

HUMBOLDT COUNTY  
GENERAL PLAN

Volume II  
Communities

Carlotta / Hydesville

## **CHAPTER 1 INTRODUCTION**

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# CHAPTER 1 INTRODUCTION

## **1100 OVERVIEW**

The Carlotta/Hydesville Community Plan, as the Humboldt County Framework Plan is, a long range statement of public policy for the use of public and private lands. The Framework Plan, Community Plans and Coastal Area Plans comprise the Humboldt County General Plan. The Framework Plan covers countywide issues while the Carlotta/Hydesville Area Community Plan deals with land use within the Carlotta/Hydesville Planning Area. (See Figure 1 for boundaries of the Carlotta/Hydesville Planning Area.)

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

1. The Carlotta/Hydesville Area Community Plan - This plan contains specific policies applicable to the Carlotta/Hydesville Planning Area.
2. The Humboldt County Framework Plan - This plan contains policies and information applicable to all unincorporated areas of Humboldt County.

Background information used in the preparation of the Community Plan is found in these documents:

1. The Hydesville County Water District Sphere of Influence Report - This Plan was adopted by the Local Agency Formation Commission on August 22, 1979 and establishes the probable ultimate physical boundary and service area for the Hydesville County Water District.
2. Technical Background Report to the Carlotta/Hydesville Area Community Plan- This report contains background information useful in establishing the policies of the Carlotta/Hydesville Area Community Plan. An analysis of a citizen's questionnaire survey and a summary of responses to the questionnaire is included.
3. Policy Background Studies to the Humboldt County Framework Plan - These studies contain background information pertinent to the Humboldt County Framework Plan.

It is critical to note that the Carlotta/Hydesville Area Community Plan, while recognizing many of the various policies established 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 Carlotta/Hydesville Planning Area.

The Carlotta/Hydesville Area Community Plan has been developed in accordance with the Humboldt County General Plan, Volume I - Framework Plan. Numerical sections of the Plan

correspond with Volume I sections. Where Community plan sections are referenced to Volume I, or are omitted entirely, the language of Volume I prevails. Where specific Goals, Policies or Standards are included in the Community Plan, the Community Plan supplements or takes precedence over Volume I counterparts.

**The major policies of the Humboldt County Framework Plan are:**

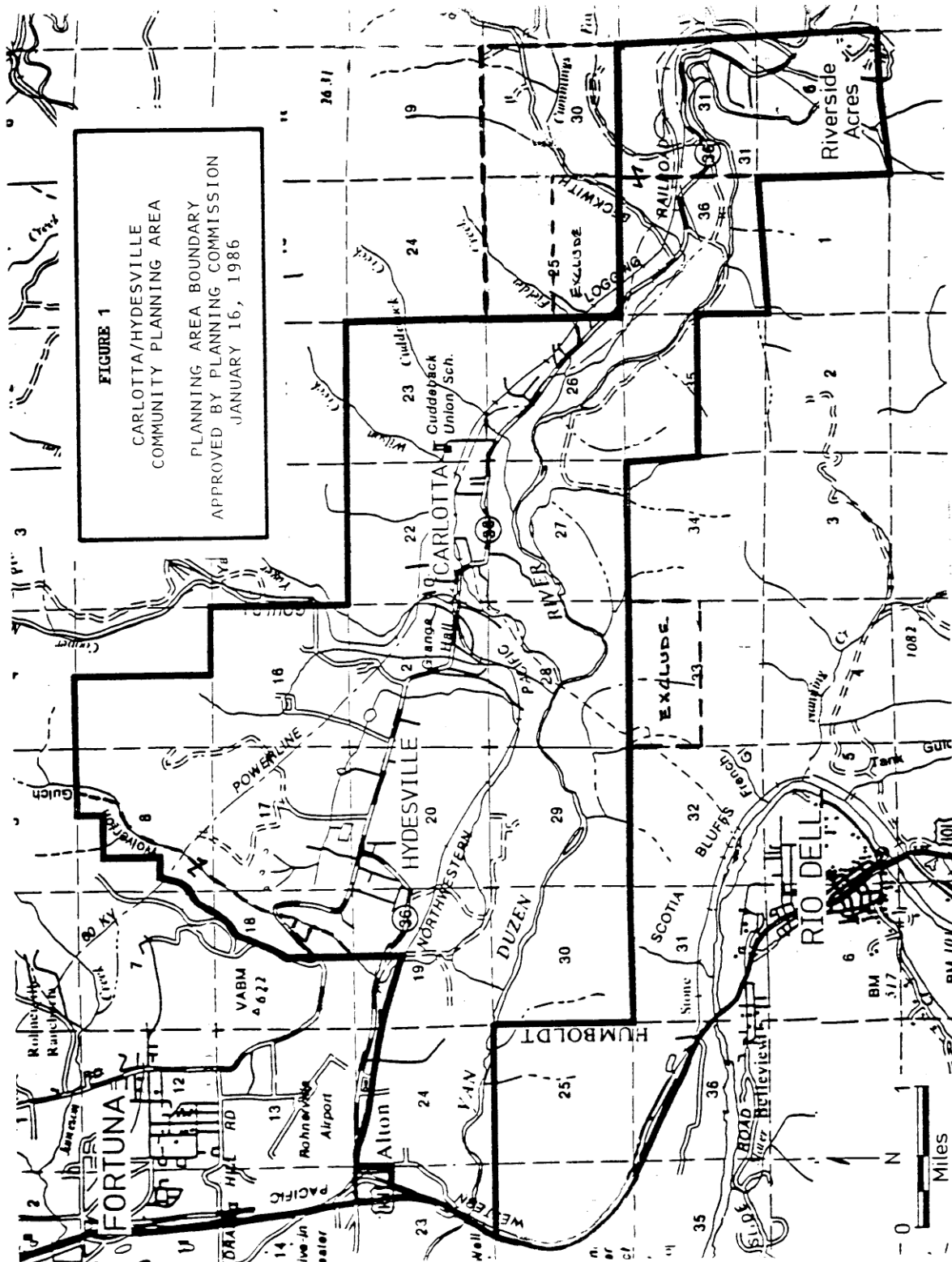
1. Protection of resource production lands (agriculture, timber and minerals).
2. Incentive to increase rural densities within or adjacent to existing communities to compensate for development potential constrained by the protection of agricultural and timberlands.
3. Concentration of new development around existing communities.
4. Commitment of priority for public investments in existing communities.
5. Designation of a boundary between urban and rural areas of development.
6. Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
7. Provision for adequate housing.
8. Provision for economic development.
9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslides, flood, etc.).

Major plan proposals and underlying principles of the Carlotta/Hydesville Area Community Plan are:

1. Maintain the present level of resource protection for timberlands and provide additional zoning protection for agricultural lands on the Van Duzen River flood plain and the Yager Creek Valley.
2. Reserve additional land suitable for industrial development in the vicinity of the existing lumber mills along Yager Creek.
3. Preclude and/or limit the extent of additional residential development in high hazard areas (flooding and geologic fault rupture corridors).
4. Direct residential development to existing urbanizing areas.
5. Provide for adequate housing sites for the area's future growth.

6. Planned residential densities in Hydesville to be compatible with the continued use of on-site wastewater disposal systems.

7. Planned residential densities in Carlotta to be compatible with the continued use of individual water systems and on-site wastewater disposal systems.



1340 THE PARTICIPANTS

1341 Board of Supervisors

The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.

### **1342 Planning Commission**

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

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

### **1343 The Public**

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

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

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

### **1450 AMENDMENTS TO THE GENERAL PLAN**

It must be recognized even if this document were assumed to be a perfect interpretation, analysis and forecast from the base information, that the base information itself will change over time.

Changes in the base information, as well as the underlying community values and any corrective measures that may need to be taken constitute the reasons for amending the General Plan.

### **1451 Annual Report to Board**

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

### **1452 Amendments**

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

#### **1452.1 Procedures**

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

#### **1452.2 Findings Required**

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

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

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or

4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

## **1500 Planning and Coordination**

### Background

The Carlotta/Hydesville Community Advisory Committee with representation from the Hydesville County Water District and the Carlotta Community Services District played a key role in the preparation of the Community Plan. **(REFER TO CHAPTER 1 OF THE FRAMEWORK PLAN FOR ALL PLAN REVISION AND COORDINATION POLICIES APPLICABLE IN THE CARLOTTA/HYDESVILLE AREA COMMUNITY PLAN.)**

### Community Policy

1. The Carlotta Community Services District should review, approve and utilize the Carlotta/Hydesville Community Plan as adopted by the Board of Supervisors.
2. The Hydesville County Water District:
  - a. The Hydesville County Water District should review, approve and utilize the Carlotta/Hydesville Community Plan as adopted by the Board of Supervisors.
  - b. Pursuant to Government Code 65402 which requires the County to review public works projects for conformance to the General Plan, the Hydesville County Water District shall prepare a status report on the preparation of a Water Facilities and Finance Plan within one year of adoption of the Community Plan by the Board of Supervisors.
3. The amendment of the Plan or Zoning within the Hydesville Community Water District Sphere of Influence shall require the preparation of a Water Facilities and Finance Plan to be approved by the County as consistent with the level of development to be adopted in the Plan or Zone revision.
4. An ad hoc Community Advisory Committee should be appointed by the Board of Supervisors to review and comment on the adopted Community Plan in the event:
  - a. A community-wide public water or sewer system is proposed for Carlotta; or
  - b. Public sewer systems are proposed for the community of Hydesville; or
  - c. A hydro-geologic study indicates the necessity/opportunity to reconsider the pattern and intensity of development.

## CHAPTER 2 LAND USE AND DEVELOPMENT

### **2100 OVERVIEW**

The Carlotta/Hydesville Community Planning Area covers the lower reaches of the Van Duzen River Valley in mid-Humboldt County. The planning area is almost seventeen (17) square miles in size (11,060 acres) and includes the communities of Carlotta, Hydesville, a small residential community at Riverside Acres and the Starvation Flats settlement on the Van Duzen River.

**REFER TO CHAPTER 2 OF THE FRAMEWORK PLAN FOR ALL LAND USE AND DEVELOPMENT POLICIES APPLICABLE IN THE CARLOTTA/HYDESVILLE COMMUNITY PLANNING AREA.**

The planning area has a current population of 1,413 persons and 563 housing units. About 900 persons reside in Hydesville, 350 persons live in Carlotta and 150 persons within the Van Duzen River area.

About ten (10) miles of County maintained roads fall within the planning area as does State Highway 36 and a branch of the Eureka Southern Railroad extending from the main line at Alton to the lumber mills in Carlotta. The Hydesville County Water District provides water services within the Hydesville area. Sewer services are not planned for the foreseeable future.

