

HUMBOLDT COUNTY GENERAL PLAN

Volume II

NORTH COAST AREA PLAN

of the

Humboldt County

Local Coastal Program



December 2014

NORTH COAST AREA PLAN
OF THE
HUMBOLDT COUNTY
LOCAL COASTAL PROGRAM

Approved by the
Board of Supervisors
April 21, 1980
Resolution No. 80-57

Amended and Adopted
December 14, 1981
Resolution No. 81-142

Partially Certified by the State Coastal Commission
January 12, 1982¹

Date of This Printing: December 31, 2014

This document was prepared by the Humboldt County Planning Department's Local Coastal Program with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration under the provisions of the Federal Coastal Zone Management Act of 1982, administered by the California Coastal Commission.

As required by the Coastal Act Section 3019.5, this plan will be reviewed at least once every five years by the State Coastal Commission to determine the effectiveness of this land use plan to implement the Coastal Act.

The Board of Supervisors may review the effectiveness and adequacy of this plan at any time and commensurate with State Planning Law, Chapter 3, Article 6, Section 65361, may amend the land use plan up to three (3) times a year. All plan amendments must be approved by the State Coastal Commission.

¹ See next page for complete revision history

REVISION HISTORY

NORTH COAST AREA PLAN

<u>Board of Supervisors Action</u>	<u>Coastal Commission Action</u>
Approved April 21, 1980 Resolution # 80-57	Disapproved June 11, 1980
Amended and Adopted December 14, 1981 Resolution # 81-142	Partially <u>CERTIFIED</u> January 12 & March 3, 1982 (Non certified areas: Kane Road area & a portion of Big Lagoon Estates) LUP 1-83 Approved May 11, 1983
Amended March, 1983 Resolution No. 83-51, 3/8/88 Resolution #83-57, 3/15/88 Text and map changes	
Amended: May-June 1985 Resolution # 85-55, 5/7/85 Resolution # 85-65, 6/18/85 Map changes (Urban Residential Designations)	Minor Amendment: 1-85 Approved July 23, 1985
Amended: May-June 1985 Resolution # 85-55, 5/7/85 Resolution # 85-65, 6/18/85 Text and map changes (Urban Residential Designations)	Major Amendment: 1-85 Approved August 16, 1985
Amended: August 20, 1985 Resolution # 85-81 Map changes	Minor Amendment: 2-85 Major Amendment: 2-85 Approved December 19, 1985
Amended December 15, 1987 Resolution No. 87-150 Text and map changes	Minor Amendment 2-87 Approved November 20, 1987
Amended July – December 1988 Resolution #88-96, 7/26/88, Resolution #88-116, 9/13/88 Resolution #88-152, 12/10/88 Corrections to maps and typos	Minor Amendment: 2-88 Approved October 3, 1988
Amended Aug. 27, 2002 Res. No. 02-77 Text changes (Public Access Trails)	Major Amendment: 1-03 Approved December 10, 2004
<u>Board of Supervisors Action</u>	<u>Coastal Commission Action</u>

Amended 1998-2007
Housing Element updates
Resolution 114c 2/9/98
Resolution 06-73a, 7/25/06,
Resolution 07-17. 2/27/07
Text changes (Housing Element)

Major Amendment: 2-06
Approved November 15, 2006

ACKNOWLEDGEMENTS

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Sierra Club	Lucille Vineyard	Susie Van Kirk	
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Humboldt Wildlife Sportsman Club	Gerald L. Butler	Guy Hooper	

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² As of 1981

³ As of 1981

⁴ As of 1982

PREFACE

This is the North Coast Area Plan (NCAP) for the Humboldt County Local Coastal Program. The recommendations, policies, and standards contained in this document are based on the Coastal Land Use Policies and Standards (CLUPS) text approved as a “directive guide” for preparing coastal area plans by the Board of Supervisors, September 18, 1979.

The policies contained in Chapter 3 of this plan⁵ are based on almost two years work by the Humboldt County Local Coastal Program’s Citizen Advisory Committee (CAC). During this time almost a dozen public workshops were held on various topics from commercial beach use to timber. The CACA has also met over 70 times, volunteering their time with no compensation, to develop policies and standards that best represent local interests while complying with State Coastal Law.

A series of four workshops were held in the planning area in 1980 and 1981. Attendance was over 30 people at each of the workshops and extensive comments were recorded and utilized in the preparation of this document⁶.

The maps included herein are reduced scale and for illustrative purposes only. The proposed official maps at full scale (1” = 600’ and USGS 7.5 quad) are available for review at the Humboldt County Planning Department at the Clark Complex, 3015 H Street, Eureka, California. Requests for additional copies of this document should be sent to the same address.

NOTE: Some references have been changed to correctly reflect the current section numbering system.

NOTE: Approximately 670 acres of the North Coast Area Plan (Agricultural lands in Kane Road area and shoreline parcels in the Big Lagoon Estates Subdivision) have not been certified by the State Coastal Commission as of June, 1990 (See Section 1.40).

⁵ Text change to reflect current status.

⁶ Text change to reflect current status.

NORTH COAST AREA PLAN

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MAPS ARE FOR GENERAL REFERENCE ONLY AND NOT GUARANTEED BE CURRENT. FOR LEGAL MAPS PLEASE CONTACT THE HUMBOLDT COUNTY PLANNING DEPARTMENT.

¹Maps A-1 through A-6 (Section 4.72) are reduced scale maps for illustrative purposes only.

CHAPTER 1

INTRODUCTION

1.10 OVERVIEW

This Area Plan, representing one of six County coastal planning areas (see map, Section 1.40) identifies land uses and standards by which development will be evaluated within the Coastal Zone. The indicated uses and standards adopted by the County of Humboldt, and certified by the California Coastal Commission are in conformance and satisfy the policies and requirements for coastal land use contained in the California Coastal Act of 1976 (Public Resource, Code 30000 et seq.) and other related legislation. Local policies and standards developed in the area planning workshops specific to the Coastal Act also affect the review of projects and are reflected in Chapter 3 and 4. All current County adopted planning documents, County ordinances, and State law regulating planning and land use, unless superseded by policies of this document, also govern the evaluation of the relation of the coastal plan to applicable currently adopted County Plan documents. (Appendix B).

Post certification, development not in conformance with this plan shall not be approved by the County. This plan may be amended, in conformance with the policies of the California Coastal Act, only with the approval of the California Coastal Commission.

As required by the Coastal Act Section 30519.5, this plan will be reviewed at least once every five years by the State Coastal Commission to determine the effectiveness of this land use plan to implement the Coastal Act.

The Board of Supervisors may review the effectiveness and adequacy of this plan at anytime and commensurate with State Planning Law, Chapter 3, Article 6, Section 65361, may amend the land use plan up to three (3) times a year. All plan amendments must be approved by the State Coastal Commission.

1.20 ORGANIZATION

The Area Plan consists of six chapters and appendices according to the following format:

- Chapter 1 Introduction to the Local Coastal Program and use of the documents.
- Chapter 2 The Coastal Act and North Coast Planning concerns, including: an explanation of the Act's requirement and intent, and types of development and/or geographical areas exempt from Coastal Development Permits.
- Chapter 3 North Coast Planning Area Development and Resource Protection Policies and Standards which govern zoning plan amendments, public work extensions, land divisions, and other development activities.
- Chapter 4 The Land Use Plan and generalized Plan Map are presented along with an area description and summary of current land uses.
- Chapter 5 Land Use Designations including an explanation of permitted uses and densities.
- Chapter 6 Definitions
- Appendix
 - A. References, indicating the information used in arriving at development standards and the plan map. (The technical studies are adopted as an informational appendix to this area plan, but are bound separately because of their bulk.)

- B. Service provides plans
- C. Hazard/Land Use Risk Rating Matrix
- D. North Coast Area Workshop Attendance

1.30 USE OF THIS DOCUMENT

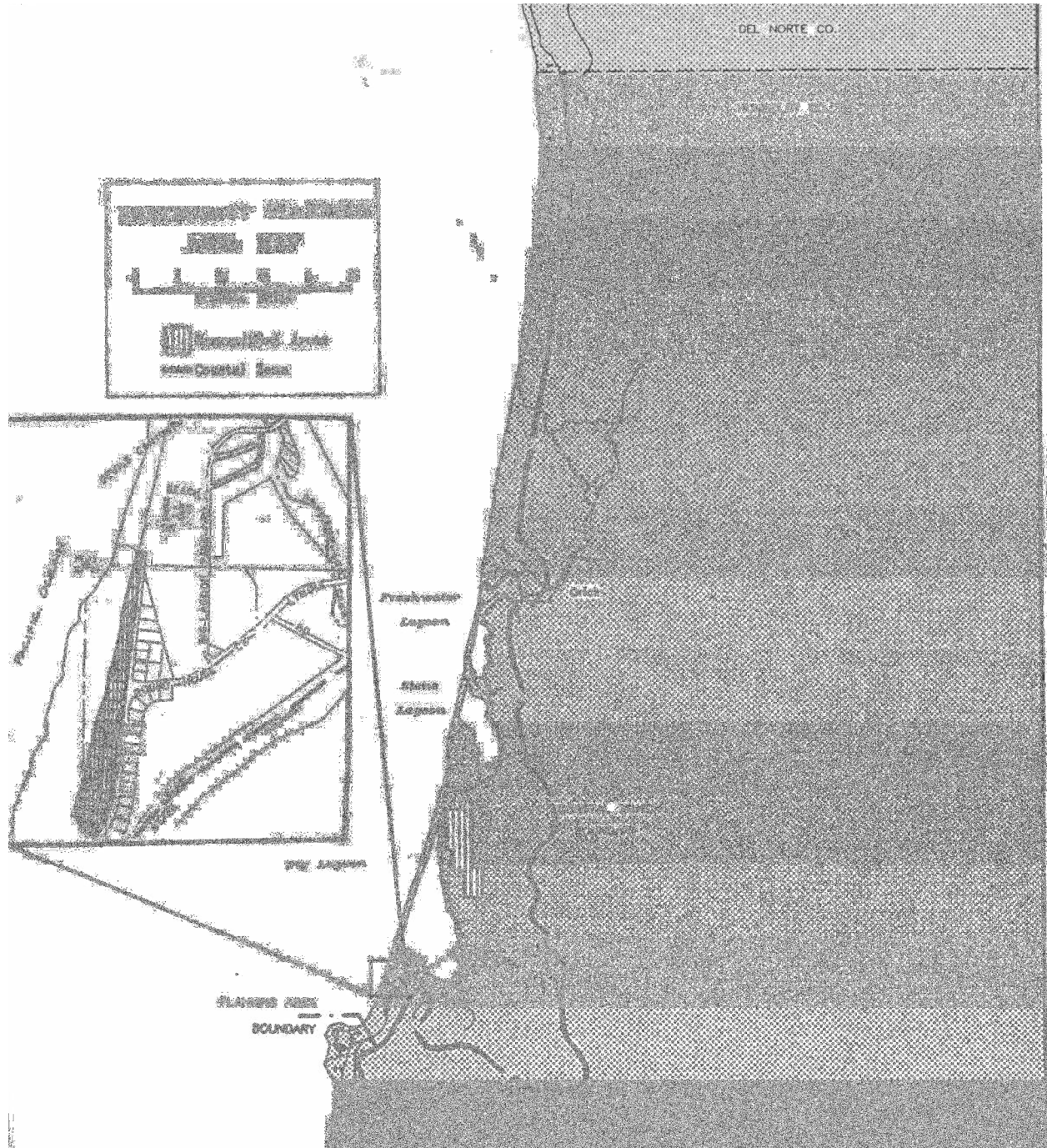
The California Coastal Act requires that all development within the Coastal Zone have a Coastal Development Permit in addition to any other permit required for development by a local or state agency. In most cases, the Coastal Development Permit is issued by Humboldt County. In some cases, specified types of development are exempt from the requirement for a Coastal Development Permit. **EXEMPT DEVELOPMENTS MUST STILL BE IN CONFORMANCE WITH THIS AREA PLAN AND APPLICABLE ZONING, AND ALL NECESSARY COUNTY PERMITS MUST BE SECURED.** In a few cases, the Coastal Development Permit must still be obtained from the California Coastal Commission. Chapter 2 of the Area Plan indicates which areas or types of development are under local jurisdiction and which require Commission approval.

While all development in the Coastal Zone must conform to this Area Plan, the zoning of a parcel immediately controls allowable uses and densities. The planning designations as presented in this Area Plan are a guide based on the overall concept of the particular area addressed. It indicates how the land should ideally be used. The zoning ordinance, on the other hand, legally dictates what uses can be made of the lands described. The two may not always be in total agreement but there should be reasonable compatibility between them. One method of assessing the degree of compatibility is through a matrix which compares the Plan designation to the Zoning Ordinance designation in a particular area. Therefore, anyone considering available uses of a property should first consult the Coastal Zoning Ordinance and applicable zoning map, available at the office of the Humboldt County Planning Department. Where the proposed development will meet all the standards indicated for the zone, a Coastal Development Permit for the proposed development should be applied for as indicated in the Coastal Zoning Ordinance.

In some cases the proposed development either fails to meet the zoning standards, or (as in the case of a public works extension) is not directly controlled by the zoning. In these cases, the Area Plan is the controlling document. Where a conditional use (as indicated by the zoning), or a variance from specific zoning standards, or a zone change is necessary, policies and standards of the Area Plan as indicated in Chapter 3 apply. Plan designation for the property should ordinarily be determinable from the maps attached to the Area Plan. In cases where this determination is difficult, the official map may be consulted at the office of the Humboldt County Planning Department.

Section 2.40 of Chapter 2 of the Area Plan details the administrative procedures for Coastal Development Permits, and identifies those areas or types of development where appeals from a County decision can be made to the California Coastal Commission.

1.40 NORTH COAST PLANNING AREA MAP



CHAPTER 2

THE COASTAL ACT AND NORTHCOAST CONCERNS

2.10 BACKGROUND OF COASTAL PLANNING

Prior to 1972, land use in the Humboldt County coastal zone was regulated by local governments under the provisions of State Planning and Zoning Law. This enabling legislation requires the preparation of a comprehensive general plan and zoning to ensure orderly growth and development within their jurisdiction.

Two significant pieces of legislation in 1972 began the process of coastal planning: the Federal Coastal Zone Management Act, and the passage of Proposition 20 on the California ballot, which created the original Coastal Commission.

The Coastal Zone Management Act established broad national policies for land use in coastal areas, provided funds for states to prepare coastal zone management plans, and established the Office of Coastal Zone Management (OCZM) within the National Oceanic and Atmospheric Administration (NOAA) of the Department of Commerce. A significant portion of funds for preparing Humboldt County's coastal program comes from OCZM.

Proposition 20 established some priorities and guidelines for coastal development and conservation, and created the California Coastal Commission whose job was to prepare a coastal zone management program for approval by the legislature. The result was the Coastal Act of 1976, which established more detailed policies for land use and charged local governments with the responsibility for incorporating these policies into their planning and zoning regulations. Development within the coastal zone required approval by the Coastal Commission prior to certification of a local government's coastal plan. After certification, the Commission will review permits and hear appeals for only certain types of development (see section 2.40) and may initiate review of coastal plans every five years. The Commission has the power to approve or deny any changes or amendments in coastal plans and zoning. Until July, 1981, the Coastal Commission was assisted in its responsibilities by six regional Commissions. The North Coast Regional Commission, which included Del Norte, Humboldt and Mendocino Counties, was housed in Eureka.⁸

2.20 COASTAL ACT GOALS AND POLICIES

The state legislature, by enacting the Coastal Act of 1976, adopted the following basic goals for the Coastal Zone⁹:

- (a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

⁸ Region is now served by the Northcoast District, located in San Francisco.

⁹ Section 30001.5.

- (d) Assure priority for coastal-dependent development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

To achieve the above listed goals, Chapter 3 of the Act provides specific direction to local governments for preparing a coastal plan in the Planning and Management Policies. These policies address coastal development and resources, identify priorities for resolving conflicts between competing uses, and ultimately will be used by the State Commission as a yardstick for evaluating the adequacy of all coastal plans. The fourteen 'policy groups' which form the Planning and Management Policies include:

- Shoreline Access
- Recreation and Visitor Serving Facilities
- Housing
- Water and Marine Resources
- Diking, Dredging, Filling and Shoreline Structures
- Commercial Fishing and Recreational Boating¹
- Environmentally Sensitive Habitats
- Agriculture
- Hazards
- Forestry and Soils Resources
- Locating and Planning New Development
- Coastal Visual Resources and Special Communities
- Public Works
- Industrial and Energy Development

2.30 NORTHCOAST PLANNING AREA ISSUES

Because the Act sees the coast as a physically limited resource to be protected for all Californians for a variety of uses, the following uses are of a specific statewide concern and require special attention for protection of these uses in the North Coast Area Plan. In summary these are:

<u>USE</u>	<u>PROTECTION</u>
<u>Resource Production</u>	
Prime Agricultural Lands	Agriculture Exclusive Zoning
Coastal Commercial Timberland	Timberland Production Zoning
Beach Fishing Driftwood Sites	Commercial vehicle access protection
<u>Sensitive Environments</u>	
Wetlands	Wetland Buffers (development controls)
	Septic system controls
	Road construction standards
	Special Treatment Areas
	State Park Acquisition
Riparian Habitats	Riparian Corridors
Azalea Hill	(not certified)
<u>Recreation</u>	

¹ Addition of text to correct typographical omission.

Low-density development adjacent

USE

PROTECTION

Recreation (con't)

Prairie Creek State Park

Low-density development adjacent

Dry Lagoon State Park

Special Treatment Areas

Patricks Point State Park

Low-density development adjacent

Special Treatment Areas

Redwood Creek County Park

Low-density development adjacent

Big Lagoon County Park

Low-density development adjacent

Future Demand/Support Facilities

Visual controls

Acreage Reservation

Transportation Corridors

Highway 101

Limit encroachments, area population density, parking provisions

2.40 POST CERTIFICATION ADMINISTRATION OF THE NORTHCOAST PLAN

A. Local administration of the plan hinges upon a substantial number of unresolved issues. This critical section of the plan will be developed jointly by the Coastal Commission and Humboldt County and added to this plan at a later date. Unresolved issues include, but are not limited to:

1. Where the State Coastal Commission retains primary permit authority;
2. What areas in which the State Commission will hear appeals;
3. Procedures for local notice and approval; and
4. Procedures for how coastal zone boundary determinations will be made.

2.50 EXEMPTIONS

A. There are currently several exemption programs adopted by both Humboldt County and the Coastal Commission. The specific exemptions are included below¹.

Order #:	Categorical Exclusion E-86-4
Effective Date:	June 11, 1986
Affected Development	Lot line adjustments Agriculturally related development
Geographic Area:	Lot Line Adjustments and Agriculturally Related Developments: as shown on categorical exclusion maps.

¹ NOTE: text change to reflect current status of exemption programs.

CHAPTER 3

NORTHCOAST AREA DEVELOPMENT AND RESOURCE POLICIES

3.10 INTRODUCTION

The Coastal Act requires sharply different development policies for urban and rural areas. The organization of this chapter reflects that distinction: Section 3.20 deals with urban development, Section 3.30 with rural development. The basis for considering a parcel under one of these categories is the parcel's location in relation to the Urban Limit Line as indicated on the Area Plan Map (see Chapter 4). In addition, the Coastal Act requires that all development be subject to standards designed to protect natural and cultural resources and to assure public safety. Standards to satisfy these requirements are presented in Section 3.40; they apply, where relevant, in both urban and rural development. Finally, Section 3.50 presents the policies and uniform standards for coastal access, including a methodology for reviewing improvements to potential access ways, limitations to access, prescriptive rights, and offers of dedication for access. The implementation of these policies in the North Coast area is reflected in the Access Plan, Section 4.70, Chapter 4. In each section, relevant Coastal Act policies are presented with their Coastal Act section number immediately before local policies and standards and are also enacted as County policy.

3.20 URBAN DEVELOPMENT POLICIES AND STANDARDS

The policies and standards set forth in this section apply to all lands within an established Urban Limit Line as shown on the Area Plan Map (Chapter 4). These policies and standards are also subject to restrictions identified in Section 3.40, Resource Protection, as explained in that section. Inset headings under each section are from Chapter 3 of the Coastal Act.

3.21 URBAN LIMITS

A. IDENTIFICATION OF THE URBAN LIMIT LINE

*** 30250. (A) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

*** 30253. New development shall:

Be consistent with requirements imposed by an air pollution control district or the State Resources Control Board as to each particular development.

Minimize energy consumption and vehicle miles traveled.

1. An Urban Limit Line is identified and mapped at a urban scale for all developed areas in the North Coast Planning area. The establishment of this line shall be based on findings that lands included within the urban limit would be generally suitable for development at a density greater than one unit per acre or as shown in Chapter 4 of the Area Plan, were public sewage, water, and road improvement services provided, according to the following criteria:

- a. That sufficient water to serve the development of all permitted uses is available to the area at a cost affordable within the reasonable economic expectation of existing or potential supplies, and that adopted water quality control plans would not be exceeded by such development;
 - b. That carrying capacity of major roads and of coastal access corridors is sufficient for the development of all permitted uses, or that improvements to an adequate level can be provided at a cost affordable within the reasonable economic expectation of the County, or of an incorporated City where the Urban Limit surrounds a city;
 - c. That permitted uses would be within the constraints of all standards related to the protection of public safety;
 - d. Pursuant to provisions of Sections 3.24 and 3.25, that the permitted uses do not reduce the viability of agricultural or timber production on lands outside this Urban Limit, or constitute conversion from agricultural or timber production uses except as specifically permitted by provision of this chapter.
2. Wherever possible, Urban Limit Lines established pursuant to Section 3.21 A1 of this Chapter shall follow significant natural and man-made features that will increase the effectiveness of the urban-rural boundary.
 - a. Any lands lying outside the Urban Limit shall be deemed rural for development purposes, and subject to the Rural Development Policies and Standards in Section 3.30 of this Chapter.

B. GENERAL DEVELOPMENT POLICIES WITHIN THE URBAN LIMIT

1. The establishment of an Urban Limit Line and designation of planned uses within that limit is not a commitment by the County of Humboldt to approve land divisions or other developments at urban densities within said limit. It establishes rather the maximum extension of such development for a five-year period, at which time the location of the Urban Limit Line shall be reexamined by the County and the California Coastal Commission and adjustments, if necessary or appropriate, made.
2. No land division or development proposal shall be approved within the Urban Limit that would constitute a conversion from the use identified in the Area Plan Map; and no zoning shall be approved which would allow such conversion.
3. The development of lands within the Urban Limit for the uses indicated in the Area Plan Map, and division of lands within the Urban Limit to the densities indicated in the Land Use Designations, are contingent on the ability of the area to accommodate that development or that density. More specifically, no lands within the Urban Limit shall be developed or divided as allowed by the Area Plan, unless the following findings are made in addition to any other findings required by this Chapter or Section 3.40:
 - a. That water supply and adequate provision for sewage disposal, as required by the use at the density permitted in the Area Plan, is available to the development or division;
 - b. That the carrying capacity of major roads and of coastal access corridors is sufficient for all permitted uses, or that improvements to an adequate level can be provided at a cost affordable within the reasonable expectation of the County, or of an incorporated city where the Urban Limit surrounds the city.

- c. That the proposed development or division meets all standards for the use designated in the Area Plan, as set forth in Chapter 5 of this document.

Moreover, zoning of lands within the Urban Limit shall not allow such developments or divisions until such time as these findings can be made.

- 4. The dedication or offer of dedication of an easement for coastal access or view shall not be considered to lower the area of a parcel on which such easement is dedicated or offered for dedication, for purposes of determining conformance with approved minimum lot sizes.
- 5. Non-conforming uses and structures: It is the intent of this plan that nonconforming uses and structures may be substituted, or replaced with more conforming uses and structures. Such substitution, replacement or alteration will be consistent with the Plan only when the following findings are made:
 - 1. The nonconforming use and/or structure is not a public nuisance; and
 - 2. The nonconforming use and/or structure will not conflict with surrounding land use. (Amended by Res. No. 87-150, 12-15-87).

3.22 PUBLIC WORKS

*** 30254. New or expanded public works facilities shall be designated and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal- dependent use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

A. SERVICEABLE AREA

- 1. The serviceable area of a utility providing water or sewer service within an Urban Limit shall be construed as all parcels within 300 feet by the shortest feasible route of an existing service line with capacity to serve the permitted development of said parcels as indicated in the Area Plan; except that, where the total capacity of the water or sewer system cannot serve the aforesaid development of all such parcels, the serviceable area shall be that portion of such parcels on which permitted development can be served within the capacity of the system as designated in an approved Public Works Plan as provided by 3.22 B of this Chapter. However, no lands designated for agricultural use in the Area Plan shall be considered to be in the serviceable area of a water or sewer system, unless such lands are already serviced by such a system.
- 2. The serviceable area within the North Coast Planning Area is defined as follows and includes:
 - Orick- 300 feet by the shortest feasible distance from the existing Orick Community Services District water line. (The serviceable area is all currently located east of the Coastal Zone boundary. The identification of this area outside the zone is for planning

purposes within the zone only and will in no way affect water service and potential extensions outside of the Coastal Zone).

Big Lagoon Park Inc. - 300 feet by the shortest distance from the existing water line (see Plan Map 2A).

Big Lagoon Estates - 300 feet by the shortest distance from the existing water line (see Plan Map 2A).

B. PUBLIC WORKS PLAN

1. All special districts providing or authorized to provide sewer or water services, including all County Service Areas providing or authorized to provide these services, and all private providers of such services with 20 or more residential-equivalent connections, shall annually submit to the County Planning Commission a Public Works Plan consisting of: five-year projection of service growth and a specific plan, if any, for system expansion in the following year. The Commission, after public hearing, shall recommend approval or disapproval of the plan to the Board of Supervisors, based on criteria of section 3.22 B 2 a. Where an approved expansion plan does not exist, no permit will be issued by the County for any work contributing to the extension of services outside the serviceable area, or to expansion of system capacity above the capacity needed to provide services in the serviceable area. Where a Public Works Plan has been approved, all permitted work on said utility shall conform to the Plan.
2. A Public Works Plan may be amended by the Planning Commission, up to three times in a year; and any such amendment shall be based on the following criteria:
 - a. Criteria for approval of a Public Works Plan shall be:
 - (1) That the Public Works Plan will provide services consistent with the proposed scale and pattern of development shown in the Area Plan within the Urban Limit.
 - (2) That provision of service to all lots in the expanded portion of the serviceable area, for uses permitted in the Area Plan, will not remove capacity necessary to serve future development of undeveloped lots in the existing serviceable area to the uses permitted in the Area Plan.
 - (3) That no assessments, readiness to serve fees, or other costs or encumbrances, including bonded indebtedness, related to water or sewer expansion, will be assessed against lands designated Agriculture Exclusive or Commercial Timber, or against any lands outside of the Urban Limit.

When service plans area available a brief account of their plans will be included in the appendix.

C. SERVICE EXTENSION

1. When a service extension is completed, the newly serviced area shall be formally designated as part of the Urban Service Area, as described in Section 3.22 A of this Chapter.

