

Humboldt County General Plan

Community Plan Areas

EUREKA COMMUNITY PLAN

ADOPTED APRIL 25, 1995

AMENDED OCTOBER 23, 2017 (RESOLUTION 17-96)

Date of Printing: September 29, 2018

(Edits to 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)

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LIST OF AMMENDMENTS

- As amended by Resolution 98-114b; Adopated April 7, 1998 (Text Change to Implemeet the 1998 Housng Element Update)
- As amended by Resolution No. Resolution 17-96; Adopted October 23, 2017 (Text Change to Implemeet the 2017 General Plan Update)

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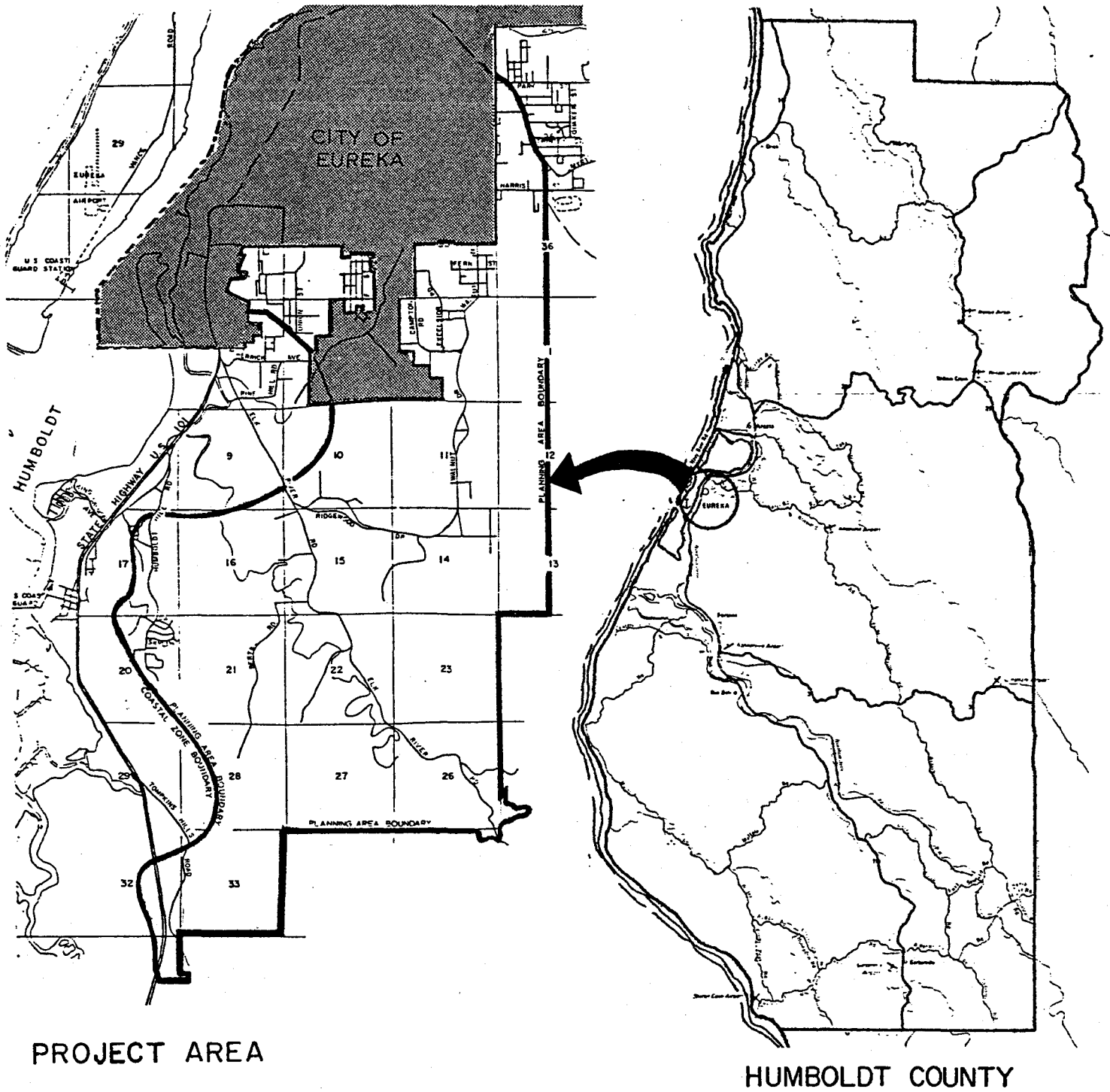
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EUREKA COMMUNITY PLAN
PLANNING AREA BOUNDARY
AND
REGIONAL LOCATION MAP

April 1995

FIGURE 1

CHAPTER 1

INTRODUCTION

1100 OVERVIEW

The Eureka Community Plan is a long range statement of public policy for the use of public and private lands. The Eureka Community Plan shall act as a blueprint, guiding development throughout the Planning Area during the next 20 years. The Humboldt County General Plan is also a long range statement of public policy. The General Plan covers countywide issues while the Eureka Community Plan deals with land use within the Eureka Planning Area. Together, the General Plan and the Community Plan comprise the Humboldt County General Plan. (See Figure 1 for boundaries of the Planning Area.)

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

1. **The Humboldt County General Plan** - This document contains policies and information applicable to all unincorporated areas of Humboldt County.
2. **The Eureka Community Plan** - This document contains policies and information specific to the Eureka Community Planning Area.

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

1. **Policy Background Studies for the Humboldt County Framework Plan (1984)** - These studies contain background information pertinent to the preparation of the Humboldt County Framework Plan.
2. **The Technical Background Study for the Eureka Community Plan** - This study is a collection of land use related data about the Eureka Planning Area. The information was gathered during the Plan's preparation. It was used initially by the Eureka Community Plan Citizens Advisory Committee (CAC) and the planning staff as a common source of information during formulation of the Plan. The document provides more specific information about the Eureka Planning Area than is generally available in any other single source.
3. **The Draft Environmental Impact Report for the Eureka Community Plan** - This document provides an analysis of the impacts associated with the broad effect of implementing the Eureka Community Plan, identifies significant impacts, and suggests mitigation measures to reduce these impacts to a minor, short-term nature. This document will be available prior to and during all public hearings before the Planning Commission and the Board of Supervisors.

It is critical to note that the Eureka 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 General Plan and the Community Plan together constitute the General Plan for the Eureka Community 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. Incentive to increase rural densities within or adjacent to existing communities to compensate for development potential constrained by the protection of agricultural and timberlands.
3. Concentration of new development around existing communities.
4. Commitment of priority for public investments in existing communities.
5. Designation of a boundary between urban and rural areas of development.
6. Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
7. Provision for adequate housing.
8. Provision for economic development.
9. Identification of special consideration areas (i.e., sensitive habitat, cultural resources, landslide, fault zones, flood, etc.).

The Eureka Community Plan revises the existing Eureka Community Plan (a.k.a. the Eureka General Plan) which was adopted by the County in 1968 for much of the unincorporated area around Eureka. The major plan proposals and objectives in the Eureka Community Plan provide for:

1. Designation of large vacant land tracts (near existing infrastructure) for Planned Unit Developments. This innovative type of development involves the clustering of homesites, while maximizing the preservation and enhancement of natural features and open space.
2. Establishment of three community parks to provide opportunities for continued public recreation.
3. Housing affordability through densities which will keep enough development potential available to ensure competitive land markets and free competition.
4. Increased affordable housing supply through increased multiple family zoning designations.

5. Protection of the area's numerous gulches, greenways and open spaces while providing for development along hillside terrain.
6. Establishment of a 6,000 square foot minimum lot size for residentially zoned parcels, which is consistent with the City of Eureka.
7. Densities of 6 dwellings per acre for residential single family land uses, and 16 dwellings per acre for residential multiple family.
8. Concentration of new development around existing public services and improvements.
9. Supporting resolution of the on-going flooding concerns within the Martin Slough Drainage Boundary.
10. A circulation system that accommodates existing and planned land uses, and provides for an efficient movement of people, goods and services within the Planning Area.
11. Assurance that school facilities are available to meet the future educational needs of the Eureka community residents.
12. Adequate fire protection for new and existing development.
13. Protection of resource production lands (agricultural, timber).

1340 THE PARTICIPANTS

1341 Board of Supervisors

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

1342 Planning Commission

The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the Eureka Community Plan. The Commission is required by law to hold at least one public hearing to take testimony on Plan proposals. To provide for maximum public input, the Commission recommended to the Board the formation of a Citizens Advisory Committee (CAC). The Advisory Committee held 73 public meetings and workshops on plan issues. The policies developed during the workshops became the basis for this Community Plan.

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

1343 The Public

One of the first approved goals of this program was to maximize the opportunity for individuals and groups to have meaningful participation in the planning process.

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

Many members of the community attended the public meetings and workshops. In fact, a few people truly dedicated themselves to the planning process, and their involvement is reflected in the policies of this Plan. Though every neighborhood was represented, the areas of Berta Road\Valley Drive, Northridge Drive, Avalon Drive, Redwood Street, Elk River Road and Freese\Lucia Avenue were especially active. Their ideas and suggestions have all contributed to the quality of this Plan.

1344 The Citizens Advisory Committee

The vast majority of the time and effort put into preparing this Plan was performed by the Citizens Advisory Committee. As mentioned, the Advisory Committee held 73 public meetings and workshops over the course of approximately three years, and they volunteered their time on the Committee without compensation.

The Advisory Committee was formed by the Board of Supervisors in May 1989 and their first meeting was held in June. The Committee members are people who either reside or are employed within the Planning Area. The Committee visited every neighborhood in the Planning Area and listened to countless hours of community requests. They literally spent years discussing, and when necessary, compromising on issues, goals and policy statements. The differing viewpoints of the Committee members, as well as the ideas and suggestions from the public, have joined to create a well-balanced Planning document. These people dedicated so much of their time because they cared about our community, and wanted to create a Plan which reflected those concerns. Their dedication and patience with the planning process has been immeasurable.

1345 The City of Eureka

The City of Eureka worked with the Advisory Committee on several issues of significant concern. They worked together in selecting a traffic circulation consultant to prepare studies which clearly define future traffic circulation needs for both the Planning Area and the City of Eureka. They

coordinated the design of a future roadway connection between Fairway Drive and Ridgewood Drive to ease traffic on Campton and H Streets into the City. The City assisted the Committee in formulating gulch development standards. The Committee utilized these standards as a model for developing an initial draft of the Community Plan Greenway and Open Space standards. And the City's help in defining impacts to their parks and recreation facilities lead directly to Community Plan policies requiring the construction of three community parks within the Planning Area.

Though the City of Eureka was not formally represented on the Advisory Committee, they attended many of the Committee meetings, and the Plan has clearly benefited from their involvement. Furthermore, both the City and the Advisory Committee were concerned about zoning compatibility, thus the Committee attempted to map zoning districts compatible with adjacent city lands.

1450 AMENDMENTS TO THE COMMUNITY PLAN

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

1451 Annual Report to the Board

The Planning Commission is required by law [Government Code section 65400(b)] to report annually to the Board of Supervisors on the status of the Plan and progress in its implementation.

1452 Amendments

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

1452.1 Procedures

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

1452.2 Findings Required

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

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

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

1500 PLANNING AND COORDINATION

REFER TO CHAPTER 2 PUBLIC GUIDE AND CHAPTER 3 GOVERNANCE POLICY OF THE GENERAL PLAN FOR ALL PLAN REVISIONS AND COORDINATION POLICIES APPLICABLE IN THE EUREKA COMMUNITY PLAN.

CHAPTER 2

LAND USE AND DEVELOPMENT

2100 OVERVIEW

This chapter is devoted to land use and development issues and includes discussions on population and housing projections, economics, community policies for rural and urban land uses, and descriptions of all Land Use Designations within the Plan. A map of the Community Plan land use designations is shown as Figure 6 on page 33. The proposed Zoning maps are shown on Figures 7 through 12 on pages 34 through 39.

Land use and development policies must be consistent with fundamental property rights while remaining compatible with the needs of the Eureka Planning Area residents. The policies in this chapter assist in facilitating development trends by:

- promoting a balanced and functional mix of land uses
- guiding public and private investments
- reflecting the opportunities and constraints affecting land use
- reducing loss of life, injuries, damage to property, and economic and social dislocation potentially resulting from hazards.
- providing for the substitution or replacement of non-conforming uses and structures, as property develops, with more conforming uses and structures.

The Eureka Community Planning Area is a major urbanized region along California's north coast. It consists of about 14.5 square miles of land devoted to a mixture of uses including residential, commercial, industrial and resource related uses. It contains a population of approximately 10,800 people. The Planning Area when combined with the City of Eureka, constitutes the largest urban region on the Pacific seacoast between San Francisco and Portland. Figure 1 shows a Location Map of the Eureka Planning Area. A map showing the major neighborhoods within the Planning Area is shown on Figure 2 (page 10). Figure 3 depicts the City of Eureka's Sphere of Influence (page 11).

The Planning Area extends south of the City of Eureka toward Humboldt Hill and College of the Redwoods, and east near Ryan Creek. Also contained in the Planning Area is a neighborhood to the west of Eureka called Pine Hill. The western boundary of the Planning Area is delineated by the Coastal Zone. The area has over 42 miles of county maintained roads and is partially served by the Humboldt Community Services District. Approximately 45% of the Planning Area is designated Timber Production Zone (TPZ), and 47% of these TPZ lands are classified as site quality I and II, exhibiting extremely high and very high suitability for timber production. A map of the Planning Area's timberlands is shown as Figure 5 on page 26.

The Planning Area also contains approximately 1,726 acres of prime agricultural land, as defined by the U. S. Department of Agriculture. Of this, approximately 360 acres fall within the boundaries of the Humboldt Community Services District which provides water and sewer facilities. Much of this resource production land is located in the southern and eastern portions of the Planning Area and along Elk River. In addition, a large pocket of prime agricultural land lies along the gentle slopes of Humboldt Hill. Please see Figure 4 on page 12 for a map of prime agricultural lands.

Commercial land uses in the Planning Area are relatively small scale, with the majority of residents utilizing the commercial centers located within the City of Eureka for work, shopping and other amenities. However, commercial activities occur in several areas, primarily along Harrison Avenue, Myrtle Avenue and Walnut Drive. There are approximately 3,830 housing units located within the Planning Area, concentrated primarily among six fairly distinct neighborhoods. The six neighborhoods include Cutten, West Myrtletown, Ridgewood Heights, Pine Hill, Humboldt Hill and Elk River.

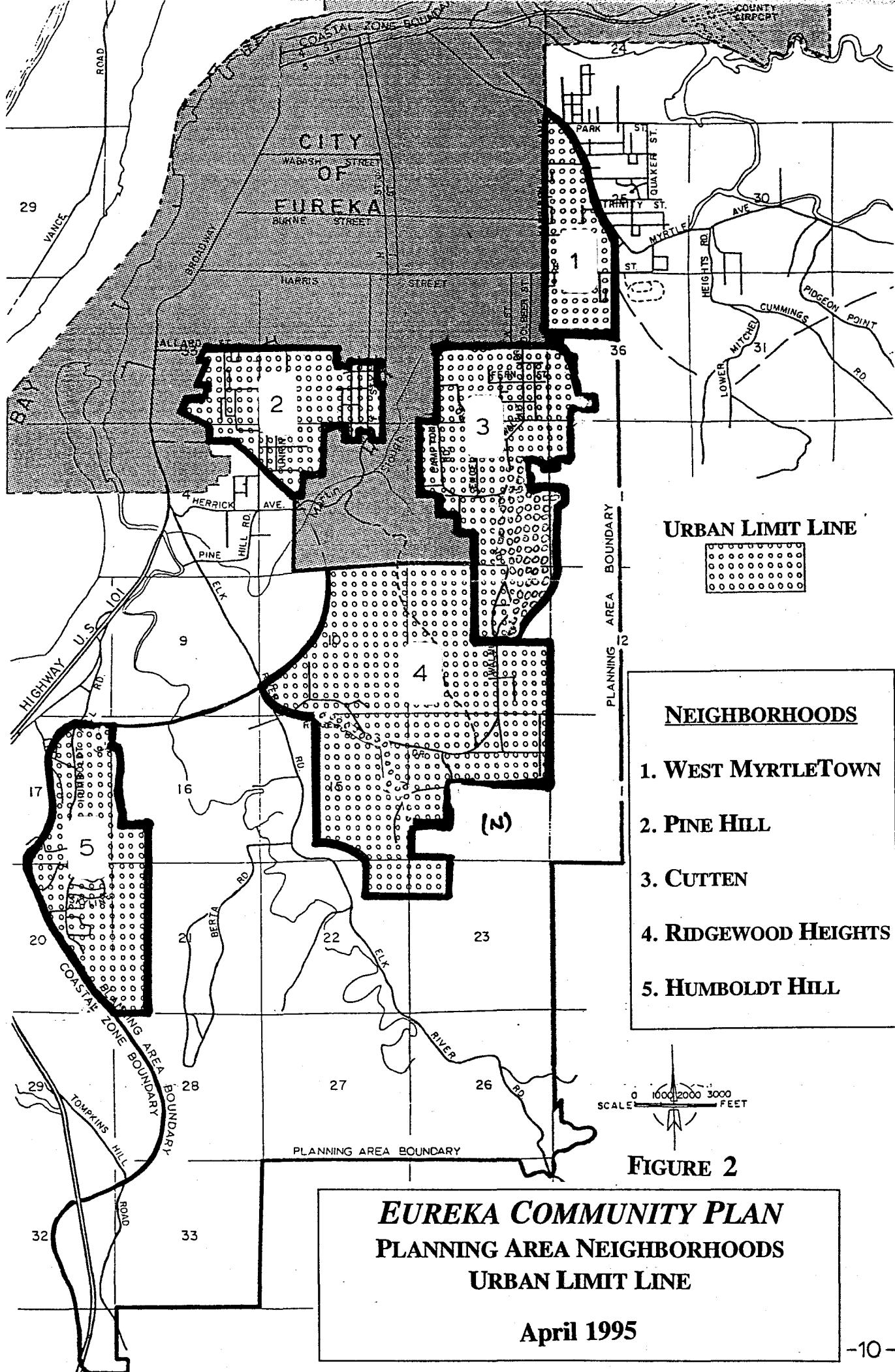
The Cutten neighborhood is one of the most densely populated regions within the Planning Area and is characterized by both urban residential and limited commercial uses. The neighborhood lies adjacent to the southeastern boundary of the City of Eureka. Henderson Gulch and Bob Hill Gulch define Cutten's eastern boundary. Walnut Drive bisects Cutten and runs the entire length of the neighborhood.

West Myrtletown, the northern most neighborhood in the Planning Area, is characterized by a wider range of commercial and residential uses. Myrtle Avenue defines the neighborhood's northeast boundary. Harrison Avenue and the Eureka City Limits define the western boundary. The neighborhood extends east from Harrison Avenue to Hubbard Lane and continues south for roughly 1/2 mile beyond Harris Street.

The Ridgewood Heights neighborhood lies near the middle of the Planning Area and is characterized by both urban and rural land uses. Ridgewood Drive and Walnut Drive bisect this neighborhood. The Elk River neighborhood lies within the Elk River bottoms and is bisected by Elk River Road. The neighborhood extends down Elk River Road approximately one mile south of the intersection with Ridgewood Drive. The area is predominantly agricultural with barns and residences scattering the landscape.

The Humboldt Hill and Pine Hill neighborhoods are both predominantly residential in character. The Humboldt Hill neighborhood lies on the north slope of Humboldt Hill with almost 99% of all parcels currently zoned for residential use. The Pine Hill neighborhood lies west of Eureka and is bordered by the Coastal Zone. The vast majority of the residential parcels are smaller than 1/2 acre in size.

The outlying regions of the Planning Area are characterized by agricultural lands, timberlands and steep slopes. There are scattered residences located among these lands.



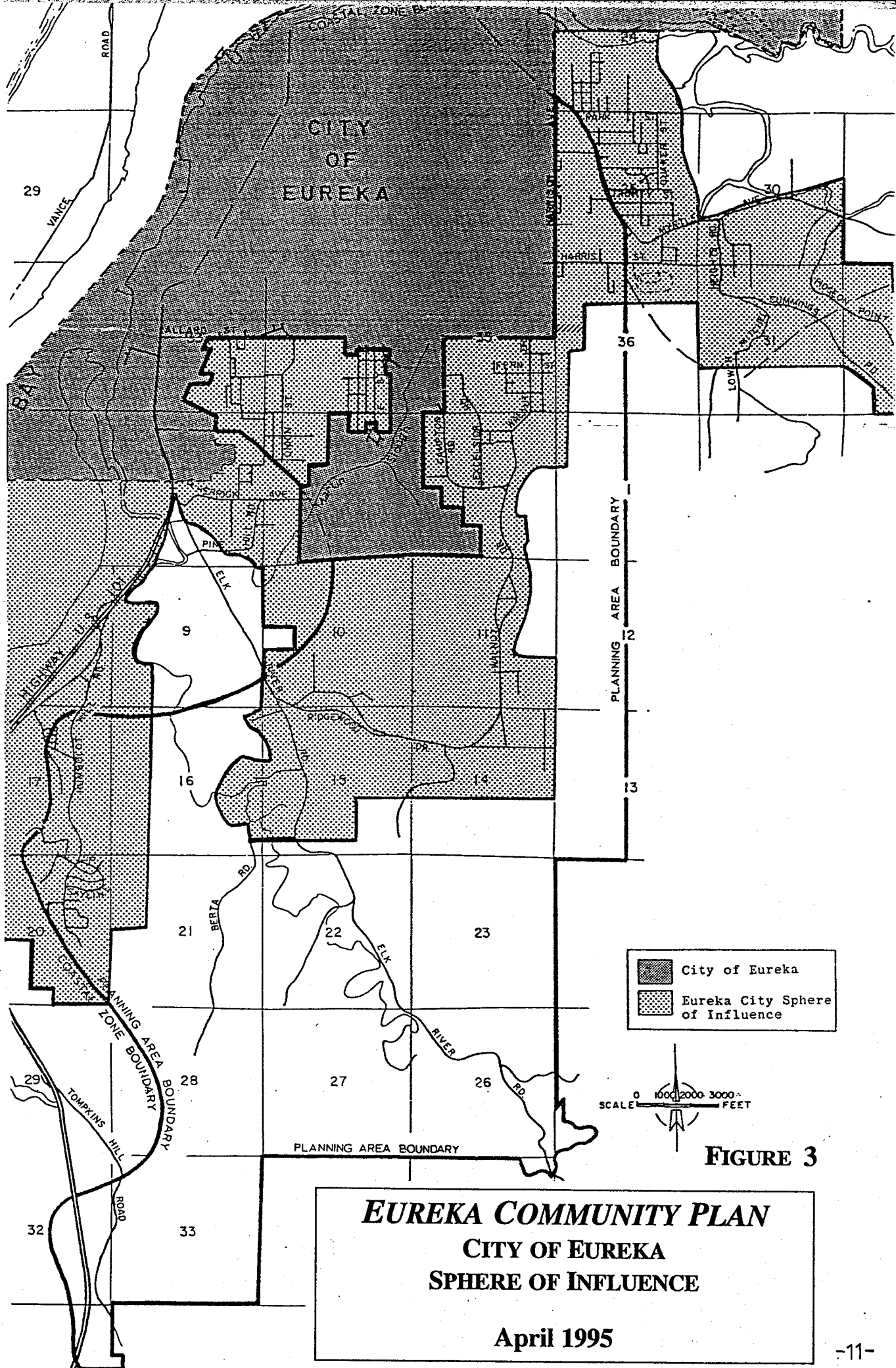


FIGURE 3

EUREKA COMMUNITY PLAN
CITY OF EUREKA
SPHERE OF INFLUENCE
 April 1995

2200 POPULATION

The complete 1990 Census of Population and Housing data was not available at the writing of this document, therefore, 1980 census data was utilized. The Eureka Community Planning Area in 1992 had an estimated population of approximately 10,800 people based on the 1980 Census and three surveys concluded in March 1992. This is approximately 9% of the County's total 1992 population of approximately 120,000.

In 1980, the Eureka Community Planning Area had 8.6% of the County's 108,400 residents. Humboldt County's population grew at a 0.9% rate from 1980 to 1990 when it reached 119,118. Humboldt County's growth rate has consistently averaged 1% per year since 1968. If the Planning Area had retained its same relative proportion of residents (8.6%) as in 1980, the 1990 population would have been 10,217 people. However, at 10,800 people, it is evident that the Planning Area is absorbing more than the 1980 proportionate share of County growth. The growth rate of new Humboldt Community Service District hookups has been approximately 2% to 4% per year.

The following table presents the "low-end" projections through the year 2020 based on a 1% growth rate, and the "high-end" projections based on a 4% growth rate:

TABLE 1
RATIO/SHARE PROJECTIONS FOR POPULATION AND HOUSING UNITS
WITHIN PLANNING AREA (1990-2020)

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	<u>Average Persons Per Household</u>	<u>Housing Units</u>	<u>Housing Unit Change</u>
1990	10,212	+499	2.46	4151	+307
1995	10,478	+266	2.42	4261	+110
2000	10,813	+335	2.38	4402	+141
2005	11,115	+302	2.34	4531	+129
2010	11,383	+268	2.31	4647	+116
2015	11,634	+251	2.28	4757	+110
2020	11,928	+294	2.26	4888	+130

Total Change		+2165			+736

2201 Development Potential

Table 1 indicates that the "Low-end" (1%) projections expect the Planning Area to increase its population by 3613 people and its housing units by 1445 through the year 2020. The "Mid-point" projections expect the Planning Area to grow by 12,110 people and 5,299 housing units by the year 2020.

Table 2 shows the proposed development potential within the Planning Area, which is approximately 5500 additional dwelling units. The development potential figures are based on the Community Plan's land use designation densities (as recommended by the Advisory Committee). The figures do not include development within the Greenway and Open Space Areas, nor within the Streamside Management Areas, nor on slopes greater than 30%. It is important to note that the development potential cannot be accommodated without improvements to several of the community's existing roads.

Development potential assumes full build out (to recommended densities) of all remaining vacant lands within the Planning Area. The actual figures could be quite different in response to such variables as the present landowner's inclination toward development, suitability of a particular site for building, land markets, existence of community water and sewage disposal systems, and population growth rates. Based on the development potential of the Eureka Community Plan, the expected demand can be accommodated. It is important that enough development potential always be available to ensure competitive land markets and free competition.

**TABLE 2
DEVELOPMENT POTENTIAL**

LAND USE DESIGNATIONS**

LOCATION	RL	RM	T	AR	AS	AE	TOTAL
West MyrtleTown	222	112	1				335
Cutten	150	80					230
Pine Hill	540						540
Humboldt Hill	630			8	8		646
Ridgewood Hts.	364		1				365
Elk River				33		1	34
Barry Property	400						400
Robinson Property*	940						940
Braun Property				56			56
North McKay *	320						320
Mid McKay *	12	288					300
South McKay *	730						730
Eggert North	300						300
Eggert South	240						240
<u>Outlying Areas</u>			10	30	35	18	93
TOTAL UNITS	4,848	480	12	127	43	19	5,529 units

*The majority of land on these properties is zoned TPZ. These properties, with the exception of North McKay, will not be eligible for residential development at the proposed densities until approximately the year 2005. The development potential on these properties totals approximately 2300 units.

**Please see section 2700 (Land Use Designations) for density range.

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/>

2210 Goal

1. To ensure that adequate land is designated with appropriate densities to allow the Planning Area to absorb its share of anticipated Humboldt County population growth, while retaining as much as possible the current quality of life.

2210 Policies

1. The adopted Community Plan contains densities which will accommodate the projected growth. The County shall regularly analyze relevant data to determine actual population growth as it occurs, and revise projections as necessary.
2. The County shall maintain a population data base as a basis for preparing updated planning documents.

2300 ECONOMICS

The economy of the Planning Area has historically been tied to the economy of the City of Eureka. The Planning Area is made up of several residential bedroom communities providing desirable locations to live for persons employed within the City or nearby commercial, industrial or institutional facilities. The majority of Planning Area residents look to businesses within the City of Eureka for most of their regional shopping and entertainment needs.

To provide more localized services to residential neighborhoods within the Planning Area, several neighborhood commercial service activities are presently located along Harrison and Myrtle Avenues in the West Myrtle town neighborhood, along Walnut and Campton Drives in the Cutten neighborhood, and along Ridgewood Drive near the intersection of Avalon. There are currently no major industrial developments in the Planning Area, though there is a wholesale meat packing company located near Myrtle and Hubbard Streets (Redwood Meat Company).

The commercial center located in the Harrison Avenue corridor is made up of a variety of businesses. The location of the two major County hospitals across the avenue has resulted in numerous professional business, medical and office services to be located in this corridor. These businesses are generally of a regional nature, meant to serve people from beyond the Planning Area boundaries. The other commercial centers appear to be more localized, made up of markets, stores, and restaurants, and generally are meant to serve people residing in the vicinity.

Much of the Planning Area is also made of resource related lands. Typical economic activities on these lands include timber harvesting and agricultural production. Typical agriculture production activities include dairying, livestock/poultry production, the growing of nursery products, and production of vegetables, fruits and nuts. Specific economic data on agricultural production trends within the Planning Area is not currently available, however total agricultural production within the County has remained between \$44.4 and \$48.8 million per year between 1981 and 1987.

The economy of the Planning Area is also tied to the economy of Humboldt County. A heavy dependence on a lumber economy has influenced the development of the Planning Area, creating boom periods during the 1940's and 50's and slack periods at other times. The County's economy is still heavily reliant on the lumber-related manufacturing base, but it has been shifting away from this to a service-oriented base. Tourist-related commercial services have long been an important part of the County's economy and are expected to continue to play an important role in the future, as is the commercial fishing industry.

Unemployment in Humboldt County averages about 3.5% above the State average and is influenced greatly by seasonal trends. Logging and tourism are significantly reduced during the winter months and the secondary sector is affected as a result.

The Planning Area's largest employer is College of the Redwoods, employing 104 full-time faculty, 216 part-time faculty and 80 various administrative and support staff (1988-89 data). Because the Planning Area is heavily comprised of residential and agricultural land uses, it may not be in as favorable a position for heavy industrial development. There are usually two levels of industrial development, light and heavy industry. Generally, heavy industrial uses are those with higher noise, odor and air pollution levels. They create a substantial amount of traffic congestion or put a heavy demand on the public sewage treatment facilities.

