

Humboldt County
GENERAL PLAN
Volume II - Communities

Avenue of the Giants Community Plan
Adopted April 11, 2000

Including the Communities of:
Stafford, Pepperwood, Shively, Holmes, Larabee, Redcrest,
Weott, Myers Flat, Miranda and Phillipsville.

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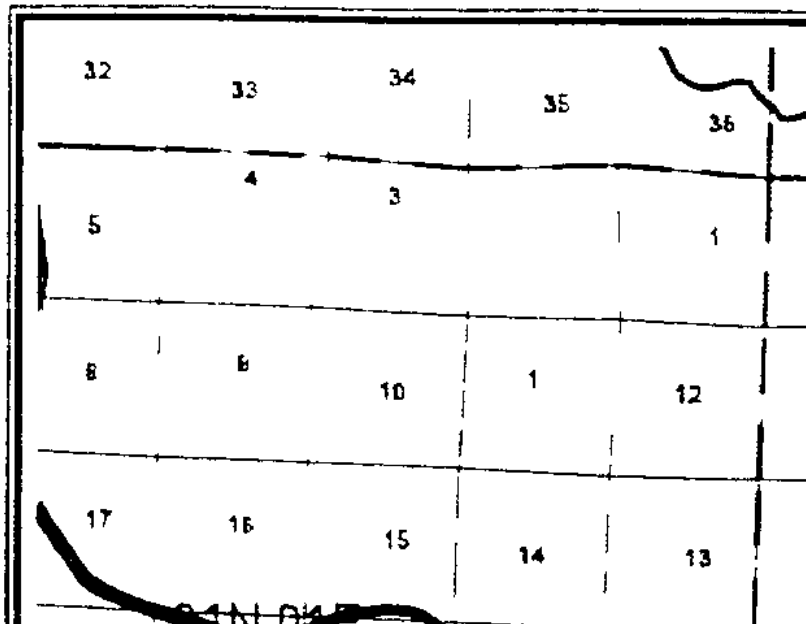
CHAPTER 1 INTRODUCTION

1100 OVERVIEW

The Avenue of the Giants Community Planning Area is located in southern Humboldt County, California. The planning area is along the Avenue of the Giants corridor and includes the communities of Stafford, Pepperwood, Shively, Holmes, Redcrest, Weott, Myers Flat, Miranda and Phillipsville.

The Avenue of the Giants Community Plan (AGCP) and the related Humboldt County Framework Plan, are long range statements of public policy for the use of public and private lands. The Community Plan contains specific policies and information applicable to the Avenue of the Giants Planning Area. Together the Framework Plan and the Community Plan comprise the Humboldt County General Plan. The Framework Plan covers countywide issues while the Avenue of the Giants Community Plan deals with land use within the Avenue of the Giants Planning Area. (See Figure 1 for boundaries of the Avenue of the Giants Planning Area).

Figure 1.1 Community Planning Area



1332 Consistency Between Framework Plan and Community Plan

It is important to note that the Avenue of the Giants 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 Avenue of the Giants 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. Incentives 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.

Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.

- Provision for adequate housing.
- Provision for economic development.

9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslide, flood, etc.).

The Avenue of the Giants Community Plan revises existing the existing Plan to make it consistent with the policies of the Framework Plan. It covers a 20 year planning time frame, from 2000 to 2020.

1340 Community planning process and public involvement

Beginning in 1998, the Avenue communities have been involved a community planning effort. This planning effort has been a public participation exercise, with a series of visioning, goal setting, action planning and general discussion meetings held in each community. The public participation has been organized collaboratively by the Arcata Economic Development Corporation (AEDC) and Humboldt County Planning Division. There are two outcomes of this process: Community Action Plans (CAP) for each community and this document, the Hearing Draft Avenue of the Giants Community Plan. These two plans are separate but linked, and the County Plan is a tool for achieving the vision and projects described in the CAPs. During the CAP process, each community formulated their vision statement. These community visions are included in Chapter 2, Community Land Use. The vision statements are not policy directives but rather are a statement of what each community would like to see in the future. This document supports the visions and works with the community to attain its goals. Once the Hearing Draft

Avenue of the Giants Community Plan has undergone public hearing review before the Planning Commission and Board of Supervisors, a Final Adopted Avenue of the Giants Community Plan will be approved and adopted by the Board of Supervisors.

1350 Context for Avenue-wide tourism and community planning

Historically, tourism along the Avenue of the Giants followed a "stagecoach" approach where touring cars would make their way slowly through the trees, stopping at convenient waysides and towns. Travel was slow, coordinated with attractions and rest stops along the way.

Some of these attractions, such as the Shrine Drive-thru Tree, still exist and still attract the touring traveler. However, the stagecoach model of tourism is for the most part outdated. Avenue communities are reaching for a new focus to both draw visitors to the area and create a thriving community for themselves.

The theme of the Avenues visitor experience is still the same: come and experience the stunning natural environment and small, charming towns. But the model needs updating. Travel today is fast and visitors expect a range of experiences that highlight features of the area. As a part of the community planning process, the Avenue communities have initiated two large-scale projects that provide a focus for a new way to engage visitors. These are South Fork Eel River fishery restoration and the Avenue Trail (a multi-use recreational trail system).

The Trail could provide a range of experiences for visitors and residents, from family bicycle touring to wilderness backpacking, with well-serviced stopping places all along the Avenue. A coordinated, community-based fisheries restoration could concentrate resources in this area and bring people together around a common concern for the environment and the economy. The restoration of fisheries could yield tremendous recreational opportunities and thus economic benefits for the Avenue communities. There is potential for both projects to weave together, showing visitors the connections between the trees and the river and how people fit into the picture.

The Humboldt Redwoods State Park (HRSP) has a crucial role in the development of a new focus for tourism along the Avenues. The Park's mission is to preserve and protect redwood trees. The HRSP is in the early stages of developing their General Plan. This is an excellent time to integrate the community's plan for tourism in the Avenues with the Park's plan for visitor use. The opportunity exists to create complimentary plans for the community and the Park. Activities and infrastructure (such as the Avenue Trail) should highlight the values of the communities and the Park. Coordination between the communities and agencies has the potential to bring vitality to the communities and full achievement of the Park's mission.

1360 Community Issues

The Avenue communities, in their visioning work, described several common themes. The Avenue communities would like to maintain their character, and see themselves as small-scale, attractive communities with thriving cottage industry, tourism and businesses. The communities

envision a healthy relationship with the river, working to restore and enhance the natural environment.

A number of common issues were identified by most communities:

- Business development and appropriate zoning
- South Fork Eel River fishery restoration
- Avenue Trail
- Community infrastructure and facilities

Each issue is described below.

Business development and appropriate zoning

The communities of the Avenue have expressed an interest in appropriate zoning and general plan policies that facilitates business development. The majority of the parcels in the Avenue are zoned Unclassified. The Unclassified zone is applied to areas of the County which have not been sufficiently studied to justify a precise zoning designation. The Unclassified zone limits the principally permitted uses (requiring only a Building Permit) to general agriculture and one single family residence. Other uses are conditionally permitted (requiring a Use Permit) provided the use is consistent with an overall comprehensive view of the General Plan. For more information, see EIR Chapter 5 page 2, No project alternative.

The County discussed zoning in each community in a series of public workshops to get input on what land use designations and zones might work to achieve this community interest. Draft land use and zoning maps of each community can be found in the Community Development and Land Use section of this Plan. Further discussion of this issue can be found in Chapter 2, sections 2300 & 2500.

South Fork Eel River Fishery Restoration

Each community expressed an interest in Fisheries restoration of the South Fork Eel River. The overall goal is to replenish native fish stocks in the reaches of the Eel that flow along the Avenue and in local tributary streams. Coordination between community efforts and ongoing agency efforts is important. This topic is discussed further in Chapter 3, sections 3300 & 3400.

Avenue Trail

The Avenues community has expressed an interest in establishing an Avenue-wide, multi-use pathway. The goal is to create a multi-use trail along the Avenue, with connections to the local communities. The Community Plan is supportive of the trail concept, and encourages inclusion of the concept in the State Park management plan. While the pathway would primarily involve State Park property, areas of private property would also be involved. This may require the dedication of trail easements on private properties.

Further discussion of this issue can be found in Chapter 4, section 4300.

Community infrastructure and facilities

A number of communities have expressed an interest in upgrading community infrastructure. In general, these systems could be upgraded, given the necessary financial investment, and do not appear to be physically constrained by lack of water source availability, identified constraints or wastewater system upgradability. Development timing policies and zoning qualifications provide discretionary review of projects that could potentially exceed system capacities. This will allow growth to be managed consistent with service capacities. Further discussion of this issue can be found in Chapter 4, section 4500.

Year-round fire protection

Several communities are interested in establishing year-round fire protection, emergency response and training for the region through an Amador agreement with California Dept. of Forestry and Fire Protection (CDF). Fire protection along the Avenue is provided primarily by volunteer Fire Departments and Fire Protection Districts and seasonally by CDF. The Amador agreement would provide year-round fire protection from the Weott CDF and would extend cooperative and mutual aid agreements between local volunteer fire departments and CDF.

Discussion of this issue can be found in Chapter 3, section 3200 and Chapter 4, section 4700.

CHAPTER 2 LAND USE and DEVELOPMENT

• OVERVIEW

This chapter describes the setting of each community, with information on population and housing. The community vision is also highlighted, the result of a series of meetings held in each community. As a part of that visioning process, communities identified issues, both specific and Avenue wide, that would contribute to achieving the vision. The Avenue-wide issues are outlined in Chapter 1, and County policies to promote these issues found throughout the document. Community specific issues are listed in each town section below.

The Avenue of the Giants Community Planning Area is a region of forested hill slopes, rivers and streams and associated flood plains. It is a rural area dotted with small towns. Most communities have a commercial core with residential uses around it. Timber, public lands and agricultural uses surround the towns. There is a large amount of land owned by Humboldt Redwoods State Park (HRSP). The main traffic routes are US Highway 101 and State Route 254. The communities of the Planning Area are developed on flats or benches adjacent to the South Fork of the Eel River. Many of the communities were devastated in the 1955 and 1964 floods. (Further information regarding the floods and flood hazards is contained in Chapter 3). Most of the Planning Area is surrounded by State lands or private timberlands. The area also offers extensive recreation opportunities along the South Fork Eel River and the State Park lands.

Land use in the area is expected to remain generally the same for the time frame of the Plan (20 years); small towns surrounded by resource management lands. Population growth is likely to be minimal and should occur out of the floodplain, moving the residential concentrations higher into the hill slopes where this is feasible. Agriculture is likely to remain a key part of the community, along with visitor-serving industries.

One of the major goals of this planning effort has been to propose zoning for each community. Since the 1968 Southern Humboldt General Plan, most of the Avenue has been zoned Unclassified. Appropriate zoning will better reflect current and potential land uses. In particular, the new zoning will facilitate business development, making commercial uses easier in the town centers. For each town, there are maps that propose new land use designations and zoning. Pertinent land use and zoning designations can be found in Appendix A.

2200 POPULATION and HOUSING

Population

Table 1 shows the population projections for Avenue of the Giants at the county-wide population growth of 9% every ten years. However, population increases do not appear to be a realistic assumption at this time. The communities of Stafford, Pepperwood, Holmes and Myers Flat are not likely to increase in population due to the constraint of the floodplain. Population growth that

does occur along the Avenue will be accommodated in Miranda and to a lesser extent Weott, as well as a small amount in Phillippsville. These towns have some land available for development land. Additional growth will likely occur in the rural parcels surrounding the towns, outside of the planning area boundary. This may stimulate more development in the towns, in terms of providing services to the population living in the surrounding areas.

Table 1: Population Projections for Avenue of the Giants

Year	Population	Change
1990	1000	
2000	1090	+90
2010	1188	+188
2020	1294	+294

Housing

Special Occupancy Parks

The County’s recently adopted Housing Element (1998) requires Community Plans to consider sites for developing special occupancy parks (recreational vehicle or mobile home parks) or other affordable housing for lower income persons. The number of housing sites needed is based on the Community Plan’s percentage share of lower income nomadic persons relative to the County as a whole.

The Planning Area contains slightly less than 1% of the total County population: there are 1000 people in the planning area and 124,000 in the County total. The Housing Element estimates that space for at least 80 nomadic households would accommodate the needs of these households County-wide (Housing Element, page 5). Therefore, the percentage that should be accommodated in the planning area is less than one nomadic household.

The planning area contains a number of existing RV parks in Stafford, Redcrest, Weott, Myers Flat, Miranda and Phillippsville. Several of these accommodate low-income persons. All of these sites are planned and zoned for continued use and possible expansion, except those sites in the flood plain which are only accommodated as seasonal (dry-weather) use parks. Also, the site in Miranda (APN 212-191-12) has been planned for Residential Low Density, which would make it non-conforming. This was recommended based on community concerns about the dilapidated condition of the site and problems arising from park tenants. It is under new management and has been cleaned up to an extent. It’s continued use as an RV park is an issue that warrants public discussion in this hearing draft.

The Commercial Recreation land use designation has been extensively applied in this Plan and

can accommodate limited stay special occupancy parks. The flood plain area designations can accommodate seasonal parks.

Second Units

The Housing Element allows Community Plans to make second units a principal permitted use on Agriculture General zoned parcels of 5 acres or less. However, due to service constraints in the planning area, it is appropriate to continue to use the special permit process to review such uses.

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 04/07/98).

2300 ECONOMICS

Early settlers of the Avenues area were homesteaders, who began the long-standing agricultural tradition in the region. The homesteaders took advantage of the excellent soils, climate and flat lands that still support agricultural uses today. Development began in the Avenue of the Giants with the arrival of the railroad in early 1900, providing the first access to the remote area. The railroad brought the loggers, and by 1912 Northwestern Pacific had crossed the main Eel opposite Dyerville. This location, called South Fork, became the shipping point for redwood and timber products.

The "Redwood Highway" was completed in 1922, and at the same time Humboldt State Redwoods Park was opened. The park and the road began attracting visitors to the region from the Bay area and beyond. Small communities along the highway grew to accommodate the influx of tourists, with Weott serving as the major town of the area. The Humboldt Redwoods State Park is the largest redwood park in the state with 1/3 (17,000 acres) of its 52,000 plus acres are covered by old growth.

Timber and visitor oriented industry served as the basis of the economy for many years. The towns reached their highest populations during this time. The 1955 and 1964 floods had a huge impact on the economy of the area. This devastation, combined with the construction of the 101 Freeway bypassing the towns, threatened the vitality of the communities. The formation of the Avenue of the Giants, a scenic alternative to route 101, provided a focus for attracting visitors to

the area.

The current economic status of the Avenue towns revolves around visitor and resident serving businesses, small-scale cottage industry, agricultural operations, residents commuting to larger towns, and timber harvest. There is a need for more ways to generate income while living in the area. Future employment opportunities include concessionaire development associated with the State Park, cottage industries, and visitor-serving businesses.

See Appendix B for existing Framework General Plan goals and policies.

2500 COMMUNITY LAND USE

Overview

The planning area is along the Avenue of the Giants corridor and includes the communities of Stafford, Pepperwood, Shively, Holmes, Redcrest, Weott, Myers Flat, Miranda and Phillipsville. This section describes each community and their vision for the future. Proposed land use and zoning maps follow for each town. Urban Development and Expansion Areas have been drawn around existing service areas.. Lower flood plain areas in Myers Flat and Phillipsville, though serviced, have not been included in the Urban Development Area to indicate that the Plan does not promote further urbanization in these areas. No urban development areas have been proposed for Stafford, Phillipsville, Shively, Holmes and Larabee due to the lack of community water and wastewater facilities. In Stafford, the RL (1-5) designation is intended to reflect the existing residential character but is not intended to set a precedent for additional small parcel development in the area.

2500	Policies
1	◆ Parcels zoned CH shall have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. __.
2	◆ AR 5-20 zoned parcels shall use the Slope Formula Policy to determine appropriate density (see Chapter 3, Section 3200,page 4).
3	• Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2.
4	◆ The Cottage Industry Ordinance should be amended to add Flood Plain (FP) zone to the list of zoning districts which allow cottage industry with a special permit.
5	◆ The County shall support the location of rest stops at appropriate places along the Avenue of the Giants.

Community Setting: North Area: Stafford, Pepperwood, Shively, Holmes, Larabee and Redcrest

Background

The northern end of the planning area is comprised of the communities of Stafford-Pepperwood-Shively-Holmes-Redcrest. The northern end of the Avenue offers a blend of old growth forest, rural community, agriculture, river recreation and visitor accommodations. The community of Redcrest, population 70, anchors the north end of the Avenue, with cabins, a café, and gift shops for visitors as well as a grocery store, gas station and post office. Redcrest is situated on the "high ground" and is not as susceptible to the flood as neighbors to the north and south.

Shively (population 30), Pepperwood (population 35) and Holmes (population 100) are located on low flat flood terraces of the Eel River. The warm temperatures, fertile soils and water make these areas some of the most productive agricultural lands on the Northern California coast. Shively in particular is known for growing outstanding corn, tomatoes and other truck crops. The rich loam soils have been estimated to be 40 feet deep in some areas. This is an area that has historically produced a wealth of produce for Humboldt County. Pepperwood and Holmes also have a rich tradition of agriculture, with local produce stands operating along the Avenue during summer months.

Stafford (population 115) is located at the north end of the Avenue redwoods, and while the Avenue technically doesn't pass through this community, it still has geographic and economic ties with its neighbors to the south. A portion of the community was nearly wiped out by mudslides in 1996. But community residents, agencies and property owners have returned to repair the damage and restore creeks and watersheds to prevent future damage.

Community Vision

The North-end community vision is that the Avenue is a place people will be drawn to for its physical beauty, natural resources, and way of life. There will be a year-round job base of cottage industries, businesses, tourism, agriculture and timber jobs. Infrastructure will be well-maintained in cooperation with agencies, and there will be a permanent venue for community and social events.

Tourism in the North-end will be thriving, with communities offering unique and ample attractions, services and visitor accommodations. The communities and the State Park will work cooperatively to create a memorable experience for visitors. The Eel River will be accessible to both residents and visitors, with multiple access points, and there will be a reliable seasonal bridge connecting both sides of the river. There will be a continuous trail connecting all communities and providing a more natural traveling experience along the length of the Avenue (hiking, bicycling, horseback riding trail and services).

Stafford

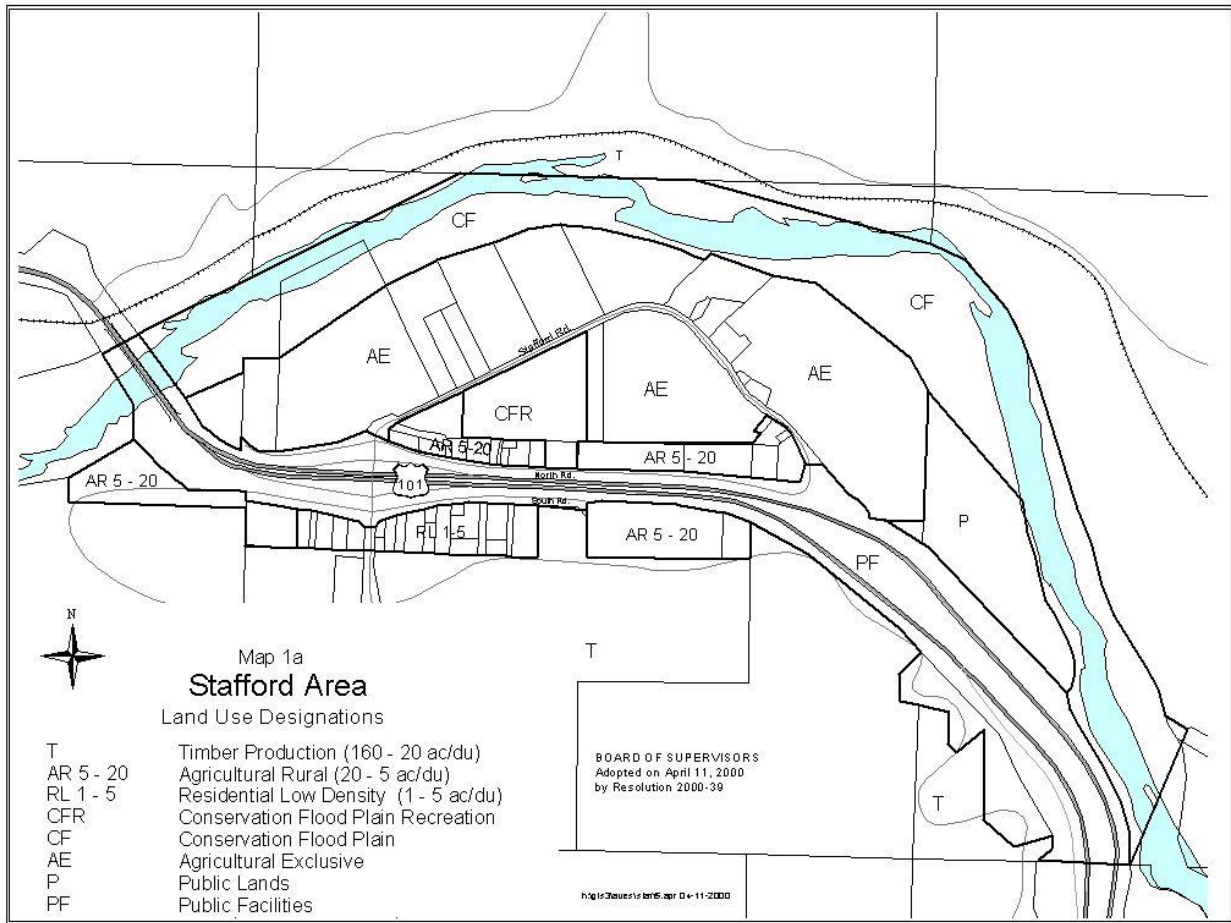
Table 2: Stafford Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Conservation Flood Plain Recreation (CFR)	15	3%	0	0
Conservation Flood Plain (CF)	145	27%	0	0
Agriculture Exclusive (AE)	168	32%	20 ac/du	8
Agricultural Rural (AR 5-20)	42	8%	20-5 ac/du	1-5
Residential, Low Density (RL 1-5)	14	3%	5-1 ac/du	3-14
Public Facilities (PF)	116	22%	N/A	
Public Lands	27	5%	N/A	
Total	527	100%		12- 27

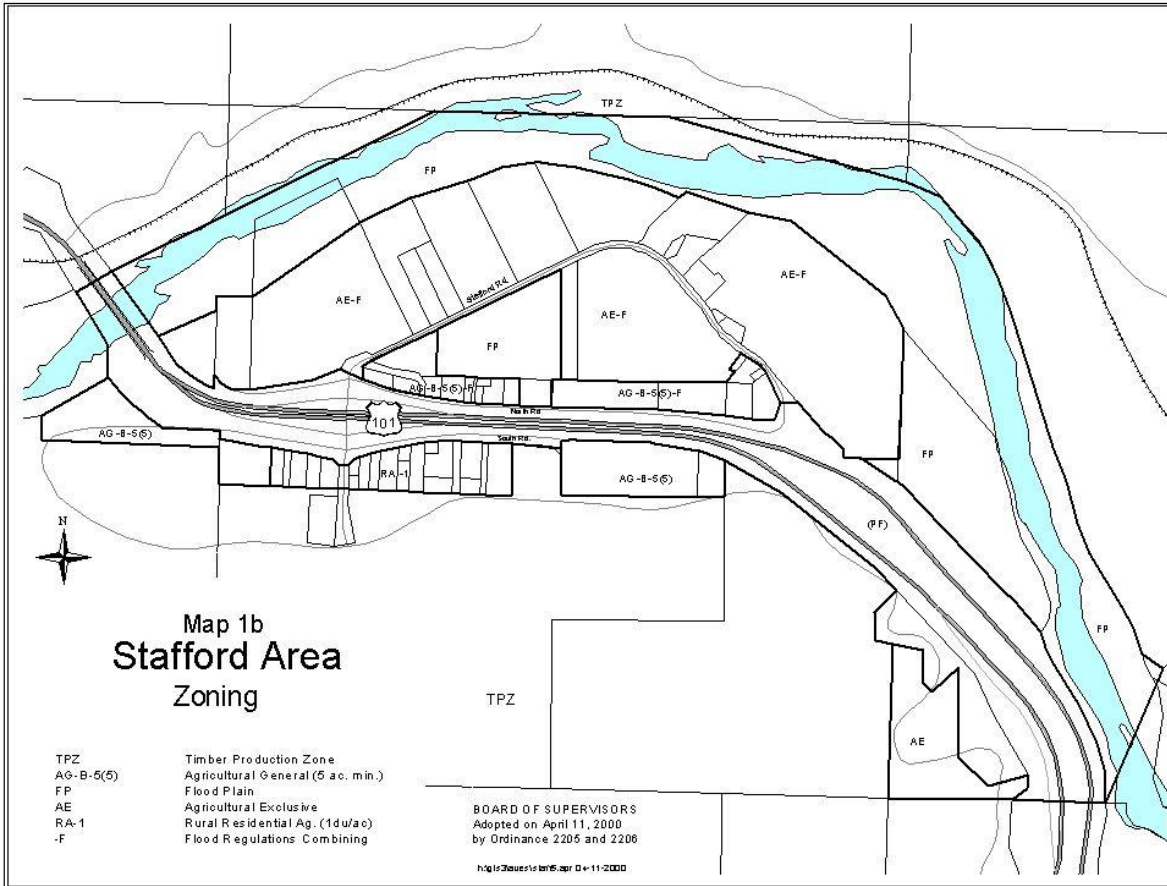
68% of land in Stafford is in resource management, 22% in public facilities and 11% is in residential land use designations. There are currently 50 housing units in Stafford, based on the 1990 census. See Maps 1a & 1b for land use and zoning designations.

Much of Stafford is located within the 100 year flood plain. Most parcels in the flood plain, however, have building sites less than 5 feet below the Base Flood Elevation. Build-out could occur on existing parcels consistent with FEMA regulations, but the plan does not encourage increased densities in the flood plain. The plan recognizes the excellent agricultural soils in Stafford and plans the area accordingly. The existing RV park has a CFR designation.

MAP 1a: Stafford Land Use Designations



MAP 1b: Stafford Zoning



Pepperwood

Table 3: Pepperwood Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Conservation Flood Plain Recreation (CFR)	438	27%	0	0
Agricultural Rural (AR 5-20)	7	0.4%	20-5 ac/du	<1-1
Agriculture Exclusive (AE)	146	9%	20 ac/du	7
Public Lands (P)	911	56%	0	0
Public Facilities (PF)	123	8%	0	0
Total	1625	100%		7-8

Approximately 92% of the land in Pepperwood is in resource management, and 8% in public facilities and 0.4% in residential. There are 18 housing units. See Maps 2a & 2b for land use and zoning designations.

Pepperwood has similar flood plain constraints as Stafford, making new permanent housing opportunities infeasible except for a few parcels in the uphill areas. The plan encourages a continuing enhancement of agricultural uses by planning and zoning the area Agriculture Exclusive, including some land acquired by the State Park. The plan also encourages lease back of acquired lands pursuant to Government Code Section 5069. Please refer to Public Lands section 2540.

Issues:

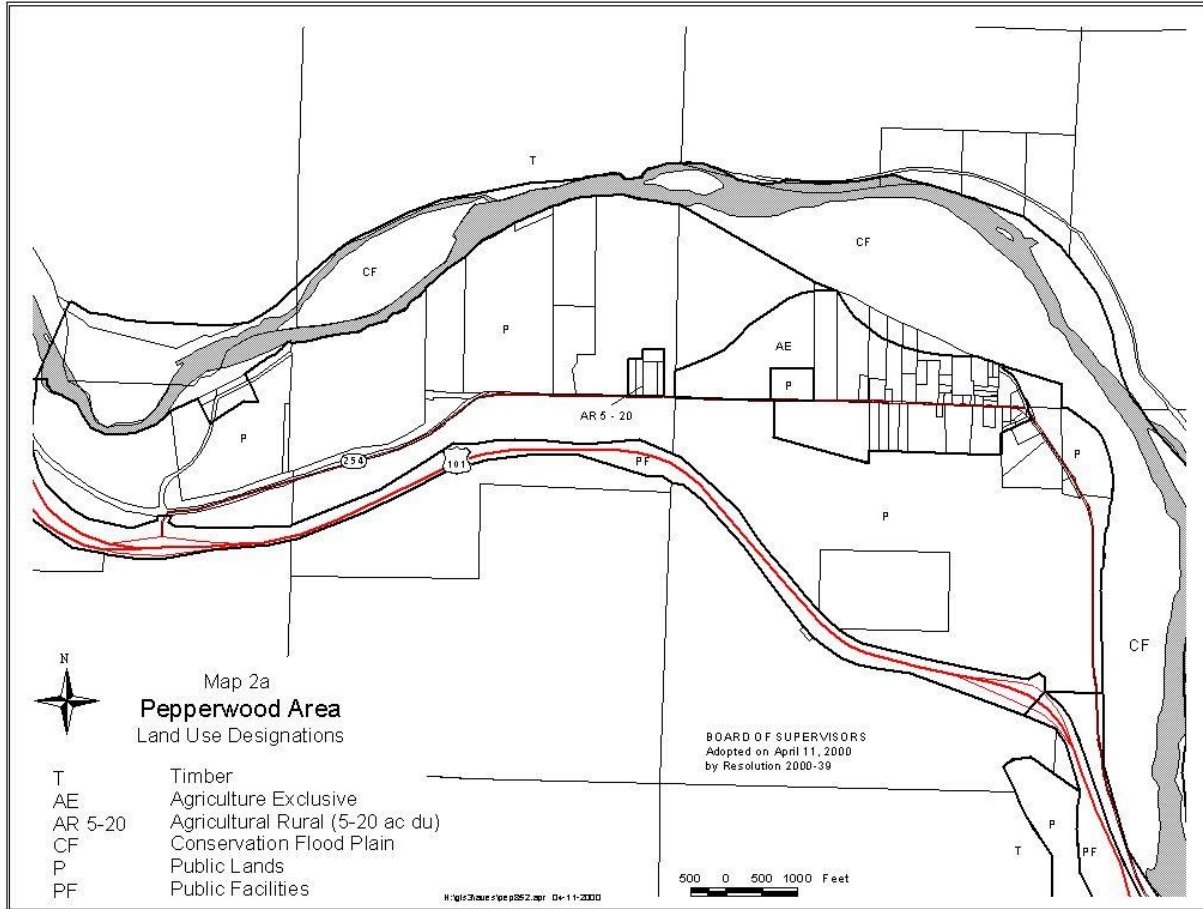
1. There is a small but strong community of permanent residents living in Pepperwood. Their properties are surrounded by State Park land. The Pepperwood residents request that County Plans reflect the presence of their community, as opposed to the 1968 plan which provides that "the former town site area be restricted to agricultural uses (or be acquired by the Department of Parks and Recreation)". See policy 2500.1.
2. Many Pepperwood residents use their land for small-scale agricultural purposes. In a few cases, properties that are adjacent to the State Park land have a solar rights issue. Some Park parcels have redwood trees planted in rows close to private property boundaries, limiting solar access and impacting crop growing. The County supports the community in working with the Park to mitigate the impacts of planting forests on neighboring property

owners.

