

Humboldt County GENERAL PLAN Community Plan Areas

Avenue of the Giants Community Plan *Adopted April 11, 2000* Amended October 23, 2017 (Resolution 17-96)

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

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(Edits to the Avenue of the Giants Community Plan policy are as specified in Resolution 17-96.
Edits to narrative and informational text are based on Resolution 17-95 and Resolution 17-96
and are made to ensure internal consistency with the General Plan)

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CHAPTER 1 INTRODUCTION

1100 OVERVIEW

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

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

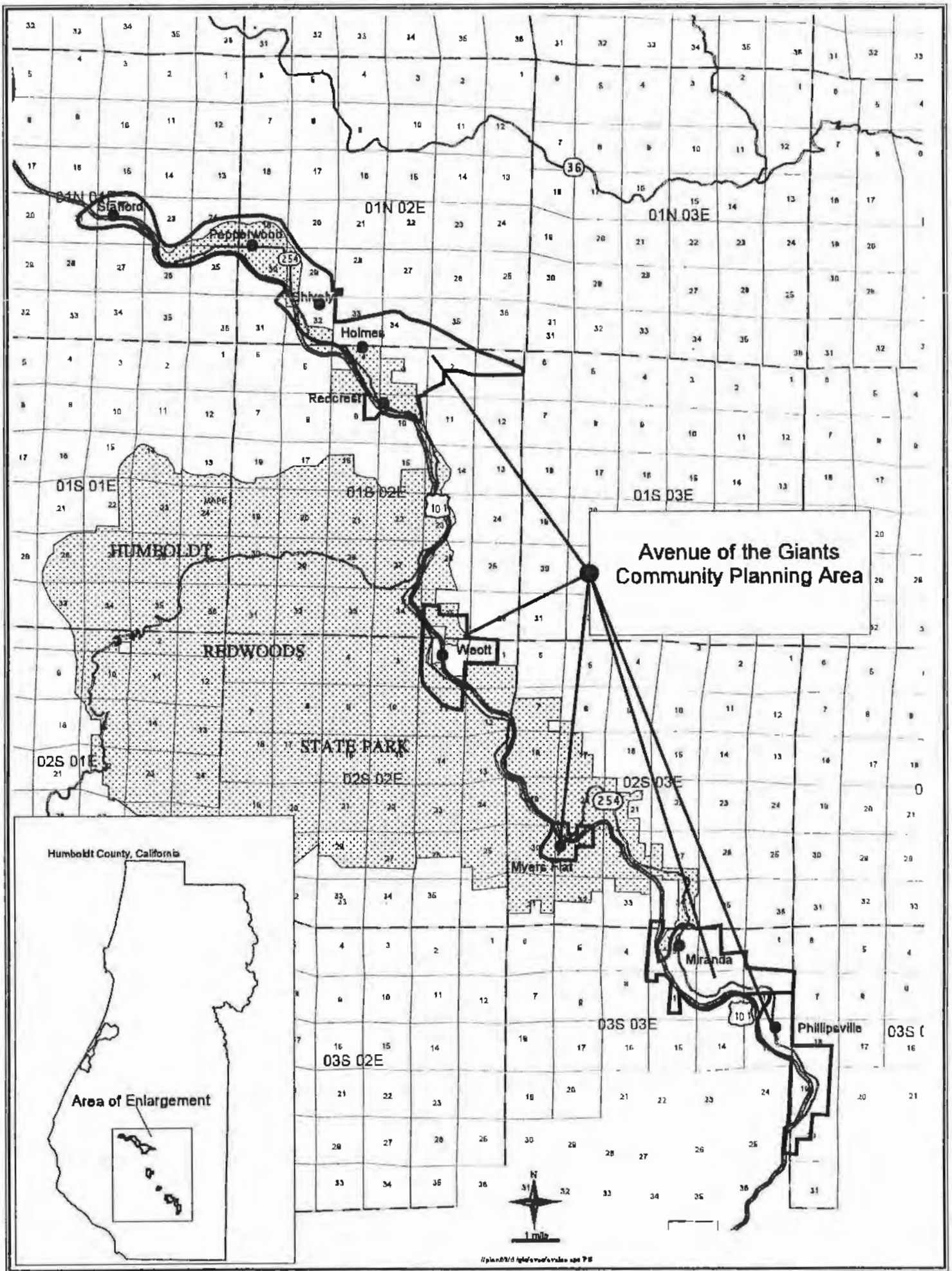
1332 Consistency Between General and Community Plan

It is important to note that the Avenue of the Giants Community Plan, while recognizing many of the various policy issues identified by the Humboldt County General Plan, cannot be used in isolation without consideration of the entire General Plan. The Humboldt County General Plan and the Community Plan together constitute the General Plan for the Avenue of the Giants Planning Area.

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

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

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



1340 Community planning process and public involvement

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

1350 Context for Avenue-wide tourism and community planning

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

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

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

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

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

1360 Community Issues

The Avenue communities, in their visioning work, described several common themes. The Avenue communities would like to maintain their character, and see themselves as small-scale, attractive communities with thriving cottage industry, tourism and businesses. The communities envision a healthy relationship with the river, working to restore and enhance the natural environment.

A number of common issues were identified by most communities:

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

Each issue is described below.

Business development and appropriate zoning

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

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

South Fork Eel River Fishery Restoration

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

Avenue Trail

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

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

Community infrastructure and facilities

A number of communities have expressed an interest in upgrading community infrastructure. In general, these systems could be upgraded, given the necessary financial investment, and do not appear to be physically constrained by lack of water source availability, identified constraints or wastewater system upgradability. Development timing policies and zoning qualifications provide discretionary review of

projects that could potentially exceed system capacities. This will allow growth to be managed consistent with service capacities. Further discussion of this issue can be found in Chapter 4, section 4500.

Year-round fire protection

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

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

Avenue of the Giants Community Plan

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CHAPTER 2 LAND USE and DEVELOPMENT

2100 OVERVIEW

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

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

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

One of the major goals of this planning effort has been to propose zoning for each community. Since the 1968 Southern Humboldt General Plan, most of the Avenue has been zoned Unclassified. Appropriate zoning will better reflect current and potential land uses. In particular, the new zoning will facilitate business development, making commercial uses easier in the town centers. For each town, there are maps that propose new land use designations and zoning. Pertinent land use and zoning designations can be found in General Plan Update Section 4.8, Land Use Designations, Zoning Consistency Matrix Table 4-H. Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

2200 POPULATION and HOUSING

Population

Table 1 shows the population projections for Avenue of the Giants at the county-wide population growth of 9% every ten years. However, population increases do not appear to be a realistic assumption at this time. The communities of Stafford, Pepperwood, Holmes and Myers Flat are not likely to increase in population due to the constraint of the floodplain. Population growth that does occur along the Avenue will be accommodated in Miranda and to a lesser extent Weott, as well as a small amount in Phillipsville. These towns have some land available for development land. Additional growth will likely occur in the

rural parcels surrounding the towns, outside of the planning area boundary. This may stimulate more development in the towns, in terms of providing services to the population living in the surrounding areas.

Table 1: Population Projections for Avenue of the Giants

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

Housing

Special Occupancy Parks

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

The Planning Area contains slightly less than 1% of the total County population: there are 1000 people in the planning area and 124,000 in the County total. The 1998 Housing Element estimates that space for at least 80 nomadic households would accommodate the needs of these households County-wide (1998 Housing Element, page 5). Therefore, the percentage that should be accommodated in the planning area is less than one nomadic household.

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

The Commercial Recreation land use designation has been extensively applied in this Plan and can accommodate limited stay special occupancy parks. The flood plain area designations can accommodate seasonal parks.

Second Units

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

Density Bonuses and Planned Unit Developments

Density ranges described in land use designations may be exceeded to encourage affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of extraordinary public benefits within subdivisions. (Added by Resolution No. 98-114d, adopted 04/07/98).

2300 ECONOMICS

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

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

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

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

2500 COMMUNITY LAND USE

Overview

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

2500	Policies
1	◆ Parcels zoned CH shall have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting.
2	◆ RA 5-20 planned parcels shall use the Slope Formula Policy to determine appropriate density (see AV-P19 – Slope Formula Policy, below).
3	◆The Cottage Industry Ordinance should be amended to add Flood Plain (FP) zone to the list of zoning districts which allow cottage industry with a special permit.
4	◆The County shall support the location of rest stops at appropriate places along the Avenue of the Giants.

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

Background

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

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

Stafford (population 115) is located at the north end of the Avenue redwoods, and while the Avenue technically doesn’t pass through this community, it still has geographic and economic ties with its neighbors to the south. A portion of the community was nearly wiped out by mudslides in 1996. But

community residents, agencies and property owners have returned to repair the damage and restore creeks and watersheds to prevent future damage.

Community Vision

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

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

Stafford

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

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

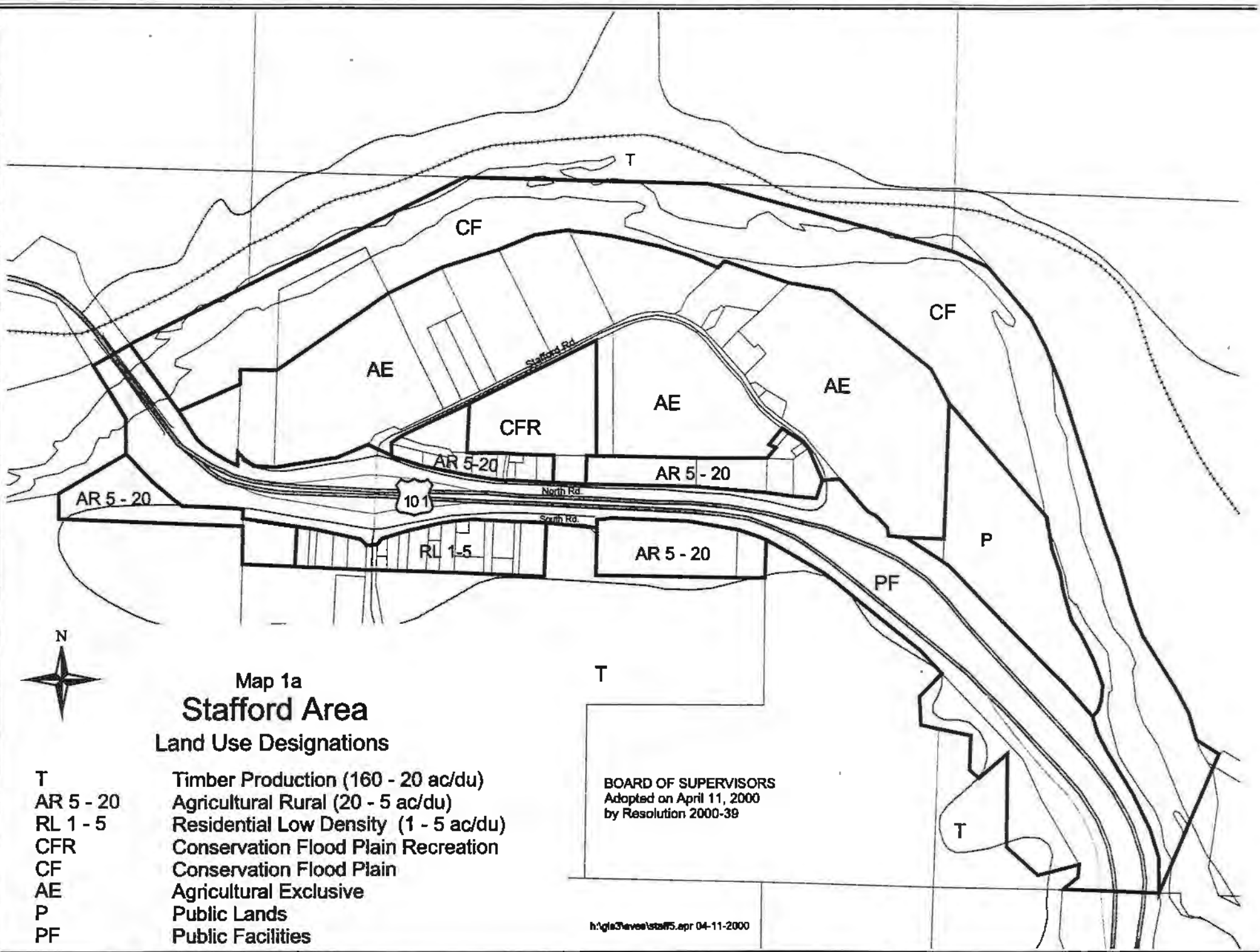
Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

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[Link to Stafford Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



Map 1a
Stafford Area
 Land Use Designations

- T Timber Production (160 - 20 ac/du)
- AR 5 - 20 Agricultural Rural (20 - 5 ac/du)
- RL 1 - 5 Residential Low Density (1 - 5 ac/du)
- CFR Conservation Flood Plain Recreation
- CF Conservation Flood Plain
- AE Agricultural Exclusive
- P Public Lands
- PF Public Facilities

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 by Resolution 2000-39

Pepperwood

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

Issues:

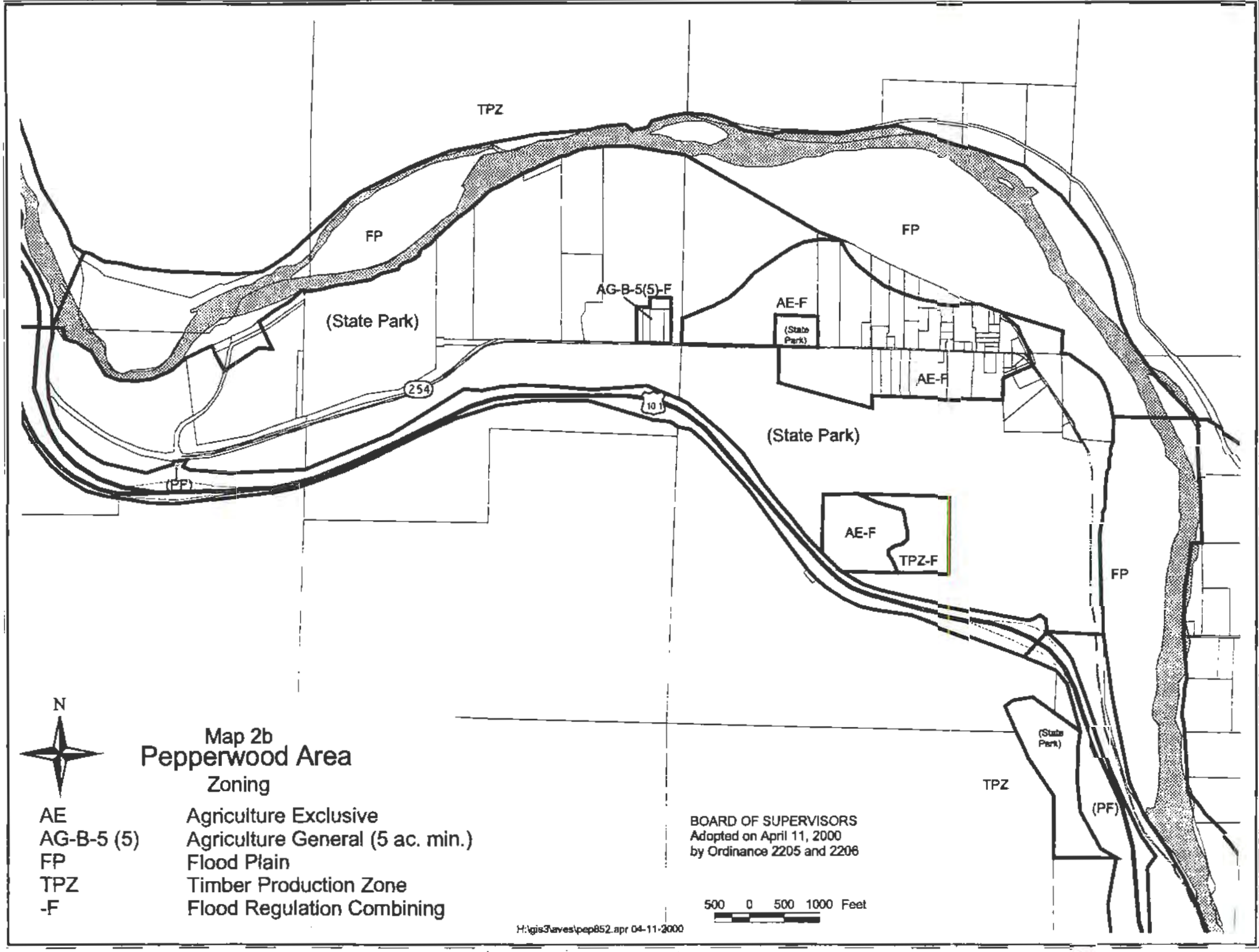
1. There is a small but strong community of permanent residents living in Pepperwood. Their properties are surrounded by State Park land. The Pepperwood residents request that County Plans reflect the presence of their community, as opposed to the 1968 plan which provides that “the former town site area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

Policy:

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

Avenue of the Giants Community Plan

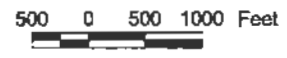
[Link to Pepperwood Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



Map 2b
Pepperwood Area
Zoning

- AE Agriculture Exclusive
- AG-B-5 (5) Agriculture General (5 ac. min.)
- FP Flood Plain
- TPZ Timber Production Zone
- F Flood Regulation Combining

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Adopted on April 11, 2000
by Ordinance 2205 and 2206



Shively

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

Issue:

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

Policy:

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

[Link to Shively Area Land Use Designations Map](#) **Adopted Land Use Mapping** can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

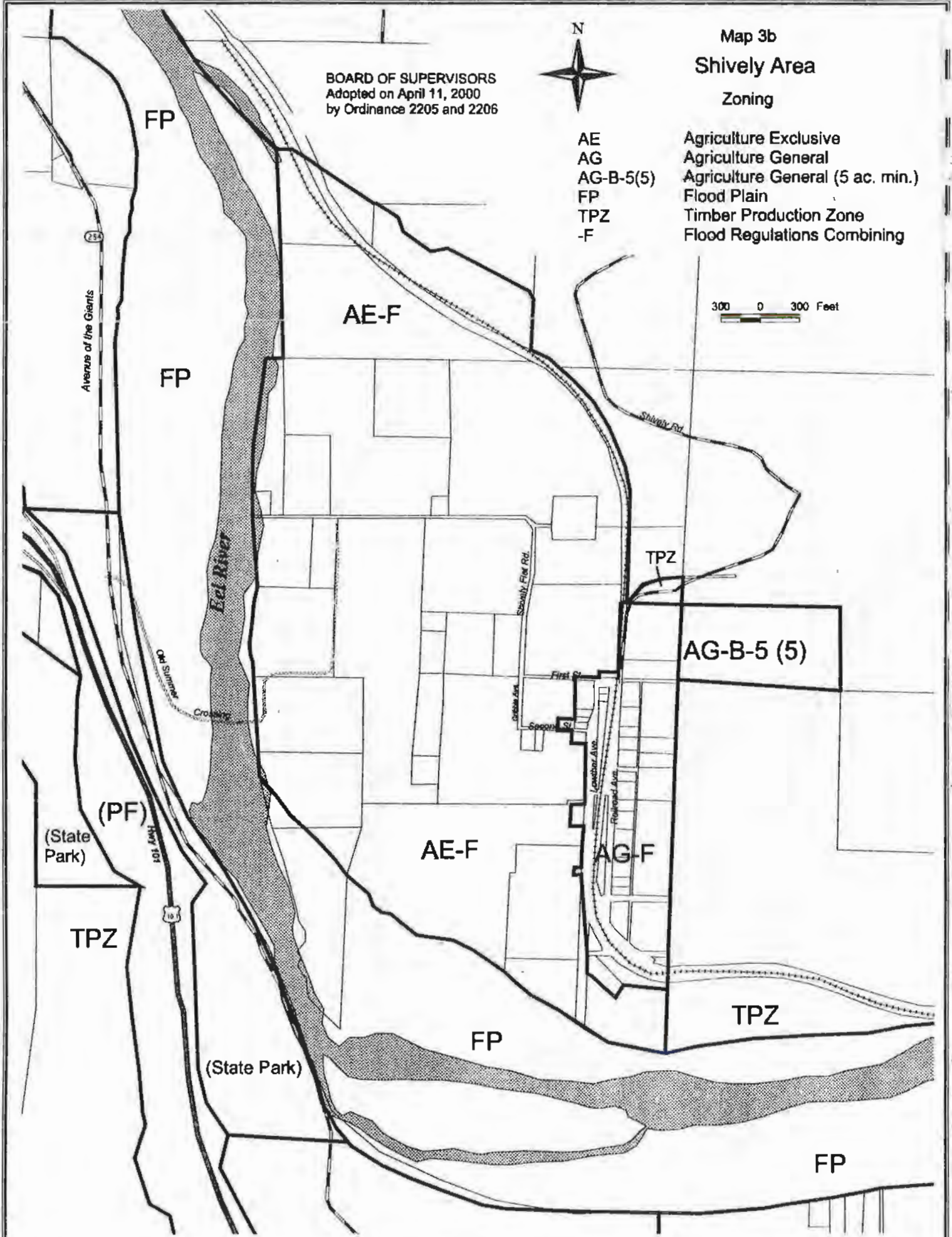
Map 3b
Shively Area
Zoning

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Adopted on April 11, 2000
by Ordinance 2205 and 2206



- | | |
|-----------|----------------------------------|
| AE | Agriculture Exclusive |
| AG | Agriculture General |
| AG-B-5(5) | Agriculture General (5 ac. min.) |
| FP | Flood Plain |
| TPZ | Timber Production Zone |
| -F | Flood Regulations Combining |

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Holmes

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

Issue:

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

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

Larabee

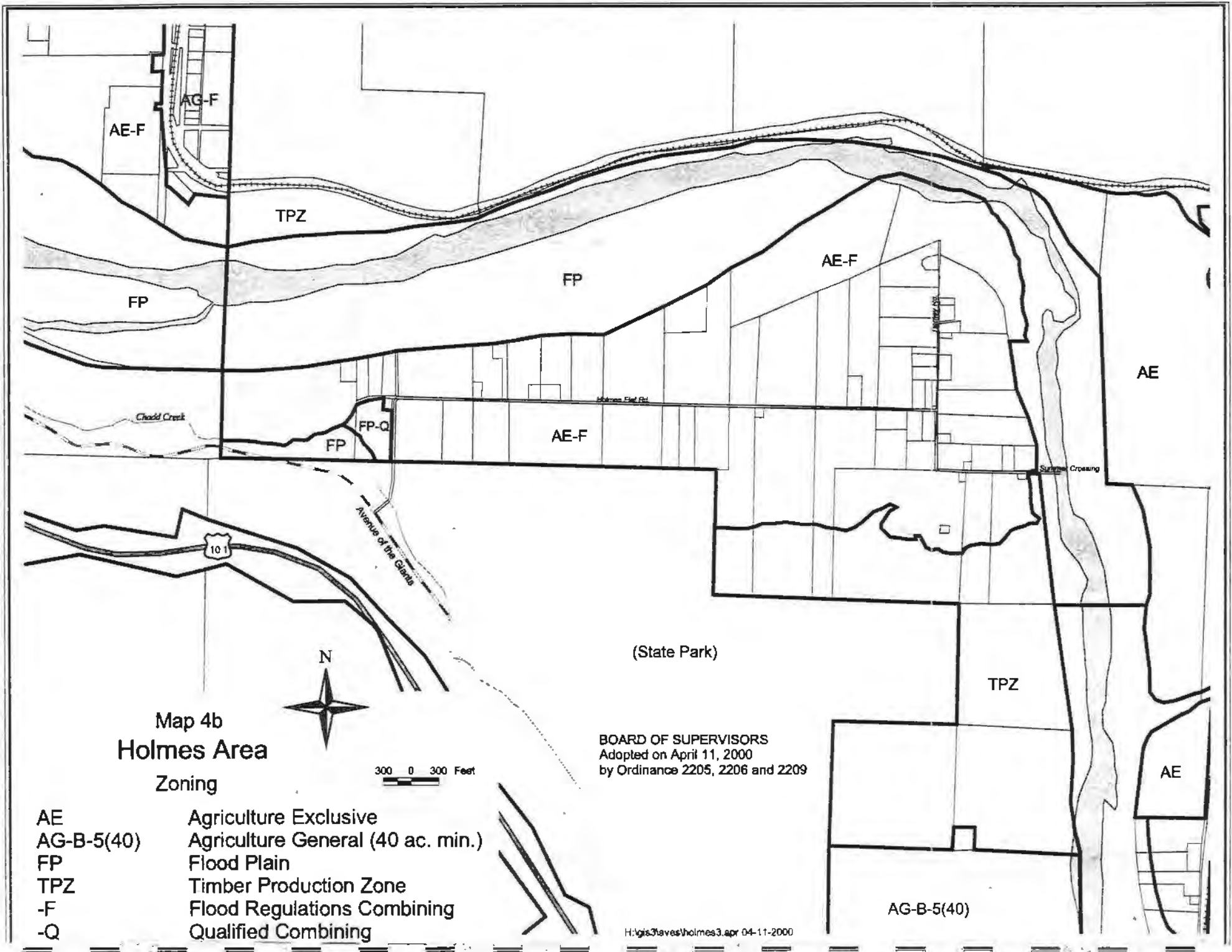
Table 6: Larabee Land Use Summary and Potential Build-out

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

[Link to Holmes Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



Map 4b
Holmes Area
Zoning



300 0 300 Feet

- AE Agriculture Exclusive
- AG-B-5(40) Agriculture General (40 ac. min.)
- FP Flood Plain
- TPZ Timber Production Zone
- F Flood Regulations Combining
- Q Qualified Combining