Historically, small neighborhood commercial development has occurred within the Planning Area. Additional economic opportunities are encouraged in this Plan through the designation of increased commercial areas in the West Myrtle town, Cutten, and Ridgewood Heights neighborhoods. In addition, commercial zones and Planned Unit Developments have been proposed near developing residential areas, providing a convenience to residents who would otherwise travel to the City of Eureka for daily shopping needs. The location of these commercial areas should help to reduce traffic on roads leading into the city.

There are several types of commercial developments: general commercial, commercial services and commercial recreation. Within each of these areas are several different uses of varying intensity and scale. These are described in detail in Section 2700 - Land Use Designations. Location of each individual use should be evaluated in relation to its compatibility with the surrounding land uses, particularly for those uses which require conditional use permits by the zoning ordinance.

2310 Goals

1. To develop and maintain community and neighborhood commercial uses to support the expected increased residential growth.
2. To establish commercial areas close to neighborhoods to reduce traffic on our roads and conserve energy resources.
3. Cottage industries that do not result in any increase in air and water pollution, noise levels or significantly impact traffic patterns should be encouraged to develop within the Eureka Planning Area. Cottage Industry means a business operated solely by the residents of a household, with no more than one employee present at any time, and physically contained within a residential structure and/or normal accessory buildings, (e.g., garage, shed, etc.) which do not differ markedly in size, external design, or conspicuous external features such as advertising signs from neighboring residential structures.

2320 Policies

1. Legal commercial uses existing as of the date of the adoption of the Community Plan shall be allowed to continue their operation on existing sites. The Zoning Ordinance supports legal nonconforming uses and contains provisions allowing for the maintenance and repair of buildings containing such uses.

2400 HOUSING

The Eureka Community Planning Area consists of several diverse residential neighborhoods located among an array of gulches, greenways, creeks, sloughs, ravines, rolling hillsides, and agricultural resource lands. The area has an attractive natural setting, including several areas displaying beautiful views of Humboldt Bay and the ocean. The area is complemented by a collection of differing architectural housing styles.

This Plan envisions a community which preserves these attractive natural features while providing housing for all economic segments of our community. The Plan recognizes the importance of providing an atmosphere pleasing to residents and visitors alike.

The policies in this Plan provide for a variety of housing types, from conventional owner-occupied single family residences to apartments and units priced for low and moderate income families. Density bonuses are allowed when developments include at least 25 percent low or moderate income housing. These developments can be either single family or multiple family. Although it is desirable to have a diversity of residential units within a given area, this can result in conflicts, especially between owner occupied and rental units. The Plan attempts to minimize the impact of multi-family residential developments on adjoining single family units by requiring landscaped buffer areas and a design review process.

Four levels of residential development are shown on the Land Use Map to reflect the differing densities and housing types which currently exist and which will need to be accommodated. These four levels of residential development are:

1. Agricultural Rural: for land outside of urban areas with few public services available and providing for agricultural and open space uses. Density range: 5 to 20 acres per dwelling unit.
2. Agricultural Suburban: for areas on the urban fringe to provide a transition between the more highly developed areas and the agricultural resource lands and open areas. Density range: 2.5 to 5 acres per dwelling unit.
3. Residential Single Family: for the majority of residential development to provide a transition from the lower density on the urban fringe to the higher densities found along the major arterial roads. Density range: 1 to 6 dwelling units per acre.
4. Residential Multiple Family: for urban areas near or adjacent to community shopping areas and convenient to a variety of services. Density range: 7 to 16 dwelling units per acre.

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 70% of the household heads in the Eureka Planning Area are homeowners. The mean number of persons per household is 2.5. The vacancy rate is 4.9%, well below the acceptable 6.0% set forth in the Housing Element of the Humboldt County General Plan. It is important to note that all housing within the Eureka Planning Area shall fall under the guidelines set forth in the Housing Element. The purpose of the Housing Element is to identify and prioritize the significant problems associated with housing in Humboldt County and to implement programs

which solve these problems. One of the problems identified in the Housing Element is the escalating cost of home ownership. The affordability of multi-family and single-family housing has decreased dramatically during 1987 to 1992 both in the Planning Area and the County.

2401 Housing Affordability

The Humboldt County Board of Realtors, in a report issued to the Eureka Community Plan Citizens Advisory Committee, analyzed the changes in housing affordability between 1983 and 1990. The report concluded that housing has become less affordable during this period. The affordability index shown on Table 3 (page 20) depicts this trend. The index is a uniform standard measuring the ability of a family with the median household income to buy the median priced existing house. The larger the index number, the more affordable the house.

Specifically, when the housing affordability index is 100, a household with the median income can afford to buy the median priced existing home using commonly available financing. When the affordability index is above 100, a family with the median income can buy a house that sells for more than the median priced house. Conversely, when the affordability index is below 100 the family with the median income cannot afford to buy a median priced home. Since the beginning of 1987, the graph shows a definite decrease in the affordability index.

The report also analyzed the supply and demand characteristics of the housing market, and looked at the number of housing units built between 1983 and 1989. Historical observations of the supply of new housing units is helpful in analyzing how much new housing may be needed. Table 4 on page 21 shows the number of new housing units built in Humboldt County between 1983 and 1990. Average home prices in Humboldt County are shown in the graph on Table 5 (page 22). In 1983, only 112 new housing units were built in the County. That reflected a low affordability index in 1983. New housing starts peaked in 1986 which was consistent with a very high affordability index. Since 1986, new housing starts have been relatively constant at about 350 units per year.

Conversely, housing demand is created by three primary factors: demolitions of existing housing stock, population growth from birth rates, and migration. The realtor's report stated the County needs 770 new housing units per year. The ratio share of new housing units needed in the Eureka Planning Area annually is approximately 69. This calculates out to 2070 new housing units needed in the Planning Area by 2020. Alternatively, the State's projections calculated 736 new housing units needed by 2020.

As previously mentioned, to ensure competitive land markets and free competition, and to protect against unusual or unexpected rates of growth, the Eureka Community Plan provides a development potential of approximately 5,100 additional building sites. Table 2 on page 14 shows the development potential under the new Plan and excludes greenway/open space areas, Streamside Management Areas and hillsides with slope percentages above 30%.

The objective in planning for expanded and affordable residential areas is to create and maintain good places to live. A good place to live means different things to different people, therefore a diverse variety of housing types are needed to satisfy personal and economic preferences. It is hoped that the goals and policies of this Plan will achieve that end.

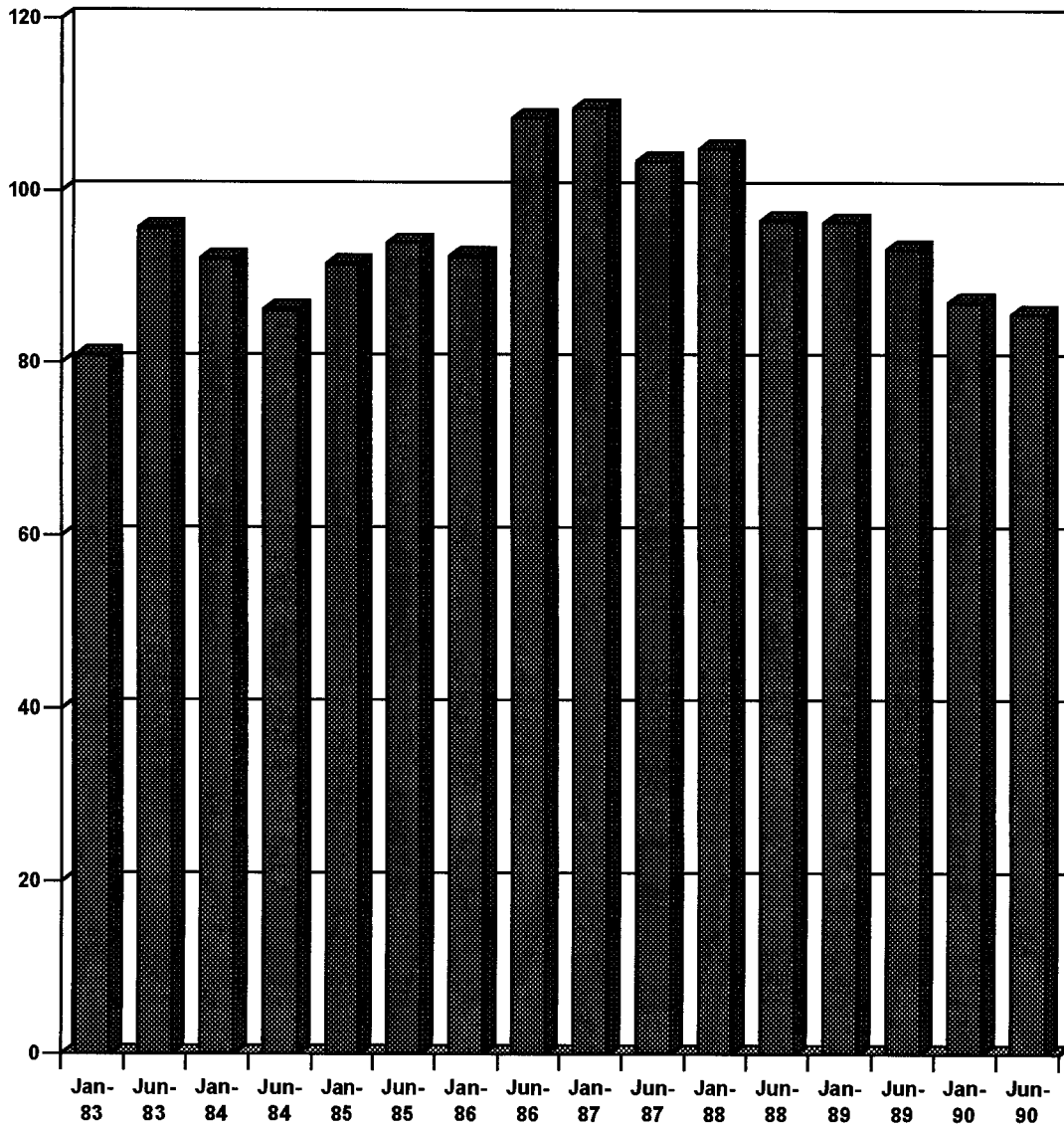


TABLE 3
HOUSING AFFORDABILITY INDEX
January 1983 - June 1990
Source: Humboldt County Board of Realtors, 1990

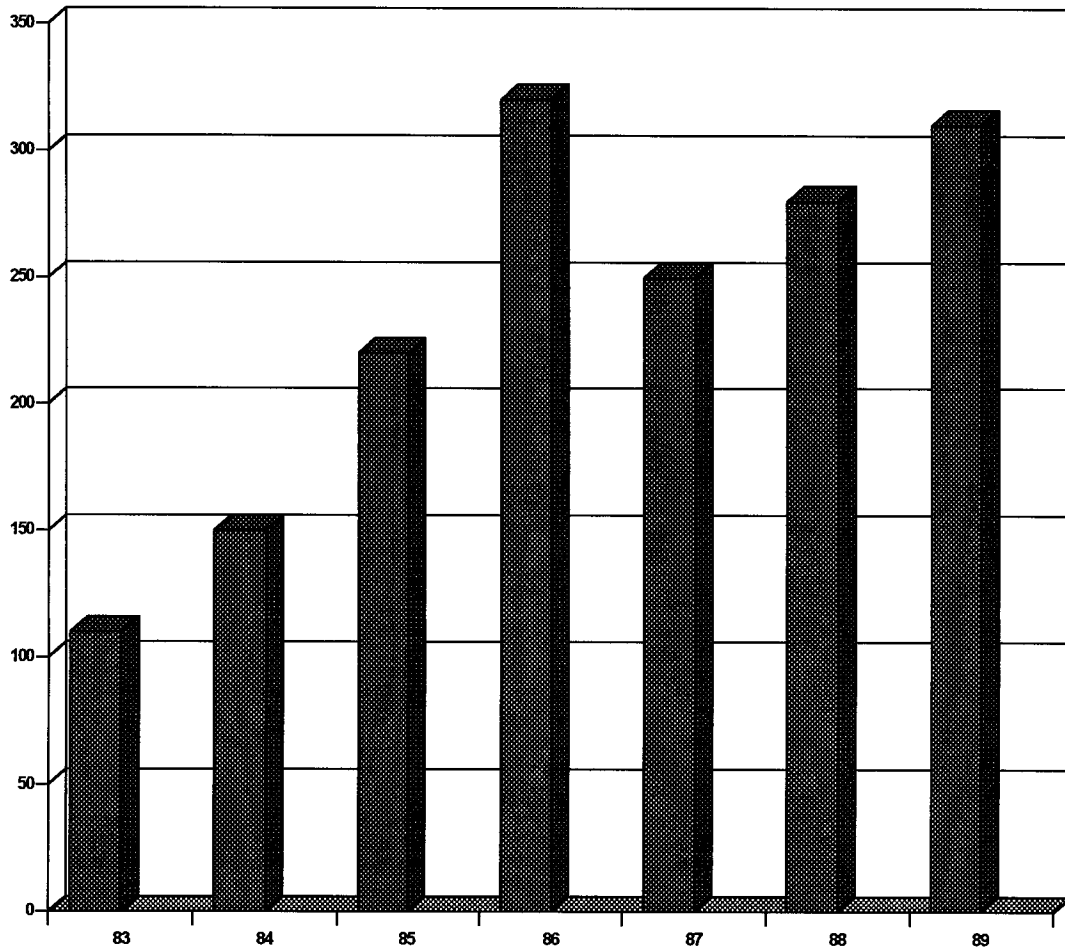


TABLE 4
HOUSING UNITS BUILT
IN HUMBOLDT COUNTY
1983-1989

Source: Humboldt County Board of Realtors, 1990

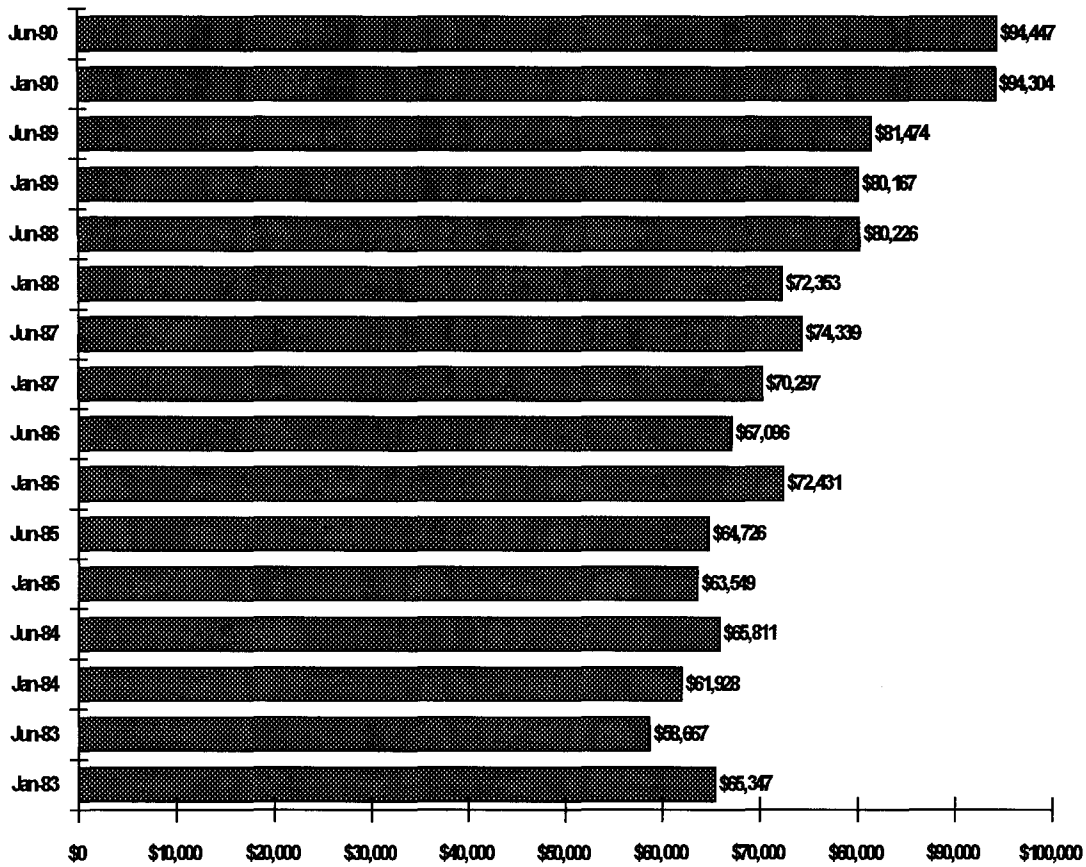


TABLE 5
AVERAGE HOME PRICES
IN HUMBOLDT COUNTY
 January 1983 - June 1990

Source: Humboldt County Board of Realtors, 1990

2403 Multiple-Family Housing Design Review

During the formulation of this Plan, it became clear that the Planning Area was deficient of affordable multiple-family housing. It was also clear that many existing neighborhoods did not want to see new multiple-family housing projects in their area. To promote compatibility between these competing land uses, this Plan encourages the use of design review criteria for the construction of multiple-family housing projects.

The following are some examples of the design criteria that could be considered in approving such projects to make them more compatible with typical single family residential development:

1. Parking shall be provided in the rear portion of the property.
2. Overall appearance shall resemble large single family residential structures as opposed to "boxes."
3. At least 20% of the lot shall be landscaped. Landscaped areas shall be rectangular with a minimum of 10' in any direction to maximize their use by residents.
4. Primary entries shall be from the landscaped areas or street, not parking areas.
5. Adequate storage for miscellaneous items such as bicycles and garbage shall be provided on-site.
6. Zero lot lines shall be acceptable when necessary to maximize open areas and solar access.
7. Front yard setbacks shall be consistent with the majority of the neighborhood.

2410 Goals

1. To provide adequate housing and a satisfactory living environment for all community residents.
2. To provide adequate sites for all types of residential development.
3. To provide for affordable housing.
4. To provide densities which will keep enough development potential available to ensure competitive land markets and free competition.

2420 Policies

1. The County, through the use of handouts, brochures and informational meetings, shall encourage new multiple unit housing developments to provide a percentage of their units for sale or rent to low and moderate income families. Density bonuses for developments containing at least 25% of the units for low or moderate income households are provided in State Law and applicable within the County. The bonus allows for a density increase of at least 25% over the otherwise maximum allowable residential density under Zoning and Community Plan guidelines. However, the bonus shall not be applied when a development is utilizing the density bonus provided through Greenway and Open Space standards.

2. To reduce conflict between two different land uses, approval of uses on the edges of a zoning district or general plan designation should include provisions for insuring compatibility such as landscaped buffer areas.
3. To enhance a neighborhood's image and sense of purpose, existing neighborhoods and new developments are encouraged to form associations which can provide a mechanism for coordinated input to the County from recognized groups on development proposals.
4. The County shall encourage and be receptive to innovative designs which facilitate optimum utilization of available sites.
5. The County shall encourage and support programs which preserve and/or restore the unique character of older residences and neighborhoods.
6. The County encourages the use of a Design Review process for construction of new multiple-family projects. The process shall be included as an implementation measure of this Plan.

2500 RURAL LAND USE

The Eureka Planning Area is a mixture of urban and rural areas. The rural land areas are primarily a mix of timber, cattle grazing and rural homesites. The development of the rural areas of the County is based on the protection of agricultural and timberland and the concentration of new development around existing communities. By focusing new development around existing communities, more remote areas of the County will be retained in resource protection uses.

2510 Goals

1. To protect resource production lands (agriculture, timberlands) in the outlying areas by concentrating future development around existing communities and infrastructure.
2. To assure rural residential development will occur in a manner consistent with rural fire safety standards.

2520 Policies

1. Subdivisions - Subdivisions for residential purposes, including subdivisions developed in phases, shall not be approved unless the roads planned to serve such subdivision or individual phases are acceptable to Public Works for development at planned densities and for use by emergency vehicles. Costs of bringing new on-site roads up to standards shall be borne by the subdivider.
2. Berta Road Area - Documented access constraints to this area will prohibit further subdivision of existing parcels. After lengthy discussion and extensive involvement of local residents, the Advisory Committee adopted the following policies for the Berta Road/Valley Drive area:
 - (a) When improvements to Berta Road are constructed which eliminate historic flooding, alignment problems and sections of narrow road width, then this Plan shall support an amendment to remove the B-6 zone for properties along the Berta Road/Valley Drive area; and,
 - (b) For subdivision purposes, those lands adjacent to the Berta Road/Valley Drive B-6 zone shall not utilize access from Berta Road. However, parcel numbers 304-061-051 and 304-061-054, known as the Miller-Freeman property, will be zoned AG-B-5(5) and will be allowed access onto and through Berta Road/Valley Drive. In all other instances, alternative primary access shall be approved by the Department of Public Works and shall meet all other applicable regulations and standards.

(c) In addition, when adjacent property is subdivided, the road which shall serve the property shall be designed in such a way that it clearly does not connect with Berta Road. This development must meet State rural fire safe guidelines.

2530 TIMBERLANDS

The Eureka Community Planning Area includes a significant percentage of land designated Timberland Production Zone (TPZ). Approximately 45% of the Planning Area, or 4,175 acres, is zoned TPZ and 47% of these lands are classified as site quality I and II, exhibiting extremely high and very high suitability for timber production. Please see Figure 5.

This Plan has proposed the conversion of approximately 910 acres of timberland (22% of all timberland in the Planning Area) into residential densities ranging from one dwelling unit per ten acres (Agriculture Rural) to six dwelling units per acre (Residential Single Family).

All of the acreage is to be taken out of TPZ through the "10 Year Phase-Out" program, with exception of the North McKay Tract which has been approved for Immediate Rezoning. These properties include 360 acres within the Robinson property, 160 acres within the McKay Tract in Cutten, approximately 65 acres near the Barry property on Humboldt Hill, 100 acres off of Eggert Road, 110 acres along Elk River Road, and 115 acres of the Cooper Ranch property southeast of Berta Road. These lands will "phase-out" of TPZ approximately 10 years from the adoption date of this Plan.

The Planning Area's land base is limited and competition among various land uses is escalating. Most projections of future timber availability are based on the assumption that the County's present forest lands will remain available and committed to timber production in the future.

Yet, just as the past 50 years have brought substantial changes in land use patterns affecting our forest lands, so will the next 50. Increases in the Planning Area's population and land values, along with presently unpredictable social and economic changes, will likely result in additional pressures to remove lands from the commercial forest base in Humboldt County. Marginal lands may also be unavailable since they too are subject to intense land use pressures.

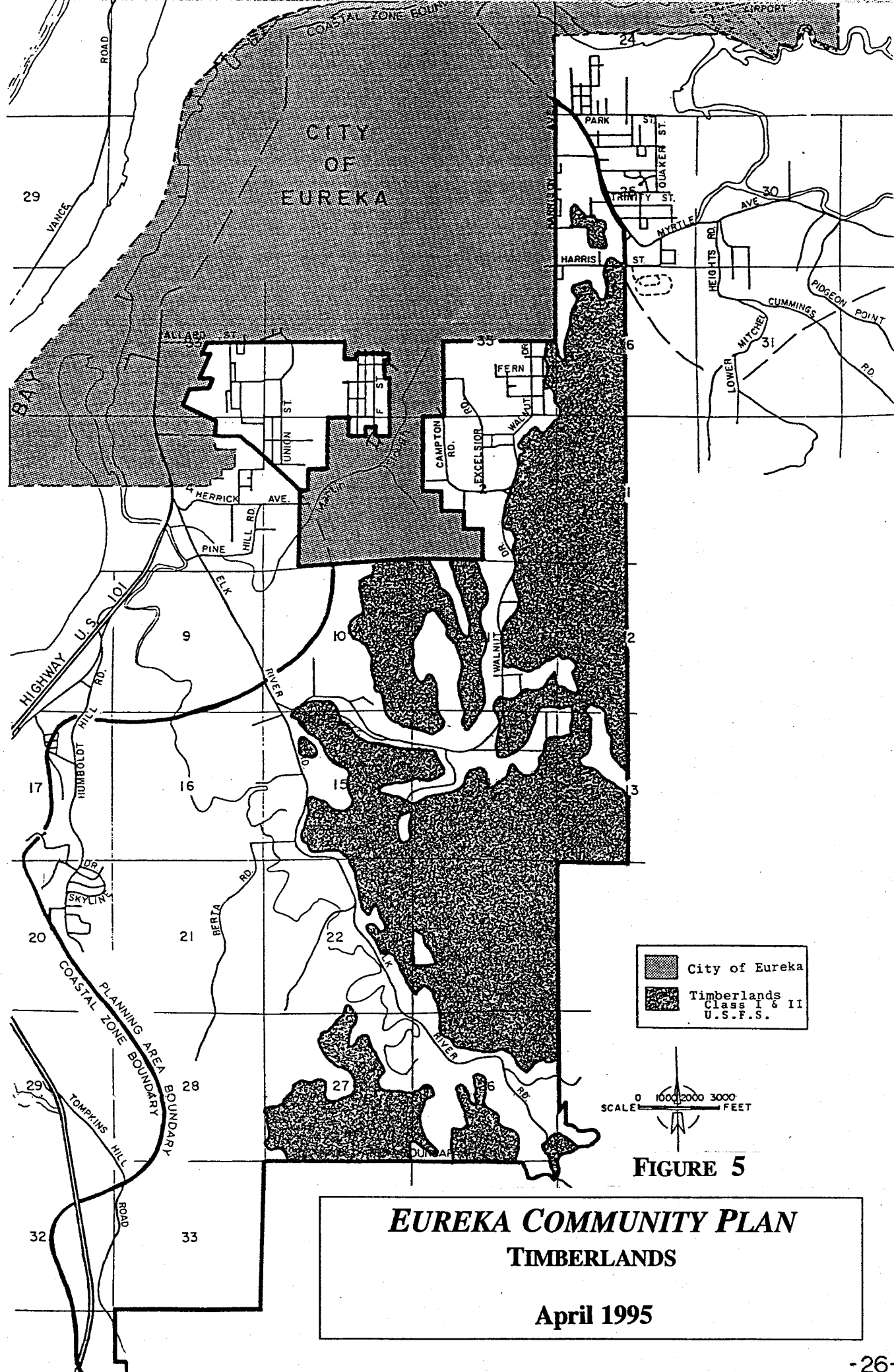
It is hoped that by planning for an orderly, regional approach to conversion at this time, perhaps this will lessen the pressures to convert timberland in the future.

2531 Goals

1. To convert timberland only where necessary to provide for the logical expansion of the existing community.
2. To protect timberland in areas not proposed for residential expansion.

2532 Policies

1. The County shall initiate a 10 year phase out rezone of designated lands from TPZ, allowing increased residential densities in areas that currently have full urban services, or are planned for expansion of the community.
2. The remaining approximate 3,200 acres of timberland shall continue to be protected from Additional development pressures by designating these lands TPZ.



City of Eureka
 Timberlands
 Class I & II
 U.S.F.S.

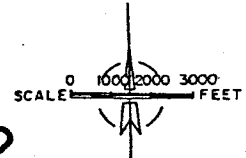


FIGURE 5

EUREKA COMMUNITY PLAN
TIMBERLANDS
 April 1995

2600 URBAN LAND USE

Urban land use planning should occur in areas characterized by more dense patterns of development than rural areas. These urban areas typically contain the infrastructure which allows for higher densities such as community water and sewer service, adequate roadways and circulation patterns, nearby emergency services and educational facilities, and other public facilities.

The six neighborhoods of West Myrtle town, Cutten, Ridgewood Heights, Pine Hill, Humboldt Hill and Elk River contain most of the urban land uses found within the Planning Area. Much of the expanded urban land uses designated in this Plan shall be focused around these existing neighborhoods.

Also contained within the urban landscape of the Eureka area are a number of open gulches and greenways. The gulches, designated Greenway\Open Space areas, primarily provide natural drainage channels through which rainwater runoff flows. They also lend a unique aesthetic quality to the community. The greenway\open spaces include such aesthetic values as lush vegetation, abundant wildlife and running water, all of which combine to make the community a more attractive and pleasant place to live. These greenway\open spaces have managed to remain intact throughout the growth of the community and consequently have become a part of its history and tradition.

This Plan therefore contains policies which protect the greenway\open space areas from the type of over-development which has characterized other California communities. The Plan allows for very limited residential development within the greenway\open spaces, and contains protection for the streams by prohibiting any construction from within 50 to 100 feet of a waterway. The protection of the greenway\open spaces also provides protection for portions of the sensitive habitat areas mapped by the Department of Fish and Game.

These values together with seismic risks, landslide hazards, flood prevention and erosion control all require the regulation of development within our community greenway\open space areas.

2610 Goals

1. To concentrate new development around existing public services and improvements.
2. To protect the area's numerous drainage gulches (greenway\open space areas) while providing for development along hillside terrain.
3. To provide opportunities for public recreation.
4. To ensure that new development will be provided with adequate infrastructure and services.

2620 Policies

1. Residential Density and Lot Sizes:
 - (a) The Eureka Community Plan density for all Residential Single Family (RL) designations shall be from 1 to 6 dwelling units per acre.
 - (b) The Eureka Community Plan density for all Residential Multiple Family (RM) designations shall be from 7 to 16 dwelling units per acre.
 - (c) The minimum lot sizes for all Residential zoning districts (R-1, R-2, R-3,R-4,) with the exception of the Residential Suburban (RS) zone, shall be 6,000 square feet, unless otherwise specified on the zoning maps.

2. Improvement Costs: Revenue to pay for services needed by new development shall not be generated by utility rate increases or increased property tax assessments applied to previously developed properties.

Assessment Districts and Impact Fees may be considered as a means of funding the public services which support new development. However, new taxes and fees should only be used to fund the public services which support new housing development after all feasible alternatives are exhausted.

The State and Federal governments must adequately fund critical services as originally intended by Proposition 13. The County should demand that the State and Federal governments discontinue programs (realignment) which adversely impact the County's

While the Plan recognizes the need for new development to help pay for public services, it also recognizes that the price of new housing will become excessive from the cumulative effect of taxes and fees. Consequently, this Plan also supports the numerous State and local housing policies which encourage minimizing all government constraints on the development of new housing (including taxes, fees, permit processing delays, excessive improvement requirements, and the inadequate designation of land for new housing development).

