are incorporated as if fully set forth herein.
7. As set forth in Section 2 of Exhibit A hereto, the findings for immediate removal from Timberland Production Zone for a portion of the Spaggiari property identified in the Community Plan have been made pursuant to Section 51134 of the Government Code, Chapter 2, Subchapter 4.1, Article 8 of the California Administrative Code, and Subdivision (j) of Section 3 of Article XIII of the Constitution.
8. A Final Environmental Impact Report for the Garberville/Redway/Benbow/Alderpoint Community Plan was approved on May 5, 1987 and a Notice of Determination has been filed with the State Secretary of Resources and the County Clerk.
9. A Negative Declaration of Environmental Impact for the County Zoning Ordinance amendment was approved on May 5, 1987 and a Notice of Determination has been filed with the County Clerk.

BE IT FURTHER RESOLVED that upon consideration of all of the above, the Garberville/Redway/Benbow/Alderpoint Community Plan is adopted and the implementing zone reclassifications as shown on the Zoning Maps are hereby approved, with the exception of that portion of the Spaggiari property proposed for immediate rezone out of TPZ, as shown on illustration 1 to Section 2 of Exhibit A hereto.

BE IT FURTHER RESOLVED that upon consideration of all of the above, an ordinance amending the County Zoning Ordinance to establish an Industrial Commercial Zone designation is hereby approved.

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BE IT FURTHER RESOLVED that this Board of Supervisors hereby conveys its indebtedness to each and every member of the Garberville/Redway/Benbow/Alderpoint Community Advisory Committee. The Garberville Sanitary District, the Garberville Water Company, the Alderpoint County Water District, the Benbow Water Company, the Redway Community Services District, and the many other local residents who contributed and participated by attendance and comments at public meetings during this community oriented planning effort.

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EXHIBIT A, Section 1 to Resolution 87-82

FINDINGS AND RECITALS IN SUPPORT OF THE
GARBERVILLE/REDWAY/BENBOW/ALDERPOINT COM-
MUNITY PLAN

On August 21, 1984, the Board of Supervisors appointed a twelve member Community Advisory Committee (CAC) to prepare recommendations on the adoption of a Community Plan and associated zoning for the Garberville/Redway/Benbow/Alderpoint Community area.

Between September 1984 and March, 1986, the Garberville/Redway/Benbow/Alderpoint Community Advisory Committee (CAC) held meetings in Garberville and Redway, reviewed background data and conducted a survey of community attitudes.

On August 21, 1985, the CAC approved the Hearing Draft Garberville/Redway/Benbow/Alderpoint Community Plan and Associated Zoning.

A Draft Environmental Impact Report (EIR) was prepared on the Hearing Draft Garberville/Redway/Benbow/Alderpoint Community Plan and Associated Zoning.

The Draft Environmental Impact Report (EIR) was released for public review on January 30, 1986.

The CAC on February 6, February 13, and February 27, 1986, reviewed the Draft EIR and approved mitigation measures and project alternatives which modified their recommendations on the Hearing Draft Plan and Associated Zoning.

On March 12, 1986, the Planning Commission opened duly noticed public hearings in Redway on the Hearing Draft Garberville/Redway/Benbow/Alderpoint Community Plan, Associated Zoning, and Draft EIR.

On May 26, April 24, May 15, June 12, and June 19, the Planning Commission held continued public hearings on the Community Plan, Associated Zoning, and Draft EIR during which time the Commission received and considered additional written and oral testimony.

On July 17, and September 11, 1986, the Planning Commission considered and approved amendments to the Garberville/Redway/Benbow/Alderpoint Community Plan Hearing Draft.

The Planning Commission reviewed and considered the Draft EIR.

Comments, responses, and revisions were made to the Draft EIR and released for public review as the (Preliminary) Final EIR on January 5, 1987.

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On January 20, and February 9, 1987, the Humboldt County Board of Supervisors conducted duly noticed public hearings on the Community Plan, Associated Zoning, and (Preliminary) Final EIR.

During these hearings the Board of Supervisors received and considered testimony and reviewed and considered the Draft EIR and the (Preliminary) Final EIR.

On February 5, 1987, the Planning Commission reviewed and considered the (Preliminary) Final EIR and made no recommendations for any changes.

On February 9, 1987, the Board of Supervisors held a continued public hearing on the Community Plan and directed that the (Preliminary) Final EIR be approved as the Final EIR, with no changes.