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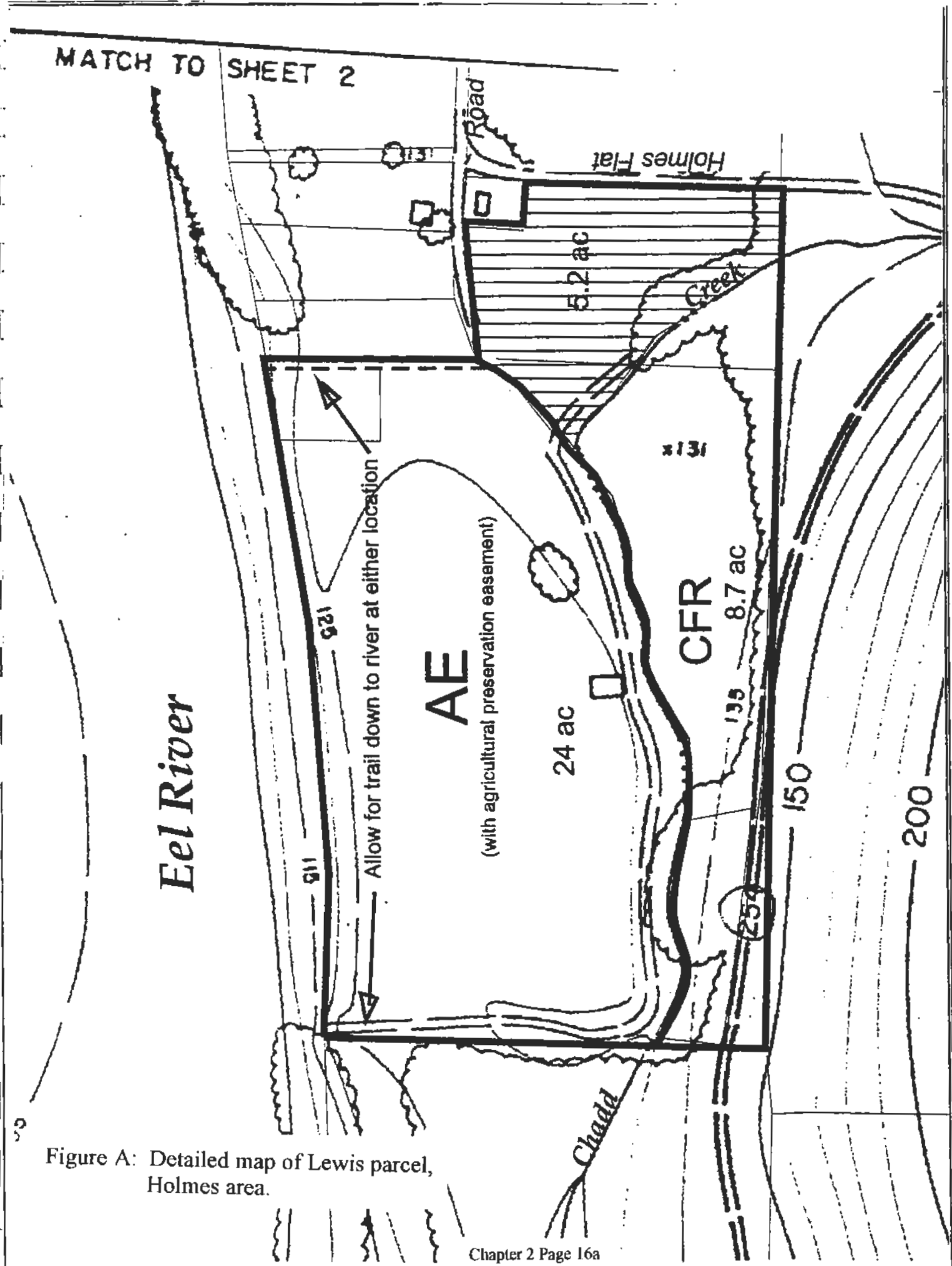
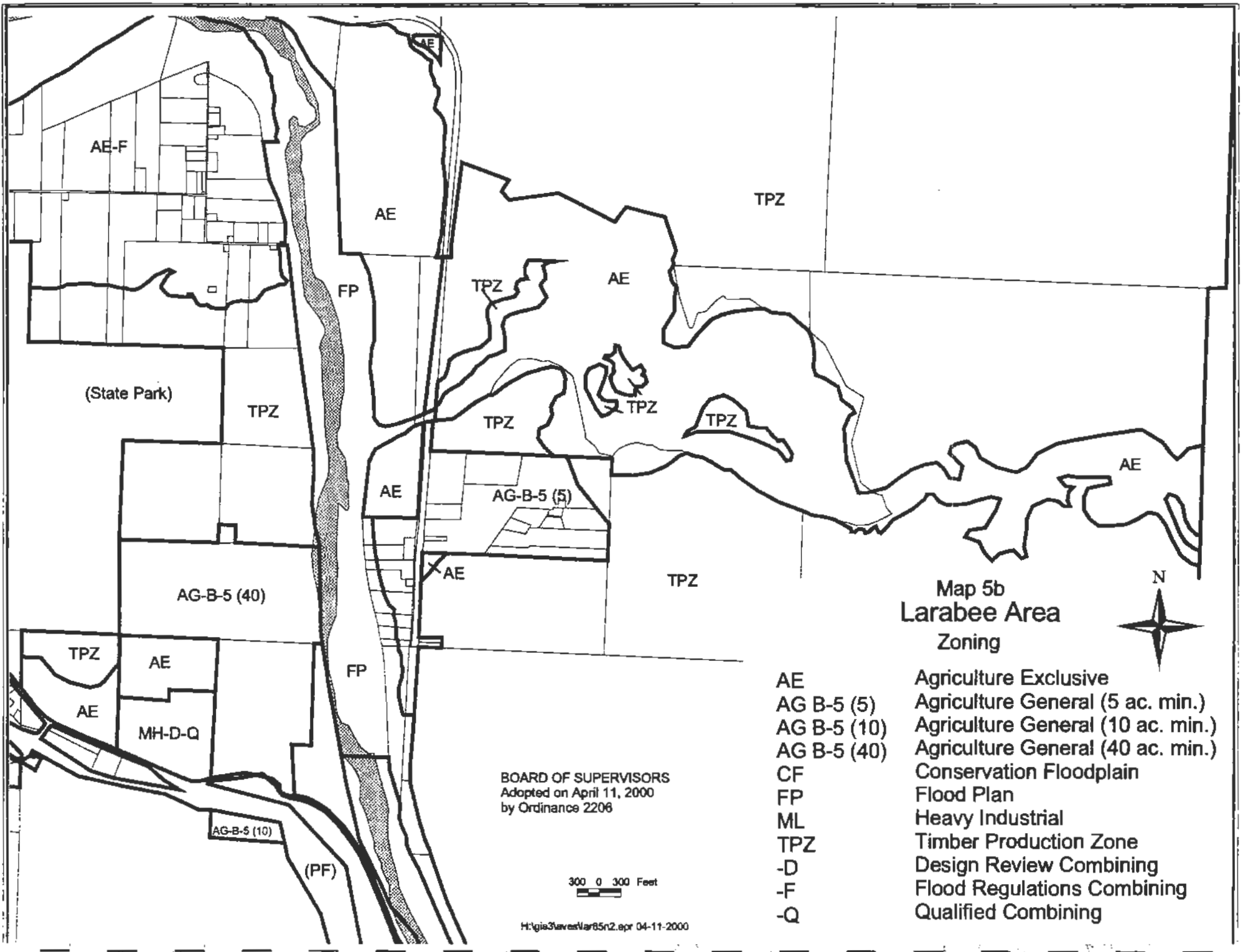


Figure A: Detailed map of Lewis parcel, Holmes area.

[Link to Larabee Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



Map 5b
Larabee Area
Zoning



- AE Agriculture Exclusive
- AG B-5 (5) Agriculture General (5 ac. min.)
- AG B-5 (10) Agriculture General (10 ac. min.)
- AG B-5 (40) Agriculture General (40 ac. min.)
- CF Conservation Floodplain
- FP Flood Plan
- ML Heavy Industrial
- TPZ Timber Production Zone
- D Design Review Combining
- F Flood Regulations Combining
- Q Qualified Combining

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Adopted on April 11, 2000
by Ordinance 2206

300 0 300 Feet

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Redcrest

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

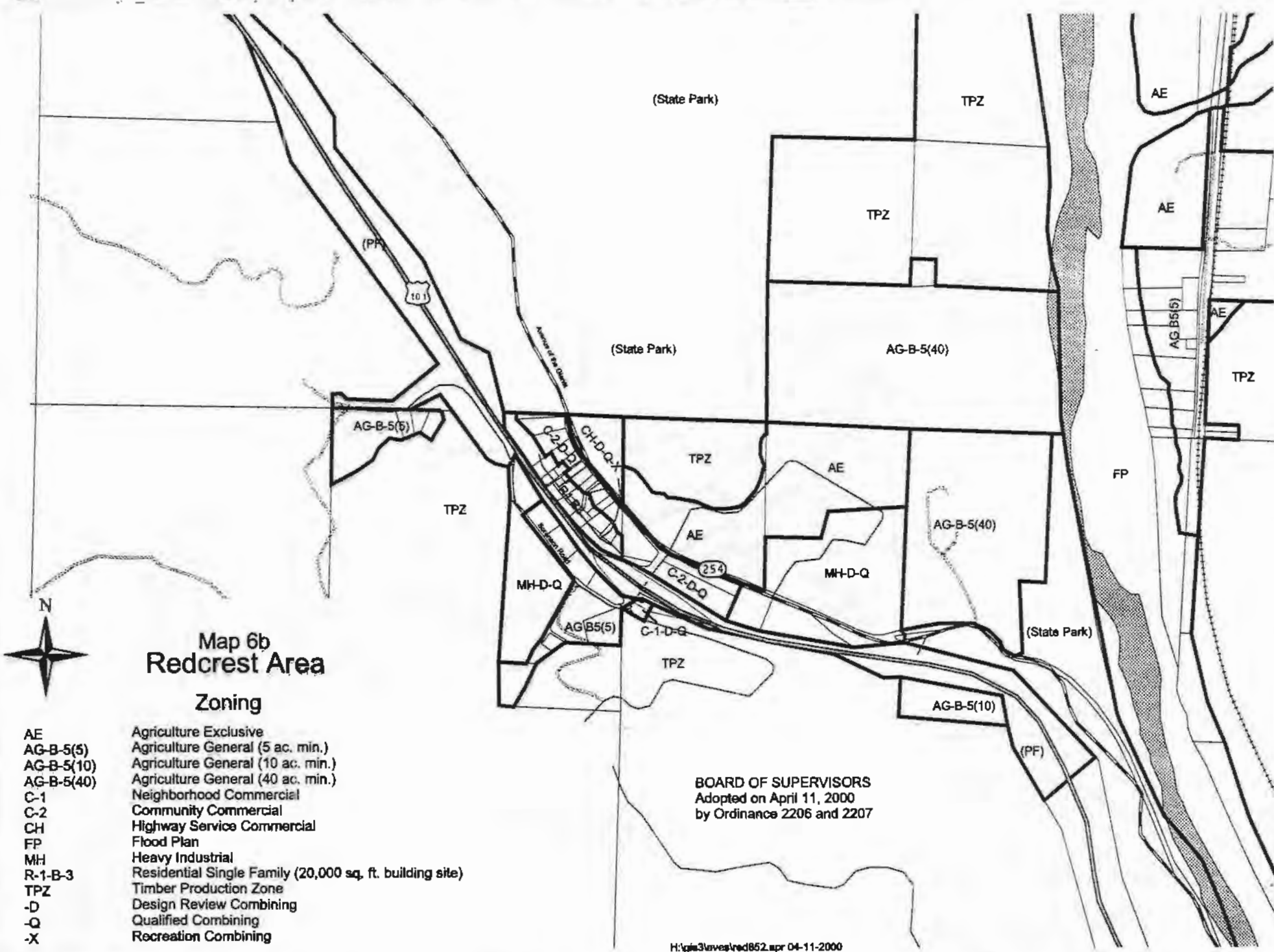
Issue:

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

Policy:

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

[Link to Redcrest Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



**Map 6b
Redcrest Area
Zoning**

- | | |
|------------|--|
| AE | Agriculture Exclusive |
| AG-B-5(5) | Agriculture General (5 ac. min.) |
| AG-B-5(10) | Agriculture General (10 ac. min.) |
| AG-B-5(40) | Agriculture General (40 ac. min.) |
| C-1 | Neighborhood Commercial |
| C-2 | Community Commercial |
| CH | Highway Service Commercial |
| FP | Flood Plan |
| MH | Heavy Industrial |
| R-1-B-3 | Residential Single Family (20,000 sq. ft. building site) |
| TPZ | Timber Production Zone |
| -D | Design Review Combining |
| -Q | Qualified Combining |
| -X | Recreation Combining |

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

Community Setting: Weott

Background

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

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

Community Vision

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

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

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

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

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

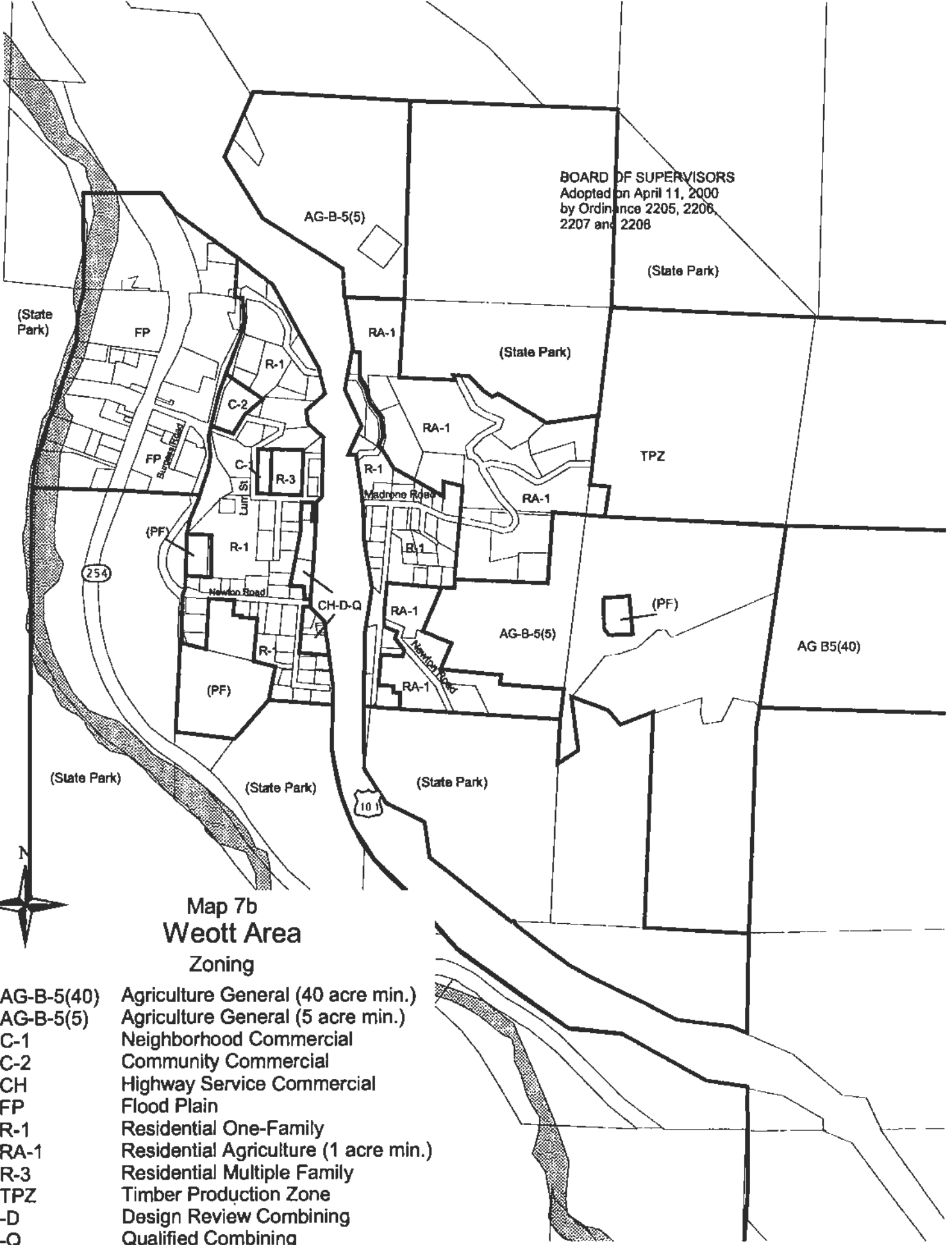
Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

[Link to Weott Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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 by Ordinance 2205, 2206,
 2207 and 2208



Map 7b
 Weott Area
 Zoning

- AG-B-5(40) Agriculture General (40 acre min.)
- AG-B-5(5) Agriculture General (5 acre min.)
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- CH Highway Service Commercial
- FP Flood Plain
- R-1 Residential One-Family
- RA-1 Residential Agriculture (1 acre min.)
- R-3 Residential Multiple Family
- TPZ Timber Production Zone
- D Design Review Combining
- Q Qualified Combining

Community Setting: Myers Flat

Background

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

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

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

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

Community Vision

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

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

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

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

Issues:

1. The Shrine Drive-Thru tree is a tourist landmark in Myers Flat. It is located on the bank of the Eel River, and bank erosion and unstable soils threaten to undermine the site. The community is working to stabilize or otherwise preserve the Drive-Thru tree.
2. There is a substantial concern about community appearance. There is a community action plan in progress to facilitate better enforcement of health, planning and building codes. This project emphasizes voluntary compliance and community participation in clean-up efforts.
3. There is an on-going need for public restrooms along the Avenue of the Giants. Myers Flat has restroom facilities that are open to the public at the gas station. The gas station is closing and there is interest in maintaining the facility to continue to provide restrooms for the public. This is the topic of a community action plan project.
4. The parcel designated CR and zoned FP behind the commercial road frontage was previously considered for an amphitheater type use. There was a great deal of public opposition for this use and it was not approved. The flood plain zone allows recreational uses, but community policy 2500.11 limits uses.