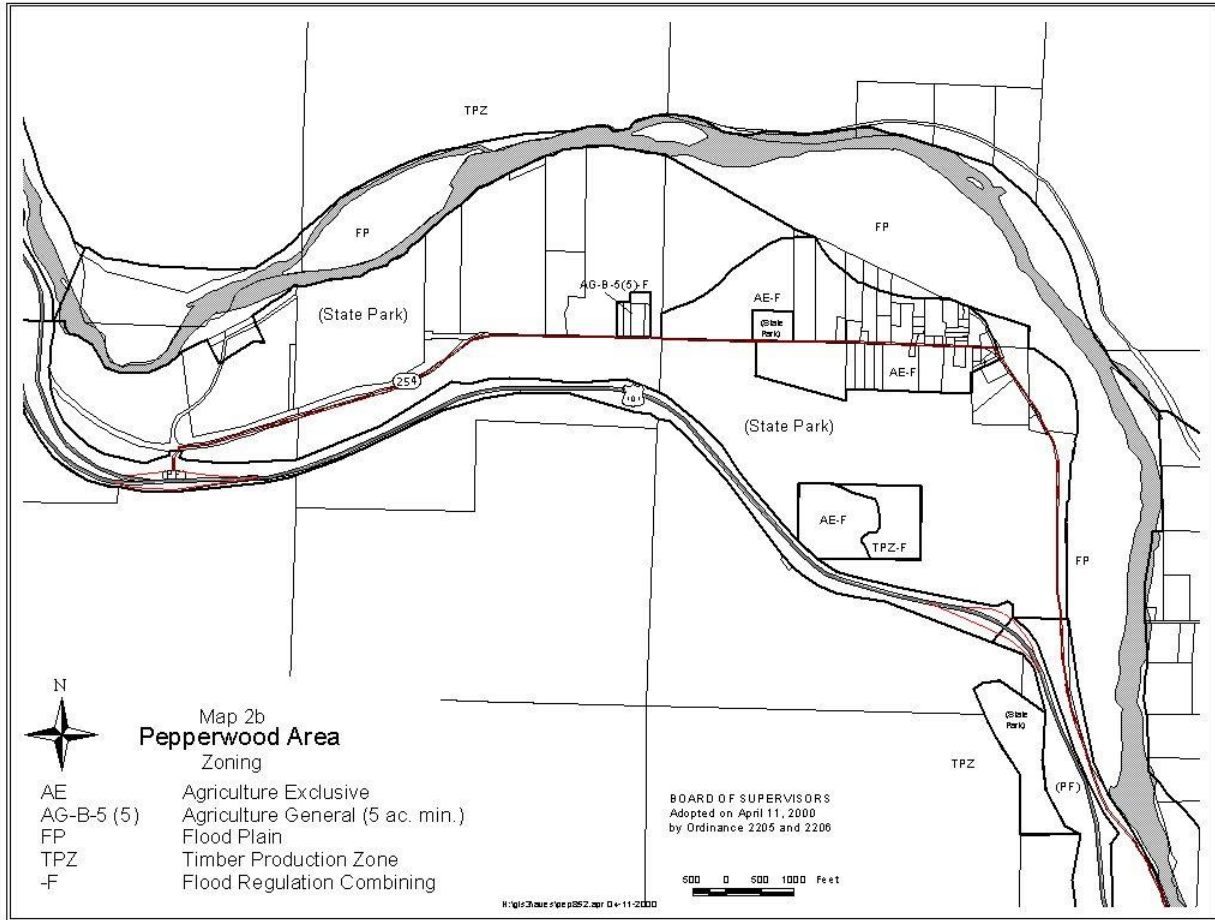
Policy:

2500.6: The County should work with State Parks and Save the Redwoods League to protect agricultural soils for continued agricultural uses.

Map 2a Pepperwood Land Use Designations



Map 2b Pepperwood Zoning



Shively

Table 4: Shively Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Timber (T)	2	.2%	160-20 ac/du	<1
Conservation Flood Plain (CF)	293	33%	0	0
Agriculture Exclusive (AE)	377	42%	20 ac/du	19
Agricultural Rural (AR 5-20)	21	2%	20-5 ac/du	1-4
Residential, Low Density (RL 1-5)	54	6%	5-1 ac/du	11-54
Public Lands (P)	112	12%	N/A	
Public Facilities (PF)	38	4%	N/A	
Total	897	100%		31-77

Approximately 87% of the land in Shively is in resource management, 8% in residential and 4% in public facilities. There are 17 housing units. See Maps 3a & 3b for zoning and land use designations.

Shively has similar flood plain constraints as Pepperwood and Stafford, limiting new permanent development. Shively has greater potential for agricultural uses due to larger parcel sizes and land base. The plan supports a permanent bridge (policy 2500.7).

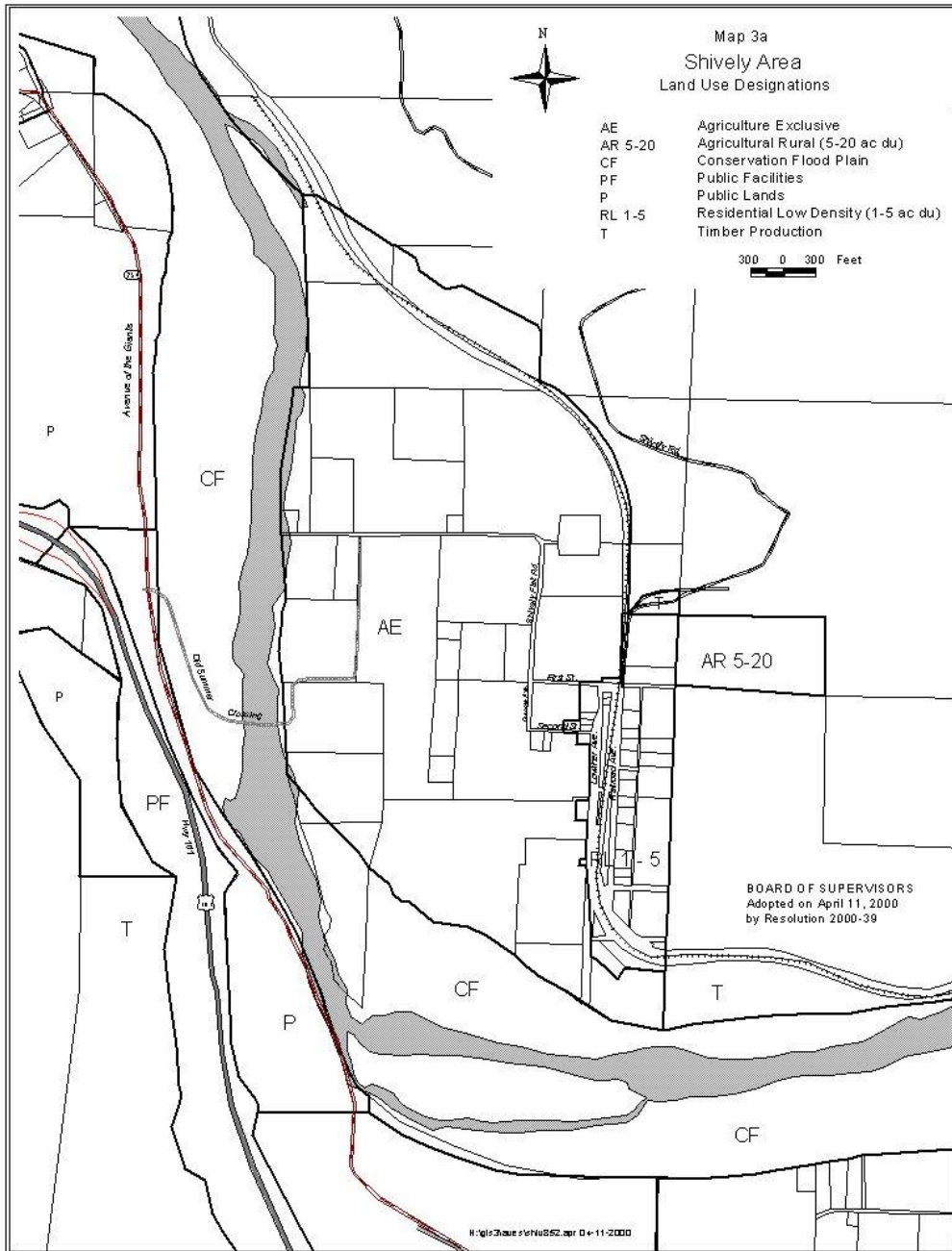
Issue:

There is need for a reliable location for a bridge across the Eel River from Shively to Route 254. The new crossing and road connection are necessary due to changes in river alignment, bank instability and potential impacts to the State Park. The roadway connection will cross State Park property.

Policy:

2500.7: The County supports the community in reaching its goal of a permanent bridge site that is acceptable to all parties.

Map 3a: Shively Land Use Designations



Holmes

Table 5: Holmes Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Conservation Flood Plain(CF)	317	24%	0	
Timber (T)	98	7%	160-20 ac/du	<1-5
Agricultural Exclusive (AE)	423	32%	20 ac/du	21
Conservation Floodplain Recreation (CFR)	12	0.9%	0-5 ac/du	2.4
Public Lands (P)	475	36%	0	0
Total	1316	100%		24-28

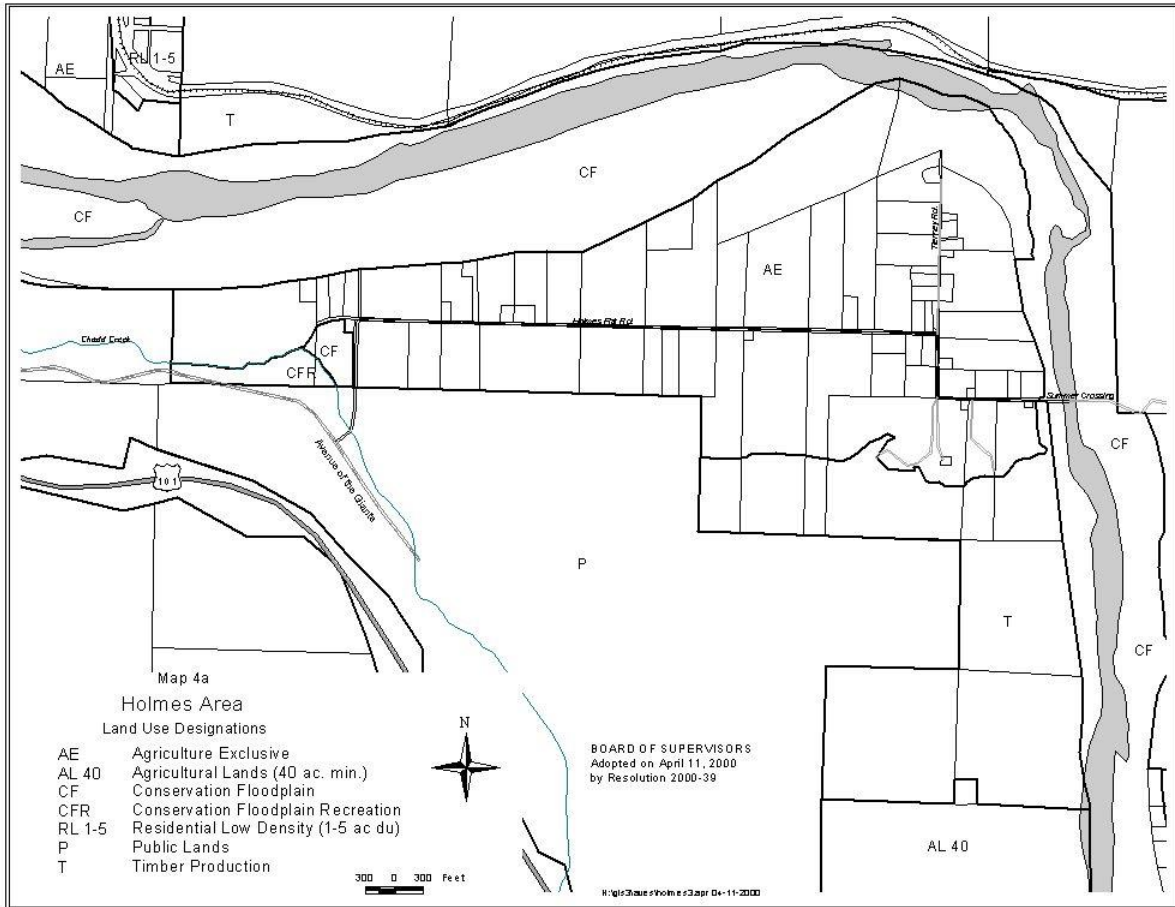
Approximately 99% of land in Holmes is in resource management.. There are 53 housing units. See Maps 4a & 4b for zoning and land use designations. There are similar constraints in Holmes as in Pepperwood in terms of location in the flood plain. Holmes has excellent agricultural soils. There are many existing small parcels in Holmes. The Plan encourages agricultural uses through Agricultural Exclusive planning and zoning.

Issue:

The Lewis property (209-291-17, 209-351-22) has one portion planned CFR and zoned FP and FPQ, reflecting the existing commercial uses (Immortal Tree site) and the property owner's plans for future commercial development. The CFR portion of the property is approximately 12 acres. On the detailed site map (Figure A, page 16a), the cross-hatched area, zoned FPQ, will require a CUP prior to development of non-agricultural uses. Considerations in issuing a use permit include minimizing impacts to adjacent agricultural lands and neighbors, and whether access to the area should be allowed off Holmes Flat Road or should be restricted to the south side of Chadd Creek, requiring a bridge.

The balance of the property (approximately 24 acres) is planned and zoned AE (Storie Index 100), with a perpetual agricultural easement to mitigate conversion of approximately 9 acres.

Map 4a Holmes Area Land Use Designations



Map 4b Holmes Area Zoning

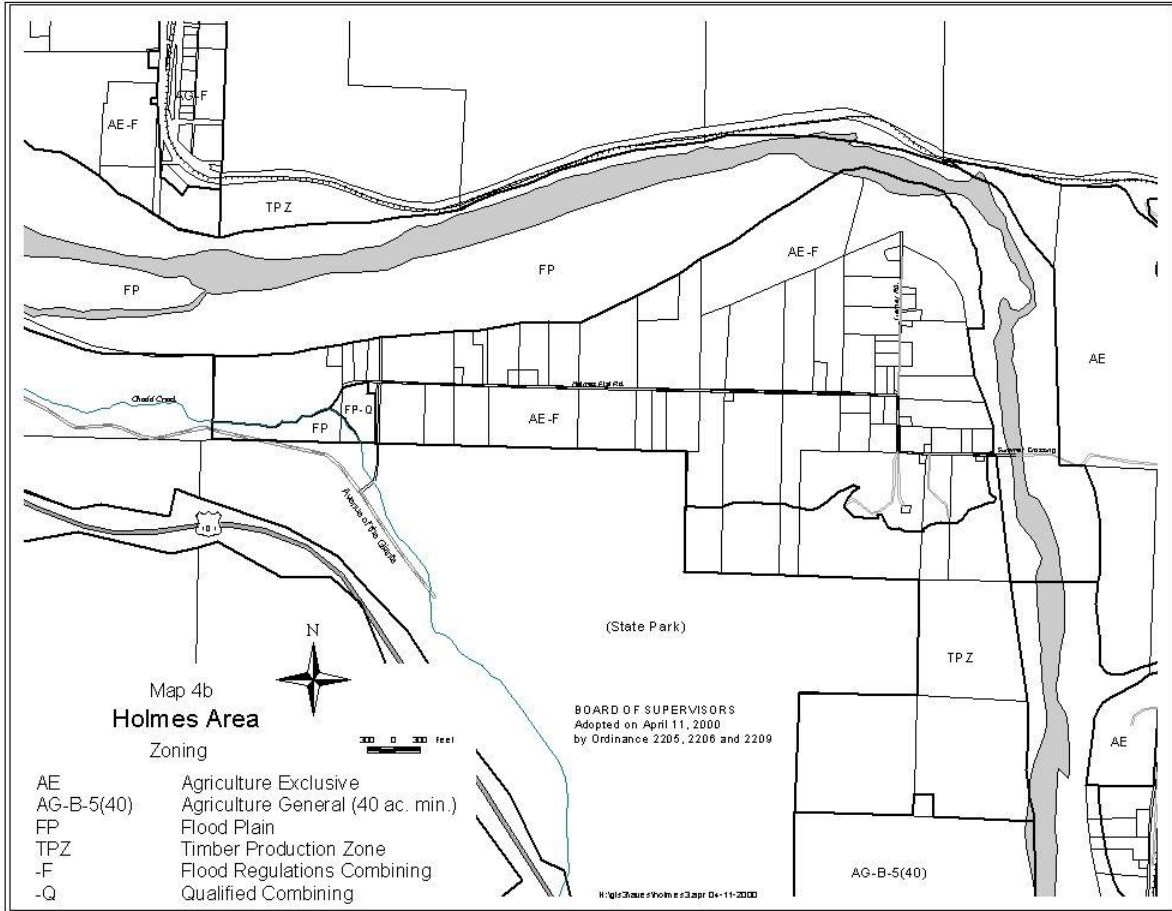
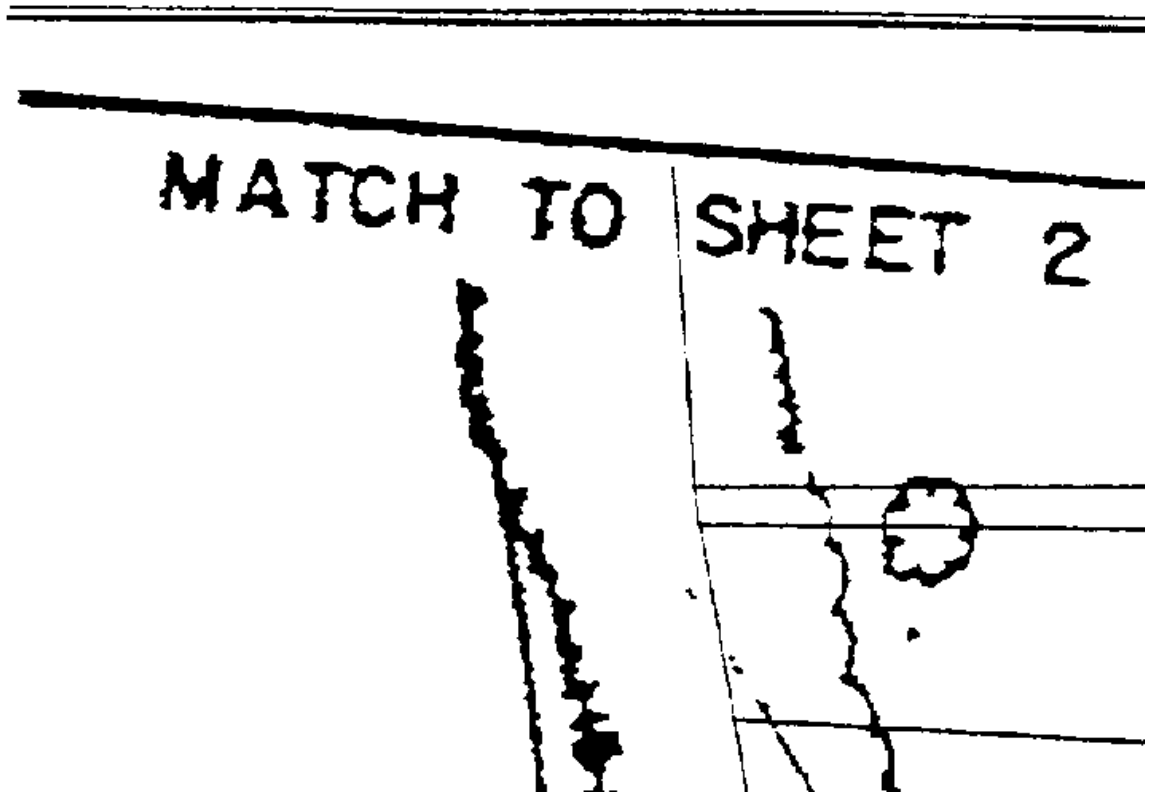


Figure A. Detailed map of Lewis parcel, Holmes area



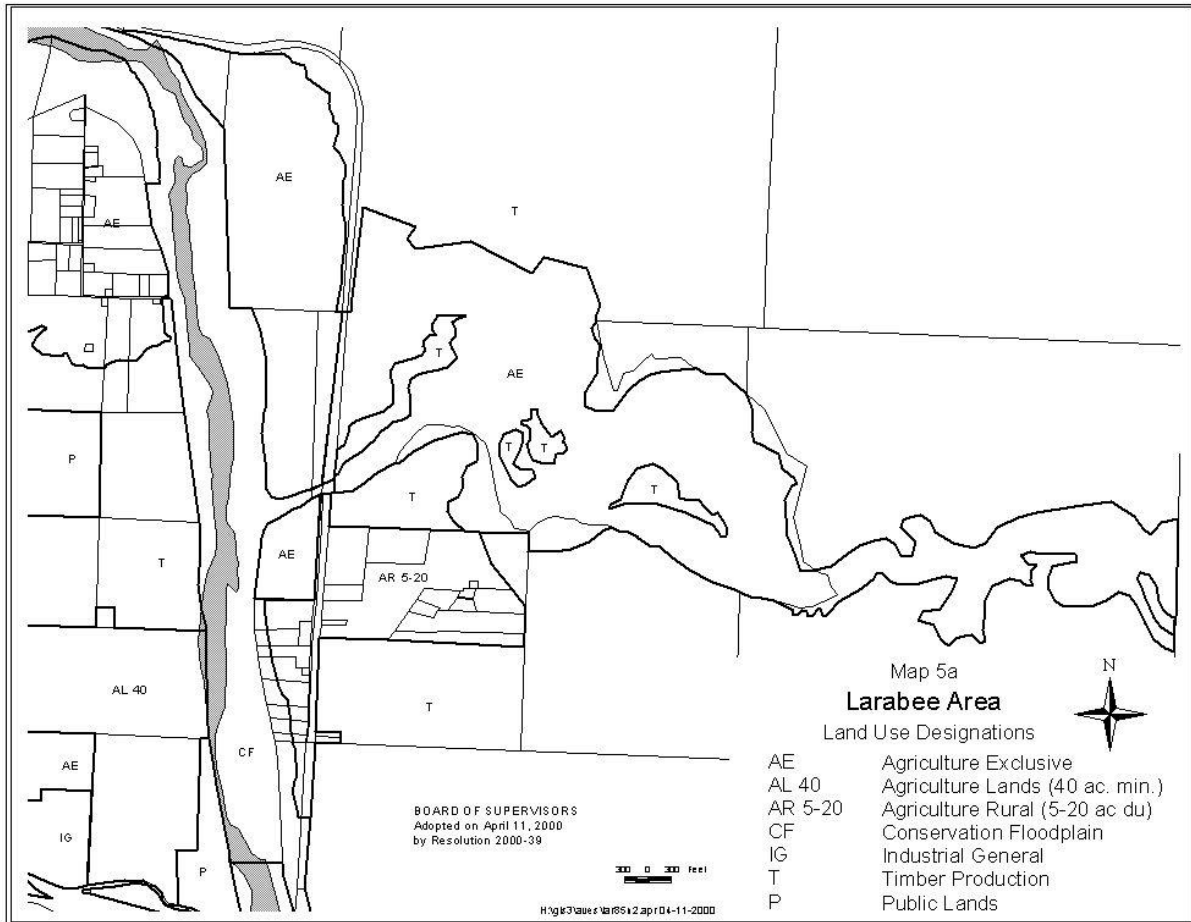
Larabee

Table 6: Larabee Land Use Summary and Potential Build-out

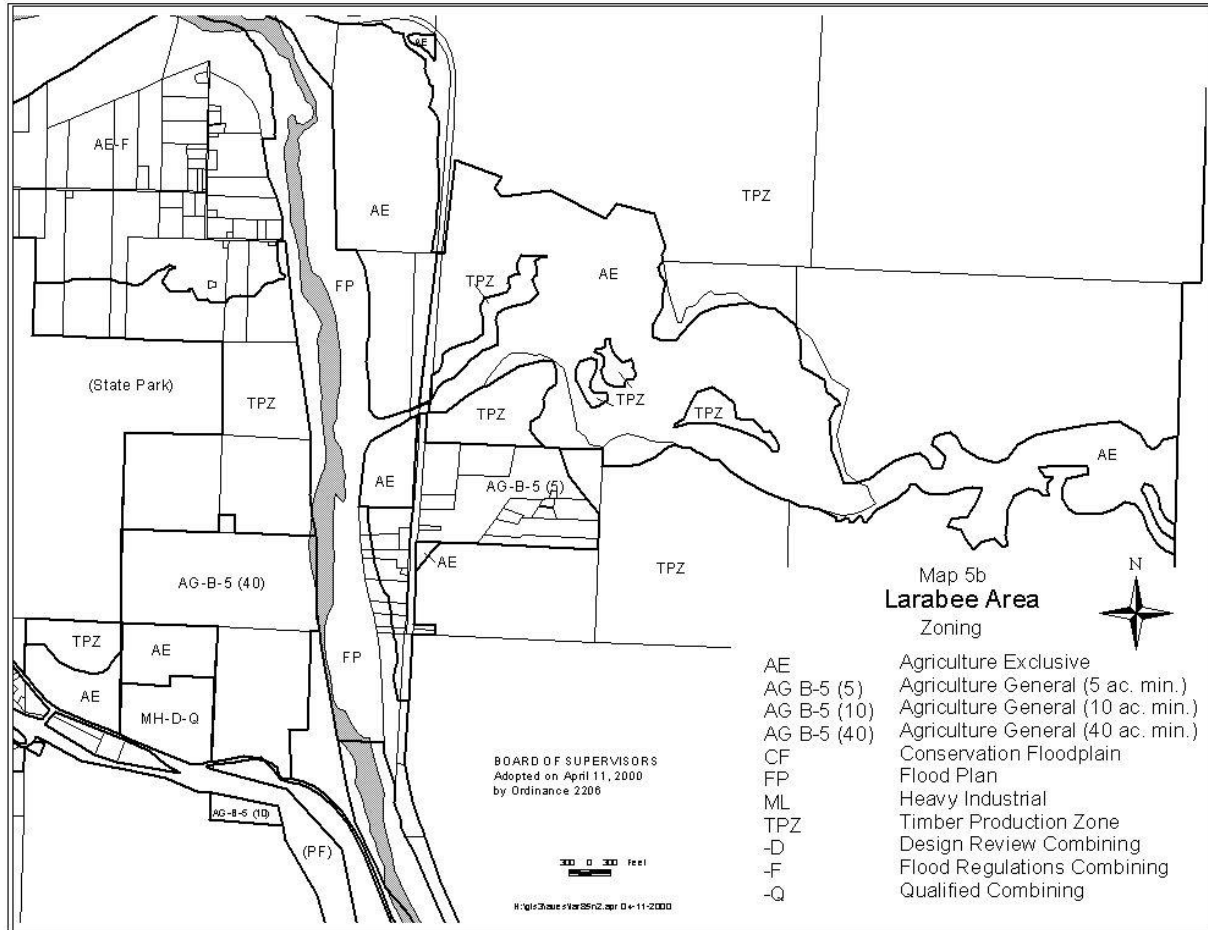
Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Timber (T)	62	7%	160-20 ac/du	<1-3
Conservation Flood Plain (CF)	187	20%	0	0
Agricultural Exclusive (AE)	598	63%	20 ac/du	30
Agricultural Rural (AR 5-20)	103	11%	20-5 ac/du	5-21
Total	950	100%		35-54

Approximately 89% of the land in Larabee is in resource management and 11% in residential. See Maps 5a & 5b for zoning and land use designations. The Larabee community planning area includes a portion of Larabee Ranch and townsite. Much of Larabee was zoned AE in the 1968 plan, and this plan fills in the zoning and land use to reflect existing uses. Larabee is served by a summer bridge crossing, an extension of Holmes Flat Road. The large resource portions of this area are recommended to be reverted back into the Framework Plan.

Map 5a: Larabee Area Land Use Designations



Map 5b: Larabee Area Zoning



Redcrest

Table 7: Redcrest Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Timber (T)	101	25%	160-20 ac/du	<1-5
Agricultural Exclusive (AE)	47	12%	20 ac/du	2
Agricultural Lands (AL 40)	138	34%	40 ac/du	3
Agricultural Rural (AR 5-20)	32	8%	20-5 ac/du	2-6
Residential Low Density (RL)	8	2%	4 du/ac	32
Commercial Recreation (CR)	22	6%	N/A	+/- 10
Industrial General (IG)	52	13%	N/A	
Total	400	100%		49 – 58

Approximately 71% of land use in Redcrest is resource management, 10% residential and 19% is commercial and/or industrial. There are 30 housing units. See Maps 6a & 6b for land use and zoning designations.

Redcrest is not located in the flood plain and could accommodate additional housing. The highway frontages are planned for commercial development. Redcrest Resort has been given a Recreation Combining (X) zone to add recreational uses to the CH zone, which will allow RV parks as a principally permitted use. The two industrial sites currently support timber products processing operations. They may transition to another industrial use.

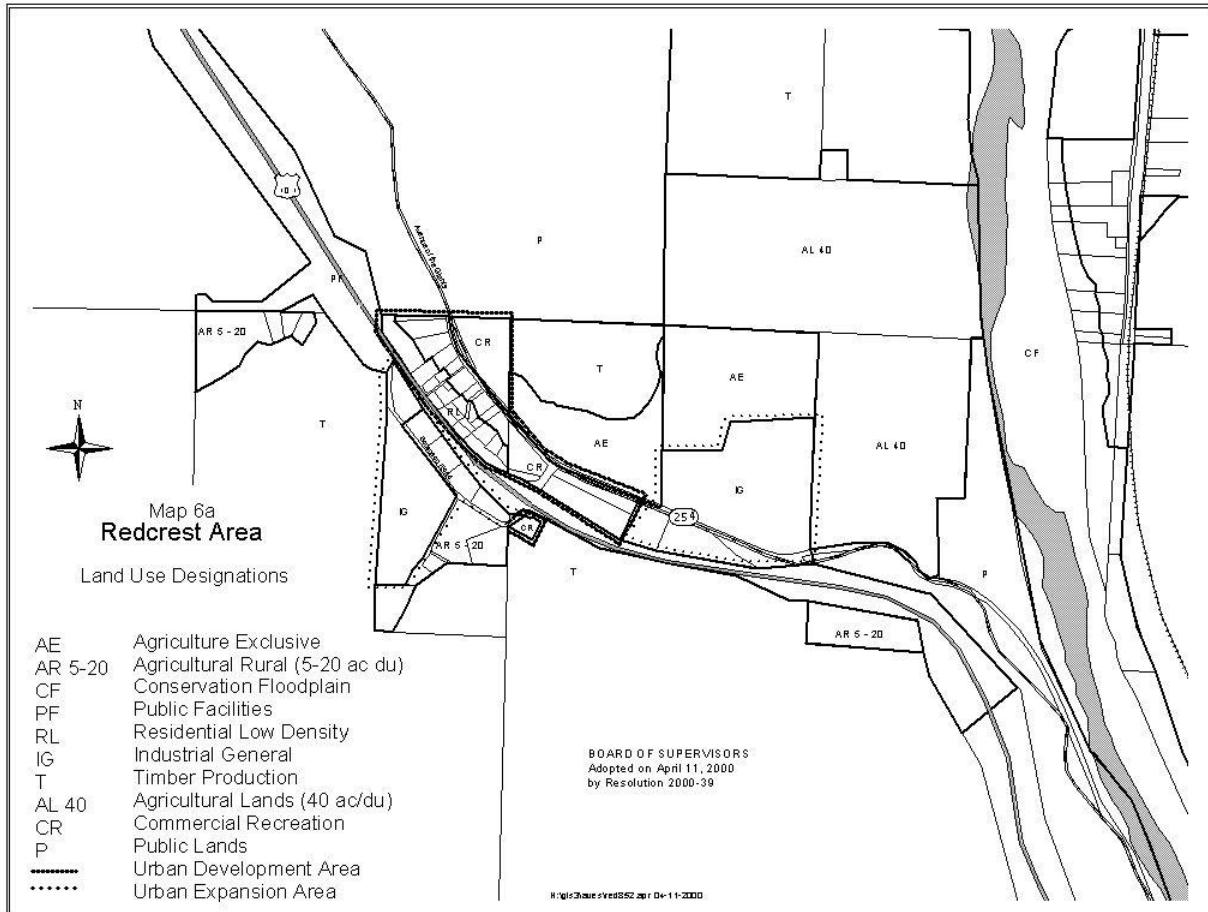
Issue:

The industrial parcels in Redcrest have been designated Industrial General (IG) to give flexibility for the community to establish another industrial site, recognizing that full urban services are not available at this time.