### **2200 POPULATION**

The Carlotta/Hydesville Community Planning Area has a current estimated population of 1,413 based on the 1980 Census of Population. This is approximately 1.2% of the County's total population. Table 1 below shows the projected population for the planning area for the next fifteen years.

**TABLE 1  
PROJECTED POPULATION 1980-2000**

#### Year Population Change

1980 1,346 --

1985 1,413 + 67

1990 1,478 + 65

1995 1,517 + 38

2000 1,565 + 48

### **2300 ECONOMICS**

Hydesville and Carlotta have gradually evolved as bedroom communities. The majority of local residents in the labor force, estimated at 550 persons, work in Fortuna or in the Eureka-Arcata area. There are an estimated 250 employment opportunities within the planning area with about 80% employed directly by the local sawmills. An expanded industrial area has been designated adjacent to the existing sawmills on State Highway 36 at Yager Creek.

## 2400 HOUSING

The planning area has approximately 563 units of housing. Based on the planning area's existing ratio of housing units to population, the area will need to accommodate approximately 60 additional housing units by the year 2000. The Carlotta/Hydesville Community Plan provides sufficient housing sites to accommodate this level of projected growth. (See Tables 2 and 3 for Residential Development Potential)

## 2500 RURAL LAND USE

The rural sections of the planning area consist primarily of quality timber and agricultural lands. Rural homesites, on parcels generally ranging from 1-5 acres, are mostly concentrated within or close to the existing communities.

The conservation and development of the rural areas of the County is a major policy of the Framework Plan and is based on the protection of productive agricultural and timberlands and the concentration of new residential development around existing communities. By focusing development near existing communities, rural areas in the County can be retained in resource production uses.

### **2554.11 Standards for Cottage Industries**

Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:

- a. Are conducted by occupants on the premises and not more than three non-resident employees in a manner which does not substantially affect the primary use of the of the parcel; and
- b. Does not require use of buildings or structures occupying more than two acres; and
- c. Involves no sales of merchandise other than that grown or processed on the premises or merchandise directly related to and incidental to the industry; and
- d. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.

## **2600 URBAN LAND USE**

### **2610 Background**

The community of Hydesville is designated as an Urban Development Area (UDA) - an area which includes the original townsite, the residentially developed area on the first terrace north of town and the developing area east along State Highway 36 to Fisher Road near Yager Creek. The UDA encompasses all the commercial enterprises and public uses (school, cemetery, post office) within the Hydesville area and is served by the major community water lines. (See Community Plan Maps for the Hydesville Urban Development Area.)

### **2620 Sphere of Influence**

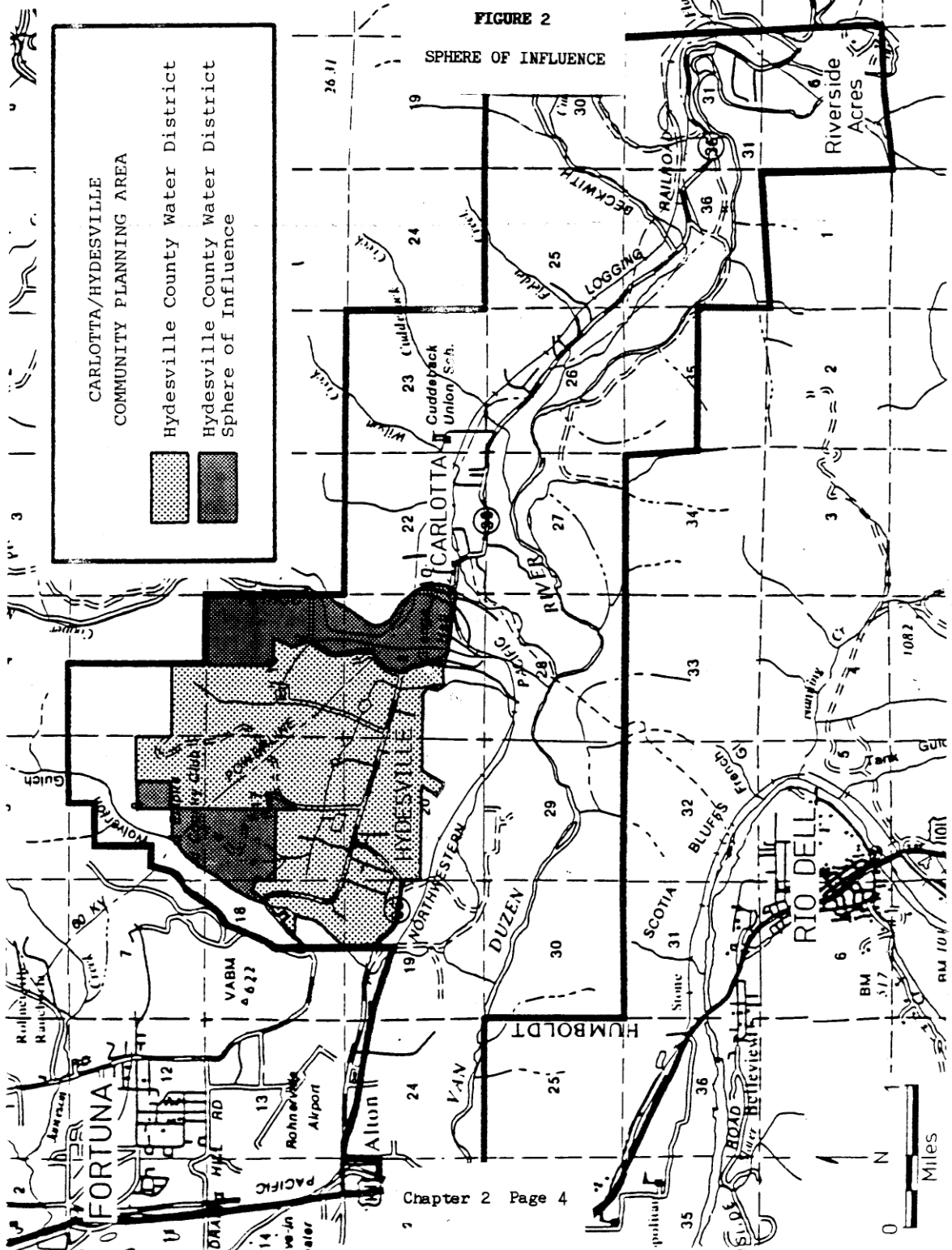
#### **2621 Background**

The Hydesville County Water District was created on March 26, 1963 and a Sphere of Influence Report for the Water District was adopted by the Humboldt County Local Agency Formation Commission on August 22, 1979. The Hydesville County Water District was assigned an "expanded" Sphere of Influence in anticipation of additional population growth to the north of the existing district boundary (see Figure 2).

### **2630 Development Timing**

#### **2633 Policies**

1. The Hydesville County Water District shall retain sole discretion to extend community water service to all areas within the existing District boundary.
2. All new construction or development on parcels less than 2 acres in size within the Urban Development Area shall be required to utilize the Community Water System.
3. Residential development in the Urban Development Area may utilize on- site individual sewage disposal systems provided that waivers of Site Suitability Criteria shall not be granted by the Humboldt-Del Norte Health Department.
4. The County and the Hydesville County Water District, with technical assistance from the North Coast Regional Water Quality Control Board, shall cooperatively assess the merits, costs, and feasibility of conducting a hydro-geologic study of the Hydesville area to more accurately establish an optimum community development density based on a public water system and long-term reliance of individual sewage disposal systems.



**2700 LAND USE DESIGNATIONS**

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. (Amended by Resolution No. 98-114d, adopted 04/07/98).

## **2720 RESOURCE PRODUCTION**

### **2721 Timber Production (T)**

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.

2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:

A) Watershed management.

B) Management for fish and wildlife habitat.

C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").

D) The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.

E) Grazing and other agricultural uses.

F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential uses is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.

G) Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.

H) Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.

I) All prudent reforestation activities including site preparation.

3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.

A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:

1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and

2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and

3. Uses and parcel sizes in the adjoining area are compatible; and

4. It is consistent with a comprehensive view of all relevant plan policies.

B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:

1. The timber site designation is Site II or above; and

2. Each parcel has frontage on an existing publicly maintained road; and

3. All such zoning is within 1/4 mile of an existing maintained public road.

4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:

A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and

B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and

C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.

D. Access to the remainder is consistent with the uses of the remaining property.

E. A joint timber management plan will be prepared on the division.

5. Lot line adjustments of TPZ may be approved without regard to the standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.

6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures.

### **2722 Agriculture Exclusive (AE)**

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

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

B. Land which qualifies for rating as 80 through 100 percent in the Storie Index Rating.

C. Land that has a livestock carrying capacity of one animal unit per acre.

D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate foreconomically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.

E. Land capable of producing an unprocessed plant production adequate for economically viable operations.

F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.

2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

A. Hog production.

B. Animal feed yards and sales yards.

C. Agricultural and timber products processing plants.

D. Animal hospitals.

E. Rental or sale of agricultural equipment and storage thereto.

F. Watershed management.

G. Management for fish and wildlife habitat.

H. Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.

I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

J. Farm labor housing and temporary labor camps.

K. Cottage industries.

3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

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

### **2723 Agriculture Grazing (AG)**

1. Character: Agriculture Grazing includes lands characterized by any of the following:

A. Lands which are not prime agricultural lands, but are in agricultural uses shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.

B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use. These lands can contribute to the maintenance of the long term viability and integrity of the County's grazing lands.

C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture.

2. Primary and Compatible Uses: (See 2722.2)

3. Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 20 acres. The following findings must be made in determining appropriate density ranges.

A. Zoning based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the following findings that:

1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and
2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
3. Uses and parcel sizes in the adjoining area are compatible; and
4. It is consistent with a comprehensive view of all relevant plan policies; and

5. Each parcel has frontage on an existing publicly maintained road; and

6. All such zoning is within 1/4 mile of an existing maintained public road.

4. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:

A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and

B. An agricultural economic feasibility plan is approved on the significant production improvements; and

C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and

D. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and

E. Access to the remainder is consistent with the uses of the remaining property.

5. Lot line adjustments of AG lands may be approved without regard to the standards of 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of the Plan and shall not result in a net reduction of the area of land available for agricultural management.

6. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit shall be required where a density of more than one dwelling unit per 40 acre or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures.

#### **2724 Agricultural Lands (AL)**

1. Character: Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.

2. Primary and Compatible Uses: Resource production allowing intensive management opportunities, recreational uses, single family residences and cottage industries.

3. Density Range: One dwelling unit per 160 to one dwelling unit per 20 acres.

4. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit shall be required where a density of more than one dwelling unit per 40 acre or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures.