3. Planned Unit Developments: Planned Unit Developments and clustering within subdivisions with the appropriate non-development easements are encouraged to preserve open, recreational, and potential agricultural space.
4. Water and Sewer Service: All major subdivisions and Planned Unit Developments resulting in parcels smaller than one (1) acre must be served by or conditioned on the installation of Humboldt Community Services District water and sewer services for approvals to be granted, except in unique cases where the Health Department approves a septic system.
5. Greenway/Open Space: Urban lands containing natural drainage channels have been designated as Greenway/Open Space areas. These areas are to be left in a natural condition. Development may be permitted when consistent with the standards outlined in Section 3600 of this Plan.

6. Harrison Avenue: All change of occupancy of existing structures shall be reviewed for strict compliance to on-site parking standards. The parking standards must comply with Section 314-109.1 (Off-Street Parking) of the Humboldt County Code, excepting therefrom 109.1.2.5 (Parking Requirements for Uses Not in Compliance With Current Parking Requirements). It is the intent of this policy to discourage the need for on-street parking or use of sites without sufficient on-site parking.
7. Robinson/Dunn Property: The County should initiate a 10-year TPZ phaseout of this property into a Residential Single Family designation. The subdivider of this property, when it comes out of TPZ, should provide a through-road right-of-way allowing connection onto Fairway Drive. This connection will ease the traffic burden on Walnut and Campton Streets.

The developer of this property shall designate at least 5 acres as Parkland consistent with Chapter 4400 of this Plan. The parcel is approximately 400 acres in size. A majority of the parcel has been given a Planned Unit Development designation to facilitate location of new roads and home sites outside of the property's existing natural drainage channels. The Planned Unit Development limits the number of dwelling units to 700, inclusive of density bonuses. Development of this property shall have multiple access points onto Walnut and Ridgewood Drive. The timing for construction of each access point shall be determined by Public Works. Please see Chapter 4100 (Circulation) for additional policies.

Subdivisional development of this property should occur with an approved plan and right-of-way acquired for the through road from Walnut Drive to Fairway Drive. The project should require that a road be constructed from Ridgewood Drive toward Fairway Drive at least to the north end of the property. The road should be planned so that it may eventually be connected through the City to Fairway Drive.

8. North McKay Tract: Development of this area shall include at least three access points onto Walnut Drive (the extension of Redwood, Fern and Arbutus Streets). Development of this area should also include a through road and its northerly extension to the intersection of Manzanita and Harrison Avenue. Development of the property should occur with an approved plan and rights-of-way for the through road. The timing for extension of each street shall be determined by Public Works. The subdivider shall also be required to merge the existing McKay Tract parcels prior to subdivision.

The County shall initiate an Immediate TPZ Rezone of this property to Residential Single Family, with Combining Zones of "Planned Unit Development" (P), "Recreation" (R), and "Greenway and Open Space" (GO) for the park area, and Residential Single Family, with Combining Zones of "Planned Unit Development" (P), and "Greenway and Open Space" (GO) for the surrounding residential community.

The total Immediate Rezone area of the North McKay Tract is approximately 80 acres. The parcel has been given combining zones to facilitate development of a 10 acre minimum youth sports field facility with a surrounding low density residential community. The Planned Unit Development limits the number of dwelling units to 320. The Planned Unit Development should include a clustering of homesites with lot sizes ranging from 4,000 square feet (adjacent to the park) to 9,600 square feet (along the bluff), enabling a

- large portion of land to be preserved through a permanent easement as open space. The trails, bikeways and alleys, and the vegetation buffers along Harrison Avenue and the perimeter of the site should also be included.
9. Mid McKay Tract: Approximately 20 acres of developable land has been identified east of Walnut across from Campton. The land was found to contain two separate knolls consisting of approximate areas of 15 acres and 5 acres. The area has been designated for both multiple family and commercial land uses. Five acres of the 15 acre area shall be given a Land Use designation of Commercial General (CG) with a zoning designation of Neighborhood Commercial (C-1). The remaining 15 total acres shall be given a Land Use designation of Residential, Multiple Family (RM) with a zoning designation of Apartment Professional (R-4). The County shall initiate a 10 year TPZ phaseout of this property. Development of this area may require the reconstruction of the intersection at Campton Road and Walnut Drive. The main road for development of this area should intersect at Campton Road.
 10. South McKay Tract: This area has been designated for residential single family development. The county shall initiate a 10 year TPZ phaseout of this property. The developer of this property shall designate at least 5 acres as Parkland consistent with Chapter 4400 of this Plan. Primary access shall be off of Walnut Drive, with Northridge Road as the secondary access. The timing for construction of the secondary access shall be determined by Public Works.
 11. Pedestrian Corridors-McKay Tract: Upon development of South McKay Tract and/or Mid McKay Tract, Public Works should require the establishment of a Pedestrian Corridor along Walnut Drive between both the Ridgewood and Cutten schools. Developers shall be required to make improvements along the Walnut Drive frontage of their properties.
 12. Barry Property: This property is located atop Humboldt Hill. The developer of this property is encouraged to amend the Coastal Zone's Agricultural Exclusive (AE) zone boundary to allow for the Humboldt Hill Road extension to follow the natural topography of the area. This Plan supports an amendment which allows a sufficient amount of land to be developed for the road extension, and for development of lots on the western side of the road which are of a lot size consistent with those proposed on the eastern side. The developer of this property shall be required to designate at least five (5) acres as Parkland consistent with Chapter 4400 of this Plan.
 13. Eggert North Property: This property contains approximately 288 acres and has been given a Planned Unit Development designation because of the natural drainage gulches existing on site. In recognizing this constraint, the Planned Unit Development limits the number of dwelling units to 300, inclusive of any density bonuses. Any subdivision or planned unit development of this property will require a primary access and a well planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan.
 14. Eggert South Property: This 330 acre property has been given a Planned Unit Development designation. The designation limits the number of dwelling units to 240 inclusive of any density bonus. Any subdivision of this property will require a primary

- access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan. Eggert Road may be considered the primary access if development is to occur having a density not greater than 1 unit per 20 acres. Any development greater than this density must require a new primary access and/or Eggert Road developed to a standard acceptable to the Department of Public Works.
15. Eureka City Schools Property at Walford Street: This property shall carry an R-3-Q zone for the approximate 3 acres on Harris Street, with the Q-zone requiring public Works review, and an R-4-Q zone for the remainder, with the Q zone allowing professional office use only.
 16. Lot Frontage on Major Roads: This Plan discourages lots fronting onto major roads so as to avoid the backing of vehicles into the high speed traffic lanes. Lots should be accessed from side streets which stub off of major roads including, but not limited to Humboldt Hill Road, Walnut Drive, Ridgewood Drive, Campton Road, Excelsior, and Harrison Avenue.
 17. Pedestrian Corridors: This Plan encourages sidewalks and bicycle paths within pedestrian corridors especially along roads such as Walnut, Campton, Excelsior, Ridgewood, Humboldt Hill and future main roads developed in the Eggert, Robinson/Dunn, McKay and Barry properties.
 18. Elk River Road/Ridgewood/Westgate Intersections: It is the policy of this Plan to encourage the realignment or abandonment of this intersection as a high priority in Public Works' Five-Year Priority Plan program. This Plan recognizes the high costs and difficulty in obtaining funds for this project. Yet, with increased growth and traffic, it is anticipated that this area will become significantly more congested.
 19. Fire Station in Cutten/Ridgewood: A minimum area of 20,000 square feet shall be made available as a Public Facility for a Humboldt Fire Protection District No.1 fire station in either the Mid McKay Tract or South McKay Tract properties. This policy shall be implemented during subdivision after the 10 year TPZ phaseout of the properties has been completed.
 20. Densities on the Eggert North, Eggert South, Robinson-Dunn Properties: During their review of the Eureka Community Plan, the Board of Supervisors supported removal of density limitations on the Eggert North (300 units), Eggert South (240 units) and Robinson-Dunn (700 units) properties. The Board ultimately did not remove the limitations because of the likelihood of significant delay in adopting the Eureka Community Plan.

The Board supports submittal of a General Plan Amendment to remove the density limitations placed on the Eggert North, Eggert South and Robinson-Dunn properties, if such submittal includes a traffic study which documents the traffic service impacts of removal of those density limitations.

2630 Development Timing Policies

Urban Development Areas are areas which are designated by the Eureka Community Plan for development to densities of more than one unit per acre. These are areas which feasibly can be served by community water and sewer systems.

Urban Expansion Areas are designated for areas which are generally suitable for development of 1 unit per acre or more, for which services are currently not adequate to permit planned levels of development. Development in these areas are subject to the policy below which set service standards for these areas.

1. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by Humboldt Community Services District water and sewer systems. New one acre or larger parcels may be created if they are served with community water supply and private individual sewage disposal systems provided that waivers to septic tank standards shall not be granted.

2700 LAND USE DESIGNATIONS

The following chapter identifies and defines the various land use designations which can be found within the Planning Area. Not all of the designations found in this chapter have been recommended for the Planning Area. The description of the land use designations has been separated into five categories. These categories are:

1. Resource Production: Primarily guiding development on timber and agricultural lands; and,
2. Residential: Urban neighborhoods including all single family and multiple family developments; and,
3. Commercial: Small neighborhood commercial enterprises providing economic opportunities within developing residential areas; and,
4. Industrial: Small scale industrial operations such as meat packing plants; and,
5. Public Ownership: Lands containing public facilities such as schools.

A map of the Community Plan land use designations is shown on Figure 6 (page 33). The associated zoning for the Planning Area is shown on Figure 7 (page 34). The zoning for each of the major neighborhoods has been separated and depicted onto enlarged maps. These maps are included as Figures 8 through 12 (beginning on page 35).

2715 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS

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

Please note, the General Plan Land Use Element [Section 4.8, Land Use Designations](#) replaces the Land Use Designations of this Community Plan, and Table 4-H Zoning Consistency Matrix applies to the Eureka Community Plan Area. Adopted Land Use Mapping can be viewed using the County's WebGIS at <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

Land Use Map

[Indianola Myrtle town \(PDF\)](#)

[Freshwater \(PDF\)](#)

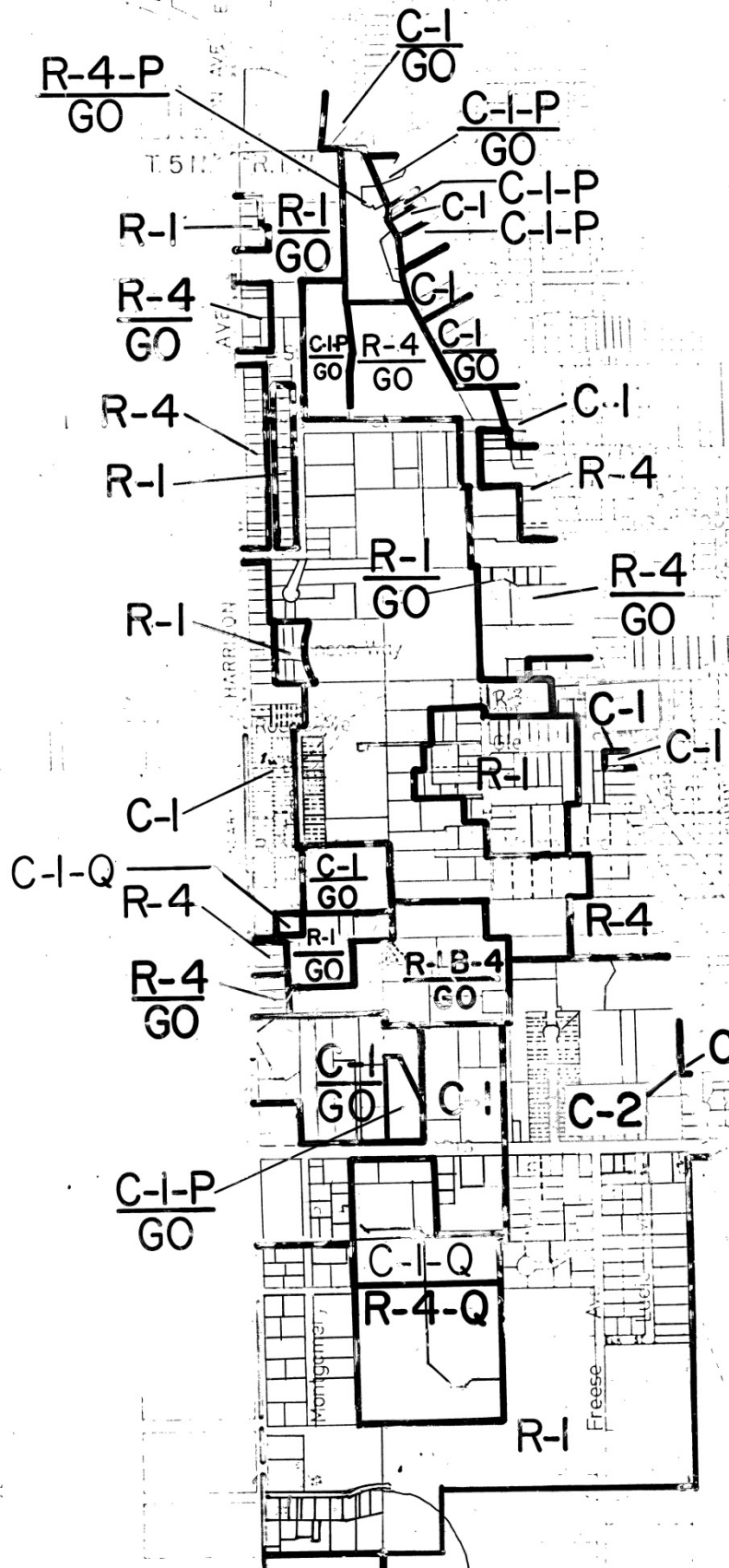
[South Eureka \(PDF\)](#)

[Fields Landing \(PDF\)](#)

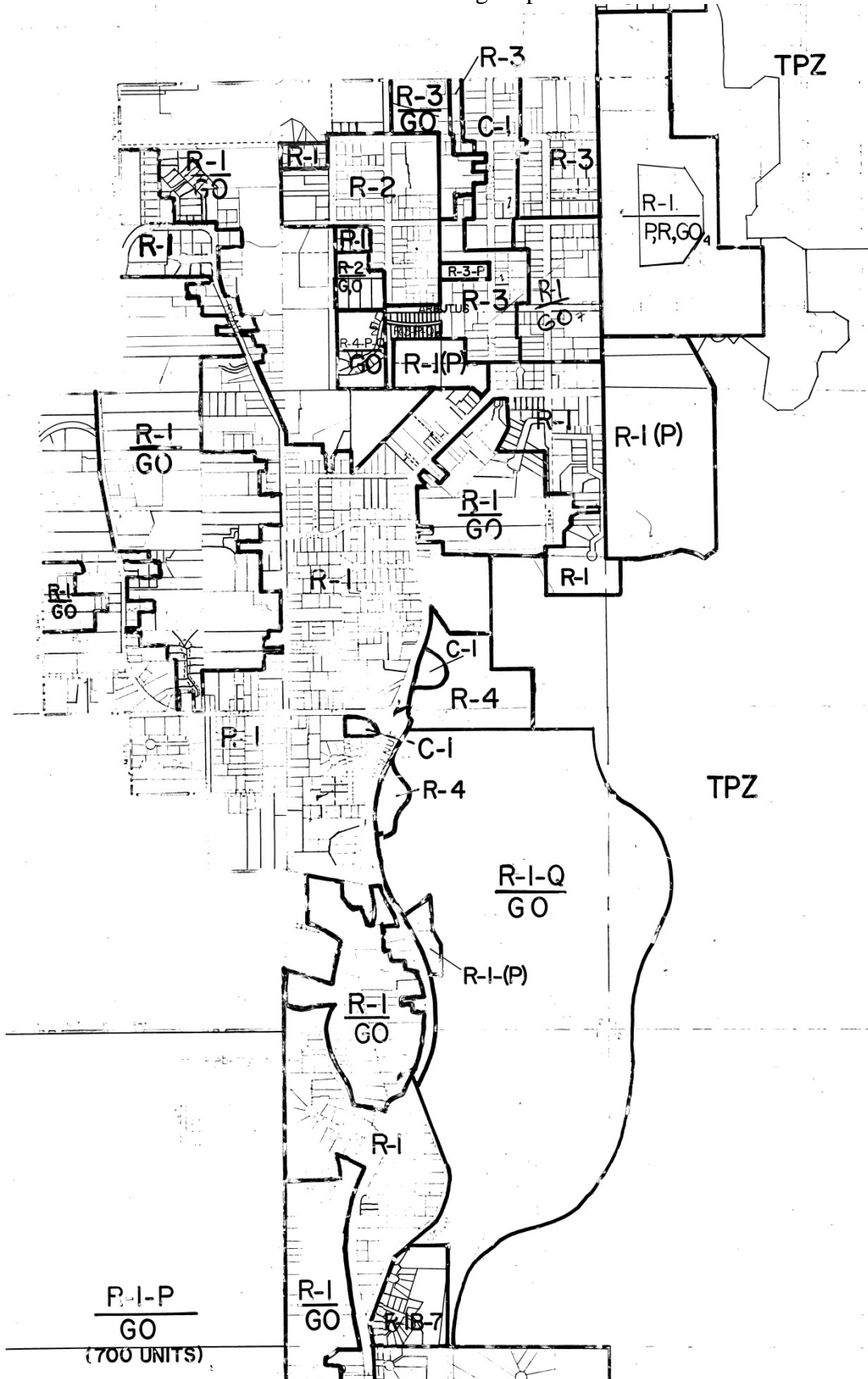
Adopted Land Use Mapping can also be viewed using the County's WebGIS at
<http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

[Zoning Map](#)

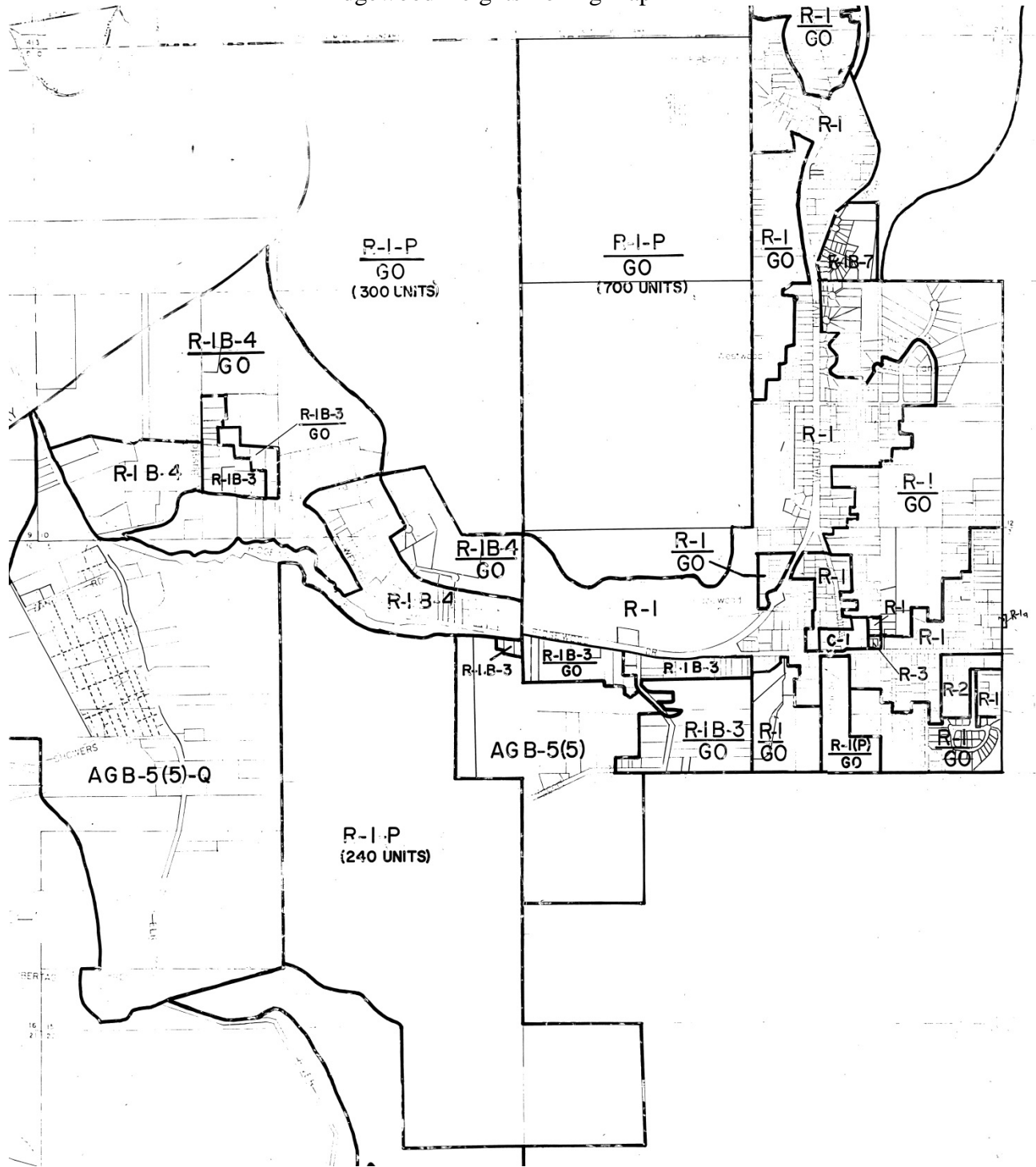
West Myrtle town Zoning map



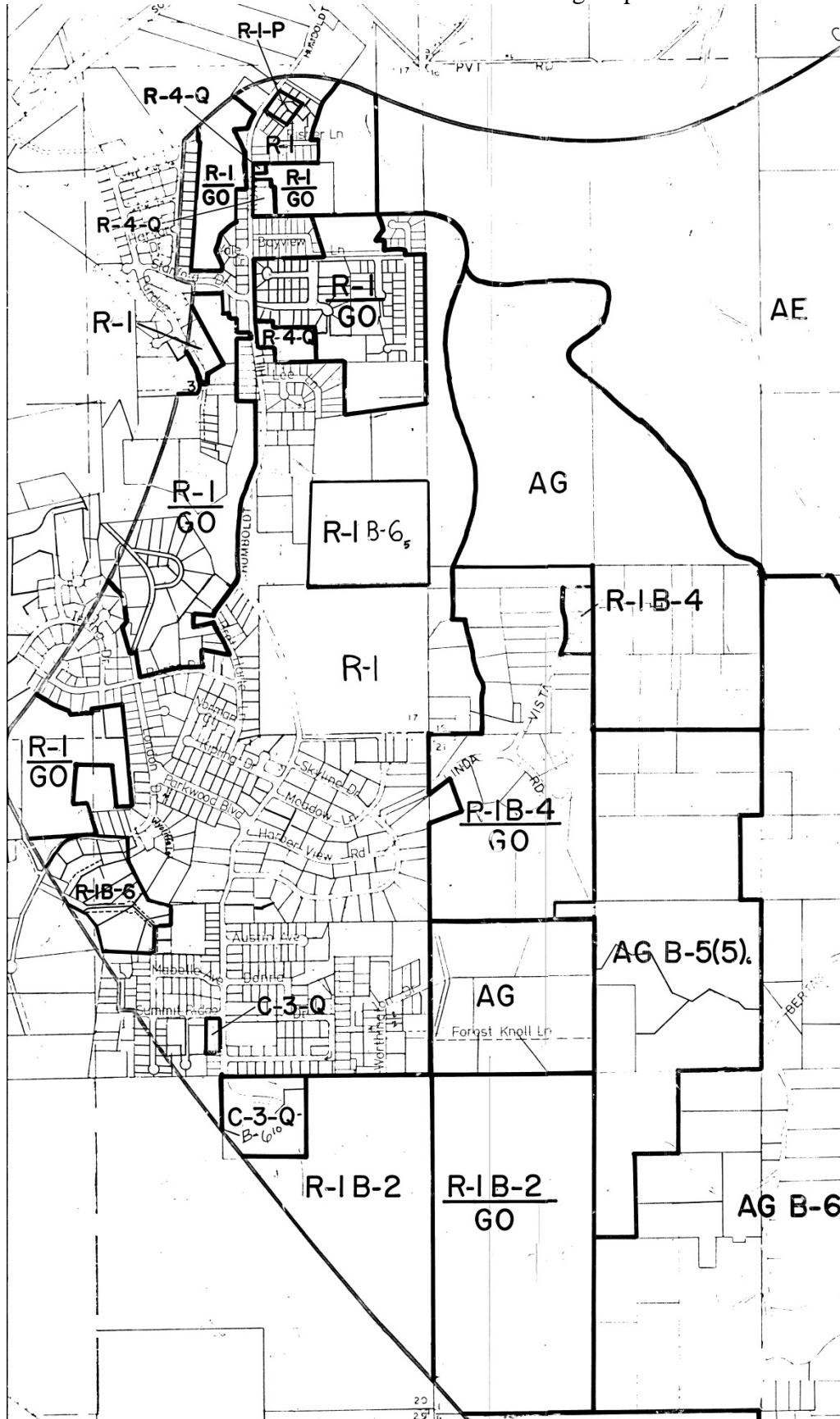
Cutten Zoning map



Ridgewood Heights Zoning map



Humboldt Hill zoning map



CHAPTER 3

HAZARDS AND RESOURCES

3100 OVERVIEW

This chapter provides information for those issues which address specific resource values or public safety hazards, but do not constitute principal uses of land. These issues include natural hazards such as geologic, flood and fire. Also included are natural resource values such as sensitive wildlife and vegetation habitat, cultural resources and greenway/open space areas. Please refer to Chapter 3 of the Chapter 14 Safety Element of the Humboldt County Plan for policies applicable in the Eureka Community Plan.

3200 GEOLOGIC HAZARDS

Humboldt County is an extremely hazardous area in terms of seismic ground shaking and surface fault rupture, slope instability hazards (landsliding and landslide impact), and soil erosion. The Humboldt County General Plan, and this Plan's TBS and EIR discuss the geologic hazards listed above in greater detail.

Indeed, the Planning Area has its share of geologically sensitive systems in the form of gulches, steep slopes, terraces, lowlands, and wetlands. The sensitivity of these areas is compounded by the fact that the Planning Area is in a seismically active region. One major fault system in the Planning Area, the Little Salmon Fault, has been included within the Alquist-Priolo Special Studies Zone Area (November 1991). Consequently, the community is subject to an array of geologic hazards. A Slope Stability/Fault Hazard Map of the Planning Area is included as Figure 13.

Geology-related hazards comprise the most complex category of hazards because of the diversity of the problems posed. These hazards can be divided into two main groups: (1) those related to seismic events (earthquakes), which include fault rupture, ground shaking, liquefaction, and seismogenic (earthquake induced) ground slope failure; and (2) those not specifically related to earthquakes, such as slope and soil instability.

The major differences between these two groups are the types of developments affected and the intervals of reoccurrence. Earthquakes are relatively rare events most significantly affecting larger structures (multi-story buildings, freeway overpasses) whereas landslides and other erosional problems occur on a comparatively continual basis and can significantly effect all classes of development.

3201 Seismicity

The Planning Area is located about eight (8) miles southwest of the southern limit of the Mad River Fault Zone (MRFZ), which contains numerous major thrust faults. We are less than 40 miles northeast of the San Andreas Fault. The San Andreas Fault and faults within the MRFZ are considered active. These fault systems are part of a larger system of three tectonic plates known as the Mendocino Triple Junction.

One of these plates, the Gorda plate, accounts for the great majority of all quakes experienced in Humboldt County. For example, the Planning Area was badly shaken by a series of earthquakes in April 1992. The quakes, measuring 7.1, 6.7 and 6.6 on the Richter scale, all occurred within a period of 17 hours. The quakes were all centered to the south of the Planning Area. Though damage in the Planning Area was minimal, the nearby towns of Petrolia, Scotia, and Ferndale were hit especially hard. A 7.0 earthquake in November 1980, centered 35 miles off our coast, resulted in the collapse of a Highway 101 bridge near College of the Redwoods. These events are vivid reminders of the awesome destruction which can occur, and the need to prepare accordingly.

3202 The Little Salmon Fault

The Little Salmon Fault is the most dangerous fault within the Planning Area, and may be the most significant fault in Humboldt County. The fault system enters the Planning Area at approximately the base of Humboldt Hill and extends south-southeast through College of the Redwoods.

The Little Salmon Fault system had been the subject of studies (1988) performed by Humboldt State University geologist Gary Carver (See Appendix F of Technical Background Study). Carver found evidence of three major earthquakes occurring along the system within recent geologic history. He warns that the Little Salmon Fault is capable of an earthquake measuring at least 8.0 on the Richter scale. Earthquake recurrence intervals along the Little Salmon Fault are estimated at between 400 and 800 years. The last major earthquake occurred approximately 415 years ago.

This tectonic setting has the potential to cause significant ground shaking in the Planning Area leading to (1) a serious liquefaction hazard particularly in flood plains, and; (2) significant landslide and landslide impact hazards, and; (3) surface rupture hazards along the Little Salmon Fault. As mentioned, this Fault was included within the Alquist-Priolo Special Studies Zone in November 1991. Inclusion within this zone will ensure that housing and public assembly structures will not be exposed to surface rupture hazards. However, serious attention must be given to the disastrous ground shaking effects this fault is capable of producing. All Planning Area residents are encouraged to educate themselves on earthquake preparedness measures.

3203 Slope Instability

Slope instability hazards are probably the chief concern among geologic hazards in Humboldt County due to potential affects on all classes of development. Highly erosive soil types, together with an abundance of steeply sloped terrain and poorly consolidated soils, combined with seasonal rains, make slope instability a pervasive problem in the County.

The General Plan Safety Element identifies four categories of slope stability in the Planning Area (relatively stable, low instability, moderately unstable, and high instability). Generally, flat terraces are classified as Relatively Stable. Gulch slopes and steep areas along creeks are classified as Moderately Unstable. Active landslides of all varieties are classified as Highly Unstable. Table 6 provides a listing by neighborhood of approximate acreages in the respective geologic classes and the percent of the neighborhood these lands comprise. Note that this table does not distinguish between lands currently developed and developable lands.

It should be pointed out that although highly erodible soils (such as cohesion less sands) often are unstable as well, the fact that soil is erodible does not mean the slopes are unstable; i.e. soil erosion hazards should not be confused with instability hazards.