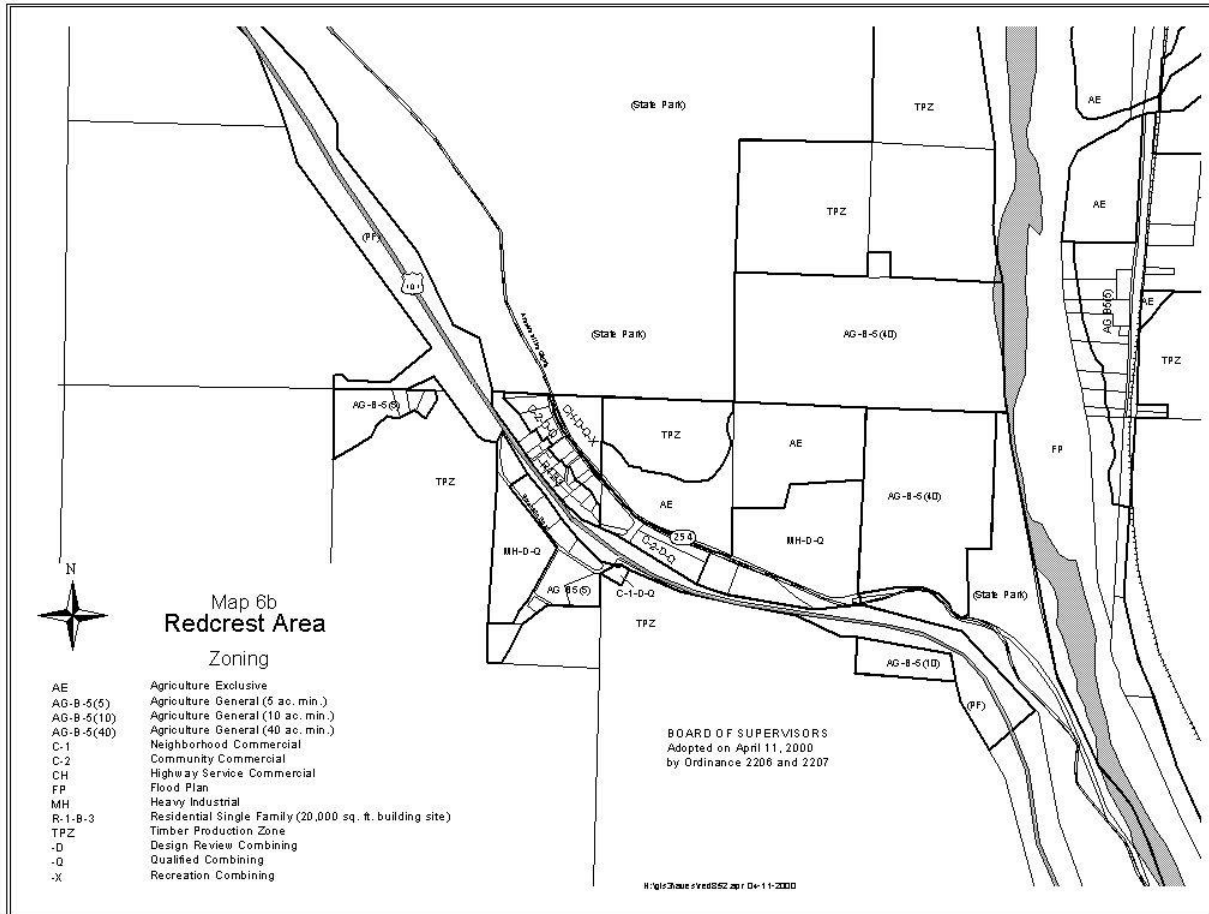
Policy:

2500.8: Use of the Industrial General parcels located in Redcrest shall be limited to those uses not requiring new urban services until full urban services are available on the site.

Map 6a: Redcrest Area Land Use Designations



Map 6b: Redcrest Area Zoning



Community Setting: Weott

Background

The community of Weott, population 165, is located on a flat bench, about 35 feet above the streambed, and on the lower slopes of the mountain adjacent to the bench. Weott suffered considerable damage during the 1955 flood, and over 90% of the buildings on the flat bench were destroyed in the 1964 flood. Since the 1964 flood, most of the bench land remains vacant with only a few businesses returning to the area. Most of the community is now located on the lower slope of the mountain.

Weott is the closest town to the Humboldt Redwoods State Park campground and visitor center in Burlington. Previously, there was a gas station, motel and general store in town. These businesses are now closed. There is a post office and gift shop in the lower part of town. The Agnes Johnson School and a California Department of Forestry and Fire Protection Fire Station are located in Weott.

Community Vision

In the future, Weott will have a stronger sense of community with the whole community involved in local activities and events. Weott will maintain its rural feeling and attract more families to the community.

There will be more educational, social and recreational services for residents, such as a permanent General Store, a community bulletin board, day care, library access, recreation/youth center and a local newspaper. There will be adequate water capacity and the building moratorium will be lifted.

Weott envisions visitor services as a part of the community, such as a motel, restaurant and craft shop. The Weott community sees itself participating in wide-ranging projects such as restoring the Eel River and developing an Avenue Pathway.

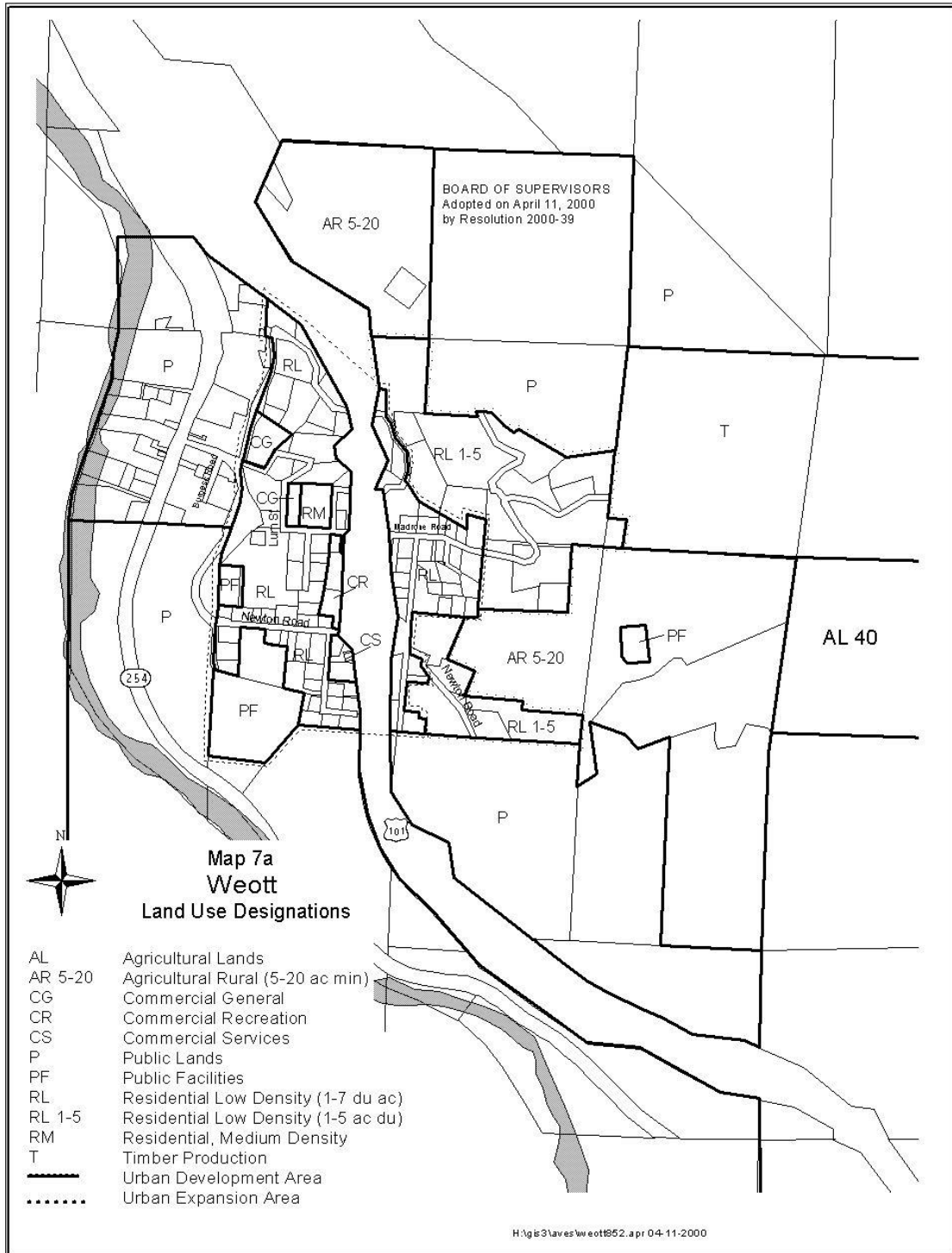
Table 8: Weott Land Use Summary and Potential Build-out

Proposed Land Use Designation	<u>Total Acres</u>	<u>% of Total</u>	<u>Density Range</u>	<u>Maximum Potential Units</u>
Timber Production (T)	173	15%	160-20 ac/du	1-9
Agricultural Lands (AL 40)	118	10%	40 ac/du	3
Agricultural Rural (AR 5-20)	110	10%	20-5 ac/du	6-22
Residential, Low Density (RL)	51	4%	4 du/ac	204
Residential, Low Density (RL 1-5)	46	4%	5-1 ac/du	9-46
Residential, Medium Density (RM)	2	0.18%	7-30 du/ac	14-60
Commercial General (CG)	3	0.26%	N/A	+/- 2
Commercial Services (CS)	1	0.08%	N/A	+/- 6
Commercial Recreation (CR)	2	0.18%	N/A	+/- 3
Public Facilities (PF)	12	1%	N/A	
Public Lands (P)	621	55%	N/A	
Total	1137	100%		248-355

Approximately 80% of Weott is designated resource management, 1% is in public facilities and the 19% is in residential and commercial uses. There are 80 housing units. See Maps 7a & 7b for land use and zoning designations.

The existing commercial activity in Weott occupies a relatively small area of the town and could be expanded especially along the highway frontage. The Timber and Public Lands parcels at the edge of Weott are recommended to revert into the Framework Plan. Land use designations in Weott are limited by policies 4500.4 and 4500.5 in the water and wastewater section. The Plan extends the CR land use designation along the highway frontage to include parcels not currently in commercial use.

Map 7a: Weott Area Land Use Designations



Community Setting: Myers Flat

Background

The community of Myers Flat, population 80, occupies a flat bench in a horseshoe bend of the river. Myers Flat suffered extensive damage during the 1955 flood and was about 75% destroyed by the 1964 flood. All residential areas on the bench were destroyed and only the homes on the high bank, east of the Avenue, survived. The Morrison-Jackson lumber mill was heavily damaged and suffered losses of logs and lumber.

Today, Myers Flat has a gas station, gift shop, restaurant, cider shop, café, RV park, motel, market, saloon, laundromat, hardware store and beauty parlor. Of note is the Myers Inn, located in the center of town. This striking, shingle-sided building is a recent restoration of Grant Myers' original hotel.

At the north end of town, there is the Shrine Drive-Thru Tree, where for a small fee, motorists may drive through an opening cut in the bottom of a blasted but still living redwood. The tree derives its name from once being owned by a member of the Shriners fraternal organization.

The town's one side street, Myers Road, proceeds left off the Avenue opposite Myers Inn. It runs about half a mile southwest along the flat before coming to the RV park. The road passes by the temporary residential neighborhood of the town.

Community Vision

The Myers Flat community sees itself as a cohesive, attractive community with a clean, positive image. Residents and owners will take good care of their properties and there are new homes being built with more retirement housing and more year-round residents. There will be more flexibility for businesses, with easier and consistent permitting and accurate zoning. Cottage industries, home based businesses and local jobs will be created. There will be good facilities to support the community, including a well-equipped fire department with a qualified crew, a filtered water supply and delivery system serves the entire community from Pete Creek as well as a sewer system.

In the future, the revitalized Myers Flat Avenue business district will draw more tourists. The Old Red Mill site and the business district will showcase local cultural and natural history. There will be new visitor facilities (destination resort and Japanese restaurant) and Myers Flat signage along Highway 101 will be improved. There will be a multi-use recreational trail winding along the Avenue and local public restrooms for travelers. River access will be increased, improved and maintained, and Alexander Grove reopened.

The river bank will be stabilized at the Drive-Thru and the popular landmark maintained. River restoration and improved downstream flow will reduce flooding and direct the river channel away from the town. There will be fewer non-native fish species inhabiting the river.

Table 9: Myers Flat Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres	% of Total	Density Range	Maximum Potential Units
Timber (T)	121	37%	160-20 ac/du	1 - 6
Conservation Flood Plain Recreation (CFR)	125	38%	0	0
Agricultural Rural (AR 5-20)	24	7%	20-5 ac/du	1 - 5
Commercial Recreation (CR)	27	8%	N/A	+/-10
Industrial General (IG)	13	4%	N/A	
Total	330	100%		12 – 21

Approximately 82% of the land in Myers Flat is designated resource management, 7% is residential and 12% of the land is in commercial or industrial designation. There are 99 housing units. See Maps 8a & 8b for land use and zoning designations.

Most of Myers Flat is located within the flood plain, see policy 2500.9 below. The housing in the flood plain should be regarded as seasonal and temporary. No new housing development that is not seasonal or temporary should be permitted, except in the commercial district adjacent to the highway. The old mill site offers opportunity for new economic development.

Issues:

1. The Shrine Drive-Thru tree is a tourist landmark in Myers Flat. It is located on the bank of the Eel River, and bank erosion and unstable soils threaten to undermine the site. The community is working to stabilize or otherwise preserve the Drive-Thru tree.
2. There is a substantial concern about community appearance. There is a community action plan in progress to facilitate better enforcement of health, planning and building codes. This project emphasizes voluntary compliance and community participation in clean-up efforts.

3. There is an on-going need for public restrooms along the Avenue of the Giants. Myers Flat has restroom facilities that are open to the public at the gas station. The gas station is closing and there is interest in maintaining the facility to continue to provide restrooms for the public. This is the topic of a community action plan project.

4. The parcel designated CR and zoned FP behind the commercial road frontage was previously considered for an amphitheater type use. There was a great deal of public opposition for this use and it was not approved. The flood plain zone allows recreational uses, but community policy 2500.11 limits uses.

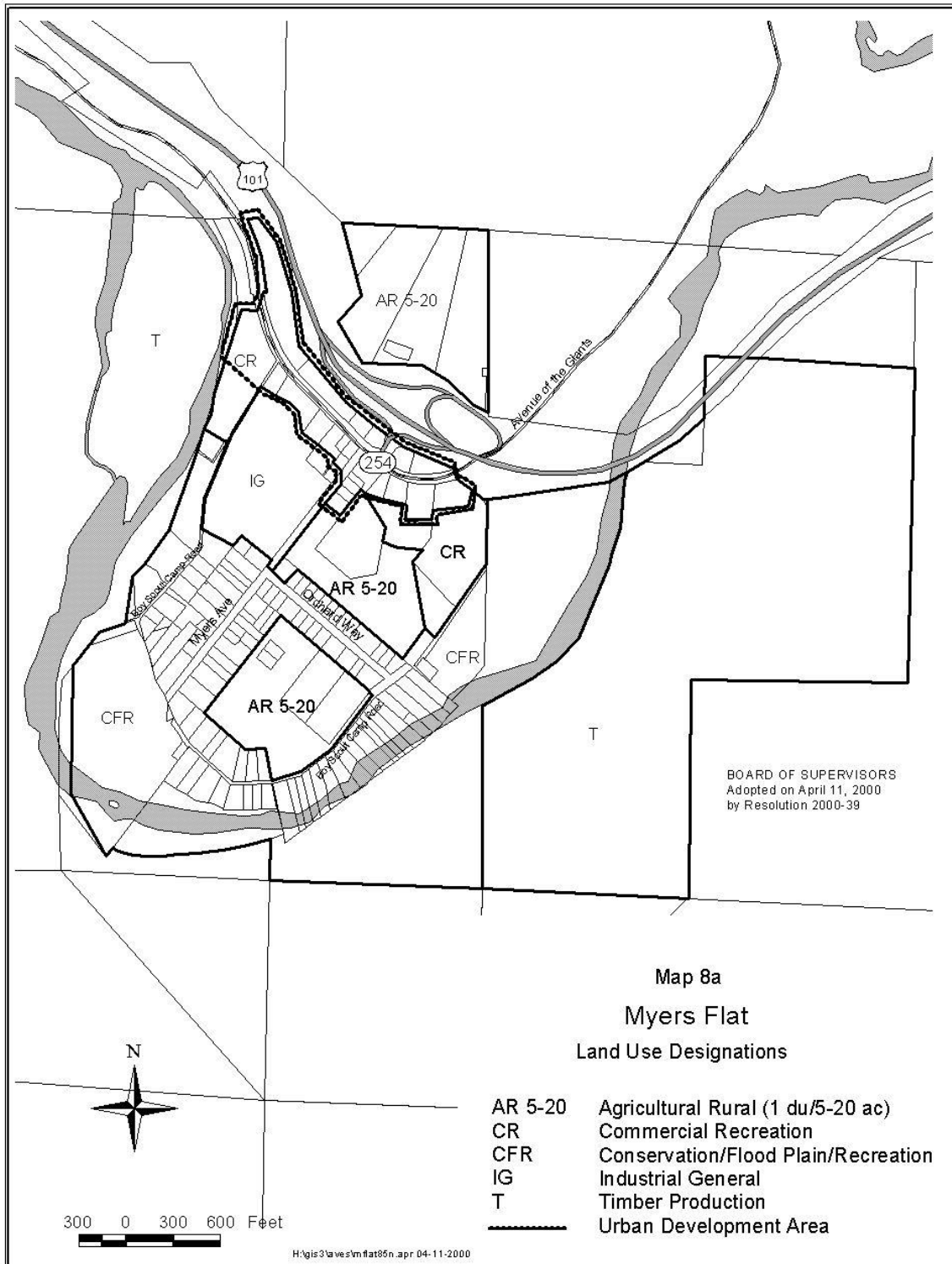
Policies:

2500.9: The proposed zoning for the commercial center of Myers Flat reflects the fact that the area has been inundated by flood waters in the past and it may be reasonably expected to be inundated by flood waters in the future, using the Flood Hazard (F) zone.

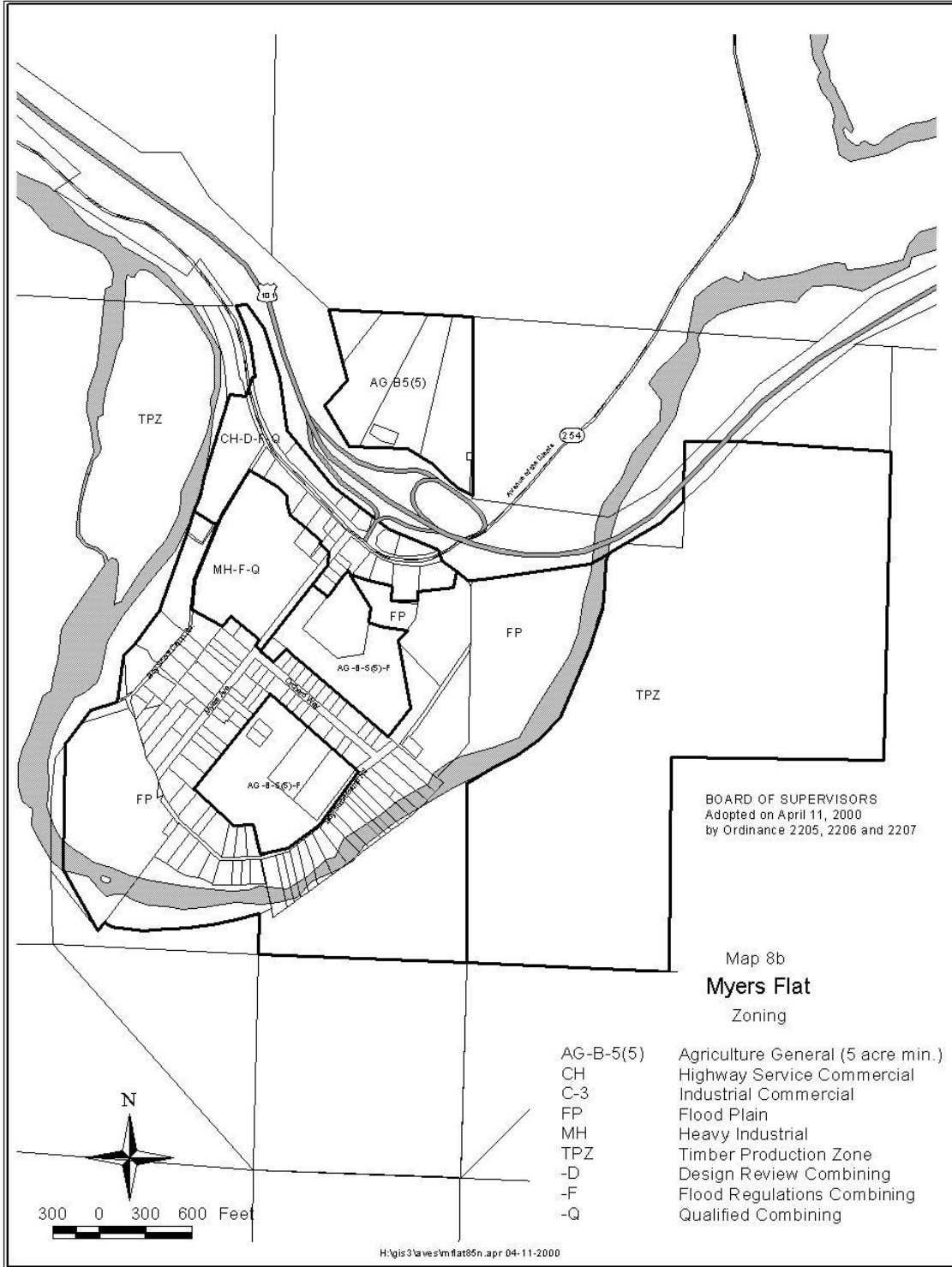
2500.10: The County should work with the community and individuals to ensure code compliance is strengthened.

2500.11: In the Flood Plain zone, principally permitted recreational uses shall be limited to incidental uses not serving more than 50 people at a time.

Map 8a: Myers Flat Land use Designations



Map 8b: Myers Flat Zoning



Community Setting: Miranda

Background

Miranda is located at mile 6.0 and has an estimated population of 250 and an elevation of 330. The Miranda area was called Jacobson's Valley by early settlers. It became Miranda in 1903 with the establishment of a post office. The Logans were a pioneer family in the area, arriving from Illinois in 1874. For many years later Jane Logan served as Miranda's postmistress. The region's only junior and senior high schools cover much of the eastern side of town. Motor courts, restaurants, a grocery store, post office, gas station and souvenir shops line the Avenue.

Community Vision

In the future, Miranda will continue to be a quiet community with distinct residential, commercial and recreation areas. The local school will be modernized, computerized, and safe with a track, re-oriented ballfield and a pool. There will be community facilities including a community park/playground, public restrooms and a community center. Better transportation and parking will exist in and around the community, making it easier to get to work. There will be safe speeds along the Avenue, with consistent law enforcement and improved signage. The drainage ways will be improved and maintained, and utilities will be underground. There will be sewer service for everyone.

The business community will be thriving and will have improved storefronts and placards and a unique style. There will be an increased focus on eco-tourism, as well as unique festivals and events. Miranda will be promoted as a weekend retreat for Eureka/Humboldt residents and will have more "Bay Area" bus tours. Bed and Breakfast Inns will be linked to the pathway so that visitors will be able to hike or bike in from the Avenue. There will be a multi-use pathway along the Avenue as well as new paths in the Albee Creek area and concessions.

Table 10: Miranda Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Timber (T)	144	8%	160-20 ac/du	1-7
Conservation Floodplain (CF)	193	11%	0	0
Agricultural Lands (AL 40)	66	4%	40 ac/du	2
Agricultural Lands (AL 20)	470	27%	20 ac/du	24
Agricultural Rural (AR 5-20)	263	15%	20-5 ac/du	13-53
Residential Low Density (RL)	123	7%	4 du/ac	492
Commercial Recreation (CR)	8	0.5%		+/- 6
Commercial Services (CS)	38	2%		+/- 32
Public Facilities (PF)	191	11%	N/A	
Public Lands (P)	241	14%	N/A	
Total	1842	100%		570-616

Approximately 64% of land in Miranda is in resource management, 11% in public facilities and 25% is residential or commercial. There are 140 housing units. See Maps 9a & 9b for land use and zoning designations.

Miranda has fewer constraints than other Avenue towns and can accommodate new residential housing and commercial development. Refer to 4500.4 and 4500.5 for development timing policies.

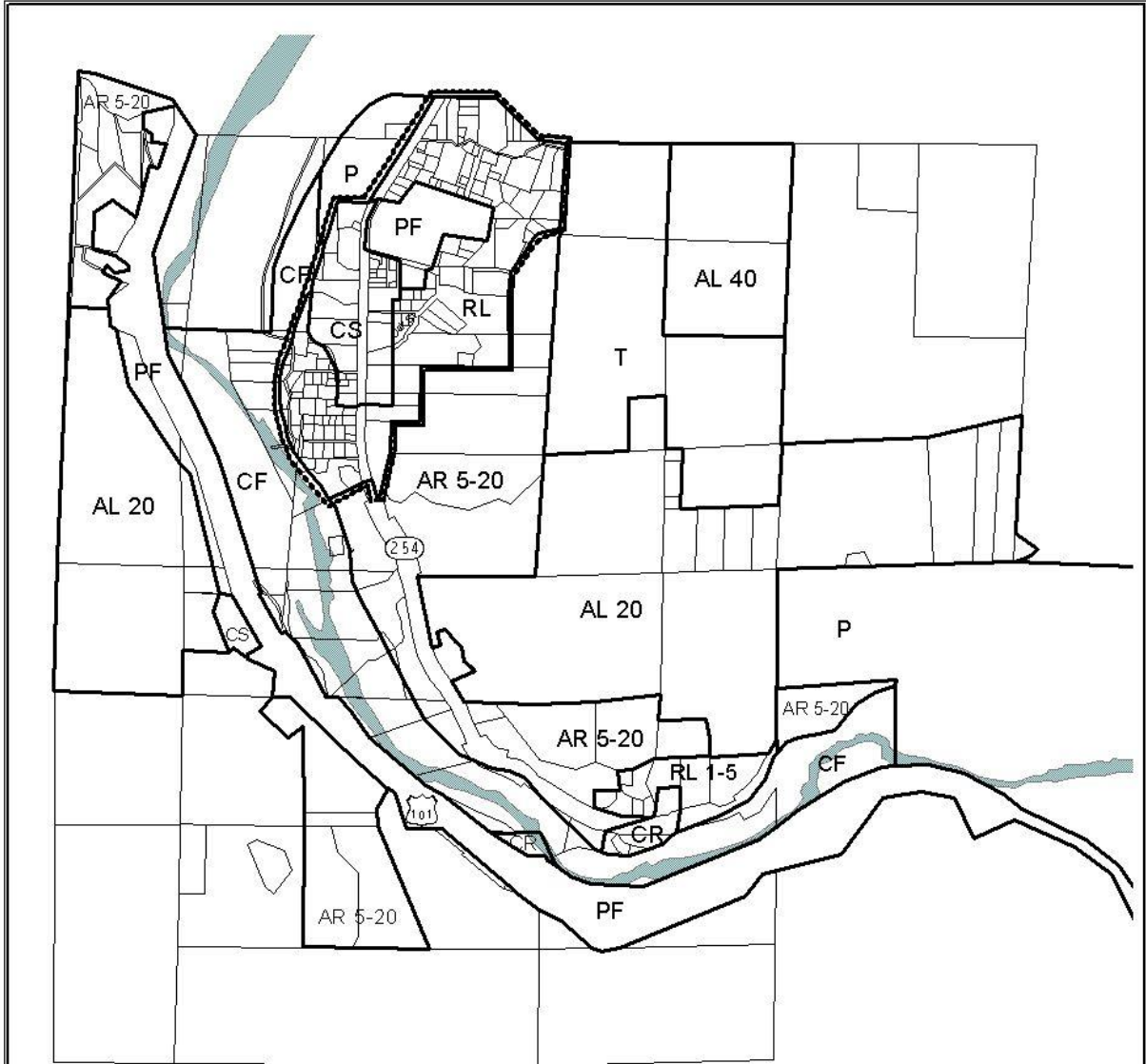
Issues:

1. Rural areas of Miranda are planned AL 20 or AR (5-20 ac/du). Subdivision of these parcels requires careful consideration of the effects of build-out and road capacities.
2. There is a concern in Miranda and Phillippsville about the speed limit along the Avenue. The communities would like to see a lower speed limit in towns and increased enforcement. See Chapter 4, Section 4200 for policies regarding this issue.
3. The Miranda community has initiated the formation of a Neighborhood Emergency Services Team (NEST). They hope to assist other Avenue communities to do the same.

Policy:

2500.12: Subdivision of parcels designated AL 20 and AR (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application.