5. Community Policy: The overall density of the 886 acre Noble ranch in the Van Duzen River area south of Hydesville shall not exceed one dwelling unit per 55 acres or AE (55 acres). The specific zoning of the area designated (AE)(55) acres, not otherwise zoned TPZ, shall be zoned AE B-7 (10 acres). The intent of this policy is to facilitate the resubdivision of the subject ranch into an optimum number of viable agricultural units with flood-free building sites.

### **2725 Agricultural Rural (AR)**

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.

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

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

## **2730 RESIDENTIAL**

### **2731 Agricultural Suburban (AS)**

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.

2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.

3. Density Range: One dwelling unit per five acres to one dwelling unit per 2 1/2 acres.

### **2732 Residential Low Density (RL)**

1. Character: The Low Density residential designation is intended to be applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.

2. Primary and Compatible Uses: Residential, secondary dwelling units, mobilehome parks, educational and religious activities, bed and breakfast establishments, and noncommercial recreational facilities.

3. With community water and community operated or community approved wastewater treatment systems including but not limited to a) community sewage disposal systems; b) small sewage treatment facilities, and; c) On-site Wastewater Management Zone, residential densities may increase to 1-7 dwelling units per acre.

4. Community Policy: Both existing mobilehome parks within the Hydesville townsite may potentially be expanded by means of a conditional use permit to within an overall residential density range of 1 to 7 dwelling units per acre consistent with wastewater disposal requirements.

## **2740 COMMERCIAL**

### **2741 Commercial General (CG)**

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

2. Primary and Compatible Uses include:

Neighborhood Commercial

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

## Residential Use Subordinate to the Permitted Use

3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plan.

4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

5. Community Policy: The C-1-Q Zone shall be utilized to explicitly classify the existing commercial uses of Assessor Parcel Numbers 204- 211-09 (saw repair shop), and 206-221-38 (barber/beauty shop) as principal permitted uses and to preclude all other commercial uses on the subject parcels.

## **2742 Commercial Services (CS)**

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

2. Primary and Compatible Uses include:

Heavy Commercial

Warehousing, Storage 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

3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plans.

4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

## **2743 Commercial Recreation (CR)**

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

2. Primary and Compatible Uses include:

Visitor Serving Facilities

Transient Habitation

Bed and Breakfast Establishment

Commercial Recreation

Recreational Vehicle Park

Private Recreation

Retail Sales

Retail Service

Neighborhood Commercial

Cottage Industry

Research/Light Manufacturing, serving as visitor destination points such as cheese factories, wineries and burl works

## Residential Use Subordinate to the Permitted Use

3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plans.

4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

## **2750 INDUSTRIAL**

### **2751 Industrial, General (IG)**

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

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

3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

4. Community Policy: The MH-Q zone shall be applied to the southern portion of Assessor Parcel Number 204-251-01 and to the entirety of Assessor Parcel Numbers 203-341-01, -23,-26 as a mechanism for minimizing, as appropriate, the potential impacts of industrial development projects on surrounding lands.

### **2752 Industrial, Resource Related (IR)**

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

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

3. Minimum 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.

4. Community Policy: The MH-Q Zone shall be applied to a five (5) acre portion of Assessor Parcel Number 206-317-19 to provide for the future construction of an asphalt batch plant as a principal permitted use and to preclude all other principal permitted industrial uses and to permit sand and gravel extraction as a conditional use including screening washing, crushing and stock piling on the subject site.

## **2760 PUBLIC OWNERSHIP**

### **2761 Public Facilities (PF)**

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by public or quasi-public entities which have the purpose of serving the public health, safety, convenience, or welfare.

2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, and other public facilities.

3. Minimum Parcel Size Range: See Section 4820.6 in Volume I.

**2762 Public Lands (PL)**

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.

2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.

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

TABLE 2  
 MAXIMUM RESIDENTIAL DEVELOPMENT POTENTIAL BASED ON  
 CARLOTTA/HYDESVILLE COMMUNITY LAND USE PLAN  
 (Total Planning Area)

Land Use Designation	Minimum Parcel Size	Total No. of Acres	% of Total Acres	No. of Existing Parcels	No. of Developed Parcels (3)	Potential Development Sites (4)	Additional Population (5)
Timberland	20 Acres	4641	42.0%	--	--	--	--
Agriculture Exclusive	20 Acres	3363	30.4%	--	--	--	--
Agriculture Lands	20 Acres	183	1.7%	--	--	--	--
Agriculture Rural	5 Acres	723	6.5%	44	21	105	264
Agriculture Suburban	2 1/2 Acres	1642	14.8%	425	253	394	989
Residential Single-Family	1 Acre	293	2.6%	205	154	157	394

Commercial, General	(1)	29	.3%	--	--	--	--
Industrial, General	(1)	108	1.0%	--	--	--	--
Industrial, Resource Related	(1)	54	.5%	--	--	--	--
Public Facility	(2)	24	.2%	--	--	--	--
TOTALS	--	11,060	100%	674	428	656	1,647

(1) Variable

(2) Not Applicable

(3) Not equivalent to the number of dwelling units (some parcels have more than one dwelling unit)

(4) Vacant parcels and additional parcels which can be created under maximum density of proposed plan.

(5) Potential additional population based on 2.51 persons per household

(6) Prepare September 16, 1985 based on CAC approved land use plan map

TABLE 3  
TABLE 3 MAXIMUM RESIDENTIAL DEVELOPMENT POTENTIAL BASED ON  
CARLOTTA/HYDESVILLE COMMUNITY LAND USE PLAN  
(Community of Carlotta and Hydesville)

Land Use Designation	Minimum Parcel Size	Total No. of acres	% of Residential Acres	No. of Existing Parcels	No. of Developed Parcels (3)	Potential Development Sites (4)	Additional Population (5)
			(Total 2,658 Acres)				

**CARLOTTA (2)**

Agriculture Rural	5 Acres	105	4%	2	0	20	50
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Agriculture Suburban	2 1/2 Acres	653	25%	283	191	150	376
Residential, Single -							
Family	1 Acre	0	–	–	–	–	–
<b>TOTALS</b>	–	758	–	285	191	170	426

**HYDESVILLE (2)**

Agriculture Rural	5 Acres	618	23%	42	21	85	213
Agriculture Suburban	2 1/2 Acres	989	37%	142	62	244	612
Residential, Single-							
Family	1 Acre	293	11%	205	154	157	394
<b>TOTALS</b>	–	1900	–	389	237	486	1219

(1) Prepared September 16, 1985 based on CAC approved land use plan map

(2) For purpose of this table Land Use Plan Map 1 of 2 represents Hydesville; 2 of 2 represents Carlotta

(3) Not equivalent to the number of dwelling units (some parcels have more than one dwelling unit)

(4) Vacant parcels and additional parcels which can be created under maximum density of proposed plan

(5) Potential additional population based on 2.51 persons per household

## **CHAPTER 3 HAZARDS AND RESOURCES**

### **3100 OVERVIEW**

This chapter highlights information on public hazards and community resource values presented in the Technical Background Report to the Carlotta/Hydesville Community Plan. Hazard information summarized in the Technical Background Report covers the identifiable hazard issues within the planning area, such as geologic fault rupture, flooding, drainage, noise and airport safety. Also included are natural and cultural resource values such as fish and wildlife habitat, historic buildings and archaeological sites.

**REFER TO CHAPTER 3 OF THE FRAMEWORK PLAN FOR ALL HAZARD AND RESOURCE POLICIES APPLICABLE IN THE CARLOTTA/HYDESVILLE COMMUNITY PLAN.**

#### **Geologic Fault Rupture**

Surface ruptures along faults are site-specific hazards limited to the areas adjacent to active faults and branches of active faults. In 1972 in response to the fault rupture hazards, the State enacted the Alquist-Priolo Act establishing Special Studies Zones along well defined active faults to prohibit the location of some structures for human occupancy across the traces of active faults to reduce the hazard of fault-rupture. The Act exempts single-family wood frame dwellings not exceeding two stories when such dwelling is not part of a development of four or more dwellings.

Because of the large number of potentially active faults in California faults are only zoned if they are considered to have a relatively high potential for future activity and to have reasonably well-defined surface traces. The California Division of Mines and Geology (CDMG) Fault Evaluation Report FER-130, dated August 31, 1982, evaluates the Goose Lake and related faults (known as Fault A) in the Carlotta/Hydesville Community Planning Area. FER-130 concludes that both faults are reasonably well defined with fairly conclusive evidence of fault movement sufficient to warrant the Special Studies Zone designation.

#### **Flood Hazard**

Historic data indicates the Van Duzen River is in a stage of aggradation (a rise in the elevation of the channel bed) as a result of increased bedload sediment being deposited. This rise in riverbed elevation typically leads to higher frequency of flooding, increased erosion and deposition, loss of agricultural lands, and riparian habitats and destruction of anadromous fish spawning beds.

A large snow pack and intense rains contributed to the devastating flood of 1964. Although the majority of damage occurred on the Eel River delta, the lower Van Duzen River area suffered \$4,000,000 in damages. The Cuddeback- Fielder Creek area in Carlotta and the settlement at Starvation Flats on the Van Duzen River received extensive flood damage.

Although extensive flood damage has occurred on the Van Duzen River in the

past, studies indicate that similar and even larger floods can be expected to occur in the future. Heavy rainfalls in the narrow river canyon coupled with a gradually rising riverbed contribute to the increasing frequency of major floods. A fundamental way to avoid the hazards of flooding is by minimizing development within the river flood plain.

Flood control studies of the Van Duzen River have evaluated dams, dikes and dredging. Extensive investigations by the Department of Water Resources and the Bureau of Reclamation indicate that the geological instability of the Van Duzen basin precludes large dam construction. Some levees and bank protection works have been constructed by local citizens and industries. Efforts applied by individual landowners are usually not sufficient to control the damages caused by severe floods, but may, be effective against smaller flood peaks. Channel dredging solutions have been studied by engineers, hydrologists, oceanographers and others. In general, their conclusion is that it is neither physically possible nor economically practical. The Eel River-Van Duzen River system produces an average annual sediment (suspended plus bedload) yield of 32.5 million tons. The Corps of Engineers estimates that 80 million cubic yards would have to be removed annually in order to maintain flood capacity.

Part of the Federal Government's response to increasing flood damages has been the establishment of a National Flood Insurance Program. The Federal Emergency Management Agency (FEMA) manages the program which consists of two major parts. The first part is the mapping and local regulations of 100-year flood plains. Flood areas have been mapped and the County has adopted a building ordinance which regulates construction in the 100-year flood plains to limit future flood damages. Figure 3 shows the general location of the 100-year flood plains of the Van Duzen River and Yager Creek and the two most critical drainage problem areas within the planning area.