Because of these recognized potential geologic hazards, the County General Plan requires the preparation of geologic reports for certain types of development. These reports shall document geologic conditions at the development site and address site-specific geologic hazards and risks, such as unstable slopes or a fault-rupture hazard. The Geologic Hazards Land Use Matrix and standards are reproduced in this Plan as Appendix B.

TABLE 6
NEIGHBORHOOD GEOLOGIC HAZARDS DESIGNATIONS

<u>Neighborhood</u>	Relatively Stable (Acres/% of Area)	Low Instability (Acres/% of Area)	Moderate Instability (Acres/% of Area)
West Myrtle town	72 / 15%	331 / 70%	72 / 15%
Cutten	71 / 9%	424 / 55%	283 / 36%
Ridgewood Heights	76 / 10%	377 / 50%	302 / 40%
Pine Hill	220 / 35%	252 / 40%	158 / 25%
Elk River	17 / 5%	265 / 75%	70 / 20%
Humboldt Hill	31 / 5%	409 / 65%	189 / 30%

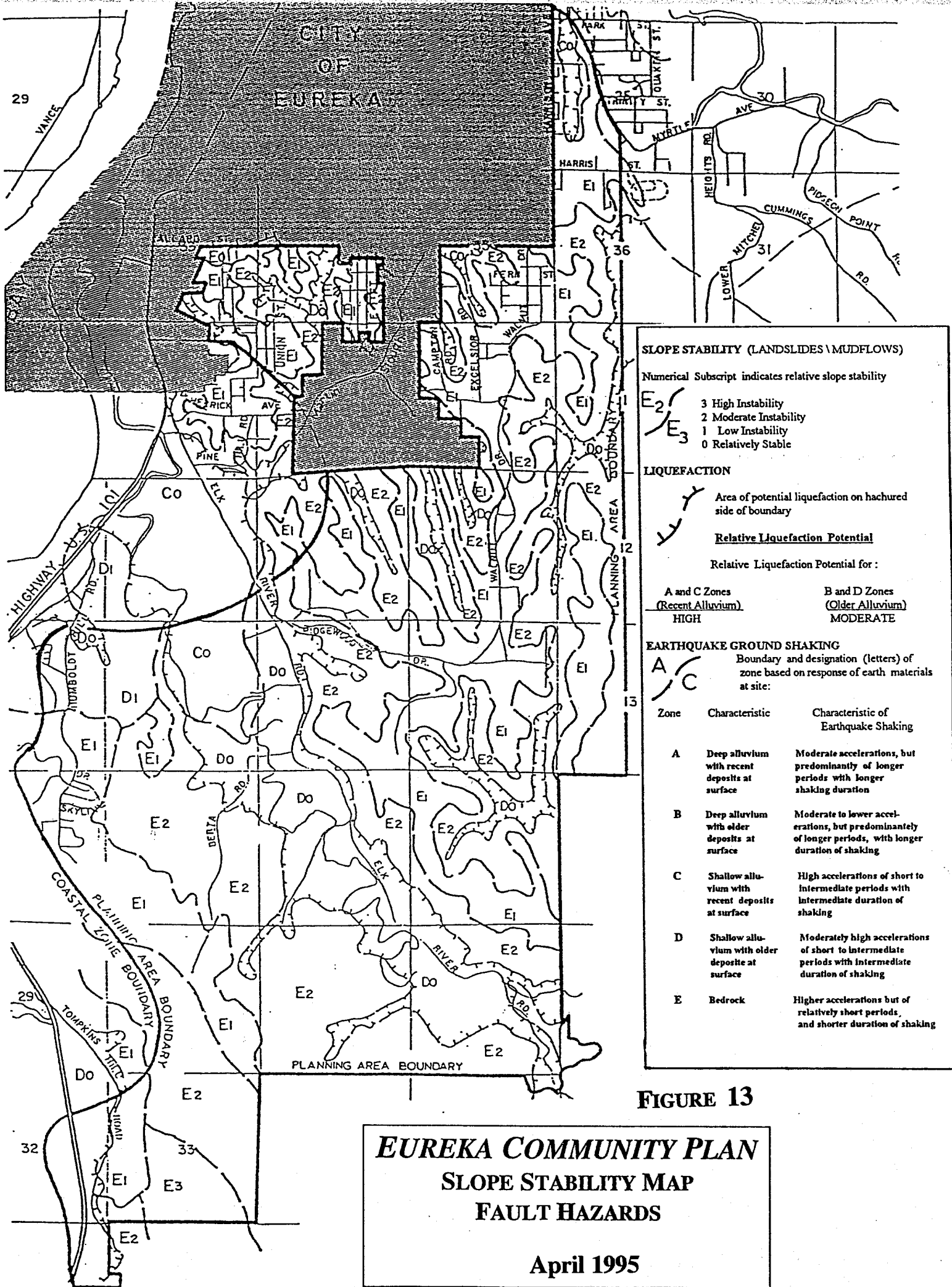
Source: Eureka Community Planning Area mapping project, 1983 from Humboldt County General Plan Geologic Maps.

3210 Goals

1. To ensure that all new construction is built to help protect occupants from geologic hazards including the Little Salmon Fault, and steep and unstable terrain.

3220 Policies

1. Refer to Chapter 14 Safety Element of the General Plan for geologic hazard-policies applicable to the Eureka Community Plan.



SLOPE STABILITY (LANDSLIDES \ MUDFLOWS)

Numerical Subscript indicates relative slope stability

- E₃ 3 High Instability
- E₂ 2 Moderate Instability
- E₁ 1 Low Instability
- E₀ 0 Relatively Stable

LIQUEFACTION

Area of potential liquefaction on hachured side of boundary

Relative Liquefaction Potential

Relative Liquefaction Potential for :

- A and C Zones (Recent Alluvium) HIGH
- B and D Zones (Older Alluvium) MODERATE

EARTHQUAKE GROUND SHAKING

Boundary and designation (letters) of zone based on response of earth materials at site:

Zone	Characteristic	Characteristic of Earthquake Shaking
A	Deep alluvium with recent deposits at surface	Moderate accelerations, but predominantly of longer periods with longer shaking duration
B	Deep alluvium with older deposits at surface	Moderate to lower accelerations, but predominantly of longer periods, with longer duration of shaking
C	Shallow alluvium with recent deposits at surface	High accelerations of short to intermediate periods with intermediate duration of shaking
D	Shallow alluvium with older deposits at surface	Moderately high accelerations of short to intermediate periods with intermediate duration of shaking
E	Bedrock	Higher accelerations but of relatively short periods, and shorter duration of shaking

FIGURE 13

EUREKA COMMUNITY PLAN
SLOPE STABILITY MAP
FAULT HAZARDS
 April 1995

3300 FLOOD HAZARDS

The Eureka Planning Area is susceptible to flood hazards, especially in areas of lower elevation. High tides in Humboldt Bay, when combined with heavy rainfall, could cause flood damage to land and structures located within these elevations.

Specific areas of potential flooding exist in the Martin Slough area, Elk River at the Berta Road covered bridge, the Hookton Slough area near the extreme southwest corner of the Planning Area, the gulches at the north and south boundaries of the West Myrtle town neighborhood, the agricultural lowland of the Pine Hill neighborhood and the lowland area to the extreme north of the Humboldt Hill neighborhood. Figure 14 illustrates the flood plain area within the Planning Area.

3301 The Martin Slough Drainage

The flood hazard potential within the Martin Slough Drainage has been well documented. The Martin Slough is a primary drainage channel within a watershed containing approximately 3,450 acres of land. Nearly 2,170 acres of the watershed fall within Humboldt County jurisdiction. A map of the drainage boundary is shown in Figure 15.

Much of the watershed is low-lying and subject to seasonal flooding during wet weather due largely to backwater effects caused by tides and high water in Elk River. The occasional flooding of the lowlands is considered a nuisance to owners of livestock (utilizing the lowlands for grazing) and to users of the Eureka Municipal Golf Course. The flooding has also been viewed as beneficial to the wildlife inhabiting these wetlands.

Through the years, improvements have been made to the lowlands to diminish the area and duration of flooding. However, as the areas of Cutten and south Eureka have developed, storm water runoff has increased dramatically causing increased flooding in the lowlands. All of the storm water runoff in this area is drained through three 48" culverts and tide gates in the levee at the mouth of Martin Slough.

To assess the existing and expected future flooding conditions within the Martin Slough watershed, the Department of Public Works contracted for the preparation of a Martin Slough Drainage Study. The study, which is included as Appendix A of the EIR for the Eureka Community Plan, represents the first step toward identification of the long-term solutions to these drainage issues.

The study proposes two alternatives to solve the drainage problems. The first alternative involves the construction of four additional 48" culverts at the mouth of the Martin Slough. The second alternative proposes construction of a single water control gate instead of the four additional culverts. The gate would carry the same capacity as the culverts, but offers more operational flexibility.

To fund the costs of construction, operation and maintenance of these improvements, the study has proposed several alternatives. All alternatives will require the preparation and approval of an engineering study with maps, plans, specifications and careful estimate of cost prior to proceeding with a project or its financing.

The study states that all work must conform to a Master Drainage Plan. The policies within such a Plan must clearly identify the benefits and responsibilities of both upstream and downstream landowners prior to determining contribution charges for the project. Absent clear information about who benefits from such a project, supportable levels of responsibility to pay for improvements or maintenance are difficult to determine.

The study's conclusions noted that further development within the watershed will worsen major upstream drainage facilities which are presently in need of channel widening and vegetation and debris removal. The study further concludes that additional development will have little impact upon the lowland areas, because most storm water runoff currently overtops the outlet dike and is therefore not stored within the watershed.

It should be noted that owners of property along the Martin Slough Drainage channels are subject to water course laws. These laws require property owners to maintain the channels, thus allowing water to continually pass through. As subdivisions are submitted, Public Works will require drainage reports to show that the runoff is getting through to the watercourse (Murray).

3302 Berta Road Flood Hazard

The flood hazard potential within the Berta Road area is also well known, however not very well documented. Data concerning flooding frequency rates and depth of inundation are lacking. However, local residents and historical records indicate that the area on either side of the covered bridge on Berta Road has flooded periodically.

Not only is the roadway subject to seasonal flooding, but the covered bridge crossing Elk River is only one lane and other portions of Berta Road do not meet two lane road standards. In addition, the concern of some Berta Road\Valley Drive residents over the inability of emergency vehicles to access their properties will continue until the road is either properly repaired or an alternate access is constructed.

Though the County has been aware of the concerns along Berta Road, budget constraints have prohibited any significant public improvements. Given the inherent budget constraints, this Plan proposes a B-6 combining zone along the Berta Road\Valley Drive corridor thereby minimizing flood hazard impacts.

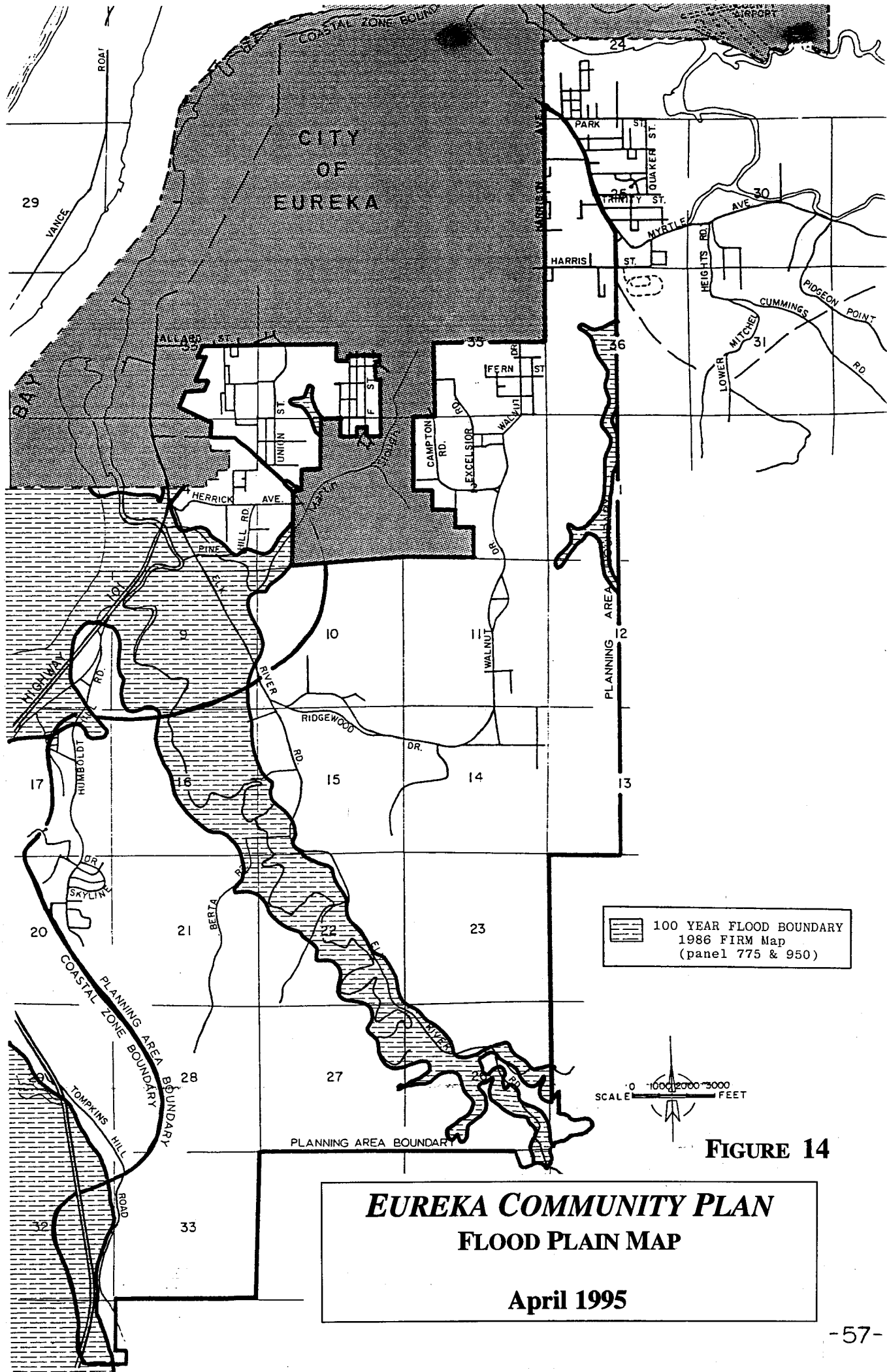
All development within any of the flood hazard areas within the Planning Area shall conform to the Special Regulations of the Humboldt County Code on Flood Damage Prevention.

3310 Goals

1. To reduce public exposure to natural and manmade hazards.
2. To ensure the continuity of vital services and functions.
3. To prevent property damage resulting from inappropriate development in flood plains.

3320 Policies

1. Agricultural lands which are in flood plain areas shall be retained for use in agriculture.
2. All development within flood plain areas shall conform to the County's flood certificate regulations.




 100 YEAR FLOOD BOUNDARY
 1986 FIRM Map
 (panel 775 & 950)

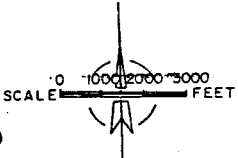
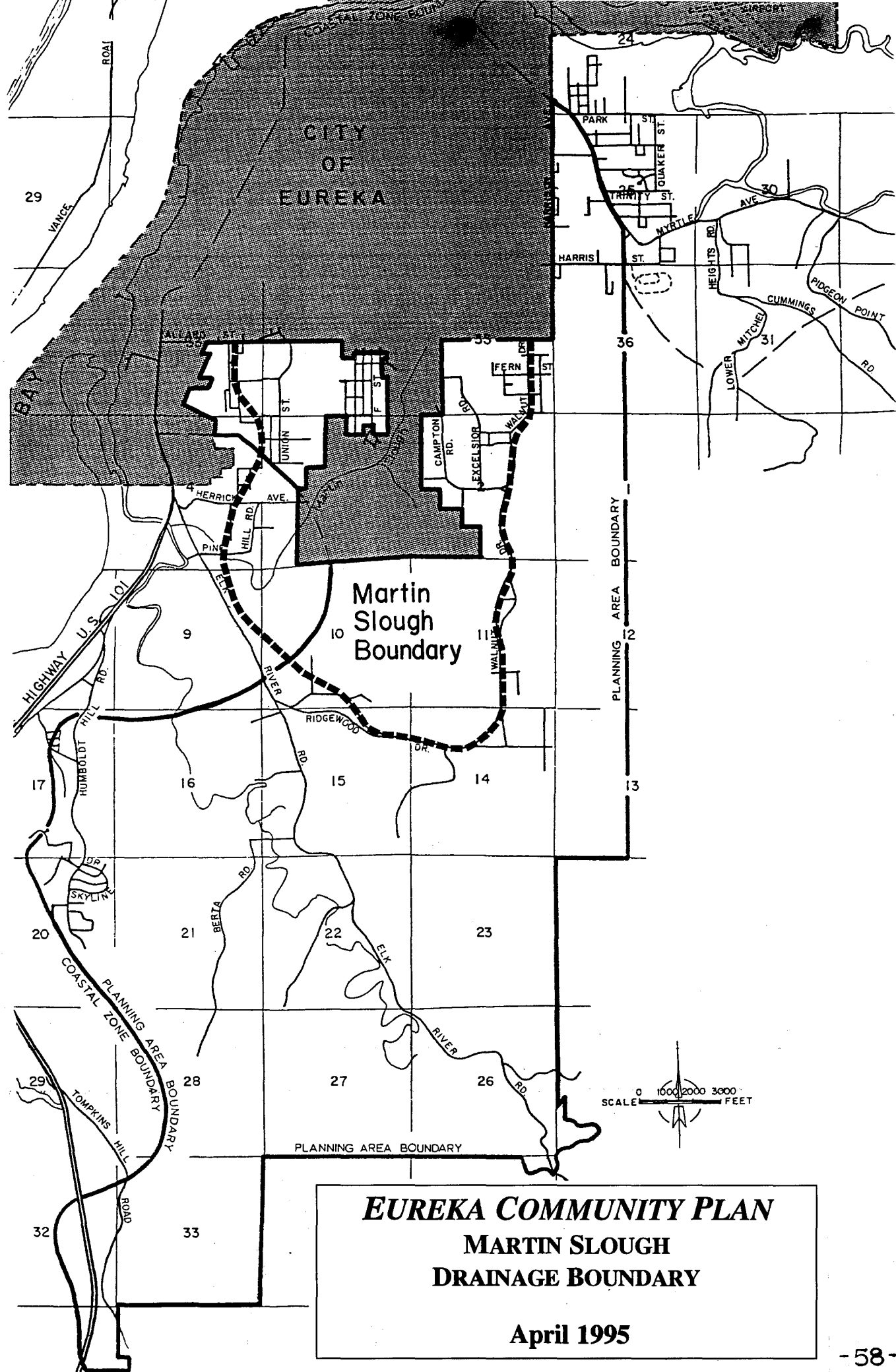


FIGURE 14

EUREKA COMMUNITY PLAN
FLOOD PLAIN MAP

April 1995



EUREKA COMMUNITY PLAN
MARTIN SLOUGH
DRAINAGE BOUNDARY
 April 1995

3400 SENSITIVE WILDLIFE AND VEGETATION HABITAT

The protection of sensitive habitat has become an important part of planning and environmental assessment for land use development. When habitat for a specific species of plant or wildlife are in short supply, because either the habitat is limited to a small geographical area or is threatened by rapidly changing conditions, then the habitat is designated sensitive. A critical habitat is a type of sensitive habitat which is presently threatened and reduction or loss would cause the extinction of the species.

The location of sensitive habitat is one measure considered in compiling a compatible land use designations map. When sensitive habitat are incorporated into the planning process, many of the conflicts can be eliminated or reduced. To a large extent this has been accomplished through the agriculture and timber land use designations. The densities, and management of these areas are generally consistent with continued maintenance of these habitat.

The Department of Fish and Game's 1988 Annual Report on the Status of California's State Listed Threatened and Endangered Plants and Animals lists five (5) plant species in Humboldt County as either rare or endangered. None of these five plant species are known to exist within the Planning Area. The report does not list any species in Humboldt County as threatened, and the list does not show Humboldt County to contain any rare, threatened or endangered mammals, birds, reptiles, amphibians, fish, crustaceans or gastropods.

The five listed plant species are *Bensoniella oregona* (*Bensoniella*) and *Clamagrostis foliosa* (leafy reed grass) which are both considered rare, and *Erysimum Menziesii* (menzies' wallflower), *Lilium occidentale* (western lily), and *Astragalso agnicidus* (Humboldt milk-vetch) which are considered to be endangered.

The western lily is the only plant which has been identified within close proximity to the Planning Area, occurring along the southern perimeter of Humboldt Bay and in the Table Bluff Ecological Reserve. There were fewer than ten recorded occurrences of the western lily in California in 1987, primarily within riparian habitats. This species is threatened by habitat loss, over-collecting of bulbs and cattle grazing in the habitat.

3401 The Osprey

Though the osprey is not considered a rare, threatened or endangered species, this graceful, fish eating hawk has many nesting sites located within the Planning Area. The osprey nesting sites are classified as Areas of Special Biological Importance by the Department of Fish and Game. Fish and Game considers the area along the southern boundary of the Planning Area (near Catfish Lake, Shaw Gulch and Elk River) to be one of the two largest concentrations of osprey nesting sites in the State.

The osprey nesting sites are typically located high atop standing snags and dead-top conifer trees. Ospreys are dependent on these suitable nesting trees near bodies of water containing fish for food. Past logging practices have resulted in the removal of many of these trees, and it is unlikely that future trees will be allowed to obtain suitable size and configuration for nesting. Human disturbance during the breeding season is likely to result in abandonment of the nests. The agricultural and timberland resource designations along the southern boundary of the Planning Area should help to reduce human disturbances of the osprey habitat.

3402 The Spotted Owl and Marbled Murrelet

In June of 1990, the Department of Fish and Game listed the Spotted Owl as a Threatened Species, effectively prohibiting all logging within their habitat. The species has been threatened primarily by habitat loss. In May of 1992, the Federal Government allowed a partial logging operation to begin within the owl's habitat. This was the first time such an approval was granted within the habitat of an endangered species.

Fish and Game indicates that at least one nesting pair has been observed near the Robinson\Dunn property in the Cutten area. It is not known what impact this may have on future development within the Planning Area.

The Marbled Murrelet has also been listed as a Threatened Species and habitat is known to exist in Humboldt County. It is not known at this time what effect this may have on the Planning Area.

3410 Goals

1. To protect the community's varied vegetation and wildlife, and sensitive and critical habitat.

3420 Policies

1. Refer to General Plan Conservation and Open Space Element, Chapter 10.3 Biological Resources policies for protection of sensitive habitat along stream beds and riparian corridors and in designated areas of special biological importance.

3500 CULTURAL RESOURCES

Numerous sites of cultural significance have been surveyed and officially designated as cultural resources in Humboldt County. The participation of State and Federal historic registration programs include 13 sites as California Historical Landmarks, 16 sites included on the National Register of Historic Places, 58 sites as California Historical Resources, 661 sites as Historical and Prehistorical Archaeological sites, and one northern segment of Highway 101 officially designated as a State Scenic Highway. All of these landmarks help support a strong local tourist economy.

However, none of these sites exist directly within the Eureka Planning Area. According to the Department of Public Works, there are no known archaeological or paleontological sites located within the Planning Area, nor are there any structures or sites listed in the State and Federal registration program.

Though not registered as historic buildings, numerous examples of nineteenth and early twentieth century rural architecture still stand within the Planning Area. These examples can be found among the old barns and ranch houses typical in the Elk River area. A few of them are in settings which remain fairly typical of the period in which they were built.

In addition, the Planning Area contains two covered bridges, the Zanes Road Bridge and the Berta Road Bridge. These structures exhibit qualities which may eventually make them eligible for the National or State Register.

The Historical Society of Humboldt County, with over 4,000 members, has contributed local input toward protecting many of our historic resources. The organization's newsletters, magazines, and relic collections have also raised awareness of the County's rich heritage. As the educational, social, and economic benefits of historic preservation become better known, preservation will undoubtedly attract the support of a greater number of people.

3510 Goals

1. To protect designated and potential cultural resources.

3520 Policies

1. It is the general policy of this plan that the protection, restoration, and preservation of historic buildings is encouraged consistent with the other requirements of this Plan.
 - a. Historic buildings shall be considered a cultural resource of public importance.
 - b. Historic buildings shall be defined as those sites on and/or eligible for County, State, or Federal Historic registers.

3600 GREENWAY AND OPEN SPACE AREAS

Within the Planning Area, Greenway and Open Space areas have been designated as a Combining Zone on the zoning maps. The Greenway and Open Space designation (GO) is intended to be applied within the urban limits of the Eureka Community Planning Area in sensitive habitat areas historically known as gulches. These gulches contain lush vegetation and habitat for numerous wildlife species such as birds, fish and small mammals. They serve an important function as natural drainage channels and represent a unique scenic asset to the community. Retaining greenway and open space areas in a relatively undeveloped state is intended to help maintain a high quality of living environment as the community develops. Greenway and Open-Space areas are shown on Figure 16. Density bonuses have been incorporated in the Zoning Ordinance language to compensate the owners of properties which are designated Greenway and Open Space.

The Greenway and Open Space areas were mapped utilizing the following criteria:

- a. Slopes of 30% or greater and all streams and level areas below the slopes; and
- b. A Streamside Management Area (SMA) of 100 feet for perennial streams and 50 feet for intermittent streams, measured as the horizontal distance from the centerline of the stream as mapped pursuant to the County Greenway and Open Space regulations. These Streamside Management Areas are mapped along blue line streams as identified on the largest scale U.S.G.S. topographic maps, or as conditions exist on the ground.

This Plan recognizes that there may be errors in mapping and supports more specifically defining the Greenway and Open Space boundary. Any person who has reason to believe that all or a portion of their parcel should not have been designated Greenway and Open Space, may submit a more detailed map which identifies the Greenway and Open Space Areas as described by the above criteria. The detailed map shall be prepared by a licensed engineer showing the existing slope percentages and Streamside Management Areas. Greenway and Open Space policies and development standards shall only be imposed within those areas which are identified as Greenway and Open Space areas on the detailed map.

As mentioned, the Greenway and Open Space land use policies shall be implemented through a zoning ordinance combining zone designation. Accordingly, all principally and conditionally permitted uses allowed in the underlying base zone designation shall continue to be allowed as principle and conditionally permitted uses. Any principally permitted uses on parcels existing prior to the date of this Community Plan shall not require approval of a special permit if structures are proposed to be constructed in Greenway. However, existing parcels shall conform to any Development Plan associated with that parcel. All parcels created after the adoption of this Plan shall conform to a Development Plan which shows all structures to be located outside of the Greenway-Open Space area.

Furthermore, additional uses have been deemed compatible within a designated Greenway and Open Space Area. These uses are:

- 1) Vegetation removal for streamside management purposes.
- 2) Management and maintenance of trees, shrubs, and other plant life.
- 3) Fences.

The following uses are also deemed compatible but may require approval from other concerned agencies:

- 4) Road crossings and street crossings.
- 5) Utility line crossings
- 6) Creekside bikeways, trails, and parks.
- 7) Timber operations conducted in accordance with an approved timber harvest plan.
- 8) Any grading or fill exceeding 50 cubic yards and associated vegetation removal.

3601 Greenway Bench Development

Subdivision will not be permitted in designated Greenways except where a licensed surveyor or engineer demonstrates two primary findings. First, that for each building site, a bench of at least 4,000 square feet of contiguous area exists with less than 30 percent undisturbed slope. Secondly, the site is located in conformance with the Streamside Management Area setbacks of 100 feet for perennial and 50 feet for intermittent streams.

An undisturbed slope is one in its natural state which has never been filled or graded, except where such grading has been granted previous County or State approval. One building site shall be permitted on every such 4,000 square feet. Each parcel must meet the minimum lot size requirements of the applicable zoning district, and therefore must be at least 6,000 square feet in size. The building site may be allowed outside of the "bench" area on a slope of 30% or greater, however the building site must remain outside of all Streamside Management Areas.

3602 Density Bonus

To compensate property owners for not allowing development in the greenway, while also working to keep housing affordable, a density bonus will be allowed for lots where a portion of the property is designated Greenway and Open Space. The density bonus will ideally act as an incentive for builders to keep their structures outside of the Greenway and Open Space areas.

The minimum lot size for new lots with building sites outside of the greenway may be reduced by 20%. The total number of lots which can be reduced by 20% shall be calculated by dividing the total land area of the parcel by the minimum lot size of the applicable zone. The minimum lot size shall never be reduced by more than 20% regardless of the calculated total number of lots which could be reduced by 20%. Only one dwelling shall be permitted on any lot reduced by 20%. The minimum lot width shall also be permitted to be reduced by 20%.