3.23 RECREATIONAL AND VISITOR SERVING AREAS

*** 30213. (Part) Lower cost visitor and recreation facilities ... shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

- *** 30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial opportunities are preferred.
- *** 30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.
- *** 30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.
- *** 30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
- *** 30252. The location and amount of new development should maintain and enhance public access to the coast by assuring that the recreational needs of new residents will not overland nearby coastal recreation areas by correcting the amount of development with local park acquisition and development plans with the provisions of onsite recreational facilities to serve the new development.

A. ACREAGE RESERVATION

1. Land suitable for water oriented and other recreational purposes, and for supporting visitor-serving facilities, have been reserved in the North Coast Planning Area as indicated on the plan maps.
2. It is the policy of this County to prefer the private sector as the provider of visitor-serving facilities. To this end land has been reserved in each planning area for visitor-serving uses; and the County discourages public agencies from establishing visitor-serving facilities, beyond the level of overnight campgrounds and picnic areas and other noncommercial day use facilities such as interpretive centers, boat launching facilities, etc.
3. Within an Urban Limit Line, the development of non-coastal dependent recreational facilities shall be deemed to serve the overall goal of improving coastal recreational opportunities; except that where lands suitable for water-oriented recreational activity along the ocean or along major rivers are planned for recreation, only recreational development dependent on these sites shall be approved.

B. RECREATIONAL OPPORTUNITIES AND PLANNED UNIT DEVELOPMENT

1. The County encourages the provision of onsite recreational opportunities in major new development, and Planned Unit Developments providing such opportunities shall be approved, even though portions of the development have densities greater than that allowed by the Area Plan, providing:
 - a. That overall density of the project conforms with the intent of the Area Plan.
 - b. An appropriate arrangement for maintenance of the recreational facilities by a private or public entity, has been secured.
2. The Planning Commission may approve an over-all project density greater than that shown in the Area Plan, after public hearing, if it finds that:

- a. The recreational opportunity provided contributes significantly to recreational opportunities in the Urban Limit Area;
- b. The increased densities will not overload public service capacities, including road capacities and parking capacity in the immediate area, and will not conflict with requirements of Section 3.40 of this Chapter.

C. STANDARDS FOR COMMERCIAL PARKING

(Deleted by Res. No. 83-57, 3-15-83)

3.24 HOUSING

A. HOUSING OPPORTUNITIES

Housing opportunities for persons of low and moderate income shall be protected, encouraged, and provided, where feasible. New housing in the Coastal Zone shall be developed in conformity with the goals, policies, standards, and programs of the Humboldt County Housing Element.

B. PLANNED UNIT DEVELOPMENT

It shall be the policy of the County to encourage the Planned Unit Development (PUD) concept. Where such utilization would provide extraordinary benefits to the community and to the County, such as: dedications of open space and public access, protection of visual resources and sensitive habitats beyond that already required in Section 3.41 and 3.42, incentives may include increases of up to 25% over planned densities if increasing the density would not have an adverse effect on coastal resources and would be consistent with all applicable local coastal program policies and development standards. The 25% density bonus limit for PUDs may be combined with any other density bonus allowed by County or State regulations so long as densities greater than 35% would not result and the means of accommodating the density bonus would not have an adverse effect on coastal resources as that term is defined in Section 112.1.6.5 of the Coastal Zoning Ordinance and would be consistent with all applicable LCP policies and development standards. (Amended by Res. No. 83-57, 3-15-83 Amended by Res. 06-73a, 7/25/06, Res. 07-17. 2/27/07)

3.25 INDUSTRIAL

Because there are no new industrial uses proposed for this planning area, an in-depth discussion of Coastal Act policies and application is not provided here. In the interests of brevity and economy only the applicable Coastal Act sections are listed as follows:

- ***30254
- ***30255
- ***30260
- ***30261
- ***30262
- ***30263
- ***30264

***30232

***30250(b)

3.26 HAZARDS

A. DEVELOPMENT POLICIES

*** 30253. New Development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard.
 - (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas of in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
1. New development shall be consistent with the adopted Humboldt County Safety and Seismic Safety Element of the General Plan. Of particular interest, when siting new development, the Natural Hazards/Land Use Risk Rating Matrix Fig. 3-5, Section 3300 of Vol. I should be used in conjunction with Plates I and II which are maps delineating seismic zones relating to earthquake shaking as well as land stability and other natural hazard conformation.
 2. The County shall request that the fire service agencies recommend to the planning staff new ordinances or amendments to existing ordinances that will promote the orderly implementation of recognized fire protection practices in the North Coast Planning Area. These recommendations shall be evaluated by the Board of Supervisors for inclusion in Phase III of the Local Coastal Plan for the North Coast area.
 3. The County shall amend Chapter 70, Section 7006, of the Uniform Building Code to require soil engineering and geological engineering investigations, prepared by a registered geologist or by a professional civil engineer with experience in soil mechanics or foundation engineering, or by a certified engineering geologist, for classes of development and hazard areas as shown in Appendix C and Plate III.
 - a. The report should consider, describe and analyze the following.
 - (1) Cliff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site;
 - (2) Historic, current and foreseeable cliff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available and possible changes in shore configuration and sand transport;
 - (3) Geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features, such as bedding, joint and faults;
 - (4) Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity;
 - (5) Impact of construction activity on the stability of the site and adjacent area;

- (6) Ground and surface water conditions and variations, including hydrologic changes caused by the development (i.e. introduction of sewage effluent and irrigation water to the ground water system; alterations in surface drainage);
 - (7) Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction (i.e. landscaping and drainage design);
 - (8) Effects of marine erosion on seacliffs;
 - (9) Potential effects of seismic forces resulting from a maximum credible earthquake;
 - (10) Any other factors that might affect slope stability.
- b. The report should evaluate the off-site impacts of development (e.g. development contributing to geological instability on access roads) and the additional impacts that might occur due to the proposed development (e.g. increased soil moisture from a septic system). The report should also detail mitigation measures for any potential impacts and should outline alternative solutions. The report should express a professional opinion as to whether the project can be designed so that it will neither be subject to nor contribute to significant geologic instability throughout the lifespan of the project.
- The report should use a currently acceptable engineering stability analysis method and should also describe the degree of uncertainty of analytical results due to assumptions and unknowns. The degree of analysis required should be appropriate to the degree of potential risk presented by the site and the proposed project.
- c. The developments permitted in the hazard areas shall be sited and designed to assure stability and structural integrity for their expected economic life spans while minimizing alteration of natural landforms. Bluff and cliff developments (including related storm run-off, foot traffic, site preparation, construction activity, irrigation, waste water disposal and other activities and facilities accompanying such development) shall not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding geologically hazardous areas.
- d. Alteration of cliffs and bluff tops, faces, or bases by excavation or other means shall be minimized. Cliff retaining walls shall be allowed only to stabilize slopes.
4. Tsunamis--New development below the level of the 100 year tsunami run-up elevation described in Tsunami Predictions for the West Coast of the Continental United States (Technical Report H-78-26 by the Corps of Engineers) shall be limited to public access, boating, public recreation facilities, agriculture, wildlife management, habitat restoration, and ocean intakes, outfalls, and pipelines, and dredge spoils disposal.
5. Flood Plains--No critical facilities should be permitted to locate within the 100 year flood plain. Utility lines may cross hazard zones if there is no reasonable alternative and provisions are made to mitigate the hazard. Non-critical facilities should be permitted in the 100 year flood plain only if adequate flood control measures, such as control works, compact fill, etc., that would result in a site being beyond or above the 100 year flood extent, are provided. Further, the County will continue to review development in light of and impose conditions consistent with the National Flood Insurance Program.

3.27 ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

***30244. Where new development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

- A. Reasonable mitigation measures may include but are not limited to:
1. Changing building and construction sites and/or road locations to avoid sensitive areas.
 2. Providing protective cover for sites that cannot be avoided.
 3. Where appropriate and with the approval of all parties concerned, provide for the removal or transfer of culturally significant material by a professional archaeologist or geologist.

3.30 RURAL DEVELOPMENT POLICIES AND STANDARDS

The policies and standards set forth in this chapter shall apply to all lands outside an established Urban Limit Line as shown on the Area Plan. These policies and standards are subject to restrictions as identified in Section 3.40 of this Chapter, Resource Protection Policies and Standards, as explained in that section. Inset headings under each section are from Chapter 3 of the California Coastal Act, and are also enacted as County policy.

3.31 RURAL DEVELOPMENT

A. GENERAL REQUIREMENTS

- *** 30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, Coastal-dependent developments shall not be sited in a wetland.
- *** 30250. Land division, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

B. RURAL SUBDIVISION REQUIREMENT

No division of land planned for rural exurban, rural residential, agricultural general, or commercial timberlands shall be approved unless at least fifty percent of the parcels in similar use in the planning area of the subject parcel, outside the Urban Limit Line, have been developed. The average density of new development created by such divisions shall not exceed that established by the policies of Chapter 4 and the designations of the land use maps, which are based on:

1. The average size of parcels planned for the same use within the neighborhood of the subject parcel. Average usually means the arithmetic mean, although the mode may be used when very many parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.
2. A size adequate to prevent individual or cumulative significant adverse effects to coastal resources, including water resources, environmentally sensitive habitats, agricultural and timberlands, and coastal views.

3. The dedication or offer of dedication of an easement for coastal access or view shall not be considered to lower the area of a parcel on which such easement is dedicated or offered for dedication, for purposes of determining conformance with approved minimum

C. NON-CONFORMING USES AND STRUCTURES

It is the intent of this plan that nonconforming uses and structures may be substituted, or replaced with more conforming uses and structures. Such substitution, replacement or alteration will be consistent with the Plan only when the following findings are made:

1. The nonconforming use and/or structure is not a public nuisance; and
2. The nonconforming use and/or structure will not conflict with surrounding land uses. (Amended by Res. No. 87-150, 12-15-87)

3.32 PUBLIC SERVICES

*** 30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-land road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal- dependent use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

A. EXTENSION OF SERVICES

1. It is the intent of this Chapter that extensive rural public service systems, such as water and sewer, not be developed. This is exclusive of such public systems such as roads, electric, gas, telephone, and fire protection systems appropriate to planned levels of development. No permit shall be issued by any agency of the County to a special district or private utility or mutual system proposing to provide such services outside an Urban Limit Line; except that private provision of water service shall be permitted, if sized so as not to exceed the maximum number of residential sites and their planned uses which can be developed under the adopted plan.
 - a. Extension of the Orick Community Services District water system outside the Urban Limit Line is permitted to service lands planned for residential use, the Redwood National Park visitor center, the Orick solid waste container site as shown in Figure A at the end of this section, and lands planned for agriculture.
 - b. Extension of water service shall not cause any financial encumbrance, other than fees for services provided to any rural lands.
 - c. No new connection may be made outside these areas without further amendment to this plan. (Amended by Res. No. 83-51, 3/8/83)

B. EXTENSION OF THE URBAN LIMIT LINE

Where an area not zoned for agricultural or forestry uses is contiguous to an Urban Limit Line; and where 50% of the existing parcels in the subject area have been developed; and where the Urban Service Area is served by a special district or private utility, and both sewer and water service have been extended to the Urban Limit Line adjacent to the subject area; then the County shall set a public hearing before the Planning Commission, based on which the Commission shall recommend to the Board of Supervisors whether the Urban Limit Line be amended as provided in Section 30514 of the Coastal Act to include the subject area. The Commission shall recommend amending the Urban Limit Line (as provided in Section 30514 of the Coastal Act), if the following findings are made:

- a. Service systems within the Urban Limit Line are adequate to serve the proposed addition under Urban Development standards;
- b. Development allowable in the addition under Urban Development standards would not adversely impact agricultural or timberlands bordering the addition.
- c. Expansion of the Urban Limit Line and the development permitted under such expansion shall be consistent with the Resource Protection Policies and Standards in Section 3.40.
- d. The area proposed for inclusion within the Urban Limit comply with the standard and criteria of Section 3.20 A of this document.

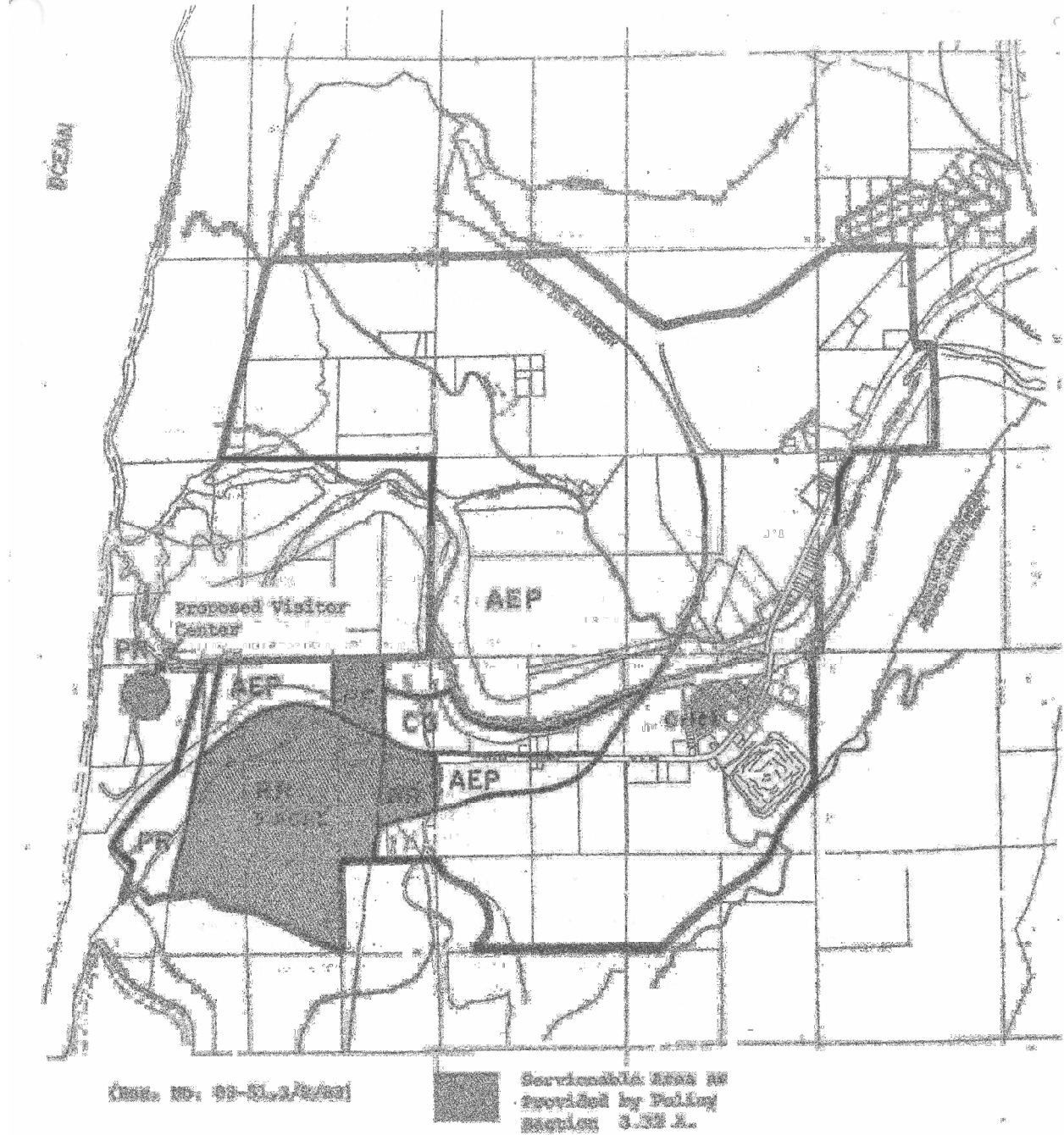
C. PUBLIC ROADWAY PROJECTS

Public roadway improvement projects shall not, either individually or cumulatively, degrade environmentally sensitive habitats or coastal scenic areas. Improvements (beyond repair and maintenance) shall be consistent with Sections 3.41 and 3.42 and shall be limited to the following:

- a. Reconstruction and restoration of existing roadways, including bridge restoration and replacement, highway planting, construction of protective works such as rock slope protection and slope corrections, reconstruction of roadways following damage by storms or other disasters, and improvement of roadside rests.
- b. Operational improvements, such as traffic signals, guard rails and curve corrections.
- c. Roadside enhancements, such as construction or improvement of roadside rests and vista points consistent with Section 4.71 and removal of roadside signs consistent with Section 3.42 D.
- d. Minor improvement projects, such as modifying encroachments or ramps, construction turnouts, and channelized intersections.
- e. Except in coastal scenic areas, climbing and passing lanes.
- f. Expansion of substandard roadway shoulders.
- g. Construction of bikeways.

FIGURE A

FIGURE A
Extension of O.C.S.D. Water System



3.33 AGRICULTURE

*** 30241. The maximum amount of prime agricultural land shall be maintained in the agricultural production to assure the protection of the area's agricultural economy and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversion of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit urban development.
- (c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- (d) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands.

*** 30242. All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

A. IDENTIFICATION OF AGRICULTURAL LANDS

1. Lands outside Urban Limit Lines that are prime agricultural lands based on the adopted definition of prime lands of the State of California, shall be planned for continued agricultural use, and no division or development of such lands shall be approved which would lower the economic viability of continued agricultural operations on them. In particular, no agricultural land division will be approved where any parcel created thereby is less than 60 acres. However, divisions of these prime agricultural lands to a minimum size of 20 acres otherwise consistent with this Chapter can be approved pursuant to rezoning and parcel map procedures, subject to the below conditions, if the County or Commission on appeal, finds that there is no feasible alternative to the division which will accomplish the same specific agricultural purpose (e.g. to provide for a separate starter farm for a family member), the division will not adversely affect the area's agricultural economy or habitat resources. The rezoning and parcel map may be approved only upon satisfaction of both of the following conditions:

- a. Execution of an Agricultural Preserve contract (Williamson Act Contract) with the County.
- b. Acknowledgment either on the parcel map or in a covenant with the change of title that although the new parcel is of a size below that currently considered a viable or economic purpose, and no further division or other conversion from

agricultural use will be allowed in the future even if agricultural use of such separate parcel does not provide adequate economic return.

Rezoning conforming to this section of the land use plan shall be reviewed and considered as minor amendments to the certified local coastal program.

These policies and requirements regarding new divisions of lands planned Agriculture Exclusive, apply only as long as they are required by this plan. Changes in the types of County agricultural operations (i.e. from grazing pasture to truck crops) may require modification of this policy by plan amendment.

2. Lands outside Urban Limit Lines that are not prime agricultural land, but are in agricultural use, shall be planned for continued agricultural use except where the long-term economic unfeasibility of continued agricultural operations has been shown to exist; and no division of or development of such land shall be permitted which would lower the viability of continued agricultural operations on these lands or on adjacent prime agricultural land.

B. COMPATIBLE USES

1. The zoning of all agricultural lands shall not permit any use that would impair the economic viability of agricultural operations on such lands; and a conditional use permit shall be required of any proposed use not directly a part of agricultural production of food or fiber on the parcel; except that on parcels 60 acres or larger, a second house for parents or children of the owner-operator shall be considered a direct part of agricultural production.

Other uses considered compatible with agricultural operations include:

- a. Management for watershed
 - b. Management for fish and wildlife habitat
 - c. Recreational uses not requiring non-agricultural development under the control of the owner
 - d. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities. (Radio or television transmitting antennae shall require a conditional use permit; but such a development shall not in concept be considered incompatible with agricultural use per se.)
 - e. Farm labor-housing and temporary labor camps of less than one year duration shall require a conditional use permit.
2. Where land zoned for agricultural use is adjacent to land in residential use, the establishment of hog production involving more than three adult animals (over 6 months old) shall require a conditional use permit.
 3. No greenhouse shall be approved for use on prime agricultural land, where the greenhouse has a slab foundation that would cover the underlying soil.

3.34 TIMBERLANDS

*** 30243. The long-term productivity of soils and timberlands shall be protected and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into

units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

A. IDENTIFICATION OF TIMBERLANDS

1. Coastal Commercial Timberland shall be all lands zoned for Timberland Preserve, and all other lands 40 acres and larger on the A and B lists for proposed Timber Preserve Zones, as completed by the Office of the Assessor of Humboldt County where existing uses on the property are consistent with Section 3.34 B1.
2. Owners of timberland with parcels of 20 acres or more of "good site III" or 160 acres or more of Site IV or better shall be permitted to apply to have the land rezoned as Timberland Preserve in the Coastal Zone. Any such applicant must demonstrate the management of said parcel for timber harvesting purposes, and submit a management plan that includes a projected date of harvest for timber on the site, as required by County Ordinance 314, Section 12b(1-3).
3. All Coastal Commercial Timberland, whether or not it is in a Timberland Preserve Zone¹, shall be protected for timber harvesting and production; and no division of such land shall be approved where parcels of less than 40 acres would be created except for timber processing and related facilities where the remainder parcel stays in TPZ. In any division of such land which creates parcels less than 160 acres size, a joint timber management plan is required pursuant to County Ordinance 314. In addition to the provisions of the present County ordinance, joint timber management plans should provide:
 - a. For restocking of understocked timber sites prior to recordation of the final subdivision map.
 - b. Protection of uses integrally related to the growing of timber, such as roads, log landings, and log storage areas, from development, such as home construction, which may be incompatible with continued commercial timber use.
 - c. Joint use by all persons with interests in the parcels subject to the management plan of roads, log landings, and similar facilities.
 - d. Those timberlands currently in TPZ shall have no additional regulations placed on timber harvesting or management by any portion of this section.

B. COMPATIBLE USES

1. No use shall be permitted for Coastal Commercial Timberlands that detracts from or inhibits the growing and harvesting of timber; and compatible uses other than direct growing and harvesting of timber shall be restricted to:
 - a. Management for watershed
 - b. Management for fish and wildlife habitat
 - c. Any 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.

¹ As of 1982 the State Legislature officially changed the meaning of TPZ to Timber Production Zone.

- d. The erection, construction, alteration, or maintenance of gas, electric, water or communication transmission facilities.
- 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 use 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 of less than one year duration, accessory to timber harvesting or processing operations.
- h. Recreational uses of the land by the public, with or without charge for any of the following: walking, hiking, equestrian, picnicking, boating, fishing, hunting and skiing.
- i. Reforestation activities including site preparation under the authority of the California Department of Forestry (CDF)¹ and other State Agencies having regulatory jurisdiction.

3.35 RECREATION

- *** 30218. (Part) Lower cost visitor and recreational facilities...shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.
- *** 30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.
- *** 30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
- *** 30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.
- *** 30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.
- *** 30250.(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or of selected points of attraction of visitors.
- *** 30253. (4) New development shall minimize energy consumption and vehicle miles traveled.

A. FINDINGS FOR PERMITTING OF RECREATIONAL FACILITIES

- 1. Public or private recreational facilities and visitor-serving facilities shall be permitted pursuant to criteria of this chapter and only where the following findings are made by the Planning Commission:

¹ As of 1988 CDF officially is referred to as the California Department of Forestry and Fire Protection.

- a. The proposed development includes adequate on-site services for water, waste disposal, parking and other facilities necessary to serve the proposed use.
- b. The proposed development would not create traffic flows detrimental to agricultural or forestry uses in the Planning Area; except that where the proposal includes a showing that such adverse impacts will be mitigated through road improvements or other means within two years of project approval, the development shall be approved;
- c. No location within the Urban Limit Area is more feasible.
- d. The development does not constitute conversion of agricultural or timber lands inconsistent with the requirements of this Chapter.
- e. In the case of visitor-serving facilities, that an established recreational use exists in the immediate area, or will be provided by the development, for which the visitor-serving facility is appropriate commercial service.

The acreage reservation for the rural portion for this planning area shall be the remainder after allocations within the Urban Limit are made.

B. RESIDENTIAL USE OF RECREATIONAL FACILITIES

1. In an approved recreational vehicle park the residential occupancy of recreational sites by mobile homes shall be allowed up to 20%, but not to exceed a total of 10 such existing sites from June through August and up to 80%, but not to exceed 40 from September through May.

C. PUBLIC RECREATION

It is the policy of this County to prefer the private sector as the provider of visitor-serving facilities. To this end, land has been reserved, as shown on the Plan Map, for private commercial visitor-serving uses, and the County discourages public agencies from establishing visitor-serving facilities, beyond the level of overnight campgrounds and picnic areas in public parks.

3.36 HOUSING

*** 30252. (2) The location and amount of new development should maintain and enhance public access to the coast by providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of Coastal access roads

A. HOUSING OPPORTUNITIES

1. Housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Low and moderate housing in the Coastal Zone shall be developed in conformity with the goals, policies, standards, and programs of the Humboldt County Housing Element.

B. MULTIPLE UNIT AND MOBILE HOME PARKS

With the exception of temporary housing for agricultural or timber workers as permitted by this Chapter, multiple-unit residential development and mobile home parks shall not be permitted outside an Urban Limit Line. This Section is not intended to preclude single family residential development.

C. NEIGHBORHOOD COMMERCIAL

Lands zoned Rural Residential use are subject to the land division requirements of Section 3.31 of this chapter; except that where 50% or more of the existing lots in such a contiguously zoned area have been developed, and no neighborhood commercial service is available within a three-mile radius of a site where it is proposed to provide such a service, the proposal may be approved subject to the approval of a Conditional Use Permit and to the Resource Protection constraints of Section 3.40 of this document, and to the normal standards for a neighborhood commercial zone, and the subject parcel shall either be zoned for neighborhood commercial use, or a division into two parcels may be permitted if the parcels meet the requirements of Section 3.41 H and only the proposed site is rezoned to a neighborhood commercial use. (Amended by Res. No. 83-57, 3/15/83)

D. PLANNED UNIT DEVELOPMENT

It shall be the policy of the County to encourage the Planned Unit Development (PUD) concept. Where such utilization would provide extraordinary benefits to the community and to the County, such as: dedications of open space and public access, protection of visual resources and sensitive habitats beyond that already required in Sections 3.41 and 3.42, incentives may include increases of up to 20% over planned densities. (Amended by Res. No. 83-57, 3/15/83)

3.37 INDUSTRIAL

Because there are no new industrial uses proposed for this planning area, an in depth discussion of Coastal Act policies and application is not provided here. In the interests of brevity and economy only the applicable Coastal Act sections are listed as follows:

- ***30254
- ***30255
- ***30260
- ***30261
- ***30262
- ***30263
- ***20364
- ***30232
- ***30250(b)

- (See Section 3.25)

3.38 HAZARDS

See Section 3.26

3.39 ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

See Section 3.27

3.40 RESOURCE PROTECTION POLICIES AND STANDARDS

The policies and standards contained in this chapter, apply, where relevant to all development within the County coastal areas unless specifically stated otherwise. The contents of this chapter is supplementary in nature to the policies and standards contained in Sections 3.20 and 3.30, and is designed to protect natural and cultural resources, and to assure public safety. As in the previous two chapters, inset headings under each section are from Chapter 3 of the California Coastal Act and are also enacted as County policy.