The second part of the program is flood insurance protection. New development in the 100-year flood plain which is financed by federal funds or federally insured financial institutions is required to purchase flood insurance. Existing development is offered subsidized insurance to share the risk of flood damage between the property owner and the Federal Government. The two parts of the program together attempt to reduce future flood damage and hardship. Humboldt County participates in the regulatory program to have flood insurance made available to the citizenry.

## **3300 WATER RESOURCES**

### **3320 Groundwater**

The growth and development of the community of Hydesville (population 900), two major sawmills and surrounding lands reserved for additional industrial development, redevelopment within the historic Carlotta townsite and the continuation of agriculture within the Yager Creek Valley may all be dependent on the water resources of Yager Creek. The agricultural community has expressed concerns about the ability of Yager Creek to fully provide for both agricultural and urban water needs. Although Yager Creek is a major tributary to the much studied Van Duzen

River, little information has been developed or collected about the groundwater within the Yager Creek Valley.

**3361 Policy**

The County supports and encourages the preparation of a water resource study of Yager Creek.

**Standard**

**Such study should include, but not be limited to, an assessment of in- stream needs and the location and extent of the groundwater aquifer.**



## Implementation

The County should assist in the coordination of the Hydesville County Water District, other Yager Creek Groundwater users, State Department of Fish and Game, State Department of Water Resources and other interested parties to provide technical and/or financial assistance.

## **3400 BIOLOGICAL RESOURCES**

### **3420 Wolverton Stream**

Streams and streamside areas are identified by the County General Plan as sensitive habitats and are subject to Framework Plan Policies aimed at restoring and maintaining these areas.

Wolverton Stream and other tributaries to the Van Duzen River are reported to have both silver salmon and steelhead runs. A preliminary field survey of Wolverton Stream by the Redwood Community Action Agency: notes the occurrence of silver salmon and king salmon; generally identifies the types of existing impacts on the stream environment; and, recommends that a complete survey of Wolverton Stream be undertaken.

### **3431 Policy**

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

## **CHAPTER 4 PUBLIC SERVICES AND FACILITIES**

### **4200 OVERVIEW**

U.S. Highway 101, State Highway 36 and Rohnerville Road provide primary access to the Carlotta/Hydesville area. State Highway 36 is a two-lane conventional highway connecting U.S. 101 at Alton to Interstate 5 near Red Bluff in Tehama County. It serves as the principal travelway for Carlotta, Hydesville and thirteen other rural communities along the entire route. Fifteen County roads (10 miles in length) almost all branching from State Highway 36, provide immediate access within the planning area. The closest public transportation available is the Redwood Transit System which serves Fortuna on its regular scheduled runs along U.S. 101 from Rio Dell to Trinidad. The regular station for Greyhound's west coast route is also in Fortuna. The Eureka Southern Railroad in connection with the Northwestern Pacific Railroad provide freight service to the lumber mills in Carlotta. Rohnerville Airport is located two miles west of Hydesville.

There are no public parks within the planning area. Recreational needs of local residents are provided at nearby locations: at Rohner and Newburg Parks in the City of Fortuna several miles in the northwest and at County and State Parks along the Van Duzen River several miles to the east.)

The planning area is served by two elementary school districts: the Hydesville School District and the Cuddeback Union School District. The Cuddeback Elementary School is located in Carlotta on Wilder Road just north of State Highway 36; the Hydesville Elementary School is located in Hydesville on Johnson Road just north of State Highway 36.

Residents in the Carlotta/Hydesville Community Planning Area obtain their water supply either from private wells and springs, or in the Hydesville area from the Hydesville County Water District (HCWD). The local water district (HCWD) was formed in 1963 to obtain and distribute a potable water supply to the Hydesville area. The Carlotta area extending approximately 2-1/2 miles along State Highway 36 does not have any public water systems. The area is served from shallow wells in the Van Duzen aquifer or individual springs along the adjacent hillside. There are no public wastewater disposal systems in the Carlotta/Hydesville Community Planning Area. Residents of the planning area dispose of sewage by means of individual septic tanks and leach fields.

**REFER TO CHAPTER 4 OF THE FRAMEWORK PLAN FOR ALL PUBLIC SERVICES AND FACILITIES POLICIES APPLICABLE IN THE CARLOTTA/HYDESVILLE PLANNING AREA.**

### **4235 Drainage**

An initial assessment of natural drainage systems, focusing on the urban and suburban sections of the planning area, indicate two areas where known drainage ponding conditions exist. The general location of these areas, both in Hydesville, are shown in Figure 3. At present, development proposals within and/or hydrologically related to those areas are reviewed individually as the best current means of assuring that development projects are designed to accommodate drainage flows with minimal impacts. Comprehensive specific drainage plans have not been prepared for any drainage system within the planning area.

## **Policies**

1. As development occurs throughout the planning area, stormwater should be directed toward water courses without impacting adjacent parcels.
2. Drainage plans should be required of development projects within the area of Hydesville shown in Figure 4.
3. Drainage plans as may be required must provide for the passage of stormwater from upstream areas.
4. Dedication of drainage easements to the County of Humboldt for the benefit of the general public may be required as a condition of a development permit.
5. A community drainage plan should be prepared for the planning area with initial priority directed to establishing a specific drainage plan for the area shown in Figure 4.

## **4800 EDUCATION**

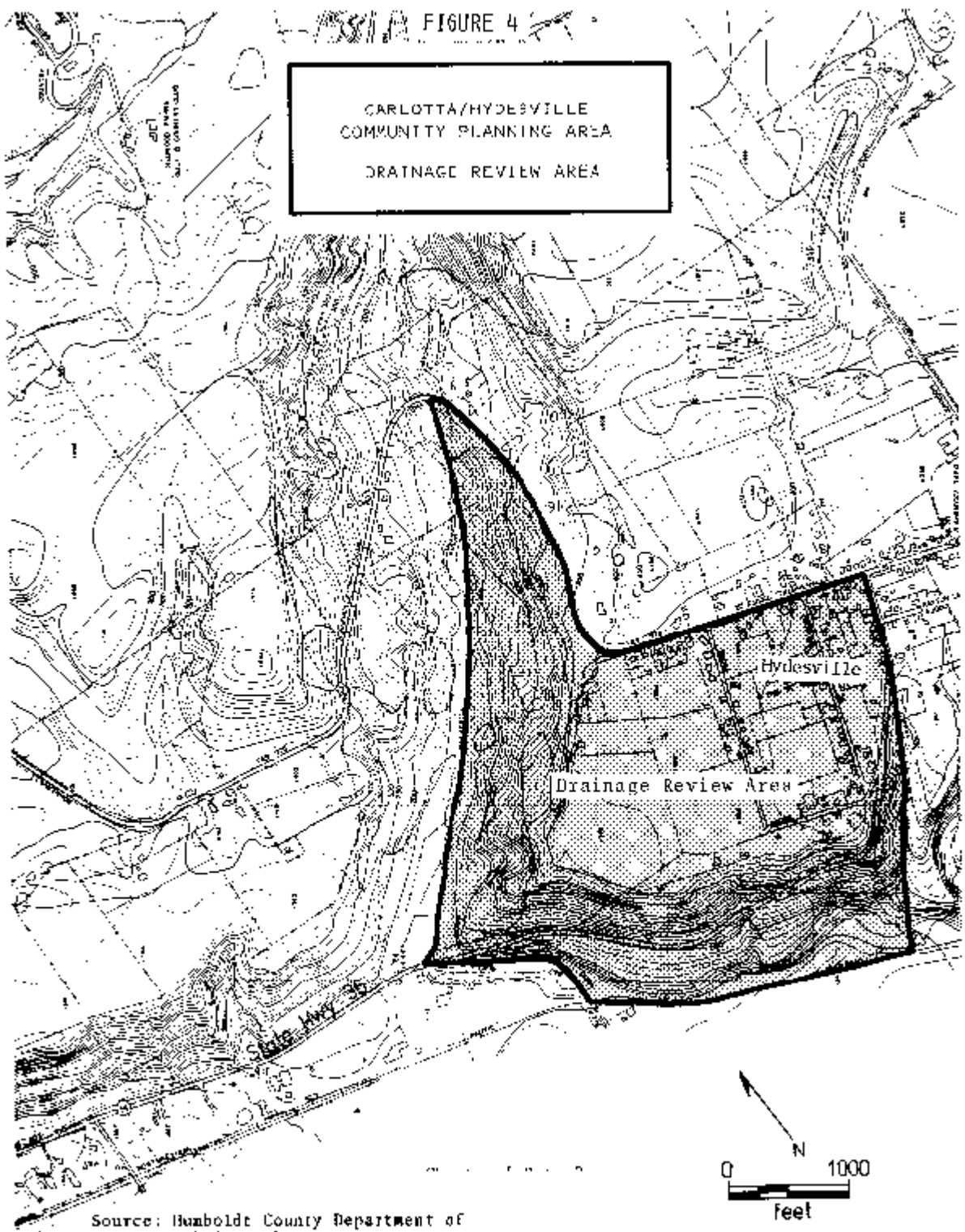
Both local elementary schools have sufficient classroom capacity to accommodate additional student enrollment; however if present enrollment trends continue, the Hydesville Elementary School could exceed its limits within the next twenty years.

## **4820 POLICY**

1. The Cuddeback Elementary School District and the Hydesville Elementary School District are encouraged to cooperatively explore alternatives to new facility construction and to reconsider the feasibility of joint (shared) school facilities and educational programs between districts

FIGURE 4

CARLOTTA/HYDESVILLE  
COMMUNITY PLANNING AREA  
DRAINAGE REVIEW AREA



Source: Humboldt County Department of Public Works.

## **APPENDIX A**

### **PLANNING QUESTIONNAIRE ANALYSIS**

#### **Introduction**

The Carlotta/Hydesville Community Advisory Committee produced a planning questionnaire which was mailed to planning area residents on April 24, 1985. The questionnaire informs residents of the local community planning and zoning program and provides a means of early public input for the preparation of the Carlotta/Hydesville Community Plan.

About 650 questionnaires were mailed to households and businesses within the planning area and 163 (25%) were returned by May 6, 1985. This response rate is slightly above the average returns experienced by other community planning areas and implies a healthy interest in the community development process.

The questionnaire was designed and the results tabulated to present a profile of planning issues and concerns by community. For purposes of this report, Yaeger Creek served as the dividing line between the community of Carlotta (and the surrounding area including Riverside Acres) and the community of Hydesville (and the surrounding area including Starvation Flats and Wolverton Gulch).

Some respondents did not answer all questions; however, all questionnaires were tabulated, even if only partially completed.

#### **Owner Occupancy**

95% (156) of the respondents were homeowners.