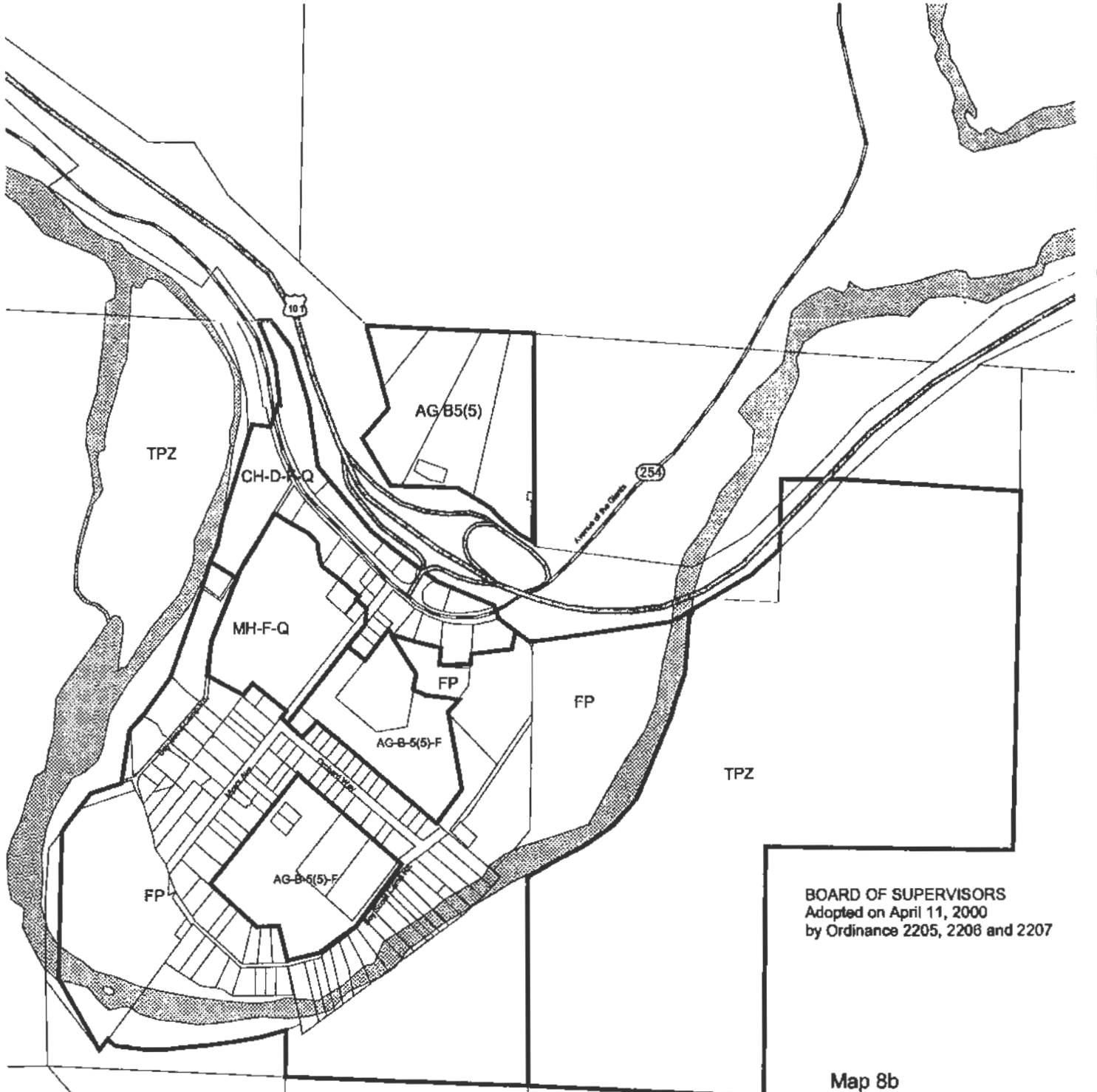
Policies:

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

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

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

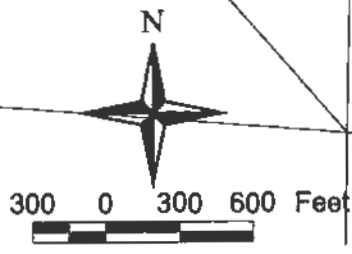
[Link to Myers Flat Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



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

**Map 8b
 Myers Flat
 Zoning**

- AG-B-5(5) Agriculture General (5 acre min.)
- CH Highway Service Commercial
- C-3 Industrial Commercial
- FP Flood Plain
- MH Heavy Industrial
- TPZ Timber Production Zone
- D Design Review Combining
- F Flood Regulations Combining
- Q Qualified Combining



Community Setting: Miranda

Background

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

Community Vision

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

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

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

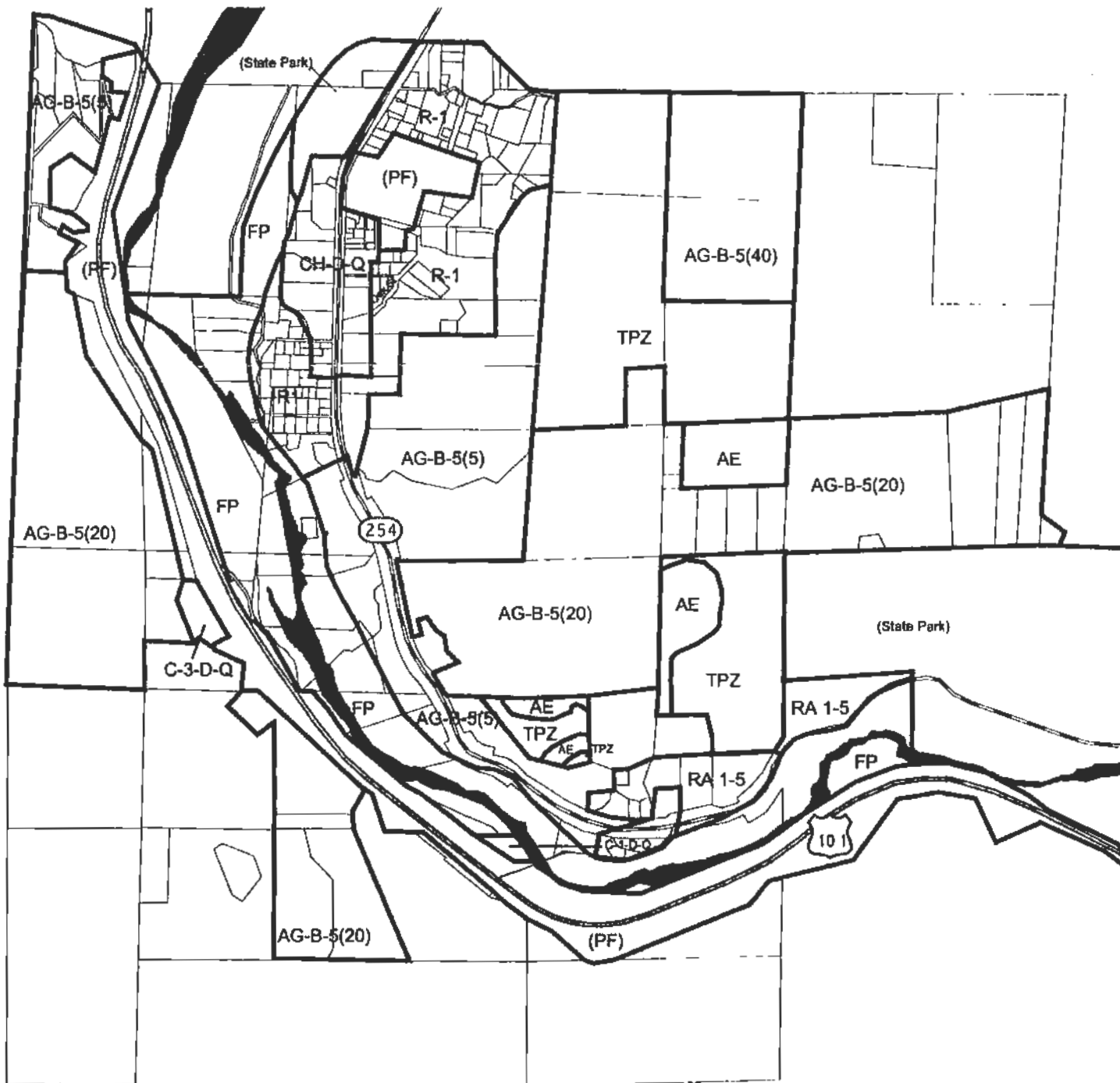
Issues:

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

Policy:

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

[Link to Miranda Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



**Map 9b
Miranda Area
Zoning**

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

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



Community Setting: Phillipsville

Background

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

Community Vision

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

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

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

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan: for instance Agricultural Rural (AR) is changed to Residential Agriculture (RA); and Agricultural Suburban (AS) is changed to Residential Estates (RE). Adopted Land Use Mapping for this community can be viewed using the County’s WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

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

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

- Race events shall be limited to 18 weekend events per year between April 1 and June 30 and again between Labor Day and November 15.

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

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

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

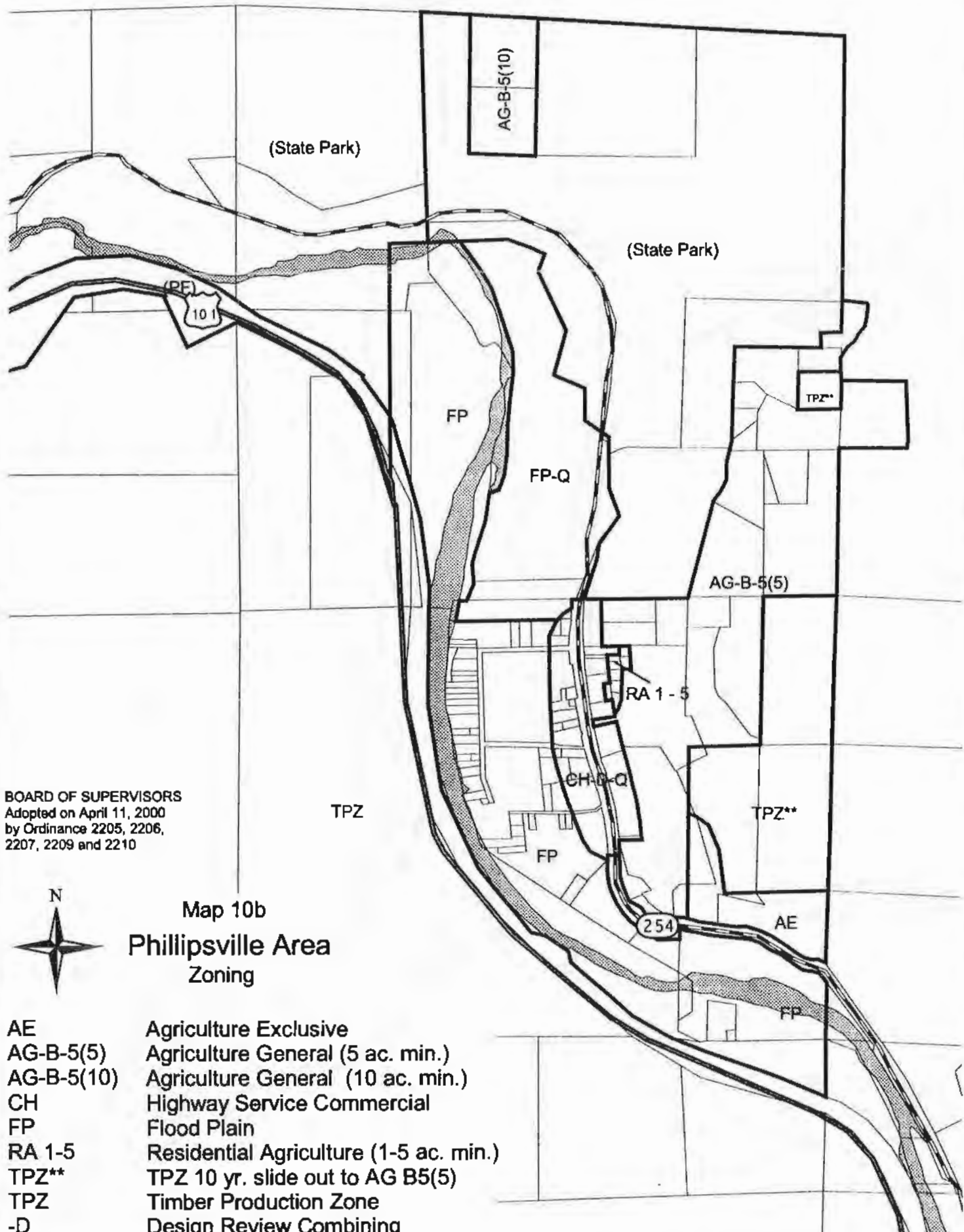
Issues:

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

Policies:

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

[Link to Phillipsville Area Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>



BOARD OF SUPERVISORS
 Adopted on April 11, 2000
 by Ordinance 2205, 2206,
 2207, 2209 and 2210

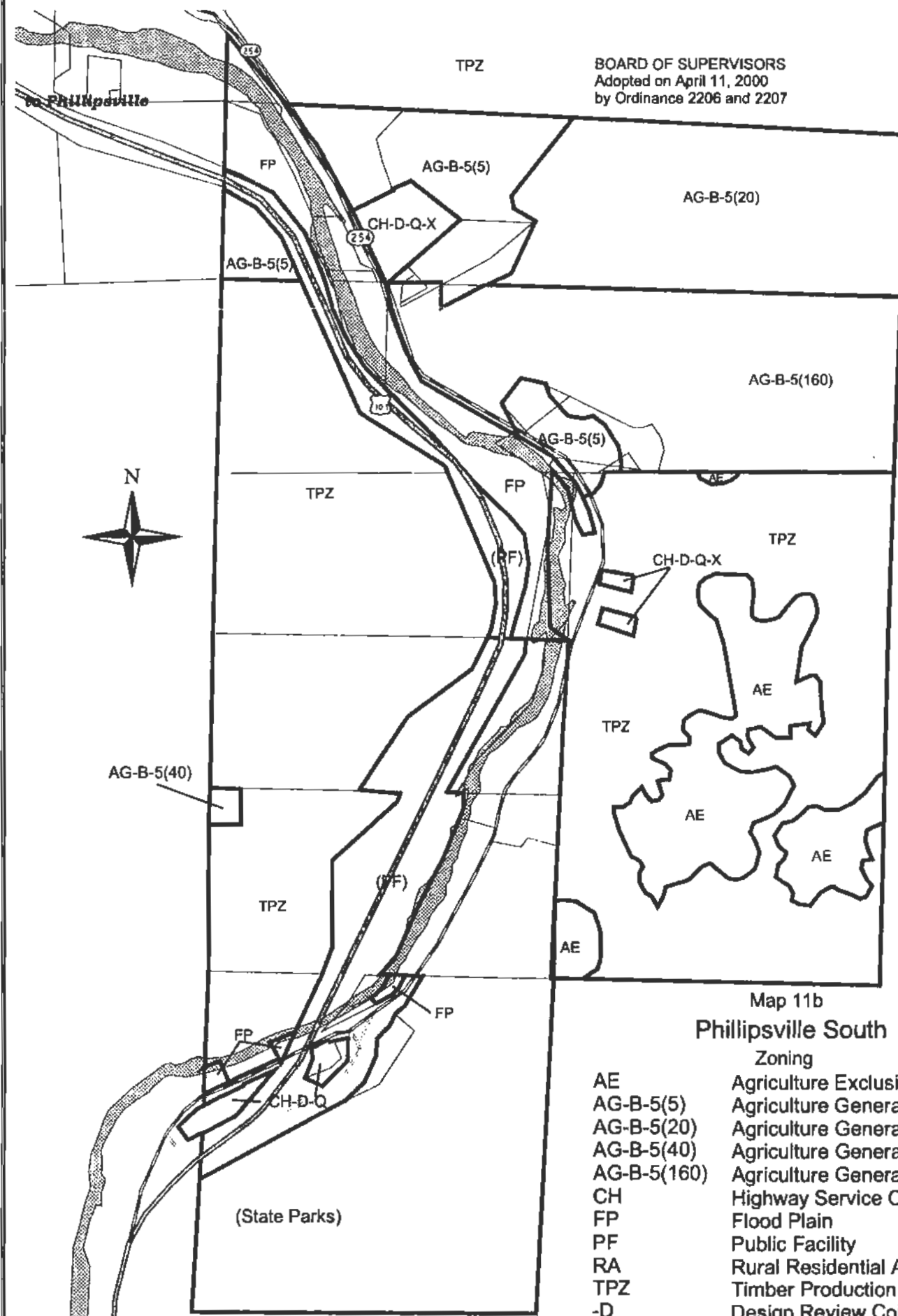


Map 10b
 Phillipsville Area
 Zoning

- AE Agriculture Exclusive
- AG-B-5(5) Agriculture General (5 ac. min.)
- AG-B-5(10) Agriculture General (10 ac. min.)
- CH Highway Service Commercial
- FP Flood Plain
- RA 1-5 Residential Agriculture (1-5 ac. min.)
- TPZ** TPZ 10 yr. slide out to AG B5(5)
- TPZ Timber Production Zone
- D Design Review Combining
- Q Qualified Combining

[Link to Phillipsville South Land Use Designations Map](#) Adopted Land Use Mapping can also be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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



Map 11b
 Phillipville South
 Zoning

- AE Agriculture Exclusive
- AG-B-5(5) Agriculture General (5 ac min.)
- AG-B-5(20) Agriculture General (20 ac min.)
- AG-B-5(40) Agriculture General (40 ac min.)
- AG-B-5(160) Agriculture General (160 ac min.)
- CH Highway Service Commercial
- FP Flood Plain
- PF Public Facility
- RA Rural Residential Agriculture
- TPZ Timber Production Zone
- D Design Review Combining
- Q Qualified Combining
- X Recreation Combining

2520 Agriculture

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

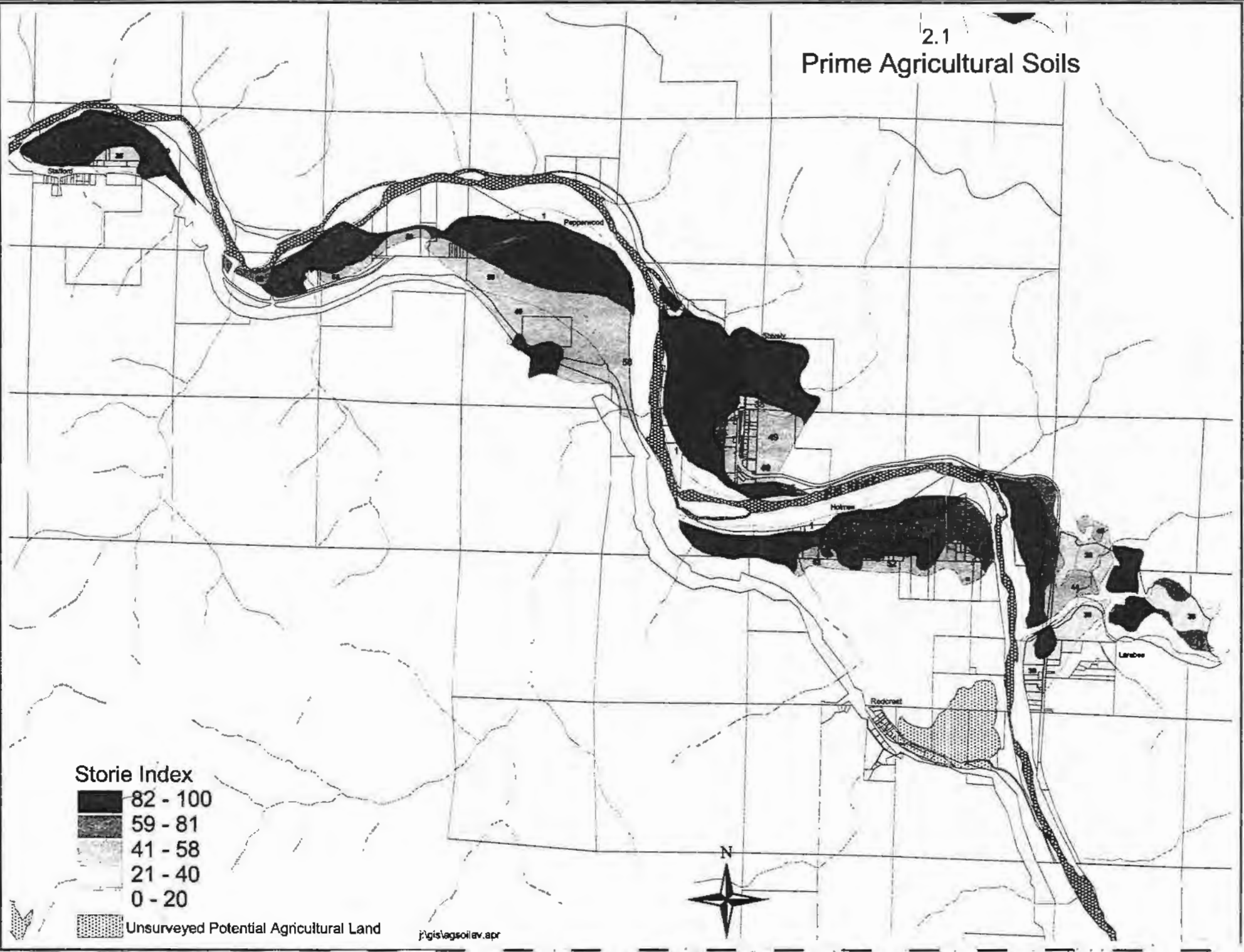
One important natural condition responsible for agriculture's success is the presence of productive soils. The Avenue of the Giants region contains the most highly productive soil group in the County, the Ferndale series. Loleta soils are also found, particularly in Holmes.

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

Community Plan Policies

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

2.1
Prime Agricultural Soils



Storie Index

- 82 - 100
- 59 - 81
- 41 - 58
- 21 - 40
- 0 - 20

Unsurveyed Potential Agricultural Land

2540 Public Lands

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

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

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

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

Community Plan Policies

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

CHAPTER 3 HAZARDS AND RESOURCES

3100 OVERVIEW

Major elements covered in this chapter include:

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

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

3200 HAZARDS

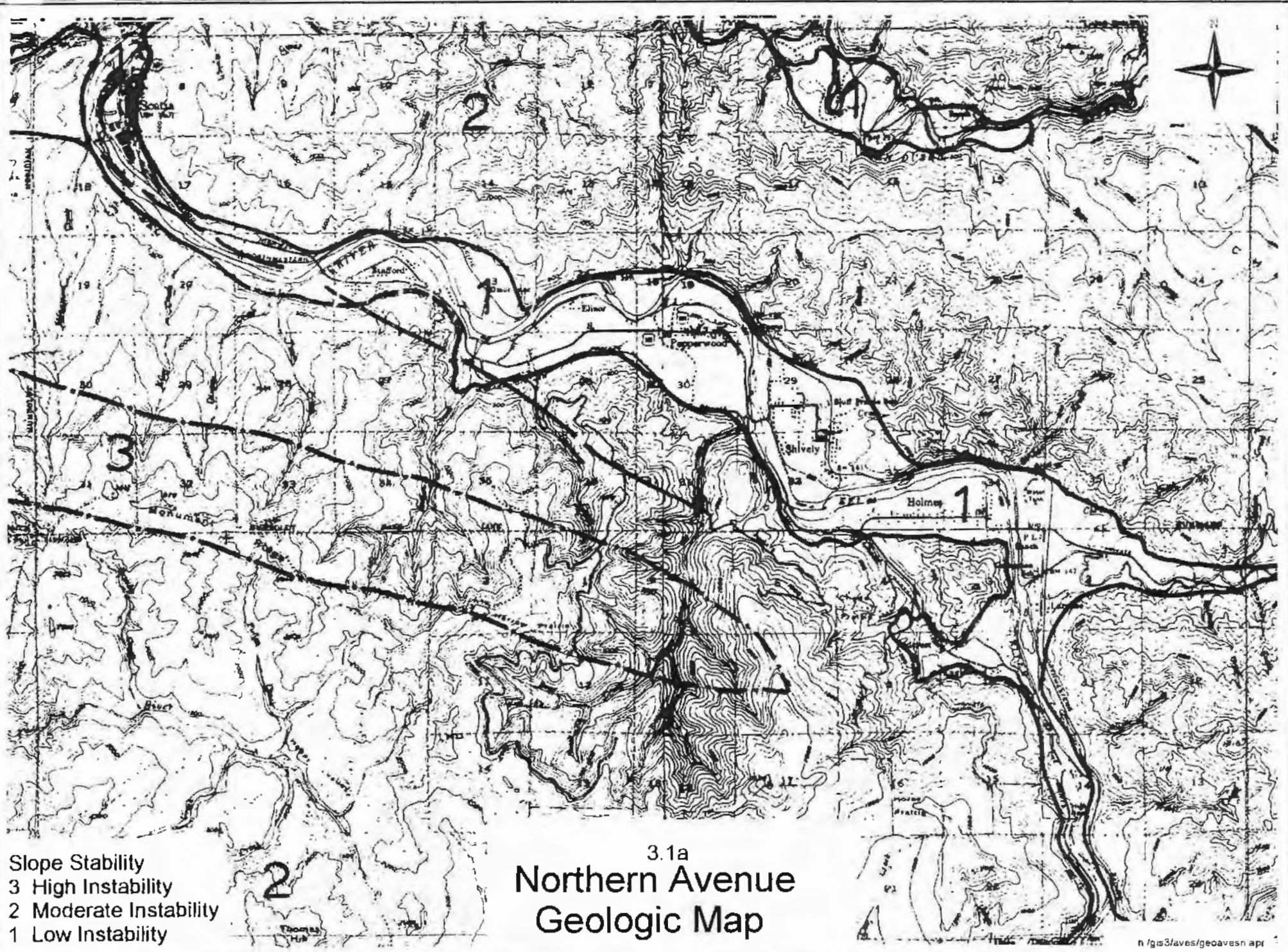
Land development in the unincorporated areas is subject to a number of hazards to life and property, including seismic and non-seismic conditions of land instability, flooding and fire.