3603 Zero Lot Lines

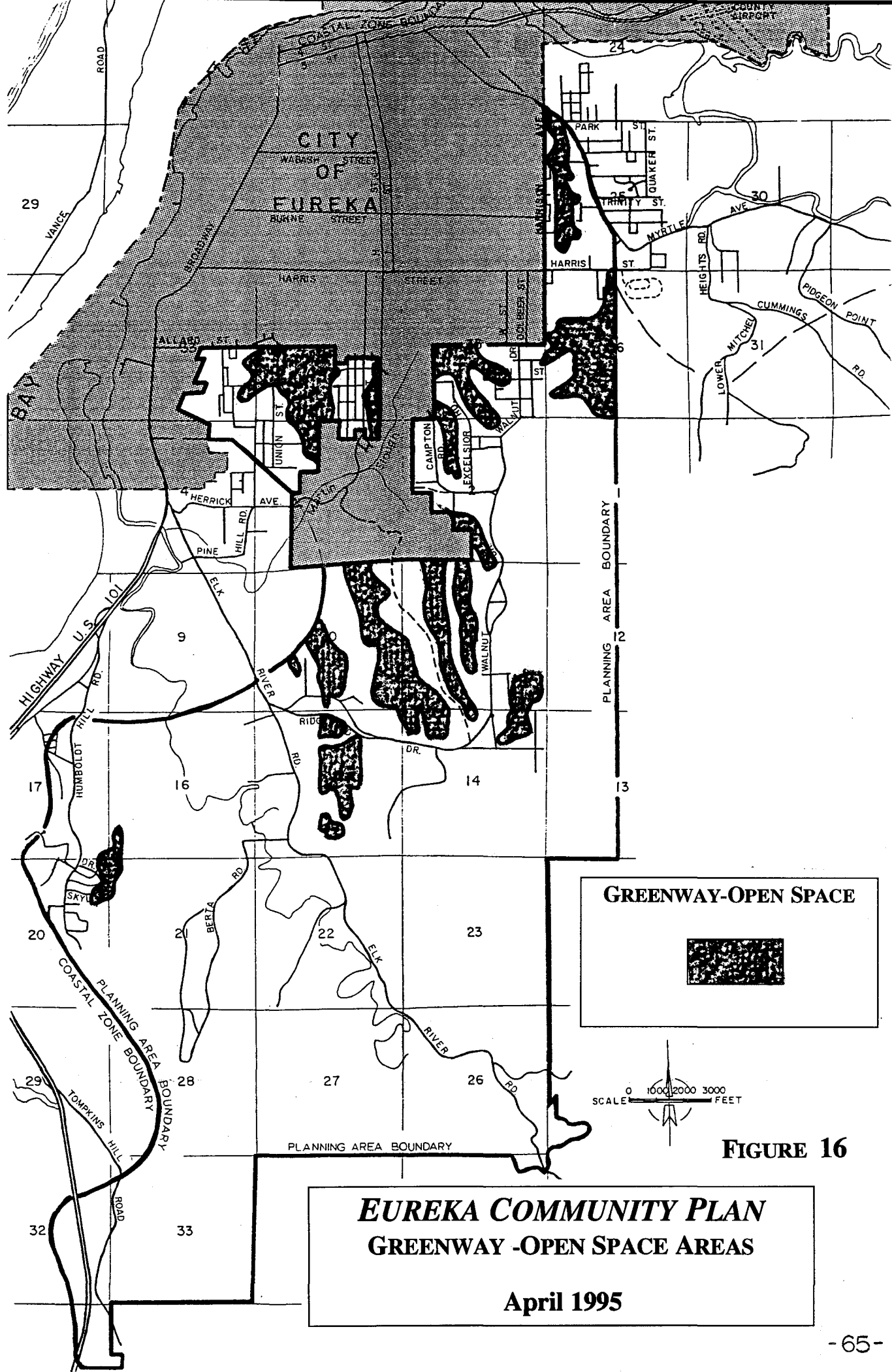
In order to provide greater flexibility in residential building design, the side yard setback requirements may be reduced for newly created lots utilizing the density bonus. New residences on lots less than 6,000 square feet shall be permitted to abut a specified side yard property line. Locating residences in such a manner on smaller lots will increase privacy and amount of usable yard space for each parcel, and will help maintain visual compatibility with residential development across the street from the Greenway and Open Space Area.

All lots within a subdivision utilizing the density bonus shall be permitted to utilize zero lot line siting along a designated side yard for each parcel. The subdivider shall designate the zero side yard, which must be consistent with each parcel (i.e. west property line). The requirement shall be shown on a Development Plan.

The total side yard shall not be less than ten (10) feet. The residence shall have a doorless wall on the zero lot line. No parking will be allowed within the side yard.

3604 Secondary Dwelling Units

Secondary Dwelling Units shall not be allowed on any parcel utilizing the density bonus, or on any parcel within a determined "bench" area.



EUREKA COMMUNITY PLAN
GREENWAY - OPEN SPACE AREAS
April 1995

CHAPTER 4

PUBLIC SERVICES AND FACILITIES

4100 OVERVIEW

Publicly owned facilities and service organizations make up the infrastructure necessary for the every day functioning of our community. These services and facilities support our present and anticipated needs, and consequently become an important factor when determining future growth and development patterns.

The purpose of this chapter is to identify the key public facilities in and around the Planning Area, and to provide guidance for the provision of public services. Included in this chapter is a section addressing such essential public services as the traffic circulation system, which involved a study by a professional traffic engineering firm, and a section which addresses public recreational opportunities such as the three proposed community parks.

Also included are sections addressing the public water and waste water facilities provided by the Humboldt Community Services District, sections on solid waste disposal and fire protection facilities, and a section addressing the educational school system including the school districts of Cutten, South Bay Union and Eureka City.

Several public service agencies involved with the formulation of this Plan reported little direct significant impact on their ability to provide adequate service to the Planning Area. Consequently these agencies are not addressed in any other section in this chapter, however, the Technical Background Study for the Eureka Community Plan provides further descriptions of their services and facilities. These agencies included the Sheriff's Department, the Humboldt County Office of Emergency Services, Pacific Gas and Electric Company and Pacific Bell.

4200 CIRCULATION

The existing transportation network in the Eureka Community Planning Area is uncongested, generally operating under free-flowing traffic conditions. The circulation system is dominated by a roadway network which serves a mix of urban and rural densities. The proposed circulation map, including future street classifications, is shown on Figure 17 (page 73).

The circulation system is closely related with land use development, and the circulation element should support the goals and policies of the land use element. The circulation system has a dominant role in the community's physical characteristics. The Planning Area is largely dominated by residential land uses, with residents traveling into Eureka (city) for work, shopping, and other trip purposes. The circulation network for the Planning Area is inter-related with the City's roadway network. Adjacent to the City, the Planning Area's roads are grid oriented. The southern portion of the Planning Area, more rural in nature, is served by arterial loops.

Important arterials and collectors in the Planning Area include Myrtle Avenue, Harrison Avenue, Harris Street, Walnut Drive, Ridgewood Drive, Campton Road, F Street, Elk River Road, Humboldt Hill Road, Union Street and Excelsior Road. Walnut Drive, Ridgewood Drive and Elk River Road provide a two-lane loop through the rolling hills of the southern residential portion of the Planning Area. Subloops are provided by Herrick Road, Fairway Drive and F Street, and by Walnut Drive and Campton Road. Generally, roadway improvements are being recommended where the circulation system between the Planning Area and the City of Eureka interface. In addition, some roadway facilities will need to be improved through widening or provision of left-turn pockets for storage.

4201 Eureka Freeway Bypass

It should be noted that the Advisory Committee had considered the possibility of a new Highway 101 Eureka Freeway bypass. The freeway, proposed to bypass the City of Eureka with a route through the Eureka Community Planning Area, has been discussed by the California Department of Transportation (CalTrans) for years. The Committee had consulted CalTrans at the beginning of the Planning process, and was told that the freeway need not be planned for at this time. CalTrans had yet to formally adopt a location for the new freeway route. Consequently, this Plan does not provide for a freeway corridor.

4202 Existing Conditions

Existing traffic volumes were collected by the County in 1989 and are summarized in the circulation portion of the EIR and Technical Background Study. The traffic counts indicate that traffic patterns in the Eureka area have shifted in recent years due to residential development in the Planning Area and construction of a regional shopping mall along Broadway (Bayshore Mall). The shift in traffic patterns can be characterized by an increase in congestion and delays along Broadway, leading to some trips diverting to new routes as they pass through the City. The County has observed increased traffic volumes along Herrick Road, Fairway Drive, and F Street as part of the recent shift in traffic patterns.

Trips diverting to Herrick Road to avoid Broadway include passenger vehicles and trucks. Both the City and County have observed an increase in truck trips on residential streets. The City is in the process of considering an ordinance to establish State routes as the primary route for through truck trips. Successful implementation of this ordinance should reduce the truck trips on Herrick.

Overall, traffic operating conditions are good. Traffic operations are assessed using the Level of Service (LOS) concept, a qualitative measure of traffic operating conditions. A letter grade, A through F, representing progressively worsening traffic conditions, is assigned to a roadway segment or an intersection. In areas such as Humboldt County and the Planning Area, LOS C or better is generally considered an acceptable traffic operating condition. LOS C provides for stable flows of traffic during peak conditions, and allows drivers at signalized intersections to typically proceed in one signal cycle.

In rural areas, roadway design should provide LOS C or better as an appropriate balance between more desirable levels of service and cost effectiveness in providing transportation facilities. LOS D and worse are not generally appropriate design criteria in rural areas. This provides no room for future growth, and easily leads to substantial deterioration in traffic operations which can increase pollution and decrease safety conditions. There may be some locations where LOS D could be considered acceptable when right-of-way and funding are limited. This would be the exception rather than the planning criteria. Under existing conditions, all of the roads are operating at LOS A and B. Congestion and delay typically exists along Broadway and at intersections within the City during noon and p.m. peak periods for short durations.

4203 Other Modes of Transportation

Pedestrian activity is largely found among the existing neighborhood developments. The Eureka Transit System provides limited transit service to the Planning Area. Transit service is limited to the Walnut\Campton and F Street\Herrick Road corridors. Eureka Transit Service is not provided to the Walnut Drive\Ridgewood Drive\Elk River Road loop, the Berta Road\Valley Drive area, nor the Humboldt Hill Road area. The Redwood Transit Service provides service to Humboldt Hill along the Highway 101 corridor.

The Eureka Southern Railroad travels along the perimeter of the City, but there is no direct railroad service to the Planning Area. In addition, there are no port, harbor, or aviation facilities in the Planning Area.

4204 Future Conditions

The traffic analysis for the Eureka Community Plan focused on various levels of vacant parcel development. The study analyzed 25%, 50%, 75% and 100% build out of the vacant parcels in the Planning Area. A computer based travel demand model was developed to forecast future traffic volumes for the above land use alternatives. The model is described in detail in the technical appendix.

Specific areas of concern have been addressed. These areas involve several large vacant parcels, which when developed, could have a significant effect on traffic flows. These areas are the F Street\Fairway Drive\Campton Road corridor, the Robinson\Dunn property, the TPZ lands east of Walnut Drive, and the Humboldt Hill area. Each of these areas of concern will be discussed separately.

1. F STREET\FAIRWAY DRIVE\CAMPTON ROAD

Future volumes along F Street and Campton Road may warrant widening both of these facilities to four lanes. Widening could be accommodated by restriping and/or removal of on-street parking and may require the acquisition of additional rights-of-way.

These roadway improvements are warranted due to the development potential of a large vacant parcel within the City's boundaries. Access from this parcel, which is south of the F Street and Campton Road junction, was assumed to be allowed access onto both F Street and Campton Road. Future widening of Fairway Drive would be problematic because of the golf course and a substantial increase in traffic volumes would constrain the facility. At 100% build out of the Planning Area's vacant parcels, and maximum allowable density development of the City's vacant parcel in this area, LOS D conditions would be created along F Street and Campton Road even with expansion of these facilities to four lanes. Future traffic demand could be reduced by a reduced density development in the City's vacant parcel.

2. THE ROBINSON\DUNN PROPERTY

The Robinson\Dunn property is located adjacent south of the city limits (south of the Lundbar Hills neighborhood). The area is bounded by Walnut Drive and Ridgewood Drive, and is approximately 400 acres in size. The area has a development potential of approximately 700 dwelling units. This property could have a significant traffic impact if not properly planned. This study avoids presenting a specific street system, but does provide guidelines to be considered when an application for development is filed:

- a) The project should require that a road be constructed from Ridgewood Drive toward Fairway Drive at least to the north end of the property. The road

should be planned so that it may eventually be connected through to the City to Fairway Drive.

- b) The development should have multiple access points onto Walnut Drive and Ridgewood Drive. The timing for development of each access point shall be determined by Public Works, as warranted, as each development phase is submitted to the County.
- c) These access points should coincide with existing street systems whenever feasible, such as entering Walnut Drive where a street already exists on the opposite side, thus providing for a four-way intersection.
- d) Access point location designs should conform with good traffic engineering principles such as adequate site distance, adequate storage for vehicular movements entering and exiting, appropriate intersection controls, and conformance with the County's street design standards.

3. THE TPZ LANDS EAST OF WALNUT DRIVE (MCKAY TRACT)

These lands have a development potential of approximately 1,350 dwelling units. A specific circulation system has been recommended for North McKay and South McKay. A specific circulation system was not recommended for Mid McKay at this time, as it was felt to be more appropriate at the time a development application is filed. The following guidelines shall be considered at the time a specific development application is submitted:

- a) Development of the North McKay property should include a primary through road from Cypress Street to the end of Harrison Avenue. In addition, development of the North McKay property shall include at least three access points onto Walnut Drive. These access points shall incorporate the extensions of Redwood, Fern and Arbutus Streets. The timing for extension of each street shall be determined by Public Works, as warranted, as each development phase is submitted to the County.
- b) Development of the South McKay property shall be designed with a primary access other than Northridge Road. The primary access shall be designed to intersect Walnut Drive when possible. Northridge Road shall be used as a secondary access. The timing for construction of the secondary access shall be determined by Public Works, as warranted, as each development phase is submitted to the County.
- c) All access points should coincide with existing street systems whenever feasible, such as entering Walnut Drive where a street already exists on the opposite side, thus providing for a four way intersection.
- d) Access point locations should conform with good traffic engineering principles, as mentioned above (for Robinson\Dunn property).

4205 Recommended Improvements

The specific improvement recommendations for the transportation system of the Community Plan are discussed below. Please see Table 7 for a summary of the recommendations (page 74).

1. F STREET (OAK TO ALDER)
F Street is being recommended for widening from two to four lanes. This improvement should be coordinated with the same improvement warranted on F Street within the city boundaries. This improvement is needed at the 25% development scenario (assuming 100% buildout of the City's vacant parcels). This can largely be accommodated by restriping of the existing facility, and perhaps with removal of on-street parking.
2. CAMPTON ROAD (OAK TO WALNUT)
Campton Road is not being recommended for widening.
3. WALNUT DRIVE (HEMLOCK, DOLBEER, HARRIS, HARRISON)
Walnut Drive currently carries a high volume of traffic from the County into the City, and is expected to be an important route between the two jurisdictions in the future. Vehicles traveling along Walnut Drive are stopped at Hemlock Street, and forced to right or left (usually right toward Dolbeer Street) to access Harris Street. The intersection of Harris Street and Dolbeer Street, in the City's jurisdiction, has poor sight distance due to the rolling terrain, and no storage for left turning vehicles. Given the limited existing capacity of this route, it is recommended that the Walnut Drive traffic be re-routed along Cypress Street, and thence north through the North McKay Tract to the end of Harrison Avenue.
4. HERRICK ROAD AT ELK RIVER ROAD
The intersection of Herrick Road and Elk River Road should be signalized and left-turn lanes should be constructed.
5. UNION STREET
That portion of Union Street from the city limits to Madison Avenue should be improved to allow for access from Pine Hill to the City of Eureka. The improvements should consist of a minimum of 2 driving lanes, pedestrian/bicycle corridor, and improvement of the intersection of Sea Avenue.

4220 Goals and Policies

GOAL A: ROADWAY NETWORK: To provide a circulation system that accommodates existing and planned land uses and provides for an efficient movement of people, goods, and services within the Planning Area.

POLICIES:

1. The County shall strive to maintain a Level of Service of C or better on arterials in the Planning Area. The acceptable level of service goal will be consistent with the financial resources available and the limits of technical feasibility.
2. The County shall maintain design standards for streets and roadways that meet the American Association of State Highway and Transportation Officials' street design standards and require that existing facilities be improved to, and that new facilities be constructed to these standards, where feasible.
3. The County shall require the dedication, extension, widening, and construction of public streets as abutting lands are developed or redeveloped. In currently developed areas, the County may determine that improvements may be either infeasible or undesirable.
4. The County should upgrade existing substandard streets, as needed and when feasible, to accommodate traffic flow and minimize safety hazards.
5. The County shall require the dedication of rights-of-way and may require the construction of roadways at time of subdivisional development in order to conform to all the policies in the Eureka Community Plan and its circulation plan. It is understood that the timing of such dedication and/or construction shall be in phase with the demands created by the actual subdivision development.

GOAL B: PARKING: To ensure the adequate provision of both on-street and off- street parking.

POLICIES:

1. The County shall continue to implement parking requirements according to County standards. These County standards should be periodically reviewed and updated.
2. The County should consider replacement of on-street parking in commercial areas, which will be lost to additional turn lanes at intersections, with an equal number of off-street spaces within the same vicinity, where feasible. Harrison Avenue provides a good example.

GOAL C: TRANSIT: To encourage the use and extension of the transit system where feasible.

POLICIES:

1. The County should support the expansion of fixed route service as development densities support such extensions.
2. The County should provide information to local residents on available transit services.

GOAL D: PEDESTRIANS: To provide for a safe and convenient pedestrian circulation system.

POLICIES:

1. The County shall continue to require sidewalks for developments in accordance with County design standards and encourage additional pedestrian access where applicable.
2. The County shall consider the need for an interconnected system of pedestrian paths where appropriate, especially near schools, parks, and commercial development within residential areas.

GOAL E: BICYCLES: To encourage the use of bicycles as an alternate mode of transportation.

POLICIES:

1. The County should encourage the use of bicycles as an alternate mode of transportation, and consider the need for an interconnected system of bicycle lanes or paths where appropriate.
2. The County should encourage new commercial developments to provide bicycle racks and should support the placement of bicycle lockers at park-and-ride facilities.

GOAL F: FINANCING: To provide a financing program for future circulation improvements.

POLICIES:

1. The County shall continue to implement their Five Year Priority list capital improvement program so that improvements can be prioritized and implemented in a timely manner.
2. After all feasible alternatives have been exhausted, the County should develop a traffic fee schedule to be applied to new development to pay a pro rata cost of the required improvements in Section 4204 of the Eureka Community Plan.

GOAL G: COORDINATION WITH OTHER AGENCIES AND JURISDICTIONS: To maintain a cooperative relationship with state, regional, and local agencies.














POLICY:

1. The County shall continue to coordinate with the California Department of transportation, the Humboldt County Association of Governments, and the City of Eureka in implementing future transportation and circulation improvements.

Eureka

Circulation and Public Facilities

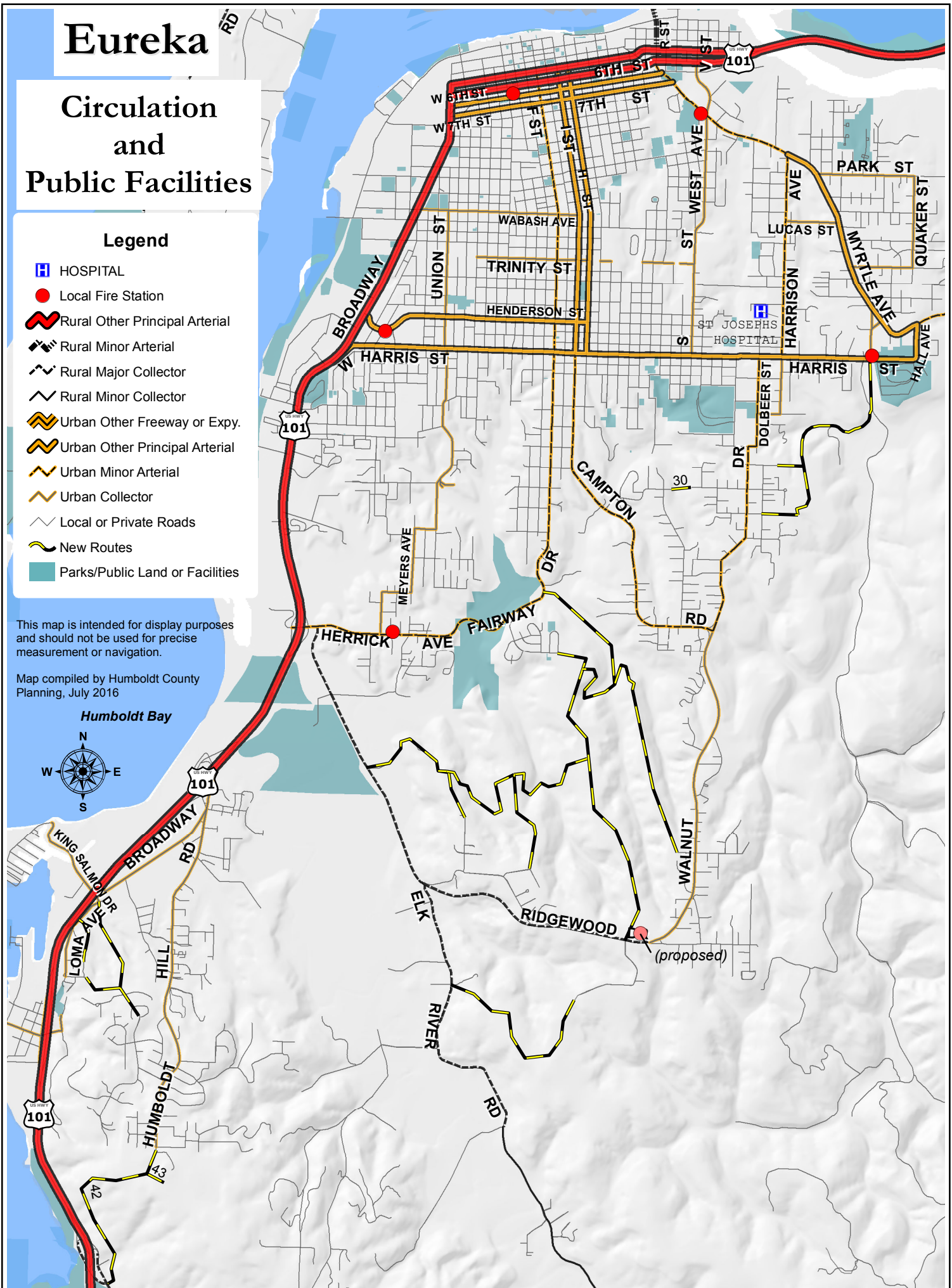
Legend

-  HOSPITAL
-  Local Fire Station
-  Rural Other Principal Arterial
-  Rural Minor Arterial
-  Rural Major Collector
-  Rural Minor Collector
-  Urban Other Freeway or Expy.
-  Urban Other Principal Arterial
-  Urban Minor Arterial
-  Urban Collector
-  Local or Private Roads
-  New Routes
-  Parks/Public Land or Facilities

This map is intended for display purposes and should not be used for precise measurement or navigation.

Map compiled by Humboldt County Planning, July 2016

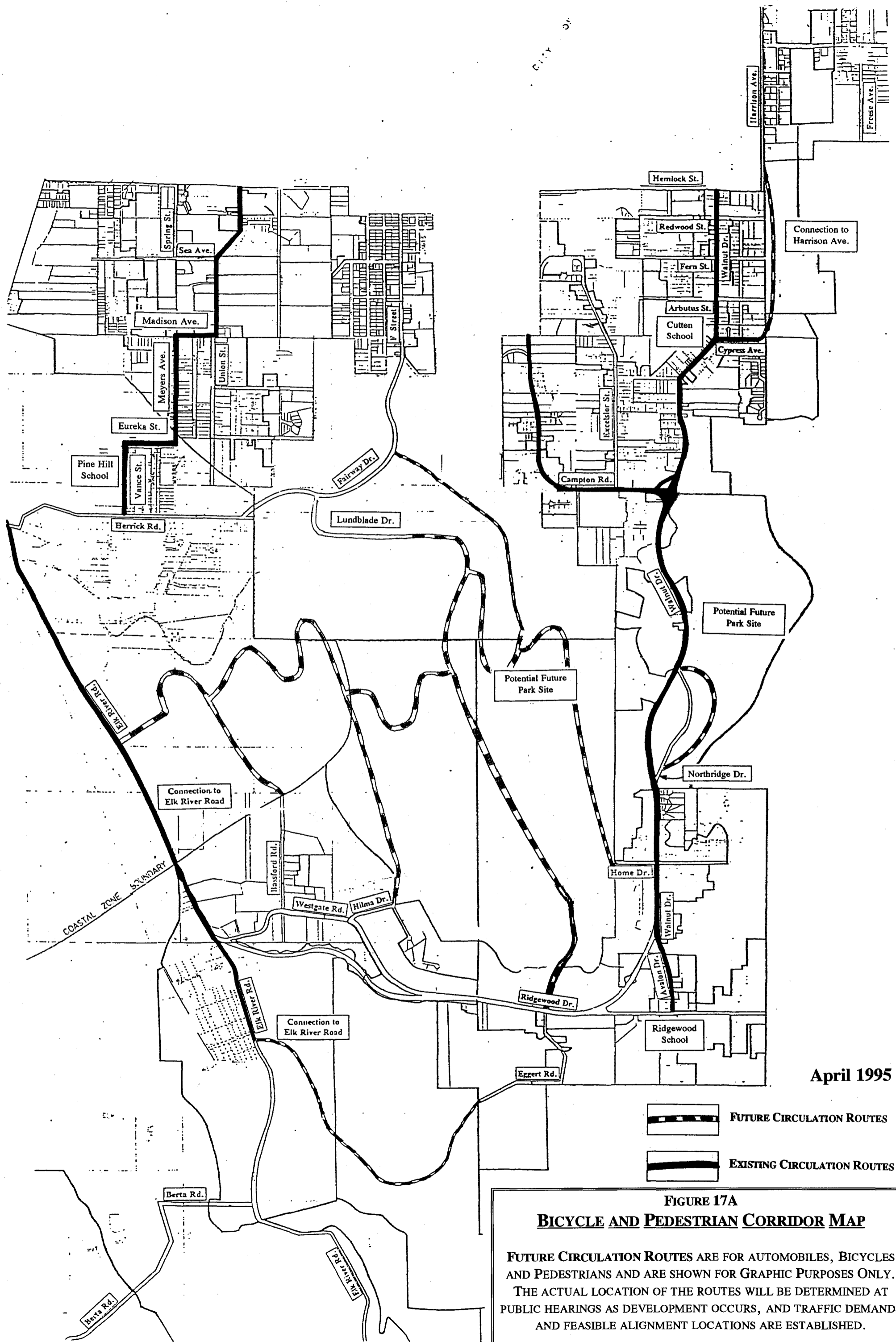
Humboldt Bay



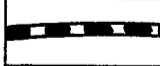
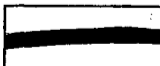
General Plan Circulation System Improvements for the Eureka Community Plan.

No.	Proposed Road Improvements	Area	Length (feet)	Class	Maintenance Responsibility
27	Connection from Cypress to Harris at Girard	ECPA	7,348	Urban Collector	Maintenance District
28	Cypress Avenue Extension to new Connector 27/29	ECPA	529	Local	Maintenance District
30	Fern Street Extension (Not on Circulation Diagram)	ECPA	581	Urban Collector	County of Humboldt
31	Connection from Northridge to Walnut at Pleasant	ECPA	4,914	Local	Maintenance District
32	Connection from Home to Fairway	ECPA	10,124	Urban Collector	County of Humboldt
33	Connection from Ridgewood at Eggert to Lundblade	ECPA	9,828	Urban Collector	County of Humboldt
34	Connection from Connector 32 to Connector 33	ECPA	2,311	Local	Maintenance District
35	Connection from Connector 33 to Elk River at Swain Slough	ECPA/HBAP	10,161	Urban Collector	County of Humboldt
36	Hilma Drive Extension to Connector 33	ECPA	3,009	Local	Maintenance District
37	Bassford Road Extension to Connector 33	ECPA	1,719	Local	Maintenance District
38	Eggert Road Extension to Elk River Road	ECPA	5,873	Urban Collector	County of Humboldt
39	Connection from Loma at King Salmon Drive to London	ECPA/HBAP	2,699	Urban Collector	County of Humboldt
40	Aspen Road Extension to Loma	HBAP	1,361	Urban Collector	County of Humboldt
41	Mesa Avenue Extension to Connector 39	HBAP	1,269	Local	Maintenance District
42	Connection from Humboldt Hill to Tompkins Hill	ECPA/HBAP	5,975	Urban Collector	County of Humboldt
43	Connection from Barry Property to Connector 42	HBAP	568	Local	Maintenance District

Source: Humboldt County Department of Public Works, 2016



April 1995

-  FUTURE CIRCULATION ROUTES
-  EXISTING CIRCULATION ROUTES

**FIGURE 17A
BICYCLE AND PEDESTRIAN CORRIDOR MAP**

FUTURE CIRCULATION ROUTES ARE FOR AUTOMOBILES, BICYCLES AND PEDESTRIANS AND ARE SHOWN FOR GRAPHIC PURPOSES ONLY. THE ACTUAL LOCATION OF THE ROUTES WILL BE DETERMINED AT PUBLIC HEARINGS AS DEVELOPMENT OCCURS, AND TRAFFIC DEMANDS AND FEASIBLE ALIGNMENT LOCATIONS ARE ESTABLISHED.

EXISTING CIRCULATION ROUTES, UPON RE-CONSTRUCTION, SHOULD BE EVALUATED BY PUBLIC WORKS FOR THE ESTABLISHMENT OF THESE BICYCLE AND PEDESTRIAN CORRIDORS.

TABLE 7

**TRANSPORTATION IMPROVEMENTS AT 2010
TRAFFIC CONDITIONS FOR ALL LAND USE ALTERNATIVES**

IMPROVEMENT LOCATION	IMPROVEMENT DESCRIPTION
F STREET (Oak to Alder)	Widen to four lanes
WALNUT DRIVE	Provide left-turn pockets at major future intersections, two-way left-tun lanes along sections with numerous driveways (such as from Campton to Cypress) and require new limits to have circular driveways to avoid backing into street.
WALNUT DRIVE (Hemlock, Dolbeer, Harris and Harrison)	It is recommended that the Walnut Drive traffic be rerouted along Cypress Street, and thence north through the North McKay Tract to the end of Harrison Avenue.
HERRICK ROAD AT ELK RIVER ROAD	Signalize intersection and provide exclusive left-turn pockets and right-turn lane.

4400 PARKS AND RECREATION

Recognizing that parks and open space enhance our quality of life, this Plan contains policies encouraging the development of parks and recreation facilities as the community develops. The map of the proposed Parklands is shown on Figure 18.

Currently, there are no County parks within the Planning Area. The previous 1968 Eureka General Plan (adopted by both County and City) contained policies encouraging parks, yet resulted only in development of City parks such as the Sequoia Park/Kennedy Ball fields and Cooper Gulch.

In addition to these community parks, the City of Eureka maintains other recreational facilities available for use by Planning Area residents. These facilities include the 18-hole Municipal Golf Course, five small neighborhood parks, and several community halls. Year-round recreational programs are available with major emphasis in adult and children sports, instructional classes, teen programs, special events, aquatics, playgrounds, and day camp. Many of these programs require an additional fee for people living outside of the City limits.

The Planning Area has not been developed with parkland because of three important factors. First, the County does not have any firm standards covering the acquisition, development or definition of parklands. Secondly, the high costs associated with acquiring and developing parkland has been prohibitive. And third, the majority of Planning Area residents may not have felt the need for parkland because of their close proximity to several City parks. As our area grows, the impact upon the City parks will increase, thus the need for parkland within our Planning Area will become increasingly important.