Map 9a: Miranda Area Land Use Designations



Map 9a
Miranda Area
Land Use Designations

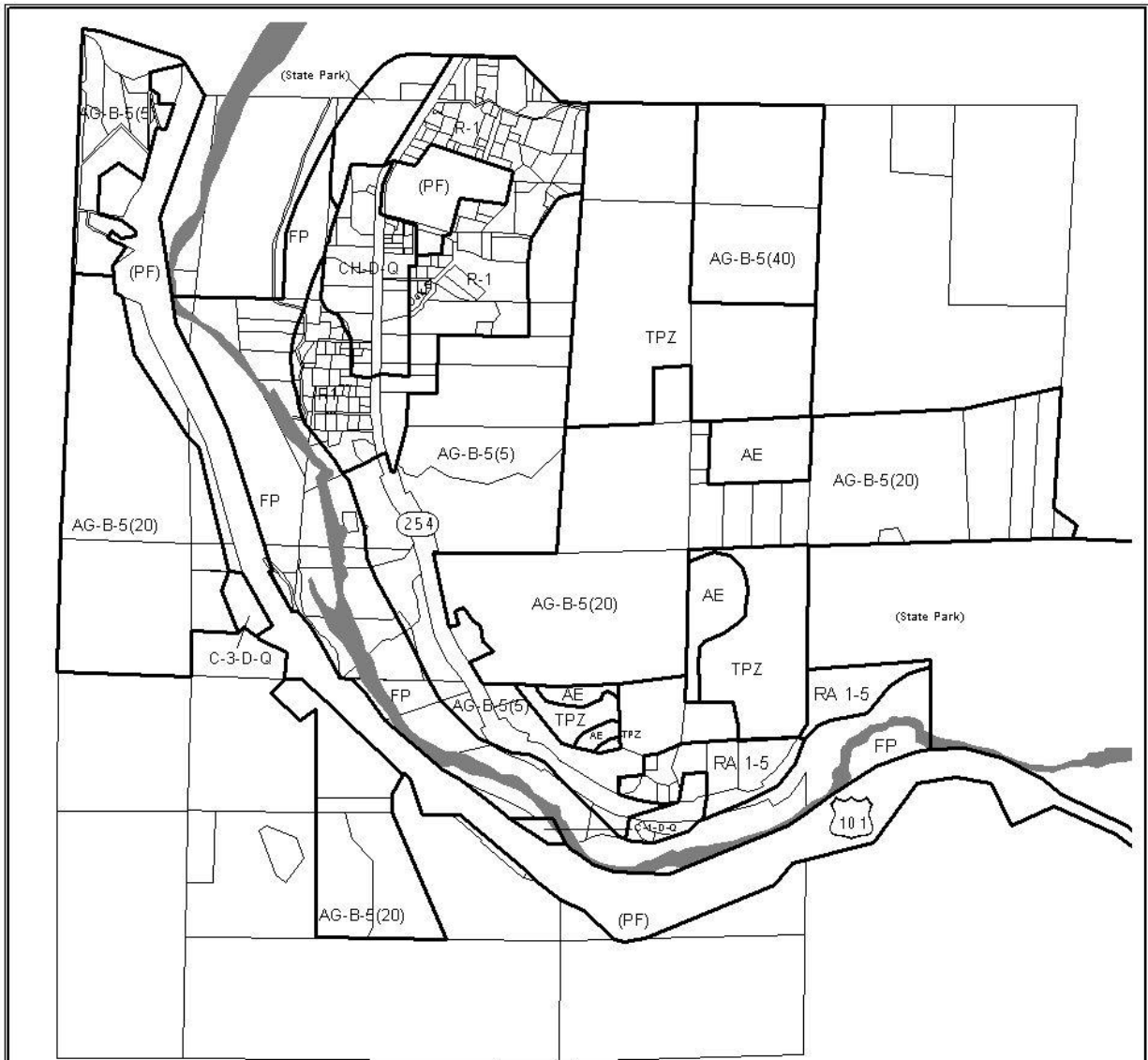
AL 20	Agricultural Lands (20 ac min)
AL 40	Agricultural Lands (40 ac min)
AR 5-20	Agricultural Rural (5-20 du ac)
CF	Conservation Floodplain
CR	Commercial Recreation
CS	Commercial Services
P	Public Lands
PF	Public Facilities
RL	Residential, Low Density (1-7 du/ac)
RL 1-5	Residential, Low Density (1-5 du/ac)
T	Timber Production
	Urban Development Area

BOARD OF SUPERVISORS
Adopted on April 11, 2000
by Resolution 2000-39

500 0 500 Feet



Map 9b: Miranda Area Zoning



Map 9b
Miranda Area
Zoning

- | | |
|------------|--------------------------------------|
| AE | Agriculture Exclusive |
| AG-B-5(5) | Agriculture General (5 ac. min.) |
| AG-B-5(20) | Agriculture General (20 ac. min.) |
| AG-B-5(40) | Agriculture General (40 ac. min.) |
| C-1 | Neighborhood Commercial |
| C-3 | Industrial Commercial |
| CH | Highway Service Commercial |
| FP | Flood Plain |
| RA 1-5 | Residential Agriculture (1-5 ac min) |
| R-1 | Residential, Single Family |
| TPZ | Timber Production Zone |
| -D | Design Review Combining |
| -Q | Qualified Combining |

BOARD OF SUPERVISORS
Adopted on April 11, 2000
by Ordinance 2205, 2206,
2207 and 2208



Community Setting: Phillipsville

Background

The sunny flatlands of Phillipsville, population 140, elevation 280, open west of the roadway at 2.3 miles. The paved, one-lane Phillipsville Road exits here and there is access to the South Fork Eel River. Northward along the Avenue is the town's business district, a small collection of tourist accommodations and food, drink and gifts establishments. The grocery store dates from the 1920's, when it was part of the neighboring Deerhorn Lodge. Phillipsville also has a new Volunteer Fire Hall.

Community Vision

In the future, the Phillipsville community will continue to be an attractive southern gateway to the Avenue of the Giants. There will be community meeting, recreation and social facilities for local residents and visitors as well as a reliable water system and a completed Fire Hall. Successful cottage industries will employ adults and youth in the community. Affordable housing and improved low-income housing will be available and property values will be comparable to similar areas.

Phillipsville and the State Park will have an interdependent relationship and the Park will be well-utilized and easy to access. There will be plenty of things for tourists to do in Phillipsville, and tourists will stay longer. The recreational fishery on the Eel will be restored and there will be more river access and more river-oriented recreation uses. A safe, multi-use path winds along the Avenue and the southern end of the Avenues will be more park-like with redwoods.

Table 11: Phillipsville Land Use Summary and Potential Build-out

Proposed Land Use Designation	Total Acres (rounded)	% of Total	Density Range	Maximum Potential Units
Conservation Flood Plain Recreation (CFR)	243	33%	0	0
Agricultural Rural (AR 5-20)	213	29%	20-5 ac/du	11-43
Residential, Low Density (RL 1-5)	2	0.3%	5-1 ac/du	0.4-2
Commercial Recreation (CR)	21	3%	N/A	+/-14
Public Lands (P)	267	36%	N/A	
Total	746	100%		25-59

Approximately 69% of land in Phillippsville is in resource management, and 32% is planned residential & commercial. There are 85 housing units. See Maps 10a & 10b for land use and zoning designations.

Lower Phillippsville is in the 100 year flood plain. Build-out and re-building on existing parcels can occur consistent with FEMA regulations, but the plan does not encourage increased densities in the flood plain. The plan directs new residential development to the upland areas.

The moto-cross use permit was issued with the following conditions:

- Race events shall be limited to 18 weekend events per year between April 1 and June 30 and again between Labor Day and November 15.
- Hours of operation shall not exceed 7 a.m. to 4 p.m. with no warm-ups before 8:30 p.m.
- The starting line shall be positioned so that tailpipes of the motorcycles are pointed away from the park and the town.
- The existing vegetation shall be maintained between the site and the Avenue.
- All motorcycles shall be checked for mufflers as required by State Law and shall be checked for approved exhaust systems.
- Noise measurements shall be taken each year
- Immediately following the final race of each season, all temporary structures shall be removed, the track shall be reshaped to natural contours, disked and seeded; hay bales shall be collected and spread across the track area.
- All riders shall be informed to report any noticeable fuel spills or oil leaks.
- A physical inspection shall be made of the site within two days following each event to identify any spills and the Division of Environmental Health shall be contacted if any significant spills are found.
- The track shall be watered approximately every two hours to control dust, and the parking areas and driveways shall be watered to prevent dust from reaching Franklin K. Lane Grove.

An annual review of compliance with permit conditions is also required.

In May 1999, the court ruled to direct revocation of the use permit for the moto-cross track in Phillippsville. This plan provides a land use designation on the current site which would allow the moto-cross as conditionally permitted use.

Issues:

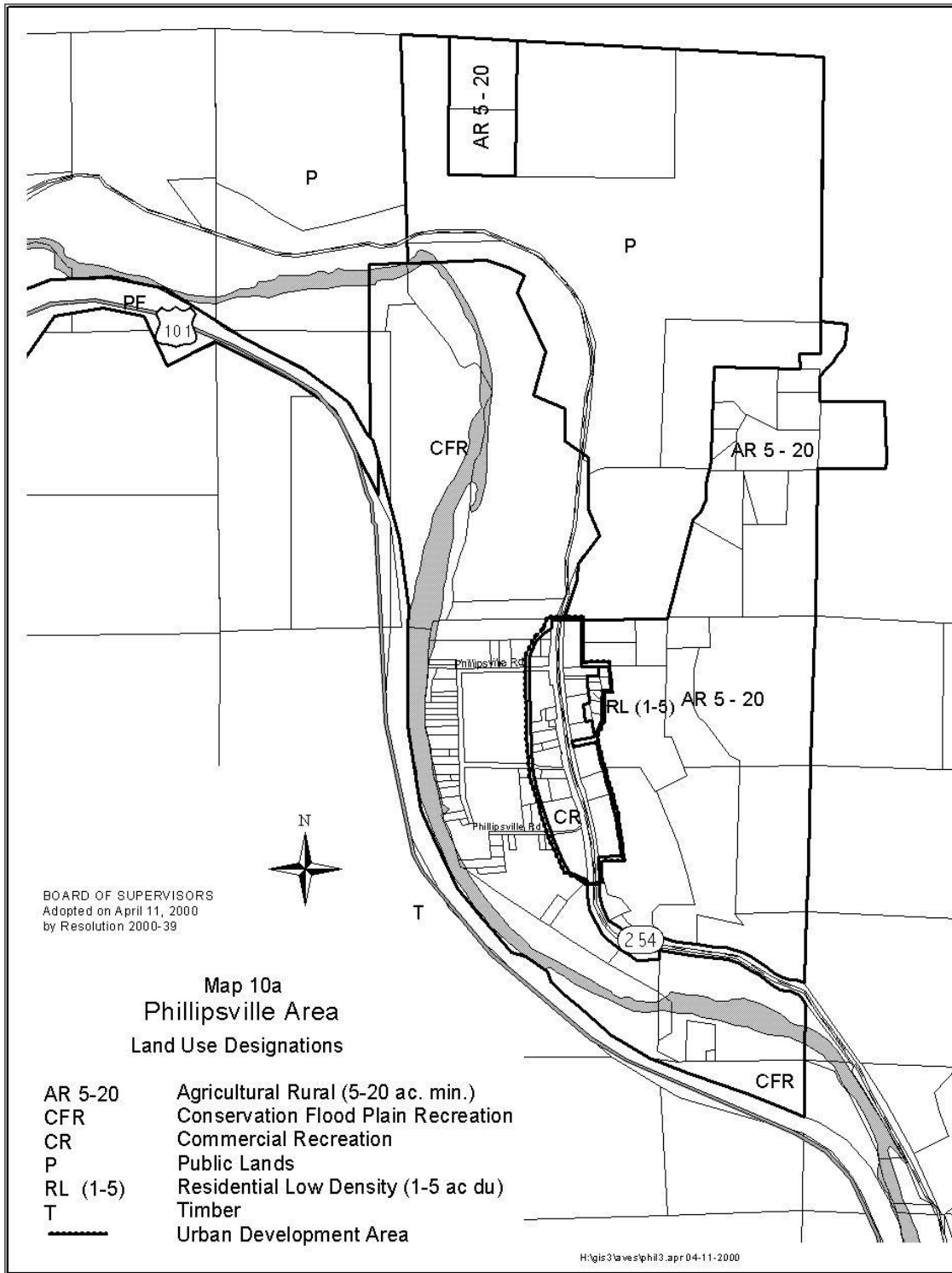
1. . Some residents in the lower section of town have expressed an interest in cottage industry which might be appropriate in the flood plain, for relevant policy, see page 4, policy 2500.4.
2. The community of Phillippsville is working to complete its Fire Hall, which will provide improved response times for the town.
3. The ballfields should be retained as ballfields.
4. The moto-cross is an issue for some residents, with noise disturbance, water use, and

incompatibility of uses sited.

Policies:

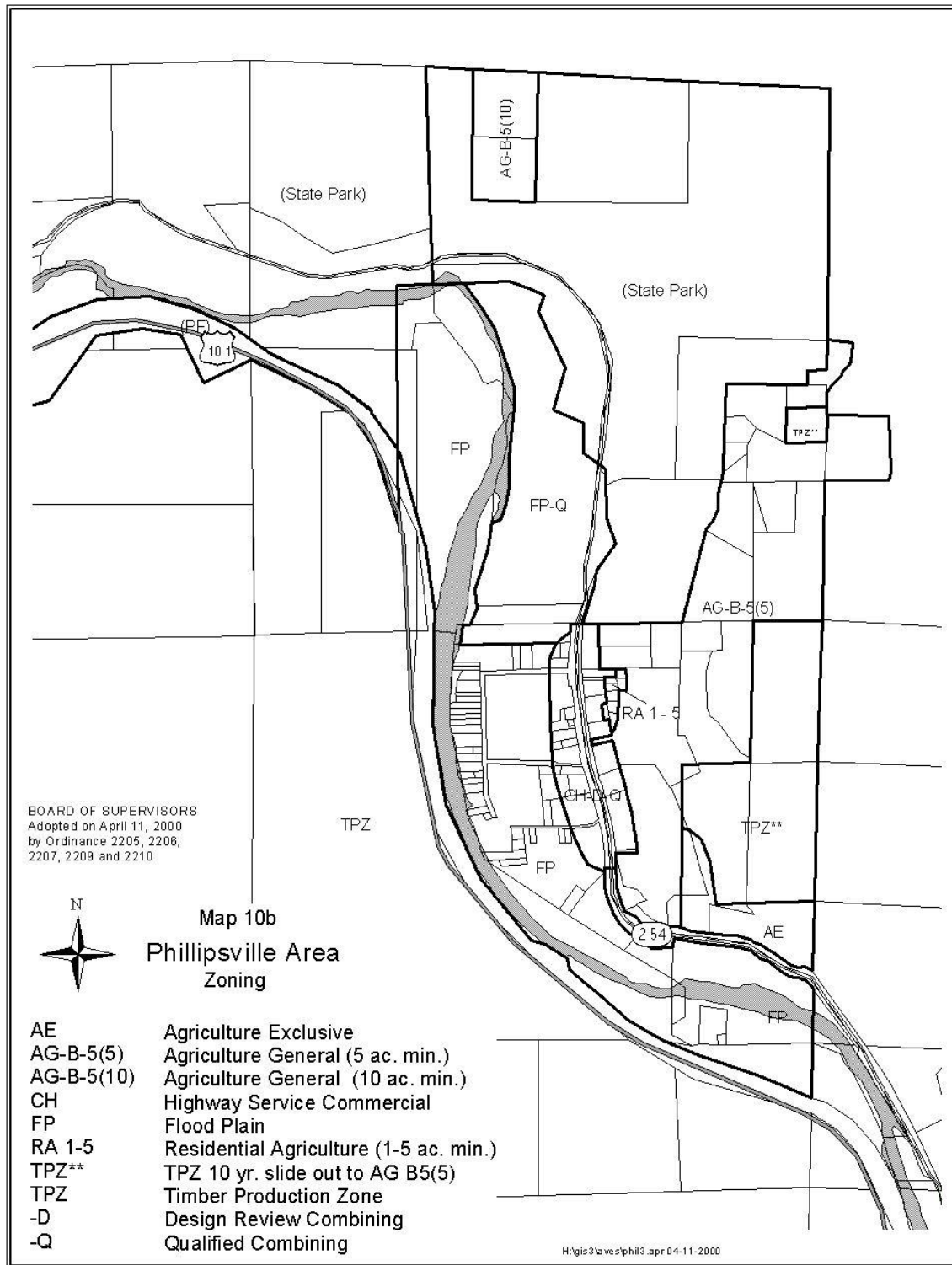
2500.13: The environmental review and approval process for the moto-cross use should meet all the directives of the court and include an alternative siting study which considers community needs.

Map 10a: Phillippsville Area Land Use Designations

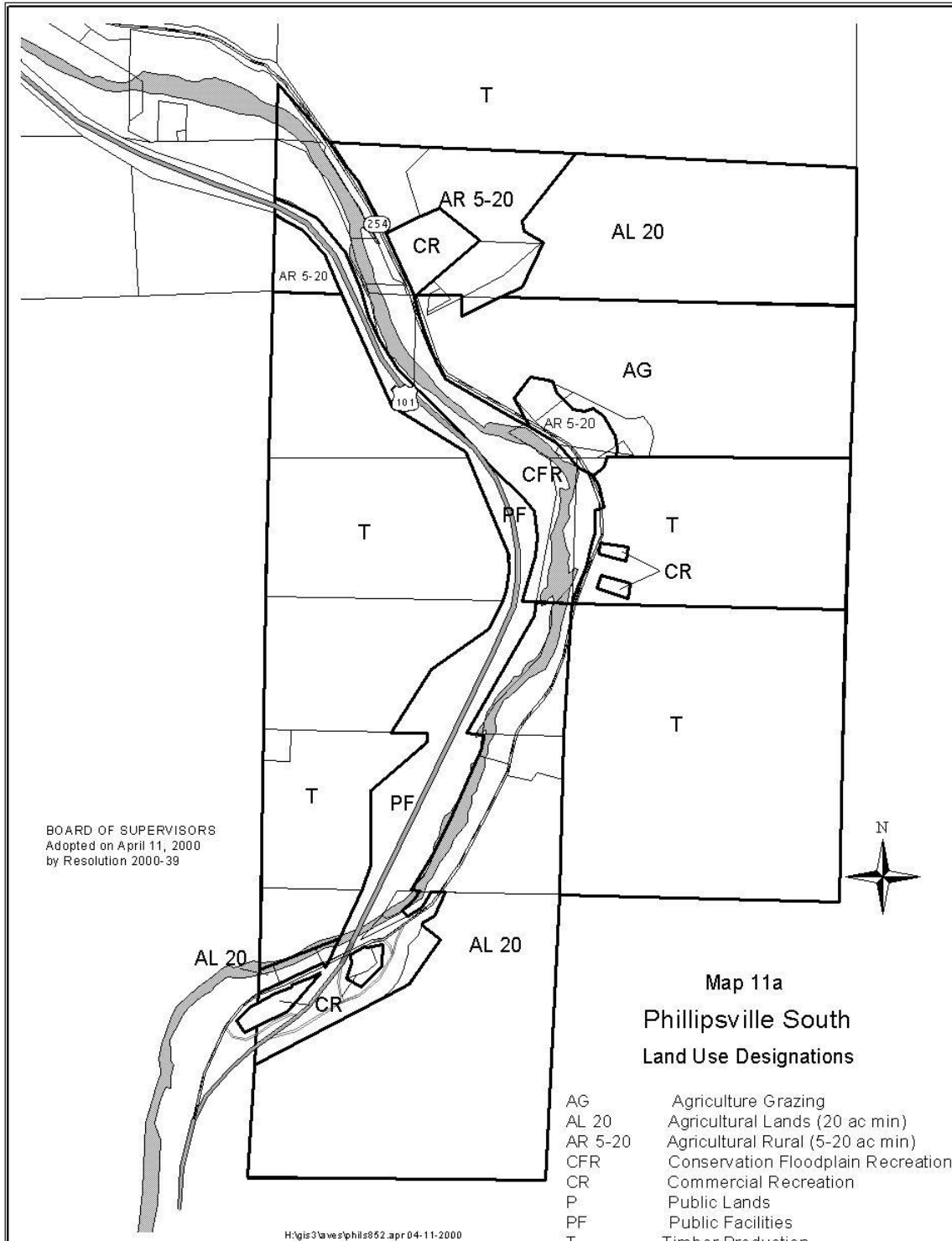


Map

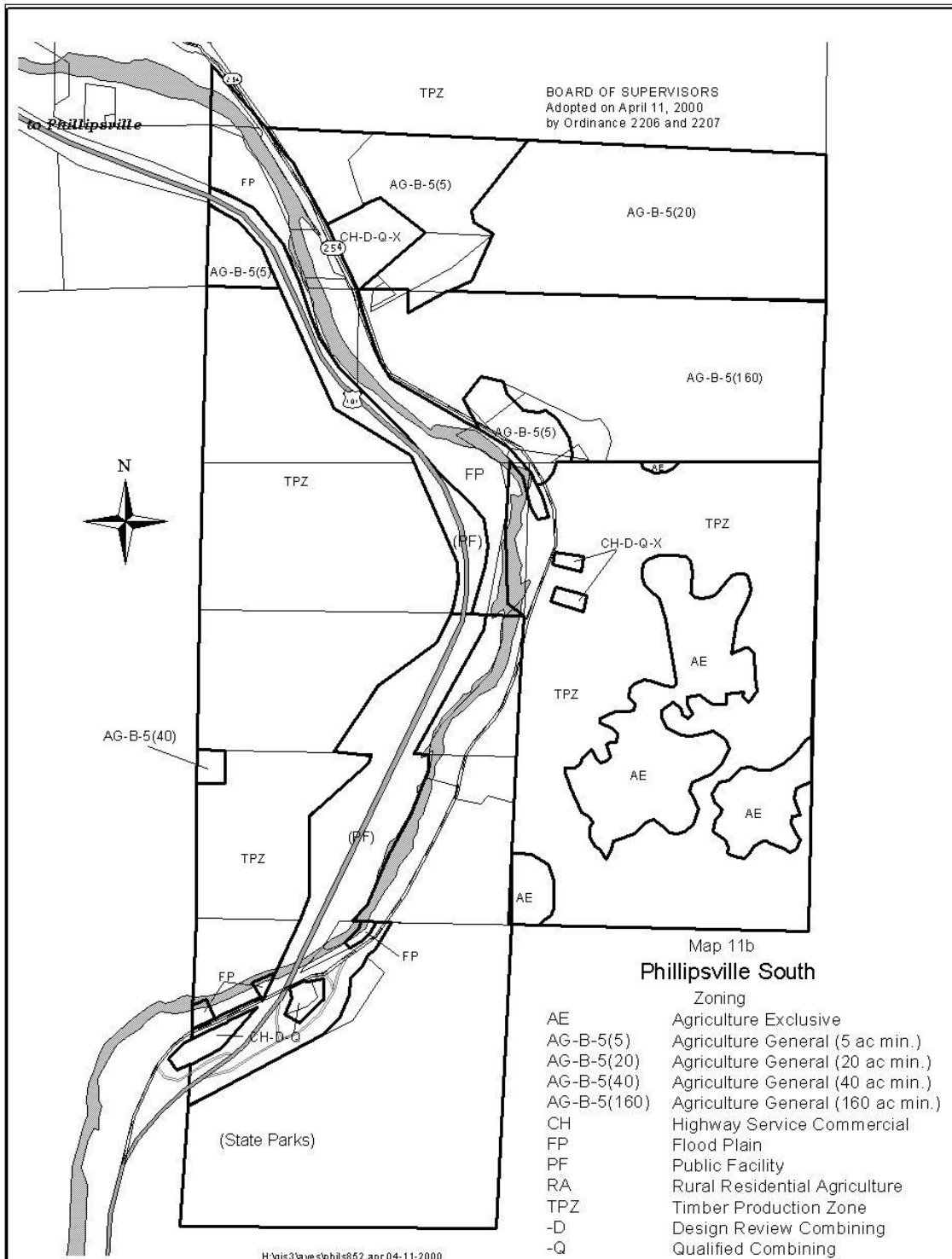
10b: Phillippsville Area Zoning



Map 11a: Phillipsville Area South - Land Use Designations



Map 11b: Phillipsville Area- South Zoning



2520 Agriculture

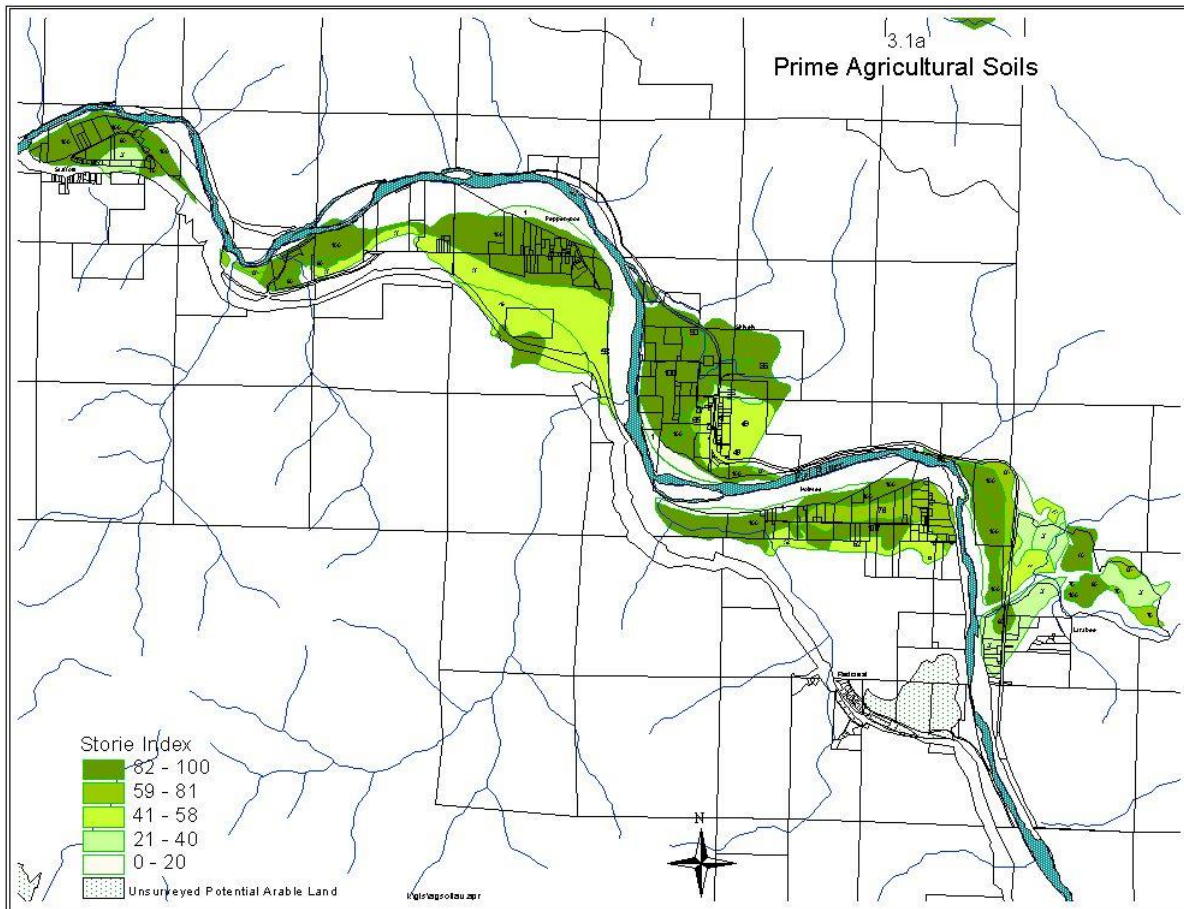
The Avenue of the Giants has a long tradition of agricultural activity. Many of the towns along the Avenue began as agricultural communities, where deposits of excellent soils are found on terraces along the river. Types of agricultural uses along the Avenue include: field crops (hay, silage, pasture, and range), vegetable crops, livestock and nursery production. The Avenue region has high agricultural potential, with its excellent soils, climate and flat land.

One important natural condition responsible for agriculture's success is the presence of productive soils. The Avenue of the Giants region contains the most highly productive soil group in the County, the Ferndale series. Loleta soils are also found, particularly in Holmes.

Figure 2.1 shows the location of the prime agricultural lands in the Planning Area. The Storie Index is a method of rating agricultural soils, expressing numerically the relative degree of suitability of the soil for general intensive agriculture. Areas with an index value of 82-100 are regarded as prime agricultural lands. Detailed maps of prime agricultural soils can be found in the Draft Environmental Impact Report for the Avenue of the Giants Community Plan.

See Appendix B for Framework General Plan goals and policies.

Fig 2.1 Prime Agricultural Soils



Community Plan Policies

2520	Policies
1	◆ Subdivision shall occur in such a manner to protect prime agricultural soils including lot size modifications and / or the use of Combining Zone B7.
2	◆ Lands adjacent to agriculture designated lands shall be planned for uses compatible with agriculture.
3	◆ The County shall maintain the existing agricultural lands through the application of agricultural zoning.
4	◆ The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.

2540 Public Lands

The Avenue of the Giants Community Planning Area is surrounded by the Humboldt Redwoods State Park (HRSP). State Park land is included within several community planning area boundaries. The Park provides a strong visitor base to the area, and offers concessionaire development possibilities to local residents. Park attendance peaks in July and August. Local involvement in Park management planning is essential for good relationships between adjacent land owners.

There have been issues in the community about land acquisitions by Save the Redwoods League that are subsequently gifted or transferred to HRSP. The General Plan states that "the Planning Commission should encourage applicable public land agencies that prepare management plans to ensure consistency with the general plan". For this Community Planning Area, a finding of consistency with the General Plan would be the best approach to ensure that adjacent land owners and community interests are taken into account.

State Park law provides some opportunities for addressing these issues. Public Resources Code 5069 et seq. describes an agricultural leasing program. It allows the Park to lease back lands which had been farmed within the 24 months immediately preceding acquisition for agricultural purposes where compatible with Park resource management.

PRC 5002.2 directs the preparation of a Park general plan to set forth specific long-range management objective for the unit. PRC 5070 et seq. is the California Recreational Trails Act which outlines some of the statewide priorities for trail development and identifies a "trail route linking state parks, federal recreation areas, and other areas of statewide or national significance located in coastal areas" and trail routes designed principally for boaters along the Eel River as two of the priorities for evaluation.

Community Plan Policies

2540	Policies
1	◆ The County shall request both Save the Redwoods League and the State Department of Parks and Recreation that a finding of consistency with the General Plan and Community Plan be made prior to lands being accepted by the State Park in the Avenue of the Giants Community Planning Area.
2	◆ The County should encourage HRSP to designate in their park general plan lands which have prime agricultural soils and do not have significant forest stands for retention in agricultural use as a feature of the unit pursuant to PRC 5069.2.
5	◆ The County shall request that the Save-the-Redwoods-League refrain from removing prime agricultural lands from useful production by acquisition. ◆ The County should encourage HRSP to prepare a Park general plan which includes its long-range management objectives so that the public is advised of the Park's management goals. ◆ The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park Management Plan and EIR."

CHAPTER 3 HAZARDS and RESOURCES

3100

OVERVIEW

Major elements covered in this chapter include:

- A. protecting the water resources and water quality of the Eel River watershed;
- B. actively supporting community fishery restoration efforts;
- C. enhancing appropriate river access for recreational and fire suppression purposes;
- D. considering the effects of natural hazards and other environmental constraints on development;
- E. reducing hazards to life and property associated with seismic and non-seismic conditions of land instability, flooding and fire;
- F. and educating the community about specific hazards in their area.