**Land Use:** 151 respondents (77%) indicated the main use of their property was residential; 33 respondents (17%) indicated agriculture; 6 (3%) indicated commercial; 5 (2%) timber and 2 (1%) indicated other. 184 respondents (94%) categorized their property as either residential or agricultural.

**Dwelling Type:** Of those responding 81% (133) reside in conventional single family dwellings and 16% (26) reside in mobilehomes on individual lots or a total of 97% living in single family units.

**Household Size:** The average household size of those responding is 2.65 and closely approximates the 2.72 persons per occupied housing units found in the community of Hydesville as defined by the 1980 Census Enumeration District 518.

**House-Builder:** 21% (34) of the respondents were owner-builders.

**Parcel-Size:** 40% (62) of the respondents indicated their property was 1 acre or less; 37% (59) indicated their property was between 1.1 and 5.0 acres; 13% (21) indicated their property was between 5.1 and 20.0 acres and 10% (16) indicated their property was greater than 20 acres.

**Neighborhood Character:** 44% (93) of the respondents classified their neighborhood as rural residential - 48% in Carlotta and 41% in Hydesville; 20% (43) classified their neighborhood as urban, single family - 15% in Carlotta and 25% in Hydesville; 15% (3) classified their neighborhood as agricultural - 10% in Carlotta and 18% in Hydesville.

**Land Use-Potential:** 46% (73) respondents classified the future potential of their land as rural residential - 58% in Carlotta and 38% in Hydesville; 14% (22) classified the future potential of their land as agriculture.

**Neighborhood Change:** 57% (93) of the respondents indicated their neighborhood was changing with appreciably more respondents in Hydesville (65%) perceiving a change than in Carlotta (43%). 25% (40) favored change while 68% (111) did not want a change - only 7% (12) indicated no preference.

**Types of Neighborhood Changes:** The types of changes experienced in the various neighborhoods were ranked as follows:

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

**Desired Change:** The four (4) most desired changes in each of the community areas are ranked below:

**Carlotta**

1. Improved or new roads
2. Protection of environmental values

3. Bike lanes and pedestrian walkways
4. Water/Sewer improvement

### **Hydesville**

1. Improved or new roads
2. Water/Sewer improvements
3. Subdivision/more homes
4. Protection of aesthetics

Overall the desired changes were ranked as follows:

1. Improved or new roads
2. Water/Sewer improvements
3. Protection of environmental values
4. Protection of aesthetics
5. Bike lane and pedestrian walkways
6. Subdivisions/more homes
7. Additional commercial uses
8. Other
9. Additional manufacturing/industrial uses

**Opposed Change:** Opposition to various types of development in the neighborhoods ranked as follows: 1 - Industrial, 2 - Commercial, 3 - Mobilehomes/Mobilehome parks, 4 - New Subdivisions, 5 - Public water/sewer expansions.

**Home Occupations and Cottage Industries:** Both these types of uses were generally supported (76% and 61% in favor, respectively) in the planning area, with Carlotta respondents slightly more supportive than those in Hydesville. Opinions on the necessity of a public hearing for home occupation was split (52% for a hearing, 48% opposed). The type of controls people felt should get the most attention in allowing home occupations and cottage industries ranked as follows:

1. Noise controls

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

**Public Service Evaluation:** The quality of public services was rated and ranked in the descending order:

1. Schools
2. Utilities (phone, electrical, etc.)
3. Fire protection
4. Roads
5. Drainage
6. Sheriff
7. Garbage collection
8. Recreation facilities
9. Pedestrian walkways and bike paths
10. Public transportation

**Water and Septic Disposal Systems:** Respondents overwhelmingly indicated the adequacy of their water systems (95%) and septic disposal systems (98%).

**Financing Capital Improvements:** In Carlotta 78% of the 55 respondents indicated they would not financially support a public water system while in Hydesville 70% of the 82 respondents indicated they would not financially support a public sewer system.

**Private Roads:** Overall 49 respondents or 44% expressed an interest in sharing the expense of improving their private roadways. This interest was substantially greater in Carlotta (54%) than in Hydesville (36%).

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

1. Rural Character (retention of larger parcel sizes, etc.)
2. Water Quality
3. Agricultural Use
4. Natural Resource Protection
5. Public Services
6. Hillside Development (slope stability, erosion control)
7. Views
8. Timber Use
9. Potential for Development (subdivisions, land developments)
10. Commercial Development

## **APPENDIX B**

### **Qualified Zone**

Numerous qualified zones were adopted with this plan for specific parcels in the planned area. These "Q" zone ordinances are not included in this document but are available to the public and may be purchased from the Humboldt County Planning Department; 3015 H Street; Eureka, California 95501.

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

## **APPENDIX C**

*The files in Appendix C are all scanned images of the original documents.*

<b>Ordinance Number</b>	<b>Map</b>	
Ordinance No. 1767	Exhibit A	C-3
Ordinance No. 1768	Exhibit A	C-7
Ordinance No. 1769	Exhibit A	C-11
Ordinance No. 1770	Exhibit A	C-15
Ordinance No. 1771	Exhibit A	C-20
Ordinance No. 1772	Exhibit A	C-24
Ordinance No. 1773	Exhibit A	C-28
Ordinance No. 1774	Exhibit A	C-32
Ordinance No. 1775	Exhibit A	C-36

ORDINANCE NO. 1767

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE HYDESVILLE AREA  
(CARLOTTA/HYDESVILLE 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  
designated on Exhibit "A", which is attached hereto and  
incorporated by reference herein, from "U" (Unclassified) to R-3-  
Q (Qualified Residential, Multiple Family) Zone. The property is  
shown on the Carlotta/Hydesville Zoning Map 1 of 2.

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

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

- a. To provide a means for considering the expansion of an  
existing mobilehome park to a residential density rat

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 16th day of December, 1986, on the following vote, to wit:

AYES. Supervisors Renner, Pritchard, Chesbro, Mitchell, Spark

NOES. Supervisors None

ABSENT: Supervisors: None



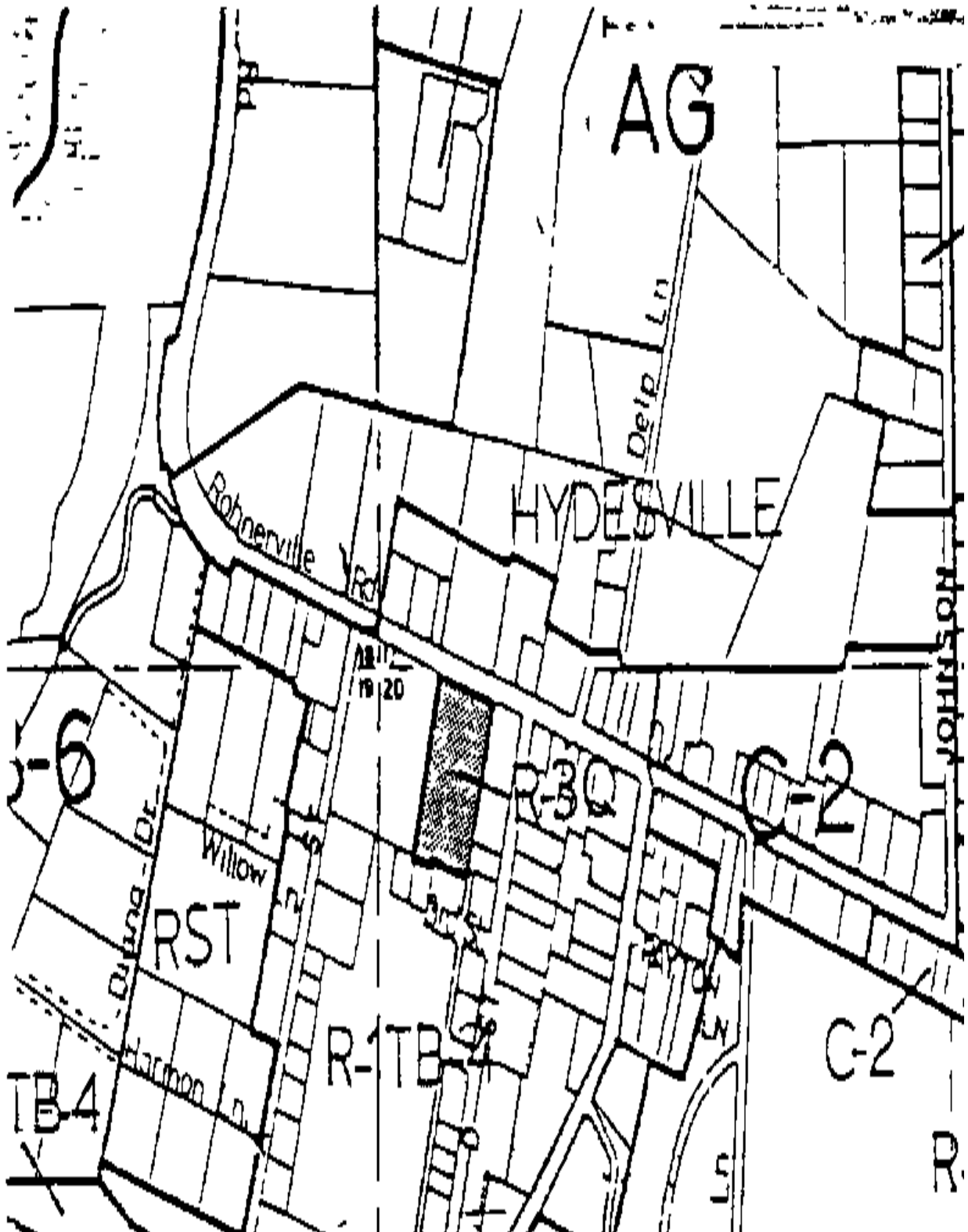
Chairman of the Board of Supervisors  
of the County of Humboldt, State of  
California

(SEAL)

ATTEST:

Robert E. Hendrix  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California

Exhibit A C-3



SUMMARY

Ordinance No. 1768 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville Area which is shown on the Carlotta/Hydesville zoning maps from a "U" zone to an R-3-Q zone, to implement the Carlotta/Hydesville Community Plan

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE HYDESVILLE AREA  
(CARLOTTA/HYDESVILLE 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 designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to R-3-Q (Qualified Residential, Multiple Family) Zone. The property is shown on the Carlotta/Hydesville Zoning Map 1 of 2.

SECTION 2. ZONE QUALIFICATION The special restrictions and regulations set forth herein are hereby made applicable to the property described in Section 1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the R-3 zone regulations by application of the "Q" (Qualified Combining) Zone.