*** 30240.

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

*** 30233.

- (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
 - (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basin, vessel berthing and mooring areas, and boat launching ramps.
 - (3) In wetland areas only, entrance channels for new or expanded boating facilities, and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.
 - (4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.
 - (5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - (6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

- (7) Restoration purposes.
- (8) Nature study, aquaculture, or similar resource-dependent activities.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current system.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetlands or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal wetlands of California", shall be limited to very minor incidental public facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

*** 30607.1 Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

3.41 ENVIRONMENTALLY SENSITIVE HABITATS

A. IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE HABITATS

1. Environmentally sensitive habitats within the North Coast Planning Area shall include:
 - a. The Redwood National Park of Special Biological Significance including all the offshore waters from the County line to Guyon Bluffs.
 - b. Seabird roosting areas, including Mussel Point and Wedding Rock.
 - c. Rocky intertidal areas.
 - d. Rivers, creeks, and associated riparian habitats including Redwood Creek, MacDonald Creek, and Maple Creek, and other streams and natural drainages as defined in Section 3.41 G 2.
 - e. Wetlands, lagoons, and estuaries including Espa Lagoon, the mouth of Redwood Creek, Freshwater Lagoon, Stone Lagoon, Dry Lagoon, Big Lagoon, and the Big Lagoon Bog.
 - f. Azalea habitats at Kane Road. The boundaries of this area and its management needs should be identified in a special study.
 - g. Other critical habitats for rare and endangered species listed on State or Federal lists.

Proposed development occurring within or containing these sensitive habitat areas, which requires a coastal development permit, shall be subject to conditions and requirements of this chapter. Should an

area proposed for development appear, upon examination of the maps, to be within or contain environmentally sensitive habitat area, but upon field inspection is found not to contain the indicated habitat, then the development is exempt from requirements of the section.

As an interim measure for habitat areas not currently identified on the maps, information obtained during the CEQA review process will be used by the County in reviewing applications for coastal development permits. The review of these sensitive habitat areas and the identification of appropriate land uses and/or mitigation measures shall be in cooperation with the Department of Fish and Game. The County shall review requests to amend the Resource Protection Maps in terms of the entire plan proposal and supporting policies. Accommodation of new resource information on the Resource Protection Maps may also require amendments to the certified land use plan and zoning.

2. Wetlands shall be identified according to the 1976 Coastal Act definition (see Chapter 6 - Definitions)
3. Where there is a dispute over the boundary or location of an environmentally sensitive habitat, the following information may be requested of the applicant:
 - a. a base map delineating topographic lines and adjacent roads
 - b. vegetation map
 - c. soils map
 - d. location of dikes, levees, flood control channels, and tide gates.

Review of this information shall be in cooperation with the Department of Fish and Game and the County's determination shall be based upon specific factual findings as to whether an area is or is not environmentally sensitive habitat area based on the criteria and definitions above.

B. ALLOWABLE USES IN TRANSITIONAL AGRICULTURAL LANDS

Within transitional agriculture lands planned for Agriculture Exclusive, agriculture is the principal use in these areas, but shall maintain long-term habitat values and minimize short-term habitat degradation by ensuring new development is consistent with the provisions of this policy. Close cooperation among the County, Coastal Commission Agricultural Stabilization and Soil Conservation Service, Agricultural Extension, farm organization, and fish and wildlife agencies will be necessary in order to ensure that new agricultural development will be permitted consistent with these objectives. Changing agricultural practices may require periodic review and modification of this policy.

1. Notwithstanding the exception in Section 3.34A, no division of Transitional Agricultural lands shall be allowed to create new parcels of less than 60 acres which are entirely transitional ag-lands and any new parcel which consists entirely of transitional ag-lands shall be created only if the limitations of this section applicable to such parcel are recorded in a covenant within the chain of title for the parcel.
2. Diking and filling for new development in transitional agricultural lands shall be limited to incidental public service purposes and to the principal uses in agricultural exclusive designations, including construction of spillways and modification or repair of existing dikes threatened by erosion, and excluding farm houses, except for replacement or relocation of existing residences. Any structure allowed shall be sited and designed in the least environmentally damaging manner possible. Where feasible, new structures shall be sited 100 feet from the edge of tidal or non-tidal sloughs, or clustered adjacent to existing structures.
3. Dredging in transitional agricultural lands shall be limited to incidental public service purposes and to maintenance and repair of existing tidegates, flood gates, dikes, levees and

other drainage works, including replacement of drainage works damaged by flood or tidal surges.

4. Mitigation for these uses by restoration of tidal action or removal of fill is not feasible and shall be required.
5. Road crossings of sloughs, channels and ditches shall be by culvert or bridge and all crossings may require a Stream Alteration Agreement with the California Department of Fish and Game.

C. PERMITTED USES IN WETLANDS

1. New development within wetlands, other than transitional ag-lands shall be limited to the following uses:
 - a. Fish and wildlife management
 - b. Nature study
 - c. Wetland restoration
 - d. Hunting and fishing including development of duck blinds and similar minor facilities.
 - e. In estuaries, maintenance and improvement of boating facilities and minor alterations to existing facilities at the Big Lagoon Yacht Club, allowable consistent with Section 4.71.
 - f. Removal of trees for disease control, public safety purposes, and on private lands within the Redwood Creek oxbow, the removal of firewood for the personal use of the property owner at his or her residence, provided that all removal of trees is consistent with the forest practices rules for stream protection zones in Coastal Commission special treatment areas. Snags shall be retained unless felling is required by Cal-OSHA regulations, and live trees within visible evidence of current use as nesting sites by owls, hawks, eagles, osprey, or egrets shall be retained. Heavy equipment shall be excluded from the designated natural resource area.
 - g. Incidental public service purposes.
 - h. Aquaculture

D. WETLAND RESTORATION

1. The County has identified areas that qualify as potential wetland restoration areas; these areas are shown on the Resource Protection Maps. It is not the County's intent to designate the highest and best use of these areas as being wetlands, rather, wetland restoration is feasible at these sites and restoration would allow development in other areas or habitat enhancement as permitted by Section 30233 of the Coastal Act. Wetland restoration projects should only take place where there is a willing seller, and the project will not interfere with adjacent, upland uses.

Because of the very limited supply of potential wetland restoration sites, presently available, it is the policy of the County, in wetland restoration projects not specifically required by Section 30607.1, to require "mitigation banking" to facilitate projects within this Planning Area permitted under Section 30233.

2. Restoration of wetland habitats at the Redwood Creek oxbow and at the Big Lagoon log pond is encouraged. Continued operation of existing uses in these areas shall be maintained as long as it is needed for their present purposes. New development in these areas shall be limited to uses consistent with Section 3.41C (Wetlands) of this plan. Development integral to existing uses adjacent to these areas shall be excluded from the requirements of Section 3.41E (Wetland Buffers) of this plan. Restoration of these areas for fish and wildlife habitat shall be encouraged, where feasible, when they are no longer needed for their present purpose.

E. WETLAND BUFFER

1. No land use or development shall be permitted in areas adjacent to coastal wetlands, called Wetland Buffer Areas, which degrade the wetland or detract from the natural resource value. Wetland Buffer Areas shall be defined as: (Amended by Res. No. 83-51, 3-8-83)
 - a. The area between a wetland and the nearest paved road or the 40 foot contour line (as determined from the 7.5' USGS contour maps), whichever is the shortest distance; or
 - b. 250 feet from the wetland, where the nearest paved road or 40 foot contour exceed this distance.
 - c. Transitional Agricultural Lands designated Agriculture Exclusive shall be excluded from the wetland buffer.
2. Development, except for:
 - a. development permitted in wetlands as provided by Coastal Section 30233;
 - b. wells in rural areas; and
 - c. new fencing, so long as it would not impede the natural drainage;

shall be sited to retain a setback from the boundary of the wetland sufficient to prevent adverse effects to the wetlands habitat values, and as prescribed in (c) through (e), below.
3. **DEVELOPMENT SETBACK:** Within an urban limit line, the setback shall be either 100 feet or the average setback of existing development immediately adjacent as determined by the "stringline method". That method shall be used which provides development setbacks similar to those occurring on adjacent parcels and adequately protects the wetlands.
4. **DEVELOPMENT SETBACK:** Outside an urban limit line, the setback shall be between 100 and 200 feet, depending upon the size and sensitivity of the wetland, drainage boundaries, vegetation, adjacent uses, and the potential impacts of the project on the wetland habitat values. The precise width of the setback shall be sufficient to prevent significant effects to the wetland.
5. **DEVELOPMENT SETBACK:** In both urban and rural areas, setbacks of less than the distance specified above may be permitted only when:
 - a. the prescribed buffer would prohibit development of the parcel for the principal permitted use for which it is designated; or
 - b. the applicant for the proposed development demonstrates, to the satisfaction of the County and to the Department of Fish and Game, that a setback of less than the

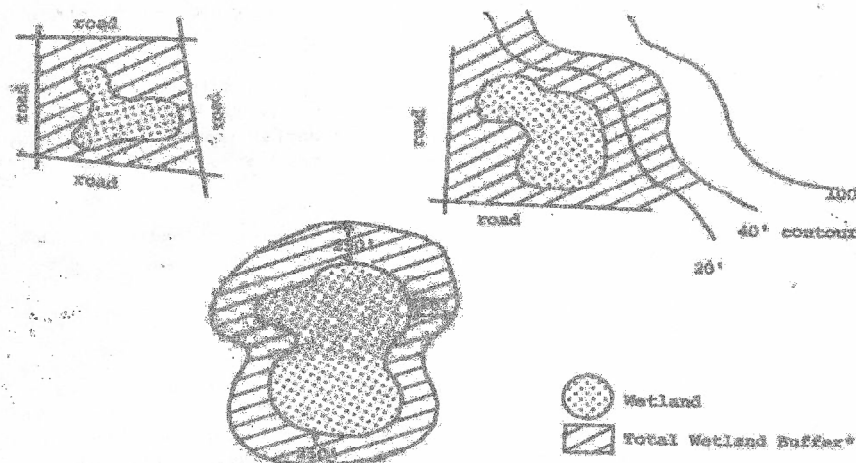
distance specified above will not result in significant adverse impacts to the wetland habitat and will be compatible with the continuance of such habitats.

Any such reduction in development setback may require mitigation measures, in addition to those specified below, to ensure new development does not adversely affect the wetland habitat values.

6. All development within the wetland buffer shall include the following mitigation measures:
 - a. Not more than 25% of the lot surface shall be effectively impervious.
 - b. The release rate of storm runoff to adjacent wetlands shall not exceed the natural rate of storm runoff for a 50 year storm of 10 minute duration.
 - c. Storm water outfalls, culverts, gutters, and the like shall be dissipated.
 - d. Septic systems or alternative waste water disposal systems must meet standards of the Humboldt-Del Norte Health Department and the Regional Water Quality Control Board.
 - e. Areas disturbed during construction, grading, etc., within 100 feet of the boundary of the wetland, shall be restored to original contours and sufficiently and promptly replanted with vegetation naturally occurring in the immediate area.
 - f. Development and construction shall minimize cut and fill operations and erosion and sedimentation potentials through construction of temporary and permanent sediment basins, seeding or planting bare soil, diversion of run-off away from graded areas and avoidance of grading during the rainy season (November through April).

7. The County shall request the Department of Fish and Game to review plans for development within 200 feet of the boundary of the wetland (Amended by Res. No. 83-57, 3/15/83).

FIGURE B



* Development setback in this area varies as specified in Sections 3.412, 3.4 & 5.

F. ROAD CONSTRUCTION WITHIN WATERSHEDS CONTAINING WETLANDS

1. Road construction within watersheds containing wetlands, as identified on the sensitive habitat maps, other than for timber harvest purposes (road construction controls for this activity are currently regulated by the California Department of Forestry in Timber Harvest Plans), shall employ suitable techniques and measures necessary to prevent erosion and minimize surface runoff. This shall include, but is not limited to:
 - a. Limiting soil exposure and disturbed area.
 - b. Minimizing uninterrupted slope length through surface roughening and serrated slopes.
 - c. Temporary slope stabilization if grading operations do not occur during dry weather months (May through October) including mulches, nettings, chemical and natural binders, rip-rap, etc.
 - d. Immediate vegetative plantings of disturbed slopes at finished grades.
 - e. Control of runoff through controlled water and drainage systems with dissipated discharges and receiving stream bank protection.
 - f. Diversion of runoff away from graded areas and areas traveled during project development.
 - g. Temporary and permanent sediment control through use of dikes, filler berms, and sediment basins.

G. RIPARIAN VEGETATION AND DEFINITION OF RIPARIAN CORRIDOR

- *** 30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.
- *** 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of humans shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff; preventing depletion of groundwater, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.
- *** 30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to:
- (1) necessary water supply projects;
 - (2) flood control projects where no other method for protecting existing structures in the flood plan is feasible and where such protection is necessary for public safety or to protect existing development, or
 - (3) developments where the primary function is the improvement of fish and wildlife habitat.
1. Timber management and timber harvesting activities regulated by the California Department of Forestry and the Board of Forestry, and forest improvement activities under jurisdiction of the Department of Forestry shall be exempt from requirements of this section. Other new development within coastal streams, riparian areas, and marine areas shall be consistent with policies and standards of this section.

- 2. Within the North Coast Planning Area the following coastal streams (as mapped on USGS 7.5' Quads) have been identified:

Johnson Creek (and its unnamed tributary)	Owl Creek
Ossagon Creek	MacDonald Creek
Butler Creek	Unnamed tributary of MacDonald Creek
Major Creek	Boat Creek
Sandcash	Squashon Creek
Kring's Ditch	Strawberry Creek
Ida's Slough	Home Creek (and its unnamed tributary)
Maple Creek	Redwood Creek

Unnamed tributary of Freshwater Lagoon

Tributaries to Big Lagoon:

Tom Creek, Pitcher Creek, Gray Creek, Diamond Creek, Maple Creek, Roundhouse Creek, and unnamed tributary flowing through County Park Bog.

- 3. New development with 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:
 - a. Wetlands, fishery, and wildlife enhancement and restoration projects.
 - b. Road crossings, consistent with the provisions of Section 3.41 G 5e and trail crossings consistent with the provisions of 3.41 G 5h (Amended by Res. No. 02-77. 8/27/2002 .
 - c. Maintenance dredging for flood control and drainage purposes consistent with the Transitional Agricultural Lands policies.
 - d. Development consistent with the provisions of 3.41 G5, below¹⁰
- 4. Riparian corridors on all perennial and intermittent streams shall be, at a minimum, the larger of the following:
 - a. 100 feet, measured as the horizontal distance from the stream transition line on both sides.
 - b. 50 feet plus four times the average percent of slope, measured as a slope distance from the stream transition line on both sides of intermittent and perennial streams.
 - c. Where necessary, the width of riparian corridors shall be expanded to include significant areas of riparian vegetation adjacent to the corridor, slides, and areas with visible evidence of slope instability, not to exceed 200 feet measured as a horizontal distance.

¹⁰Text added to correct typographical omission.

- d. If either the County or the landowner requests, they may agree to expand the width of the riparian corridor to protect significant areas of vegetation or special habitat areas adjacent to the corridor described above in 3.41 G4 a-c. (Amended by Res. No. 83-57, 3/15/83)

The width of the riparian corridor, as described in 3.41 G4 a-c above, may be reduced where such a reduction would not result in the removal of woody vegetation, and the County determines, based on specific factual findings, that a reduction of the corridor width will not result in a significant adverse impact to the habitat (Resolution No. 83-57, 3/15/83)

5. New development within riparian corridors shall be permitted when there is no less environmentally damaging feasible alternative, where the best mitigation measure feasible have been provided to minimize adverse environmental effects and shall be limited to the following uses:
 - a. Timber management activities, provided:
 - (1) In precommercial thinning and release activities, that at least 50 percent of the treecrown canopy and 50 percent of other vegetation present before management operations shall be left standing. If either the County or the landowner requests, they may agree, after an on the ground inspection, to increase these percentages to protect special habitat values.
 - (2) Follow-up treatments or other timber management activities which affect the tree canopy shall be permitted only when the canopy has been sufficiently re-established to prevent substantial adverse effects on soil erosion, wildlife, aquatic life, or the beneficial uses of water. These activities shall maintain a tree canopy similar to that which existed upon the completion of the initial thinning or release.
 - (3) In all timber management activities, including precommercial thinning, release activities, and site preparation, that heavy equipment shall be excluded from any area within 50 feet, measured as a slope distance, from the stream transition line, and shall not be permitted in other portions of the riparian corridor except where explained and justified as the least environmentally damaging feasible alternative.
 - (4) All activities shall be consistent with timber harvest rules of the Board of Forestry applicable to the protection of aquatic life and water quality.
 - b. Timber harvests smaller than three acres of merchantable timber 18 inches DBH or greater provided that timber harvest practices shall be consistent with those permitted under the forest practices rules for stream protection zones in Coastal Commission special treatment areas. Unmerchantable hardwoods and shrubs shall be protected from unreasonable damage.
 - c. Maintenance of flood control and drainage channels.
 - d. Wells in rural areas.
 - e. Road and bridge replacement or construction, provided that the length of the road within the riparian corridor shall be minimized, where feasible, by rights of way which cross streams at right angles and do not parallel streams within the riparian corridor.
 - f. Removal of trees for disease control or public safety purposes.

- g. Removal of firewood for personnel use on the property consistent with the applicable forest rules for stream protection zones in Coastal Commission special treatment areas.
 - h. Public access trails provided that the length of the trail within the riparian corridor shall be minimized, where feasible, by rights of way which cross streams at right angles, which are kept as far up slope from the stream as possible, which involve a minimum of slope disturbance and vegetative clearing, and are the minimum width necessary (Amended by Res. No. 02-77. 8/27/2002 .
- 6. Mitigation measures for development within riparian corridors shall, at a minimum include replanting disturbed areas with riparian vegetation (including such species as redwood, sitka spruce, alders, etc.), retaining snags within the riparian corridor unless felling is required by CAL-OSHA or permitted by California Department of Forestry forest and fire protection regulations, and retaining live trees with visible evidence of current use as nesting sites by hawks, owls, eagles, osprey, herons, or egrets.
 - 7. The County shall request the Department of Fish and Game to review plans for development within riparian corridors, the Department may recommend measures to mitigate disruptions to habitats.
 - 8. Natural drainage courses, including ephemeral streams, shall be retained and protected from development which would impede the natural drainage pattern or have a significant adverse effect on water quality or wildlife habitat. Stormwater outfalls, culverts, gutters and the like, shall be dissipated, and, where feasible, screened. Natural vegetation within and immediately adjacent to the bankfull channel shall be maintained except for removal consistent with the provisions of this Section.

H. WATER WITHDRAWALS FROM ANADROMOUS FISH STREAMS

- 1. Development which will be supported by water withdrawn from any of the streams listed below, shall be permitted only if the project is of a size which will sustain the minimum stream flow identified for that stream and is consistent with other requirements of this plan.

By means of this plan the County requests the Department of Fish and Game to begin studies at once which will identify stream flows necessary to support habitat for coastal cutthroat trout and, where present steelhead and silver salmon, in the following streams:

McDonald Creek
Maple Creek

- 2. In the absence of such a study, an applicant may present his own stream flow data and the County shall identify a stream flow regime which will satisfactorily protect the identified fish habitat. Proposed projects shall be referred to the Department of Fish and Game.

I. PERMITTING AND SITING OF SEPTIC SYSTEMS

Sewage disposal systems placed on existing and proposed lots must meet all of the requirements of the Humboldt-Del Norte Department of Public works, Health and the Regional Water Quality Control Board.

J. ROOSEVELT ELK HABITAT

Development within Roosevelt Elk habitats occurring within this planning area shall be sited and designed to mitigate impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.

3.42 VISUAL RESOURCE PROTECTION

*** 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as these designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and by local government shall be subordinate to the character of its setting.

*** 30253. New development shall: (5) Where appropriate, protect special communities and neighborhoods, which, because of their unique characteristics, are popular visitor destination points for recreational uses.

A. PHYSICAL SCALE AND VISUAL COMPATIBILITY

1. No development shall be approved that is not compatible with the physical scale of development as designated in the zoning for the subject parcel; and the following criteria shall be determinative in establishing the compatibility of the proposed development:

- a. for proposed development within an urban limit as shown in the Area Plan Maps that such development meets all standards, including specific limitation on height and bulk, for the principal permitted use as designated in the zoning;
- b. for proposed development not within an urban limit as shown in the Area Plan maps that such development meet all standards, including specific limitations on height and bulk, for the principal permitted use as designated in the zoning, where such principal use is for detached residential, agricultural uses, or forestry activities regulated by CDF only;
- c. for proposed development that is not the principle permitted use, or that is outside an urban limit and for other than detached residential, agricultural uses, or forestry activities regulated by CDF that the proposed development is compatible with the principle permitted use, and, in addition is either:
 - (1) No greater in height or bulk than is permitted for the principle use, and is otherwise compatible with the styles and visible materials of existing development or land forms in the immediate neighborhood, where such development is visible from the nearest public road.
 - (2) Where the project cannot feasibly conform to paragraph 1, and no other more feasible location exists, that the exterior design, and landscaping be subject to a public hearing, and shall be approved only when:
 - (a) There is no less environmentally damaging feasible alternative location.
 - (b) The proposed exterior design, and landscaping are sufficient to assure compatibility with the physical scale established by surrounding development;

B. PROTECTION OF NATURAL LANDFORMS

1. Natural contours, including slope, visible contours of hilltops and treelines, bluffs and rock outcroppings, shall suffer the minimum feasible disturbance compatible with development of any permitted use, and the following standards shall at a minimum secure this objective:
 - a. Under any permitted alteration of natural landforms during construction, mineral extraction or other approved development, the topography shall be restored to as close to natural contours as possible, and the area planted with attractive vegetation common to the region.
 - b. In permitted development, land form alteration for access roads and public utilities shall be minimized by running hillside roads and utility corridors along natural contours where feasible, and the optional waiving of minimum street width requirements, where proposed development densities or use of one- way circulation patterns make this consistent with public safety, in order that necessary hillside roads may be as narrow as possible.

C. COASTAL SCENIC AREAS

1. In Coastal scenic Areas as designated in the Area Plan, it is the intent of these regulations that all development be subordinate to the character of the designated area, and to the scenic use and enjoyment of public recreational lands within these areas; and the following uniform standards and conditions shall apply to all development within said areas, in addition to the standards identified in the Area Plan:
 - a. New industrial and public facility development shall be limited to:
 - (1) Temporary storage of materials and equipment for the purpose of road and utility repair or improvement provided that this is necessary to the repair or improvement, and no feasible site for storage of equipment or material is available outside such area.
 - (2) Underground utilities, telephone lines, and above ground power lines less than 30 KV.
 - b. Commercial uses shall be approved only where permitted by the Area Plan and zoning, and only such uses as serve the ordinary needs of tourist or recreational users of the area shall be permitted, as follows:
 - (1) Recreational Vehicle parks, and private campgrounds.
 - (2) Boating rentals.
 - (3) Sport fishing and recreational retail services up to 1000 square feet.
 - (4) As an adjunct to recreational vehicle parks or private campgrounds, a general retail service which may include food, beverage and hardware items, up to 1000 square feet.
 - (5) Other uses meeting the requirement of this subsection, as determined by the Planning Commission after public hearing including facilities identified in (3) and (4) which are greater than 1000 square feet in area.
 - c. All permitted development shall be subject to the following standards for siting and design for structures integral to agricultural use and timberland management subject to CDF requirements for special treatment areas.

- (1) Siding and roofing materials shall not be of reflective materials, exception glass and corrugated roofing. Solar collectors for on site use shall be permitted and exempt from this standard.
 - (2) The highest point of a structure shall not exceed 30' vertically measured from the highest point of the foundation, nor 40' from the lowest point of the foundation.
 - (3) Setbacks from property lines and public roads shall be as established in the Area Plan, except that in no case shall such setbacks be less than 50' from a public road, nor 30' from a property line. In areas significantly developed, 50% or greater, where the setback shall be the average of the setbacks of existing structures.
 - (4) Exterior lighting shall be shielded so that it is not directed beyond the boundaries of the parcel.
 - (5) Clearings for new homesites planned for Rural Residential development shall be limited.
 - (6) Timber harvests and activities related to timber management exempt from CDF regulations shall conform to timber harvesting visual standards for Special Treatment Areas.
- d. Proposed development which cannot satisfy these prescriptive standards but is in conformance and compatible with the goals and objectives of this section and the area plan may be submitted to the Design Assistance Committee for review and recommendation to the Planning Commission (Resolution 83-57, 3/15/83).

D. COASTAL VIEW AREAS

1. In Coastal View Areas as designated in the Area Plan, it is the intent of these regulations that no development shall block coastal views to the detriment of the public; and the following uniform standards and conditions shall apply to all development other than agricultural development and timberland management subject to CDF requirements for special treatment areas in said areas, and to specified developments in Coastal Scenic Areas, in addition to standards identified in the Area Plans:
 - a. No off-premise signs shall be permitted; and on-premise signs to a total area of 40 square feet shall be permitted. Existing billboards (offsite signs) shall be phased out where feasible.
 - b. Where the use is residential, and a proposed development is between the coast, a coastal waterway, or a Coastal Scenic Area, and a coastal road affording a view of the coast, coastal waterway, or Coastal Scenic Area at that point, a development shall be approved subject to the standards of this document only on the following conditions:
 - (1) The development is not visible from the road or would not block any part of the view; or
 - (2) Where the development cannot be sited to prevent blocking any part of the view, that its height does not exceed 20 feet nor its width perpendicular to the line of view 40 feet, and that it is set back from the road at least 50 feet, and from property lines vertical to the road at least 30 feet; and

- (3) The following specific policies shall only apply to development in the Big Lagoon Estates:
 - (a) In order to minimize visual impact and view obstruction seaward from Ocean View avenue, all utilities will be undergrounded from existing poles to any new developments on all lots within the subdivision.
 - (b) Outdoor lighting shall be directed in a downward direction and light rays shall not exceed the property boundaries.
- c. Where the principal use is commercial or industrial, the proposal shall include a detailed plan for exterior design of all structures and signs, location and intensity of outdoor lighting, parking, and landscaping, and this plan shall be the subject of public hearing at which the following findings shall be made:
 - (1) That the development does not block any part of the view to the coast, coastal waterway, or Coastal Scenic Area; except that an industrial use that is both coastal-dependent and dependent on the particular site in question shall only meet this requirement where feasible.
 - (2) That the exterior design, lighting and landscaping combine to render the overall appearance compatible with the natural setting as seen from the road.
 - (3) That no development, other than landscaping, signs, utilities, wells, fences and a driveway for access to the public road where required, be located within 50 feet of the public road.
 - (4) That all feasible steps have been taken to minimize the visibility of parking areas from the public road.
 - (5) Exterior lighting shall be shielded so that it is not directed beyond the boundaries of the parcel.
 - (6) In addition to the provisions of this section, new development in areas planned for commercial recreation at MacDonald Creek shall be consistent with the provisions of Section 4.52B of the plan.
- d. Uses other than these defined in "a" through "c" of this section shall be subject to the requirements of section in so far as these are relevant.
- e. Proposed development which cannot satisfy these prescriptive standards but is in conformance and compatible with the goals and objectives of this section and the area plan may be submitted to the Design Assistance Committee for review and recommendation to the Planning Commission (Resolution 83-57, 3/15/83).

E. DESIGN ASSISTANCE COMMITTEE

New development proposed within Coastal Scenic Areas and/or Coastal View Areas which cannot satisfy the prescriptive standards listed in Sections 3.42C and 3.42D, respectively, shall be referred to the Design Assistance Committee. The Design Assistance Committee, as defined in the implementation phase of the Local Coastal Program, shall ensure that the proposed development is compatible with the goals and objectives of this plan. Findings for approval shall include (Resolution No. 83-57, 3/15/83).

1. Consistency and compatibility with applicable elements of the County's general plan;
2. Alteration of natural landforms caused by cutting, filling, grading or clearing necessary for a building site is minimized and, as appropriate, integrated with the project.