Both the Sequoia Park and Cooper Gulch Facilities (within the City) have a service radius which takes in over half of the Planning Area population. The neighborhoods within the service radius include Cutten, Pine Hill and West Myrtle town, and their accumulated population totals approximately 6,500 people.

The remaining 4,300 residents not within a park service radius include the neighborhoods of Humboldt Hill, Ridgewood Heights, and Elk River. These areas are currently deficient, and as the area develops, that parkland deficiency will continue to grow.

Therefore, this Plan is requiring that at least a five acre parkland be provided as part of a subdivision for each of three large land tracts. These tracts include the Barry property atop Humboldt Hill, the Robinson\Dunn property in Cutten and the McKay South tract located east of Walnut Drive in Ridgewood Heights. The parklands shall be required to meet certain standards, as described in this chapter.

Ideally, one of these park sites should be utilized to accommodate an outdoor sports complex for youth sport activities such as Eureka Babe Ruth Baseball, Redwood Empire Little League, youth football, and the Connie Mack and American Legion programs. The facilities which currently accommodate these programs are insufficient, thus youth programs have been unable to expand. It is vital that a growing community provide their youth with adequate facilities and programs, and the Eureka Community Plan supports this worthwhile effort.

Generally, there are two types of facilities which can fulfill the need for additional parkland. These park types are described below and should be utilized as a general format for park development:

1. **Neighborhood Park-** A park or playground developed primarily to serve the recreational needs of a small portion of the Planning Area. The location serves the area within one half mile radius of the park. The park improvements are usually oriented toward the recreation needs of children. The size is generally from one to two acres depending on the nature of the service area. In addition to landscaping, improvements might include a tot lot, children's play structures, and unlighted sport field or court.
2. **Community Park-** A park or facility developed primarily to meet the requirements of a large portion of the Planning Area. The location services an area within a three mile radius. The size is generally from 5 to 20 acres. In addition to neighborhood park elements, a community park might also have restrooms, large landscaped areas, a community center, a swimming pool, lighted sport fields, and specialized equipment not found in a neighborhood park. Some of the small-sized community parks may, however, be dedicated to one particular use. Some elements in the park may be under lease to community groups, such as the Eureka Babe Ruth League, Redwood Empire Little League, and youth football associations.

The high cost of acquiring and developing parkland within the Planning Area has been historically prohibitive. This Plan encourages use of a Parkland Dedication fee program to fund park development. The County currently utilizes a Parkland Dedication Fee in McKinleyville and requires the adoption of an ordinance prior to implementation. Funding may also be available through several programs, most notably the Landscape and Lighting Act of 1972 and the Mello-Roos Act of 1982.

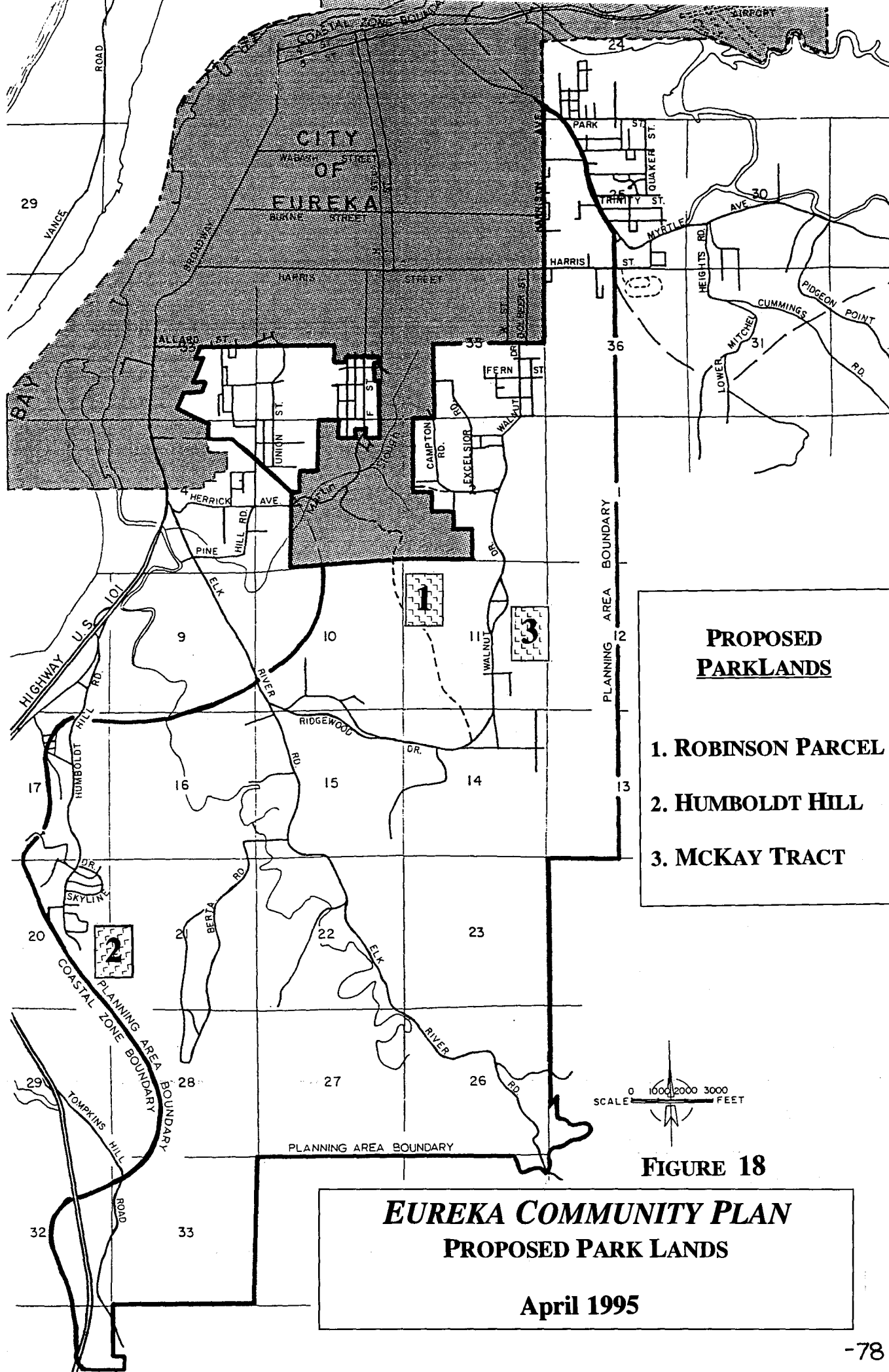
4410 Goal

1. To provide a well balanced system of park and recreation facilities offering a variety of active, passive and cultural recreational opportunities to all residents, and adequate to meet changing recreational needs of Planning Area residents.

4420 Policies

1. The County should encourage a Parkland Dedication fee to fund development of new parkland. The County is encouraged to accept dedication of parkland when a means of securing funding for maintenance, administration and operation of the parkland is created or available.
2. The County shall not exercise the option of accepting in-lieu fees for development of parkland on the McKay Tract South, Robinson/Dunn and Barry properties. At least 5 acres of usable land shall be dedicated for parkland on each of these three tracts during the subdivision phase (the land dedication shall be required when at least 51 lots are created through subdivision). While the dedication of parkland shall not be required until 51 lots are created, no subdivision of land shall occur without a determination being made as to where the park will be located in the future plan.
3. The terrain of park sites should be suitable to accommodate both active and passive recreational activities. The terrain for each 5 acre park shall consist of relatively flat, stable

- land usable for softball/soccer fields and basketball courts. A small portion of the land may be wooded and sloped to allow for passive recreation uses.
4. Parks should be located and sized and should contain appropriate facilities to serve both the existing and projected population within each service radius.
 5. Park sites should be provided with adequate water supply, sewer, police and fire protection services, and should be accessible by foot, bicycle, and automobile.
 6. Neighborhood and community park and recreation facilities should, to the extent possible, be located in predominantly residential areas.
 7. To the extent possible, all parklands should be dedicated and held inviolate in perpetuity, protected by law against diversion to non- recreational purposes and against invasion by inappropriate uses.
 8. The County shall explore funding to develop future recreational programs for each of the proposed parkland areas. This may involve the creation of a County Service Area or other improvement district.
 9. The County shall attempt to utilize one of the proposed park sites for youth programs such as those provided by Eureka Babe Ruth Baseball, Redwood Empire Little League, Connie Mack and American Legion, and the Youth Football and Soccer organizations. The County shall be encouraged to develop any facilities for structured recreational activities when such structured activities can be developed, operated and managed by a qualified organization willing and able to accept such responsibility on a long-term basis.



- PROPOSED
PARKLANDS**
- 1. ROBINSON PARCEL**
 - 2. HUMBOLDT HILL**
 - 3. MCKAY TRACT**

FIGURE 18

EUREKA COMMUNITY PLAN

PROPOSED PARK LANDS

April 1995

4500 WATER AND WASTEWATER FACILITIES

Two of the most important elements in any community's infrastructure are its water supply system and wastewater disposal facilities. The Planning Area currently meets its water user's needs with a sufficient and dependable water supply and waste water disposal system provided primarily through the Humboldt Community Services District (HCSD). Planning Area residents who do not receive public water and sewer from HCSD utilize private septic systems and water supplies.

The HCSD contains approximately 7300 acres, and approximately 90% of the Community Services District is within the Planning Area. At the time of this writing, the notable portions of the Planning Area not currently served nor planned for service by HCSD systems are the Elk River Valley and the timber resource areas on the eastern edge of the Planning Area. A map of the present District boundaries and approved Sphere of Influence is included as Figure 19.

4501 Water Supply

According to HCSD staff, in the past a limiting factor to development in the Planning Area was a shortage of water and the need for additional reservoir capacity. During the late 1980's, the District added 2.25 million gallons of reservoir capacity with the construction of two half-million gallon reservoirs and the acquisition of the Pialorsi water system on Humboldt Hill. The District is exploring options for securing additional water supplies.

In an effort to evaluate the system's capacity for future water service connections, water consumption totals for August 1989 (which was the highest consumptive month on record) were used to determine a gallons per day (gpd) peak water requirement factor. An historical system loss factor was then added to obtain a peak summer water requirement of 471 gpd.

The HCSD staff then estimated growth projections for areas outside of the Planning Area, added those to the projections from the development potential data calculated by Planning staff, and came up with estimates of total services projected for approximately 25 years. The total projected peak water requirement is 4.228 million gallons per day (MGD) which included water service extension to the Lower Mitchell Road and Freshwater County Park areas. Currently, the District can produce the following amount of potable water from existing sources:

Contract with Humboldt County Municipal Water District	1.507 MGD
Contract with City of Eureka (guaranteed amount)	0.500 MGD
<u>Additional Interruptible Amount from City</u>	<u>0.500 MGD</u>
Purchased Water Available	2.507 MGD
Princeton Well	0.200 MGD
South Bay Well	1.440 MGD
<u>Spruce Point Well</u>	<u>0.720 MGD</u>
Ground Water Available	2.360 MGD
Total Peak Supply Available	4.867 MGD

Based on the projections made, it appears the District has an adequate supply of potable water available to meet projected growth requirements for the next twenty to twenty-five years, even if the City of Eureka were to withdraw the additional .5 MGD currently available.

The District will be required to make some improvements to the water distribution system to fully utilize the existing supply. The primary improvement is the upgrading of the existing water main from Spruce Point to Pine Hill enabling well water to be utilized in the central part of the District (Cutten, Ridgewood areas). Some reservoir capacity in the Pine Hill area may also be required. The District indicates that the costs to make these improvements will be funded through the service connection fees (Peoples).

4502 Wastewater Facilities

The District water consumption totals for February 1990 were used to determine a factor of gallons per day (gpd) for sewage flow requirements. This is based on the assumption that water used at that time of the year will be used wholly within the home and will ultimately end up in the sewer, except for a small percentage. A factor of 230 gpd was used in projecting future sewage flows.

Utilizing the same methods used to project water service connections, assuming all areas projected to be provided water service within the Planning Area are also provided sewer service, a total sewage flow (average dry weather flow) of 2.4 MGD could be expected. Since the District currently owns a reserve capacity of 1.82 MGD in the City's Elk River treatment facilities, it is apparent that additional capacity will be required within the next twenty years if growth projections are valid and sewer service is required throughout the service area.

The District has emphasized that this additional capacity, if needed, is available at the Elk River Sewage Treatment Facility. The City, under contract for over 3 MGD, is currently utilizing a little over half of their allotment, and is not expected to significantly exceed that in the future given the small amount of land available for development within the City limits. Should the need arise, the Service District will negotiate with the City to obtain more capacity at the treatment facility.

The District has identified four existing sewage lift stations which will require upgrading in the near future to accommodate additional connections. These are located on Pine Hill Road, Artino Road, Edgewood Street, and Campton Road. Any additional growth to these stations within the drainage area should be required to contribute a percentage toward the eventual upgrading.

The District was not able to identify any specific sewer mains that may require upgrading to accommodate the projected growth. The Humboldt Community Services District hopes to develop this information over the next couple of years.

The District is committed to upgrading its existing facilities to accommodate future growth. Most of these upgrades will be funded through general revenues and reserves of the District. Additional problem areas, such as the sewage lift stations listed above, may be upgraded through Service District charges to specific developments requiring connection to those facilities.

The development potential projections contained in Table 2 of this Community Plan has given HCSD the opportunity to foresee where and when problem areas may occur within their water and

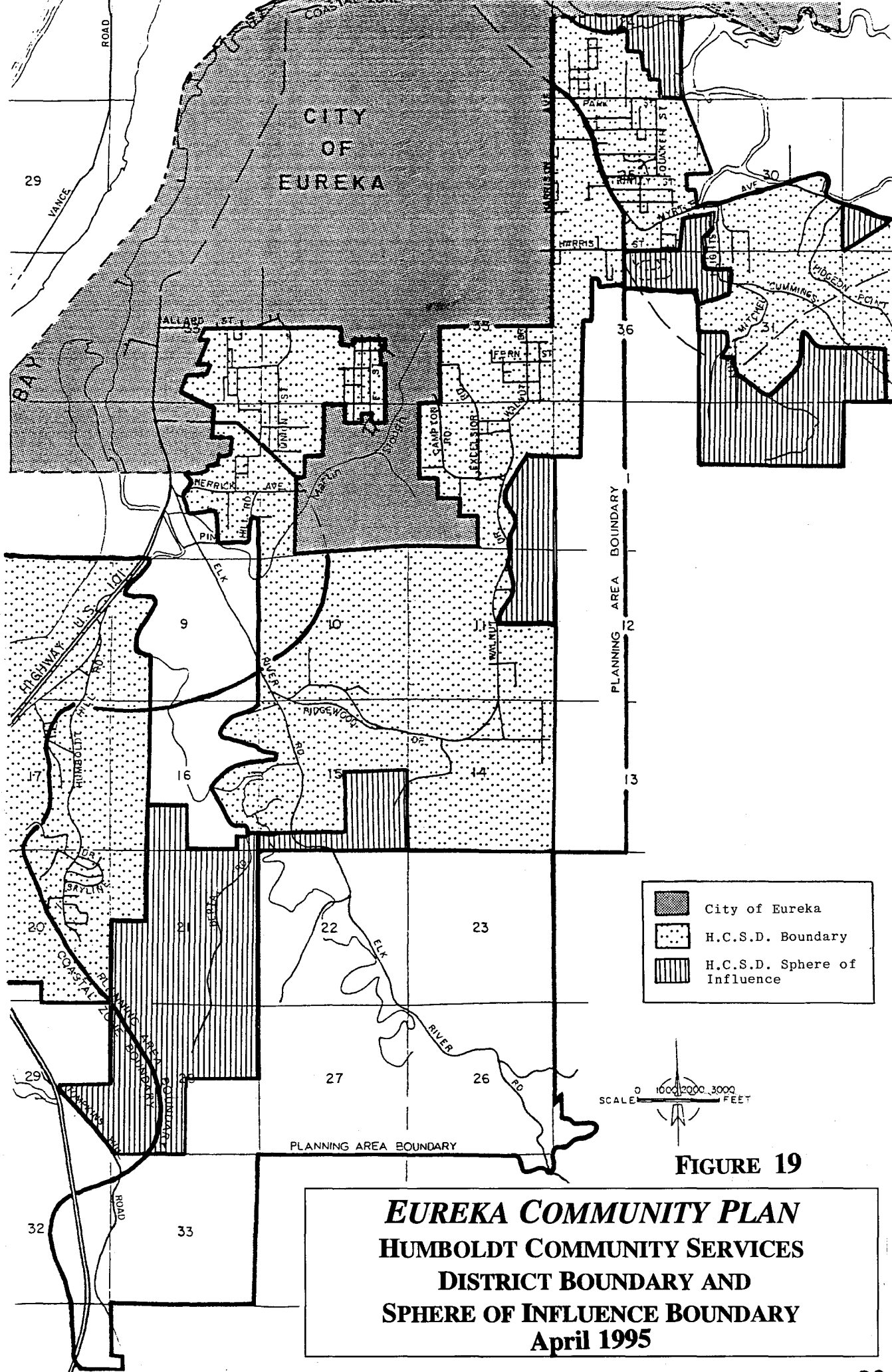
wastewater system, and to prepare for the necessary improvements and funding sources needed to correct them. This should insure that new development within the Planning Area will be provided with adequate water and wastewater facilities well into the next decade.

4510 Goals

1. To ensure a high quality water supply and distribution system consistent with Planning Area needs.
2. To ensure a safe means for waste disposal and protect the County's water resources for the public's health and safety.

4520 Policies

1. Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.
2. Maximize the use of water conservation techniques appropriate for new and existing development.
3. Population projects and other related demographic information in the Community Plan should be used as a guide for determining the size of wastewater disposal treatment facilities, and the extent of services provided.
4. Responsible county agencies shall continue to coordinate with special districts in maintaining data on wastewater facility capacity.
5. Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval. (Refer to the General Plan Land Use Element Section, Growth Planning, for further discussion and policies on public wastewater disposal.)
6. Areas planned for additional development which are dependent on individual septic tank leach field disposal systems shall have minimum lot sizes based on the following factors:
 - A. Soil suitability,
 - B. slope,
 - C. water source (on-site well or serviced),
 - D. proximity to sensitive habitats.
7. Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet of an unstable land form.
8. Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt County Department of Environmental Health and the North Coast Regional Water Quality Control Board.



4600 SOLID WASTE DISPOSAL

The rate of waste generated each year in Humboldt County is steadily increasing. Accordingly, the safe and efficient collection and disposal of solid waste has become an important issue which concerns all County residents. In 1991, approximately 130,000 tons of solid waste were collected and disposed of at the Cummings Road landfill. This figure calculates to an annual average of 356 tons per day, and a daily average of approximately four pounds per person in Humboldt County. Specific rates for the Eureka Planning Area are unavailable.

The County's Solid Waste Management Plan provides for a total solid waste management program encompassing the storage, collection, transportation, separation, processing, reduction, recycling, recovery and disposal of solid waste. The Humboldt County system consists of ten franchise areas within urban locations, twelve remote containers for rural residents, two transfer stations for waste consolidation, and the Cummings Road landfill. Each incorporated city is served by a private refuse collector, and six local companies provide service to the ten County franchise areas.

4601 City Garbage Company

The City Garbage Company is the franchise operator responsible for collection and disposal of waste within the Eureka Planning Area. City Garbage Company owns and operates the Northern Humboldt Transfer Station located on West Hawthorne Street in Eureka. The Transfer Station receives refuse from the northern container system, northern franchise areas, including the Eureka Planning Area, and the general public. Refuse is sorted for recycling and compacted at the station, and transferred to the landfill. However, efforts to reduce waste generation and increase recycling can extend the life of the landfill.

City Garbage owns and operates the Cummings Road Landfill under a franchise with the County that expires in 1998. The current permitted capacity of this site is estimated to be about 5 years. City Garbage will need to make a corporate decision to whether or not they intend to expand the landfill and, therefore, prolong its life. At the same time, the County is seeking a location for a new landfill in order to have one available should City Garbage choose not to expand or should negotiations on rates indicate that utilization of the City Garbage site is not in the best interests of the County residents.

4602 Recycling

Recycling not only reduces the amount of garbage we must pay to dispose of, but also saves natural resources. Humboldt County offers many opportunities for its citizens to recycle various materials. Within the Planning Area there is one certified recycling center located at the Safeway market on Harris and Harrison Streets. In addition, City Garbage operates a recycling center at its Hawthorne Street transfer station and there are several recycling "convenience zones" located within easy distance to the Planning Area. Table 8 provides locations of convenience zones and certified recycling centers within easy distance of the Eureka Planning Area. In addition, the City Garbage Company offers curb-side recycling of newspaper and aluminum to some of its franchise collection customers within the Planning Area. Corrugated paper is collected by City Garbage franchise commercial refuse disposal customers for bailing, compaction and shipment to reprocessors. Planning Area residents should contact City Garbage for verification of curb-side recycling programs in their neighborhood.

Currently, the State mandates that 20% of all trash generated in the County must be recycled. The County at present passively recycles 25%. Through the continued education and practice of recycling techniques and source separation, we should be able to extend the life of our landfill and safeguard against a crisis in solid waste management planning.

4603 Hazardous Wastes

As previously mentioned, the amount of garbage we each throw away is steadily increasing. A growing portion of our household wastes are plastics, styrofoam, paints, oil, solvents and other non-biodegradable materials. When combined, these wastes can create toxic fumes and threaten the safety of our water supply.

One method of disposing of household hazardous wastes is to have a "Household Hazardous Waste Clean-Up Day". The Humboldt County Solid Waste Advisory Committee considered various alternatives for financing and conducting such an event. It had been estimated that an annual or biannual event would cost approximately \$30,000 to fund insurance, publicity and shipping costs for transport to an out of County Class I landfill (as required by State law). The program involves a central location where residents can bring their household wastes to County officials for deposition at an approved site. This would aid in reducing the volume of these wastes being disposed of at our landfill. Two "Clean-Up Days" have been conducted to date, in late 1991 and 1992, and both were deemed to be an overwhelming success.

Critical to the effectiveness of any waste reduction program is education. Recently, the County Board of Supervisors has authorized the Department of Public Works to promote public education of the solid waste management system. The program puts out informational brochures on the system and encourages the public to become more informed.

4610 Goal

1. To promote protection of the Planning Area's environment, public health, safety and economy, and ensure coordination with State and Federal programs for appropriate solid waste management.

4620 Policies

1. Encourage the continued utilization of "Household Hazardous Waste Clean Up Days" on an annual or biannual basis.
2. Educate and inform residents about the advantageous of recycling.

TABLE 8
Locations of Convenience Zones
And Certified Recycling Centers

<u>Zone</u>	<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
350	Eureka Market	1031 Broadway	Eureka	95501
351	Mark & Save Market	2440 5th Street	Eureka	95501
352	Safeway Store 641	2520 Harris St.	Eureka	95501
354	Food Mart 1	411 Harris St.	Eureka	95501
355	Eureka Canned Foods	625 Commercial St.	Eureka	95501
356	Safeway Store 712	930 W. Harris St.	Eureka	95501
357	E & O Market	1451 Glendale Dr.	Blue Lake	95525
358	Food Mart 3	1503 City Ctr. Rd.	McKinleyville	95521
359	Safeway Store 715	2165 Central Ave.	McKinleyville	95521
360	Ray's Sentry Mkt 7	5000 Valley West Blvd.	Arcata	95521
361	Safeway Store 793	600 F Street	Arcata	95521
362	Larry's Market	747 13th Street	Arcata	95521
363	Murphy's Market	785 Bayside Rd.	Arcata	95521
364	Fortuna Market	1486 Main St.	Fortuna	95540
365	Food Mart 2	2009 Main St.	Fortuna	95540
367	Safeway Store 975	701 S. Fortuna Blvd.	Fortuna	95540

<u>Certification Nmbr.</u>	<u>Facility Name</u>	<u>Facility Address</u>	<u>Facility City</u>	<u>Zone Meets CZ Rqr.</u>
RC0696	Arcata Community Recycling Cntr., Inc.	1380 Ninth Street	Arcata	362 Y
RC0279	20/20 Recycle Center/Safeway	600 F Street	Arcata	361 Y
RC0284	Arcata Scrap and Salvage	192 S. G Street	Arcata	
RC0696	Arcata Community Recycling Cntr., Inc.	1380 Ninth Street	Arcata	361 Y
RC0279	20/20 Recycle Centers/Safeway	600 F Street	Arcata	362 Y
RC0654	20/20 Recycle Centers/E & O Market	1451 Glendale Dr.	Blue Lake	357 Y
RC0626	20/20 Recycle Centers/Food Mart #1	411 Harris Street	Eureka	354 Y
RC0445	20/20 Recycle Centers/Safeway	2520 Harris Street	Eureka	352 Y
RC1319	G & R Metals, Inc.	Foot of H & First St.	Eureka	
RC0958	Humboldt Transfer & Recycling Center	949 W. Hawthorne	Eureka	
RC1212	City Garbage Co./Mark & Save Market	2440 5th Street	Eureka	351 Y
RC0489	20/20 Recycle Centers/Safeway	930 W. Harris Street	Eureka	356 Y
RC0928	Coors Distributing/Recycling Div.	132 W. Fourth Street	Eureka	350Y
RC0928	Coors Distributing/Recycling Div.	132 W. Fourth Street	Eureka	355Y
RC0033	Coors Distributing/Recycling Div.	132 W. Fourth Street	Eureka	
RC2063	20/20 Recycle Centers/Safeway #975	701 S. Fortuna Blvd.	Fortuna	367 Y
RC0627	20/20 Recycle Centers/Food Mart #2	2009 Main St.	Fortuna	365 Y
RC0627	20/20 Recycle Centers/Food Mart #2	2009 Main St.	Fortuna	364 Y
RC0628	20/20 Recycle Centers/Food Mart #3	1503 City Center Road	McKinleyville	358 Y
RC0507	20/20 Recycle Centers/Safeway	2165 Central Ave.	McKinleyville	359 Y
RC0507	20/20 Recycle Centers/Safeway	2165 Central Ave.	McKinleyville	358 Y
RC0628	20/20 Recycle Centers/Food Mart #3	1503 City Center Road	McKinleyville	359 Y
RC0929	Southern Humboldt Recycling Center	Eel River Conservation Camp Road	Redway	
RC0124	20/20 Recycle Centers/Saunders Market	Main & View Streets	Trinidad	
RC0089	Katy Recycling	39500 Highway 299	Willow Creek	

4700 FIRE PROTECTION FACILITIES

Fire protection is provided by Humboldt Fire Protection District No. 1 (HFPD) and the California Department of Forestry and Fire Protection (CDF). The majority of the Planning Area is located within the jurisdiction of the HFPD which is a special district providing fire protection to unincorporated areas around Humboldt Bay. Please see Figure 20 for district boundaries.

There are two district stations serving the Planning Area. These stations are located within the Pine Hill and Myrtle town neighborhoods. The Humboldt Hill station was recently closed. The District maintains at least one person on duty 24 hours per day. The maximum response time is about five minutes.

The District has indicated that response time is steadily increasing, and with the eventual increase in home construction throughout the Cutten, Ridgewood Heights and Humboldt Hill areas, response time is expected to increase further. The District has explored several options for improving fire protection. They have stressed that some type of revenue generating program is necessary to fund the essential improvements needed for providing adequate fire protection in future years.

One option is to fund services through either a benefit assessment fee, to be collected by the Assessor, or a development impact fee to be collected at either the building permit or parcel map subdivision stage. The District has not proposed implementation of development impact fees at the writing of this Plan. The District currently provides adequate fire protection through their existing facilities and a mutual aid agreement with Eureka. This Plan contains policies which support increased fire protection as growth occurs.

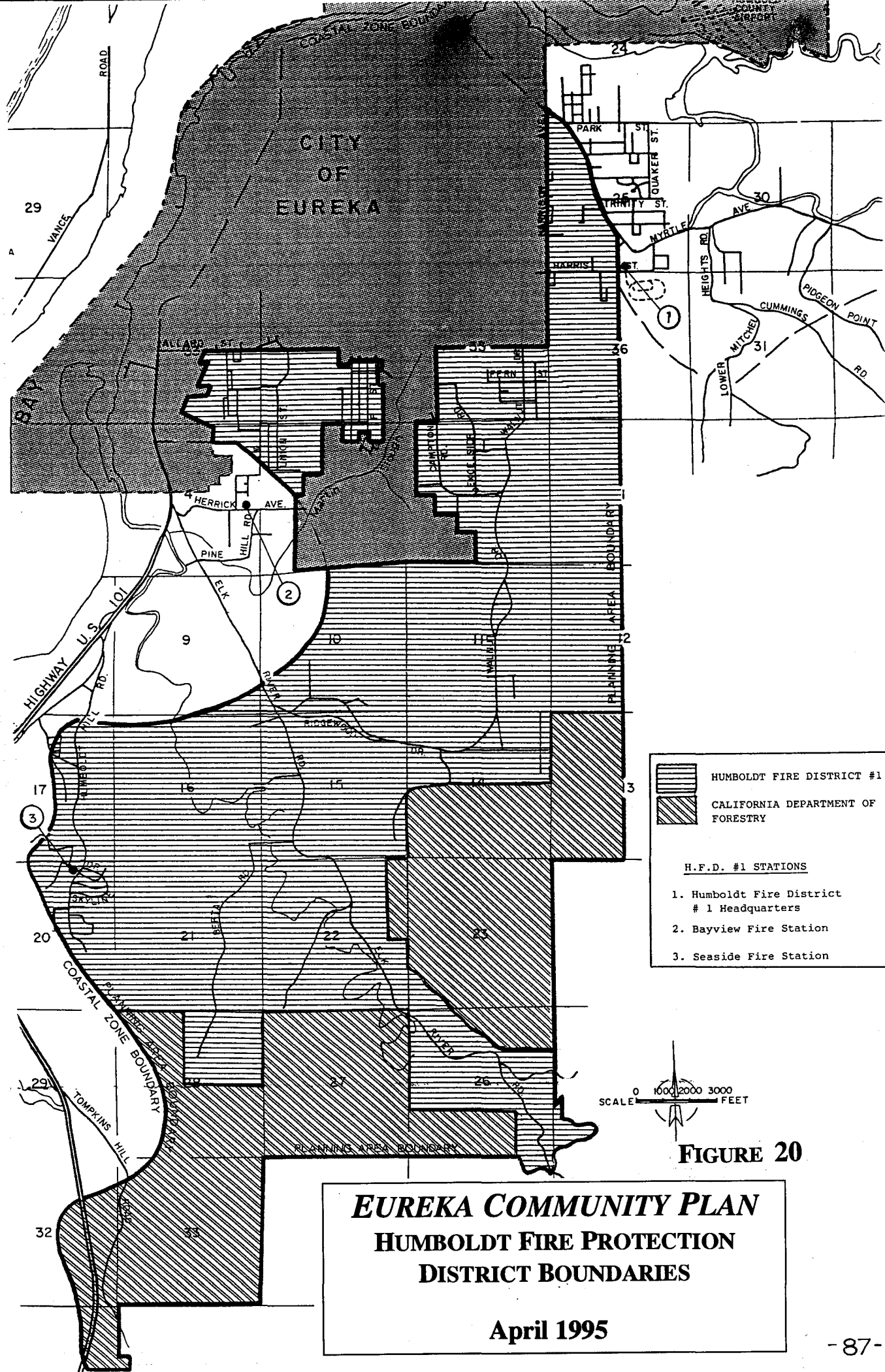
As mentioned, the remaining portions of the Planning Area not within the jurisdiction of HFPD are provided fire protection through CDF, which does not maintain year round 24 hour fire protection service. The agency provides this service only during the declared summer fire season. The maximum response time during the fire season is approximately 20 minutes. CDF stresses that new development must adhere to the "Fire Safe Guides" for rural areas. These include placement of 2500 gallon water tanks for fire suppression, clearing of dry brush around structures, 30' yard setbacks and other fire safe measures.