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

Slope Stability

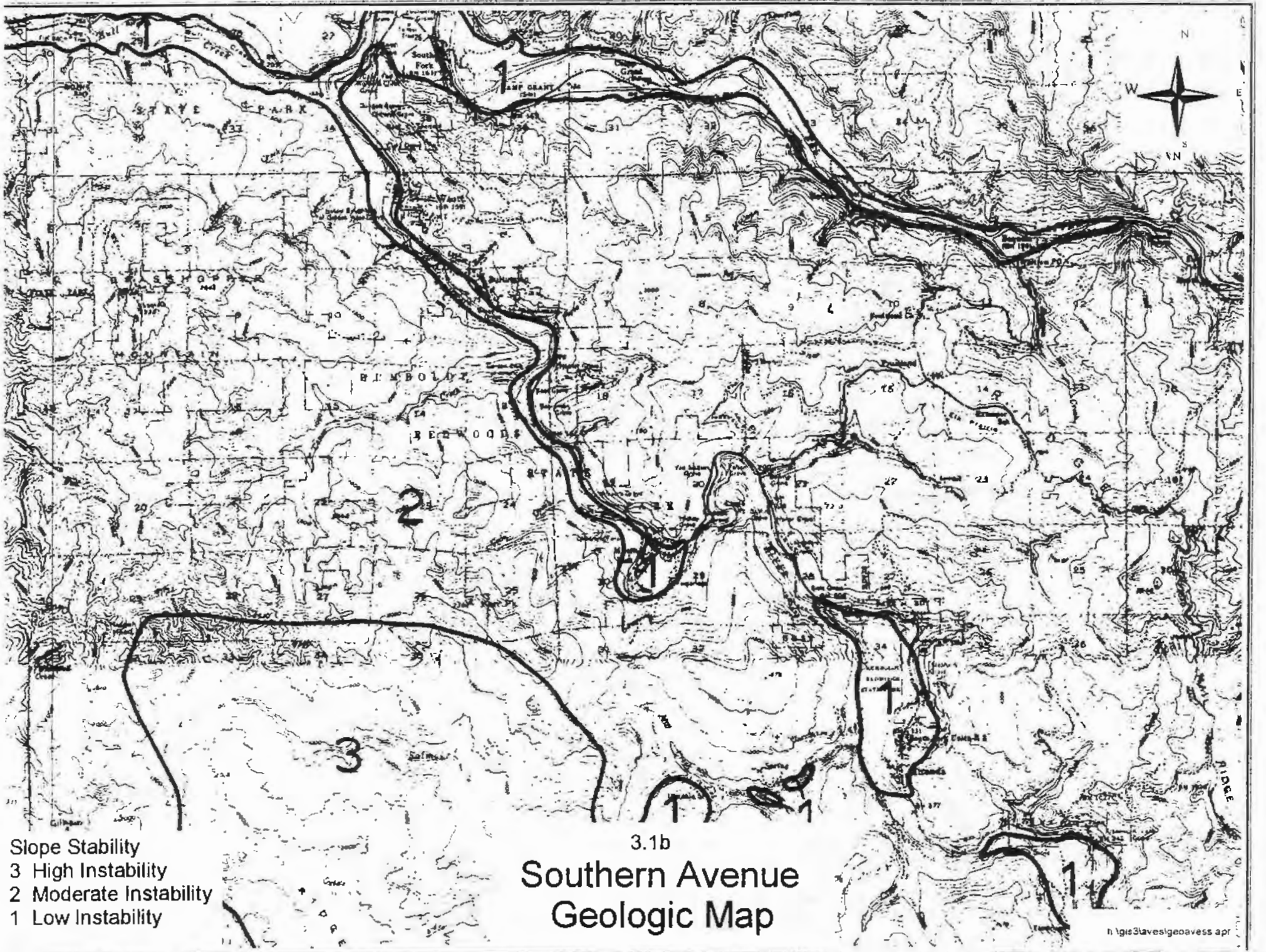
Slope stability hazards are a concern in Humboldt County generally due to steeply sloped terrain and unconsolidated bedrock. This combined with heavy seasonal rainfall, grading or earthquakes can trigger landslides. Most of the communities along the Avenue are located on flat, relatively stable terraces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

The General Plan contains policies, standards and mapping to mitigate Geologic Hazards associated with unstable terrain including Standard S1, Geologic Report Requirements, which refers to site specific reports addressing geologic hazards contained in Chapter 6 - Geologic Hazards of the County Building Regulations. Chapter 6 - Geologic Hazards contains a matrix which assigns a relative slope stability rating to the various bedrock types. The Geologic Matrix requires geologic and soil engineering reports based on the slope stability rating, the liquefaction rating and type of development proposed. The majority of the Planning Area, as mapped by the County General Plan Geologic Hazards Map, is identified as Slope Stability Zone 1 (Low Instability). Community Plan Figures 3.1a & b identifies the Relative Slope Stability Zones of the Planning Area.



- Slope Stability
- 3 High Instability
- 2 Moderate Instability
- 1 Low Instability

3.1a
Northern Avenue
Geologic Map



RA 5-20 Slope Formula Policy

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

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

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

Seismicity

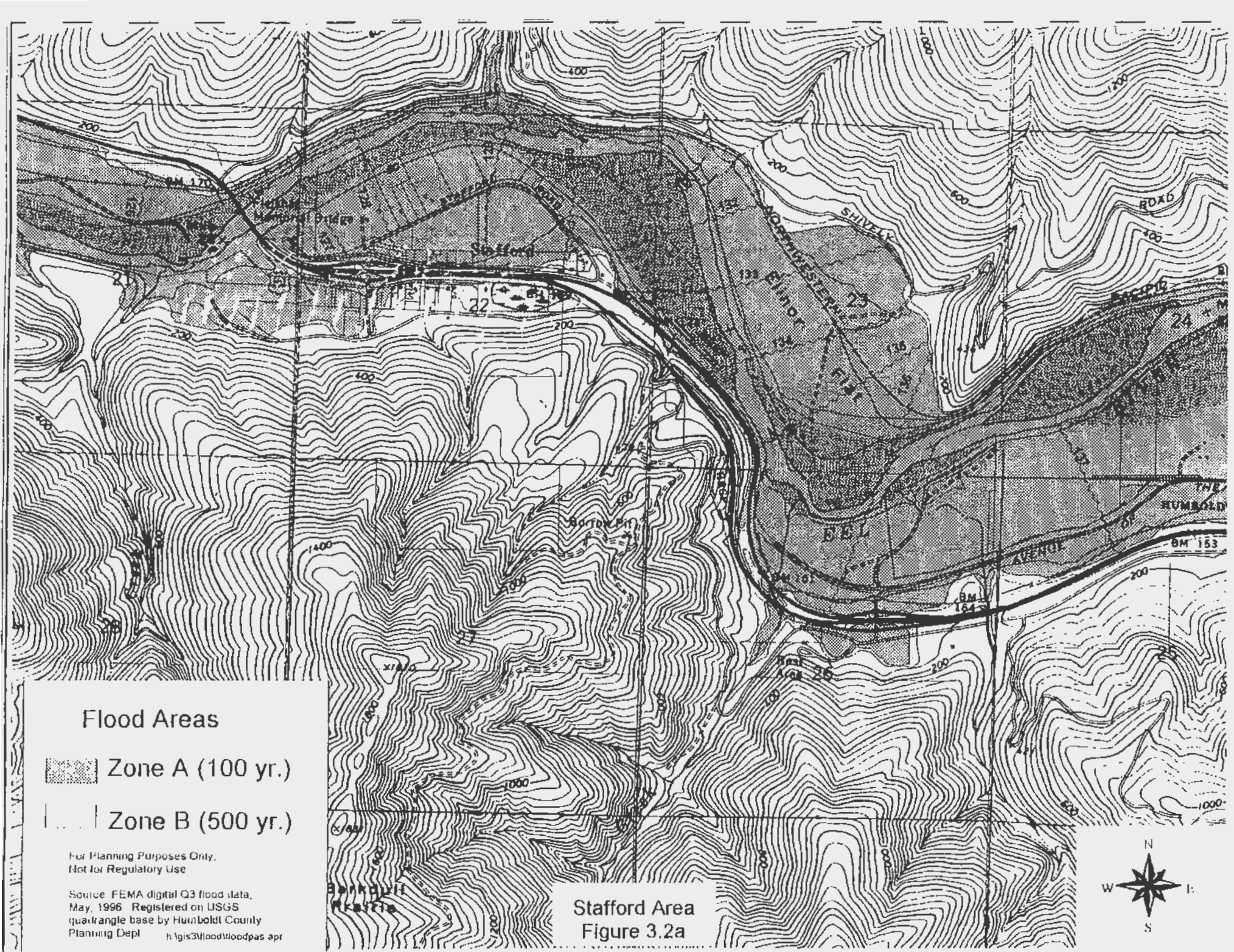
All of Humboldt County is an area of moderate to high seismic activity. Several active and potentially active faults or fault zones occur in or near the Planning Area. These include:

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



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

Flood Hazards

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



Flood Areas

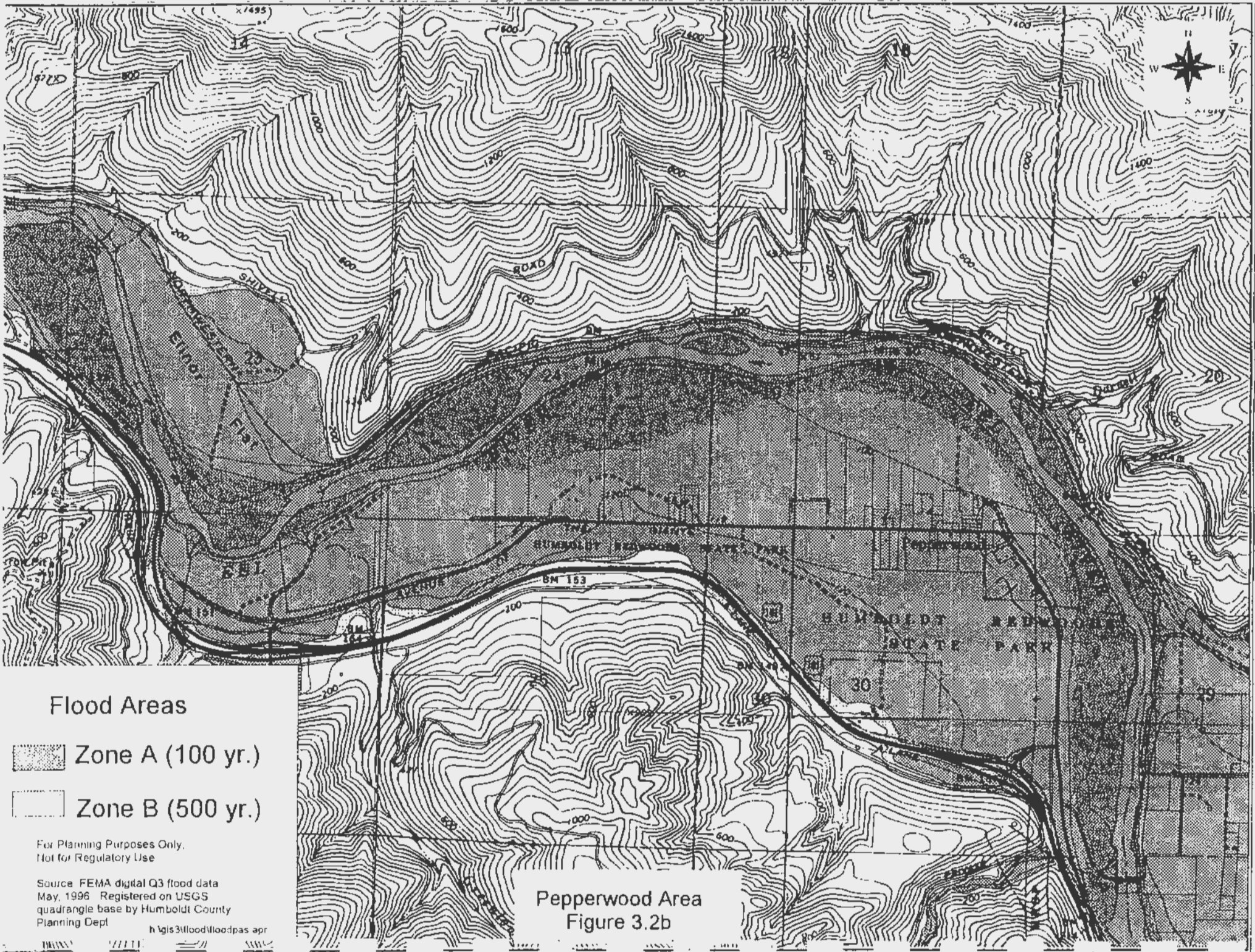
-  Zone A (100 yr.)
-  Zone B (500 yr.)