On March 9, 1987, the Board of Supervisors held a continued public hearing on the Community Plan and made a referral to the Planning Commission to review a new zone designation (C-3).

On April 1, 1987, the Planning Commission held a public hearing on the amendment to the County Zoning Ordinance to add a "C-3" zone district and considered application of this new zone in the Garberville portion of the Community Plan.

On May 5, 1987, the Board of Supervisors held a public hearing on the amendment to the County Zoning Ordinance to add a "C-3" zone district, approved a Negative Declaration of Environmental Impact on such amendment, received and considered public testimony on the application of a "C-3QD" zone in the North end of Garberville and approved the Garberville/Redway/Benbow/Alderpoint Community Plan and Associated Zoning and Ordinance Amendments, as revised.

The Environmental Impact Report, dated January 1987, entitled (Preliminary) Final Environmental Impact Report on the Draft Garberville/Redway/Benbow/Alderpoint Community Plan and Associated Zoning was approved, certified as adequate, and adopted as the Final EIR on May 5, 1987 and has been duly considered by this Board in adopting the Community Plan.

The adoption of this Community Plan and Associated Zoning is in the public interest and consistent with State law, and is in accord with the policies and direction provided by Volume I of the Humboldt County General Plan.

The Garberville/Redway/Benbow/Alderpoint Community Plan document consists of plan and zone maps at a scale of 1" = 600' and plan text entitled Hearing Draft Garberville/Redway/Benbow/Alderpoint Community Plan dated January 1986, as amended by the Garberville/Redway/Benbow/Alderpoint Community Plan dated September 1986, as amended by Board of Supervisors Revisions approved on May 5, 1987 (see attachment B to Staff Report on Agenda Item Number 35 to the Humboldt County Board of Supervisors, dated May 5, 1987).

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THE FOREGOING RECITALS AND FINDINGS are incorporated by reference in Resolution 87-82 .

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EXHIBIT A, Section 2 to Resolution 87-82

FINDINGS AND RECITALS IN SUPPORT OF THE
IMMEDIATE REZONE FROM TPZ OF A PORTION OF
THE SPAGGIARI PROPERTY

Subdivision (j) of Section 3 of Article XIII of the State Constitution and Chapter 6.7 of the Government Code, commencing with Section 51100, list the findings required for immediate removal from Timberland Production Zone.

This action to immediately rezone the portion of the Spaggiari property described in illustration 1 to Exhibit A, Section 2, is not inconsistent with the purposes of subdivision (j) of Section 3 of Article XIII of the Constitution and of Chapter 6.7 of the Government Code (Section 51100 et seq.) in that:

- i) The Board of Supervisors has not altered the taxation system established by the State Legislature which encourages the continued use of timberlands for the production of trees and other timber products, and has upheld the penalty tax assessment provided for in Government Code Section 51142, which acts as a discouragement to timberland withdrawals.
- ii) Maintenance of an optimum amount of timberland is not affected by this withdrawal because of the negligible amount of land involved (15 acres) and the poor quality of the land for growing and harvesting merchantable timber.
- iii) The Board of Supervisors has discouraged premature and unnecessary conversion of timberland by differentiating on the subject property the area on the flat near the river which is appropriate for immediate rezoning, and a hillside area which has somewhat higher timber production capability, and for which a 10-year withdrawal from TPZ was approved; and, further, the Board of Supervisors reviewed and rejected other requests for immediate rezoning as part of its action on this Plan and Associated Zoning, where in the Board's opinion, the necessary findings could not be made.
- iv) The subject property is an isolated piece of TPZ zoned land, in an area which is presently served by a community water system and developed with small lot residential uses.

The immediate rezoning is in the public interest for the following reasons:

- i) The subject area is not mapped as timber soil on the Soil-Vegetation Maps of California. The area carries a 200 classification (Unclassified secondary soils on bottom lands), with no timber site class symbol. The map shows the area as predominantly grassland (Gr).