3. That setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site;
4. Exterior lighting is compatible with the surroundings and is not directed beyond the boundaries of the parcel;
5. Vegetation common to the area should be used to integrate the manmade with the natural environment, to screen and soften the visual impact;
6. Where feasible, new and existing utilities should be underground. When above-ground facilities are the only alternative, they should be as unobtrusive as possible;
7. Off-premise signs, which are needed to direct visitor to commercial recreation as permitted in the area plan, shall be attractively designed in keeping with the surroundings and clustered at appropriate locations. Such clustered signs should have a single design theme;
8. Timber harvest and activities related to timber management exempt from CDF regulations shall conform to timber harvesting visual standards for Special Treatment Areas;
9. Where views from public roads to the coast or coastal waterways are of concern, the height, width, and setbacks from roads and parcel lines shall be considered to retain as much of the existing view as is possible;
10. Views from public trails, beaches, or public recreation areas into the development site shall also be considered; and
11. Solar collectors for on-site use shall be exempt from this review.

F. PUBLIC LANDS RESOURCE BUFFER

The intent of this policy is to guide public agencies through a step-by-step procedure in both the acquisition of land and in the generation of management or development plans for existing public lands. Where necessary, buffer areas around public lands to mitigate adjacent land uses, including buffers necessary for habitat and resources protection, shall be identified and implemented according to the following policy:

- a. Where feasible, buffer areas shall be internalized within the boundary of the public lands. This applies to both future proposed acquisitions and to existing public lands where the public agency involved sees the need for buffers from adjacent uses or activities.
- b. Where adequate buffers cannot be feasibly internalized during the acquisition process or, where applicable in the development of management plans for the public lands:
 - (1) activities requiring buffering are to be identified.
 - (2) the location, width, and nature of the buffer are to be determined, and
 - (3) any proposed restrictions affecting adjacent privately owned properties shall be discussed with the affected property owner and Humboldt County.
 - (4) Pursuant to this meeting a mutual agreement shall be made between the public agency and the affected property owner regarding the implementation of the identified buffer. Techniques to be considered for implementation of a buffer include, but are not limited to:
 - alternatives to full acquisition
 - purchase of easements
 - purchase of development rights

purchase of major vegetation
 full acquisition of buffer areas

(5) Eminent domain proceedings shall be initiated by the public agency seeking a resource buffer only after the opportunity for a mutual agreement, outlined above, has been exhausted.

G. NATURAL FEATURES

Significant natural features within the North Coast Planning Area, and specific protection for retention of these resources are as follows:

Area	Resource Protection
Big Lagoon Spit	Coastal Scenic Area (sec. 3.42C) within Humboldt Lagoons State Park and Humboldt County Big Lagoon Park Designated: Public Recreation Coastal View Area (sec. 342D)
Stone Lagoon Spit	Coastal Scenic Area (sec 3.42C) Coastal View Area (sec.3.42D) Within Humboldt Lagoons State Park Designated Public Recreation
Area	Resource Protection
Freshwater Spit	Coastal Scenic Area (sec. 3.42C) Coastal View Area (sec. 3.42D) Designated: Public Recreation
Headlands between Stone and Dry Lagoons Sharp Point	Coastal Scenic Area (sec. 3.42C) Coastal View Area (sec.3.42D) Within Humboldt Lagoons State Park Designated: Public Recreation
Bottomlands along McDonald Creek & South of Stone Lagoon	Coastal Scenic Area (sec. 3.42C) Coastal View Area - West of Highway 101 only (sec. 3.42D) Designated: Agriculture Exclusive - Prime west of Highway 101, and Commercial Recreation east of Highway 101 (see policies in Chapter 4 regarding Commercial development east of 101 at McDonald Creek and visual protection).
Spruce Forest South of Big Lagoon	Coastal Scenic Area (sec. 3.42C) Coastal View Area (sec. 3.42D) CDF - Special Treatment Area Designated: Commercial Timber
Stagecoach Hill Azaleas near Kane Road	(Specific protection measures are to be developed through a special study of the Resource.)

3.50 ACCESS

Consistent with the requirements of the California Constitution and the Coastal Act as outlined below, "maximum access and recreational opportunities shall be provided for all people." This chapter and the Access Inventory in Chapter 4, constitute the Access Component of the Local Coastal Program. The Access Inventory describes, as shown on the plan maps, all of the accessways, serving all of the usable shoreline in Humboldt County. This finite set of accessways describes the maximum number of access corridors available in the County.

The ability of this fixed number of accessways to meet the demand for "maximum access" will be determined by the level of improvements required in the development of the support facilities. "Maximum access" as required by the Coastal Act, shall be provided through the identification, as shown on the Plan Maps, of the usable access corridors and the provision of support facilities adequate to use.

*** 30210. In carrying out the requirement of Section 2 of Article XV of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights of private property owners, and natural resource areas from overuse.

*** 30211. Development shall not interfere with the public's right of access to the sea where acquired through use, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

*** 30212. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

*** 30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

*** 30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

3.51 CONCEPT OF ACCESS

- A. The complete concept of "access" to the shoreline requires the integration of three basic factors:
1. Lateral access to provide for recreational uses along the shoreline; and
 2. Vertical access to provide a means of traveling to the shoreline; and
 3. Support facilities to provide the improvements necessary to the use of the accessway (listed in 3.52).

3.52 ACCESSWAY IMPROVEMENTS AND FUNDING

- A. Public agencies or other entities having or accepting responsibility for accessways shall provide support facilities compatible with the character of the land and adequate for the number of people using them prior to opening the access to public use.

1. Minimal improvements should be scheduled for unimproved access points in character with the rural nature of the communities they serve, and accessways accepted by the responsible entity or agency should include but shall not be limited to, the following as they are found consistent with the identified uses, modes of access and limitations as identified in Section 4.70.
 - a. parking
 - b. roads
 - c. trails, stairs, and ramps
 - d. sanitary facilities (including trash collection)
 - e. facilities for the handicapped
 - f. fencing and barriers to inappropriate uses
 - g. signing of access points, trails and hazard areas
 - h. maintenance and operation of the accessway and support facilities
2. In reviewing improvements to accessways, the approving authority shall consider:
 - a. the common use(s) of the shoreline;
 - b. the proposed mode of access (pedestrian, equestrian, or vehicular) and adverse impacts on adjacent owners' use of their property, and the size of the development;
 - c. the likelihood of trespass and vandalism on adjacent private property;
 - d. the need to provide for public health and safety including the need for:
 - (1) parking
 - (2) road capacity and traffic patterns
 - (3) conflicts in uses (i.e. pedestrian, equestrian, vehicular)
 - (4) use by the handicapped
 - (5) capacity of sanitary facilities, including trash disposal
 - (6) topography of trails
 - (7) beach hazards (tides, currents, undertow)
 - e. Conflicts with agriculture and timber including:
 - (1) vandalism
 - (2) theft of livestock, agricultural supplies and tools
 - (3) damage to crops and livestock
 - (4) trespass on areas not part of accessway
 - (5) damage to fencing and gates
 - (6) dogs killing, maiming, or harassing livestock
 - (7) fires

Improvement of accessways shall be permitted where the level of development is adequate to support common users of the shoreline and the mode(s) of access proposed in the plan, and where

the improvements are sited and designed to prevent significant hazards to public health and safety or to agriculture and timber minimize the likelihood of trespassing and vandalism on adjacent private property.

3. When the approving authority finds adverse impacts associated with improving access in conjunction with the criteria within this section, appropriate mitigation measures must be provided.
4. Signs at access points are to be supplemented by an atlas of County coastal access points for use by both residents and visitors.
5. Funding for acquisition, improvement, maintenance and operations and coverage for associated liability on new accessways required as part of the Coastal Plan mandated by the State shall be from sources other than Humboldt County.

3.53 PUBLIC PRESCRIPTIVE RIGHTS

- A. An initial survey of accessways is included in this Area Plan. This Plan does not determine whether implied dedication or prescriptive rights exist. The plan is made without prejudice to the existence or absence of such rights.
- B. Where potential public prescriptive rights of access to the shoreline are affected by new developments, the applicant shall either:
 1. Site and design the project to maintain the accessway, or
 2. Provide an equivalent accessway to the same destination including dedication of an access easement as described in Section 3.55, or
 3. Demonstrate that either the State of California has quit-claimed any interest it may have in the accessway or a court of competent jurisdiction has determined that prescriptive rights do not exist along the accessway.

3.54. COASTAL TRAIL

- A. The "Coastal Trail" shall follow existing public lands and public beaches but move inland to the nearest available public route where there would exist substantial conflicts.

3.55. DESIGNATION GUIDELINES

- A. Guidelines for the designation of accessways are as follows:
 1. Vertical Access
 - a. location should be along boundaries of property but may be resited as necessary.
 - b. width should be a minimum of 10 feet for pedestrian use with additional width as required for slope or construction easements and/or other uses.
 - c. privacy buffer between accessway and residence shall be a minimum of five (5) feet for pedestrian accessways.
 2. Lateral Access
 - a. where there is an existing accessway adjoining the proposed accessway, the location and size of the new accessway shall be the same as the adjoining accessways; or

- b. where there is a fixed landward point from which to measure (e.g. bluffline) the accessway shall be no less than 25 feet in width seaward from the fixed landmark; or
- c. to the first line of terrestrial vegetation, excepting dune areas; or
- d. a minimum of 25 feet from the mean high tide line; or
- e. where there is no vertical gradient differential between the development and the accessway, a privacy buffer shall be established with a minimum of 10 feet with only limited uses allowed from 10 to 20 feet and only passive recreational uses between 20 and 50 feet.

CHAPTER 4

THE NORTHCOAST AREA AND PLAN MAP

4.10 INTRODUCTION

This chapter examines current and planned land uses within the North Coast Planning Area. The chapter is divided into five sections: the North Coast Planning Area, Orick, Big Lagoon Subdivision, the Lagoons, and the Parks. The first section discusses, at a general level, unique features, current land uses, and proposed land uses within the North Coast Planning Area. The balance of the chapter addresses land issues and plans with an area specific perspective.

A (generalized) Land Use Plan Map at the end of this section indicates the land use categories designated within the planning area, each of which defines land uses, densities, and intensities. Where applicable, constraints on development including natural and cultural resource protection, and public safety are indicated on Maps 3, 4A and 4B.

4.20 THE NORTH COAST PLANNING AREA

4.21 GENERAL DESCRIPTION

With the exception of the Louisiana Pacific and Cal-Pacific Mills and a few pockets of residential and commercial development, the coastal area from Patrick's Point State Park to the Del Norte-Humboldt County line is rural. The only development located directly adjacent to the coastline is the Big Lagoon subdivisions and the Arcata Redwood Mill at Redwood Creek. The remainder of the 27 mile stretch of coast consists of recreation areas provided independently by Humboldt County, State Parks and Recreation and the National Park Service.

Prominent natural features include nine miles of coastal lagoons. Each of the three lagoons are separated from the Pacific Ocean by a narrow sand spit. Both Big Lagoon and Stone Lagoon experience seasonal breaching of the spit and also support anadromous fish runs; only Freshwater Lagoon is permanently separated from the ocean by Hwy 101. Rocky headlands separate the lagoons to the north and south and to the east they are bounded by the redwood and spruce forested coast range.

Private lands in this area are generally in use for either agriculture or timber production. The agricultural lands are concentrated around Redwood Creek and south of Stone Lagoon while commercial timber lands predominate in the lagoon's watersheds.

Scattered homes and commercial uses are found along Hwy 101 at Redwood Creek; the community of Orick (pop.1000) lies just outside the coastal zone. The only other significant concentration of residential development is at the southern end of Big Lagoon, east of Hwy 101. The two subdivisions at Big Lagoon occupy approximately 90 acres.

Recreational facilities in the area are generally focused on the parks. Twenty-one miles of the actual shoreline, as well as significant inland acreage is in public ownership. Redwood National Park has day and primitive overnight facilities, including some within the coastal zone; Prairie Creek State Park offers improved overnight facilities, while dry Lagoon State Park has facilities for day use, as do the County Parks at Redwood Creek and Big Lagoon. Motels, trailer camps and recreational vehicle (RV) parks are scattered along Highway 101, most densely near Orick, which serves as the commercial center for tourists at the northern parks. There are a variety of fishing opportunities in the area. The Lagoons support a variety of sport fish. Redwood Creek has significant runs of salmon and steelhead. Surf fishing is popular off the beaches, especially along Gold Bluffs and near the Redwood Creek estuary. Boating activity is limited to the Lagoons.

4.22 PLANNING ISSUES

The Coastal Plan envisions a variety of uses within the North Coast Planning Area, but with heavy emphasis on public recreation and resource production lands, especially commercial timber lands. Public recreation areas comprise approximately 35% of the coastal portion of the planning area.

Prime agricultural lands are restricted to the mouth of Redwood Creek and a small pocket south of Stone Lagoon. Upland areas (non-prime soils) north of Redwood Creek and east of Stone and Big Lagoon are the only lands planned for Agricultural-General.

An Urban Limit Line has been identified by both the Big Lagoon and Orick Communities. While most of Orick is concentrated just outside the Coastal Zone Boundary, the Community Service District does have plans to service (water) some commercial development just west of the boundary and has indicated the area would be suitable for an urban reserve. The Urban Limit Line at Big Lagoon is co-terminus with the existing serviced area and no urban reserve area has been identified. The two subsections on Orick and Big Lagoon subdivision discuss these two areas in greater detail.

Rural residential lands compliment the remainder of the planning area. Rural "neighborhoods" are concentrated at Kane Road above the north end of Big Lagoon, along McDonald Creek, east of Stone and Freshwater Lagoons, along the old Hwy 101 near Orick and along Hilton Road.

4.30 ORICK

4.31 AREA DESCRIPTION

The community of Orick is located on the north and south sides of Redwood Creek approximately two miles from the estuary. Bottom lands surrounding the estuary since the late 1800's have been used for pasturage supporting small dairies and production of beef. Prior to 1968 these lands were subject to periodic flooding with recently the most intense in 1964 which devastated the town of Orick. As a result, the Army Corps of Engineers was authorized to begin levee construction and stream channelization on the lower 3.4 miles of the Creek in 1966. Construction of the levee has drastically altered the Redwood Creek estuary and the streams ability to support an anadromous fishery.

Within the Coastal Zone residential development is rural in nature with parcels ranging from 5 to 40 acres. The majority of this development is concentrated on the hill areas northeast and south of the estuary

Recent acquisition by the Redwood National Park has had a significant effect on future development in and around Orick. As the southern entrance to both Redwood National Park and Prairie Creek State Park, the community of Orick is anxiously working with the Park Service and the Park Management Proposal to accommodate future projected park visitors.

4.32 PLANNING ISSUE

A. URBAN LIMIT LINE

The Orick Community Service District provides the community of Orick with water; at present it does not service any development within the Coastal Zone. The District's extension plans include a proposal to service some existing commercial development along Hwy 101 west of town. At the area planning workshops there was mentioned that while the area currently derives water from ground water sources and yield is adequate, the mineral content is very high and therefore undesirable for drinking purposes.

The Urban Limit Line, as shown on maps 2A and 2B was drawn to include existing commercial development and parcels proposed for water service. Parcels capable of resource production (agriculture) and lands currently in agriculture uses were excluded.

As serviced water is not now available the area stands as an urban reserve. The plan recommends a Commercial General designation for future development. Until services are extended only commercial development which can satisfy both the septic system waste disposal standards (see Section 3.41J)¹¹ and produce potable on site water will be permitted.

B. RESOURCE PRODUCTION

1. Prime Agriculture

The bottom land soils around the Redwood Creek estuary are prime and are planned agriculture exclusive. Used largely as grazing lands for stock, the income generated on these lands is supplementary in nature.

Plan recommendations include a sixty acre minimum to insure continued agriculture uses with a 20 acre option in conjunction with some guarantee of continued agricultural use such as a Williamson Act Contract (see Chapter 3, Section 3.33 for specific details).

As explained in the previous section, the Orick Urban Limit Line encompasses existing commercial development adjacent to prime agricultural lands. The establishment of an urban/rural boundary will reinforce the continued uses of these lands for agricultural purposes and deter conversions to other uses. In addition, financing the extension of services within the Urban Reserve will not result in any increased service district assessments on the agricultural lands as the cost of service is expected to be shared between a state grant and user fees.

2. General Agriculture

The hillsides above the prime bottomlands have historically been used to graze stock during wet seasons of the year. Livestock are still grazed on the hills but on a smaller scale and usually on a year round basis.

The current modal average is five acres while the mean is seventeen acres. Because of the very close proximity to the prime bottom lands and the desire to maintain viability of these lands, the recommended minimum sizes are five acres and twenty acres.

3. Timberlands

Approximately 70 acres of timberland lie above the Redwood Creek estuary and adjacent to Redwood National Park. Currently included in the County's Timberland Preserve Zoning Program, the Plan recommends a continuation of this use with a Commercial Timberland plan designation. Minimum parcel size is 160 acres, although subdivision to 40 acres is permitted with a joint timber management plan. Adjacent planned uses include the National Park, and both Agriculture General and Agriculture Exclusive.

C. RECREATION

Redwood Creek County Park presently provides only day use parking. The present vault type toilets are closed due to vandalism and maintenance problems. There is no water available. The recommendations from the adopted County Recreational Element are endorsed and reinforced with testimony taken in the North Coast Workshops and it is recommended that:

¹¹ Changed reference section to reference correct section number.

1. Vault type toilets should be replaced with chemical or flush toilets.
2. Split rail fencing should be used to border the parking area.
3. Development and improvement for this park should be coordinated with the California Department of Transportation and other agencies responsible for the development of the Freshwater spit right-of-way.

D. RURAL DEVELOPMENT

Residential development outside of the Orick Urban Limit Line is planned along the Old Highway 101 and Hilton Road. Both of these areas are greater than 50% developed.

Along the Old Hwy 101, the plan proposes a Rural Residential plan designation with possible subdivisions to a five acre minimum. While this is the recommended minimum, topographical limitations will most likely raise the actual minimum to 10-15 acres.

The Rural Exurban designation with a 2.5 acre minimum along Hilton Road, reflects the area's current level of development. Within the coastal zone only one parcel would be eligible for further sub-division.

E. HABITAT AREAS

Habitat areas within the coastal portion of Orick include the remnant wetlands at the mouth of Redwood Creek, Sandcash Creek and Strawberry Creek. The Land Use Plan reserves areas bordering these habitats for either agriculture use or public recreation. These uses are compatible with the protection of these resources. Policies related to the protection of wetlands and riparian vegetation are contained in Chapter 3, sections 3.41 C, D, & F.

F. VISUAL RESOURCES

Significant visual resources are the Pacific Ocean and the Redwood Creek estuary. Views into these areas are from Hwy 101. The only existing development within this Area is the Cal- Pacific saw mill which has a lease from Redwood National Park. The Land Use Plan Map includes the mill site in the Public Recreation designation; the Park's plans for continuation of the lease are currently unknown. The balance of the estuary is planned for agriculture which will retain an open feeling at the mouth of Redwood Creek. Policies relating to permitted development within Coastal Scenic Areas and Coastal View Areas are in Chapter 3, section 3.42C and 3.42D.

4.40 BIG LAGOON SUBDIVISION

4.41 GENERAL DESCRIPTION

The Big Lagoon community generally consists of two major subdivisions and is located at the southern end of Big Lagoon. This community is separated from the balance of the North Coast Planning Area by Hwy 101 to the East, Patricks Point State Park to the South, the Pacific Ocean, and both Dry Lagoon State Park and Big Lagoon to the North. These boundaries also delineate the ultimate developable area for the Big Lagoon community.

Outstanding natural features within the community are largely associated with the lagoon. The County Park at the north end contains a small bog which provides habitat for two especially unique plant species. a public launch facility and primitive overnight camping facilities are also available at the park.

Also located along the southern margin of Big Lagoon is an approximately 135 acre spruce and fir forest which visually separates the two subdivisions from Hwy 101. The Big Lagoon Rancheria is also located adjacent to the lagoon and spruce forest.

4.42 PLANNING ISSUES

A. URBAN LIMIT LINE

Two private water systems service the residential development at Big Lagoon. Households within the Big Lagoon Park, Inc. subdivision receive water from a system owned partially by the Park Corporation and by Louisiana-Pacific Corp.; the water distribution system is property of the Park Corporation while Louisiana-Pacific owns the well pump and storage facilities. The Big Lagoon Estates water system is privately owned and operated by an individual who is also a resident of the subdivision. Septic tanks and leach fields are currently the only waste water disposal systems available to the community.

Both systems are experiencing some limitations to fully servicing existing connections. The Big Lagoon Park Inc. water system appears to be adequate for only the existing level of actual (weekend and seasonal) occupancy, though not for the full occupancy developed residential units (76 year-round households). With a slightly different situation, the Big Lagoons Estates system could supply water for residential use to some future development but cannot now provide adequate flows for fire protection.

Because of the current water service limitations, the plan recommends an Urban Limit Line co-terminus with the existing service area. An extension of the Urban Limit Line to include lands not now serviced will require the resolution of one or the other of the systems current limitations so that adequate services are available within the Urban Limit Line before new areas are serviced. Any extension of either water system will require an environmental assessment, pursuant to the California Environmental Quality Act, which would involve the assessment of the impact to adjacent surface water resources as well as the propensity to induce saltwater intrusion or depletion of adjacent ground resources.

The area within the Urban Limit Line is planned for Residential Estates with a minimum parcel size of one acre. With this minimum the possibility of further subdivision is excluded while permitting the development of existing undeveloped parcels.

B. RESOURCE PRODUCTION

1. Timberlands

Outside of the Urban Limit Line, the balance of the area is heavily forested; of the 220 acres all but 15 are owned by the Louisiana-Pacific Corporation. The 135 acre spruce forest, adjacent to the southern margin of Big Lagoon, meets all of the criteria for designation as Commercial Timberland; in addition the remaining approximately 100 acres owned by the Louisiana-Pacific Corporation are also designated Commercial Timberland.

C. RURAL DEVELOPMENT

The remaining two parcels which range from approximately 15 to 20 acres do not individually satisfy the criteria for the Commercial Timberland designation because of parcel size. The plan map shows these two parcels in Rural Residential with a five-acre minimum.

D. HABITAT AREAS

Discussion of Big Lagoon resources is presented in the Lagoons subsection, see below. However, with the Big Lagoon community the bog at the County park and riparian vegetation along Roundhouse Creek are of most concern.

Of special botanical interest, the bog supports two endangered plant species, *Drosera rotundifolia* (sundew), and *Lycopodium inundatum* (bog club moss). Roundhouse Creek flows through the bog and is one of the many factors in the creation and maintenance of the bog. Accordingly, water quality of Roundhouse Creek is of special concern. No further residential development is proposed along the creek or the bog. Any timber harvesting or management activities must be in conformance with California Department of Forestry regulations for Special Treatment Areas.

E. VISUAL RESOURCES

As mentioned above, the area between Hwy 101 and adjacent to the County park is within a Special Treatment Area. This requires a "special treatment" in the application of Forest Practice Rules; visual and habitat protection are two of the criteria used in identifying the areas for special consideration. The line indicating Coastal Scenic Areas on map 4A, reflects the 200 foot scenic buffer area between Big Lagoon, the spruce forest and the County Park.

The entire community of Big Lagoon, the area east of Hwy 101 is within the Coastal View Area. Here views to both the ocean and Big Lagoon are of concern. Standards for development within Coastal View Areas are presented in Chapter 3, section 3.42D 1b (3).

4.50 THE LAGOONS

4.51 AREA DESCRIPTION

This area, containing the largest total acreage of private ownership in the planning area, extends from the Orick sub-area south to the Planning Area boundary at the old northern boundary of Patricks Point State Park (which is not included in this Planning Area). From north to south, Freshwater, Stone, Dry and Big Lagoons account for nine miles of the shoreline which is almost totally in public ownership. To the east, the coastal zone boundary runs near the top of the first coastal ridge.

Existing land use is primarily timber with some agricultural land at the south end of Stone Lagoon. There are two existing Commercial Recreation facilities, one adjacent to the east side of Stone Lagoon and the other is located on the east side of Highway 101 southeast of Stone Lagoon. There are several "rural neighborhoods" where residential development is the principal use on generally larger acreages. Public Recreation areas include portions of Redwood National Park and Patricks Point State Park and all of Dry Lagoon State Park.

4.52 PLANNING ISSUES

A. RESOURCE PRODUCTION

The only types of Resource Production lands in this area are prime agricultural lands (AEP) and coastal commercial timber lands (TC). As shown on the Land Use Map, the prime agricultural land is concentrated in a relatively isolated location at the south end of Stone Lagoon. These parcels are only marginally large enough to be maintained as economically viable agricultural operations as the sole means of support for the operators. A portion of these lands, on the west side of Highway (see Recreation section 4.52B). There are no tracts of non-prime agricultural grazing lands large enough to be considered economically viable as a sole means of support. For the prime Agricultural lands, there is a minimum parcel size of 60 acres. There is the possibility of creating parcels down to 20 acres where the land is committed to agriculture through a Williamson Act Contract. (See Chapter 3 Agricultural Protection Policies). Uses are restricted to those that would not impair the economic viability of any agricultural

lands or constitute a conversion of these lands to other uses. Uses on adjacent lands shall not impair the economic viability of these agricultural lands.

The largest portion of this area is coastal commercial timberlands, shown on the map as TC. The majority of these lands are held by the large timber corporations with smaller individual ownerships scattered on the fringes. The minimum parcel size is 160 acres, although subdivision to 40 acres is permitted when a joint timber management plan is filed to guarantee the continued growing and harvesting of timber. Chapter 3 provides a list of compatible uses allowed within this designation. Conversions for uses other than timber processing and related facilities shall not be approved.

B. RECREATION - PUBLIC AND PRIVATE FACILITIES

Due to a long history of acquisition by both State and Federal agencies, the vast majority of recreational opportunities and facilities within this planning area are within State and National Parks. With the exception of development at the South end of Big Lagoon, the entire coast within North Coast Planning Area is in public ownership. The land use policies of this plan prohibit any further acquisition within the coastal zone except for completion of the Humboldt Lagoons acquisition presently in progress. The maximum acquisition boundary for the Humboldt Lagoons State Park is shown on Figure D; this boundary is also consistent with the Department of Parks and recreation proposed Humboldt Lagoons Project (Resolution 83-51, 3/8/83).