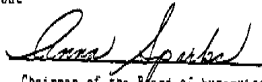
SECTION 3. PURPOSE OF QUALIFICATION. The purposes of the special restrictions and regulations herein imposed on the property described in Section 1 are

- a. To provide a means for considering the expansion of an existing mobilehome park to a residential density range of 1 to 7 dwelling units per acre consistent with

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 16th day of December, 1986, on the following vote, to wit

- AYES Supervisors Renner, Pritchard, Chesbro, Mitchell, Sparks
- NOES Supervisors None
- ABSENT Supervisors None

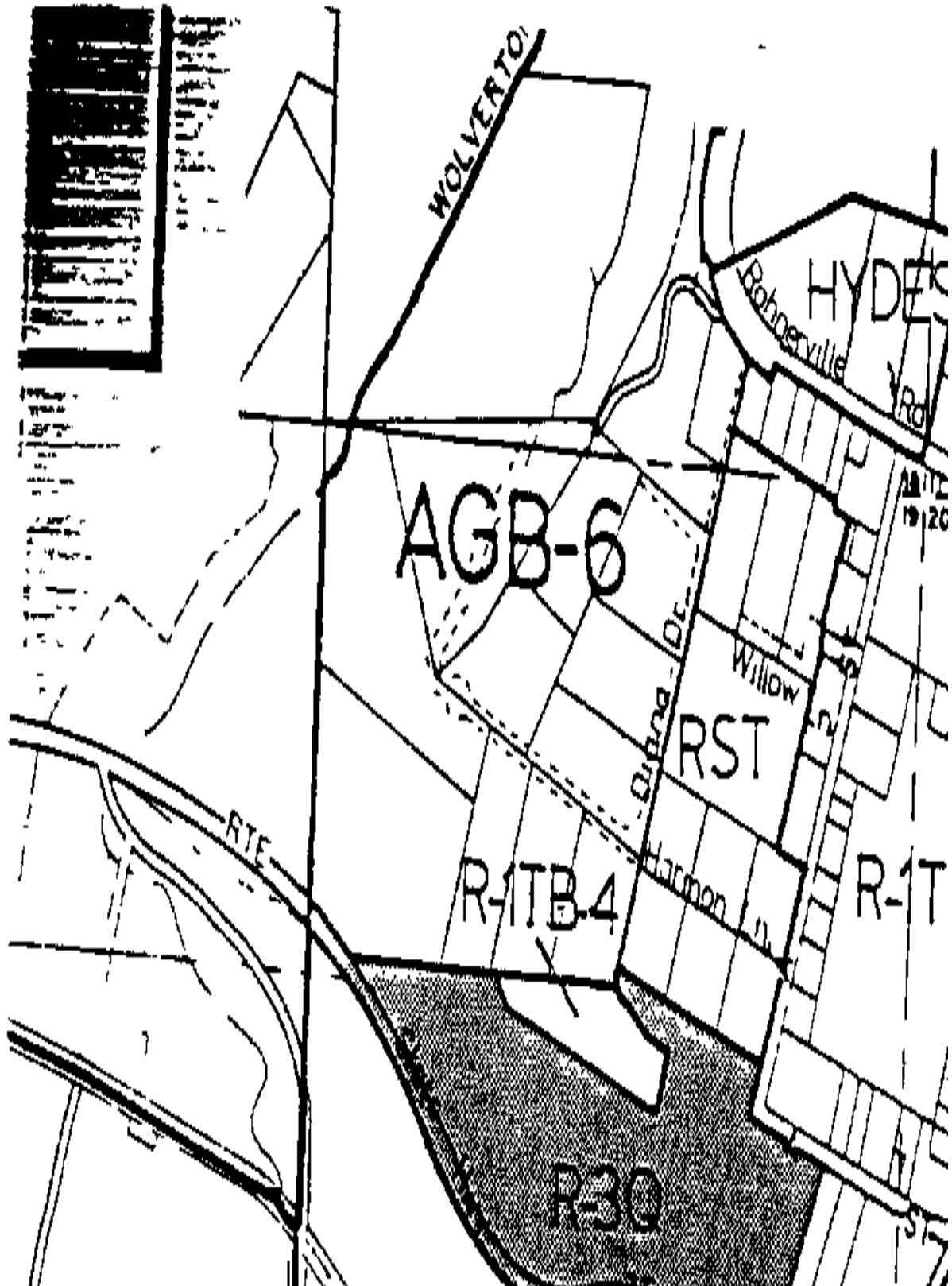
  
 Chairman of the Board of Supervisors  
 of the County of Humboldt, State of  
 California

(SEAL)

ATTEST

Robert E. Hendrix  
 Clerk of the Board of Supervisors  
 of the County of Humboldt, State  
 of California

Exhibit A C-7



SUMMARY

Ordinance No. 1789 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville Area, which is shown on the Carlotta/Hydesville zoning maps from a "U" zone to a C-1-Q zone, to implement the Carlotta/Hydesville Community Plan

ORDINANCE NO. 1769

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE HYDESVILLE AREA  
(CARLOTTA/HYDESVILLE 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 designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to C-1-Q (Qualified Neighborhood Commercial) Zone. The property is shown on the Carlotta/Hydesville Zoning Map 1 of 2.

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

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

- a. To provide for the optimum expansion and continuation of the existing commercial enterprise on the subject

PASSED, APPROVED AND ADOPTED this 16th day of December, 1985, on the following vote, to wit:

AYES. Supervisors Renner, Pritchard, Chesbro, Mitchell, Sparks

NOES. Supervisors None

ABSENT Supervisors None



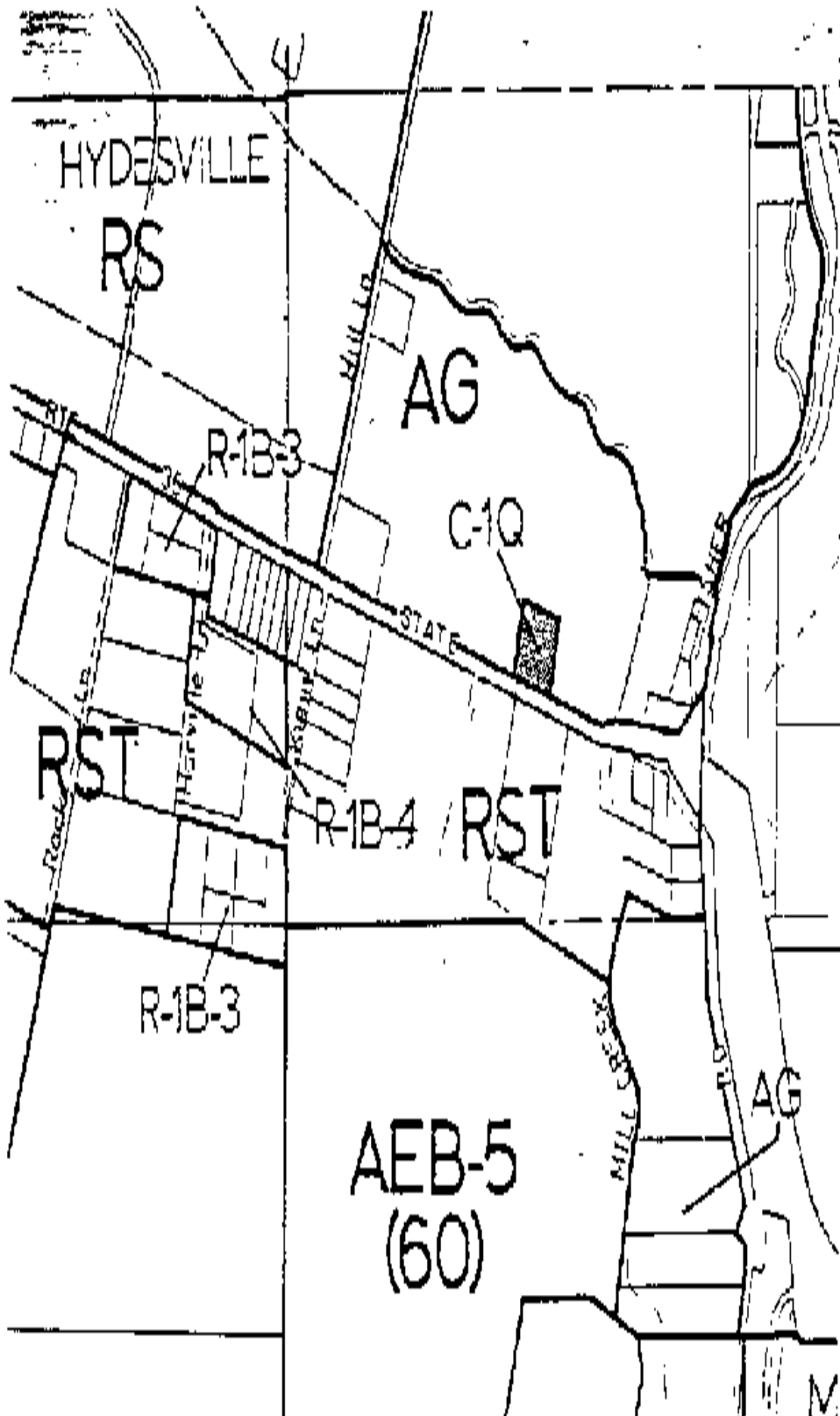
Chairman of the Board of Supervisors  
of the County of Humboldt, State of  
California

(SEAL)

ATTEST.

Robert E. Hendrix  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California

Lawrence A. Stewart  
Deputy



ORDINANCE NO. 1770

SUMMARY

Ordinance No. 1770 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville which is shown on the Carlotta/Hydesville zoning maps from zone to an C-1-Q zone, to implement the Carlotta/Hydesville Community Plan

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE HYDESVILLE AREA  
(CARLOTTA/HYDESVILLE COMMUNITY PLAN IMPLEMENTATION)

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

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to C Q (Qualified Neighborhood Commercial) Zone. The property shown on the Carlotta/Hydesville Zoning Map 2 of 2.