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- ii) The forested area of the subject property is essentially a riparian woodland, predominantly oak and pepperwood hardwoods, with a minor amount of fir. It is doubtful that a timber harvest would be feasible, based on State and local policies calling for the protection of riparian habitat. It is also not in the public interest to encourage harvesting of this area.
- iii) During the extensive public participation program for this Plan and Associated Zonings, including duly noticed public hearings before the Planning Commission and Board of Supervisors, and the public meetings of the Community Advisory Committee, no person or agency presented testimony in opposition to this immediate rezoning; all three bodies unanimously approved the rezoning, with knowledge and in consideration of the required findings. Testimony which was presented in support of the rezone cited the need for additional homesites to serve the area, and the suitability of this property for such use, and the unsuitability of it for timber production, and its isolation from other TPZ lands.
- iv) The rezoning is in the public interest because it serves to meet the County's General Plan policies, and on balance is protective of resource production lands in that it:
 - Concentrates new development around existing communities; and
 - Provides for adequate housing
- v) Adverse environmental impacts of the potential alternative use will be mitigated through application of environmental and General Plan policy during the subdivision review process, including, but not limited to the Biological Resources policies, Section 3400 et seq. of the County Framework General Plan which provide habitat protection for Streamside Management Areas.
- vi) The impact of this rezoning on the long term timber supply capability is nil, due to the minor amount of timber and land involved; and, the cumulative impact from conversion of similar properties is insignificant due to the following circumstances which apply to this parcel: (1) it is not contiguous to any other TPZ; (2) it is exclusively a riparian woodland stand, discontinuous to non-riparian timber stands; (3) it is directly adjacent to small lot developed homesites; and (4) it is not designated as timber site land on the Soil-Vegetation Maps.

The EIR certified for the Plan and Associated Zoning contains the following statement (p. 41, DEIR) which has been adopted by the Board of Supervisors:

The Spaggiari Property is an area east of Section 31 near Benbow, which is proposed for one to five acre rural residential homesites on the flat area on the north side of East Branch Road, and 20 acre minimums for the hillside terrain on the south side of East Branch Road. All of the hillside terrain is zoned TPZ currently, and about half of the flat is. It

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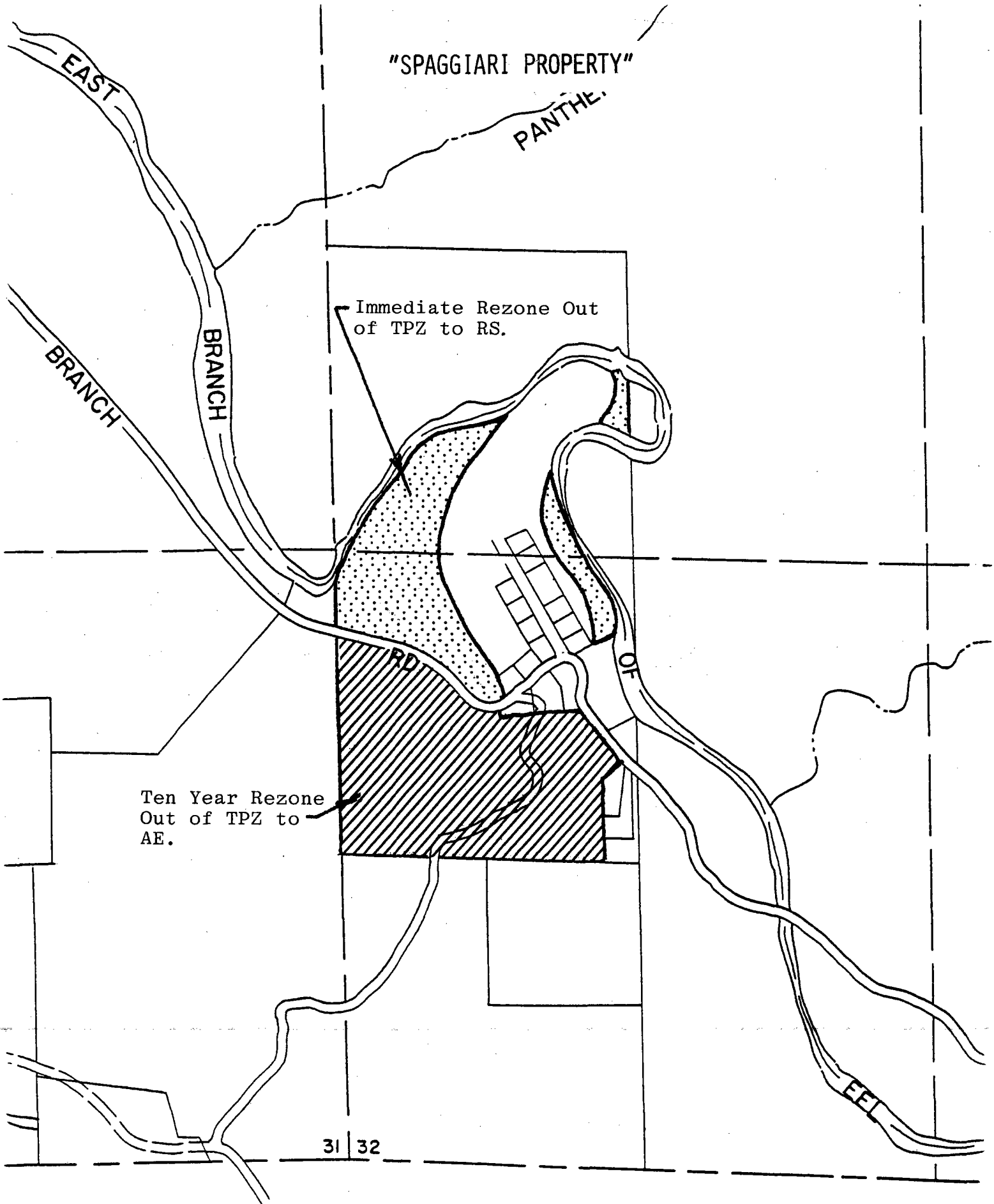
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is the only TPZ zoning in the area, and is completely discontinuous from other timber producing areas. The hillside is Site III timber quality; the flat is untimbered except some riparian oak woodland. There is an existing residential subdivision (Palomino Estates) on a portion of the flat, and the majority of the hillside within the Planning Area has been subdivided.