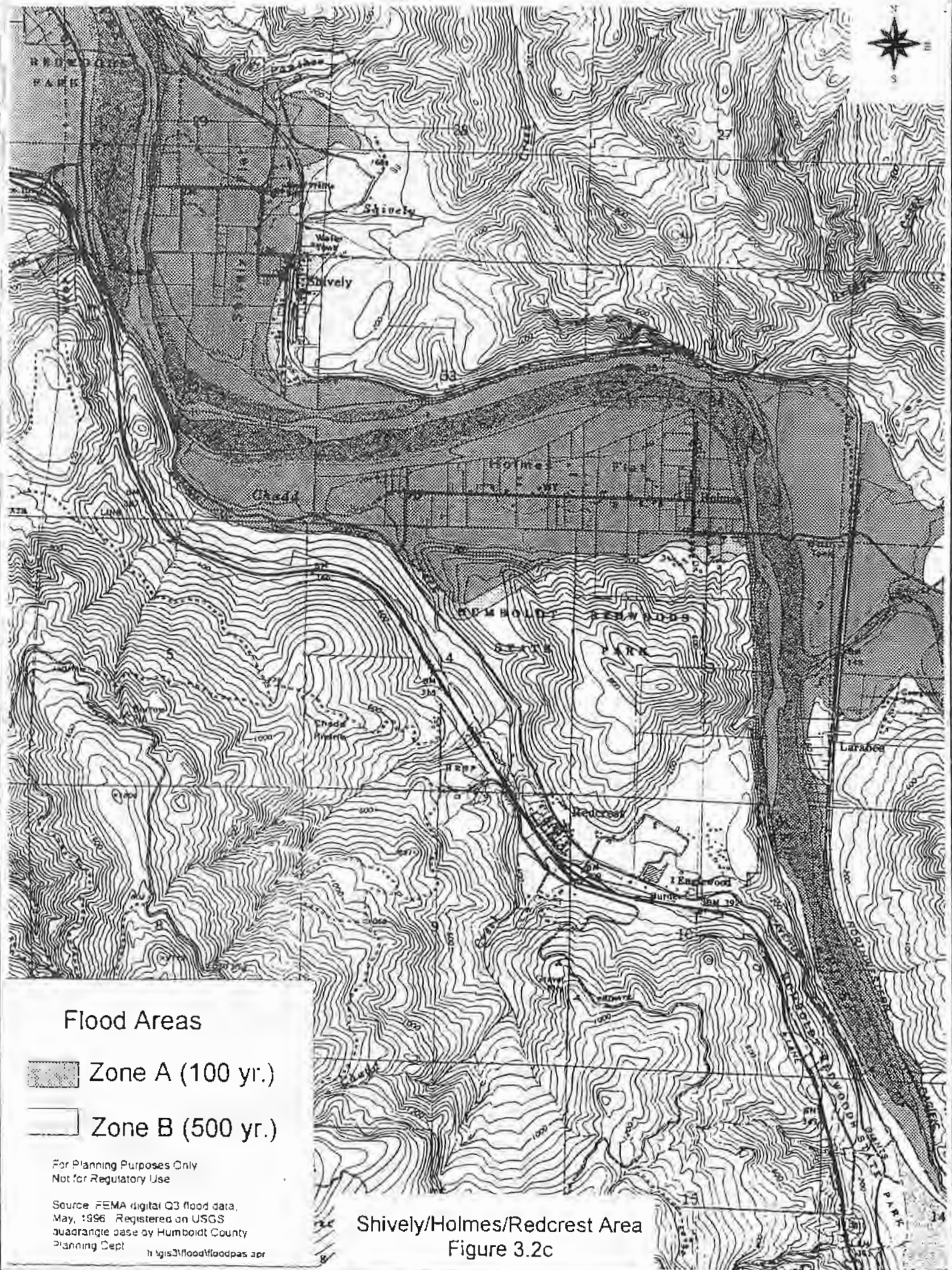
For Planning Purposes Only,
Not for Regulatory Use

Source: FEMA digital Q3 flood data,
May, 1996. Registered on USGS
quadrangle base by Humboldt County
Planning Dept. h:\gis3\lood\loodpas apr

**Stafford Area
Figure 3.2a**





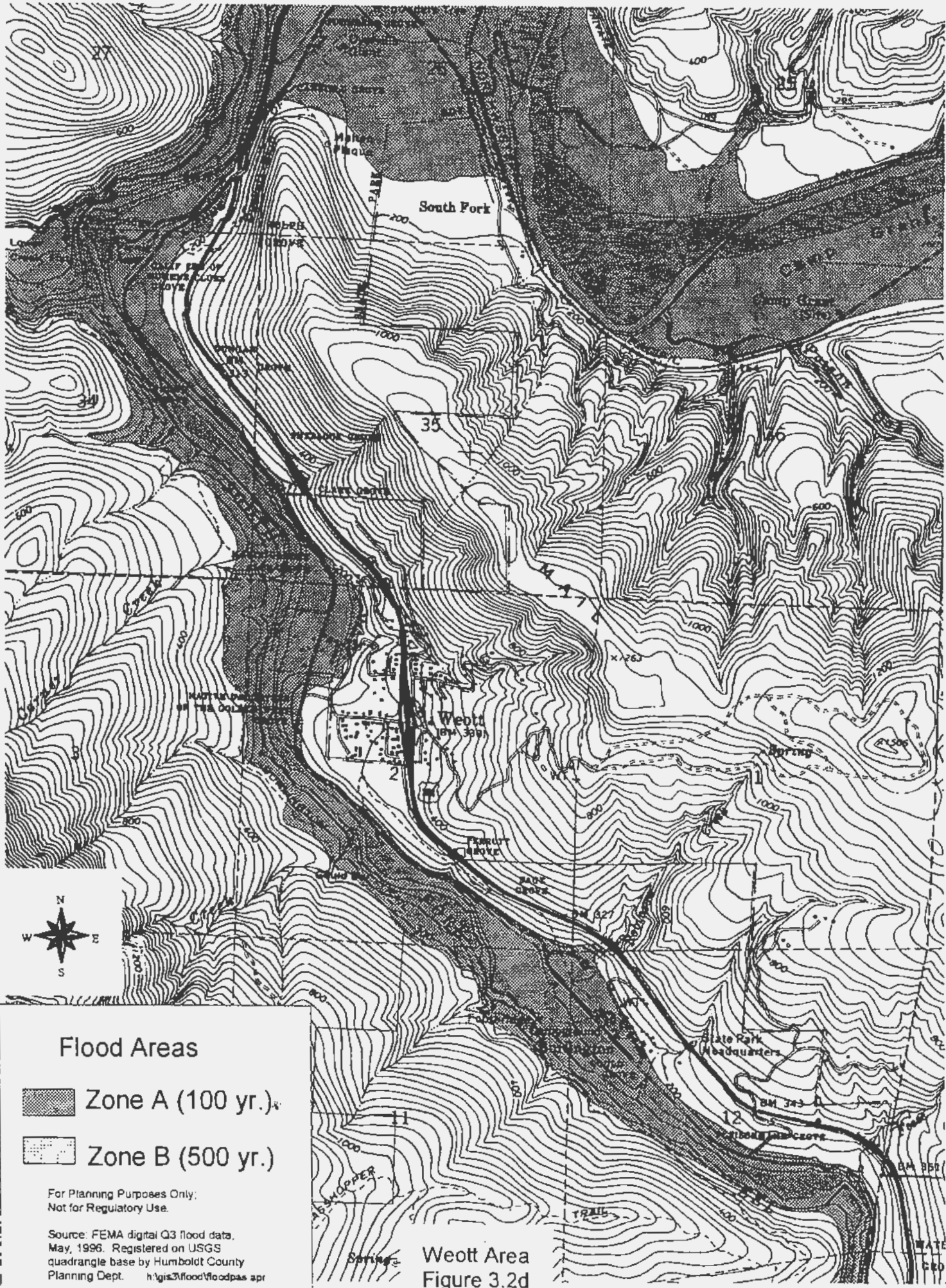


- Flood Areas**
- Zone A (100 yr.)
 - Zone B (500 yr.)



For Planning Purposes Only
Not for Regulatory Use

Source: FEMA digital Q3 flood data,
May, 1996. Registered on USGS
quadrangle base by Humboldt County
Planning Dept.
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Shively/Holmes/Redcrest Area
Figure 3.2c



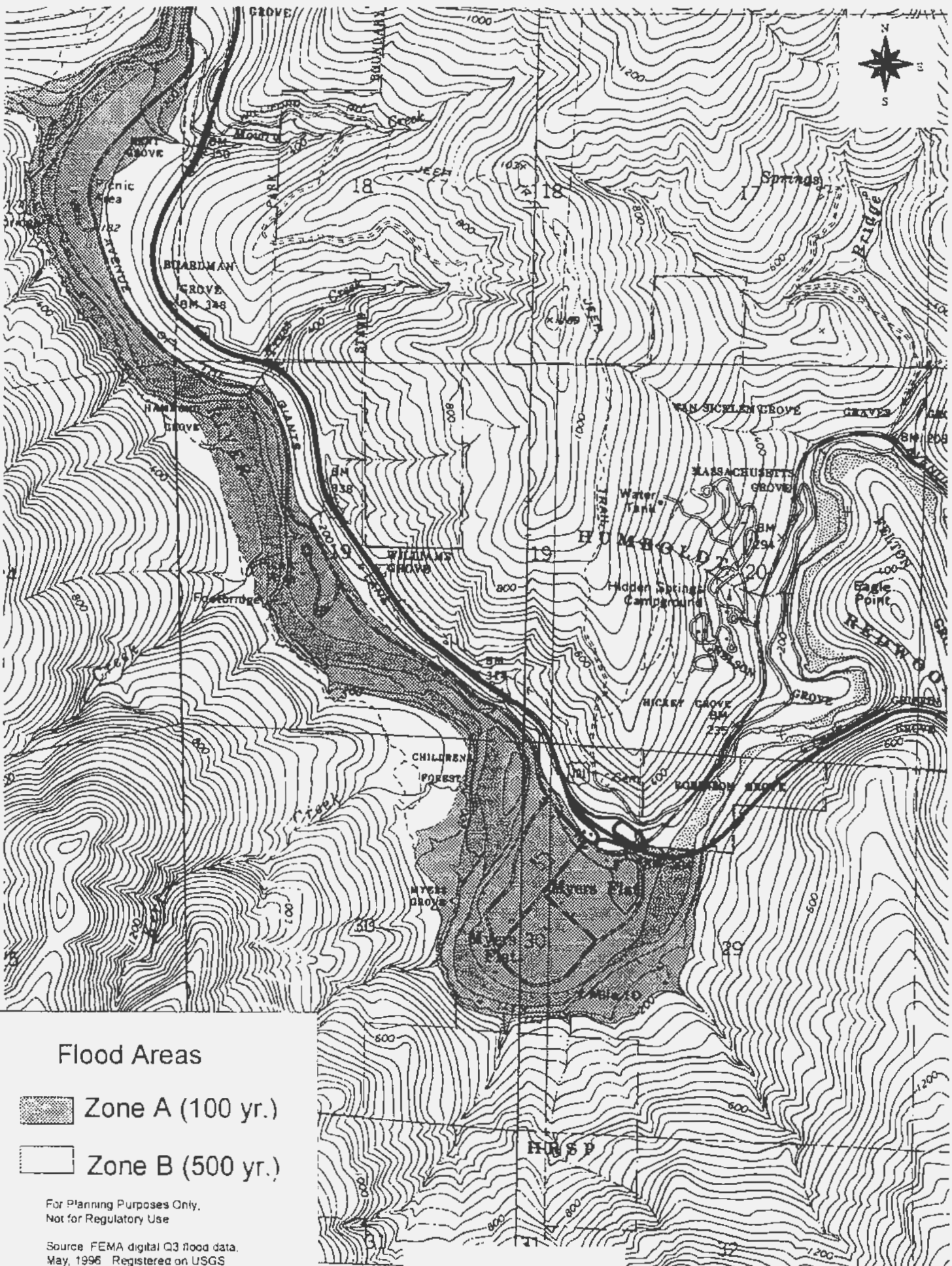
Flood Areas

-  Zone A (100 yr.)
-  Zone B (500 yr.)



For Planning Purposes Only.
Not for Regulatory Use.

Source: FEMA digital Q3 flood data,
May, 1996. Registered on USGS
quadrangle base by Humboldt County
Planning Dept. h:\gis\3flood\loodpas.apr

**Weott Area
Figure 3.2d**



Flood Areas

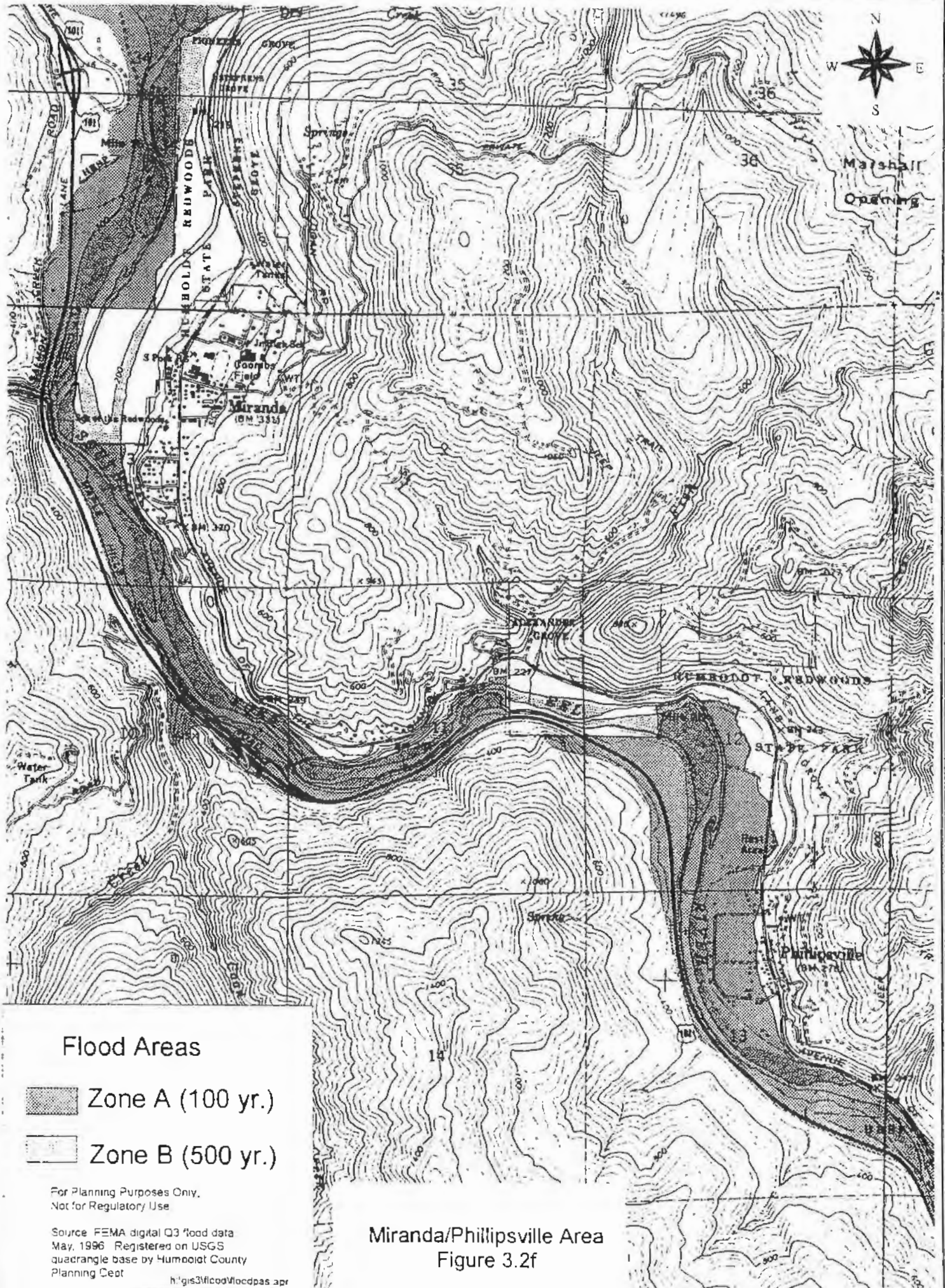
-  Zone A (100 yr.)
-  Zone B (500 yr.)