The Planning Area is located within the Eel River Basin and is part of the Coastal Range province, the dominant geologic province in the County. The Franciscan and Yaeger Formation formations (approximately 145,000,000 years old) can be found on the hillsides adjacent to the Planning Area. The majority of the Planning Area consists of alluvial (riverine terrace) sediment deposits. More information on the geology of the planning area can be found in the DEIR.

3200 HAZARDS

Land development in the unincorporated areas is subject to a number of hazards to life and property, including seismic and non-seismic conditions of land instability, flooding and fire.

The approach taken in the General Plan and incorporated herein involves: 1) consideration of appropriate land use designations in order to limit the populace exposed to hazardous areas; 2) assessment and conditioning of development applications according to the hazards on a site; 3) policies tailored to specific hazardous conditions.

Slope Stability

Slope stability hazards are a concern in Humboldt County generally due to steeply sloped terrain and unconsolidated bedrock. This combined with heavy seasonal rainfall, grading or earthquakes can trigger landslides. Most of the communities along the Avenue are located on flat, relatively stable terraces with low instability ratings. Moderate to high instability occurs in the steep areas along creek beds and in the hillside terrain of the Yaeger and Franciscan formations.

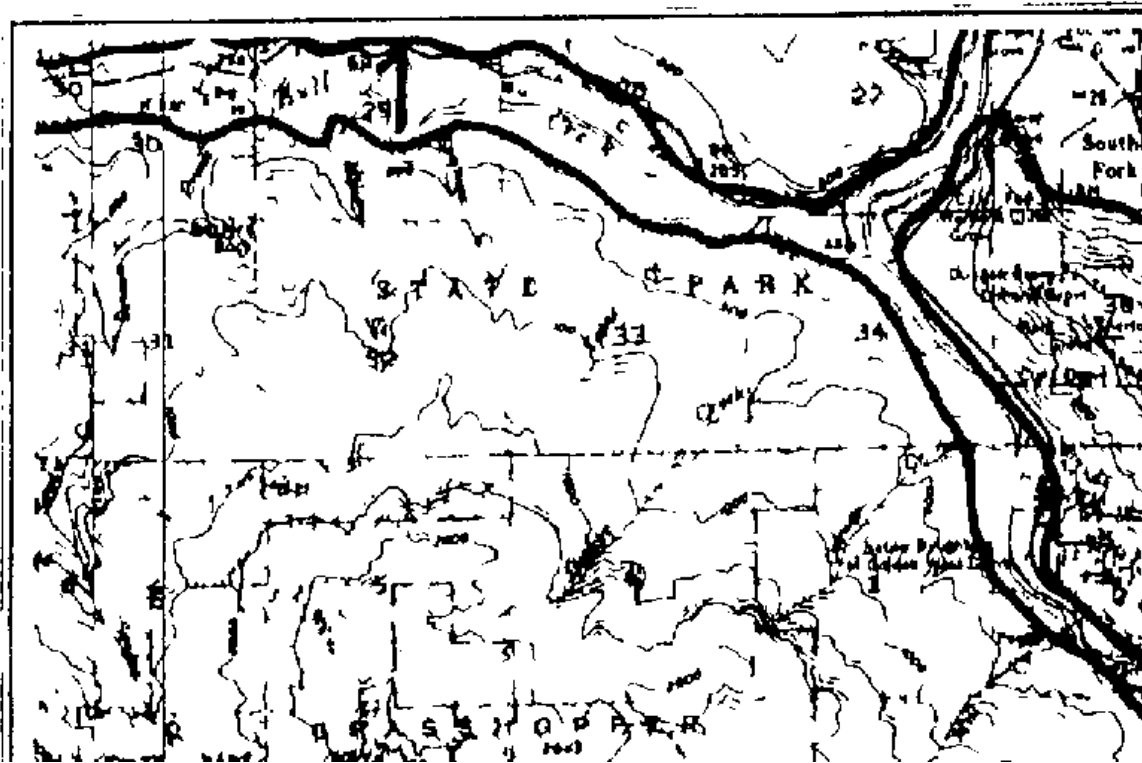
The General Plan mitigates Geologic Hazards associated with unstable terrain by use of a Geologic Hazards Matrix, Figure 3-5 of the Framework Plan. The matrix assigns a relative slope stability rating to the various bedrock types. The Geologic Matrix requires geologic and soil engineering reports based on the slope stability rating, the liquefaction rating and type of

development proposed. The majority of the Planning Area, as mapped by the County General Plan Geologic Hazards Map, is identified as Slope Stability Zone 1 (Low Instability). Community Plan Figures 3.1a & b identifies the Relative Slope Stability Zones of the Planning Area.

3.1a Northern Avenue Geologic Map



3.1b Southern Avenue Geologic Map



AR 5-20 Slope Formula Policy (source: Garberville Community Plan)

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

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

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

Seismicity

All of Humboldt County is an area of moderate to high seismic activity. Several active and potentially active faults or fault zones occur in or near the Planning Area. These include:

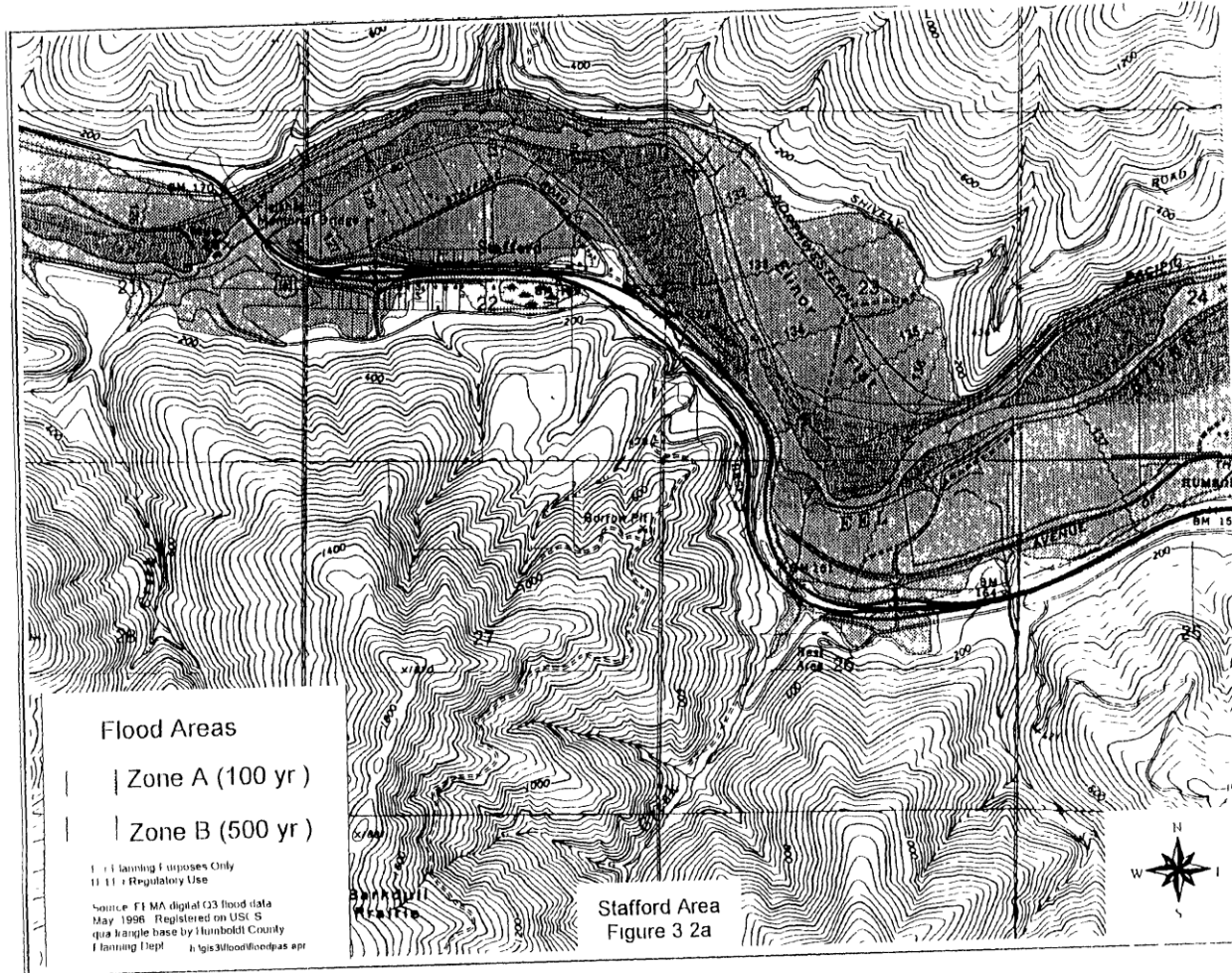
- Cascadia Subduction Zone (CSZ), the interface of the Pacific, Gorda, Juan de Fuca and North American tectonic plates
- Mendocino Fault, a right-lateral fault marking the boundary between the Gorda and Pacific plates
- San Andreas Transform System, extending north-northwest through California, terminating offshore of Cape Mendocino
- Little Salmon Fault, a thrust fault system running northwest to southeast through central Humboldt County

In an "average" year, the coastal and offshore areas of Humboldt County are likely to experience on the order of 100 earthquakes of magnitude 3 or larger, and nearly 20 of magnitude 4 or larger.

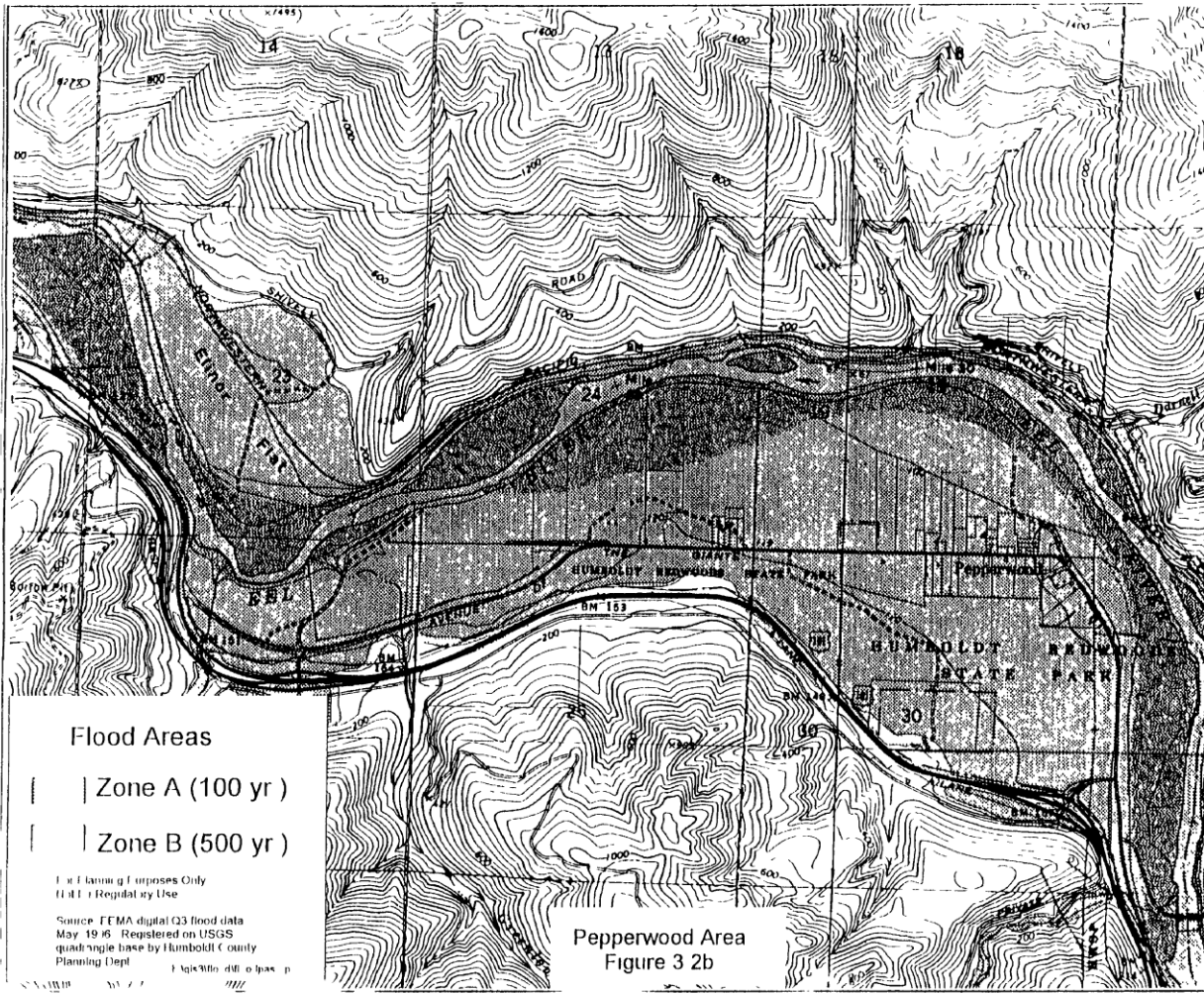
Flood Hazards

The majority of the Avenue of the Giants Planning Area is adjacent to the South Fork of the Eel River, including the communities of Phillipsville, Miranda, Myers Flat and Weott. The north end of the Planning Area is adjacent to the main fork of the Eel River and includes the communities of Stafford, Holmes, Shively, Redcrest and Pepperwood. The floods of 1955 and 1964 impacted each of the Avenue communities to some extent. Some communities, such as Weott and Myers Flat, suffered extensive damage. Humboldt County participates in the Federal Emergency Management Agency's National Flood Insurance Program, which uses special flood hazard maps to delineate areas subject to inundation during flood events of 100- and 500-year recurrence intervals (see Figures: 3.2 a, b, c, d, e, f).

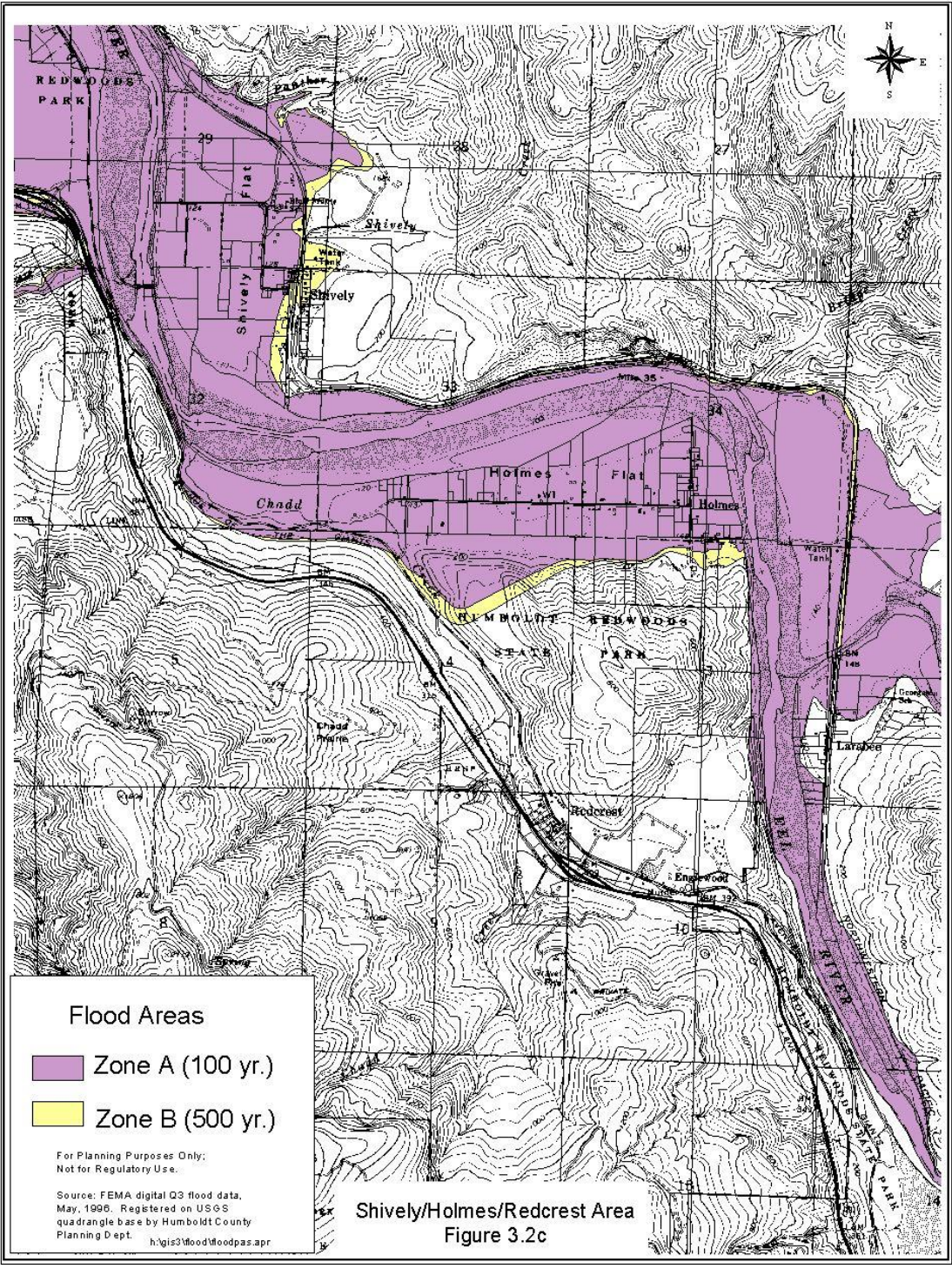
3.2a Stafford Area Flood Map



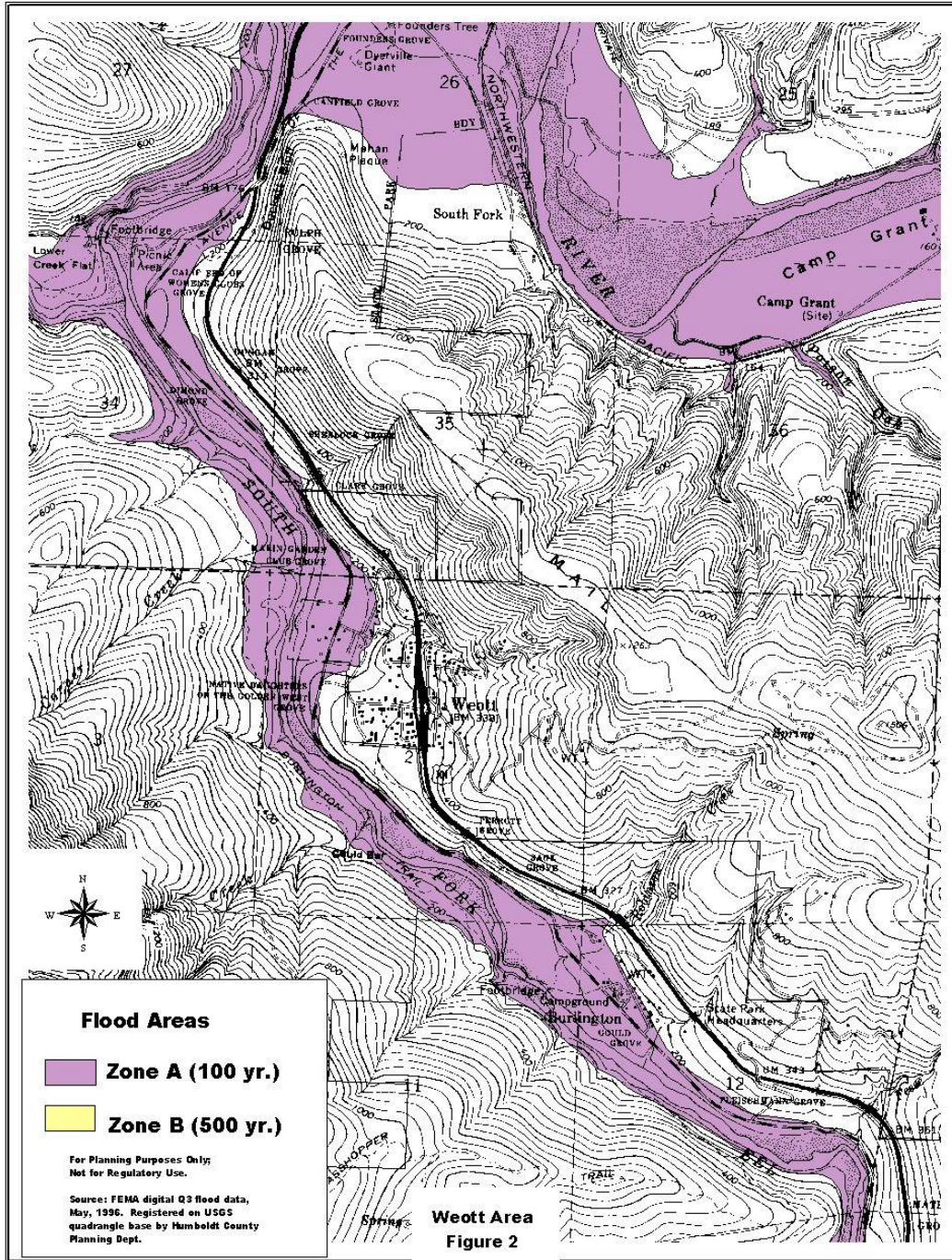
3.2b Pepperwood Area Flood Map



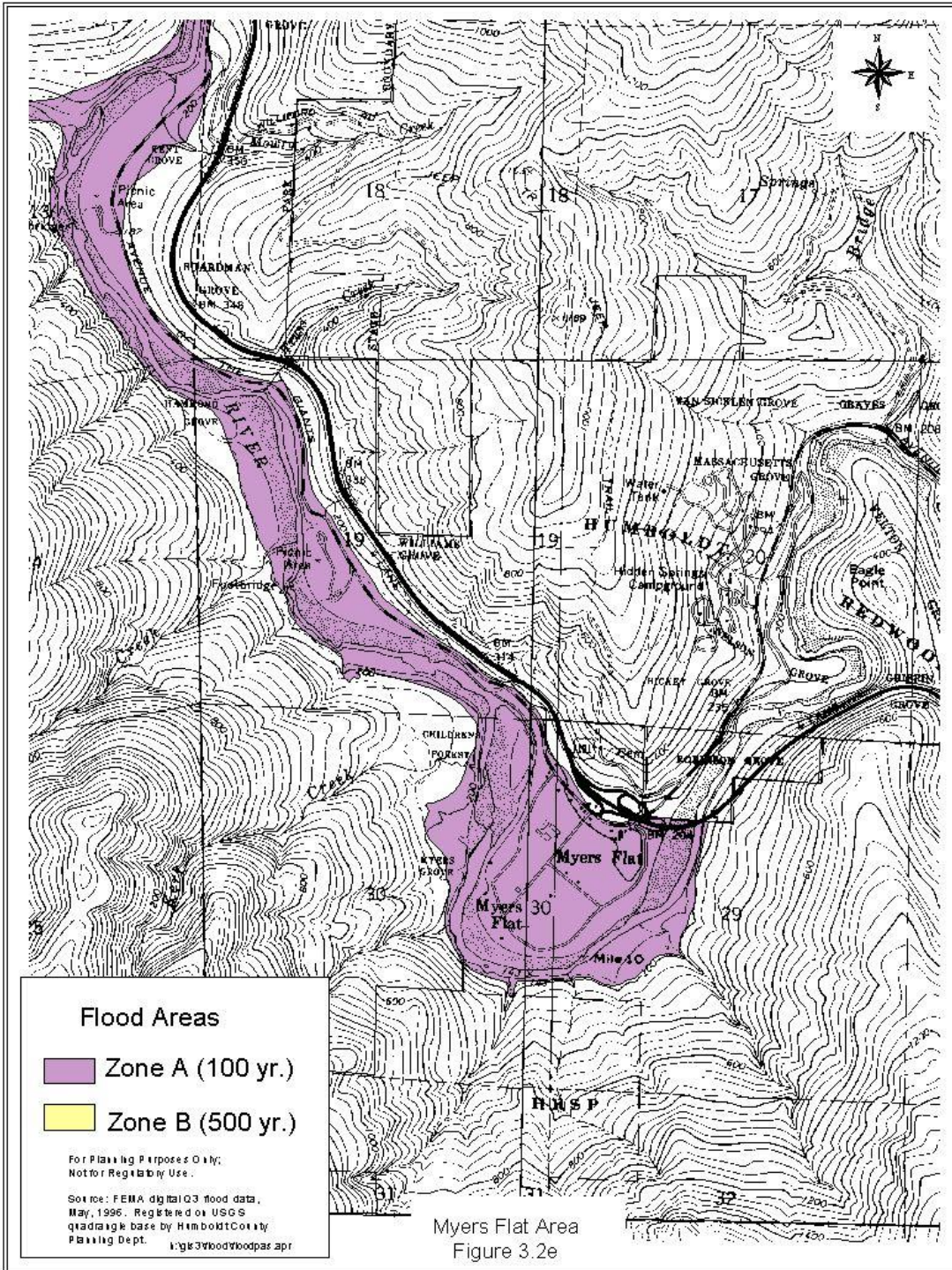
3.2c Shively/Holmes/Redcrest Flood Map



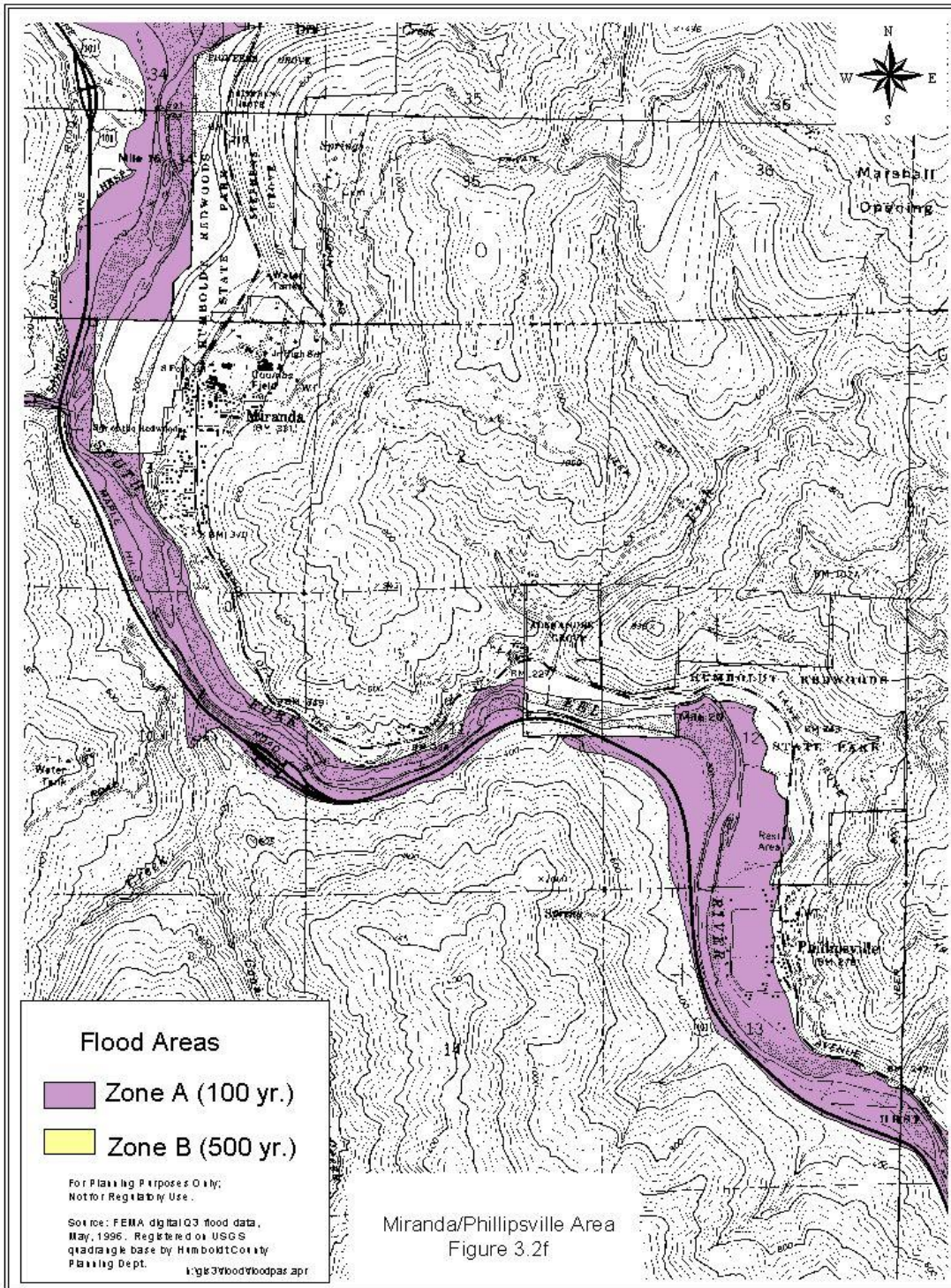
3.2d Weott Area Flood Map



3.2e Myers Flat Flood Map



3.2f Miranda/Phillipsville Flood Map



Fire Hazards

The Avenue of the Giants area is rated with a High Fire Hazard rating for all communities except Pepperwood, Shively, Holmes and Larabee. These communities have a Low Fire Hazard rating.

All the land within the Planning Area is within the State Responsibility Area (SRA) as mapped by the California Department of Forestry and Fire Protection. CDF has revised the rating scheme to follow administrative boundaries, and there are no areas mapped Extreme Fire Hazard in Humboldt County. The current rating system has been superseded by a new system that has not been implemented by Humboldt County. Lands within SRA's are subject to the maintenance requirements of Section 4291 of the Public Resources Code (PRC). The County has adopted local regulations as authorized by the Section 4290 of the Public Resources Code known as the "SRA Fire Safe Regulations". These regulations have been prepared and adopted for the purpose of establishing minimum wildfire standards in conjunction with building, construction and development in SRA areas. These requirements include, but are not limited to, emergency access (road grades, widths, vertical clearance, turnouts), signing and building numbering, emergency water supply and defensible space around structures.

It is not the State's responsibility to provide fire protection services to any building or structure located in SRA's, unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes. There are no such agreements within the Planning Area. However, if resources permit and the structure fire poses a risk to the wildland, California Department of Forestry and Fire Protection (CDF) will respond. The Avenue communities have come together to propose year-round fire protection, emergency response and training services from the Weott CDF station. An Amador Plan, or similar plan, would extend mutual aid agreements between local volunteer fire departments and CDF. The combined communities have generated an action plan, and are planning on applying for grants to cover the cost of the first 2 years of Amador project operation. Concurrently, the communities will be working to file a County Service Area formation application to LAFCo.

See Appendix B for Framework General Plan goals and policies, Section 3290.

Community Plan Policies

3200

Policies

- 1 ◆ Encourage the education of the community regarding the nature and extent of natural and man-made hazards.
- 2 ◆ Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities.

- 3 ◆ Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CDF).
- 4 ◆ Use the Flood Plain (FP) zone and add the Flood Hazard (F) as a combining zone to indicate by zoning where flooding is a likely event and therefore where development potential is constrained.

3300 WATER RESOURCES

Surface Water

The Avenue of the Giants Community Plan Area is located in the Eel River watershed, which has an area of 2 million acres. Elevations range from sea level to about 6000 feet at the headwaters of the Middle Fork of the Eel River. The headwaters of the Eel are in the interior coast range in Mendocino and Trinity counties, and include 3 main forks plus the mainstream Eel. The North-end communities are found on the mainstem Eel, and the rest of the planning area communities are located on the South Fork Eel River.