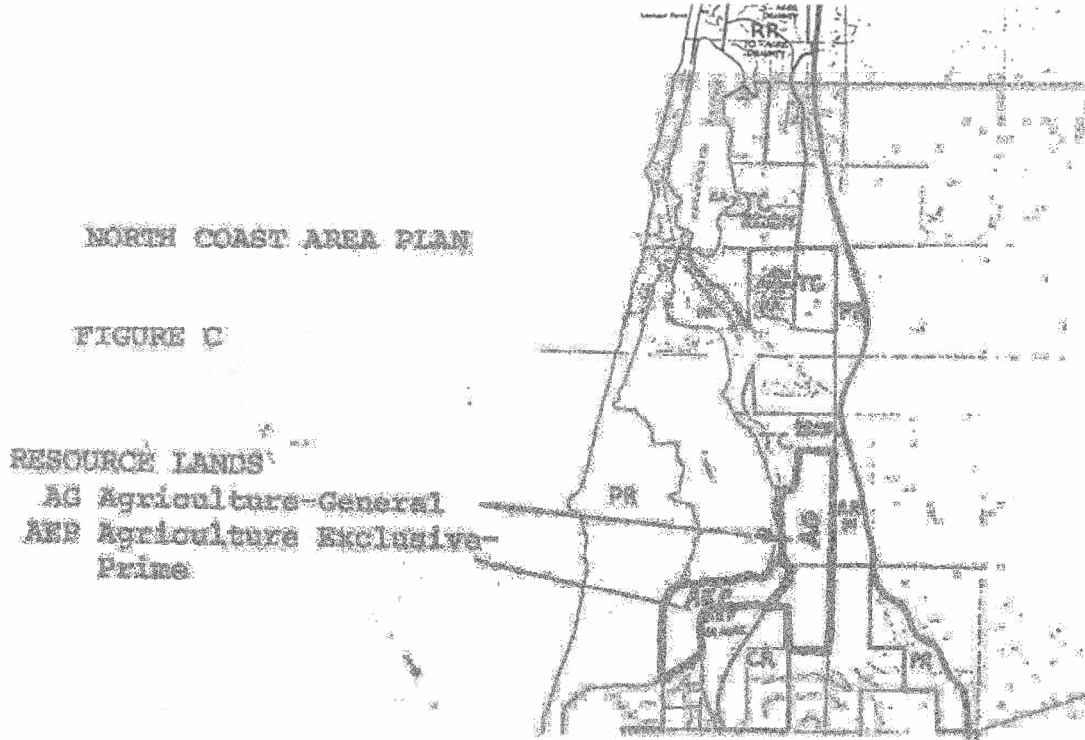
New development within the park is limited to that which will not compete with existing or planned commercial recreational facilities authorized by Section 3.35C, and shall be consistent with the specific policies below (Resolution 83-51, 3/8/83).

Dry Lagoon State Park

Development and use shall be consistent with the following policies (Resolution 83-51):

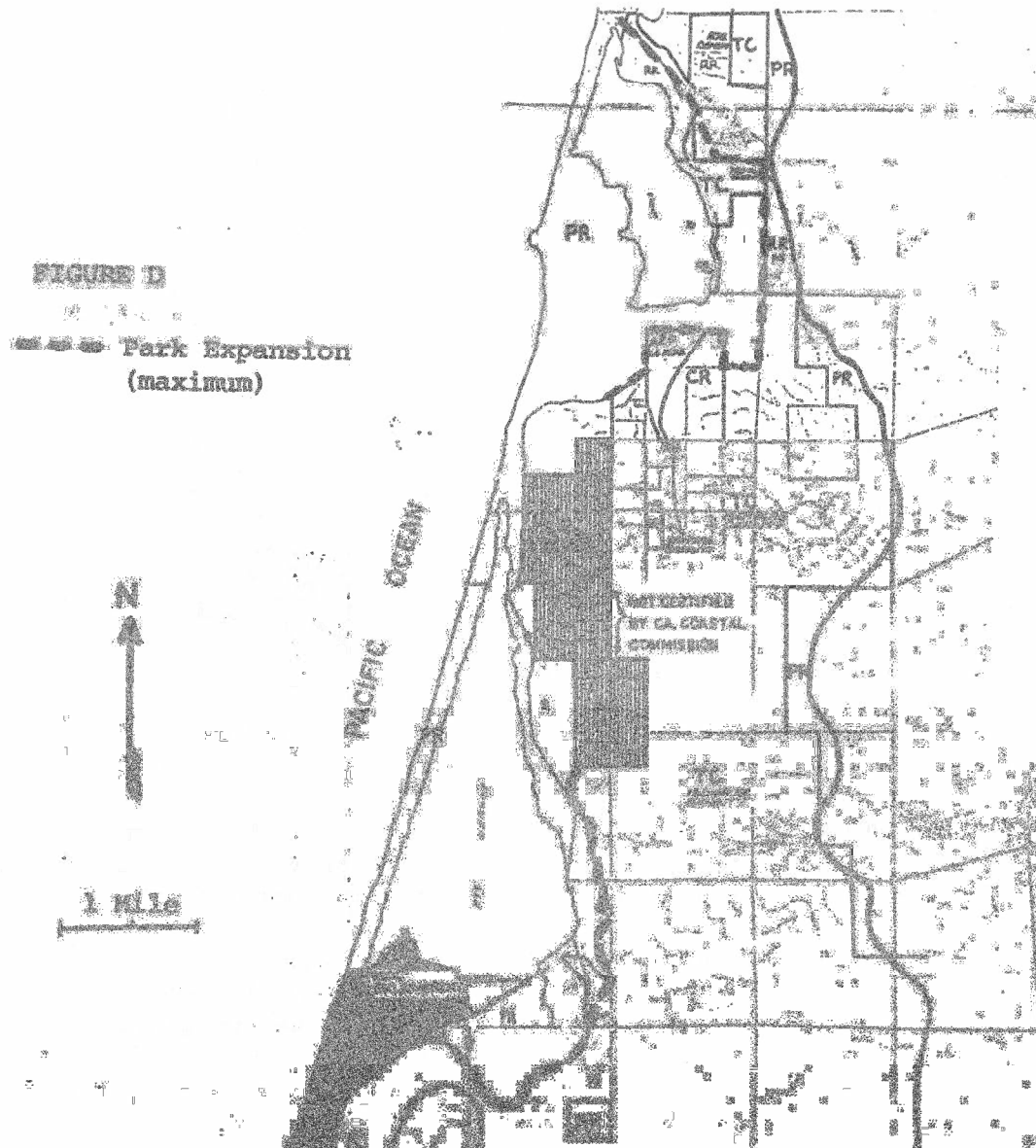
1. The primitive overnight campground at Stone Lagoon shall not be expanded beyond its present boundaries; modification of existing camping areas to provide for additional camping may be permitted.
2. A pull-off/vista point on the east side of Stone Lagoon should be developed with only minimal improvements. If development of the Stone Lagoon overlook occurs before the lands located between the lagoon and the highway are acquired, no off-site buffers may be placed on adjacent private property unless a mutually agreeable solution is developed pursuant to policy Section 3.42E. However, the development must comply with all other requirements of the land use plan.
3. Development of the "Little Red Hen" (*State Parks took over and made this a visitor center with gift shop*) area should include:
 - a. development of shoreline access to improve current access opportunities (parking, boat launch facilities, etc.);
 - b. restoration of the site; and
 - c. mitigation for the loss of the housing units presently on the site including provision of life estates or comparably priced rental units within the planning area for existing tenants;
 - d. operations center/museum; and
 - e. as long as grazing continues on the uplands above Stone Lagoon, maintenance of the barn east of Highway 101 shall be permitted (Resolution 83-51).

4. Within areas planned Agriculture Exclusive Prime (AEP) and Agriculture General (AG) prior to state park acquisition, (see Figure C) existing types and intensities of agricultural use (primarily livestock grazing) shall continue. As necessary fencing should be provided to protect riparian vegetation and other environmentally sensitive habitats while still affording livestock access to watering areas.



5. Development of a trail to the Tall Trees Grove in Redwood National Park shall be consistent with Section 3.52A2e (minimizing conflicts with agriculture) of this plan.
6. A small number of hike-in campsites and small "boat-in" campgrounds should be developed on the Stone Lagoon peninsula to serve the Coastal Trail. Such development shall be consistent with the Resource Protection policies of Chapter 3.
7. Day use facilities should be upgraded at Dry Lagoon Beach. The Yurok Village restoration, if any, shall be developed in concert with the Northwest Indian Cemetery Protection Association and all other affected Native American groups.
8. Consistent with visual and resource protection policies of this plan, walk-in and enroute campsites should be developed at Dry Lagoon.
9. Day use including fishing access at Truttman's Sink above the north end of Big Lagoon should continue.
10. At the Big Lagoon overlook (located at the intersection of Old Highway 101 and Highway 101), provision of minor facilities consistent with this use and with access policies of Section 3.53 should be developed.
11. Use of the boat club site on the east side of Big Lagoon should continue to include overnight use and boat launching for regattas.

- 12. Access development shall be consistent with this document. The remainder of the park shall remain generally undeveloped in order to protect the nature of the park.
- 13. Acquisition, except as provisionally permitted in Section 3.42E, shall be from willing sellers only and shall not extend beyond the boundaries shown in Figure D. Lands within the boundary which have been acquired by the Department of Parks and Recreation shall be designated for public recreation, except those wetlands planned for natural resources. Additional lands with the proposed Phase II and Phase III acquisition area, as shown in Figure D, may be redesignated for public recreation if they are acquired by a public agency.



- 14. Potentially conflicting recreational uses, including hunting and water skiing, or Stone Lagoon should be monitored. Should the Department of Parks and Recreation determine that significant conflicts are occurring, the Department of Parks and Recreation, through the General Plan amendment process, shall submit to the Board of Supervisors specific information documenting such conflicts. The Department of Parks and Recreation shall

not request a General Plan amendment to eliminate any existing recreational uses of the lagoons until alternate management techniques (such as limiting area/time where such activities can occur, etc.) have been exhausted.

Prairie Creek State Park

New development within the Prairie Creek State Park shall be consistent with the Redwood National Park general management plan.

County Parks

Big Lagoon Park presently provides a boat ramp and parking for cars and boat travelers, a floating dock, day use area and campsites. Presently there are water and restroom facilities available at the parking lot south of the boat ramp but not in the campground. The recommendations contained within the adopted County Recreational Element are endorsed and it is recommended that:

1. The parking areas should be bordered by posts, logs or split rail fencing in order to control vehicular traffic and prevent off-road vehicular use of the beach.
2. The water line should be extended to the campground.

Freshwater Spit is presently being used as an overnight campground although this use has neither been authorized nor supported by adequate levels of support facilities. Continued use of this area as a free camping area was supported in the Orick Planning Workshops. However, based on the anticipated continued future use of this site it is recommended that:

1. All development be consistent with the Access Component of this plan.
2. Development efforts be coordinated between the State, County and Federal governments for their respective facilities.
3. To the greatest extent possible, consistent with this document, opportunities for recreational use of this site should be kept to the minimum cost to the public.

Commercial Recreation

All three areas designated for Commercial Recreation are existing facilities. Only one has proposed plans for expansion. Two are located near Stone Lagoon, and one near Freshwater Lagoon.

Little Red Hen presently consists of a fast food service, bar (licensed premise) several residential units and a commercial boat launch (see the Access Component) located on approximately 15 acres on the west side of Highway 101 adjacent to the Stone Lagoon Shoreline. This is in the same ownership as the 220 acres on the east side of the highway which is designated Agriculture General (AG as shown on map - see Rural Development).

Redwood Trails Campground is located on a total of approximately 240 acres located Southeast of Stone Lagoon, adjacent to the east side of Highway 101. There are presently 110 existing unserviced campsites, located on approximately 5-10 acres of the original 80 acre parcel which included a developed fishing pond and biking trails. Any development proposed within the area designated "Commercial Recreation" south east of Stone Lagoon shall incorporate the following elements:

1. The Old Stone Lagoon School house shall be maintained as close to its historic appearance as is feasible.
2. New structures and development not screened by existing vegetation shall be planted for screening from Highway 101.
3. In cooperation with State Department of Parks and Recreation, Department of Fish and Game, and other appropriate agencies, the developer shall investigate opportunities and participate in stream rehabilitation on McDonald Creek.

4. In cooperation with State Parks and Recreation, Redwood National park, and other appropriate agencies, the developer shall investigate opportunities and participate in the provision of access from Humboldt Lagoons State Park to Redwood National Park.
5. In order to protect significant natural features of the lower McDonald Creek area within the Commercial Recreation designation, dedication of an open space easements shall be required of future development projects within and adjacent to the commercial recreation designation to protect the forested uplands. (A dedication of an open space easement encompassing the open bottomlands has already been made on a previous development proposal).

C. RURAL DEVELOPMENT

Within this sub-area there are three rural neighborhoods that fall out of the designation of resource production lands and the urban limit. From north to south, they are the Freshwater and Stone Lagoons area, McDonald Creek and Kane Road.

The Freshwater and Stone Lagoons area includes the watersheds of Freshwater and Stone Lagoons north of Humboldt Lagoons State Park. This neighborhood includes the largest acreage parcels of private undeveloped non-resource production lands in the planning area. Minimum parcel size, based on the mean of the parcel sizes within this neighborhood, is ten acres which would allow for the potential creation of approximately 15 additional lots beyond the seventeen parcels now existing. Plan designations include Rural Residential and Commercial Recreation as shown on the Area Plan Maps.

Principal uses here would generally be large acreage residential uses with the agriculture and timber uses associated with larger parcel sizes. For those two sites designated Commercial Recreation, uses suitable for the development of visitor serving facilities appropriate to insure recreational opportunities for visitors would be appropriate.

The McDonald Creek area is the smallest of the rural neighborhoods, consisting of only 7 parcels. Nestled between two larger neighborhoods this area is separated from the others on the basis of geographic considerations and the clustered nature of the ownerships around a single road, McDonald Creek Road. All of the parcels are in similar use and are designated Agriculture General as shown on the map. Minimum parcel size for this area is twenty acres and would preclude any further division of land in this area.

D. HABITAT AREAS

The three most distinct habitat areas are Big Lagoon, Stone Lagoon, and Freshwater Lagoon. Both Stone and Big Lagoon experience beaching of the sand spit which separate the Lagoons from the ocean. Unlike Freshwater Lagoon which is permanently separated from the marine environment, the other two lagoons and tributaries support anadromous fish. All these lagoons provide an important stop over for migrating waterfowl.

Proposed land use adjacent to these areas include agriculture, rural residential, and at one location along Stone Lagoon, commercial-recreation. A wetland buffer area is defined in Chapter 3, Section 3.41D which sets performance standards for development adjacent to the lagoons.

Coastal streams which empty into the lagoons primarily flow through Commercial Timberlands in which riparian vegetation and the stream course is protected by the Forest Practice Rules. Within agricultural, rural residential, and recreational areas the policies set forth in Chapter Section 3.41F are primarily directed to the following streams:

Owl Creek

McDonald Creek - both forks

E. VISUAL RESOURCES

A considerable portion of the "highly scenic" areas are already in public ownership within the Dry Lagoon State Park. Primary attention in the plan is to the forested areas east of the lagoons planned for rural residential development, and views from Hwy 101 to the ocean and into highly scenic areas.

Standards for the first concern are found under the heading of Coastal Scenic Areas, Chapter 3, Section 3.42C. The main emphasis is to ensure new development be subordinate to its natural setting, including on and off site signs, height and set back restrictions, and maximum permitted clearing for a homesite. Similarly standards for the Coastal View Areas, Chapter 3, Section 3.42D address on and off site signs, and set back and height limitations.

4.60 PARKS

4.61 AREA DESCRIPTION

This area consists entirely of publicly owned land. The major portion of this area is north of the Orick sub-area and contains the Coastal Zone portions of both Prairie Creek State Park and Redwood National Park. In addition, south of Orick there is a small portion of the Redwood National Park that falls as a narrow strip, near the top of the ridge line, east of the Lagoons sub-area and west of the coastal zone boundary. Because of the location and the relatively small area involved, this latter area is not of major concern in this document.

4.62. PLANNING ISSUES

A. REDWOOD NATIONAL PARK (RNP)

This large expanse of redwood forest and coastal bluffs was established in 1968 and has remained largely undeveloped. There are trails, roads and interpretive programs designed for primarily a day use orientation. The potential for walk-in camping with minimum facilities presently exists in several areas of the park.

As a result of a review of accessways through RNP lands, The Access Component at the end of this chapter contains some specific recommendations requiring action by RNP.

B. PRAIRIE CREEK STATE PARK

A public park since the 1920's, this facility has 110 campsites, 21 picnic tables and over 90 miles of hiking trails. Recent data indicate that this park is at capacity in the existing camping facilities throughout the summer months. No major facility expansions for this park are contemplated.

New development in Prairie Creek State Park shall be consistent with the Redwood National Park general management plan. Specific recommendations for this State park are concentrated on access considerations. These recommendations are included in the Access Component at the end of this chapter and the locations are mapped on the Plan Map as well as on the Access Inventory Maps.

4.70 ACCESS

Consistent with the requirements of the California Constitution and the Coastal Act of 1976, "maximum access and recreational opportunities shall be provided for all the people." Based on the inventory and mapping of actual and potential access provided by the Coastal Commission, the review of access ways provided in Chapter 3 and the discussion generated in the workshops, the North Coast Access Component is included herein.

With almost the entire 27 mile shoreline in public ownership, there are almost no property limits to access in this planning area. Restrictions to access and the recommended solution to the basically minor access problems here are centered around the improvements to the support facilities necessary to the improved utilization of presently existing accessways. For convenience, the accessways are enumerated as they are shown on the plan map, numbered sequentially from north to south. Additionally, a summary of the accessways is provided indicating type of travel, ownership and the improvements needed.

4.71 NORTH COAST ACCESS INVENTORY AND DEVELOPMENT

RECOMMENDATIONS

1. Caruther's Cove: Located within Prairie Creek State Park, this accessway is well marked with signs and provides pull-out type parking for two to three cars. Except for a washed-out section of trail near the bottom, this provides one of the easiest pedestrian access trails to the beach. Use is limited to pedestrians along the beach both north and south of Johnson Creek.

Recommendation: Support facility improvements should include trail improvements, a sign marking the trail head and expanded roadside parking for five vehicles.

2. Ossagon Creek: Also located within Prairie Creek State Park, this is the northern most pedestrian access point to the extensive lateral access along the Gold Bluff's beach. Parking is available on the east side of Highway 101 at Hope Creek.

3. Butler Creek: Also part of the State Park Lands, this trail provides vertical access for pedestrian use from Highway 101 to the Gold Bluff's beach area. This is a popular ocean access point with a parking area located on Highway 101 at Ten Taypo Creek.

Recommendation: Both trail improvements from the parking area and signs at Ten Taypo Creek and at the trail head are needed here.

4. Fern Canyon: Also known as the James Irvine Trail, this pedestrian accessway extends northwesterly from just north of the Prairie Creek Campground area to Fern Canyon and through the Fern Canyon Loop, out to the beach. Parking is provided for park day use as well as for this trail near the entrance of the Prairie Creek State Park Campground.

Recommendation: A larger buffer area should be provided between the parking area and Home Creek. Commercial Beach users should be allowed vehicle access under the permit system now used by the park. Recreational vehicle access should be allowed only as permitted by park authorities.

5. Davison Road: One of two vehicular access points north of Redwood Creek, this road provides the main vehicular access to this area of coastal park lands. Although trailers and recreational vehicles are restricted, two wheel drive access is available. This road is also used by commercial beach users for both wood products and commercial fish species (redtail perch) taken in day and night fishing.

Recommendation: Road improvements to make this roadway more consistently usable by commercial beach users and recreational visitors in conventional two-wheel drive sedans and improved signs at Hwy 101 are required.

6. Mouth of Redwood Creek: Actually the terminus for an extensive vehicular bank side fishing access on the north bank of Redwood Creek, this accessway is also used by commercial beach users to get to the ocean on the north side of the mouth of Redwood Creek. This is a popular fishing spot for both local residents and visitors.

Recommendation: The access corridors for pedestrians and off-road vehicles should be separated by appropriate barriers to avoid conflicts. The parking area needs to provide designated parking for at least 25 cars. Parking and road surfacing materials should not be of such material that will leach residue into the creek or the ocean. Restrooms are needed at a minimum during the summer months. Improved signs are needed at Hufford Road and Highway 101.

7. Redwood Creek County Park/Freshwater Lagoon: This area comprises about two miles of very accessible ocean frontage. Redwood Creek County Park is located at the northern one half mile of beach next to Redwood National Park. The next mile and a half to the south belongs to the State Department of Transportation and is sand beach on the west side of Highway 101 and Freshwater Lagoon to the east. The Department of Transportation has placed a 300+ foot swath of fill between the lagoon and the sea. This was sometime in the early 1960's and a two lane stretch of highway was constructed and routed on the new right-of-way. At that time, it was felt that a section of four-lane highway would soon follow at that site and extra spoil generated by deep cuts was placed in the right-of-way.

This extra spoil, about 150 feet wide along the western side of the current paved portion of highway, has become a highly popular overnight and weekend camping place for many R.V. owners and counts of up to 200 R.V. units are not uncommon on peak summer weekends. Because of these large numbers of users, the Department of Transportation has placed a few chemical comfort stations and garbage cans along the area. These have proven to be inadequate to the needs and may create an unhealthy situation. The site provides excellent visual and physical access and has proved very popular.

Recommendation: The recreation and commercial uses of Freshwater Spit should be maintained. These include but are not limited to: no-cost overnight recreational use, fishing access, and firewood and burl gathering. Any new development shall be consistent with the maintenance of existing uses. Any proposed modification of existing uses or new development shall be fully coordinated with the Orick Chamber of Commerce and the Orick Economic Development Corporation, and must be approved by the Humboldt County Board of Supervisors.

On the east side of Highway 101, the boat ramp needs a larger turnout, and improved parking for at least 10 cars with boat trailers (equivalent to approximately 20 spaces). An adequate sign identifying the boat ramp is also required.

8. Freshwater Lagoon Vista Point: This lookout point is located on the old Highway 101 approximately 1 mile south of the intersection with the current 101 south of Orick near Hilton Road. Pullout parking is available for approximately 5 cars.

Recommendation: Signs are needed at north ends of old Highway 101 where it intersects the new highway. Brush clearing and maintenance is needed at the vista to insure clear views.

9. **Dry Lagoon State Park and Harry A. Merlo Recreation Area:** These two state park units provide numerous day and overnight camping opportunities. In addition to lateral access along Dry Lagoon, and along the Stone Lagoon and Big Lagoon spits, the Department of Parks and Recreation has proposed a number of park improvements to augment and enhance coastal access.

Recommendation: The County encourages the development of new coastal accessways within the State Park and Recreation Area consistent with resource protection and access policies (3.40, 3.52 and 3.53) of this plan. If feasible, these trails should connect with the Coastal Trail. (Amended by Res. No. 83-51, 3-8-83)

Access numbers 10, 11, and 12 deleted (Resolution 83-51, 3-8-83).

13. **Big Lagoon County Park:** Humboldt County maintains Big Lagoon County Park at the southern end of Big Lagoon and adjacent to the north edge of the Ocean View Estates which is known locally as Big Lagoon Subdivision.

Recommendation: The parking areas should be bordered by posts, logs or split rail fencing to control vehicular traffic and prevent off-road vehicular use of the beach. Also, the water line, presently ending in the parking lot should be extended to the campground.

14. **Big Lagoon Park:** There is a small ocean access site with room for 15 cars just south of the lagoon and adjacent to the north edge of the ocean View Estates which is known locally as Big Lagoon Subdivision.¹

15. **Coastal Trail:** A coastal hiking and equestrian trail has been proposed in the California Recreational Trails Plan. This trail is proposed to extend from Canada to Mexico. Because of the large public ownership in this Planning Area, it is recommended that the responsible Federal and State agencies implement the following (Resolution 83-51, 3-8-83):

- (1) Within Redwood National Park the trail should be designated, improved and signed as shown in the Park Management Plan.
- (2) At Orick either the levee or Hufford Road should be used to provide beach access. If the levee is improved, fencing to protect the agricultural lands will be required.
- (3) Within Stone Lagoon State Park and the Harry A. Merlo Recreation Area, the Coastal Trail should follow the beaches of Stone, Dry and Big Lagoons as much as possible. Alternate winter routes, located upland, should also be developed along the east side of Stone Lagoon and Big Lagoon. If feasible, pedestrian access should be provided along the Big Lagoon causeway.
- (4) At the Stone Lagoon Hill, the State Department of Parks and Recreation should construct trail improvements along the Old C.C.C. camp trail.
- (5) Humboldt County, in cooperation with Redwood National Park; State Department of Parks and Recreation, the Coastal Conservancy and private property owners, should explore the possibility of a trail from Dry Lagoon State Park to the Tall Trees Grove on

¹ The inclusion of these three accessways in the access inventory does not denote endorsement of public use; while acknowledged accessways, each of these exhibit severe limitations to access ranging from severe hazards to irreconcilable parking limitations. The County Access Atlas will treat these accessways distinctively from those not demonstrating severe access limitations.

Redwood Creek (see recommendations for Commercial Recreation PUD at Stone Lagoon under Lagoons sub-area).

- (6) Department of Parks and Recreation should improve the trail along the Old Highway from Dry Lagoon to Big Lagoon.
- (7) The accessways presently used for commercial beach uses shall be maintained.

Vehicle Access:

- a. Vehicle access for commercial fishing and coastal dependent industrial uses, including surf fishing and wood gathering, should be maintained to Gold Bluff's beach consistent with park regulations, Redwood Creek beaches and the Freshwater spit, consistent with Section 30210 and 30255 of the Coastal Act and County Ordinance 1388.
- b. Vehicle access for ingress and egress to waveslopes seaward of the vegetation line for water related recreational use, such as recreational fishing and clamming, should be maintained to the Freshwater spit and Redwood Creek beaches. .
- c. Vehicle access to other beaches shall be limited to emergency access or rescue and salvage of crabpots, boats and other commercial fishing gear. .

Recreational Use of the Lagoons

- a. Recreational use and boating at the lagoons shall include:
Hunting, fishing, sailing and waterskiing.