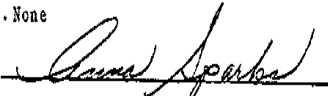
SECTION 2. ZONE QUALIFICATION. The special restrictions and regulations set forth herein are hereby made applicable to the property described in Section 1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the C Q zone regulations by application of the "Q" (Qualifies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

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

- a. To provide for the optimum expansion and continuat

PASSED, APPROVED AND ADOPTED this 16th day of December, 1986, on the following vote, to wit:

- AYES: Supervisors: Renner, Pritchard, Chesbro, Mitchell,
- NOES: Supervisors: None
- ABSENT: Supervisors: None

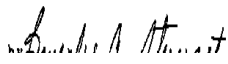


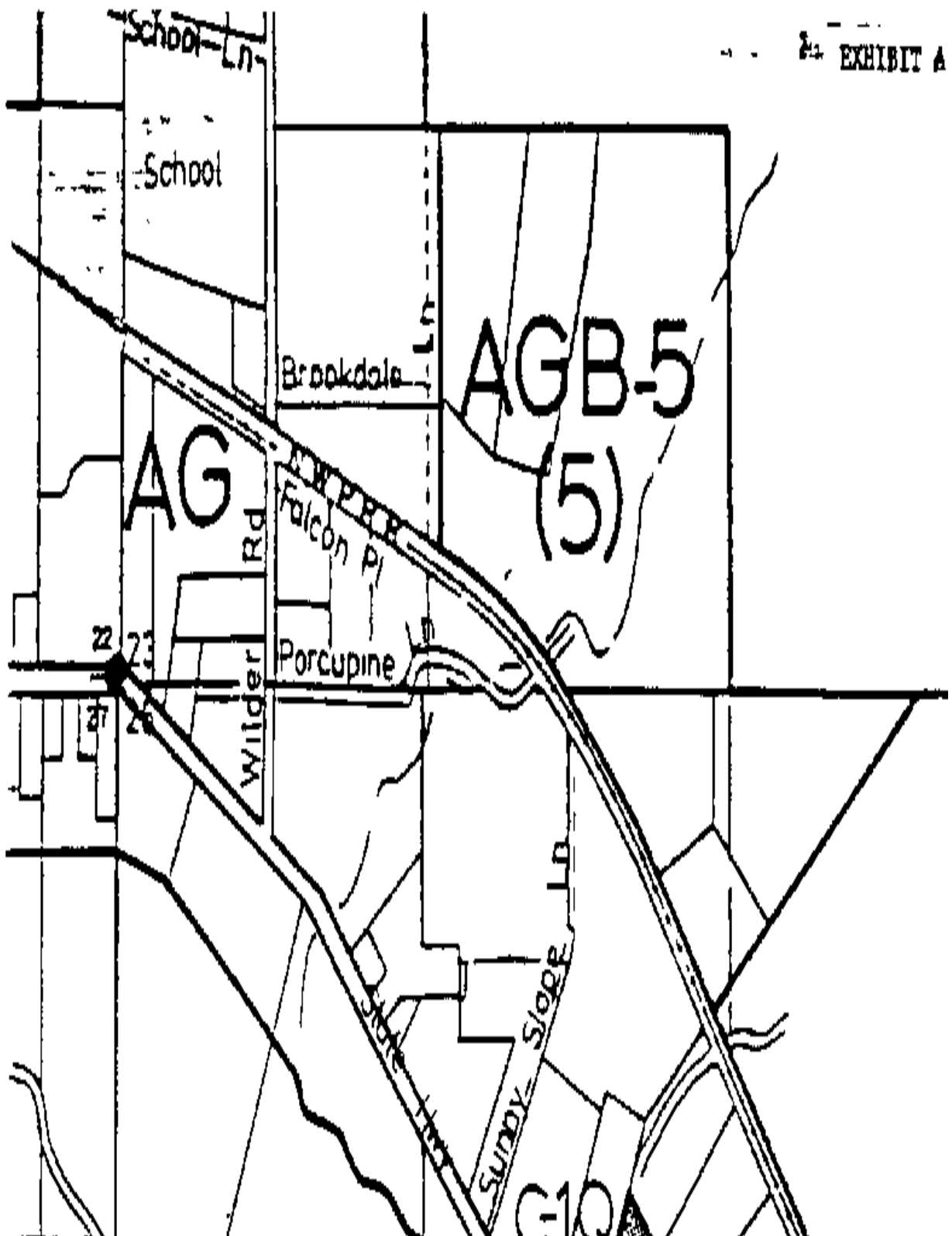
Chairman of the Board of Supervisors  
of the County of Humboldt, State  
California

(SEAL)

ATTEST

Robert E. Hendrix  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California





SUMMARY

Ordinance No. 1771 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville which is shown on the Carlotta/Hydesville zoning maps from zone to an MHQ zone, to implement the Carlotta/Hydesville Community Plan.

ORDINANCE NO. 1771

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE HYDESVILLE AREA  
(CARLOTTA/HYDESVILLE COMMUNITY PLAN IMPLEMENTATION)

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

SECTION 1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to MH (Qualified Heavy Industrial) Zone. The property is shown on the Carlotta/Hydesville Zoning Map 1 of 2.

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

metal-working shops, wholesale outlet

painters' and decorators' yards, plumbing printing and lithographing

2. Administrative, business and professional
3. Manufacturing of electrical and electronic equipment, of household effects such as rugs and fabrics, and research and development laboratories.
4. Industrial manufacturing uses

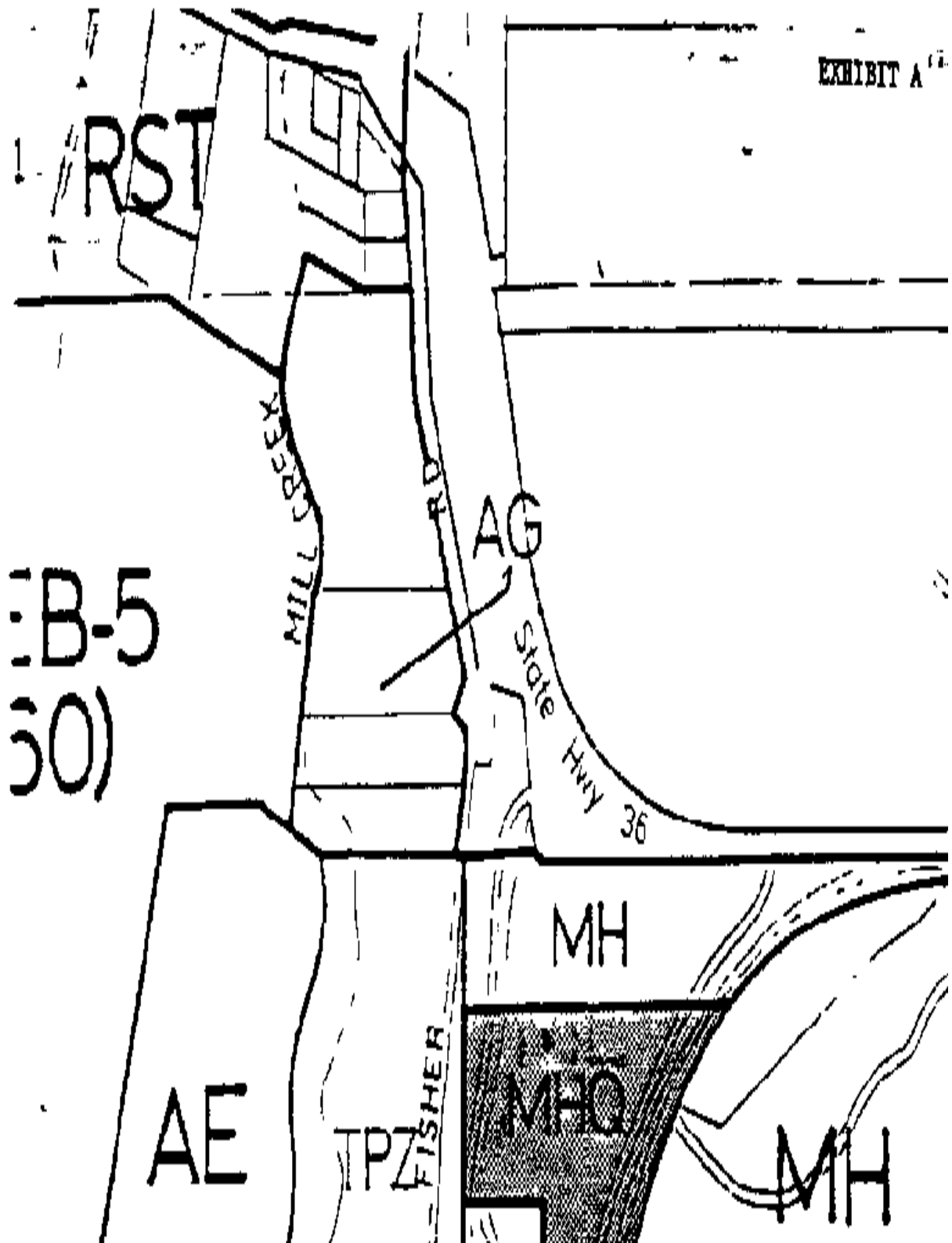
SECTION 5 EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 16th December, 1986, on the following vote, to wit:  
AYES. Supervisors Renner, Pritchard, Chesbro, Mitchell

NOES Supervisors None

ABSENT Supervisors None

*P. S. 1*



ORDINANCE NO. 1772

SUMMARY

Ordinance No. 1772 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville Area, which is shown on the Carlotta/Hydesville zoning maps from a "U" zone to an MHQ zone, to implement the Carlotta/Hydesville Community Plan.

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY IN THE HYDESVILLE AREA (CARLOTTA/HYDESVILLE 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 designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to MH (Qualified Heavy Industrial) Zone. The property is shown on the Carlotta/Hydesville Zoning Map 2 of 2.