The Eel River supports both anadromous and resident fish populations. Salmon and steelhead enter the river beginning in late fall and the run lasts through March. The Eel River was once famous for its salmon and steelhead runs. The coho salmon has declined considerably in the fish bearing streams of the Eel River watershed.

In the Eel River, water temperatures have warmed substantially and in many reaches the fish communities have become dominated by warm water species (Brown and Moyle, 1990). Where there is substantial canopy and sediment levels are low or moderate, Eel River tributaries are dominated by coho salmon. The upper South Fork provides one of the few cold water areas for salmonids in the whole Eel River watershed. The South Fork warms substantially as it flows downstream, with temperatures reaching a maximum of 28° C, exceeding the lethal limits for salmonids for at least some periods. It maintains this warm temperature at Phillippsville and Miranda (Friedrichsen, 1998).

There are number of small and large tributaries within the Planning Area which support fish populations, including Chadd and Larabee Creeks.

See Appendix B for Framework General Plan goals and policies, Section 3360.

Climate

The climate of the South Fork Eel River is characterized by heavy annual precipitation, concentrated in the winter months. The portions nearest the coast are subject to frequent sea fog,

mostly in the summer. Polar air masses sweeping south from the Gulf of Alaska create the storm fronts responsible for most of the winter storms. Occasionally, much warmer storms originating farther south in the Pacific Ocean invade the North Coastal area and release very heavy precipitation. Two such storms in December 1955 and December 1964 caused the highest floods of record.

The climate of the South Fork basin, with its characteristic heavy winter rainfall and hot, dry summers, has been described as Mediterranean with subregional variations. Summer droughts are common with nearly all precipitation falling as rain from October to April. Average precipitation between 1980-1985 near Panther Gap was approximately 95 inches and near Pepperwood it was 60 inches per year. At the Burlington Campground Park Headquarters, the average precipitation between 1950-1991 was 65.21 inches with a maximum of 114.74 inches in 1982-83 and a minimum of 22.96 inches in 1976-77 (Puffer 1991).

Groundwater

The Planning Area contains groundwater basins associated with the Eel River. Limited information is available concerning these basins, but wells within the aquifers generally provide water that is suitable for drinking and irrigation use.

Ground water development in the rural area of Humboldt County has generally been directed only to individual domestic requirements or to the irrigation demands of the more extensively farmed areas of the Eel River delta and Mad River delta areas.

The prime source of ground water, insofar as quantity, lies within the Eel River and Van Duzen delta. The usable yield of this ground water storage basin is estimated to be 40,000 to 60,000 acre-feet annually. In excess of 10,000 acre-feet of ground water is currently being pumped from the basin for use in agricultural purposes.

Community Plan Policies

3300

Policies

- 1 ◆ Subdivision along streams shall at a minimum be required to maintain flows necessary to protect fishery resources and the timing of cumulative water withdrawals shall not cause stream flows to fall below minimum levels required for anadromous fish habitat.
- 2
- 3 ◆ The County shall request the Department of Parks and Recreation to maintain and restore public access points to the river.
- ◆ The County shall encourage public and private recreational business development that provides access to the river, which can provide physical, social, environmental and economic benefits for County residents and visitors.

3400 BIOLOGICAL RESOURCES

General Habitat Types

There are three general habitat types within the Planning Area: the valleys are for the most part cultivated pastures, grasslands and row crops; the surrounding hillsides are covered by coniferous forest; and riparian woodlands are found along the river and creek channels.

Coniferous Forest. The coniferous forest has several habitats associated with it: young forest, mid-seral forest, and late seral/old growth forest. The Coastal Coniferous Forest is dominated by redwoods, fir and madrone with an understory of salal, thimbleberry, elderberry, huckleberry and sword fern. This forest area supports big game species including Columbian black-tailed deer and an occasional black bear. This is also habitat for quails, small game animals, fur bearers and predators. Priority species such as marbled murrelet, northern spotted owl as well as amphibian species are found in the coniferous forest habitat.

Cultivated Pasture/Cropland. Cultivated pasture is most extensive in the northern Planning Area. Most of the plants are introduced species, with clover, blue grass, sweet vernal, brome, rye grass, velvet grass and dandelion being common. Extensive commercial agricultural operations occur in the Shively, Pepperwood and Holmes areas. Cultivated pasture and cropland provides forage areas for rabbits and many fur bearers, predators and bird species.

Riparian Woodland. Riparian woodlands are found along rivers and creeks. This woodland is typified by an overstory of alder, cottonwood and willow, with an understory composed of salmon berry, thimble berry, elderberry, black berry and cow parsnip. In addition to providing a watering and forage area for forest animals, this habitat supports river otter, mink, beaver and many species. The canopy the woodland provides over streams is also critical for salmonid fish species. Canopy provides cover and can lower stream temperatures.

Sensitive and Critical Habitats

Class 1 fish bearing streams in the Community Planning area provide habitat for salmon and steelhead populations. Most of the streams in the Planning Area are within State Park lands and are subject to the Parks resource protection.

Areas of uncut and residual redwood old-growth within 50 miles of the ocean shoreline provide habitat for marbled murrelets. Potential murrelet habitat occurs along Bull Creek and the Eel River. Northern spotted owl primarily use old-growth and mature conifer trees. The Framework Plan Biological Resource Maps show important nesting sites and critical habitat areas within the Planning Area. There are critical nesting site locations in Shively, Holmes, and three south of Weott.

See Appendix B for Framework General Plan goals and policies, Section 3430.

Community Plan Policies

3400

Policies

- 1 ◆ The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards detailed in the Framework General Plan, Section 3432.

- 2 ◆ Parcels that contain sensitive habitat shall include measures for resource protection in their development plans.

- 3 ◆ Refer to Appendix C, Ordinance No. __, for guidelines on retaining vegetation and limiting loss of permeability.

- 4 ◆ The County should encourage PG&E to provide the maximum flow from Potter Valley Dam consistent with natural water flow cycles to improve the characteristics of the Eel River for native fish populations.

CHAPTER 4 PUBLIC SERVICES AND FACILITIES

4100 OVERVIEW

Major elements covered in this chapter include:

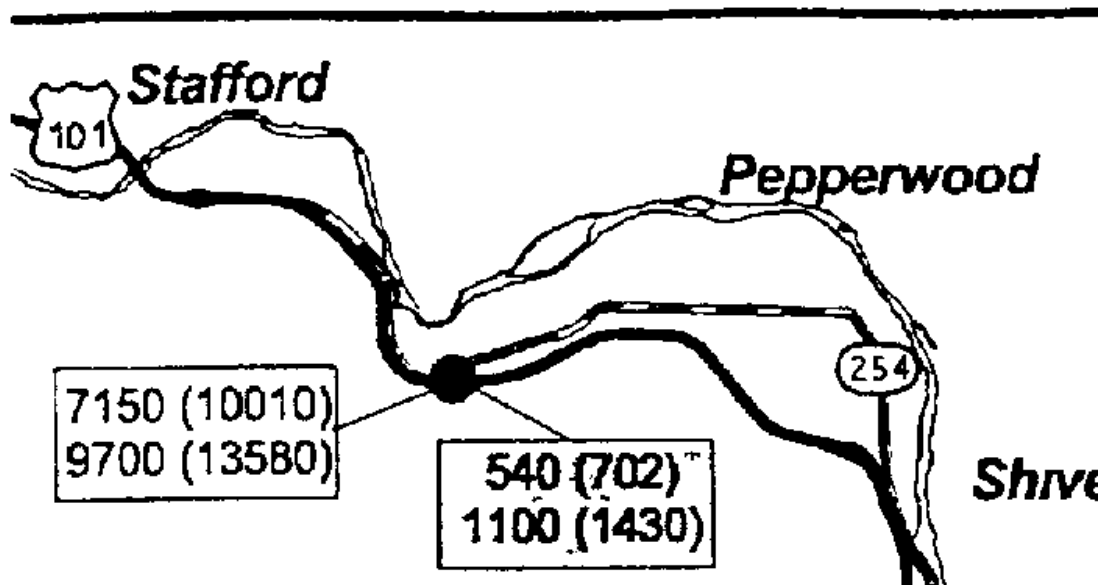
- A. encouraging the provision of appropriate public services;
- B. ensuring that existing and planned development has appropriate access to provide for the \ efficient movement of people, goods and services;
- C. maintaining a quality water supply system to meet the needs of the community.

4200 CIRCULATION

The Planning Area, with the exception of Stafford, is along the Avenue of the Giants, Highway 254. The Avenue is approximately 32 miles long and offers a spectacular journey through some of the world's most impressive redwood groves.

The Avenue of the Giants or Highway 254 is a state maintained road. The Avenue has little or no shoulders throughout its entirety. Traffic levels in the summer months are substantially higher than in the winter months due to the tourist traffic. Caltrans data for Route 254 (Avenue) shows that the annual average daily traffic (AADT) counts are 705 with a peak count in July of 1437. The AADT count for Highway 101 is 6050 with a peak in August of 7835. Figure 4.1 shows the traffic volumes along the Avenue and Highway 101. The number in parenthesis is the 20 year projection of traffic flow. Miranda has the highest traffic volume along the Avenue, nearly twice as high as the other communities.

4.1 Avenue Traffic Volumes



Caltrans has indicated that there are no major road improvements planned for the Avenue itself. Each of the communities has some County maintained roads within them. However, most of the roads within the communities are private graveled roads.

See Appendix B for Framework General Plan goals and policies, Section 4220 & 4230.

Community Plan Policies

4200

Policies

- 1 ◆ Coordinate with Caltrans to maintain and repair County/State encroachments at intersections.
- 2 ◆ Require sidewalks for new developments in accordance with County design

- 3 standards and encourage pedestrian and bicycle access where appropriate.
- ◆ New road construction or improvement shall be of sufficient width to accommodate emergency vehicles, and show consistency with County design standards and the County Fire Safe Regulations.
- 4
- ◆ The County shall work with Caltrans in lowering the speed limit through the communities of Miranda and Phillipsville.
- 5
- ◆ The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects.

4300 TRAILS

The Avenue of the Giants community has expressed an interest in establishing an Avenue-wide, multi-use pathway. The goal is to create a multi-use trail along the Avenue, with connections to the local communities. The Community Plan is in support of this concept. While the pathway would primarily involve State Park property, areas of private property may also be involved. This may require the dedication and acquisition of trail easements on private and public properties.

See Appendix B for Framework General Plan goals and policies, Section 4310 & 4311.

Community Plan Policies

4300

Policies

- 1 ◆ The County should encourage the Humboldt Redwoods State Park and Caltrans to consider and plan for a trail parallel to the Avenue consistent with Park mandates, community values, and the State Streets and Highways Code.
- 2 ◆ The County shall participate in the State Park and Caltrans planning processes to encourage an appropriate trail system and other issues of interest to the communities.
- 3 ◆ Once a conceptual trail route is designated, the County shall seek dedication of easements where necessary. A dedication of easements in new subdivisions shall be required where development may interfere with potential use of the pathway.
- 4 ◆ The County shall encourage safe, efficient and practical trails providing access to

5 the region's natural resources and expand upon the County Trails Plan of 1979.

6 ◆ The County shall encourage provision and maintenance of trails to and along the Eel River.

◆ The County shall actively seek Federal and State funding, including grant funding, for trails and rest stops.

4500 WATER AND WASTEWATER FACILITIES

The towns in the Avenues generally have small water systems. Weott, Miranda and Phillipsville are serviced by Community Services Districts. Myers Flat and Redcrest have privately owned systems.

The water and wastewater facilities are described for each town, with a description of services, constraints on the systems and plans for the future. For Miranda and Weott, more information is available in Sphere of Influence reports.

North-end: Stafford, Holmes, Redcrest, Shively, and Pepperwood

In the communities of Shively, Pepperwood, Holmes and Stafford, water is supplied from individual wells and sewer from private septic tanks.

Redcrest has a small community owned system. The water source is an infiltration culvert in Chad Creek bed. The water is filtered first behind the dam and then through a slow sand filter system. There is a chlorination system further down the line. Three storage tanks are maintained, a 10,000-gallon tank and two 6500 gallon tanks.

Approximately 45 connections are serviced. A monthly fee is charged for maintenance of the water system and there is no debt. The estimated winter usage is 12-15,000 gallons a day and 50,000 gallons/day in summer. There is not enough storage to shut the system down for more than a day. In rainy winter months, turbidity is a problem and there are plans for a new filter system close to the source. There is a community action plan underway to expand the water storage capacity of the water system with additional permanent tanks.

There are no wastewater facilities in Redcrest besides private septic systems.

Weott

The Weott Community Service District provides community water and sewer services, fire protection services, street lighting, garbage collection and recreation powers.

The District obtains water from two springs, which are located across the Eel River from Weott, and South of the Bull Creek area. The water is filtered through sand filters to remove debris and

chlorination facilities to remove bacteria. The District maintains two water storage tanks, a 30,000-gallon redwood tank referred to as the "B" line tank and a 75,000 gallon concrete tank referred to as the "A" line tank.

The District provides 134 water connections. An estimated Average Daily Demand on the system is approximately 135,000 gallons per day (gpd). The demands on the water system in the summer months currently exceed the storage capacity of the system. Based on information provided by the Department of Health Services, Division of Drinking Water, the District should have approximately 175,000 gallons of storage capacity (without provisions for fire flow) for typical residential and general commercial areas.

Recognizing the constraints of the water system the Board of Directors imposed a temporary moratorium effective October 6, 1996. The moratorium excludes parcels with vacant houses and those parcels that applied before the adoption date.

Due to failing septic systems in the community, in 1987 the District requested activation of their waste water treatment powers. The sewage collection and treatment facilities were constructed from 1989-91 under the Clean Water Act program.

The sewage treatment facility consists of a community septic tank, a recirculating pea gravel filter and tank, a chlorine contact basin, a control and generator building, generator, electrical and telemetry equipment, and chlorination and dechlorination equipment. The disposal facilities include a community leachfield and a direct discharge to the Eel River. The treatment facilities have a design capacity of 38,000 gallons average daily flow (gpd), and 209,000 gpd peak wet weather.

Wastewater entering the treatment plant begins with a community septic tank that provides preliminary treatment of the waste. The wastewater flows by gravity from the septic tank to a recirculation tank where it is mixed with water that has already passed through the pea gravel filter. Mixing the septic influent with this treated aerated wastewater raises the oxygen content of the wastewater and helps control possible odor problems. The wastewater is then applied to the pea gravel filter where both physical filtration and biological treatment by microorganisms attached to the pea gravel occurs. Wastewater passes five times between the recirculation tank and the gravel filter.

After filtration, the effluent then passes through the chlorine contact chamber prior to discharge. The final disposal of the effluent is into the leachfield during the summer. From October 1 to May 15 the effluent can be discharged directly into the South Fork Eel River, provided sufficient flow is present in the river. Prior to discharging to the river, the effluent must be chlorinated for disinfection, and then dechlorinated with sulfur dioxide. An ultrasonic flow meter measures wastewater flow and controls the addition of chlorine and sulfur dioxide gas in proportion to wastewater flow.

A 15 foot wide gravel and paved road provides access to the treatment plant. The access road was cut into a slope along a small creek, and included at least two culverts to accommodate cross

drainage when constructed. Most of the road is gravel, while a steep portion is paved for about 75 feet.

The Weott Community Services District (District) has applied to the United States Department of Agriculture's Rural Utilities Service for a financial assistance grant and low-interest loan to repair and improve their wastewater system and access road to the water treatment facility, and to refinance existing debt. (This grant was awarded in March 1999 and work will be complete in the summer of 1999.) In addition, there is a community action plan project underway to improve water capacity and the delivery system (permanent transmission pipes under the river).

Myers Flat

The Myers Flat Mutual Water System provides water to Myers Flat. There are 97 existing water connections. The Average daily demand is 100,000 gallons per day on summer week days and 130,000 per day on weekends. The maximum daily demand is 190,000 gallons per day.

The water source is Pete Creek. The storage system is one 300,000-gallon reservoir. There are plans to upgrade the system, with a sand filter on Pete Creek. There are no wastewater facilities besides private septic tanks in Myers Flat. The community has a long term goal of installing a sewer system.

Miranda

The Miranda Community Services District is the only public water supplier in the Miranda area. The District supplies waters for domestic, irrigation, sanitation, commercial, fire protection and recreational uses.

The district obtains its water from two wells located in the southwest portion of Miranda. The District has reported that these wells are capable of providing 110 and 115 gpm. The wells pump water from the underflow, which flows through the sand and gravel layers beneath the South Fork of the Eel River.

The average daily demand on the District water system is 55,000 - 60,000 gallons per day (gpd) and the maximum daily demand is about 200,000 gpd during the late summer months of August and September. The District currently maintains a 200,000-gallon water tank just above town.

The Miranda Community Services District has 135 water meters in place as of July 1998, with a capacity for 150 hookups. District records indicate that only 88 residents are serviced by the sewage collection system, which has a design capacity for 60,000 gpd. Currently the collection system is operating at approximately 44% of capacity; and could maintain 112 additional sewer connections.

The wastewater collection system terminates into community septic tanks, the effluent is treated by recirculation sand filters, afterwards, the effluent is chlorinated and stored in a settling pond. The treated effluent then leaches from the pond into the gravel layers underlying the river.

Phillipsville

The Phillipsville Mutual Water Association was established to purchase the town's water system from private ownership. The Association sets policy, operates the plant, does billing and collecting and sets rates for the water system. In 1989, the PMWA was approved as a Community Services District. This allows the community to apply for State funding to upgrade the system. The District is not active at this time.

A developed spring head area northeast of Phillipsville provides all of the water for use in winter and spring months. There is a back-up water source, an old irrigation well located on the river valley floor. The well provides 80% of the water needed in summer and fall months. There are 69 water connections. The average daily demand is 22,000 gallons per day and the maximum daily demand is 38,000 gallons per day. There is a storage capacity of 66,000 gallons. The existing primary storage facilities are generally deteriorated and do not have sufficient volume for peak seasonal demands and emergency water requirements.

Another constraint to the system is the water lines. The water lines are a variety of sizes and materials and are generally in poor repair. Very little of the pipeline is buried and some sections are aerial. Therefore, there is high maintenance due to line breakage. Air entrapment in the system is unavoidable and is released at the storage tank locations. There is high potential for contamination of the water supply with the present system than there would be with a conventional buried, closed system. There is a community action plan addressing the need for a reliable water system, including storage, lines, automatic controls and hydrants.

There are no wastewater facilities in Phillipsville besides private septic tanks.

See Appendix B for Framework General Plan goals and policies, Sections 4511 & 4530.

Community Plan Policies

4500

Policies

- 1 ◆ Plan density ranges are contingent on adequate service capacities. Current systems should be upgraded to be able to provide consistent, reliable water for domestic and emergency uses. Additional development (subdivisions, second units, caretaker facilities, etc.) or improvements to existing uses will not be approved
- 2 without proof of adequate service capacities.
- 3 ◆ An ability to service letter for both water and wastewater capacity shall be required for acceptance of an application for new development.
- ◆ New or improved water and wastewater systems shall take into account instream flow requirements for satisfactory salmonid habitat when planning withdrawals or

4 inputs into streams and rivers in the Planning Area.

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

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

4700 FIRE SERVICES

The California Department of Forestry and Fire Protection maintains a fire station in Weott. Most of the Planning area is within the response area of the Weott station, except for Phillippsville which is closer to the Garberville CDF station. Generally, there is 24 hour a day availability from June 1 through November 1. During the winter period, CDF will respond if personnel are available in the station. CDF has automatic aid agreements with each volunteer fire department on the Avenue of the Giants (Redcrest, Weott, Myers Flat, and Miranda).

Many of the fire agencies along the Avenue are volunteer in nature, which limits availability and there are times when the fire agencies do not have enough volunteers to effectively respond to calls for service.

The Stafford area has no fire protection services of its own. At times either Scotia Volunteer Fire Department or Redcrest may respond to calls in the Stafford area, if they are available.

The Redcrest Volunteer Fire Department will respond along the 101 corridor from Stafford to Dyerville, if available. The Department maintains one fire engine, has use of a water truck provided by Eel River Sawmills and has an emergency response vehicle equipped as a first responder. The Department has only four sets of fire gear, therefore any emergency response is limited to four people. This is an all-volunteer company with no tax base and currently 3 volunteers.

The Weott Volunteer Fire Department provides fire protection for Weott and currently responds outside the district north to Dyerville, east to McCann, west to Cuneo Creek and south about ½ way to Myers Flat. They have 1 400 gallon fire engine and 1 rescue truck (Suburban with jaws of life). There are currently 5-6 volunteer firefighters. The Department is funded by donations and a fee from the Weott Community Services District.

Myers Flat is the only Fire Protection District in the planning area. The Myers Flat Fire Protection District provides fire protection for the Myers Flat area. There are two fire engines and 10 set of fire gear, and currently 2-3 volunteers.

The Miranda Volunteer Fire Department provides fire protection for the Miranda community and also responds to calls north along the Avenue to Cathay Road, south to Fish Creek and west to Salmon Creek. There are two fire engines with 600-800 gallon capacity and one attack vehicle. There are typically 10 volunteer firefighters, with 2+ certified First Responders. There is no fire hall, but the engines are stored in a garage. The community is discussing ideas/plans for a community center/fire hall/CSD office.

The Phillipsville Volunteer Fire Department provides fire protection and emergency response services for the community of Phillipsville. The Department recently completed construction of a new station. The Department is supported entirely by donations. The Department maintains one fire engine, one attack truck and one 2,000 gallon water tender. Currently, the Department is staffed by seven volunteers. One of the volunteers is a certified First Responder.

See Appendix B for Framework General Plan goals and polices, Section 4700.

Community Plan Policies

4700

Policies

- 1 ◆ The County shall encourage the maintenance of mutual aid agreements among fire districts.

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

APPENDIX A: Land Use Designations and Zoning Classifications

Where these summaries differ from the official land use and zoning regulations, the official land use and zoning regulations take precedence.

I. LAND USE DESIGNATIONS SUMMARY

Timber Production (T)

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.

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-I) refer Chapter 2, Section 2720 in Framework General Plan.

Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. A number of findings must be made in determining appropriate parcel sizes less than 160 acres, refer to Chapter 2, Section 2720 in the Framework General Plan for details.

Agriculture Exclusive (AE)

Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:

A. Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.

B. Land which qualifies for rating 80 through 100 in the Storie Index Rating. (Res. 85-55, 5/7/85)

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 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: Sixty (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 or special permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Total homesite coverage shall not exceed two acres for both dwellings and accessory structures. (Res. 89-106, 6-27-89).

Agricultural Lands (AL)

Character: The Agricultural (AL) Lands designation is utilized to classify land that is remote, steep, brush covered and is in high natural hazard areas. The designation is intended to be applied to lands with marginal and better timberlands as well as to areas used for grazing, mining, quarrying, recreation, watershed and wildlife management and occasional rural residences.

Primary and Compatible Uses: Single family residences, timber and agricultural uses, cottage industries, resource production and recreational uses.

Density Range: One dwelling unit (du)/160 to one du/20 acres.

Agricultural Rural (AR)

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.

Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.

Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

Residential Low Density (RL)

Character: This designation is tended to be applied to urban areas of the County where topography, access, utilities and public services make the area suitable for such development.

Primary and Compatible Uses: Residential, mobile home parks, educational and religious activities; bed and breakfast establishments, and non-commercial recreational facilities. (Res. 86-79, 6/24/86)

Density Range: 1-7 dwelling units per acre.

Residential Medium Density (RM)

Character: This 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.

Primary and Compatible Uses: Single and Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, noncommercial recreational facilities.

Density: 7-30 du/ac

Commercial General (CG)

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.

Primary and Compatible Uses include: neighborhood commercial, retail sales, retail service, office and professional service, private institution, visitor serving facility, bed and breakfast establishment, transient habitation, heavy commercial, warehousing, storage and distribution; cottage industry, and residential uses subordinate to the permitted use.

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.

Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans (Res. 85-81, 8/20/85).

Commercial Services (CS)

Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to the retail sales and services.

Primary and Compatible Uses include: heavy commercial, warehousing, storage and distribution; automotive sales, service, and 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.

Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed, and road and drainage systems or as determined in the Community Plans.

Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans (Res. 85-81, 8/20/85)

Commercial Recreation (CR)

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

Primary and Compatible Uses: 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.

Minimum Parcel Size Range: Adequate for parking and setback requirements and consistent with planned uses of adjacent land.

Industrial General (IG)

Character: In urban areas, convenient access to transportation systems and full range of urban services are required.

Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.

Minimum Parcel 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.

Industrial, Resource Related (IR)

Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.

Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.

Minimum Parcel Size: Adequate for proposed uses under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans.

Public Facilities (PF)

Character: The Public Facilities designation is utilized to classify land appropriate for use by a government agency or public agency, which has the purpose of serving the public health, safety, convenience or welfare.

Primary and Compatible Uses: Schools, parks, educational and recreational facilities, hospitals, civic centers, government facilities, and other public uses.

Minimum Parcel Size: Not applicable.

Public Lands (P)

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.

Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of the 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.

Minimum Parcel Size: See Section 2543.13

PROPOSED LAND USE DESIGNATIONS TO BE ADDED TO THE FRAMEWORK GENERAL PLAN:

Conservation Flood Plain (CF)

Character: Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.

Primary and Compatible Uses: General agriculture, watershed management, management of fish and wildlife habitat, gravel extraction, and public access facilities.

Minimum parcel sizes variable.

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Conservation Flood Plain Recreation (CFR)

Character: Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable.

Primary and Compatible Uses: General agriculture, watershed management, management of fish and wildlife habitat, gravel extraction, public access facilities and temporary recreational vehicle parks. Residential uses are conditionally allowed where flood hazards can be mitigated. This creates a possible density range of 0-5 acres per dwelling unit.

(7 & 8/99 revision)

Minimum parcel sizes variable.

II. ZONING CLASSIFICATION SUMMARY

(please refer to the Humboldt County Code Zoning Regulations for more specific information about these zones).

Commercial and Industrial zones

Neighborhood Commercial C1 zone: used for neighborhood shopping centers that provide convenient sales and services facilities for residential areas without detracting from residential desirability.

Community Commercial C2 zone: similar to C1 but includes minor auto repair and auto sales

Highway Service Commercial CH zone: provides services and conveniences for the travelling public along main roads and highway frontages. Differs from C1 and 2 because it includes hotels and motels as principally permitted uses. For the Avenue Community Plan, the CH zone will have a Design Review Combining D zone and a Qualified Combining Q zone (see below and Appendix C).

Heavy Industrial MH zone: applied where normal operations of industries are appropriate. The use is subject to regulations that are necessary to control congestion and protect surrounding areas. For the Avenue Community Plan, the MH zone will have a Qualified Combining Q zone (see below and Appendix C).

Residential zones

Residential One Family R1 zone: applied in areas that are suitable for low density residential development based on topography, access, utilities and public services. Suitable in communities that have both water and sewer services.

Residential Multiple Family R3 zone: applied in areas where it is reasonable to permit and protect low density apartment developments. Mobile home parks are permitted with a use permit.

Rural Residential Agricultural RA zone: applied in rural areas; accommodates general agricultural uses and various parcel sizes. See Coastal Zoning Regulations, Section 313-17 for details.

Resource and Flood Plain zones

Agriculture Exclusive or AE zone: applied to fertile areas where agriculture is and should be the desirable predominant use. Farm dwellings, nurseries, greenhouses and roadside stands are principally permitted.

Agriculture General or AG zone: applied in areas where agriculture is the desirable predominant use and rural residential uses are secondary. One family dwellings are included in principally permitted uses.

Timber Production TPZ zone: applied to areas of the County where growing and harvesting timber are the primary uses.

Flood Plain or FP zone: applied to areas which have been inundated by flood waters in the past and which may reasonably be expected to be inundated by flood waters in the future; principally permitted uses are limited to general agriculture, temporary recreational vehicle parks, roadside stands and recreational uses.

Combining Zones

Combining zones modify the regulations for the principal zone with which they are combined. All uses and regulations of the principal zone shall apply in the Combined Zone except insofar as they are modified or augmented by the uses and regulations set forth in the combining zone regulations.

Flood Hazard Areas or F zone: the purpose of these regulations is to minimize public and private losses due to flood and tsunami conditions in specific areas of the County. This zone is applied in addition to the requirements of the principal zone. Wherever the provisions of these regulations conflict with or are inconsistent in application with any other regulations, the most restrictive regulation shall apply. See Appendix F and the Coastal Zoning Regulations, section A314-59 for details.

Recreation Combining or X zone: this zone is intended to be combined with any principal zone in which the addition of recreational uses will not be detrimental to the uses of the principal zone or of contiguous zones. Principally permitted uses include: public and private noncommercial recreation facilities; mobilehome parks and special occupancy parks (RVs).

Design Review or D zone: this zone is combined with any principal zone to provide controls and safeguards to preserve and enhance areas of historical, scenic, civic or cultural values of the County. The D Zone is also combined with principal zones to preserve and enhance architectural and recreational aspects of designated areas of the County. Such appearance and design of building, sites, structures and signs should form a substantial contribution to the desirability of the zone for uses permitted therein.

Qualified Combining or Q zone: this zone is combined with any principal zone in situations where sound and orderly planning indicate that specified principal permitted uses or conditional uses otherwise allowed under the principal zone may be limited (see Appendix C).

Special Building Site Combining or B zone: these zones are intended to be combined with any principal zone in which sound and orderly planning indicate that lot area and yard requirements should be modified. The regulations listed in the Humboldt County Zoning Regulations, 315 –1-2 shall apply in any zone which is combined with a Special Building Site Combining or B zone in lieu of the lot area and yard requirements normally applicable in such principal zone.

APPENDIX B: Framework General Plan Goals and Policies

The following sections from the Humboldt County General Plan Volume I Framework Plan are not a complete copy and are not to be considered part of the AGCP when it is adopted by the Board of Supervisors.

ECONOMICS

General Plan Goal (Section 2320)

1. To develop a stable and diverse economic base supporting long term local employment and supporting the free market system by designating and protecting adequate industrial and commercial sites.

General Plan Policies (Section 2330, 1-13)

1. Promote economic development by coordination of efforts with both local economic development organizations and members of the private sector.
2. Encourage a diverse range of commercial and industrial development consistent with community goals and the level of services provided in each of the cities and communities.
3. Continue to provide for, through General Plan amendments and zoning revisions as needed, an adequate supply of commercial and industrial land to maximize opportunities for development.
4. Prevent the loss of designated industrial lands to other uses requiring permanent facilities.
5. Ensure that industrial or commercial development which requires provision for public water, sewage disposal, roads and other needed utilities and services is placed in a suitable urbanized area.
6. Allow Resource Dependent Industrial uses outside of urban areas when such uses are:
 - dependent upon close proximity to resource production lands, and
 - not dependent on urban services.
7. Where appropriate, promote development of well-planned and designed industrial parks catering to existing local, as well as outside opportunities. Encourage master environmental assessments for industrial parks in order to streamline the subsequent development process.
8. Locate commercial development in appropriate community centers that will assist and supplement existing commercial activity.