4.72 ACCESS SUMMARY

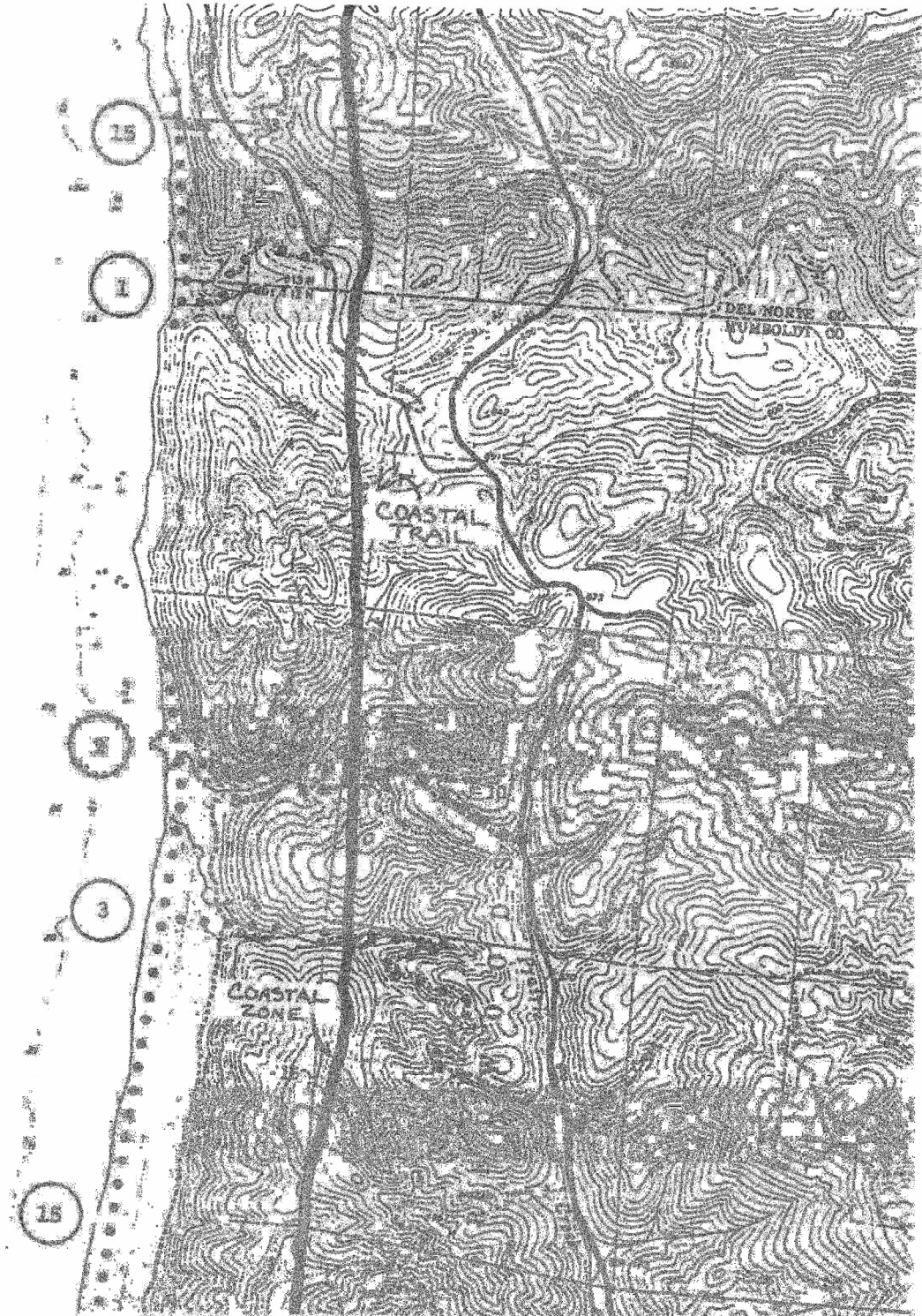
Map Number	Type1						Ownerships	Improvement Recommendations
		RORV	CORV	EQ	PED	LO		
1.	Caruther's Cove				X		Prairie Creek State Park	trail, signs, parking
2.	Ossagon Creek				X		Prairie Creek State Park	trail, signs
3.	Butler Creek				X		Prairie Creek State Park	trail, signs
4.	Fern Canyon				X		Prairie Creek State Park	parking area
5.	Davidson Road	X	X				Prairie Creek State Park	road, signs
6.	Mouth of Redwood Creek	X	X	X	X		Redwood National Park	barriers, parking, sanitary facilities, signs
7.	Redwood Creek County Park/ Freshwater Lagoon						Redwood National Park, CA Dept of Humboldt County	parking, roads, sanitary facilities, water
8.	Vista Point					X	Redwood National Park	signs, brush maintenance
9.	Stone, Dry, and Big Lagoons			X ¹²	X	X	Dry Lagoon State Park	signs, coastal trail (see #9, 15)
10.	Big Lagoon County Park			X	X		Humboldt County	barriers, water extension
11.	Coastal Trail			X	X		Private	trails, agriculture protection, campgrounds

(Amended by Res. No. 83-51, 3-8-83)

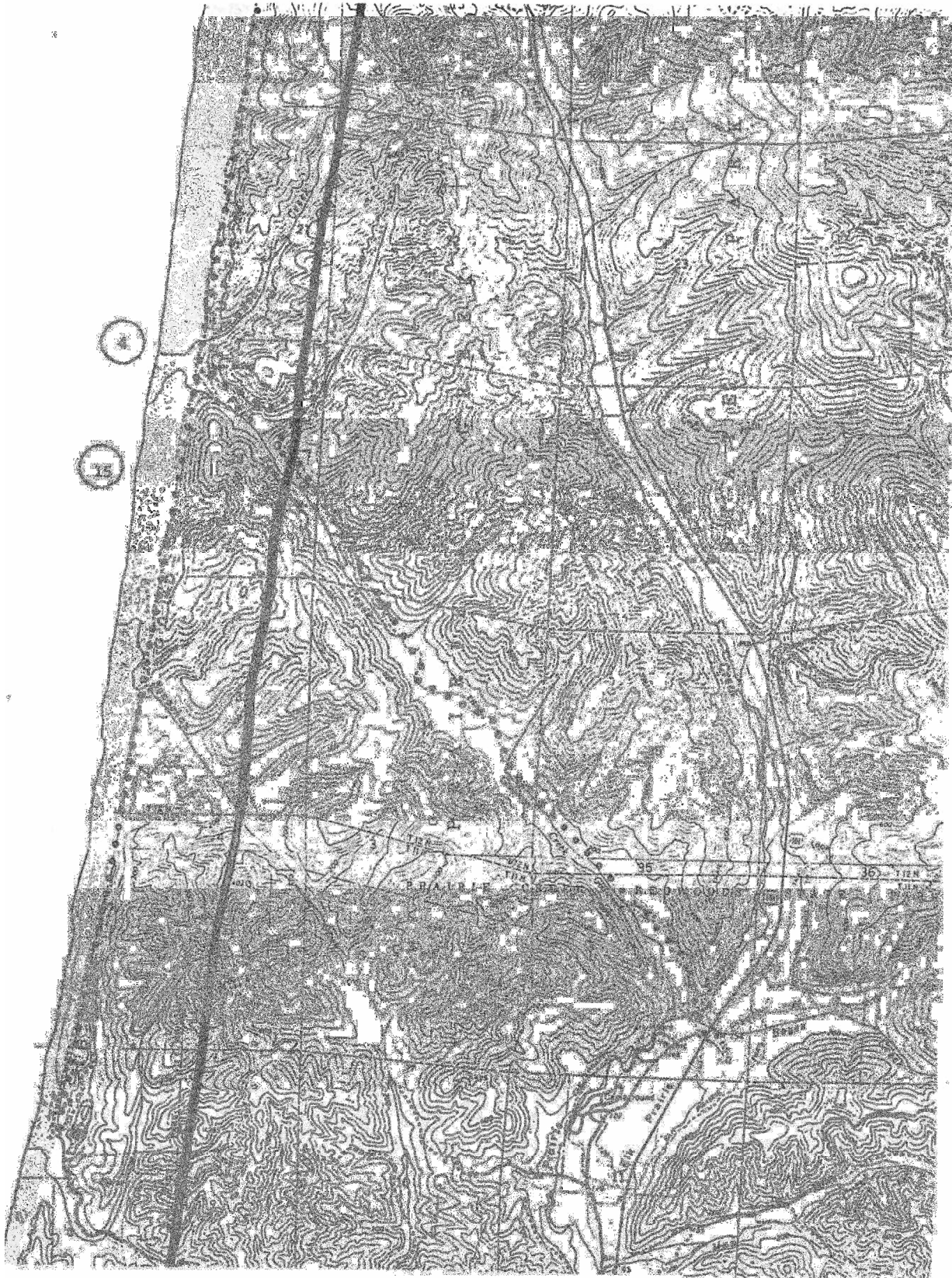
¹RORV = Recreational Off-Road Vehicle
¹CORV = Commercial Off-Road Vehicle
 EQ = Equestrian
 PED = Pedestrian
 LO = Lookout
 SCI = Scientific

¹²Equestrian use of trails within the State Park will be regulated consistent with resource protection.

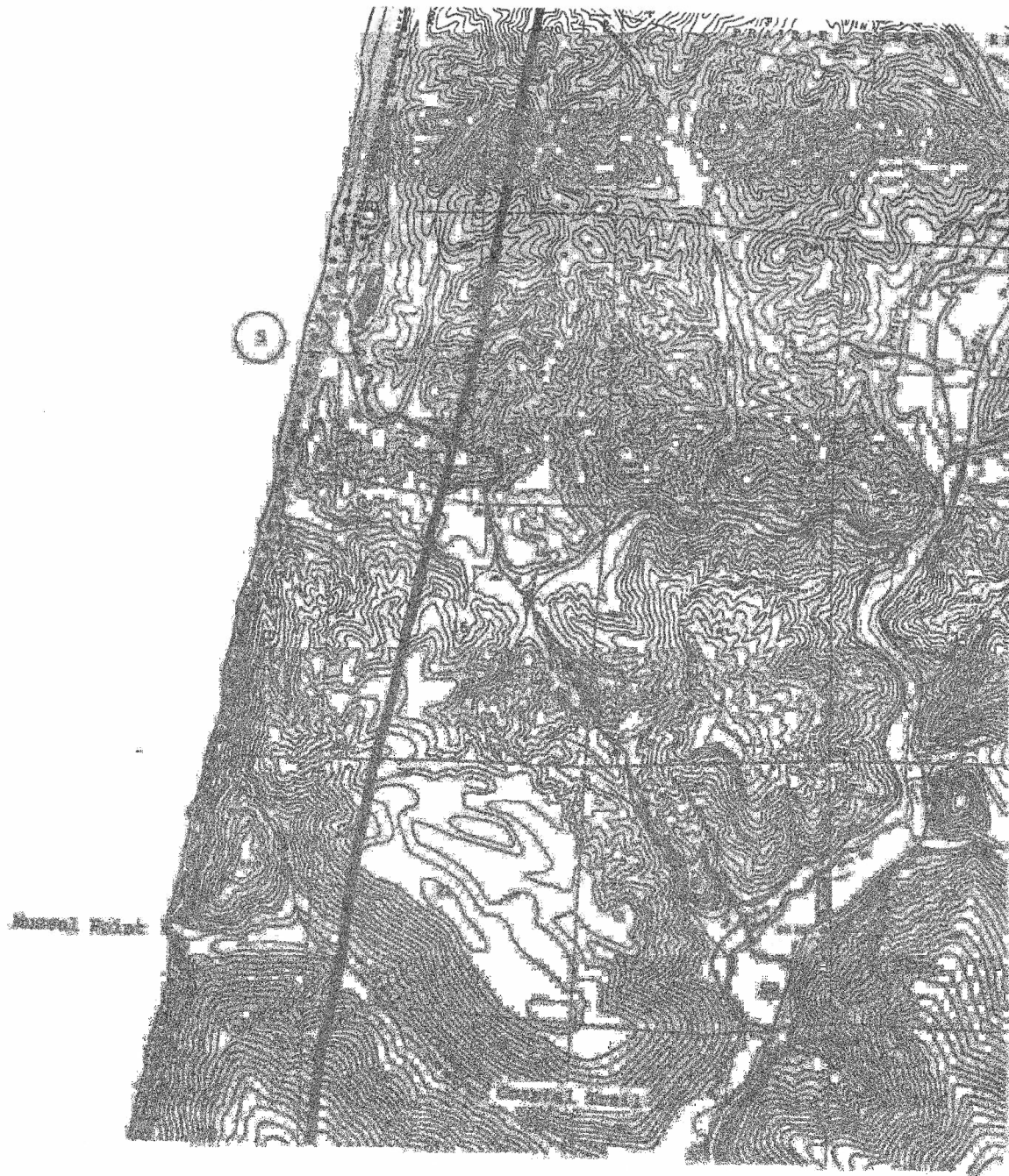
ACCESS INVENTORY MAP A1



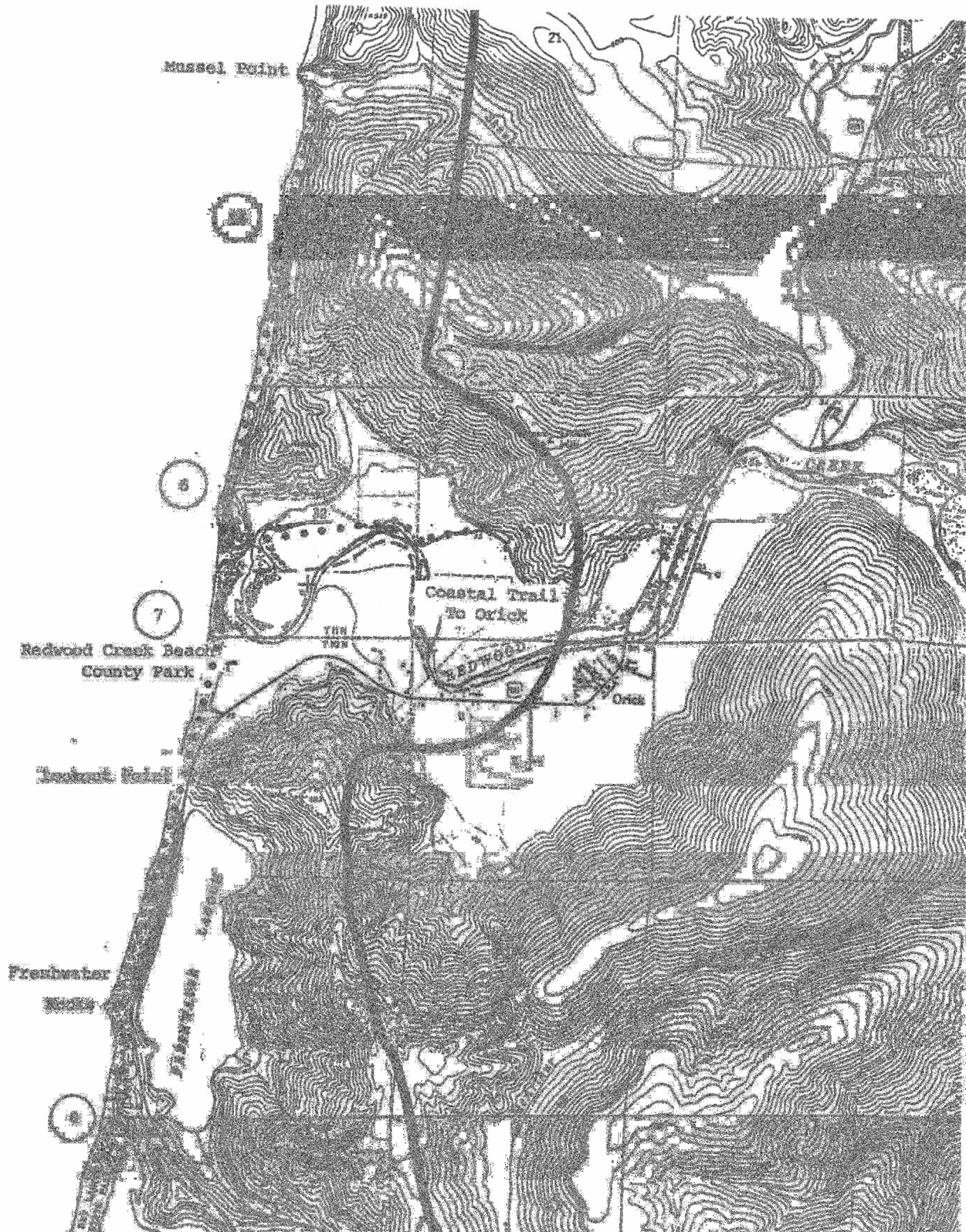
ACCESS INVENTORY MAP A2



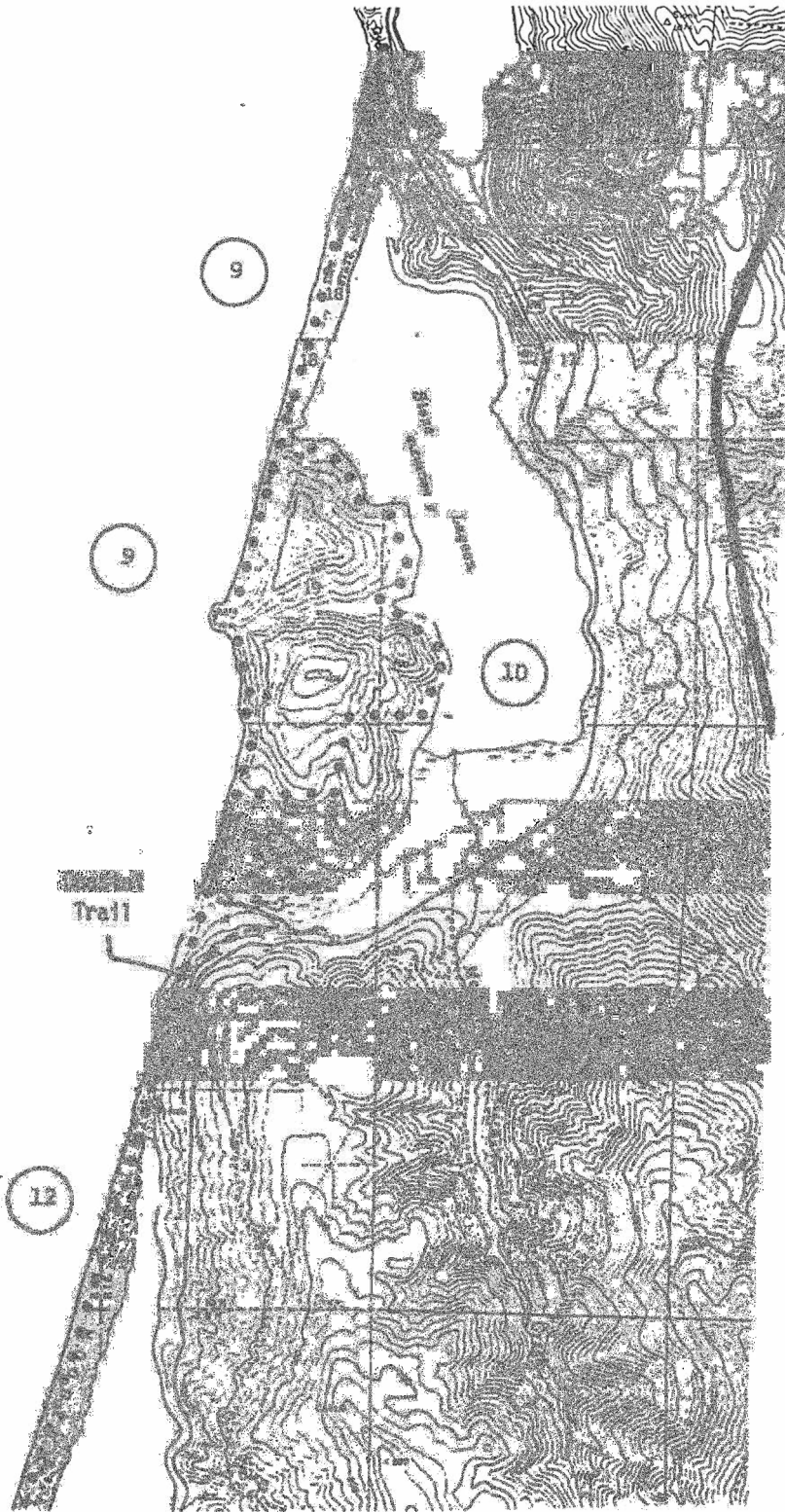
ACCESS INVENTORY MAP A3



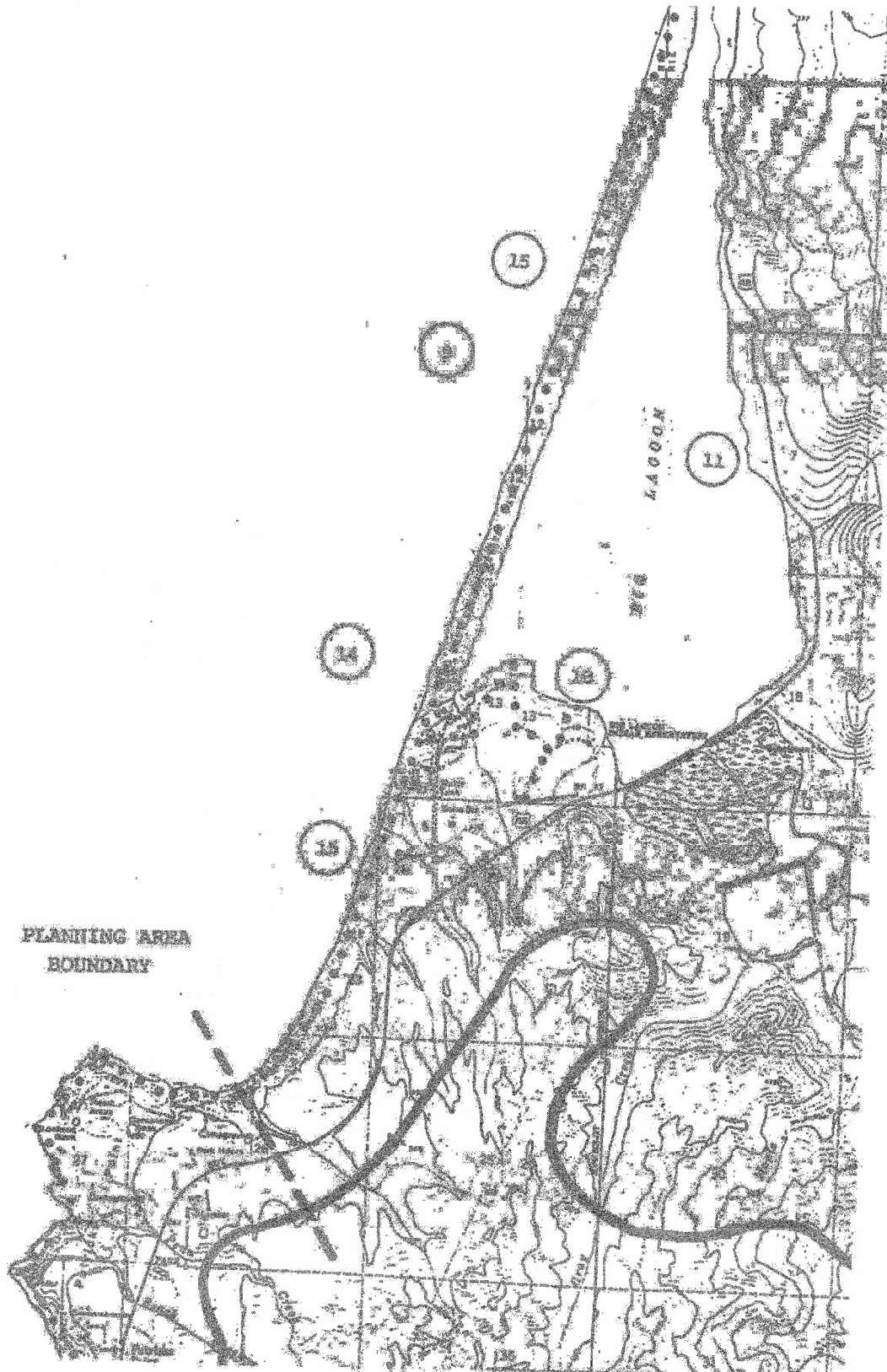
ACCESS INVENTORY MAP A4



ACCESS INVENTORY MAP A5



ACCESS INVENTORY MAP A6



4.80 PREFACE TO AREA PLAN MAPS

Following are four maps in two sets. The first set of maps indicated the principle land use designation such as timber, agricultural, residential, commercial, and industrial. They are followed by two maps which indicate supplementary information such as locations of sensitive habitats, Coastal scenic and view areas, and public accessways. Development consistent with the indicated land use designation must also comply with applicable policies pertaining to habitat and visual protection contained in Section 3.40 in Chapter 3.

The maps bound in this documentary not official and are at a reduced scale due to the great reproduction costs for full scale maps. While somewhat generalized, the reader should be able to discern the plan designation and constraints, if applicable, for any area within the North Coast Planning Area. However, for parcel specific determination of proposed land use or development constraints, the proposed official maps should be consulted.

The official proposed land use plan maps have been developed at two scales, one for the urbanizing areas and one for rural lands. The maps for the Big Lagoon Subdivision and Orick are at the urban scale of one inch equals 600 feet. This provides enough detail for planning on a parcel-by-parcel basis where the average parcel size is less than one acre. Because parcels in rural areas tend to be much larger a standard 7.5 minute USGS quad was used (the scale approximates one inch equals 2,000 feet). Copies of the full scale maps are available for review at the Humboldt County Planning Department.

NOTE: Approximately 670 acres of the North Coast Area Plan (Agricultural lands in Kane Road area and shoreline parcels in the Big Lagoon Estates Subdivision) have not been certified by the California Coastal Commission.