Project Effects: Because the area is isolated from other TPZ lands, lower timber site quality, and already extensively subdivided and occupied with residences, the proposed conversion is not considered to have significant effects on timber producing values.

vii) Proximate lands suitable for development of additional one acre homesites are not otherwise reasonably available in the Benbow area.

THE FOREGOING RECITALS AND FINDINGS are incorporated by reference in Resolution No. 87-82.



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EXHIBIT B to Resolution 87- 82

FINDINGS AND RECITALS IN SUPPORT OF THE
ORDINANCE AMENDING THE COUNTY ZONING
ORDINANCE TO ESTABLISH AN INDUSTRIAL
COMMERCIAL (C-3) ZONE DESIGNATION

This Board of Supervisors, in a scheduled public hearing on March 9, 1987 involving the Garberville/Redway/Benbow/Alderpoint Community Plan, initiated a Zoning Ordinance revision to develop a C-3 zone district, hereinafter referred to as the Proposed Ordinance Revision.

A proposed Negative Declaration and supporting Initial Study were prepared and distributed for public review with the Proposed Ordinance Revision.

On April 2, 1987 the Humboldt County Planning Commission held a duly noticed public hearing on the Proposed Ordinance Revision, at which time written and verbal public comments were received.

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

On April 2, 1987 said Planning Commission approved the Proposed Ordinance Revision and the associated Negative Declaration of Environmental Impact, and recommended that the Board of Supervisors adopt the Planning Commission Approved Ordinance Revision hereinafter referred to as the Commission Approved Ordinance Revision and the associated Negative Declaration of Environmental Impact.

This Board of Supervisors provided notice of the Commission Approved Ordinance Revision through legal notice in the Times-Standard.

On May 5, 1987, at the County Courthouse in Eureka, this Board of Supervisors held a duly noticed public hearing on the Commission Approved Ordinance Revision.

This Board of Supervisors has duly considered all written and verbal testimony presented at the aforesaid hearing.

The environmental analysis entitled "Initial Study and Negative Declaration Statement" dated April 18, 1987, relating to the Commission Approved Ordinance Revision was approved by this Board of Supervisors on May 5, 1987.

The adoption of this Commission Approved Ordinance Revision is in the public interest, is consistent with a comprehensive view of the policies and direction of the Humboldt County General Plan Volumes I and II and complies with State Planning law.

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On May 5, 1987, the Board of Supervisors approved the Commission Approved Ordinance Revision.

THE FOREGOING RECITALS AND FINDINGS ARE INCORPORATED IN Resolution 87-
82 .

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RESOLUTION NO. 87-82

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

AYES: Supervisors--Pritchard, Chesbro, Neely, Sparks
NOES: Supervisors--None
ABSENT: Supervisors--Renner
ABSTAIN: Supervisors--None

STATE OF CALIFORNIA)
County of Humboldt)^{ss}

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

cc: County Counsel, CAO, Planning,
Community Plan Advisory Committee,
Garberville Sanitary District,
Alderpoint Water District,
Redway Community Services District
Benbow Water Company, Assessor

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

ROBERT E. HENDRIX

Clerk of the Board of Supervisors of
the County of Humboldt, State of
California

By



Lora Frediani