4710 Goal

1. To assure adequate fire protection for new and existing development.

4720 Policies

1. Proposed development shall be adequately serviced by water supplies for fire protection or shall have a letter from the appropriate fire protection agency indicating adequate fire protection can be provided. HFPD protection adequacy (maximum response time, etc.) shall be determined by HFPD's General Plan policies.
2. Encourage clustered development to provide for more localized and effective fire protection measures.
3. Use the appropriate section of the California Department of Forestry and Fire Protection "Fire Safe Guides" as guidelines for review of residential development in rural areas.



4800 EDUCATIONAL FACILITIES

Another very critical element in our community's infrastructure is the educational system. Quality education has always been important, and it is significant that this Plan is addressing the impacts which growth and development will have on the three school districts within the Planning Area.

The three school districts are the South Bay Union, Cutten, and Eureka City School Districts (for Eureka High School only). South Bay Union is comprised of Pine Hill Elementary and South Bay Elementary schools. The Cutten School District is comprised of Ridgewood School, grades Kindergarten to second, and Cutten School, grades third to sixth. The Eureka City School District provides education for grades 7 through 12 and Special Education services. Schools within this district include Winship, Zane, Eureka High School, Barnum and Jacobs. A map of the school district boundaries is shown on Figure 21.

As noted in the Technical Background Study, school populations are steadily growing, and school district projections indicate that enrollment figures should continue increasing well into the 1990's.

The preliminary 1990 Census figures indicate that during a ten year period, population growth within Humboldt County has increased by 9.8% which puts us as one of the five slowest growing Counties in the State. Though growth has been relatively slow, the number of school age children has been increasing at a faster rate. The school districts have regularly kept their own statistics on growth and these statistics show a student growth rate which will exceed school facilities capacity.

The development potential figures shown on Table 2 of this Plan were presented to each school district to illustrate the areas where additional growth may occur within their respective district boundaries. It is hoped that by allowing the school districts to analyze the growth potential projections, that they will plan accordingly for the necessary improvements and funding sources needed to accommodate the growth. This should insure all new development within the Planning Area will be provided with a quality educational environment. As mentioned, each school district indicated their facilities' capacity will be exceeded in the near future.

Options which clearly reduce the quality of the educational environment, such as increased class sizes and double sessions, ignore the current reform movements in education. Over the long term it may be significantly less costly, both in terms of financial and quality of education considerations, to construct new facilities (Eureka School District Facilities Needs, Dec. 1987).

The costs associated with construction are difficult to determine without engineering studies and analysis, however the addition of just one classroom can cost between \$80,000 and \$135,000. Furthermore, as growth occurs, the construction of administrative support facilities may be required such as libraries and offices. The upgrading of the system will be completed in phases as growth increases, however, the upgrading should be initiated early to avoid reaching capacity.

The school districts have identified various funding mechanisms available to pay for the necessary improvements. The funding sources include the State Lease/Purchase program, general obligation bonds, special taxes, Mello-Roos District revenue bonds, benefit assessment districts. The school districts have indicated that these funding mechanisms are either inadequate or unavailable at this time. Therefore, the policies in this Plan require that adequate school facilities be made a part of the infrastructure when land development decisions are made.

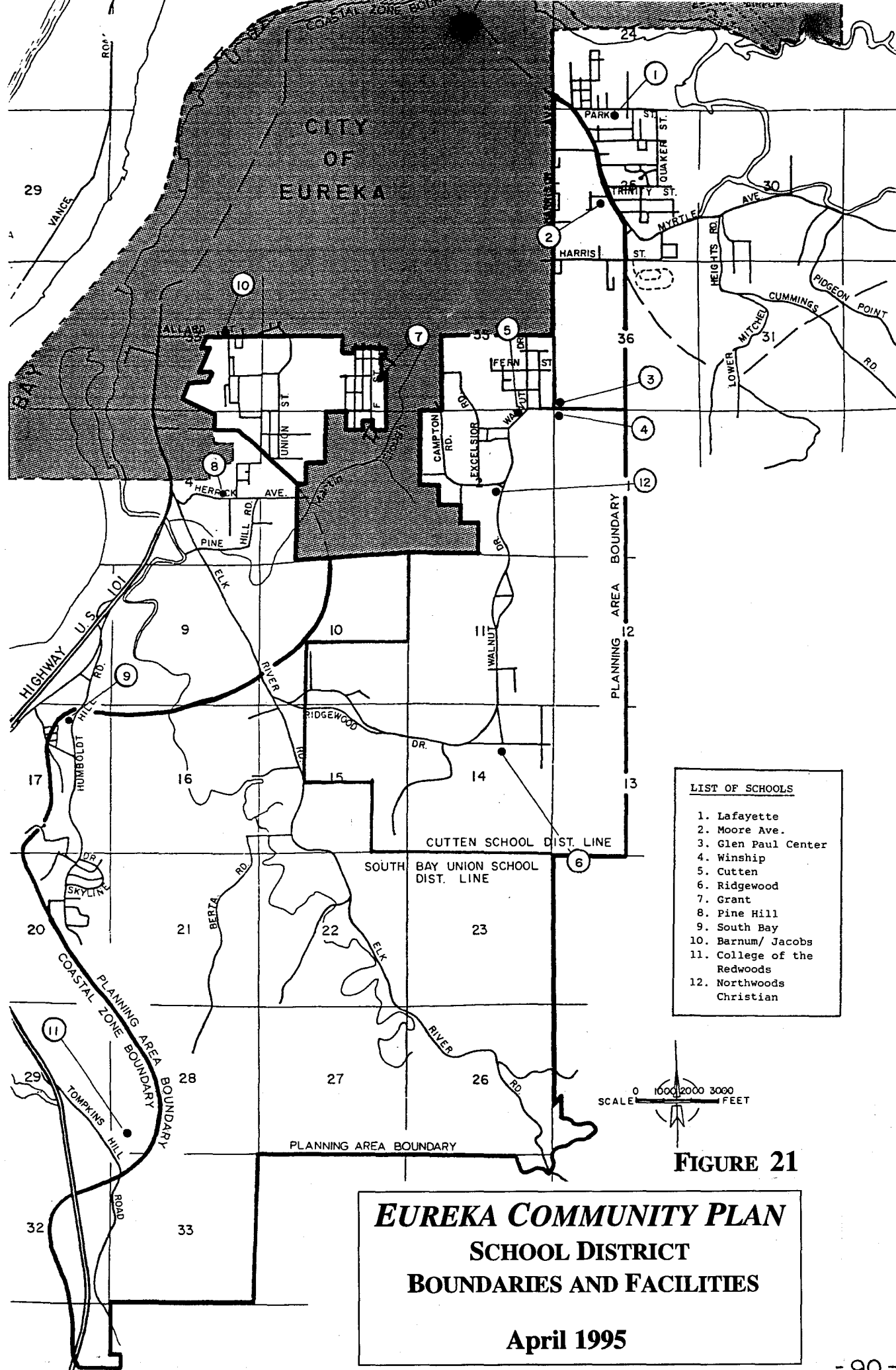
Both the Cutten and South Bay Union School Districts have use of developer impact fees with Cutten having implemented them during the 1990 fiscal year and South Bay Union in 1991. Eureka City Schools has not yet pursued impact fees, but rather is hoping to utilize other funding sources at this time.

4810 Goal

1. To assure that public education facilities are available to meet the future needs of the Eureka area residents.

4820 Policies

1. Integrate the planning efforts of the County and the school districts, through such means as:
 - A. Designating, when possible, on the Land Use Map school sites to accommodate current and projected enrollments;
 - B. Assisting the school districts to locate school facilities which will allow safe pedestrian access and encouraging the school districts to design facilities which are attractive and contribute to neighborhood identity and pride;
 - C. Maintaining good communication between the County and the school districts on all matters pertaining to needed school sites and facilities;
 - D. Including in planning decisions the consideration of existing school sites and facilities in the areas of traffic control and safe pedestrian access;
 - E. The consideration of providing density bonuses or other development bonuses in exchange for school site donations where major new residential developments will have major impacts on the need for new school sites;
 - F. The use of General Obligation (GO) Bonds, and the use of Mello-Roos or other cooperative funding mechanisms between developers and affected school districts.
2. To the extent allowable under State Law, condition the approval of general plan amendments, community plan updates, specific plans, specific plan updates, rezones and other legislative land development decisions on the availability of school facilities at the time of need. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher historical (5 years) level of service provided by an affected school district's facilities.



- LIST OF SCHOOLS**
1. Lafayette
 2. Moore Ave.
 3. Glen Paul Center
 4. Winship
 5. Cutten
 6. Ridgewood
 7. Grant
 8. Pine Hill
 9. South Bay
 10. Barnum/ Jacobs
 11. College of the Redwoods
 12. Northwoods Christian

FIGURE 21

**EUREKA COMMUNITY PLAN
SCHOOL DISTRICT
BOUNDARIES AND FACILITIES**

April 1995

CHAPTER 5

IMPLEMENTATION PROGRAMS

5010 OVERVIEW

This chapter contains the tasks to implement the Eureka Community Plan. While individual implementation tasks may be associated with a specific policy, the completion of that task, as in the approval of any development project, must take a comprehensive view of all relevant plan policies. In this manner, the result must further the overall intent of the plan, and it is the comprehensive statement of policy that guides the effort to complete the implementation tasks.

The implementation measures are presented in the same general order as the plan. Each set of implementation measures is identified by topic and a five digit reference number identical to the number series of the relevant policy section in the plan text except that the first digit is always a five (5) meaning Chapter 5.

5-2200 POPULATION

1. The County shall utilize the Humboldt State University student intern program to assist in collecting relevant population census data.

5-2300 ECONOMIC

1. The policies outlined in Section 2300 shall be implemented through conformance with zoning ordinance regulations.

5-2400 HOUSING

1. The County shall prepare handouts and brochures informing the community on housing policies regarding density bonuses, neighborhood associations, affordable housing and other policies identified in Section 2400.
2. Utilize Humboldt State University student interns in collecting and updating relevant housing census data.
3. The County should revise the zoning ordinance to include the design review recommendations from Chapter 2403.

5-2500 RURAL LAND USE

1. SUBDIVISIONS: Implementation of rural subdivision policies shall be accomplished through the subdivision process.

5-2600 URBAN LAND USE

1. PLANNED UNIT DEVELOPMENTS: Policy 3 of Section 2600 encourages planned unit developments (PUD) and clustering within subdivisions. To encourage the use of PUD's, the County shall revise the Zoning Ordinance and the Subdivision Regulations to allow a potential subdivider to utilize a PUD through a Use Permit process. The existing procedure requires securing of a General Plan Amendment and a Zone Reclassification prior to utilization of a PUD.
2. TOGO STREET: The properties along Togo Street off Harrison have been planned for neighborhood commercial land uses because of the need to locate commercial activity nearby, yet off of the Harrison Avenue corridor. However, Public Works has indicated that the road is not of a service level to accommodate the increased traffic generated from commercial use. Therefore, the County shall incorporate the Togo Street improvements onto Public Works Five Year Priority List Capital Improvement program.
3. ROBINSON/DUNN PROPERTY: When the Robinson/Dunn property develops, the County shall work with the City of Eureka to ensure a route through the City to connect Fairway Drive with Ridgewood Drive.
4. LOT FRONTAGE ON MAJOR ROADS: The policy to discourage lots from fronting onto such roads as Humboldt Hill, Walnut, Campton and Ridgewood (west of Walnut) shall be implemented through the subdivision process for parcels along these corridors.
5. PEDESTRIAN CORRIDORS: The County shall incorporate the development of pedestrian corridors along major roads into Public Works Five Year Priority List Capital Improvement program.
6. ELK RIVER/RIDGEWOOD/WESTGATE INTERSECTIONS: The County shall incorporate the realignment of these intersections as a high priority in Public Works Five Year Priority List Capital Improvement program.

5-2620 DEVELOPMENT TIMING

1. The County shall implement the policy of phasing development of converted timberland by making application to the State Department of Forestry and Fire Protection for ten year phaseout rezonings of all TPZ lands proposed for redesignation within the Eureka Planning Area.

5-3200 GEOLOGIC HAZARDS

1. All policies shall be implemented through the subdivision and building permit review phases of development.

5-3220 FLOOD HAZARDS

1. The policies shall be implemented during the subdivision and building permit review phases of development.

5-3400 SENSITIVE WILDLIFE AND VEGETATION HABITAT

1. The policies shall be implemented during the subdivision and building permit review phases of development.

5-3500 CULTURAL RESOURCES

1. Review existing ordinances and guidelines and make necessary amendments to ensure the protection of identified cultural resources.

5-3600 GREENWAY AND OPEN SPACE AREAS

1. The implementation of these standards shall be accomplished through the designation of a combining zone in the County Zoning Ordinance. The areas which shall be subject to these zoning standards are shown on the adopted zoning maps as a -GO designation.

5-4200 CIRCULATION

1. The County shall continue to prepare and adopt every odd calendar year a Five year Priority List for Public Works improvements
2. After all feasible alternatives have been exhausted, the County shall adopt and periodically review a traffic impact fee ordinance that would require all new development to pay a fair share of transportation improvements. The County shall review the proposed roadway improvements, update cost estimates, and assess the adequacy of the fee schedule to finance the road improvements. Alternatively, the County could pursue other funding sources for their road improvement projects warranted in future conditions as a result of future development. Alternative funding mechanisms include other user fees (such as fuel taxes and tolls), non-user fees (such as property and sales taxes), special benefit fees (such as assessment districts), joint ventures (such as public\private agreements), and debt financing (such as bonds, certificates of participation etc.). The County can also use the regional transportation improvement program (regional TIP) process and state TIP to access potential state and federal funding sources for road projects. Such funding mechanisms tend to require long lead times as funding sources are limited and Humboldt County would be in competition with many other larger jurisdictions for the limited resources.
2. The County shall continue to maintain a data base of traffic count data for County maintained roads.
3. The County shall coordinate with the City of Eureka on a regular basis (such as quarterly) to discuss, plan and implement transportation improvement projects which affect both jurisdictions.

4. The County shall assist, as resources permit, the Eureka Transit System in establishing extended bus routes into the Planning Area.

5-4400 PARKS AND RECREATION

1. The requirement for parkland on the Robinson property, the Barry property, and the TPZ property east of Walnut shall be implemented through the subdivision phase of development.

5-4600 SOLID WASTE DISPOSAL

1. The County shall develop a program utilizing workshops and mail out brochures to educate the public about the necessity of recycling and proper solid waste disposal.

5-4500 WATER AND WASTEWATER FACILITIES

1. The policies in Section 4520 shall be implemented through the subdivision process.

5-4700 FIRE PROTECTION FACILITIES

1. Continue to refer all subdivision applications to the Humboldt Fire Protection District No. 1 and the California Department of Forestry and Fire Protection for input on fire safety designs.
2. Assist both the City and County fire districts in any attempt to consolidate their services.

5-4800 EDUCATIONAL FACILITIES

1. Provide maps, data and technical assistance, as resource permit, to school districts for purposes of estimating the amount, rate and locations of projected population growth.
2. Obtain related information from the school districts regarding growth trends in the Planning Area.

APPENDICES

- A. TECHNICAL CIRCULATION APPENDIX
- B. GEOLOGIC HAZARD LAND USE MATRIX
- C. RESOLUTIONS AND ORDINANCES

APPENDICES

A. TECHNICAL CIRCULATION APPENDIX

Traffic modelling for the Eureka Community Plan Area was superseded by the Transportation Analysis for the General Plan, 2017: Appendix T, Assumptions Used in Preparing Development Projections for the Revised Draft Environmental Impact Report: <https://ca-humboldtcounty.civicplus.com/DocumentCenter/View/58881/H-Transportation-Analysis-Supporting-Documents-RDEIR-PDF>.

B. GEOLOGIC HAZARD LAND USE MATRIX

The Geologic Hazards Land Use Matrix is now contained in Title III Land Use and Development, Division 3, Building Regulations, Chapter 6, Geologic Hazards of the Humboldt County Code: <https://humboldtgov.org/DocumentCenter/View/1299/Chapter-6---Geologic-Hazards>.

Appendix C

RESOLUTIONS AND ORDINANCES

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

**Certified copy of portion of proceedings; Meeting on October 23, 2017
Resolution No. 17-96**

Resolution No. 17-96

**Resolution of the Board of Supervisors of the County of Humboldt
Adopting Amendments to the Eureka Community Plan (1995); Avenue of the
Giants Community Plan (2000); and McKinleyville Community Plan (2002) to
Maintain Consistency with the Text and Land Use Maps of the
2017 Humboldt County General Plan**

WHEREAS, on October 23, 2017, the Board of Supervisors certified the Final Environmental Impact for the Humboldt County General Plan Update adopted a comprehensive update to the Humboldt County General Plan (hereafter "General Plan Update"); and

WHEREAS, the preparation of the Humboldt County General Plan Update policy document and Land Use Map received extensive public review and was referred to various affected public and private agencies, and referral agencies for review and comments; and

WHEREAS, between 1981 and 2002 the County of Humboldt adopted Community Plans for ten of the eighteen community plan areas identified in Volume I- The Framework Plan as amendments to the Humboldt County General Plan Volume I - The Framework Plan, and Volume II - The Area Plans; and

WHEREAS, the following Area Plans, or Community Plans, were the most recent adopted and due to their complexity were determined to remain as standalone separately bound documents:

- Eureka Community Plan (approved in 1995 by Resolution 95-52b),
- Avenue of the Giants Community Plan (Stafford, Pepperwood, Shively, Holmes, Larabee, Redcrest, Weott, Myers Flat, Miranda, and Phillipsville communities) (approved in 2000 by Resolution 2000-39),
- McKinleyville Community Plan (approved in 2002 by Resolution 02-107); and

WHEREAS, the Humboldt County General Plan Update approved and is applying a consistent set of land use designations to all unincorporated parts of Humboldt County, including all Community Plan Areas within the County's jurisdiction; and includes new elements, is organized into a new structure different from the Humboldt County General Plan Volume I, and integrates a new numbering system for goals, policies, standards, and implementation measures, and

WHEREAS, the land use designations of the Eureka, Avenue of the Giants, and McKinleyville Community Plans must be amended to become consistent with the land use designations approved under Humboldt County General Plan Update; and

NOW, THEREFORE be it resolved by the Board of Supervisors that this Board has reviewed and considered the 2017 Humboldt County General Plan in Attachment 5 and the

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on October 23, 2017

Resolution No. 17-96

amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) to maintain consistency with the 2017 Humboldt County General Plan described in Part 2 of this resolution, and

BE IT FURTHER RESOLVED, ordered and determined that this Board has reviewed and considered comments, responses and revisions at the public hearings and that all the following findings are hereby made:

1. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution were included in the project description of the FEIR for the 2017 Humboldt County General Plan, which was certified by the Board of Supervisors to have been prepared in compliance with the requirements of the California Environmental Quality Act, and which was reviewed and considered by the Board of Supervisors.
2. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution are necessary to maintain consistency with the 2017 Humboldt County General Plan.
3. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution are in the public interest because they maintain consistency between those plans and the 2017 Humboldt County General Plan.
4. The amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution are also in the public interest because they further social, economic, housing and other goals that have been adopted by the Board of Supervisors and the State Legislature, including the following social, economic, housing and other goals
 - Identify the community's land use, circulation, environmental, economic, and social goals and policies for land use and development,
 - Provide a basis for local government decision making, especially decisions on development approvals.
 - Promote equal opportunities for citizens to participate in the planning and decision-making processes of their communities.
 - Inform citizens, developers, decision makers, and other cities and agencies of the policies and standards that guide development within the County.
 - Establish a basis for subsequent planning efforts such as formulating specific development ordinances, preparing individual community plans, rezoning property, and conducting special studies.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on October 23, 2017

Resolution No. 17-96

- Balance economic and social needs of the public with inherent characteristics of the land, plant and animal life, and air and water conditions.
 - Enforce laws and regulations to protect residents,
 - Provide for and maintain infrastructure,
 - Create opportunities for improved safety and health,
 - Encourage new local enterprise,
 - Support business, workforce development and creation of private-sector jobs,
 - Protect vulnerable populations,
5. Neither the adoption of the amendments to the Eureka Community Plan (1995); Avenue of the Giants Community Plan (2000); and McKinleyville Community Plan (2002) described in Part 2 of this resolution, nor any part thereof, will operate to limit the number of housing units which may be constructed on an annual basis in areas to which the amendment applies.

BE IT FURTHER RESOLVED, ordered and determined that the Board of Supervisors adopts amendments to the Eureka Community Plan; Avenue of the Giants Community Plan; and the McKinleyville Community Plan shown in Part 2 of this resolution:

BE IT FURTHER RESOLVED, ordered and determined that the individual parts of this resolution are severable, such that if one or more parts are determined to be invalid, all the other parts will remain in full force and effect.

BE IT FURTHER RESOLVED, ordered and determined that all the amendments described in this resolution will become effective 30 days after adoption.

Dated: October 23, 2017



VIRGINIA BASS, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Wilson, seconded by Supervisor Sundberg, and the following vote:

AYES:	Supervisors:	Bohn, Bass, Sundberg
NOES:	Supervisors:	Wilson
ABSENT:	Supervisors:	Fennell
ABSTAIN:	Supervisors:	--

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on October 23, 2017

Resolution No. 17-96

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

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



By TRACY DAMICO
Deputy Clerk of the Board of
Supervisors of the County of
Humboldt, State of California

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

**Certified copy of portion of proceedings; Meeting on October 23, 2017
Resolution No. 17-96**

ATTACHMENT 3 - PART 2

Amendments to the Eureka Community Plan (1995);
Avenue of the Giants Community Plan (2000); and
McKinleyville Community Plan (2002) to
Maintain Consistency with the 2017 Humboldt County General Plan

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

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The following tables show in the column titled "Revised Text" the amendments to the Avenue of the Giants Community Plan (2000), Eureka Community Plan (1995), and McKinleyville Community Plan (2002).

Avenue of the Giants Community Plan (2000)	
Current General Plan	Revised Text
2500.1 Parcels zoned CH shall have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. ___.	2500.1 Parcels zoned CH have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to insure that signage is appropriate in scale and character to the setting. See Appendix C, Ordinance No. ___.
2500.2 AR 5-20 zoned parcels shall use the Slope Formula Policy to determine appropriate density (see Chapter 3, Section 3200, page 4).	2500.2 ARA <u>ARA</u> 5-20 zoned <u>planned</u> parcels shall use the Slope Formula Policy to determine appropriate density (See AV-P19 – Slope Formula Policy, below)
2500.3 Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2	2500.3 Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2 <i>Note: considered to be updated in General Plan Update and no longer relevant. Addressed in GP and State Regulations: See RL-P5, Road Constraints and Rural Development; RL-S4, Subdivision Standards; GP-S7, Required Findings for Urban Expansion</i>
2500.12 Subdivision of parcels designated AL 20 and AR (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application	2500.12 Subdivision of parcels designated AL <u>RA</u> 20 and ARA <u>ARA</u> (5-20) shall require a master development plan including road capacity and analysis of build-out impacts as part of initial application.
2520.3 The County shall maintain the existing agricultural lands through the application of agricultural zoning	2520.3 The County shall maintain the existing agricultural lands through the application of agricultural zoning <i>Note: see: AG-P5, Conservation of Agricultural Lands; AG-P6, Agricultural Land Conversion - No Net Loss; AG-P13, Agricultural Zoning and Parcel Size; AG-Pxx. Protect Productive Agricultural Soils</i>
2540.4 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. 2540.5 The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park Management Plan and EIR.	2540.4 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. The County shall request that the impacts of increasing State Park land acquisition be addressed in the Park and Management <u>Plan and</u> EIR. <i>Note: The HRSP General Management Plan was prepared in 2001. A response to comments</i>

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Avenue of the Giants Community Plan (2000)	
Current General Plan	Revised Text
	<i>contained in the EIR indicated that these items are typically not part of a park general plan.</i>
<p>3200 Slope Stability (page 3-4) <u>AR 5-20 Slope Formula Policy (source: Garberville Community Plan)</u> The following Slope Formula Policy is used to calculate maximum densities, and where the option is taken, to calculate density credits, in AR 5-20 lands:</p> <p>0-15% slopes = 5 acres/dwelling unit 15-30 % = 10 acres/dwelling unit 30% or over = 20 acres/dwelling unit</p> <p>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.</p>	<p>3200 Slope Stability (page 3-4) <u>AR 5-20 Slope Formula Policy (source: Garberville Community Plan)</u> The following Slope Formula Policy is used to calculate maximum densities, and where the option is taken, to calculate density credits, in <u>ARA</u> 5-20 lands:</p> <p>0-15% slopes = 5 acres/dwelling unit 15-30 % = 10 acres/dwelling unit 30% or over = 20 acres/dwelling unit</p> <p>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.</p>
<p>3200.1 Encourage the education of the community regarding the nature and extent of natural and man-made hazards.</p> <p>3200.2 Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities.</p>	<p>3200.1 Support and encourage the formation of <u>Neighborhood Emergency Services Teams (NEST)Community Emergency Response Teams</u> in Avenue communities. Encourage the education of the community regarding the nature and extent of natural and man-made hazards.</p> <p><i>Note: Now referred to as Community Emergency Response Teams</i></p>
<p>3200.3 Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CDF)</p>	<p>3200.3 Support and encourage the formation of a benefit assessment district utilizing the Amador Plan, or similar agreement, to fund year-round fire protection and emergency response from the California Department of Forestry (CDF CALFIRE) and/or local fire departments.</p>
<p>3400.1 The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards detailed in the Framework General Plan, Section 3432.</p>	<p>3400.1 The County shall continue to minimize damage to riparian habitat in the Planning Area through application of the Streamside Management Area standards. detailed in the Framework General Plan, Section 3432.</p> <p><i>Note: SMA standards are now contained in BR-P6, Development within Streamside Management Areas; BR-S8 - Required Mitigation Measures; S9 - Erosion Control; and S10 -Development Standards.</i></p>
<p>3400.3 Refer to Appendix C, Ordinance No. __, for guidelines on retaining vegetation and limiting loss of permeability</p>	<p><i>Note: This requirement has been implemented and is contained in Q Zone Ordinance Number 2207</i></p>

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Avenue of the Giants Community Plan (2000)	
Current General Plan	Revised Text
	<i>and Ordinance Number 2208 and applies through the Zoning Regulations to specific parcels</i>
4200.5 The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects	4200.5 The County shall request that Caltrans comply with Streets and Freeways Code, Section 157, to provide for pedestrian safety, access, and egress, as an integrally funded part of their highway projects. <i>Note: this is an incorrect California Code reference. It is unclear which section of the Streets and Highways Code applies. Policy intent is clear even without code reference.</i>
4300.4 The County shall encourage safe, efficient and practical trails providing access to the region's natural resources and expand upon the County Trails Plan of 1979.	4300.4 The County shall encourage safe, efficient and practical trails providing access to the region's natural resources and expand upon the <u>trails mapped as part of the General Plan Circulation Maps County Trails Plan of 1979.</u> The County shall encourage provision and maintenance of trails to and along the Eel River.
4300.5 The County shall encourage provision and maintenance of trails to and along the Eel River.	<i>Note: The County Trails Element (Plan), 1979, is very out of date and should be repealed as part of the action to adopt the General Plan Update. The trails shown on the County Trails Element map are the only part of the Element that is used today. The remainder of the Element discusses trail standards and strategies for planning and developing trails, which are best addressed in existing and future HCAOG trails planning documents.</i>
4500.4 No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated Residential Low Density (RL 1-5) until no service moratoria are in effect and/or until adequate private or publicly maintained water and wastewater disposal systems are available to such lands.	4500.4 No new subdivisions which create parcels of less than 2.5 acres shall be approved on lands designated <u>Residential Estates Residential Low Density (RL E 1-5)</u> 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.