Board of Supervisors
Approved: December 14, 1981
Resolution No. 81-142

Planning Commission
Approved October 15, 1981
Resolution No. 81-26

NORTH COAST AREA PLAN
LAND USE DESIGNATIONS

Resources

Agriculture Exclusive Prime	AEP
Agriculture General	AG
Commercial Timberland	TC

Urban

Urban Limit Line	
Residential Estates	RE
Commercial General	CG
Commercial Recreation	CR
Public Recreation	PR
Public Facility	PF

Rural

Rural Residential	RR
Rural Exurban	RX
Commercial Recreation	CR
Industrial/Heavy	MH
Public Recreation	PR
Public Facility	PF
Natural Resources	NR

Planning Area Boundary	---
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Humboldt County Planning Department
LOCAL COASTAL PROGRAM
December 1979

HUMBOLDT COUNTY PLANNING DEPT.
LOCAL COASTAL PROGRAM

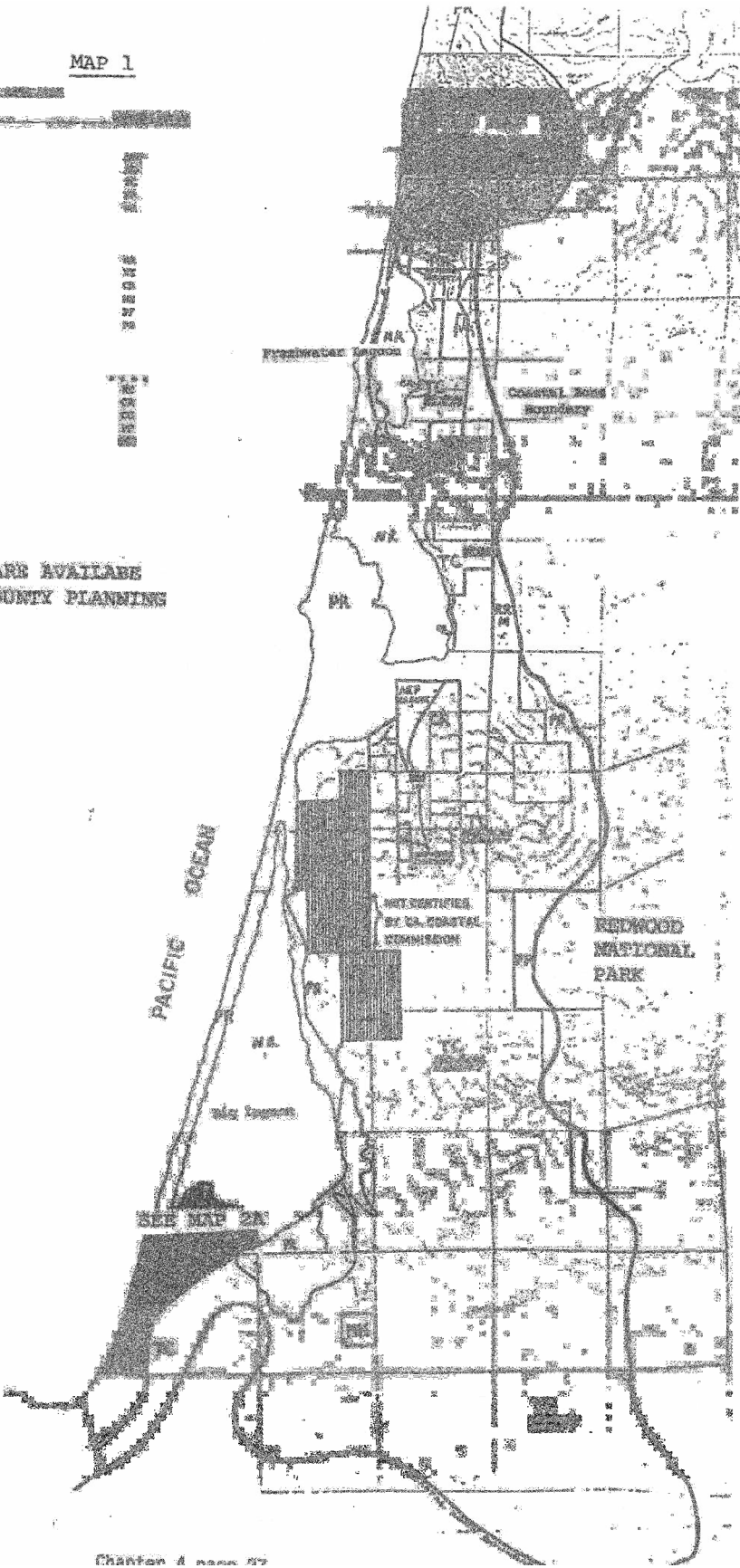
MAP 1

1978 ZONING

Residential Single-Family	RS
Commercial Neighborhood	CS
General Business	GB
Industrial	IS
Public Facility	PF
Public Recreation	PR

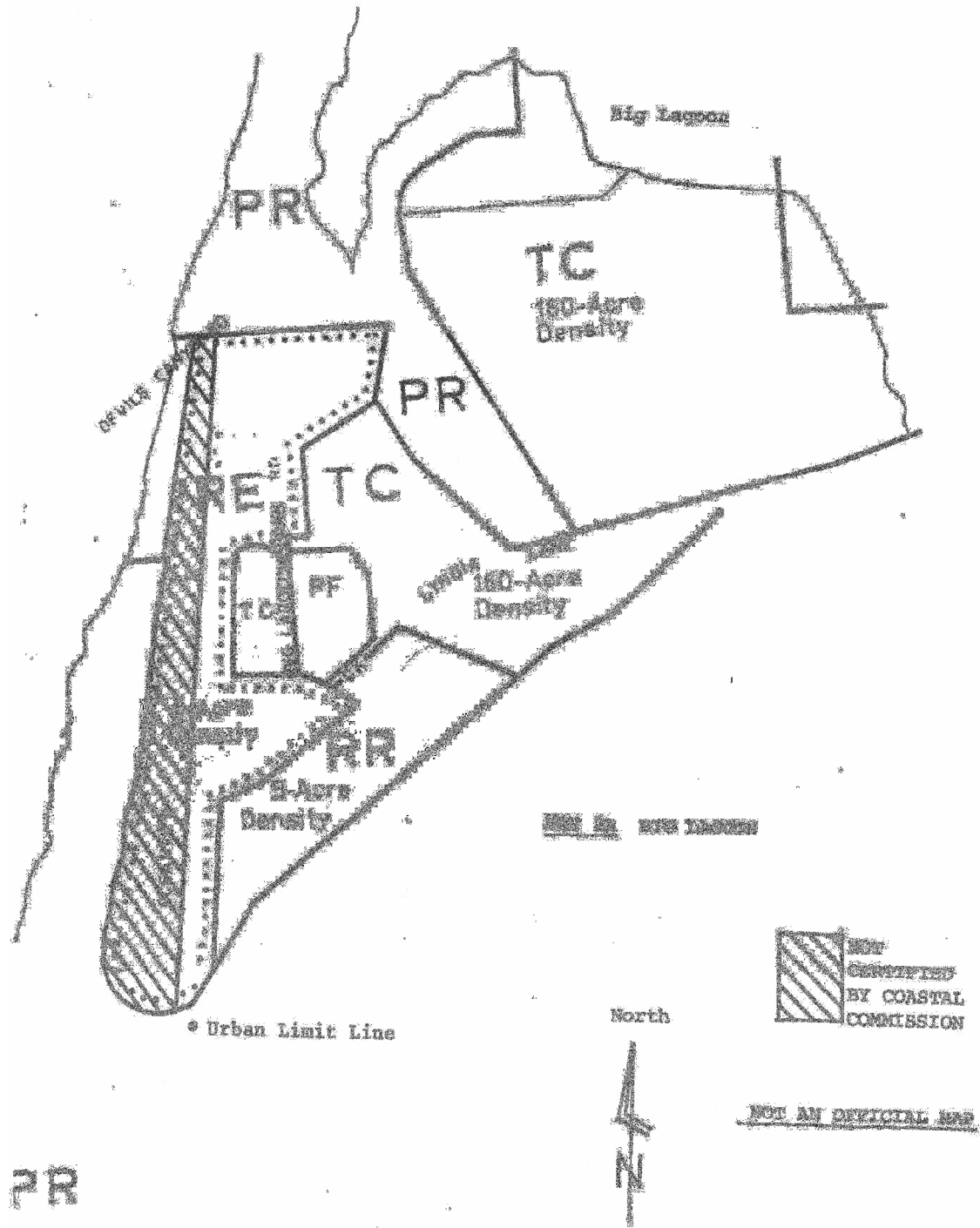
1980 ZONING

Urban District	UD
Neighborhood Recreation	NR
Commercial Recreation	CR
Industrial	IS
Public Facility	PF
Public Recreation	PR

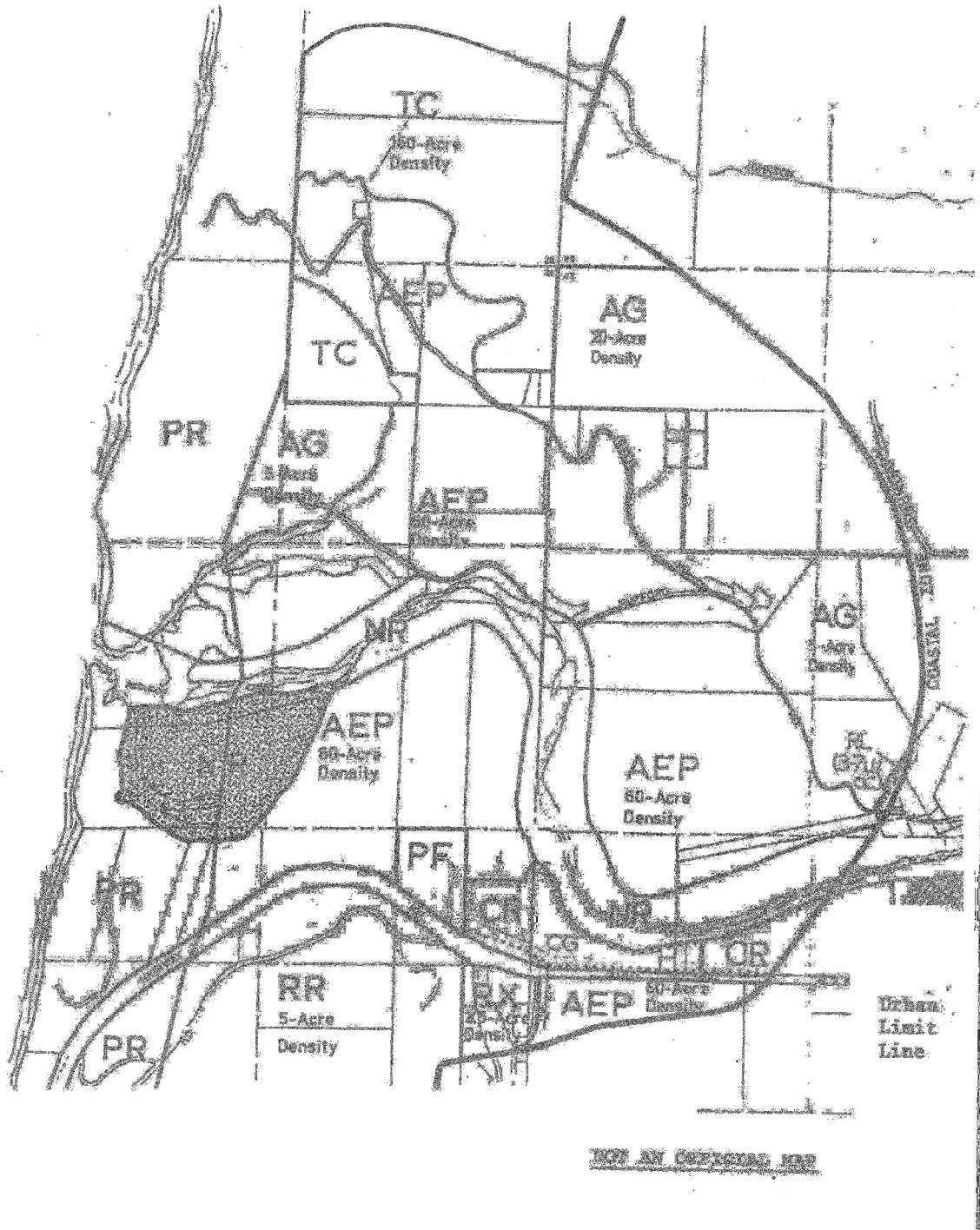


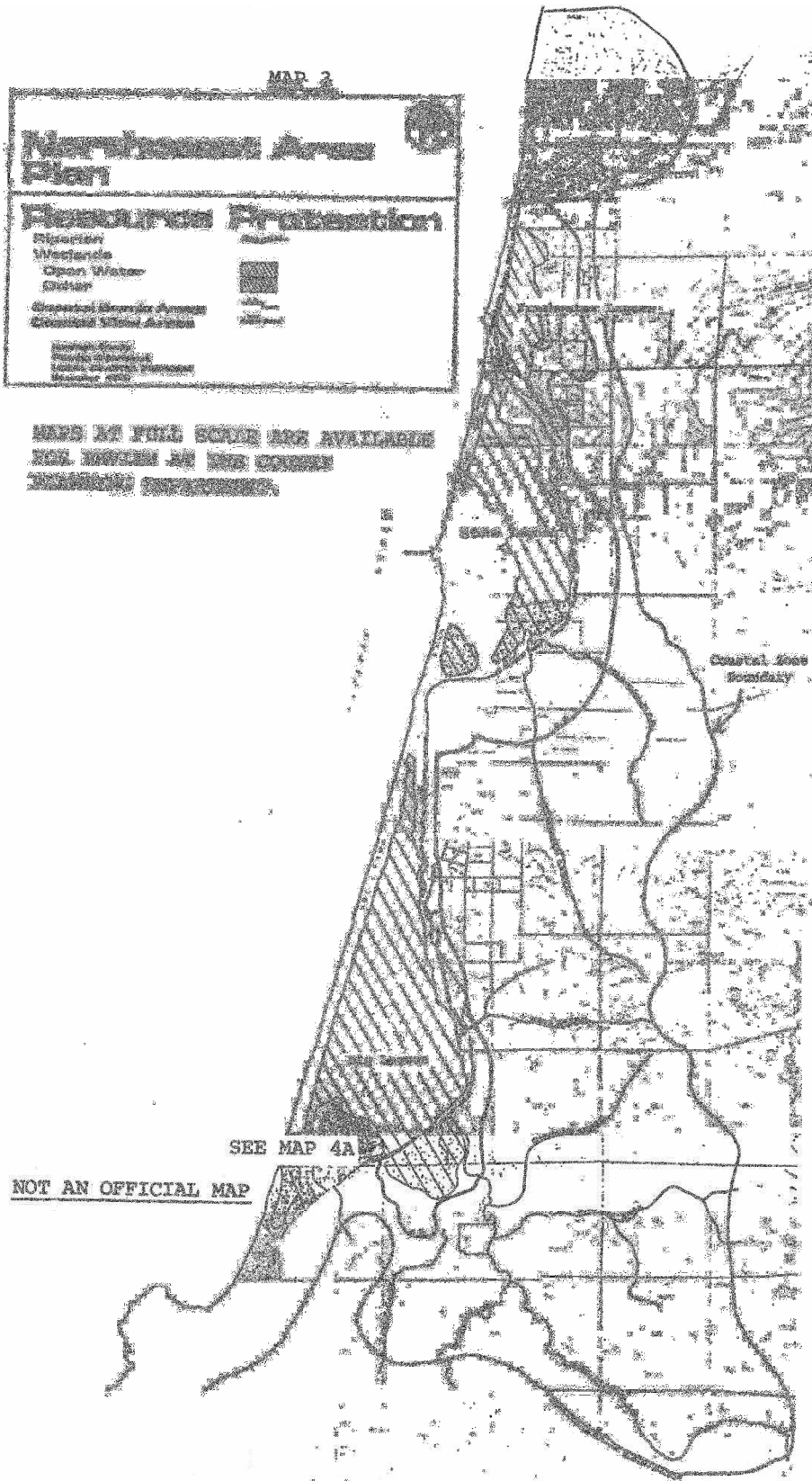
MAPS AT FULL SCALE ARE AVAILABLE FOR REVIEW AT THE COUNTY PLANNING DEPARTMENT.

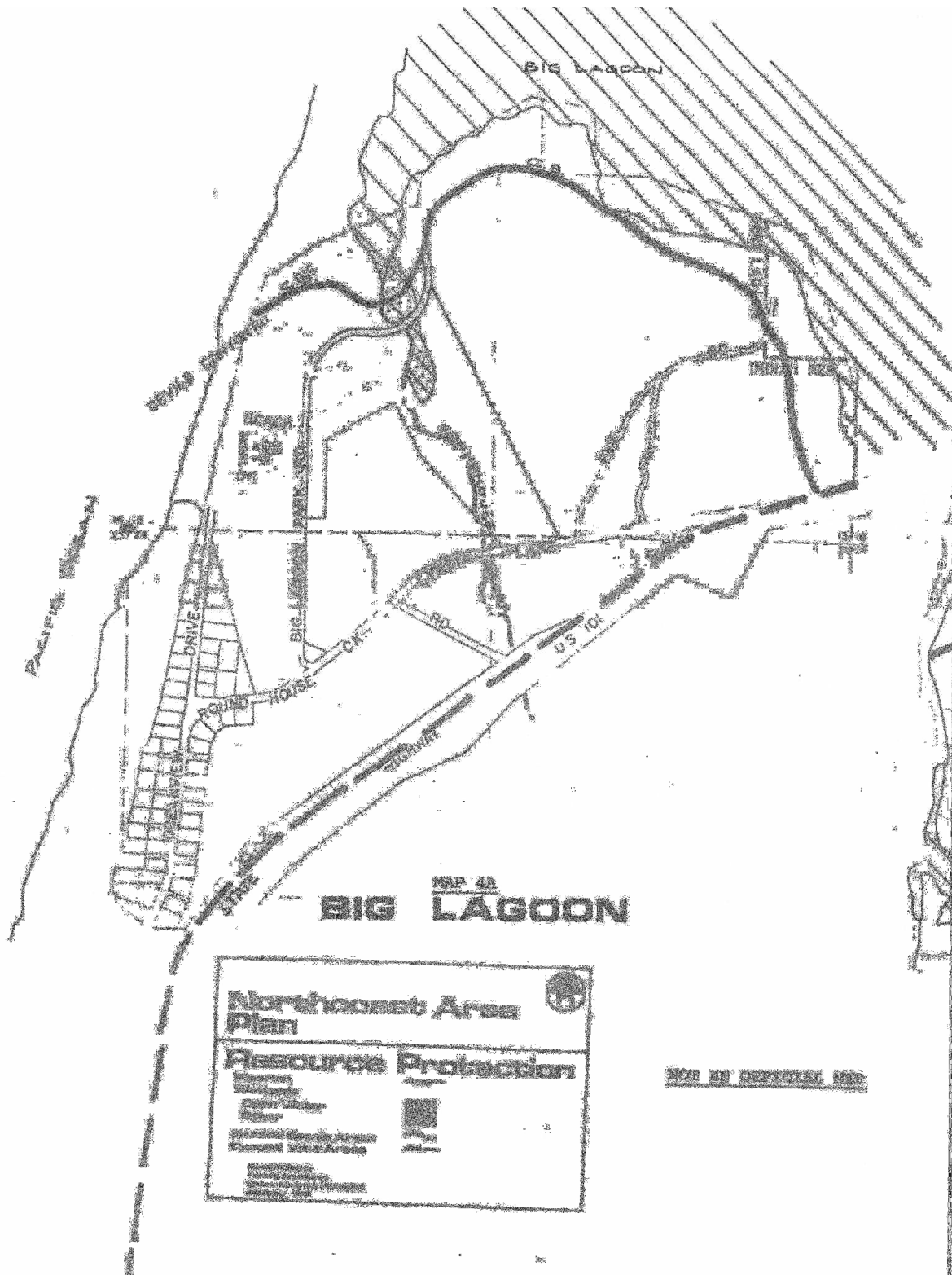
Chapter 4 page 27

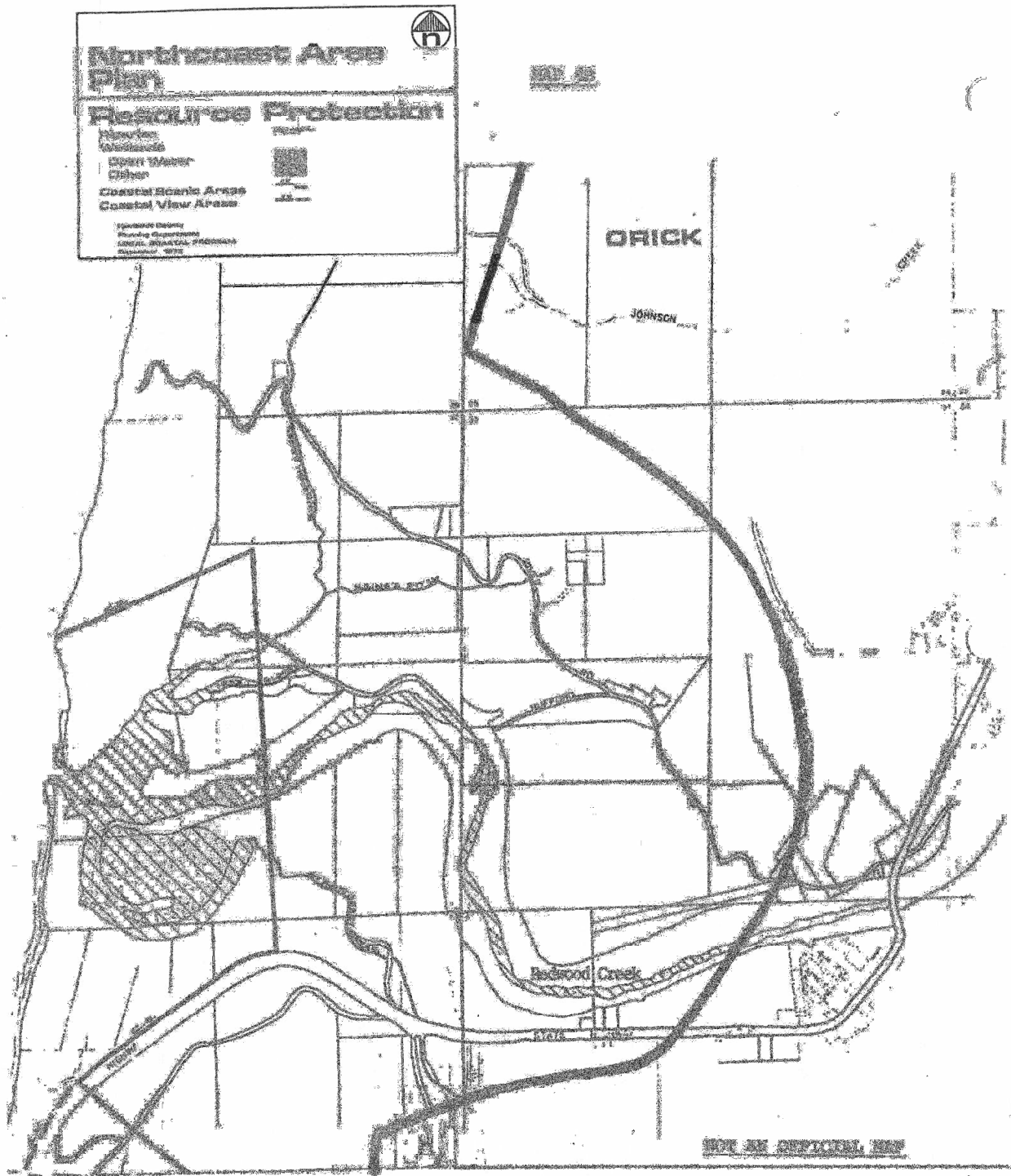


MAP 2B ORICK AREA









CHAPTER 5

STANDARDS FOR PLAN DESIGNATIONS

5.10 INTRODUCTION

The Area Plan maps indicated the planned principal uses for all areas in the Coastal zone. These planned uses are the basis on which zoning and subsequent development decisions are made; their intent is to guide the development of each area within the framework of community goals and objectives (Chapter 3 of the Area Plan) and the requirements of Public Resource Code section 30000 et. seq. (The California Coastal Act).

On the maps, the planned principal uses - or planning designations - are indicated by symbols; the key on the map indicates which symbol stands for which planning designation. In this chapter, the standards for permitted use are identified for each planning designation. While in some cases these standards are very specific, they are for the most part of a more general nature than the zoning standards that apply in the area (these are found in the Coastal Zoning Ordinance). This is for a definite reason: the plan designations for an area indicate the overall pattern of eventual development for several years ahead, while the zoning now in force limits present development to what can now be supported in the area. Ordinarily, only one zone will be compatible with a single plan designation, and any zoning adopted must conform with and be able to carry out the land use plan.

For each Urban and Rural land use designation listed below, the purposes, principal use, conditional use, and (For residential designations) the gross density are identified. Chapter 5 also indicates additional standards for each land use designation that assure conformance of new development with the community objective and requirements of the Coastal Act.

5.15 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS

Density ranges described in land use designations may be exceeded by up to 35% to encourage affordable housing production pursuant to §65915 of the California Government Code (Density Bonuses) in effect in 2006. Any housing development approved pursuant to Government Code Section 65915 shall be consistent with all applicable certified local coastal program policies and development standards. In reviewing a proposed density increase, the County shall identify all feasible means of accommodating the density increase and consider the effects of such means on coastal resources. The County shall only grant a density increase in the County determines that the means of accommodating the density increase proposed by the applicant does not have an adverse effect on coastal resources. If, however, the County determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, the County shall not grant the density increase. Density ranges may also be exceeded within Planned Unit Developments (PUD's) up to 25% if increasing the density would not have an adverse effect on coastal resources and would be consistent with all applicable local coastal program policies and development standards. The 25% density bonus limit for PUDs may be combined with any other density bonus allowed by County or State regulations so long as densities greater than 35% would not result and the means of accommodating the density bonus would not have an adverse effect on coastal resources as that term is defined in Section 112.1.6.5 of the Coastal Zoning Ordinance and would be consistent with all applicable LCP policies and development standards. 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 Res. 114c 2/9/98, Amended by Res. 06-73a, 7/25/06, Res. 07-17. 2/27/07)

5.20 URBAN PLAN DESIGNATIONS

(The standards below apply only within Urban Limits as shown in the Area Plan)

RE: RESIDENTIAL ESTATES

Purpose: To allow residential development of areas within Urban Limits where community objective, including resource protection, limit density of potential development, but where urban services are required.

Principal Use: Detached single family residences.

Conditional Uses: Private institutions and private recreational facilities as provided in Section 3.23B.

Gross Density: 0-2 units per acre.

CG: COMMERCIAL GENERAL

Purpose: To allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well-being and convenience of the community.

Principal Use: Retail sales, retail services, office and professional uses.

Conditional Uses: Hotels, motels.

CR: COMMERCIAL RECREATIONAL

Purpose: To protect sites suitable for the development of commercial recreational facilities, and for visitor service facility appropriate to assure recreational opportunity for visitors to the area.

Principal Use: Commercial recreational (such as recreational vehicle parks, hotels, and motels) and visitor-serving developments (such as antique shops, art galleries, restaurants, and taverns) subject to the requirements of sections 3.23A, B and C of this document.

Conditional Uses: Single family residences on existing lots, a caretaker's residence, apartments on the upper floor of multistory structures.

PF: PUBLIC FACILITY

Purpose: To protect sites appropriate for the development of public and private sector civil service facilities.

Principal Use: Essential services including fire and police stations, hospital and school; public and private facilities including offices, libraries, cemeteries and clinics; but not including sites or facilities for the storage or processing of materials or equipment.

PR: PUBLIC RECREATION

Purpose: To protect publicly-owned lands suitable for recreational development or resource protection.

Principal Use: Public recreation and open space (per section 3.23 A2).

Conditional Uses: Caretaker dwellings, maintenance buildings.

5.30 RURAL PLAN DESIGNATIONS

(The standards below apply outside Urban Limits as shown in the Area Plan)

RX: RESIDENTIAL/EXURBAN

Purpose: To allow development of rural community neighborhoods not depending on urban levels of service.

Principal Use: Residential single-family with neighborhood commercial services as allowed by section 3.36B of this document.

Gross Density: See page 5-5 for a gross density for each specific geographical area.

RR: RURAL RESIDENTIAL

Purpose: To allow residential use of rural lands not permanently designated for resource protection and not suitable for rural community neighborhood development.

Principal Use: Residential.

Conditional Uses: Production of food fiber or plants.

Gross Density: See page 5-5 for a gross density for each specific geographical area.

AEP: AGRICULTURE EXCLUSIVE/PRIME LANDS

Purpose: To protect prime agricultural lands for long term productive agricultural use.

Principal Use: Production of food, fiber or plants, as provided in Section 3.54 with residence as a use incidental to this activity, including two (2) separate residences where one is occupied by the owner/operator and the other by parent or child of the owner/operator, including barns, storage sheds, and similar agricultural structures and principal structures and principal uses permitted under TC.

Conditional Uses: Hog production, watershed management for fish and wildlife habitat, recreation such as hunting camps and stables (except those requiring non-agricultural development) utility transmission lines, farm labor housing, green houses, feed lots and similar confined livestock operations.

Gross Density: 60 acre minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an Agricultural Preserve contract.

AG: AGRICULTURAL/GENERAL

Purpose: To protect productive non-prime agricultural lands from conversion to non-agricultural uses.

Principal Use: Production of food, fiber, plants or the grazing of recreational livestock, with a residence incidental to this use.

Conditional Uses: Hog production, watershed management, management for fish and wildlife habitat, recreation such as hunting, camps and stables (exclusive of those requiring non-agricultural development, utility transmission lines, farm labor housing, and timber harvesting, green houses, feed lots, and similar confined livestock operations.

Gross Density: 5-acre to 20 acre minimum parcel size (as provided in Chapter 4 & the land use maps).

TC: COASTAL COMMERCIAL TIMBERLAND

Purpose: To protect productive timberlands for long-term production of merchantable timber.

Principal Uses: Timber production as provided in section 3.34 including all necessary site preparation, road construction and harvesting, and residential use incidental to this use, and principle uses permitted under AEP, except second dwelling.

Conditional Uses: Management of watershed, management for fish and wildlife, utility and transmission lines, second dwellings, temporary labor camps, permanent timber products processing plants for commercial processing of wood and wood products.

Gross Density: 100 acre minimum, except that with a joint timber management plan parcels to 40 acres may be created.

CR: COMMERCIAL RECREATION

Purpose: To protect sites suitable for the development of commercial recreational facilities, and for visitor service facilities appropriate to assure recreational opportunity for visitors in the area.