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

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

- a. To protect and reserve the five (5) acre subject sit

AYES: Supervisors Renner, Pritchard, Chesbro, Mitchell, Sparks

NOES: Supervisors None

ABSENT: Supervisors None

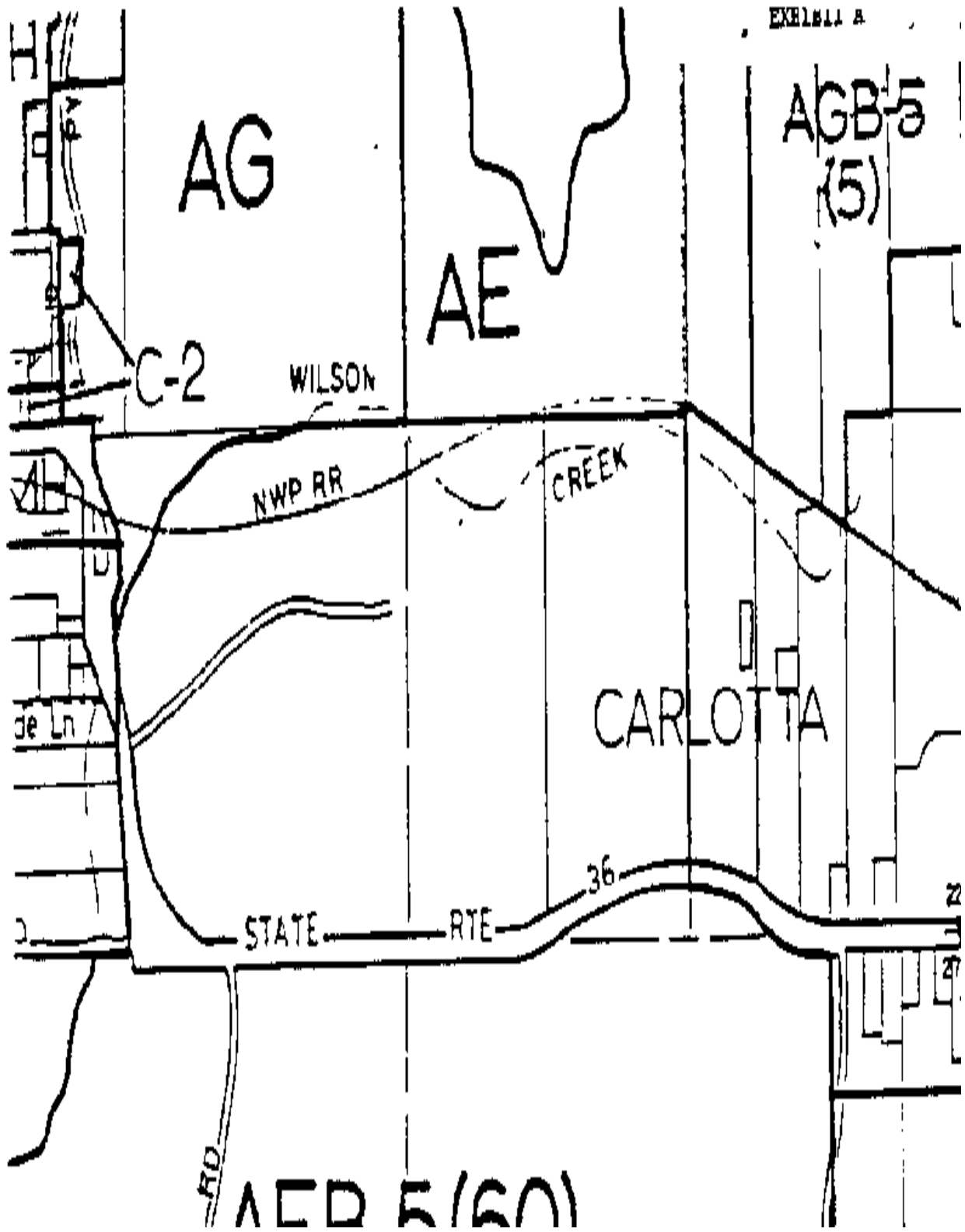
*Charles Sparks*  
Chairman of the Board of Supervisors  
of the County of Humboldt, State of  
California

(SEAL)

ATTEST.

Robert E. Hendrix  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California

*David A. Stewart*  
Deputy



SUMMARY

Ordinance No. 1773 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville Area, which is shown on the Carlotta/Hydesville zoning maps from a "U" zone to an HHQ zone, to implement the Carlotta/Hydesville Community Plan

ORDINANCE NO. 1773

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE CARLOTTA AREA  
(CARLOTTA/HYDESVILLE COMMUNITY PLAN IMPLEMENTATION)

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

SECTION 1 ZONE AMENDMENT Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to (Qualified Heavy Industrial) Zone. The property is shown on the Carlotta/Hydesville Zoning Map 1 of 2.

SECTION 2 ZONE QUALIFICATION The special restrictions and regulations set forth herein are hereby made applicable to the property described in Section 1 in accordance with Humboldt County Code Section 115-6, which authorizes restriction of the zone regulations by application of the "Q" (Qualified Commercial) Zone

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

a. To protect and reserve the property for industrial

metal-working shops, wholesale outlet stores

printers' and decorators' yards, plumbing shops, printing and lithographing

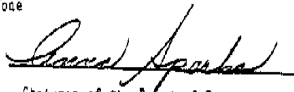
2. Administrative, business and professional offices
3. Manufacturing of electrical and electronic equipment, of household effects such as lamp shades and fabrics, and research and development laboratories
4. Industrial manufacturing uses.

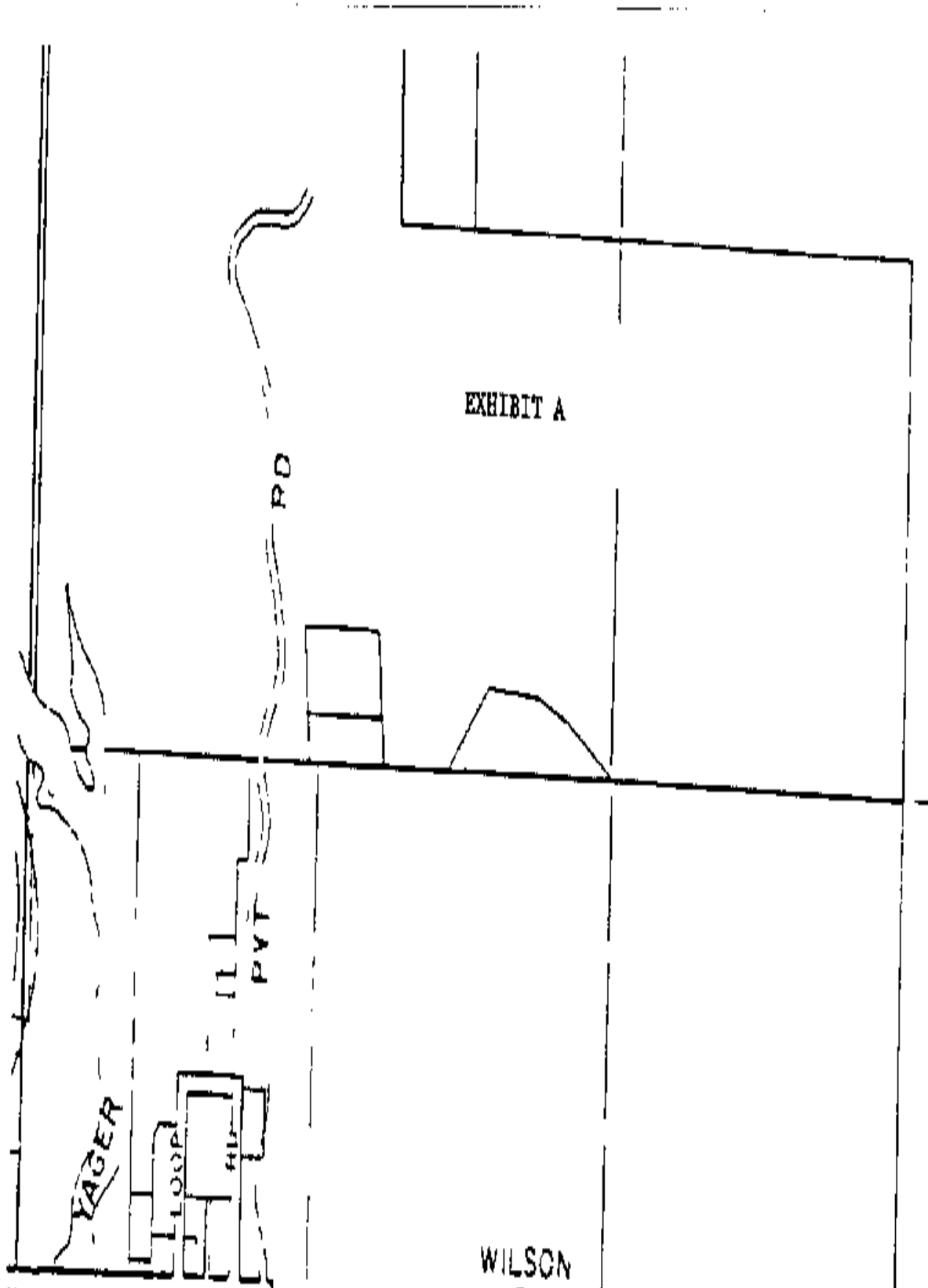
SECTION 5 EFFECTIVE DATE This ordinance shall become effective thirty (30) days after the date of its passage

PASSED, APPROVED AND ADOPTED this 15th day of December, 1986, on the following vote, to wit:  
AYES Supervisors Renner, Pritchard, Chesbro, Mitchell, Spatz

NOES Supervisors None

ABSENT Supervisors None

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



SUMMARY

Ordinance No. 1774 amends Section 313-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville Area, which is shown on the Carlotta/Hydesville zoning maps from a "U" zone to a C-1-Q zone, to implement the Carlotta/Hydesville Community Plan

ORDINANCE NO. 1774

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE HYDESVILLE AREA  
(CARLOTTA/HYDESVILLE COMMUNITY PLAN IMPLEMENTATION)

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

SECTION 1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from "U" (Unclassified) to C-1-Q shown on the Carlotta/Hydesville Zoning Map 1 of 2.

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

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

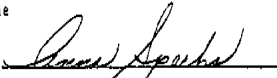
- a. To provide for the expansion and continuation of existing commercial enterprises on the subject property.

PASSED, APPROVED AND ADOPTED this 16th day of December, 1986, on the following vote, to wit:

AYES: Supervisors Renner, Pritchard, Chesbro, Mitchell, Spark

NOES: Supervisors None

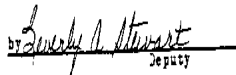
ABSENT: Supervisors None

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

(SEAL)

ATTEST.

Robert E. Hendrix  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California

  
Deputy



ORDINANCE NO. 1775

AMENDING SECTION 315-4 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE CARLOTTA AREA  
(CARLOTTA/HYDESVILLE COMMUNITY PLAN IMPLEMENTATION)

SUMMARY

Ordinance No. 1775 amends Section 315-4 of the Humboldt County Code by rezoning property in the Carlotta/Hydesville Area, which is shown on the Carlotta/Hydesville zoning maps from an AGB-6 zone to a Q-1-Q zone, to implement the Carlotta/Hydesville Community Plan

The Board of Supervisors of the County of Humboldt do hereby order as follows

SECTION 1. ZONE AMENDMENT Section 315-4 of the Humboldt County Code is hereby amended by reclassifying the property designated on Exhibit "A", which is attached hereto and incorporated by reference herein, from AGB-6 (Agriculture General Minimum Parcel Sizes as Shown on Subdivision Map of Record) 1-Q (Qualified Neighborhood Commercial) Zone. The proper zoning shown on the Carlotta/Hydesville Zoning Map 2 of 2.

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

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

- a. To protect and reserve the property for commercial use.

3. One-family dwellings, mobilehomes and boarding and rooming houses

SECTION 5. EFFECTIVE DATE This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 16th day of December, 1986, on the following vote, to wit:

- AYES Supervisors Renner, Pritchard, Chesbro, Mitchell, Sparks
- NOES Supervisors None
- ABSENT Supervisors None

*Clara Sparks*  
Chairman of the Board of Supervisors  
of the County of Humboldt, State of  
California

(SEAL)

ATTEST

Robert F. Hendrix  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California