9. Discourage strip commercial development, where appropriate.
10. Encourage the economic opportunities for production facilities that efficiently utilize all products and by-products of forestry, fishery, or agricultural uses.
11. Maximize local energy opportunities from the renewable resources found in the County.
12. Encourage innovative methods for pollution reduction and waste product disposal and utilization.
13. Classify land surrounding industrial areas for compatible uses. Encourage consistency of regulations and standards for industrial development with areas adjacent to community planning areas.

RURAL LANDS

General Plan Goal (Section 2522)

The optimum amount of agricultural land shall be conserved for and maintained in agricultural use to promote and increase Humboldt County's agricultural production.

General Plan Policies (Section 2523)

1. Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through the following:
 - A. By formulation of logical boundaries separating urban and rural areas and when necessary, buffer areas to minimize land use conflicts.
 - B. By focusing future conversions in areas where land use conflicts would not threaten the viability of existing agriculture.
 - C. By promoting in-filling to achieve a more logical urban/agricultural boundary.
 - D. By allowing development of uneconomical or marginally viable agricultural lands, or agricultural lands already severely limited by conflicts with urban uses to limit the market pressures for conversion of more productive lands.
 - E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability

through degraded water supplies, access systems, air quality, and other relevant considerations, such as increased assessment costs.

F. By broadening the utility of agricultural preserves and the Williamson Act Program to accommodate and encourage intensively managed farms.

2. The conversion of economically viable agricultural lands shall be monitored and reported annually.
3. In-filling shall be encouraged for all development.
4. Prime agricultural land should be retained in parcel sizes large enough to provide for an economic management base.
5. The County shall support predator control programs to reduce livestock depredation.
6. Vegetation management programs (controlled burning, etc.) shall be supported where they improve the availability and quality of rangeland for livestock and wildlife, reduce the hazard of disastrous wildfires and increase water quality and quantity.
7. Areas with General Plan designations of Agriculture Exclusive should not be annexed to cities or service districts providing sewer service unless it is in the public interest.
8. The County Planning Department and Board of Supervisors will request the Local Agency Formation Commission to utilize the County's General Plan in advising the County on the appropriate level of services to be provided in the County's unincorporated areas.
9. Agricultural production requiring smaller parcels and more intensive management, including aquaculture shall be encouraged wherever feasible consistent with the Remote Rural Development Section 2550 and other policies of this section.
10. The conversion of agricultural land should only be considered where continued agricultural production is not economically feasible and proposed development is consistent with Remote Rural Development Section 2550.
11. Affirm and support the public services provided by County Government which are necessary in maintaining a viable agricultural products industry.

PUBLIC LANDS

General Plan Goal (Section 2442) To encourage coordinated planning between the County of Humboldt and Federal and State agencies. General Plan Policies (Section 2543) 1. The Planning Commission shall be utilized as the advisory agency to the Board of Supervisors in coordinating with planning activities of public land agencies.

2. The Planning Commission should be responsible for reviewing public land management and environmental documents.

3. The Planning Commission should encourage applicable public land agencies that prepare management plans to:

A. Ensure consistency with the General Plan.

B. Promote and protect adjacent private resource production lands.

C. Effectively utilize the multiple use concept.

D. Emphasize the provision of low cost recreational opportunities, provided such opportunities do not compete with private enterprise.

E. Place priority on development and maintenance of facilities over future acquisition.

F. Maximize local employment.

4. Full fee acquisitions should only be supported by the County where the acquisition:

A. Is a part of an adopted management plan; and

B. is within the management boundaries of the public lands, or is for the consolidation of management units; and

C. is made from willing sellers; and

D. is the last option after discussion with the property owner of all less than full fee alternatives.

5. Discourage acquisition and conversion of resource production lands to other uses.

6. The County shall not support acquisitions through eminent domain, unless it is found to be:

A. The last option after the opportunity for mutual agreement has been exhausted; or

B. in the interest of public health, safety, and welfare; or

C. required to protect public rights; or

D. necessary to national security.

7. Development adjacent to multiple use public lands shall be consistent with applicable resource production policies of the General Plan.

8. Development in areas adjacent to public lands where resource production activities are not permitted shall be consistent with applicable rural development policies.

9. Development within community planning areas adjacent to public lands shall be compatible with the management doctrines of applicable public land agencies.

10. Subdivision of land within community planning areas adjacent to public lands should not be permitted, unless it can be found that creation and development of additional parcels will not be detrimental to the quality or activities conducted on public lands.

11. The County should encourage the provision of the maximum amount of access to public lands and waterways consistent with:

A. Public safety;

B. Nearby access;

C. Rights of private property owners;

D. Natural resource protection;

E. The Map Act.

12. The County supports the disposal of surplus public lands to private ownership.

13. Private ownerships designated Public Lands (P) may be developed, consistent with other regulations, where the proposed development is:

A. Consistent with the resource production policies; or

B. When in, or adjacent to a Community Planning Area, or Rural Community Center, consistent with existing or planned uses of the adjacent properties.

HAZARDS

General Plan Goals (Section 3290)

1. To reduce public exposure to natural and manmade hazards.
2. To ensure the continuity of vital services and functions.

3. To educate the community.

General Plan Policies (Section 3291)

1. General

A. Regulate land use to ensure that development in potentially hazardous areas will not preclude preserving and promoting public safety. Potentially hazardous areas include, but are not limited to, steep slopes, unstable soils areas, on active earthquake fault lines, in extreme wildland fire areas, in airport flight path zones, and in flood plains and tsunami runup areas.

B. Development within the coastal zone shall minimize risks to life and property in areas of high geologic, flood and fire hazard, assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

C. Encourage the education of the community regarding the nature and extent of hazards.

D. Continue to provide for the maintenance and upgrading of disaster response plans.

2. Geologic

A. Provide for the identification and evaluation of existing structural hazards.

B. Provide for more detailed scientific analysis of natural hazards in the County.

C. Provide for implementation and periodic review of the Seismic Safety and Public Safety Element.

3. Flood

A. The County shall participate in the Federal Flood Insurance Program to regulate land uses in flood hazard areas in order to minimize loss of life and property, and in order to minimize public flood-related expense.

B. Agricultural lands which are in flood plain areas shall be retained for use in agriculture.

4. Fire

A. Humboldt County should encourage the use of prescribed burning as a management tool for timber management purposes, livestock production, and enhancement of wildlife habitat.

B. Use the appropriate sections of the California Department of Forestry "Fire Safe Guides" as guidelines for review of residential development in rural areas, to be applied consistent with other plan policies.

- A. Actively support and pursue the implementation recommendations of the Humboldt County Fire Chief's Association (see Fire Hazards Implementation, Section 5-2300).

WATER RESOURCES

General Plan Goals (Section 3360)

1. To maintain or enhance the quality of the County's water resources and the fish and wildlife habitat utilizing those resources.
2. To maintain a dependable water supply, sufficient to meet existing and future domestic, agricultural, industrial needs and to assure that new development is consistent with the limitations of the local water supply.

General Plan Policies (Section 3361)

1. Ensure that land use decisions are consistent with the long term value of water resources in Humboldt County.
2. Regulate development that would pollute watershed areas.
3. Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.
4. Existing water uses shall be considered during the review for new water uses.
5. The availability of groundwater should be used as a prime factor in determining the desirable amount of residential development in a particular area in order to protect groundwater resources from depletion or contamination.
6. Projects must provide evidence of water availability prior to recordation of map.
7. Maximize the use of water conservation techniques appropriate for new and existing development.

8. Continue participation in all state, regional or local water resource planning efforts effecting surface run-off or groundwater supplies.
9. Encourage further investigation on the County's water resources by federal and state water resource agencies.
10. Large water export projects will not be approved or supported unless specific requirements and assurances are satisfied. These shall include the 1978 water policy statement policies regarding "Water Export Projects on Humboldt County Streams". (See Standards 5a-1)
11. Support flow release schedules from existing reservoirs that maintain or enhance the fisheries of those rivers.
12. Support the development of fisheries enhancement projects on small Humboldt County streams.
13. Ensure that projects located within state designated wild, scenic or recreational river basins are consistent with the guidelines in the State Wild and Scenic Rivers Act (as amended).
14. The development of environmentally sound small hydroelectric projects on publicly and privately owned lands in Humboldt County is generally encouraged. The County should only examine small hydroelectric project proposals for impacts not reviewed by other agencies and for overall consistency with the intent of the General Plan.

BIOLOGICAL RESOURCES

General Plan Goal (Section 3430)

To maximize where feasible, the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats.

General Plan Policies (Section 3431)

1. Maintain values of significantly important habitat areas by assuring compatible adjacent land uses, where feasible.
2. Habitats for "critical species" shall be protected under provisions of NEPA and CEQA.
3. Development within stream channels shall be permitted when there is no less environmentally damaging feasible alternative, where the best feasible mitigation

measures have been provided to minimize adverse environmental effects, and shall be limited to essential, nondisruptive projects as listed in Standard 6.

4. To protect sensitive fish and wildlife habitats and to minimize erosion, runoff and interference with surface water flows, the County shall maintain Streamside Management Areas (SMA), along its blue line streams as identified on the largest scale U.S.G.S. topographic maps most recently published, and any significant drainage courses identified through the CEQA process.

5. Development within the Streamside Management Areas shall be permitted where mitigation measures (Standard 8) have been provided to minimize any adverse environmental effects, and shall be limited to uses as described in Standard 7.

Project Review

6. The Biological Resource Maps shall be incorporated into the project review process in order to identify sensitive habitat concerns. These maps shall be kept up to date with the most recent information obtainable. Accommodation of new resource information on the Biological Resource Maps may require an amendment to the adopted General Plan.

7. The County should request the Department of Fish and Game, as well as other appropriate agencies and organizations to review plans for development within sensitive habitat areas or Streamside Management Areas. Recommended mitigation measures shall be considered prior to project approval.

CIRCULATION

General Plan Goal (Section 4220)

To develop, operate and maintain a well-coordinated, balanced, circulation system that is safe, efficient and provides good access to all cities, communities, neighborhoods, recreational facilities and adjoining regions.

General Plan Policies, refer to Section 4230 of the Framework General Plan.

TRAILS

General Plan Goals (Section 4310)

- 1. To provide guidelines for establishing a safe, efficient and enjoyable County trails program for the transportation and recreation needs of bicyclists, equestrians, hikers and joggers.**
- 2. To increase participation in bicycling, horseback riding and hiking activities which can provide physical, social and environmental and economic benefits for County residents and tourists.**

General Plan Policies (Section 4311)

1. Develop an accessible trails network as shown on trails map which includes trails within and between communities, parks and other publicly owned lands.
2. Provide safe bicycle and pedestrian trails to schools, when it is determined that inadequate access exists.
3. Encourage development of trails with varying lengths and difficulty through diverse terrain, scenery, and points of attraction.
4. Blend trails into the natural environment to reduce environmental disruption.
5. Place priority of bicycle route maintenance on routes that are most heavily used.
6. Encourage the provision of secure, weather protected bicycle storage facilities at bus stops, businesses, and public buildings as needed.
7. Encourage appropriate buses to be equipped with bicycle transport racks.
8. Encourage development of access and, where suitable, camping areas into existing and future recreation areas.
9. Encourage the placement of landscaping along horsetrails located adjacent to roadways to serve as safety and/or visual screens between trail and vehicle lanes.

WATER AND WASTEWATER FACILITIES

General Plan Goal (Section 4511)

1. To ensure a high quality water supply and distribution system consistent with County needs.

General Plan Policies (Section 4512)

1. Encourage further investigation of the County's water resources by Federal and State Water Resources agencies.
2. Regulate development that could pollute watershed areas as defined in Section 3362.1
3. Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.
4. Maximize the use of water conservation techniques appropriate for new and existing development.

(Policies 1, 2, 3, and 4 are also included in the Water Resources Section 3300 of the General Plan.)

(Refer to the Development Timing Section 2630 of the General Plan for further discussion of policies pertaining to public water services.)

General Plan Goal (Section 4530)

1. To ensure a safe means for waste disposal and protect the County's water resources for the public's health and safety.

General Plan Policies (Section 4531)

1. Population projections and other related demographic information in the General Plan should be used as a guide for determining the size of wastewater disposal treatment facilities, and the extent of services provided.

2. Responsible County agencies shall continue to coordinate with special districts in maintaining data on wastewater facility capacity.

3. Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval.

(Refer to the Development Timing Section of the General Plan for further discussion and policies on public wastewater disposal).

4. Areas planned for additional development which are dependent on individual septic tank leach field disposal systems shall have minimum lot sizes based on the following factors:

- A. soil suitability,
- B. slope,
- C. water source (on site-well or serviced),
- D. proximity to sensitive habitats.

5. Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet of an unstable land form.

6. Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt-Del Norte Department of Public Health and the North Coast Regional Water Quality Control Board.

(Refer to the Development Timing, Rural Development, Water Resources Sections, and the Housing Element of the General Plan for further discussion and policies pertaining to on-site wastewater disposal).

FIRE PROTECTION

General Plan Goal (Section 4710) To assure adequate fire protection for new development.

General Plan Policies (Section 4720)

1. Proposed development shall be adequately serviced by water supplies for fire protection or shall have a letter from an appropriate fire protection agency indicating that adequate fire protection can be provided.
2. Encourage clustered development to provide for more localized and effective fire protection measures.
3. Humboldt County should encourage the use of fire as a management tool in the improvement of brush ranges for livestock production, enhancement of wildlife habitat, improvement of ground cover for soil and water conservation and for fuel reduction as a vital element in fire protection.
4. Use the appropriate section of the California Department of Forestry "Fire Safe Guides" as guidelines for review of residential development in rural areas, to be consistent with other General Plan policies.
5. Actively support and pursue the implementation recommendations of the Humboldt County Fire Chief's Association.

Appendix C: Resolutions And Ordinances

Resolutions:

Resolution No. 2000-38
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Resolution No. 2000-39
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Ordinances

Ordinance No. 2206
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Resolutions:

Resolution No. 2000-38

Resolution No. 2000-39

Ordinances

Ordinances 2206 to 2210
Avnuords.pdf

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on APR 11 2000

Resolution No 2000-38

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE AVENUE OF THE GIANTS COMMUNITY PLAN AND ASSOCIATED ZONING

WHEREAS, the Humboldt County Planning Division initiated an amendment of the Humboldt County General Plan to update the plan for the Avenue of the Giants Community planning area, and,

WHEREAS, more than 20 community workshops were held in the towns within the planning area between June 1998 and June 1999 and,

WHEREAS, on March 4 1999 the County Planning Division issued a notice of preparation for a Draft Environmental Impact Report on the Avenue of the Giants Community Plan and

WHEREAS, on April 22 1999 the Humboldt County Planning Division issued a public notice announcing the availability of the Hearing Draft Avenue of the Giants Community Plan and associated Draft Environmental Impact Report for public review and noticing a public hearing before the Humboldt County Planning Commission to be held on May 13 1999 and

WHEREAS, on May 13 1999 the Humboldt County Planning Commission opened a duly noticed public hearing in Miranda on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report, and

WHEREAS, on June 24 July 15 and August 12 1999 the Humboldt County Planning Commission held continued public hearings on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and

WHEREAS, the Planning Commission reviewed and considered the Draft Environmental Impact Report, including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning and

WHEREAS, the Planning Commission on September 2 1999 by adopting Resolution 99-82 recommended to the Humboldt County Board of Supervisors certification of the revised Draft Environmental Impact Report and,

WHEREAS, the Planning Commission also recommended that the Board of Supervisors consider adopting a statement of overriding considerations where the Plan and implementing zoning allows, on lands of prime agricultural soil non agricultural uses which could result in permanent loss of such soils to agricultural use as may be necessary based on the Board's final decision regarding such lands and

WHEREAS, the Board of Supervisors held duly noticed public hearings on October 19 1999 and on November 9 1999 to consider the Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and,

WHEREAS, the Board of Supervisors reviewed and considered the Draft Environmental Impact Report including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning

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NOW THEREFORE Be It Resolved that the Humboldt County Board of Supervisors makes the following findings

- 1 Pursuant to Section 15091 of the CEQA Guidelines the project impacts have been reduced to a less than significant level as summarized in Table 1.1 of the Final EIR, except for impacts relating to loss of agricultural land. The changes incorporated into the project which lessen the significant effects of the project are carried out by adoption of the Plan and its associated zoning, which constitute the program for reporting and monitoring project changes.
- 2 Pursuant to Section 15091 of the CEQA Guidelines the project impacts relating to loss of agricultural land may still be considered significant because the project allows non-agricultural uses on approximately 26 acres of prime or potentially prime land (8.7 acres on the Lewis parcels in Holmes and 17 acres in ballfields area of Phillipsville) without additional required discretionary review. The impacts relating to loss of agricultural land have been substantially lessened by changes incorporated into the project and items originally included in the project including but not limited to the following:
 - a The plan plans and zones all other productive agricultural lands for continued agricultural use with enforceable protective zoning. These areas would have no protective zoning without the project.
 - b On areas which may be productive agricultural lands but not currently primarily in active agricultural management, zoning is proposed which requires discretionary review and analysis of agricultural land loss prior to allowing non-agricultural uses.
 - c On the Lewis parcels in the Holmes area (AP 209-291-17 209 351-22) 1) an agricultural easement in perpetuity is required prior to any development on approximately 24 acres of the site that is being retained in agriculture. 2) a discretionary approval will be required for any non-agricultural development on the portion of the site north of Chadd Creek that allows (approximately 5.2 acres) in order to minimize impacts to agriculture of proposed non-agricultural development and 3) reducing the area originally requested for non-agricultural development and selecting areas that would lessen impacts to agriculture.
 - d Adopting Plan policies encouraging State Parks to utilize its agricultural lease back program on acquired prime agricultural land.
- 3 Pursuant to Section 15093 of the CEQA Guidelines it is found that there are overriding considerations with respect to the project impacts relating to loss of agricultural land which may still be considered significant as stated and found in the attached Statement of Overriding Considerations.
- 4 Pursuant to Section 15091(e) of the CEQA Guidelines the Clerk of the Board of Supervisors County of Humboldt State of California shall be the custodian of the documents and other materials which constitute the record of the proceedings upon which the decision is based.

Be It Further Resolved that the Humboldt County Board of Supervisors pursuant to Section 15090 of the CEQA Guidelines certifies that

- a The Final EIR has been completed in compliance with CEQA.
- b The Final EIR has been presented to the Humboldt County Board of Supervisors and the information contained in the Final EIR has been reviewed and considered by the Board of Supervisors prior to approving the project.
- c The Final EIR reflects Humboldt County Planning Division's independent judgment and analysis.

STATEMENT OF OVERRIDING CONSIDERATIONS

THE HUMBOLDT COUNTY BOARD OF SUPERVISORS HEREBY FINDS THAT for the reasons set forth below, the economic, social, and other considerations in favor of the project outweigh the potential loss of some agricultural land identified in the findings. Specifically, the potential for unique recreational visitor serving activities and the need for such economic opportunity in a relatively poor area of the County meets the intent of policies in the Framework Plan and the proposed Community Plan. Increased economic activity will increase the County's tax base, create more jobs and provide opportunity for visitor services in one of the County's most scenic corridors.

The Board considered written and oral testimony and staff analyses and determined that the limited potential conversion of agricultural lands was reasonably mitigated and promoted orderly growth and provided reasonable development opportunities consistent with County Framework General Plan policies. Evidence to support these conclusions can also be found on pages 2-5-6 in the Environmental Impact Report and in the following factual considerations:

The subject acreage of approximately 26 acres of prime or potentially prime land (8.7 acres on the Lewis parcels in Holmes and 17 acres in the ball fields area of Phillipsville) constitutes 0.07% of Humboldt County's surveyed prime agricultural land base and 1.6% of the surveyed prime agricultural land base within the Avenue of the Giants Planning Area.

The 8.7 acres in the Holmes area is pasturage which is separated from other agricultural land by Chadd Creek and is adjacent to an existing tourist attraction. Measures taken to reduce the impacts of agricultural land loss are outlined in paragraph 2 of the CEQA Resolution findings.

The 17 acres of prime or potentially prime land in the Phillipsville area is not used for agricultural purposes and was not surveyed for its agricultural land value until this planning effort. The area is at the center of the Phillipsville town site and it is the site of the town ball fields, and is surrounded with commercial, residential, and seasonal residential uses. While the soils of the site are prime, its situation limits its potential for future agricultural uses.

Attachment to Resolution No. 2000-38

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on APR 11 2000

Resolution No 2000-39

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT ADOPTING THE AVENUE OF THE GIANTS COMMUNITY PLAN AND ASSOCIATED ZONING AS PART OF THE HUMBOLDT COUNTY GENERAL PLAN

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

WHEREAS, the Humboldt County General Plan includes a Framework General Plan Volume I adopted pursuant to State law which provides that a series of Community Plans be adopted as Volumes II and

WHEREAS, the Framework General Plan identifies the Avenue of the Giants communities of Stafford Pepperwood Shively Holmes, Redcrest, Weott, Myers Flat, Miranda, and Phillipsville based on map and text as one of the community planning areas and

WHEREAS, for convenience these communities are collectively referred to as the Avenue of the Giants communities and,

WHEREAS, the Humboldt County Planning Division initiated an amendment of the Humboldt County General Plan to update the plan for the Avenue of the Giants Community planning area and

WHEREAS, the Humboldt County Planning Division determined, after meeting with interested citizens of the planning area that a program of direct public workshops in each of the communities was preferable to establishing a citizen's advisory committee for all or each of the communities and that direct public workshops would best meet the public participation goals and policies of the Framework General Plan and

WHEREAS, more than 20 community workshops were held in the towns within the planning area between June 1998 and June, 1999 providing maximum opportunity for individuals and groups to have meaningful participation in the planning process and,

WHEREAS, on April 22 1999 the Humboldt County Planning Division issued a public notice announcing the availability of the Hearing Draft Avenue of the Giants Community Plan and associated Draft Environmental Impact Report for public review and noticing a public hearing before the Humboldt County Planning Commission to be held on May 13 1999 and,

WHEREAS, on May 13 1999 the Humboldt County Planning Commission opened a duly noticed public hearing in Miranda on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and

WHEREAS, on June 24 July 15 and August 12 1999 the Humboldt County Planning Commission held continued public hearings on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and,

WHEREAS, the Planning Commission reviewed and considered the Draft Environmental Impact Report including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning and

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WHEREAS the Planning Commission on September 2 1999 by adopting Resolution 99-82 recommended to the Humboldt County Board of Supervisors certification of the revised Draft Environmental Impact Report and approval of the Hearing Draft Avenue of the Giants Community Plan and associated zoning, as revised and,

WHEREAS, the Board of Supervisors held duly noticed public hearings on October 19 1999 and on November 9 1999 to consider the Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and

WHEREAS, the Board of Supervisors reviewed and considered the Draft Environmental Impact Report, including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning

NOW THEREFORE, Be It Resolved that the Humboldt County Board of Supervisors makes the following findings

- 1 The revisions of the Humboldt County General Plan included in this resolution have been reviewed for compliance with the requirements of the California Environmental Quality Act and a report prepared pursuant to that Act has been duly considered by this Board and been found to have been prepared and certified pursuant to the requirements of that act
- 2 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
- 3 The adoption of the revisions herein is consistent with a comprehensive view of the General Plan Specifically the Board finds that
 - a The public participation program carried out was consistent with Section 1500 of the Framework General Plan and maximized public access to the decision making process
 - b The Conservation Floodplain (CF) and the Conservation Floodplain Recreation (CFR) land use designations carried over from the 1968 Southern Humboldt General Plan are, as revised the most appropriate designations for areas in the plan where the floodplain is the dominant factor in determining appropriate land uses Such designations are missing from the Framework General Plan and should be considered for addition to the Framework Plan at the next available update
 - c Notwithstanding Development Timing policies in the Framework Plan (2630) that generally define urban development areas as including areas with public water systems lines in place certain lands within the planning area, including areas of Myers Flat and Phillipsville because they are situated substantially within the FEMA 100 year flood hazard area do not meet the suitability test for urban development areas and, consistent with Framework Plan Section 1330 the approved land use activities and densities take the hazard into consideration
 - d Some TPZ lands have been planned for AR 5 -20 and are appropriate for 10-year withdrawal from TPZ based on fragmented resource values and/or community needs to provide for rural residential development, and that application of the AR 5 -20 land use designation is consistent with a comprehensive view of the General Plan
- 4 The adoption of the Avenue of the Giants Community Plan and associated zoning is in the public interest

Be It Further Resolved that the Humboldt County Board of Supervisors upon consideration of all of the above the Avenue of the Giants Community Plan is adopted and the implementing zone reclassifications as shown on the zoning maps are hereby approved

Be It Further Resolved that this Humboldt County Board of Supervisors hereby conveys its indebtedness to the many local residents who contributed and participated by attendance and comments at public meetings during this community planning effort

Adopted on motion by Supervisor Dixon second by Supervisor Neely and the following vote

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AYES Supervisors Dixon, Rodoni, Neely, and Kirk
NOES None
ABSENT Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN None

STATE OF CALIFORNIA)
County of Humboldt)

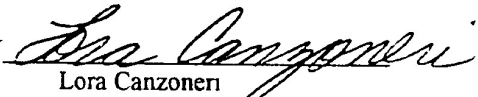
I Lora Canzoneri Clerk of the Board of Supervisors County of Humboldt, State of California, do hereby certify the foregoing to be a full true and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears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

CC CAO

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

LORA CANZONERI

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

BY 
Lora Canzoneri

APR 11 2000

ORDINANCE NO 2206

**AN ORDINANCE AMENDING SECTION 313-17 OF THE HUMBOLDT
COUNTY CODE TO REZONE PROPERTY IN THE
AVENUE OF THE GIANTS COMMUNITY PLAN AREA
(AVENUE OF THE GIANTS COMMUNITY PLAN IMPLEMENTATION)**

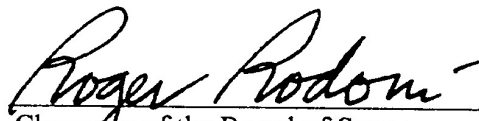
The Board of Supervisors of the County of Humboldt do ordain as follows

SECTION 1 Zone Amendment Section 313-17 of the Humboldt County Code is hereby amended by rezoning the area generally described as covering the 16 square miles of unincorporated land including the communities and surrounding areas of Stafford Pepperwood, Shively Holmes, Redcrest, Larabee, Weott, Myers Flat, Miranda, and Phillipsville as shown on attached zoning maps 1b - 11b except for those areas which involve TPZ rezones, CHQD C1QD, C2QD CHXQD CHQD C3QD and FPQ zones and are included in separate ordinances

SECTION 2 EFFECTIVE DATE This ordinance shall become effective thirty (30) days after its passage

PASSED APPROVED AND ADOPTED this 11th day of April 2000 on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None


Chairman of the Board of Supervisors of the
County of Humboldt State of California

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt
State of California



APR 11 2000

ORDINANCE NO 2207

**AN ORDINANCE AMENDING SECTION 313 4 OF THE HUMBOLDT COUNTY CODE
TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF
THE GIANTS 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 planned Commercial Recreation (CR) and described in Maps 6b 7b 8b 9b 10b and 11b in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to "CHQD" (Qualified Highway Service Commercial Design Review) zone, from "U" to "C1QD" (Qualified Neighborhood Commercial Design Review) zone and from "U" to "C2QD" (Qualified Community Commercial Design Review) zone. In Redcrest, one parcel is reclassified from "U" to "CHXQD" (Qualified Highway Service Commercial Design Review Recreation)

PARAGRAPH 1 2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6 which authorizes restriction of the CH, C1 and C2 zones regulations by application of the "Q" (Qualified Combining) and "D" (Design Review)

PARAGRAPH 1 3 PURPOSE OF QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1 1 are

- (a) To ensure development is consistent with the Commercial Recreation designation of the Community Plan
- (b) To implement the policies of the Community Plan with respect to visual buffering and restriction of off-site signs
- (c) To limit the loss of major vegetation during development and limit the loss of permeability on development sites and
- (d) To ensure that development is in keeping with the character of the community

PARAGRAPH 1 4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses otherwise allowed under the CH, C1 C2 and CHZ zones regulation of Humboldt County Code Section 314-40 (a) and (b) are limited to those uses indicated in the Avenue of the Giants Community Plan Appendix A Commercial Recreation, which reads in part

2743 **Commercial Recreation (CR)**

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

Primary and Compatible Uses 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

Minimum Parcel Size Range Adequate for parking and setback requirements and consistent with planned uses of adjacent land

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 extent feasible
- (b) Development projects will limit the loss of permeability on-site to the greatest extent possible and retain as much existing vegetation as possible especially large trees
- (c) 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
- (d) Structures with over 5 000 usable square feet require a finding by the Planning Director that the use is in keeping with the character of the community The Director's decision can be appealed through the special permit process or the Director may require a special permit by his/her discretion

SECTION 2

PARAGRAPH 2 1 ZONE AMENDMENT Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties described in Maps 1b-10b in Chapter 2 of the Avenue Community Plan from 'U' (Unclassified) to MHQ (Qualified Heavy Industrial)

PARAGRAPH 2 2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 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 2 3 PURPOSE of QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 2 1 are

- (a) To limit principally permitted uses to those that do not require new or additional water or wastewater services


PARAGRAPH 2 4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses normally allowed under the MH Zone regulations of Humboldt County Code Section 314-46 shall be limited to those that do not need new additional water or wastewater services

SECTION 3

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

PASSED APPROVED AND ADOPTED this 11th day of April, 2000 on the following vote to wit

AYES Supervisors Dixon, Rodoni, Neely, and Kirk
NOES None
ABSENT Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN None



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

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt,
State of California


APR 11 2000

ORDINANCE NO 2208

**AN ORDINANCE AMENDING SECTION 313.4 OF THE HUMBOLDT COUNTY CODE
TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF
THE GIANTS 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 planned Commercial Services (CS) and described in Maps 7b and 9b in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to CHQD (Qualified Highway Service Commercial Design Review) zone and from 'U' to 'C3QD (Qualified Industrial Commercial Design Review) zone

PARAGRAPH 1.2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6 which authorizes restriction of the CH zones regulations by application of the "Q" (Qualified Combining) and 'D' (Design Review)

PARAGRAPH 1.3 PURPOSE OF QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1.1 are

- (a) To ensure development is consistent with the Commercial Services designation of the Community Plan
- (b) To implement the policies of the Community Plan with respect to visual buffering and restriction of off-site signs
- (c) To limit the loss of major vegetation during development and limit the loss of permeability on development sites and
- (d) To ensure that development is in keeping with the character of the community

PARAGRAPH 1.4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses otherwise allowed under the CH and C3 Zone regulations of Humboldt County Code Section 314-40 (a) and (b) are restricted as follows

- (a) Visual buffering to maintain or enhance views from Highway 101 of a vegetated corridor is to be provided with new development to the extent feasible
- (b) Development projects will limit the loss of permeability on-site to the greatest extent possible and retain as much existing vegetation as possible especially large trees
- (c) 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

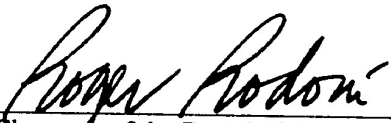
- (d) Structures with over 5 000 usable square feet require a finding by the Planning Director that the use is in keeping with the character of the community. The Director's decision can be appealed through the special permit process or the Director may require a special permit by his/her discretion.