Principal Use: Commercial recreational (such as recreational vehicle parks, hotels, and motels) and visitor-serving developments (such as antique shops, art galleries, restaurants, and taverns) subject to the requirements of sections 3.32 and 3.35 of this document.

Conditional Uses: Single family residences on existing lots, caretaker's residence, apartments on the upper floor of multistory structures.

Gross Density: 12 overnight units per gross developed acre.

PR: PUBLIC RECREATION

Purpose: To protect publicly owned lands suitable for recreational development or resource protection.

Principal Use: Public recreation and open space (per section 3.35C).

Conditional Uses: Caretaker dwellings, maintenance buildings.

PF: PUBLIC FACILITY

Purpose: To protect appropriate sites for essential public services most appropriately located in rural areas.

Principal Use: Utility substations, schools, and other essential public services most appropriately located in rural areas.

NR: NATURAL RESOURCES

Purpose: To protect and enhance valuable fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing, and other forms of recreation.

Principal Use: Management for fish and wildlife habitat.

Conditional Uses: Wetland restoration, development of hunting blinds and similar minor facilities, improvement of boating facilities in estuaries consistent with section 4.70 of the plan, and removal of trees for firewood, disease control and public safety purposes.

MG: INDUSTRIAL/GENERAL

Purpose: To protect sites suitable for the development of general industrial uses.

Principal Use: Light and general manufacturing, warehousing and wholesaling, research and development.

Conditional Uses: Heavy manufacturing, drilling and processing of oil and gas, agricultural-general uses, heavy commercial uses, sand and gravel extraction, electrical generating and distribution facilities, animal and fish reduction plants.

TABLE 1
NORTH COAST ZONE LAND USE DESIGNATIONS,
MINIMUM PERMITTED PARCEL SIZE, AND POTENTIAL¹³
PARCELIZATION FOR RURAL SUBDIVISION CRITERIA

<u>AREA</u>	<u>TOTAL ACREAGE ESTIMATED IN PLAN DESIGNATION</u>	<u>MINIMUM PARCEL SIZE (in acres)</u>	<u>PARCELIZATION (1) PRESENT/POTENTIAL</u>	
Orick				
Agriculture Exclusive-Prime (AEP)	370	60/20	N.A. ¹⁴	
Agricultural-General (AG)	250	5-20	16	48
Commercial Timberland (TC)	68	160/40	N.A.	
Rural Residential (RR)	110	5	7	20
Rural Exurban (RX)	20	2.5	10	11
Commercial General (CG)	20	1.5	6	13
Big Lagoon Subdivision				
Commercial Timberland (TC)	135	160/40	N.A. ²	
Residential Estates (RE)	77	1	No Change	
Rural Residential (RR)	72	5	2	7
The Lagoons				
Agriculture Exclusive-Prime (AEP)	220	60/20	N.A.(2)	
Agriculture-General (AG)				
McDonald Creek	90	20	7	7
Stone Lagoon	400	10	12	31
Commercial Timberland (TC)	9900	160/40	N.A.(2)	
Rural Residential (RR)				
Stone Lagoon North		10	2	?
Freshwater Lagoon South	80	10	3	?
Commercial Recreation	155		2	2

(SEE LAND USE PLAN MAPS FOR A REAL APPLICATION)

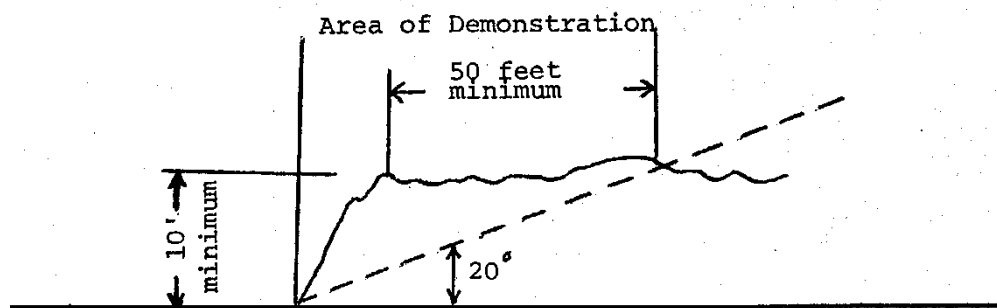
¹³Estimates based on the best site conditions.

¹⁴Not applicable - Minimum parcel size is based on viable economic units.

CHAPTER 6

DEFINITIONS

"AREA OF DEMONSTRATION OF STABILITY" - As a general rule, the area of demonstration or stability (illustration A) includes the base, face and tops of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane included at a 20 degree angle from horizontal passing through the toe of the bluff or cliff, or fifty feet inland from the edge of the cliff or bluff whichever is greater. However, the county may designate a lesser area of demonstration in specific areas of known geologic stability (as determined by adequate geologic evaluation and historic evidence) or where adequate protective works already exist. The county may designate a greater area of demonstration or exclude development entirely in areas of known high instability.



"BLUFF OR CLIFF AREAS"

A bluff or cliff is a scarp or steep face of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding or excavation of the land mass. The cliff or bluff may be simple planar or curved surface or it may be steplike in section. For the purposes of this guideline, "cliff" or "bluff" is limited to those features having vertical relief of ten feet or more, and "seacliff" is a cliff whose toe is or may be subject to marine erosion.

"BOUNDARY OF A TRANSITIONAL AGRICULTURAL LAND" - Either:

- 1) the boundary of the area which would be below tidal elevations (+5 feet above mean sea level) if tide gates, dikes, or other drainage works were not in place; or
- 2) the boundary of a clearly defined slough which is periodically covered with standing water; or
- 3) the boundary of the wetland prior to its alteration for agricultural use, as indicated by soils maps, elevation, or historic information, including maps and photographs.

Areas with drained or filled hydric soils which are no longer capable of supporting hydrophytes are not considered wetlands.

"BOUNDARY OF A WETLAND" - Either:

- 1) the boundary between land with predominately hydrophytic cover and land with predominately mesophytic or xerophytic cover;
- 2) the boundary between soil that is predominately hydric and soil that is predominately nonhydric; or in the case of wetlands without vegetation or soils,

- 3) the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not; or
- 4) the boundary between wetland and riparian habitats.

Areas with drained or filled hydric soils which are no longer capable of supporting hydrophytes are not considered wetlands.

"BLUFF EDGE" OR "CLIFF EDGE" is the upper termination of a bluff, cliff or seacliff. When the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the edge shall be defined as that point nearest the cliff beyond which the downward gradient of the land surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge.

"CLIFF RETAINING WALL" - An upright structure designed to stabilize or prevent erosion of a cut bank or cliff.

"COMMERCIAL-RECREATIONAL FACILITIES" - means facilities serving recreational needs but operated for private profit, (e.g., riding stable, chartered fishing boats, tourist attractions and amusement or marine parks.)

"COASTAL COMMERCIAL TIMBERLAND" - means:

- a. Within a Timberland Preserve Zone (TPZ), privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.
- b. Outside a TPZ, land, other than land owned by the federal government or land designated by the Board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce timber and other forest products including Christmas trees (Public Resources Code Section 4526).

"DEVELOPED" - Developed with a structure that is a principle or conditional use permitted under a parcel's land use designation in the applicable are plan.

"DEVELOPMENT" - means, on land, in or under water, the placement or creation of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66-410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

"DIKES" - A bank constructed to control or confine tidal waters.

"ENVIRONMENTALLY SENSITIVE AREAS" - means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (Coastal Act Section 30107.5), including: areas of special biological significance as identified by the State Water Resources Control Board; rare and endangered species habitat identified by the State Department of Fish

and Game; all coastal wetlands and lagoons; all marine, wildlife and education and research reserves; nearshore reefs; tidepools; sea caves; islets and offshore rocks; kelp beds; indigenous dune plant habitats; and wilderness and primitive areas.

"EXISTING DEVELOPED AREAS" - that may be appropriate for infilling and redevelopment include: lands upon which urban development presently exists; lands generally developed to a density of two or more units per acre; and lands within rural communities that constitute distinct, identifiable towns or villages because they are substantially more developed than surrounding lands and contain a variety of services common to rural centers which serve large surrounding areas (such as a post office, stores, restaurants, bars and service stations).

Other areas that may be appropriate for carefully-phased expansion from such developed areas include lands adjacent or closely proximate to developed areas where development would provide a logical, resource-conserving extension of the present developed area because (1) coastal resources within the expansion area would be permanently protected; (2) the lands are relatively near employment centers; (3) adequate necessary services (i.e. roads, water, sewage disposal) are either available or can be provided without significant damage to coastal resources or to access to the coast by the general public; (4) alternative sites for urban development would involve greater damage to natural resources, coastal or inland; and (5) development proposed for the area is consistent with other Coastal Act requirements.

"FEED LOT" - A large yard with pens or stables, other than those part of a typical livestock ranch, where cattle, sheep, etc. are kept for finishing shipment or slaughter.

"FILL" - means earth or other substance or material, including piling placed for the purpose of erecting structures thereon, placed in a submerged area.

"FIRE HAZARD AREA" - No acceptable definition in common use. Local planners should use the Fire Hazard Severity Classification System developed by the State Division of Forestry.

"FLOOD HAZARD AREAS" - Those areas subject to inundation by a 100-year flood.

"GEOLOGIC HAZARDS" - include the following:

1. seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction and in local and regional seismic safety plans;
2. tsunami runup areas identified on U.S. Army Corps of Engineers 100-year recurrence maps, by other scientific or historic studies and other known areas of tsunami risk;
3. landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;
4. beach areas subject to erosion; and
5. other geologic hazards such as expansive soils and subsidence areas.

"HIGHLY SCENIC AREAS" - generally include:

1. landscape preservation projects designated by the State Department of Parks and Recreation in the California Coastline Preservation and Recreation Plan;
2. open areas of particular value in preserving natural land-forms and significant vegetation, or in providing attractive transitions between natural and urbanized areas; and
3. other scenic areas and historical districts designated by cities and counties.

"HYDROPHYTIC PLANT" - Any plant growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (i.e., plants typically found in wet habitats).

"INCIDENTAL PUBLIC SERVICE PURPOSES" - Projects, such as burying cables and pipes, inspection of piers, etc. which temporarily impact the resources of a habitat area.

"LATERAL ACCESS" - A recorded dedication or easement granting to the public use the right to pass and repass over dedicator's real property generally parallel to, and up to 25 feet inland from, the mean high tide line, but in no case allowing the public the right to pass nearer than five feet to any living unit on the property.

"LEVEE" - A bank constructed to control or confine flood waters.

"MESOPHYTIC PLANT" - Any plant growing where moisture and aeration conditions lie between extremes (i.e., plants typically found in habitats with average moisture conditions, not usually dry or wet).

"MODE" - in any group of numbers, that number which is found most frequently is the mode.

"LOW INCOME" - includes both "very low" and "low" income, meaning households whose income does not exceed 50% and 80%, respectively, of the median household income of the Standard Metropolitan Statistical Area (SMSA) the jurisdiction is located in, or the county where there is no SMSA, in accordance with Chapter 13339 of the California Health and Safety Code.

"MODERATE INCOME" - means a household whose income does not exceed 120% of the median household income of the SMSA (subject to adjustments in some areas) in accordance with Chapter 1339 of the California Health and Safety Code.

"NEIGHBORHOOD COMMERCIAL" - Retail services which provide convenient sales facilities to residential areas, such as coin operated laundries, food markets and variety stores.

"NON-TIDAL SLOUGH" - Any portion of a slough which is not inundated with sea water by the daily ebb and flow of the tides.

"PLANNED UNIT DEVELOPMENT" - A development which, on an individual parcel, permits variable parcel sizes but an overall density consistent with the gross densities permitted in the area plan in order to provide development compatible with environmental, geologic or topographic features of a parcel.

"PRIME AGRICULTURAL LAND" - (per California Government Code Section 51201 (c) means:

1. all land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
2. land which qualifies for rating 80 through 100 in the Storie Index Rating.
3. land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.
4. 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 return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre.
5. land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for three of the five previous years.

"PRIVATE INSTITUTION" - The rooming or boarding of any aged or convalescent person whether ambulatory or nonambulatory, for which a license is required by a county, state or federal agency. Private institution shall include sanitarium, rest home and convalescent home.

"PUBLIC WORKS" - means:

- a. All production, storage, transmission and recovery facilities for water, sewage, telephone and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
- b. All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, mass transit facilities and stations, bridges, trolley wires and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.
- c. All publicly financed recreational facilities and any development by a special district.
- d. All community college facilities, (Public Resources Code, Section 30114).

"RECREATION, PRIVATE AND NONCOMMERCIAL" - clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organizations and their guests.

"RIPARIAN VEGETATION" - refers to vegetation commonly occurring adjacent to stream banks and includes such plants as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc.

"ROAD STANDARDS"

(Appended by Res. No. 85-55)

1. The "Rural Principal Arterial" system consists of a connected rural network of continuous routes which have trip length and travel density characteristics indicative of substantial statewide or interstate travel.
2. The "Rural Minor Arterial" road system, in conjunction with the rural principal arterial system, links cities and towns above 5,000 in population and other major traffic generators, and forms an integrated network providing interstate and intercounty service.
3. "Rural Connectors" provide connections between the higher order system and have low-volume/long trip length characteristics.
4. The "Rural Collector" routes generally serve travel of primarily regional importance rather than statewide importance and constitute those routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes. The collector road system is subclassified into two categories:
 - a. "Major Collectors" are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
 - b. "Minor Collectors" are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
5. The "Rural Local Road" system serves primarily to provide access to adjacent land and accommodate travel over relatively short distances as compared to higher systems. (Not shown individually on circulation map.)
6. "Urban Principal Arterials" in conjunction with Rural Principal Arterials, provide the highest level of conventional street service to virtually all area traffic generators.

"SELF HELP HOUSING SPONSOR" - an existing entity that is willing and able to assist in applying for and carrying out a grant under the Self Help Housing Program of the Farmers House Administration as provided in Section 1933.403(k), Title 7, Code of Federal Regulations (Department of Agriculture).

"SPECIAL COMMUNITIES AND NEIGHBORHOODS" - include the following:

1. areas characterized by a particular cultural, historical or architectural heritage that is distinctive in the coastal zone;
2. areas presently recognized as important visitor destination centers on the coastline;
3. areas with limited automobile traffic that provide opportunities for pedestrian and bicycle access for visitors to the coast;
4. areas that add to the visual attractiveness of the coast.

"SPILLWAYS" - an alteration of a dike or levee above the level of mean higher high water for the purpose of drainage of flood waters.

"SPECIAL DISTRICT" - means any public agency other than a local government...formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special District" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area. (Public Resources Code Section 30118).

"STREAM TRANSITION LINE" - that line closest to a stream where riparian vegetation is permanently established.

"STRUCTURE" - includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (Public Resources Code Section 30106).

"TIMBER HARVEST" - The cutting and removal of timber or other solid wood forest products from timberlands for commercial purposes together with all of the work incidental to the harvest including, but not limited to: construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, landings, skid trails, beds for the falling of trees, and fire hazard abatement.

"TIMBER MANAGEMENT" - The cutting and/or removal of timber, other solid forest wood products, or other vegetation from timberlands for the purpose of improving the productivity of commercial species on the site together with all of the work incidental to this activity, such as construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, and fire hazard abatement. Timber management activities include, but are not limited to: pre-commercial thinning, removal of non-preferred species (release), pruning, site preparation, protection practices, and incidental follow-up treatments. Pruning, protection practices (including such activities as placement of protective devices around trees and trapping), and incidental follow up treatments do not constitute development as defined by the 1976 Coastal Act. (See definition of "Development").

"TIMBER PRODUCTS PROCESSING" - commercial processing of raw wood and wood products, including sawmills, lumber mills and plywood mills, but not including pulpmills.

"TRANSITIONAL AGRICULTURAL LAND" - A wetland which has been altered for production of crops, including pasture, hay, or other forage, but where hydrophytes typical of non-farmed wetlands will predominate if farming is discontinued. In Humboldt County, these areas are typically diked former tidelands or clearly defined non-tidal sloughs used for hay or pasture.

"USABLE PARCEL" - A parcel that can be developed for the principle use permitted under its land use designation and other policies of the applicable area plan.

"VISITOR-SERVING FACILITIES" - means public and private developments that provide accommodations, food and services, including hotels, motels, campgrounds, restaurants, and commercial-recreation developments such as shopping, eating and amusement areas for tourists.

"WETLANDS" - lands which may be covered periodically or permanently with shallow waters, including salt marshes, freshwater marshes, swamps, mudflats, fens and transitional agricultural lands. The County will use the U.S. Fish and Wildlife Service's Classification of Wetland and Deepwater Habitats of the United States as a guide to wetland identification. In general, lands which meet the classifications definition of subtidal estuarine aquatic beds, estuarine intertidal flats and emergent habitats, and palustrine emergent and non- riparian palustrine shrub-scrub and forested habitats will be considered wetlands.

"XEROPHYTIC PLANT" - Any plant growing in a habitat in which an appreciable portion of the rooting medium dries to the wilting coefficient at frequent intervals (i.e., plants typically found in very dry habitats).

APPENDIX A
BIOGRAPHICAL REFERENCES

California Coastal Act of 1976, Public Resources Code, Division 20, Section 30000 et seq.

California Coastal Commission, Local Coastal Program Manual, San Francisco CA, July 22, 1977

Humboldt County Planning Department Local Coastal Program, Coastal Land Use Policies and Standards, Eureka CA, June, 1979

Humboldt County Planning Department Local Coastal Program, Citizen's Handbook for the Local Coastal Program, Eureka CA, August, 1978

Humboldt County Planning Department Local Coastal Program, Technical Studies

Access

Agriculture

Commercial Fishery and Beach Use

Habitat Sensitivity

Housing

Recreational Demand

Timber

Urban Services

Visual

Water Quality

Eureka CA, April, 1979

APPENDIX B
HUMBOLDT COUNTY GENERAL PLAN DOCUMENTS
APPLICABLE TO THE

North Coast Area Plan

PLAN/DOCUMENTS	BOARD OF SUPERVISORS AND STATUS	STATUS OF RELATIONSHIP TO THE NCAP. ¹⁵
Northern Humboldt County General Plan	Adopted 5/14/68 Res. No. 68-49	The NAP supersedes the Land use Element and reflects the Circulation System
Housing Element	Adopted 1/3/78 Res. No. 78-6	By Reference Included
Noise Element (Two Volumes)	Adopted 8/3/77	Where Applicable
Open Space/ Conservation Element	Adopted 12/27/73 Res. No. 73-164	To date there has been no opportunity for a policy comparison. The NCAP has satisfied habitat protection conservation requirements of the California Coastal Act. Other types of policies contained in the OC-S Element are supplementary to the NAP and are at local discretion. Some OS- C policies have been superseded by subsequent documents – i.e. Noise, Seismic/Safety. (All County Planning documents are currently in the process of being consolidated into a single General Plan framework document.)
Recreation Element Humboldt County	Adopted 7/12/76 Res. No. 76-92	Where Applicable
Seismic Safety and Public Safety Elements (Two Volumes)	Adopted 7/31/79 Res. No. 76-96	By Reference Included

¹⁵Pursuant to section 30007.5 the Coastal Act requires that during policy conflicts, on balance protect coastal resources.

APPENDIX C

**TABLE 2
HAZARDS/LAND USE RISK RATING MATRIX**

EXPLANATION

X Site investigation required

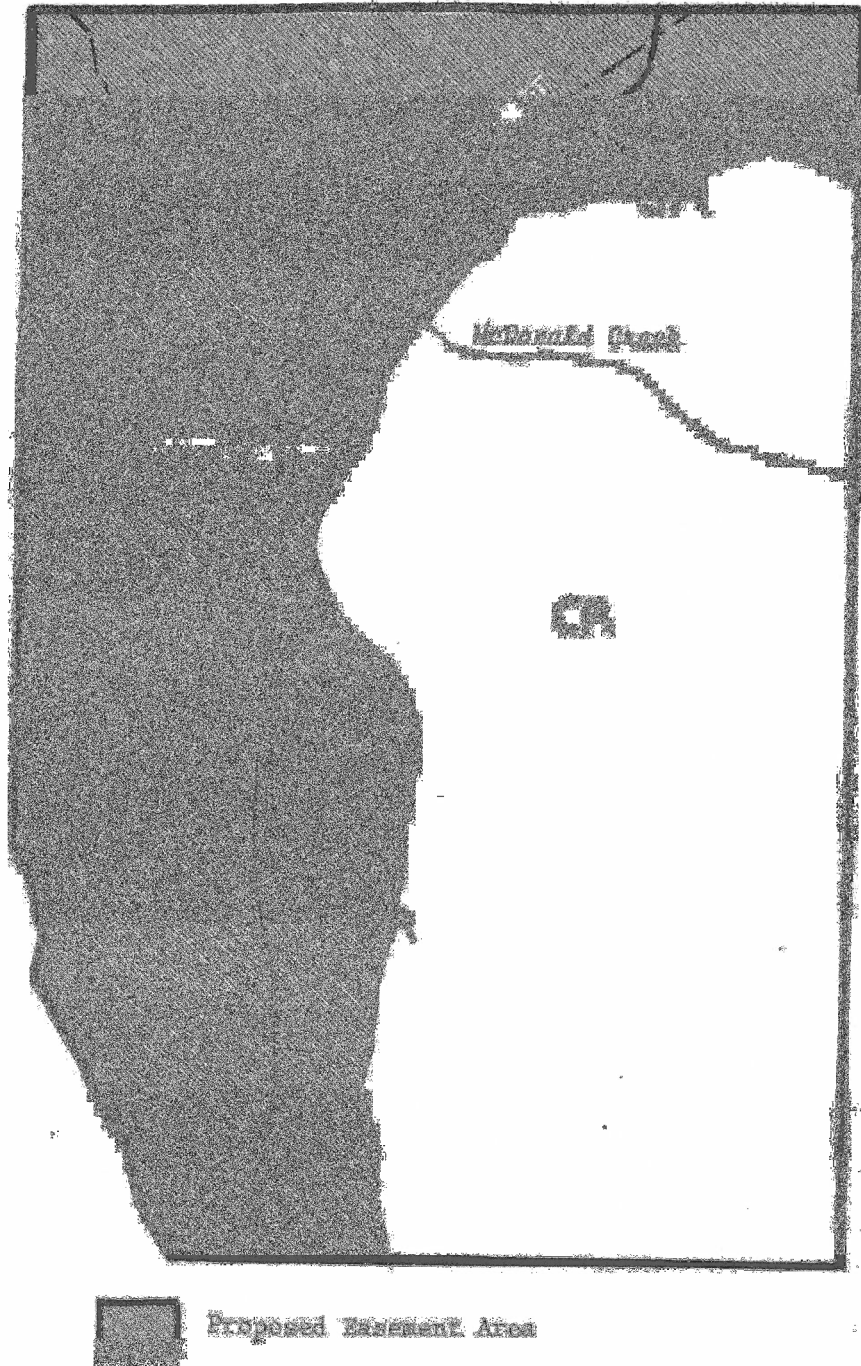
A Site investigation required if located in Area of Demonstration

BUILDING TYPE/LAND USE	Landslide Zone				Liquefaction Zone					
	0	1	2	3	N	L	M-L	M	H	VH
Nuclear power plants, major dams, hazardous chemical storage		X	X	X		X	X	X	X	X
Hospitals, fire and police stations, civil defense headquarters, life line utility systems (non-redundant facilities), emergency broadcast stations, ambulance stations		X	X	X		X	X	X	X	X
Schools, theaters, auditoriums, hotels, motels, office buildings, high and medium density residential, redundant utility systems, major highway bridges		X	X	X		X	X	X	X	X
Single family residences, normal commercial, industrial, warehousing, and storage			A	X			X	X	X	X

Landslide Zones: 0 = Negligible, 1 = Low, 2 = Moderate to Moderately High Instability, 3 = High Instability

Liquefaction Zones: N = Nil, L = Low, M-L = Moderate to Low Potential, M = Moderate Potential, H = High Potential, VH = Very High Potential

FIGURE E
McDONALD CREEK OPEN SPACE



APPENDIX D
NORTHCOAST PLANNING AREA
ATTENDANCE RECORD

WORKSHOP #1**OCT. 3, 1979 – ORICK GRANGE**

Tom Conlon	Don Reeser	Pat Dorsey	Jerry Butler
Pat Dunn	Ray Peart	Albert & Gloria Zuber	Edith Fearrien
David Gibbes	James Hetty	Herbert and Rita Whitaker	Lois Stone
Elizabeth Hegy	Don Comstock	Alice Dorsey	S. Vankirk
Betty Rae Eterl	Bill Crain	James H. Kennedy	Mary Gearhart
E.J. Doleson	Cyny Arros	David A. Burch	Glenn Goldan
L.T. Clark	Jimmie Wilderson	Josephine burch	Aline Cargill
Joe Hufford	L.R. Bruw	Ed Mervin	Doyle Quiggle
Thelma Hufford	Jimmy Jernigar	Howdy Emerson	Louis De Martin
Tene Frick	Kevin Tighe	Bob London	Larry Ford
Blanch Blankenship	Time Ash	Al Stranch	Herb Price
Sandra Mann	Dan Ray	Eric Hadlow	Ray Runner
Mary Lou Comstock	Linda Evans	B. Cunningham	Art Bruner
Myrle Modraw	Celeste Nichols	Richard nelson	Marvin and Savina Barlow
Ammis Cunningham	Helen-Mar Beard	Melton Manley	Stephen Steve

WORKSHOP #2**OCT. 10, 1979 – BIG LAGOON ELEMENTARY SCHOOL**

(Unavailable)

WORKSHOP #1**OCT. 24, 1979 – ORICK GRANGE**

David Gibbs	James H. Kennedy	Thelma Hufford	Paula Stone
Milton D. Manley	Robert A. Wright	Howdy Emerson	Lois Stone
William Bowman	Ammis Cunningham	Melvin J. Foss	Lucille Vinyard
Gloria Zuber	Myrle Modraw	Helen Foss	Louis De Martin
Larry Zuber	Joe Hufford	Cyndy Arres	Mack Chanhu
Cherri Zuber	Robert Westberg	Herb Pierce	George Roscoe
Carol Cunningham	Marilyn Westberg	Don Tuttle	Edith Fearrien
Mary Lou Comstock	Francis C. White	Ed Mervich	Pat Dunn
Nancy Harvery	Blanche Blankenship	Albert Zuber	Bob London
Art Bruner	Savina Barlow	Al Merrill	Dan Ray
Glenn Goldan	Mary Gearhart	Doyle Quiggle	

WORKSHOP #2**NOV. 7, 1979 – BIG LAGOON ELEMENTARY SCHOOL**

David Gibbs	Joe Hufford	Edith Fearrien	Bob Allison
Harold L. Murie	Blanche Blankenship	Lucille Vinyard	Bruce Krany
Clarence Person	Lois Stone	Ellis B. Hemenway	John Grisham
Haven Howatt	Thema Hufford	Doyle Quiggle	Bob London
Ed Mervich	L.M. Brindle	Allan Baird	Linda Evans
Herb Pierce	Randy Fobes	Mary Gearheart	Maria Lafer
Peggy Patterson	Donal C. Tuttle	Tom Conlon	Dan Ray
Marcilla Osborn Douglas	Fancis Allen	Aline Cargill	Pat Dunn
Bill Bowman	Glenn Goldan	Michael & Sharon Roy	