For Planning Purposes Only.
Not for Regulatory Use

Source: FEMA digital Q3 flood data.
May, 1996 Registered on USGS
quadrangle base by Humboldt County
Planning Dept

hmgis3/flood/floodpas apr

Myers Flat Area
Figure 3.2e



Marshall
Opening

REDWOODS
STATE PARK



MIRANDA

REDWOODS

STATE PARK

Phillippsville

Flood Areas

-  Zone A (100 yr.)
-  Zone B (500 yr.)

For Planning Purposes Only,
Not for Regulatory Use

Source FEMA digital Q3 flood data
May, 1996 Registered on USGS
quadrangle base by Humboldt County
Planning Dept

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Miranda/Phillippsville Area
Figure 3.2f

Fire Hazards

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

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

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

Community Plan Policies

3200	Policies
1	◆ Encourage the education of the community regarding the nature and extent of natural and man-made hazards.
2	◆ Support and encourage the formation of Community Emergency Response Teams in Avenue communities.
3	◆ Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CAL FIRE) and/or local fire departments.
4	◆ Use the Flood Plain (FP) zone and add the Flood Hazard (F) as a combining zone to indicate by zoning where flooding is a likely event and therefore where development potential is constrained.

3300 WATER RESOURCES

Surface Water

The Avenue of the Giants Community Plan Area is located in the Eel River watershed, which has an area of 2 million acres. Elevations range from sea level to about 6000 feet at the headwaters of the Middle Fork of the Eel River. The headwaters of the Eel are in the interior coast range in Mendocino and Trinity counties, and include 3 main forks plus the mainstream Eel. The North-end communities are found on the mainstem Eel, and the rest of the planning area communities are located on the South Fork Eel River. The Eel River supports both anadromous and resident fish populations. Salmon and steelhead enter the river beginning in late fall and the run lasts through March. The Eel River was once famous for its salmon and steelhead runs. The coho salmon has declined considerably in the fish bearing streams of the Eel River watershed.

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

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

Climate

The climate of the South Fork Eel River is characterized by heavy annual precipitation, concentrated in the winter months. The portions nearest the coast are subject to frequent sea fog, mostly in the summer. Polar air masses sweeping south from the Gulf of Alaska create the storm fronts responsible for most of the winter storms. Occasionally, much warmer storms originating farther south in the Pacific Ocean invade the North Coastal area and release very heavy precipitation. Two such storms in December 1955 and December 1964 caused the highest floods of record.

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

Groundwater

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

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

The prime source of ground water, insofar as quantity, lies within the Eel River and Van Duzen delta. The usable yield of this ground water storage basin is estimated to be 40,000 to 60,000 acre-feet annually.

In excess of 10,000 acre-feet of ground water is currently being pumped from the basin for use in agricultural purposes.

Community Plan Policies

3300	Policies
1	◆ Subdivision along streams shall at a minimum be required to maintain flows necessary to protect fishery resources and the timing of cumulative water withdrawals shall not cause stream flows to fall below minimum levels required for anadromous fish habitat.
2	◆ The County shall request the Department of Parks and Recreation to maintain and restore public access points to the river.
3	◆ The County shall encourage public and private recreational business development that provides access to the river, which can provide physical, social, environmental and economic benefits for County residents and visitors.

3400 BIOLOGICAL RESOURCES

General Habitat Types

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

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

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

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

Sensitive and Critical Habitats

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

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

Community Plan Policies

3400	Policies
1	◆ The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards detailed in the General Plan Conservation and Open Space Element, Chapter 10.3 Biological Resources.
2	◆ Parcels that contain sensitive habitat shall include measures for resource protection in their development plans.
3	◆ Refer to Appendix C, Ordinance No. __, for guidelines on retaining vegetation and limiting loss of permeability.
4	◆ The County should encourage PG&E to provide the maximum flow from Potter Valley Dam consistent with natural water flow cycles to improve the characteristics of the Eel River for native fish populations.

CHAPTER 4 PUBLIC SERVICES AND FACILITIES

4100 OVERVIEW

Major elements covered in this chapter include:

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

4200 CIRCULATION

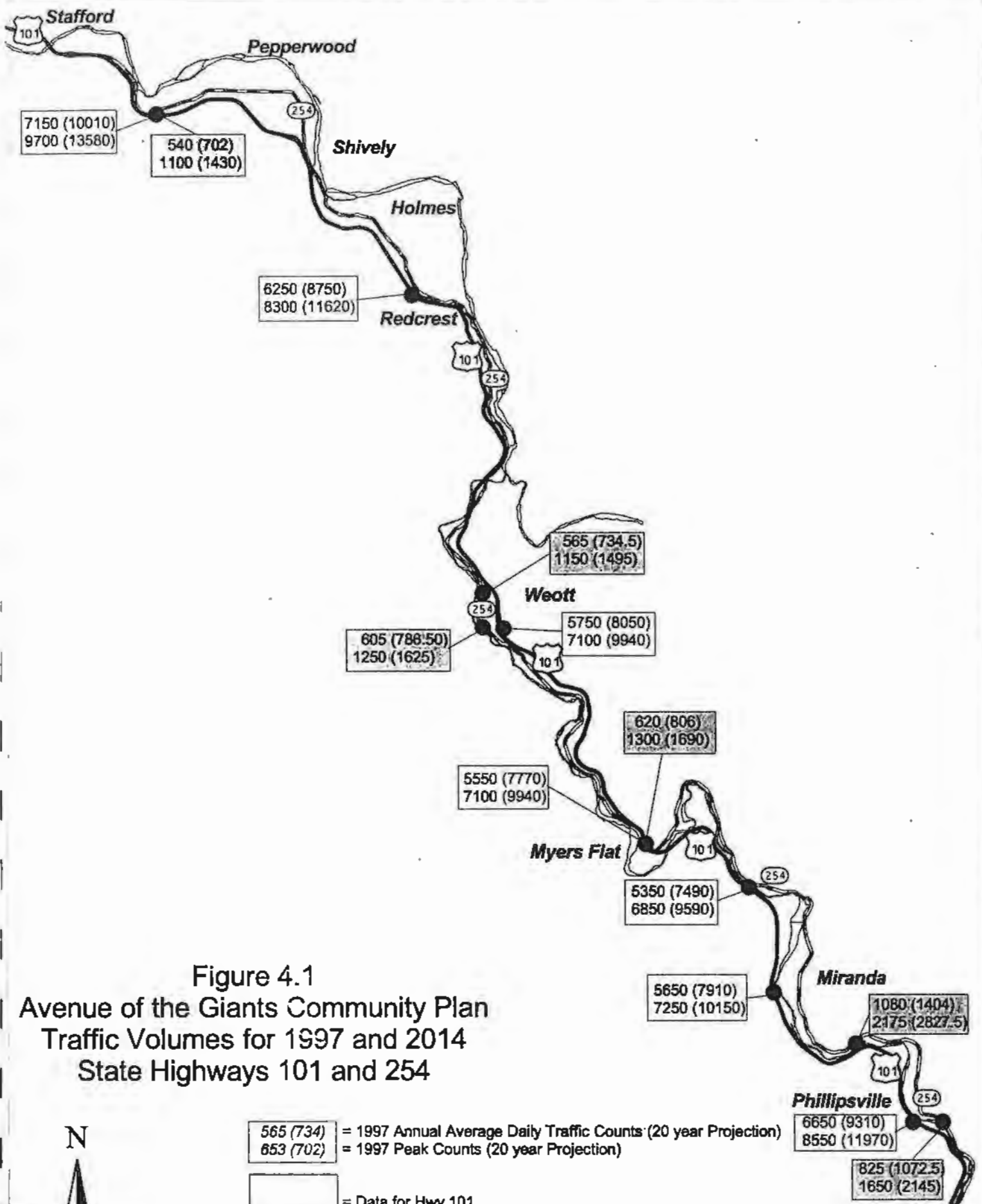
The Planning Area, with the exception of Stafford, is along the Avenue of the Giants, Highway 254. The Avenue is approximately 32 miles long and offers a spectacular journey through some of the world's most impressive redwood groves.

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

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

Community Plan Policies

4200	Policies
1	◆ Coordinate with Caltrans to maintain and repair County/State encroachments at intersections.
2	◆ Require sidewalks for new developments in accordance with County design standards and encourage pedestrian and bicycle access where appropriate.
3	◆ New road construction or improvement shall be of sufficient width to accommodate emergency vehicles, and show consistency with County design standards and the County Fire Safe Regulations.
4	◆ The County shall work with Caltrans in lowering the speed limit through the communities of Miranda and Phillipsville.
5	◆ The County shall request that Caltrans provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects.



565 (734) = 1997 Annual Average Daily Traffic Counts (20 year Projection)
653 (702) = 1997 Peak Counts (20 year Projection)
 = Data for Hwy 101
 = Data for Hwy 254

4300 TRAILS

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

Community Plan Policies

4300	Policies
1	◆ The County should encourage the Humboldt Redwoods State Park and Caltrans to consider and plan for a trail parallel to the Avenue consistent with Park mandates, community values, and the State Streets and Highways Code.
2	◆ The County shall participate in the State Park and Caltrans planning processes to encourage an appropriate trail system and other issues of interest to the communities.
3	◆ Once a conceptual trail route is designated, the County shall seek dedication of easements where necessary. A dedication of easements in new subdivisions shall be required where development may interfere with potential use of the pathway.
4	◆ The County shall encourage safe, efficient and practical trails providing access to the region’s natural resources and expand upon the trails mapped as part of the General Plan Circulation Maps.
5	◆ The County shall encourage provision and maintenance of trails to and along the Eel River.
6	◆ The County shall actively seek Federal and State funding, including grant funding, for trails and rest stops.

4500 WATER AND WASTEWATER FACILITIES

The towns in the Avenues generally have small water systems. Weott, Miranda and Phillipsville are serviced by Community Services Districts. Myers Flat and Redcrest have privately owned systems. The water and wastewater facilities are described for each town, with a description of services, constraints on the systems and plans for the future. For Miranda and Weott, more information is available in Sphere of Influence reports.

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

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

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

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

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

Weott

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

The District obtains water from two springs, which are located across the Eel River from Weott, and South of the Bull Creek area. The water is filtered through sand filters to remove debris and chlorination facilities to remove bacteria. The District maintains two water storage tanks, a 30,000-gallon redwood tank referred to as the "B" line tank and a 75,000 gallon concrete tank referred to as the "A" line tank.

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

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

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

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

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

After filtration, the effluent then passes through the chlorine contact chamber prior to discharge. The final disposal of the effluent is into the leachfield during the summer. From October 1 to May 15 the effluent can be discharged directly into the South Fork Eel River, provided sufficient flow is present in the river. Prior to discharging to the river, the effluent must be chlorinated for disinfection, and then

dechlorinated with sulfur dioxide. An ultrasonic flow meter measures wastewater flow and controls the addition of chlorine and sulfur dioxide gas in proportion to wastewater flow.

A 15 foot wide gravel and paved road provides access to the treatment plant. The access road was cut into a slope along a small creek, and included at least two culverts to accommodate cross drainage when constructed. Most of the road is gravel, while a steep portion is paved for about 75 feet.

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

Myers Flat

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

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

Miranda

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

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

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

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

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

Phillipsville

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

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

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

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

Community Plan Policies

4500	Policies
1	◆ Plan density ranges are contingent on adequate service capacities. Current systems should be upgraded to be able to provide consistent, reliable water for domestic and emergency uses. Additional development (subdivisions, second units, caretaker facilities, etc.) or improvements to existing uses will not be approved without proof of adequate service capacities.
2	◆ An ability to service letter for both water and wastewater capacity shall be required for acceptance of an application for new development.
3	◆ New or improved water and wastewater systems shall take into account instream flow requirements for satisfactory salmonid habitat when planning withdrawals or inputs into streams and rivers in the Planning Area.
4	◆ No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated Residential Estates (RE 1-5) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.
5	◆ No new subdivisions which create parcels of less than 0.5 acres shall be approved on lands designated Residential Low Density (RL) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.

4700 FIRE SERVICES

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

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

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

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

The Weott Volunteer Fire Department provides fire protection for Weott and currently responds outside the district north to Dyerville, east to McCann, west to Cuneo Creek and south about ½ way to Myers Flat. They have 1 400 gallon fire engine and 1 rescue truck (Suburban with jaws of life). There are

currently 5-6 volunteer firefighters. The Department is funded by donations and a fee from the Weott Community Services District.

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

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

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

Community Plan Policies

4700	Policies
1	◆ The County shall encourage the maintenance of mutual aid agreements among fire districts.
2	◆ The County shall require that all new residential, commercial & industrial development in the Planning Area be served by an access way that can accommodate emergency vehicles in conformance with SRA standards as outlined in Humboldt County Code.

APPENDIX A: Land Use Designations and Zoning Classifications

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan. The Avenue of the Giants Community Plan Land Use Maps are amended by Resolution 17-96 implementing the General Plan. Adopted Land Use Mapping can be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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

Commercial and Industrial zones

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

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

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

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

Residential zones

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

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

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

Resource and Flood Plain zones

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

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

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

Flood Plain or FP zone: applied to areas which have been inundated by flood waters in the past and which may reasonably be expected to be inundated by flood waters in the future; principally

permitted uses are limited to general agriculture, temporary recreational vehicle parks, roadside stands and recreational uses.

Combining Zones

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

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

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

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

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

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

APPENDIX B: Humboldt County General Plan Goals and Policies

The Humboldt County General Plan and the Community Plan together constitute the General Plan for the Avenue of the Giants Planning Area.

Humboldt County General Plan policies that apply in the Avenues of the Giants Planning Area as well as elsewhere in the county can be accessed by visiting <https://humboldtgov.org/205/General-Plan>