SECTION 2

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

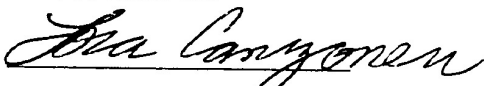
PASSED APPROVED AND ADOPTED this 11th day of April, 2000 on the following vote to wit:

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None



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

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt
State of California



APR 11 2000

ORDINANCE NO 2209

AN ORDINANCE AMENDING SECTION 313.4 OF THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF THE GIANTS 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 planned Flood Plain (FP) and described in Maps 4b (APN 209-291-17) 8b (APN's 081-041-01 081-121-09 081-121-12 081-081-04 -05 -06 -07 -08) and 10b (APN's 214-131-10 214-031-11 214-081-01 214-051-01 214-041-01) in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to "FPQ" (Qualified Flood Plain) zone

PARAGRAPH 1.2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6 which authorizes restriction of the FP zone regulations by application of the "Q" (Qualified Combining)

PARAGRAPH 1.3 PURPOSE OF QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1.1 are

- (a) To ensure that parcels zoned FP that have prime agricultural soils are not converted to other uses without discretionary review

PARAGRAPH 1.4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses otherwise allowed under the FP Zone regulations of Humboldt County Code Section 314-52 (a) and (b) shall not be allowed on the properties described in Section 1 except as provided for below

Principal Permitted Uses

- (1) General agriculture
- (2) Roadside stands
- (3) Recreational uses which will not constitute an agriculture land conversion, including public stables, docks, boathouses, canoe rentals and guiding services
- (4) Accessory uses and additions to existing permitted or legal non-conforming uses consistent with FEMA regulations

Uses Permitted with a Use Permit (NOTE See required findings § 317-31 et seq)

- (1) Residential uses including farm dwellings

- (2) Commercial and industrial uses which, in the opinion of the Planning Commission are compatible with contiguous zones
- (3) Recreational uses requiring enclosed buildings
- (4) Special occupancy parks
- (5) Animal sales and feed yards

Section 2 EFFECTIVE DATE This ordinance shall become effective thirty (30) days after the date of its passage

PASSED, APPROVED AND ADOPTED this 11th day of April, 2000 on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None



Chairman of the Board of Supervisors of the
County of Humboldt State of California

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt,
State of California


APR 11 2000

ORDINANCE NO 2210

**AN ORDINANCE AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY
CODE TO REZONE PROPERTY IN THE
AVENUE OF THE GIANTS COMMUNITY PLAN AREA
(AVENUE OF THE GIANTS COMMUNITY PLAN IMPLEMENTATION)**

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

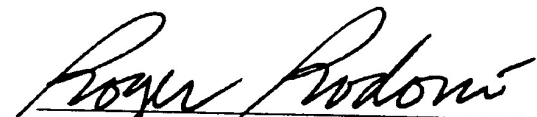
SECTION 1 Zone Amendment Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property shown in attached Exhibit A from Timber Production Zone (TPZ) to Agriculture General (AG B5(5)) The rezoning of these parcels involves Ten-Year Phaseout Rezones of TPZ lands and is contingent upon the following

- 30-day period specified in Government Code Section 51121 passing without protest and the Board not acting to withdraw the notice of intent to rezone prior to April 25, 2001 and
- Notices of TPZ status being filed with Humboldt County for each effected parcel described in Exhibit A

SECTION 2 EFFECTIVE DATE Pursuant to California Government Code Section 51120 this ordinance shall become effective April 25 2011 such date being ten (10) years from the date of approval


PASSED APPROVED AND ADOPTED this 11th day of April 2000, on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None



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

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt
State of California



APR 11 2000

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on **APR 11 2000**

Resolution No 2000-38

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE AVENUE OF THE GIANTS COMMUNITY PLAN AND ASSOCIATED ZONING

WHEREAS, the Humboldt County Planning Division initiated an amendment of the Humboldt County General Plan to update the plan for the Avenue of the Giants Community planning area, and,

WHEREAS, more than 20 community workshops were held in the towns within the planning area between June 1998 and June 1999 and,

WHEREAS, on March 4 1999 the County Planning Division issued a notice of preparation for a Draft Environmental Impact Report on the Avenue of the Giants Community Plan and

WHEREAS, on April 22 1999 the Humboldt County Planning Division issued a public notice announcing the availability of the Hearing Draft Avenue of the Giants Community Plan and associated Draft Environmental Impact Report for public review and noticing a public hearing before the Humboldt County Planning Commission to be held on May 13 1999 and

WHEREAS, on May 13 1999 the Humboldt County Planning Commission opened a duly noticed public hearing in Miranda on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report, and

WHEREAS, on June 24 July 15 and August 12 1999 the Humboldt County Planning Commission held continued public hearings on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and

WHEREAS, the Planning Commission reviewed and considered the Draft Environmental Impact Report, including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning and

WHEREAS, the Planning Commission on September 2 1999 by adopting Resolution 99-82 recommended to the Humboldt County Board of Supervisors certification of the revised Draft Environmental Impact Report and,

WHEREAS, the Planning Commission also recommended that the Board of Supervisors consider adopting a statement of overriding considerations where the Plan and implementing zoning allows, on lands of prime agricultural soil non agricultural uses which could result in permanent loss of such soils to agricultural use as may be necessary based on the Board's final decision regarding such lands and

WHEREAS, the Board of Supervisors held duly noticed public hearings on October 19 1999 and on November 9 1999 to consider the Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and,

WHEREAS, the Board of Supervisors reviewed and considered the Draft Environmental Impact Report including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning

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NOW THEREFORE Be It Resolved that the Humboldt County Board of Supervisors makes the following findings

- 1 Pursuant to Section 15091 of the CEQA Guidelines the project impacts have been reduced to a less than significant level as summarized in Table 1.1 of the Final EIR, except for impacts relating to loss of agricultural land. The changes incorporated into the project which lessen the significant effects of the project are carried out by adoption of the Plan and its associated zoning, which constitute the program for reporting and monitoring project changes.
- 2 Pursuant to Section 15091 of the CEQA Guidelines the project impacts relating to loss of agricultural land may still be considered significant because the project allows non-agricultural uses on approximately 26 acres of prime or potentially prime land (8.7 acres on the Lewis parcels in Holmes and 17 acres in ballfields area of Phillipsville) without additional required discretionary review. The impacts relating to loss of agricultural land have been substantially lessened by changes incorporated into the project and items originally included in the project including but not limited to the following:
 - a The plan plans and zones all other productive agricultural lands for continued agricultural use with enforceable protective zoning. These areas would have no protective zoning without the project.
 - b On areas which may be productive agricultural lands but not currently primarily in active agricultural management, zoning is proposed which requires discretionary review and analysis of agricultural land loss prior to allowing non-agricultural uses.
 - c On the Lewis parcels in the Holmes area (AP 209-291-17 209 351-22) 1) an agricultural easement in perpetuity is required prior to any development on approximately 24 acres of the site that is being retained in agriculture. 2) a discretionary approval will be required for any non-agricultural development on the portion of the site north of Chadd Creek that allows (approximately 5.2 acres) in order to minimize impacts to agriculture of proposed non-agricultural development and 3) reducing the area originally requested for non-agricultural development and selecting areas that would lessen impacts to agriculture.
 - d Adopting Plan policies encouraging State Parks to utilize its agricultural lease back program on acquired prime agricultural land.
- 3 Pursuant to Section 15093 of the CEQA Guidelines it is found that there are overriding considerations with respect to the project impacts relating to loss of agricultural land which may still be considered significant as stated and found in the attached Statement of Overriding Considerations.
- 4 Pursuant to Section 15091(e) of the CEQA Guidelines the Clerk of the Board of Supervisors County of Humboldt State of California shall be the custodian of the documents and other materials which constitute the record of the proceedings upon which the decision is based.

Be It Further Resolved that the Humboldt County Board of Supervisors pursuant to Section 15090 of the CEQA Guidelines certifies that

- a The Final EIR has been completed in compliance with CEQA.
- b The Final EIR has been presented to the Humboldt County Board of Supervisors and the information contained in the Final EIR has been reviewed and considered by the Board of Supervisors prior to approving the project.
- c The Final EIR reflects Humboldt County Planning Division's independent judgment and analysis.

Adopted on motion by Supervisor Dixon second by Supervisor Neely and the following vote

AYES Supervisors Dixon, Rodoni, Neely, and Kirk
NOES None
ABSENT Supervisor Woolley (at Coastal Commission meeting in Long Beach
ABSTAIN None

STATE OF CALIFORNIA)
County of Humboldt)

I Lora Canzoneri 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 CAO

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

LORA CANZONERI

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

BY *Lora Canzoneri*
Lora Canzoneri

APR 11 2000

STATEMENT OF OVERRIDING CONSIDERATIONS

THE HUMBOLDT COUNTY BOARD OF SUPERVISORS HEREBY FINDS THAT for the reasons set forth below, the economic social, and other considerations in favor of the project outweigh the potential loss of some agricultural land identified in the findings. Specifically the potential for unique recreational visitor serving activities and the need for such economic opportunity in a relatively poor area of the County meets the intent of policies in the Framework Plan and the proposed Community Plan. Increased economic activity will increase the County's tax base, create more jobs and provide opportunity for visitor services in one of the County's most scenic corridors.

The Board considered written and oral testimony and staff analyses and determined that the limited potential conversion of agricultural lands was reasonably mitigated and promoted orderly growth and provided reasonable development opportunities consistent with County Framework General Plan policies. Evidence to support these conclusions can also be found on pages 2 5-6 in the Environmental Impact Report and in the following factual considerations:

The subject acreage of approximately 26 acres of prime or potentially prime land (8.7 acres on the Lewis parcels in Holmes and 17 acres in the ball fields area of Phillipsville) constitutes 0.07% of Humboldt County's surveyed prime agricultural land base and 1.6% of the surveyed prime agricultural land base within the Avenue of the Giants Planning Area.

The 8.7 acres in the Holmes area is pasturage which is separated from other agricultural land by Chadd Creek and is adjacent to an existing tourist attraction. Measures taken to reduce the impacts of agricultural land loss are outlined in paragraph 2 of the CEQA Resolution findings.

The 17 acres of prime or potentially prime land in the Phillipsville area is not used for agricultural purposes and was not surveyed for its agricultural land value until this planning effort. The area is at the center of the Phillipsville town site and it is the site of the town ball fields, and is surrounded with commercial, residential and seasonal residential uses. While the soils of the site are prime its situation limits its potential for future agricultural uses.

Attachment to Resolution No. 2000-38

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on **APR 11 2000**

Resolution No 2000-39

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT ADOPTING THE AVENUE OF THE GIANTS COMMUNITY PLAN AND ASSOCIATED ZONING AS PART OF THE HUMBOLDT COUNTY GENERAL PLAN

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

WHEREAS, the Humboldt County General Plan includes a Framework General Plan Volume I adopted pursuant to State law which provides that a series of Community Plans be adopted as Volumes II and

WHEREAS, the Framework General Plan identifies the Avenue of the Giants communities of Stafford Pepperwood Shively Holmes, Redcrest, Weott, Myers Flat, Miranda, and Phillipsville based on map and text as one of the community planning areas and

WHEREAS, for convenience these communities are collectively referred to as the Avenue of the Giants communities and,

WHEREAS, the Humboldt County Planning Division initiated an amendment of the Humboldt County General Plan to update the plan for the Avenue of the Giants Community planning area and

WHEREAS, the Humboldt County Planning Division determined, after meeting with interested citizens of the planning area that a program of direct public workshops in each of the communities was preferable to establishing a citizen's advisory committee for all or each of the communities and that direct public workshops would best meet the public participation goals and policies of the Framework General Plan and

WHEREAS, more than 20 community workshops were held in the towns within the planning area between June 1998 and June, 1999 providing maximum opportunity for individuals and groups to have meaningful participation in the planning process and,

WHEREAS, on April 22 1999 the Humboldt County Planning Division issued a public notice announcing the availability of the Hearing Draft Avenue of the Giants Community Plan and associated Draft Environmental Impact Report for public review and noticing a public hearing before the Humboldt County Planning Commission to be held on May 13 1999 and,

WHEREAS, on May 13 1999 the Humboldt County Planning Commission opened a duly noticed public hearing in Miranda on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and

WHEREAS, on June 24 July 15 and August 12 1999 the Humboldt County Planning Commission held continued public hearings on the Hearing Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and,

WHEREAS, the Planning Commission reviewed and considered the Draft Environmental Impact Report including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning and

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WHEREAS the Planning Commission on September 2 1999 by adopting Resolution 99-82 recommended to the Humboldt County Board of Supervisors certification of the revised Draft Environmental Impact Report and approval of the Hearing Draft Avenue of the Giants Community Plan and associated zoning, as revised and,

WHEREAS, the Board of Supervisors held duly noticed public hearings on October 19 1999 and on November 9 1999 to consider the Draft Avenue of the Giants Community Plan and associated zoning and Draft Environmental Impact Report and

WHEREAS, the Board of Supervisors reviewed and considered the Draft Environmental Impact Report, including written and oral testimony and evidence and responses to comments and revisions to the Draft Environmental Impact Report and proposed Plan and associated zoning

NOW THEREFORE, Be It Resolved that the Humboldt County Board of Supervisors makes the following findings

- 1 The revisions of the Humboldt County General Plan included in this resolution have been reviewed for compliance with the requirements of the California Environmental Quality Act and a report prepared pursuant to that Act has been duly considered by this Board and been found to have been prepared and certified pursuant to the requirements of that act
- 2 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
- 3 The adoption of the revisions herein is consistent with a comprehensive view of the General Plan Specifically the Board finds that
 - a The public participation program carried out was consistent with Section 1500 of the Framework General Plan and maximized public access to the decision making process
 - b The Conservation Floodplain (CF) and the Conservation Floodplain Recreation (CFR) land use designations carried over from the 1968 Southern Humboldt General Plan are, as revised the most appropriate designations for areas in the plan where the floodplain is the dominant factor in determining appropriate land uses Such designations are missing from the Framework General Plan and should be considered for addition to the Framework Plan at the next available update
 - c Notwithstanding Development Timing policies in the Framework Plan (2630) that generally define urban development areas as including areas with public water systems lines in place certain lands within the planning area, including areas of Myers Flat and Phillipsville because they are situated substantially within the FEMA 100 year flood hazard area do not meet the suitability test for urban development areas and, consistent with Framework Plan Section 1330 the approved land use activities and densities take the hazard into consideration
 - d Some TPZ lands have been planned for AR 5 -20 and are appropriate for 10-year withdrawal from TPZ based on fragmented resource values and/or community needs to provide for rural residential development, and that application of the AR 5 -20 land use designation is consistent with a comprehensive view of the General Plan
- 4 The adoption of the Avenue of the Giants Community Plan and associated zoning is in the public interest

Be It Further Resolved that the Humboldt County Board of Supervisors upon consideration of all of the above the Avenue of the Giants Community Plan is adopted and the implementing zone reclassifications as shown on the zoning maps are hereby approved

Be It Further Resolved that this Humboldt County Board of Supervisors hereby conveys its indebtedness to the many local residents who contributed and participated by attendance and comments at public meetings during this community planning effort

Adopted on motion by Supervisor Dixon second by Supervisor Neely and the following vote

AYES Supervisors Dixon, Rodoni, Neely, and Kirk
NOES None
ABSENT Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN None

STATE OF CALIFORNIA)

County of Humboldt)


I Lora Canzoneri 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 CAO

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

LORA CANZONERI

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

BY 
Lora Canzoneri

APR 11 2000

ORDINANCE NO 2206

AN ORDINANCE AMENDING SECTION 313-17 OF THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS COMMUNITY PLAN AREA (AVENUE OF THE GIANTS COMMUNITY PLAN IMPLEMENTATION)



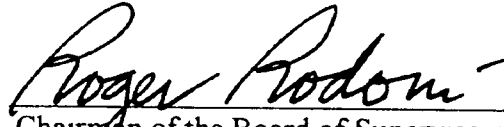
The Board of Supervisors of the County of Humboldt do ordain as follows

SECTION 1 Zone Amendment Section 313-17 of the Humboldt County Code is hereby amended by rezoning the area generally described as covering the 16 square miles of unincorporated land including the communities and surrounding areas of Stafford Pepperwood, Shively Holmes, Redcrest, Larabee, Weott, Myers Flat, Miranda, and Phillipsville as shown on attached zoning maps 1b - 11b except for those areas which involve TPZ rezones, CHQD C1QD, C2QD CHXQD CHQD C3QD and FPQ zones and are included in separate ordinances

SECTION 2 EFFECTIVE DATE This ordinance shall become effective thirty (30) days after its passage

PASSED APPROVED AND ADOPTED this 11th day of April 2000 on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None


 Chairman of the Board of Supervisors of the
 County of Humboldt State of California

ATTEST
 Lora Canzoneri
 Clerk of the Board of Supervisors
 Of the County of Humboldt
 State of California



APR 11 2000

ORDINANCE NO 2207

**AN ORDINANCE AMENDING SECTION 313 4 OF THE HUMBOLDT COUNTY CODE
TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF
THE GIANTS 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 planned Commercial Recreation (CR) and described in Maps 6b 7b 8b 9b 10b and 11b in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to "CHQD" (Qualified Highway Service Commercial Design Review) zone, from "U" to "C1QD" (Qualified Neighborhood Commercial Design Review) zone and from "U" to "C2QD" (Qualified Community Commercial Design Review) zone. In Redcrest, one parcel is reclassified from "U" to "CHXQD" (Qualified Highway Service Commercial Design Review Recreation)

PARAGRAPH 1 2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6 which authorizes restriction of the CH, C1 and C2 zones regulations by application of the "Q" (Qualified Combining) and "D" (Design Review)

PARAGRAPH 1 3 PURPOSE OF QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1 1 are

- (a) To ensure development is consistent with the Commercial Recreation designation of the Community Plan
- (b) To implement the policies of the Community Plan with respect to visual buffering and restriction of off-site signs
- (c) To limit the loss of major vegetation during development and limit the loss of permeability on development sites and
- (d) To ensure that development is in keeping with the character of the community

PARAGRAPH 1 4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses otherwise allowed under the CH, C1 C2 and CHZ zones regulation of Humboldt County Code Section 314-40 (a) and (b) are limited to those uses indicated in the Avenue of the Giants Community Plan Appendix A Commercial Recreation, which reads in part

2743 **Commercial Recreation (CR)**

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

Primary and Compatible Uses 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

Minimum Parcel Size Range Adequate for parking and setback requirements and consistent with planned uses of adjacent land

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 extent feasible
- (b) Development projects will limit the loss of permeability on-site to the greatest extent possible and retain as much existing vegetation as possible especially large trees
- (c) 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
- (d) Structures with over 5 000 usable square feet require a finding by the Planning Director that the use is in keeping with the character of the community The Director's decision can be appealed through the special permit process or the Director may require a special permit by his/her discretion

SECTION 2

PARAGRAPH 2 1 ZONE AMENDMENT Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties described in Maps 1b-10b in Chapter 2 of the Avenue Community Plan from 'U' (Unclassified) to MHQ (Qualified Heavy Industrial)

PARAGRAPH 2 2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 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 2 3 PURPOSE of QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 2 1 are

- (a) To limit principally permitted uses to those that do not require new or additional water or wastewater services

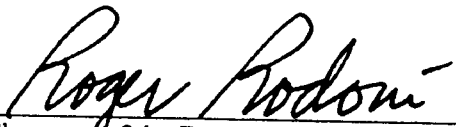
PARAGRAPH 2 4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses normally allowed under the MH Zone regulations of Humboldt County Code Section 314-46 shall be limited to those that do not need new additional water or wastewater services

SECTION 3

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

PASSED APPROVED AND ADOPTED this 11th day of April, 2000 on the following vote to wit

AYES Supervisors Dixon, Rodoni, Neely, and Kirk
NOES None
ABSENT Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN None



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

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt,
State of California


APR 11 2000

ORDINANCE NO 2208

**AN ORDINANCE AMENDING SECTION 313.4 OF THE HUMBOLDT COUNTY CODE
TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF
THE GIANTS 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 planned Commercial Services (CS) and described in Maps 7b and 9b in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to CHQD (Qualified Highway Service Commercial Design Review) zone and from 'U' to 'C3QD (Qualified Industrial Commercial Design Review) zone

PARAGRAPH 1.2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6 which authorizes restriction of the CH zones regulations by application of the "Q" (Qualified Combining) and 'D' (Design Review)

PARAGRAPH 1.3 PURPOSE OF QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1.1 are

- (a) To ensure development is consistent with the Commercial Services designation of the Community Plan
- (b) To implement the policies of the Community Plan with respect to visual buffering and restriction of off-site signs
- (c) To limit the loss of major vegetation during development and limit the loss of permeability on development sites and
- (d) To ensure that development is in keeping with the character of the community

PARAGRAPH 1.4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses otherwise allowed under the CH and C3 Zone regulations of Humboldt County Code Section 314-40 (a) and (b) are restricted as follows

- (a) Visual buffering to maintain or enhance views from Highway 101 of a vegetated corridor is to be provided with new development to the extent feasible
- (b) Development projects will limit the loss of permeability on-site to the greatest extent possible and retain as much existing vegetation as possible especially large trees
- (c) 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

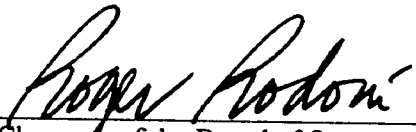
(d) Structures with over 5 000 usable square feet require a finding by the Planning Director that the use is in keeping with the character of the community The Director's decision can be appealed through the special permit process or the Director may require a special permit by his/her discretion

SECTION 2

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

PASSED APPROVED AND ADOPTED this 11th day of April, 2000 on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None



Chairman of the Board of Supervisors of the
County of Humboldt State of California

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt
State of California



APR 11 2000

ORDINANCE NO 2209

AN ORDINANCE AMENDING SECTION 313.4 OF THE HUMBOLDT COUNTY CODE
TO REZONE PROPERTY IN THE AVENUE OF THE GIANTS AREA (AVENUE OF
THE GIANTS 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 planned Flood Plain (FP) and described in Maps 4b (APN 209-291-17) 8b (APN's 081-041-01 081-121-09 081-121-12 081-081-04 -05 -06 -07 -08) and 10b (APN's 214-131-10 214-031-11 214-081-01 214-051-01 214-041-01) in Chapter 2 of the Avenue Community Plan from "U" (Unclassified) to "FPQ" (Qualified Flood Plain) zone

PARAGRAPH 1.2 ZONE QUALIFICATION The special restrictions and regulations set forth herein made applicable to the property described in Paragraph 1 in accordance with Humboldt County Code Section 315-5 & 315-6 which authorizes restriction of the FP zone regulations by application of the "Q" (Qualified Combining)

PARAGRAPH 1.3 PURPOSE OF QUALIFICATION The purpose of the special restrictions and regulations herein imposed on the properties described in Paragraph 1.1 are

- (a) To ensure that parcels zoned FP that have prime agricultural soils are not converted to other uses without discretionary review

PARAGRAPH 1.4 SPECIAL RESTRICTIONS Principal permitted uses and conditionally permitted uses otherwise allowed under the FP Zone regulations of Humboldt County Code Section 314-52 (a) and (b) shall not be allowed on the properties described in Section 1 except as provided for below

Principal Permitted Uses

- (1) General agriculture
- (2) Roadside stands
- (3) Recreational uses which will not constitute an agriculture land conversion, including public stables, docks, boathouses, canoe rentals and guiding services
- (4) Accessory uses and additions to existing permitted or legal non-conforming uses consistent with FEMA regulations

Uses Permitted with a Use Permit (NOTE See required findings § 317-31 et seq)

- (1) Residential uses including farm dwellings

- (2) Commercial and industrial uses which, in the opinion of the Planning Commission are compatible with contiguous zones
- (3) Recreational uses requiring enclosed buildings
- (4) Special occupancy parks
- (5) Animal sales and feed yards

Section 2 EFFECTIVE DATE This ordinance shall become effective thirty (30) days after the date of its passage

PASSED, APPROVED AND ADOPTED this 11th day of April, 2000 on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None



 Chairman of the Board of Supervisors of the
 County of Humboldt State of California

ATTEST
 Lora Canzoneri
 Clerk of the Board of Supervisors
 Of the County of Humboldt,
 State of California


 APR 11 2000

ORDINANCE NO 2210

AN ORDINANCE AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY
CODE TO REZONE PROPERTY IN THE
AVENUE OF THE GIANTS COMMUNITY PLAN AREA
(AVENUE OF THE GIANTS COMMUNITY PLAN IMPLEMENTATION)

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

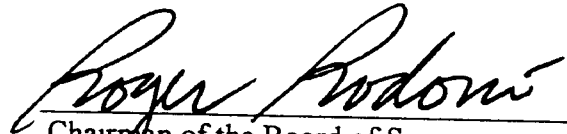
SECTION 1 Zone Amendment Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property shown in attached Exhibit A from Timber Production Zone (TPZ) to Agriculture General (AG B5(5)) The rezoning of these parcels involves Ten-Year Phaseout Rezones of TPZ lands and is contingent upon the following

- 30-day period specified in Government Code Section 51121 passing without protest and the Board not acting to withdraw the notice of intent to rezone prior to April 25, 2001 and
- Notices of TPZ status being filed with Humboldt County for each effected parcel described in Exhibit A

SECTION 2 EFFECTIVE DATE Pursuant to California Government Code Section 51120 this ordinance shall become effective April 25 2011 such date being ten (10) years from the date of approval

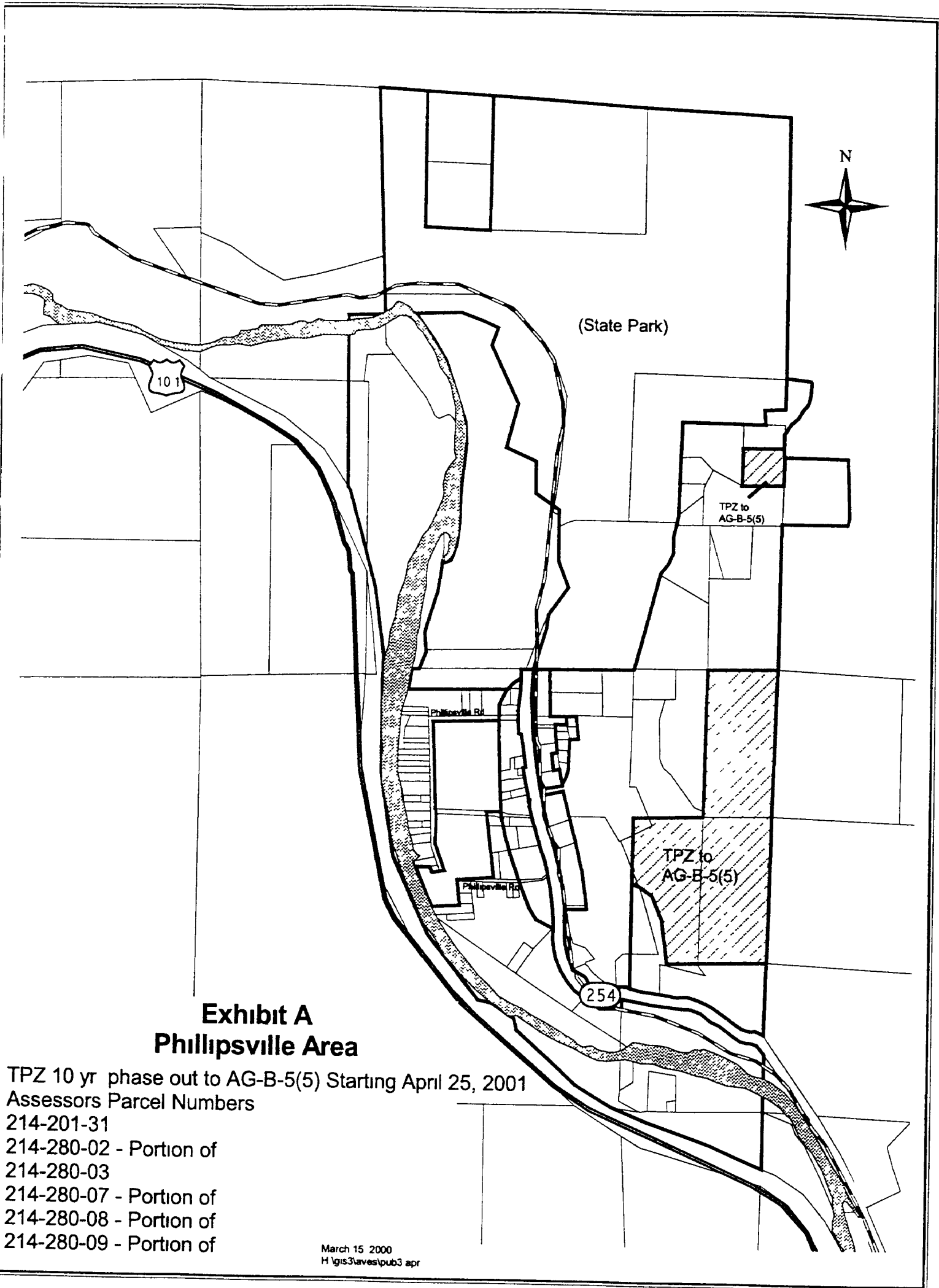
PASSED APPROVED AND ADOPTED this 11th day of April 2000, on the following vote to wit

AYES	Supervisors Dixon, Rodoni, Neely, and Kirk
NOES	None
ABSENT	Supervisor Woolley (at Coastal Commission meeting in Long Beach)
ABSTAIN	None


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

ATTEST
Lora Canzoneri
Clerk of the Board of Supervisors
Of the County of Humboldt
State of California


APR 11 2000



**Exhibit A
Phillipsville Area**

TPZ 10 yr phase out to AG-B-5(5) Starting April 25, 2001
Assessor's Parcel Numbers

- 214-201-31
- 214-280-02 - Portion of
- 214-280-03
- 214-280-07 - Portion of
- 214-280-08 - Portion of
- 214-280-09 - Portion of

FIGURES

- 1.1 Community Planning Area
- A Detailed map of Lewis parcel, Holmes
- 2.1 Prime Agricultural Soils
- 3.1a Northern Avenue Geologic Map
- 3.1b Southern Avenue Geologic Map
- 3.2a Stafford Area Flood Map
- 3.2b Pepperwood Area Flood Map
- 3.2c Shively/Holmes/Redcrest Flood Map
- 3.2d Weott Area Flood Map
- 3.2e Myers Flat Flood Map
- 3.2f Miranda/Phillipsville Flood Map
- 4.1 Avenue Traffic Volumes

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TABLES

- 1 Population Projections for Avenue of the Giants
- 2 Stafford Land Use Summary and Potential Build-out
- 3 Pepperwood Land Use Summary and Potential Build-out
- 4 Shively Land Use Summary and Potential Build-out
- 5 Holmes Land Use Summary and Potential Build-out
- 6 Larabee Land Use Summary and Potential Build-out
- 7 Redcrest Land Use Summary and Potential Build-out
- 8 Weott Land Use Summary and Potential Build-out
- 9 Myers Flat Land Use Summary and Potential Build-out
- 10 Miranda Land Use Summary and Potential Build-out
- 11 Phillipsville Land Use Summary and Potential Build-out