Eureka Community Plan (1995)	
Current General Plan	Revised Text
2520.2 Berta Road Area - Documented access constraints to this area will prohibit further subdivision of existing parcels. After lengthy discussion and extensive involvement of local residents, the Advisory Committee adopted the following policies for the Berta Road/Valley Drive area:	Berta Road Area. Documented access constraints to this area will prohibit further subdivision of existing parcels. After lengthy discussion and extensive involvement of local residents, the Advisory Committee adopted the following policies for the Berta Road/Valley Drive area: (a) When improvements to Berta Road are constructed which eliminate historic flooding,

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Eureka Community Plan (1995)	
Current General Plan	Revised Text
<p>Slope instability hazards are probably the chief concern among geologic hazards in Humboldt County due to potential effects on all classes of development. Highly erosive soil types, together with an abundance of steeply sloped terrain and poorly consolidated soils, combined with seasonal rains, make slope instability a pervasive problem in the County.</p> <p>The County Seismic Safety Element identifies four categories of slope stability in the Planning Area (relatively stable, low instability, moderately unstable, and high instability). Generally, flat terraces are classified as Relatively Stable. Gulch slopes and steep areas along creeks are classified as Moderately Unstable. Active landslides of all varieties are classified as Highly Unstable. Table 6 provides a listing by neighborhood of approximate acreages in the respective geologic classes and the percent of the neighborhood these lands comprise. Note that this table does not distinguish between lands currently developed and developable lands.</p>	<p>Planning Area (relatively stable, low instability, moderately unstable, and high instability).</p> <p><i>Note: The narrative in Section 3203 should be revised to reflect the General Plan Update reference. The Seismic Safety and Public Elements will be superseded by the adoption of the General Plan Update Safety Element, which contains the same relative slope stability mapping.</i></p>
<p>3220.1 Refer to Chapter 3 of the Framework Plan for Hazards and Resources policies applicable to the Eureka Community Plan.</p>	<p>Refer to <u>Chapter 14 Safety Element of the General Plan for geologic hazard Chapter 3 of the Framework Plan for Hazards and Resources</u> policies applicable to the Eureka Community Plan.</p> <p><i>Note: Section 3220 should be revised to reflect the appropriate General Plan Update reference.</i></p>
<p>3420.1 Refer to Chapter 3 of the Framework Plan for Hazards and Resources policies applicable to the Eureka Community Plan. The Framework Plan contains policies for protection of sensitive habitat along stream beds and riparian corridors and in designated areas of special biological importance.</p>	<p>Refer to the <u>General Plan Conservation and Open Space Element, Chapter 10.3 Biological Resources Chapter 3 of the Framework Plan for Hazards and Resources</u> policies applicable to the Eureka Community Plan. The Framework Plan contains policies for protection of sensitive habitat along stream beds and riparian corridors and in designated areas of special biological importance applicable to the Eureka Community Plan.</p> <p><i>Note: Section 3220 should be revised to reflect the appropriate General Plan Update reference.</i></p>
<p>Figure 17 – Circulation Map</p>	<p>Eureka Circulation and Public Facilities Map</p>
<p>4520.5 Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval. (Refer to the Development Timing Section of the General Plan for further discussion and policies on public wastewater disposal.)</p>	<p>Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval. (Refer to the <u>Development Timing General Plan Land Use Element Section, Growth Planning</u>, for further discussion and policies on public wastewater disposal.)</p>

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McKinleyville Community Plan (2002)	
Current General Plan	Revised Text
2352.5 The Town Center Area shall permit all public facility uses currently identified in the Public Facility land use designation in the Humboldt County Framework Plan (chapter 2761). All existing and proposed public facility uses shall remain as public facilities, and shall not be converted to incompatible commercial uses.	Public Facilities in the Town Center. The Town Center Area shall permit all public facility uses currently identified in the Public Facility land use designation in the Humboldt County <u>Framework General Plan Land Use Element (chapter 2761)</u> . All existing and proposed public facility uses shall remain as public facilities, and shall not be converted to incompatible commercial uses.
2505.8 The current (as of 1999) timber products processing uses occurring at the Raich property (APN 513-151-15) are recognized as consistent with the Community Plan.	Raich property (APN 513-151-015) The current (as of 1999) timber products processing uses occurring at the Raich property (APN 513-151-015) are recognized as consistent with the Community Plan.
2633.5 Private open space land shall not be accessible to the public unless authorized by the property owner. Divisions of rural lands planned AR or AS for residential purposes shall encourage cluster design which permanently preserves open space lands. Creative subdivision designs and problem-solving approaches are encouraged. All development shall be designed to minimize erosion, sedimentation and runoff. Maximum home site coverage in AR shall be 2 acres and 1.5 acres in AS. Reduction in minimum parcel sizes to achieve clustered development may be implemented through the use of the B7 or P combining zones.	2633.5 Private open space land shall not be accessible to the public unless authorized by the property owner. Divisions of rural lands planned <u>ARA</u> or <u>ASRE</u> for residential purposes shall encourage cluster design which permanently preserves open space lands. Creative subdivision designs and problem-solving approaches are encouraged. All development shall be designed to minimize erosion, sedimentation and runoff. Maximum home site coverage in <u>ARA</u> shall be 2 acres and 1.5 acres in <u>ASRE</u> . Reduction in minimum parcel sizes to achieve clustered development may be implemented through the use of the B7 or P combining zones.
2721 Timber Production (T)	<i>Note: For the Avenue of the Giants, Eureka, and McKinleyville Community Plans, use General Plan Update Section 4.8, Land Use Designations, and Table 4-H Zoning Consistency Matrix</i>
2722 Agriculture Exclusive (AE)	
2725 Agricultural Rural (AR)	
2731 Agricultural Suburban (AS)	
2732 Residential, Low Density (RL)	
2733 Residential, Medium Density (RM)	
2741 Commercial General (CG)	
2742 Commercial Services (CS)	
2743 Commercial Recreation (CR)	
2751 Industrial, General (IG)	
2752 Industrial, Resource Related (IR)	
2761 Public Facilities (PF)	
2762 Public Lands (PL)	
Table 3 - Zoning Consistency Matrix	
Figure 11 - Vehicular Circulation	<i>McKinleyville Circulation and Public Facilities Map</i>

In addition to the changes identified above, the Land Use designations for the Avenue of the Giants, Eureka, and McKinleyville Community Plans are amended to use the land use designations in the General Plan Update Section 4.8, Land Use Designations, Zoning Consistency Matrix Table 4-H. Also the land use maps for these Community Plans are amended as shown in the Map Book Appendix F.

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Part 2

Findings of Approval

A. Required Findings for General Plan Amendments

The General Plan of Humboldt County is a dynamic document that can be modified to reflect changing social, economic or environmental conditions, or changes in state law. Per State Planning and Zoning Law (Government Code Section 65000 et seq.) and the Framework Plan, Section 1452.2, Findings Required, a general plan amendment may be approved upon making the following findings:

- 1.a The amendment is in the public interest, and one or more of the following findings:
- 2.a. Base information or physical conditions have changed; or
- 2.b. Community values and assumptions have changed; or
- 2.c. There is an error in the plan; or
- 2.d. To maintain established uses otherwise consistent with a comprehensive view of the plan.

B. Required Findings for Amendments to the Zoning Maps and Regulations State Planning and Zoning Law (Government Code Section 65000 et seq.), and Section 312-50 of the Humboldt County Code (HCC) state the following findings must be made to approve changes in the Zoning Maps and Regulations:

3. The proposed amendment is in the public interest;
4. The proposed amendment is consistent with the General Plan;
5. If the proposed amendment requires a Local Coastal Plan Amendment, the amendment is in conformity with the policies of Chapter 3 of the Coastal Act;
6. The proposed amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

A. Required Findings for Consistency with the Coastal Act

Title 14, Section 13551 of the Coastal Commission's Administrative Regulations, Public Resources Code, Section 30200, and Section 312-50.3.3 HCC requires proposed amendments to conform to the policies contained in Chapter 3 of the Coastal Act, which sets forth policies regarding the following issues:

7. Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access).
8. Recreation (including protection of water-oriented activities, ocean-front land protection for recreational uses, aquaculture uses, and priority of development purposes).
9. Marine Resources (including protecting biological productivity, preventing hazardous waste spills, diking, filling, dredging, fishing, revetments and breakwaters, and water supply and flood control).
10. Land Resources (including protection of environmentally sensitive habitats, agricultural lands, timberlands, and archaeological or paleontological resources).

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11. Development (including placing new development within or close to existing developed areas, protection of scenic resources, maintenance of public access by encouraging public transit, providing for recreational opportunities within new development, protection of public safety, expansion of public works facilities and priority of coastal dependent developments).
12. Industrial Development (including location or expansion of coastal-dependent industrial facilities, Use and design of tanker facilities, oil and gas development, refineries or petrochemical facilities, thermal electric generating plants, offshore oil transportation and refining).

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on April 25, 1995

RESOLUTION No. 95 - 52a

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

RECEIVED

MAY 22 1995

HUMBOLDT COUNTY
PLANNING COMMISSION

WHEREAS, in 1968, the Humboldt County Board of Supervisors adopted the Eureka General Plan which includes a majority of the current Eureka Community Plan boundaries; and,

WHEREAS, in December 1984, the Board of Supervisors adopted the Humboldt County Framework Plan, Volume I, which established a Community Plan program to be included in Volume II, and which established the current boundaries of the Eureka Community Plan; and,

WHEREAS, an initial study was prepared on this project and an environmental review determined that an EIR was required; and,

WHEREAS, the decision to prepare this EIR was based upon significant impacts found in steps of the initial study checklist found in the Planning Department file on this matter, after applying standards described in sections 15065 and 15070, 14 Cal. Code Reg.; and,

WHEREAS, a Notice of Preparation of the EIR was sent to all organizations and individuals requesting notice and was sent to the State Clearinghouse, and was published in a newspaper of general circulation (The Times-Standard), and was posted on and off site in the project area; and,

WHEREAS, the Notice of Preparation describes the project, its location and its impacts sufficiently to permit a meaningful response, with such notice specifying the period during which comments would be received and a brief description of the project and its location; and,

WHEREAS, prior to completing the Draft EIR, the staff of the Planning Department contacted interested agencies, individuals and jurisdictions to secure their input, with such listing identified in the EIR in Section 11; and,

WHEREAS, identified issues are listed in the EIR, Sections 4 through 10 of the Draft and Section 4 of the Final EIR, and responses of the Board are also set forth in the EIR and are supported by empirical data, scientific authorities, and explanatory information which affords a basis for comparison of the problems involved with the proposed project and the difficulties involved in the alternatives as set forth in the EIR; and,

WHEREAS, a Notice of Completion on the Draft EIR was filed with the California Secretary of Resources and the County Clerk on November 12, 1992, briefly describing the project and its location and indicating that the draft EIR was available, where it was available and how long it was available for review, together with the deadline for review; and,

WHEREAS, public notice of the availability of the Draft EIR was provided by mailing notice to organizations and individuals who previously requested such notice, with such notice also being given by publication in a newspaper of general circulation in the affected area, The Times-Standard; and,

WHEREAS, the Times-Standard newspaper published articles on the Eureka Community Plan, the EIR and its review on several occasions between January 1993 and April 1995; and,

WHEREAS, copies of the Draft EIR were sent to interested agencies, individuals and jurisdictions for review for a period of 45 days, with such listing identified in the EIR Findings of Fact; and,

WHEREAS, the County staff reviewed the comments to the Draft EIR; and,

WHEREAS, the County has prepared a Final EIR consisting of the Draft EIR and comments and recommendations received on the Draft EIR, a list of persons, organizations, and public agencies commenting on the Draft EIR, and the responses of the County as lead agency to significant environmental points and to the review and consultation processes which are set forth beginning on page 6 of the Final EIR; and,

WHEREAS, the EIR focuses on the significant effects of the project on the environment, with the scope of the discussion of the significant effects being in proportion to the severity and probability of occurrence; and,

WHEREAS, the potentially significant effects on which the EIR focuses are climate, physiography, geology, soils and seismicity, hydrology, water quality and water supply, air quality, vegetation and wildlife habitat, agricultural land conversion, noise, waste water disposal, solid waste disposal, cultural resources, traffic circulation, public services and facilities, population and housing, parks (open space) and recreation services, fire protection services, law enforcement services and library services; and,

WHEREAS, the EIR focuses on the significant effects on the environment and not on speculative impacts; and,

WHEREAS, the EIR identified several potentially significant impacts of the project if implemented as described, with such impacts being of three categories:

1. Potential impacts which, although discussed, were never considered to be or found to be significant.

2. Potential significant impacts which are mitigated to less than significant by implementation of the measures called out.
3. Potential impacts, which although mitigated, could not be mitigated to less than significant; and,

WHEREAS, the degree of specificity in the EIR corresponds to the specificity involved in the underlying activity, in that the EIR focuses on the secondary effects that can be expected to follow from the adoption of the Eureka Community Plan, but the EIR is not as detailed on the specific construction projects that might follow.

WHEREAS, notice of the meeting at which the Planning Commission was to review the EIR and recommend its certification was given by mail to organizations and individuals who requested such notice, with such notice also given by publication in a newspaper of general circulation in the affected area (The Times-Standard); and,

WHEREAS, on January 14, 1993, the Planning Commission opened duly noticed public hearings in the unincorporated Eureka area on the Hearing Draft Eureka Community Plan, Associated Zone Reclassifications and Ordinances and Draft EIR during which written and verbal testimony was presented; and,

WHEREAS, on January 28 and February 25 1993, the Planning Commission held continued public hearings on the Hearing Draft Eureka Community Plan, Associated Zone Reclassifications and Ordinances and Draft EIR during which time the Commission accepted the CAC Hearing Draft Plan and Zone Revisions and Draft EIR and received additional written and oral testimony; and,

WHEREAS, on March 25, April 29, June 10, July 29, August 26, September 23 and October 14, 1993 the Planning Commission held continued public hearings on the Hearing Draft Eureka Community Plan, Associated Zone Reclassifications and Ordinances, Draft EIR and Final EIR and received additional written and oral testimony; and,

WHEREAS, on October 14, 1993, the Planning Commission completed their review and consideration of the reports presented and other written and verbal testimony, and approved amendments to the CAC Hearing Draft Plan, Draft Environmental Impact Report and Final Environmental Impact Report with such amendments being detailed on a Planning Commission report, which together with the CAC Hearing Draft were accepted as the Planning Commission Approved Hearing Draft Eureka Community Plan and EIR; and,

WHEREAS, at their noticed public hearing of October 14, 1993, the Planning Commission recommended to the Board of Supervisors certification of the EIR; and,

WHEREAS, notice of the meeting at which the Board of Supervisors was to review the EIR was given by mail to organizations and individuals who requested such notice, with such notice also given by publication in a newspaper of general circulation in the affected area (The Times-Standard); and,

WHEREAS, noticed public hearings were held before the Board of Supervisors to certify the EIR; and,

WHEREAS, on December 14, 1993, the Board of Supervisors held a public hearing to accept all documents pertaining to the Eureka Community Plan program, and at which time no public testimony was received; and,

WHEREAS, on January 11, 1994, the Board of Supervisors held a duly noticed public hearing to accept public testimony on the Eureka Community Plan and EIR, and to also accept an oral report and slide presentation from staff; and,

WHEREAS, on January 18, 1994, the Board of Supervisors held a continued public hearing in which they completed a road tour of the Planning Area with staff and counsel, and visited many of the locations noted in the slide presentation; and,

WHEREAS, on February 22, March 9, April 26, May 10, May 24, May 31, June 20, June 29, July 12, and July 19, September 27, and November 29, 1994, the Board of Supervisors held continued public hearings to accept additional testimony on the Eureka Community Plan and EIR; and,

WHEREAS, on July 19, September 15, and October 20, 1994, the Planning Commission held continued public hearings on the Eureka Community Plan and EIR to consider items which were referred from the Board of Supervisors, and which they had not previously considered; and,

WHEREAS, on January 17, 1995, the Board of Supervisors held a continued public hearing to consider items which had been returned from the Planning Commission, and after considering these items, closed the public hearing, and conceptually approved the certification of the EIR and adoption of the Eureka Community Plan; and,

WHEREAS, on February 28, 1995, the Board of Supervisors held a continued hearing to establish the date for certification of the EIR and adoption of the Eureka Community Plan; and,

WHEREAS, notice of the meeting at which the Board of Supervisors was to certify the EIR was given by mail to organizations and individuals who previously requested such notice; and,

WHEREAS, on April 25, 1995, the Board of Supervisors held a continued hearing in which they certified the EIR and adopted the Eureka Community Plan; and,

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

Findings

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

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

2. Where required, measures have been incorporated into these revisions which mitigate or avoid all significant environmental impacts identified in considering the revisions herein, and there is no substantial evidence that these revisions will have a significant effect on the environment.
3. There are areas of potentially significant environmental effect which have not been fully mitigated. In considering these environmental impacts, it is found that there are overriding social and economic considerations which justify adoption of the Eureka Community Plan despite these impacts. These considerations include, consistent with the adopted General Plan-Volume I, requirements to provide sufficient opportunities for economic development and adequate housing within and adjacent to existing developed areas.
5. Neither the revisions nor any part thereof will operate to limit the number of housing units which may be constructed on an annual basis in areas to which the revisions apply.
6. The adoption of the revisions herein is consistent with a comprehensive view of the General Plan.
7. The adoption of the revisions is in the public interest and the revisions are consistent with State law.

BE IT FURTHER RESOLVED that on April 25, 1995, this Humboldt County Board of Supervisors hereby adopts the Findings in support of the Final Environmental Impact Report for the Eureka Community Plan.

BE IT FURTHER RESOLVED that on April 25, 1995, this Humboldt County Board of Supervisors hereby certifies the Final Environmental Impact Report for the Eureka Community Plan.

Adopted on motion by Supervisor Neely , seconded by Supervisor Heider and the following vote;

AYES: Supervisors--Dixon, Heider, Fulkerson, Neely, and Kirk

NOES: Supervisors--None

ABSTAIN: Supervisors--None

ABSENT: Supervisors--None

STATE OF CALIFORNIA)
) SS.
County of Humboldt)

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

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

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

By: *Lora Frediani*
LORA FREDIANI

Date: May 19, 1995

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on April 25, 1995

RESOLUTION NO. 95 - 52b

RECEIVED

MAY 22 1995

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF HUMBOLDT
APPROVING THE EUREKA COMMUNITY PLAN AND ASSOCIATED ZONING
AS PART OF THE HUMBOLDT COUNTY GENERAL PLAN

**HUMBOLDT COUNTY
PLANNING COMMISSION**

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

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

WHEREAS, Volume I identifies specific communities where the need for General Plan revisions are known to exist, and provides for revisions in the public interest as determined by the Planning Commission and the Board of Supervisors based on specific findings described in the Plan; and,

WHEREAS, Volume I provides that a series of community plans shall be adopted as Volume II of the General Plan, with a portion of the unincorporated area near and adjacent to the City of Eureka identified as the Eureka Community Planning Area; and

WHEREAS, a planning process to develop a Eureka Community Plan and Associated Zoning, hereinafter called Eureka Community Plan, was carried out as set forth in the Procedural History Findings which are incorporated herein by reference; and,

WHEREAS, the planning process to develop a Eureka Community Plan included approximately 73 meetings of a Citizens Advisory Committee, 10 hearings before the Planning Commission, and 17 hearings before the Board of Supervisors; and,

WHEREAS, a draft environmental impact report, together with staff responses to comments were incorporated into a preliminary final environmental impact report in a staff report dated December 14, 1993 for public review and Board of Supervisors consideration and approval; and,

WHEREAS, the Eureka Community Plan has been reviewed for compliance with requirements of the California Environmental Quality Act and reports prepared pursuant to that Act have been duly considered by the Board of Supervisors and found to have been prepared pursuant to requirements of that Act; and,

WHEREAS, the Board of Supervisors held duly noticed public hearings on the Eureka Community Plan and Environmental Impact Report, as described in the Procedural History Findings, during

which staff reports and supplemental written and oral comments were presented and considered; and,

WHEREAS, on January 17, 1995, the Board of Supervisors of the County of Humboldt considered all testimony, comments and documents before them and conceptually approved the certification of the Environmental Impact Report and adoption of Eureka Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors, that this Board has reviewed and considered the Eureka Community Plan, including comments, responses and revisions to said plan concerning the public's interest, and that the following findings be and are hereby made:

Public Interest Findings

1. The Board of Supervisors has found that the Eureka Community Plan and EIR are in the public interest because the Plan is a long range statement of public policy for the use of public and private lands, and will ensure that future growth occurs in an orderly manner.
2. The Eureka Community Plan designates large vacant land tracts (near existing infrastructure) for Planned Unit Developments. This innovative type of development involves the clustering of homesites, while maximizing the preservation and enhancement of natural features and open space.
3. The Eureka Community Plan establishes three community parks to provide opportunities for continued public recreation.
4. The Eureka Community Plan provides housing affordability through densities which will keep enough development potential available to ensure competitive land markets and free competition.
5. The Eureka Community Plan increases affordable housing supply through increased multiple family zoning designations.
6. The Eureka Community Plan provides protection of the area's numerous gulches, greenways and open spaces while providing for development along hillside terrain.
7. The Eureka Community Plan concentrates new development around existing public services and improvements.
8. The Eureka Community Plan provides a circulation system that accommodates existing and planned land uses, and provides for an efficient movement of people, goods and services within the Planning Area.
9. The Eureka Community Plan assures that school facilities are available to meet the future educational needs of the Eureka community residents.
10. The Eureka Community Plan assures adequate fire protection for new and existing development.

11. The Eureka Community Plan provides protection of resource production lands (agricultural, timber).
12. As evidenced in the Procedural History Findings, the Board of Supervisors held public hearings on the Eureka Community Plan and Associated Zoning between January 1994 and January 1995 to consider the public's concerns and comments.
13. The Board of Supervisors has reviewed and considered the Final Environmental Impact Report during their hearings on the Eureka Community Plan. That report reduces most potential significant impacts to a level of insignificance. Those impacts which cannot be reduced to a level of insignificance are addressed in a statement of overriding considerations, also included in the report.

BE IT FURTHER RESOLVED that the Humboldt County Board of Supervisors incurred a procedural history in their review and consideration of the Eureka Community Plan, and that the following findings be and are hereby made:

Procedural History Findings

1. Throughout the Community Plan process, there have been numerous Citizens Advisory Committee, Planning Commission and Board of Supervisors meetings, hearings and workshops at which proposed revisions to the existing Eureka General Plan have been considered. The minutes of all such meetings are part of the record of proceedings which have been considered by the Board of Supervisors in making findings regarding the proposed Community Plan and EIR. All staff reports, memoranda, maps, letters, minutes of meetings and other planning documents prepared by the county staff and consultants relating to the project are included in the record.
2. The documents upon which the Board of Supervisors has relied in making its findings concerning the proposed Community Plan and EIR include, but are not limited to the following:
 - Eureka General Plan (1968)
 - Eureka Community Plan Technical Background Study (January 1989)
 - Transportation Chapter of the Draft Environmental Impact Report for the Eureka Community Plan, prepared by TJKM Transportation Consultants (July 20, 1990)
 - Circulation Element and Technical Transportation Appendix for the Eureka Community Plan, prepared by TJKM Transportation Consultants (July 20, 1990)
 - Amended Circulation Element for the Eureka Community Plan, prepared by TJKM Transportation Consultants (July 1, 1992)

- Eureka Community Plan Draft Environmental Impact Report (November 1992)
 - Hearing Draft Eureka Community Plan (December 1992)
 - Final Environmental Impact Report for the Eureka Community Plan (March 1993)
 - Planning Commission Recommended Revisions to the Hearing Draft Eureka Community Plan (October 1993)
 - Findings of Fact in Support of the Final Environmental Impact Report for the Eureka Community Plan (April 25, 1995)
 - Statement of Overriding Considerations for the Eureka Community Plan Environmental Impact Report (April 25, 1995)
 - Mitigation Monitoring Plan for the Eureka Community Plan Environmental Impact Report (April 25, 1995)
 - Board of Supervisors Adopted Revisions to the Planning Commission Hearing Draft Text and Maps (April 25, 1995)
 - All testimony presented at the noticed public hearings before the Board of Supervisors and the Humboldt County Planning Commission, whether written or oral. (January 1993 to January 1995)
3. In 1968, the Humboldt County Board of Supervisors adopted the Eureka General Plan which includes a majority of the current Eureka Community Plan boundaries.
 4. In December 1984, the Board of Supervisors adopted the Humboldt County Framework Plan, Volume I, which established a Community Plan program to be included in Volume II, and which established the current boundaries of the Eureka Community Plan.
 5. On August 26, 1986, a Notice of Preparation was distributed to various individuals, agencies and organizations regarding the formulation of the Eureka Community Plan Draft EIR.
 6. In January 1989, staff completed work on the Eureka Community Plan Technical Background Study which is a collection of land use related data to be used by a Citizens Advisory Committee (CAC) and staff as a common source of information during formulation of the Eureka Community Plan and EIR.
 7. On February 28, 1989, the Humboldt County Board of Supervisors directed staff to solicit nominations for appointment to the Eureka Community Plan CAC.

8. On May 4, 1989, the Planning Commission recommended, to the Board of Supervisors, nominations to the Eureka Community Plan CAC.
9. On May 23, 1989, the Board of Supervisors appointed an eleven member CAC to prepare recommendations on the adoption of a Community Plan, EIR and associated zoning for the Eureka Community Planning Area.
10. In June 1989, the CAC began meeting to formulate and make recommendations for adoption of the Eureka Community Plan and EIR.
11. Between April and July 1991, the CAC held a series of Community Workshops in which the first draft of the Eureka Community Plan and EIR was introduced to the public, and revisions were made based on community input.
12. Between June 1989 and May 1992, the CAC held over 70 public meetings in the Eureka area, attended meetings in affected neighborhoods, reviewed background data and conducted a survey of community attitudes regarding formulation of the Eureka Community Plan and EIR.
13. On May 27, 1992, the CAC approved the Hearing Draft Eureka Community Plan and Associated Zoning and completed their review of the Draft EIR, and approved mitigation measures and project alternatives which modified their recommendations on the Hearing Draft Plan and Associated Zoning, and also approved plan and zone maps at a scale of 1" = 600'.
14. On November 12, 1992 the Draft Environmental Impact Report was released for a 45 day public review period, during which time the County received 14 comments on the Draft EIR.
15. On January 14, 1993, the Planning Commission opened duly noticed public hearings in the unincorporated Eureka area on the Hearing Draft Eureka Community Plan, Associated Zone Reclassifications and Ordinances and Draft EIR during which written and verbal testimony was presented.
16. On January 28 and February 25 1993, the Planning Commission held continued public hearings on the Hearing Draft Eureka Community Plan, Associated Zone Reclassifications and Ordinances and Draft EIR during which time the Commission accepted the CAC Hearing Draft Plan and Zone Revisions and Draft EIR and received additional written and oral testimony.
17. In March 1993, the Final EIR, which contained responses to comments from the Draft EIR, was made available for public review.
18. On March 25, April 29, June 10, July 29, August 26, September 23 and October 14, 1993 the Planning Commission held continued public hearings on the Hearing Draft Eureka Community Plan, Associated Zone Reclassifications and Ordinances, Draft EIR and Final EIR and received additional written and oral testimony.

19. On October 14, 1993, the Planning Commission completed their review and consideration of the reports presented and other written and verbal testimony, and approved amendments to the CAC Hearing Draft Plan, Draft Environmental Impact Report and Final Environmental Impact Report with such amendments being detailed on a Planning Commission report, which together with the CAC Hearing Draft were accepted as the Planning Commission Approved Hearing Draft Eureka Community Plan and EIR.
20. On December 14, 1993, the Board of Supervisors held a public hearing to accept all documents pertaining to the Eureka Community Plan program, and at which time no public testimony was received.
21. On January 11, 1994, the Board of Supervisors held a duly noticed public hearing to accept public testimony on the Eureka Community Plan and EIR, and to also accept an oral report and slide presentation from staff.
22. On January 18, 1994, the Board of Supervisors held a continued public hearing in which they completed a road tour of the Planning Area with staff and counsel, and visited many of the locations noted in the slide presentation.
23. On February 22, March 9, April 26, May 10, May 24, May 31, June 20, June 29, July 12, and July 19, September 27, and November 29, 1994, the Board of Supervisors held continued public hearings to accept additional testimony on the Eureka Community Plan and EIR.
24. On July 19, September 15, and October 20, 1994, the Planning Commission held continued public hearings on the Eureka Community Plan and EIR to consider items which were referred from the Board of Supervisors, and which they had not previously considered.
25. On January 17, 1995, the Board of Supervisors held a continued public hearing to consider items which had been returned from the Planning Commission, and after considering these items, closed the public hearing, and conceptually approved the certification of the EIR and adoption of the Eureka Community Plan.
26. On February 28, 1995, the Board of Supervisors held a continued hearing to establish the date for certification of the EIR and adoption of the Eureka Community Plan.
27. On April 25, 1995, the Board of Supervisors held a continued hearing in which they certified the EIR and adopted the Eureka Community Plan.

BE IT FURTHER RESOLVED that the Humboldt County Board of Supervisors, has reviewed and considered the Eureka Community Plan, including comments, responses and revisions to said plan concerning the Eureka Community Plan's consistency with the Framework General Plan, and that the following findings be and are hereby made:

Framework General Plan Consistency Findings

1. The Eureka Community Plan is consistent with the Framework General Plan policies and programs applicable to the Eureka Community Planning Area and systematically implements them, as evidenced in Chapter 1100 of the Eureka Community Plan (p.2-4), such as:

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

2. The Eureka Community Plan includes a statement of the relationship of the Eureka Community Plan to the Framework General Plan in Chapter 1 of the Eureka Community Plan.

BE IT FURTHER RESOLVED that the Humboldt County Board of Supervisors, has reviewed and considered the Eureka Community Plan, including comments, responses and revisions to said plan concerning the Eureka Community Plan's internal consistency, and that the following findings be and are hereby made:

Internal Consistency Findings

1. The Eureka Community Plan specifies policies, as identified in Chapter 1, that pertain to the standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, such as:

- The Plan designates large vacant land tracts (near existing infrastructure) for Planned Unit Developments, which involves the clustering of homesites while maximizing the preservation and enhancement of natural features and open space.

- The Plan provides protection of resource production lands (agricultural, timber).
 - The Plan provides protection of the area's numerous gulches, greenways and open spaces while providing for development along hillside terrain.
2. The Eureka Community Plan specifies the distribution, location and extent of the uses of land, as identified in Chapter 1, including open space, within the area covered by the Plan (as shown on the land use maps) such as:
- The proposed project, as recommended for approval, increases affordable housing supply through increased multiple family zoning designations.
 - The proposed project, as recommended for approval, concentrates new development around existing public services and improvements.
 - The Plan provides housing affordability through densities which will keep enough development potential available to ensure competitive land markets and free competition.
3. The Eureka Community Plan specifies policies that deal with the proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, solid waste disposal, and other essential facilities proposed to be located within the planning area and needed to support the land uses described in the Plan, such as:
- The Plan provides a circulation system that accommodates existing and planned land uses, and provides for an efficient movement of people, goods and services within the Planning Area.
 - The Plan assures that school facilities are available to meet the future educational needs of the Eureka community residents.
 - The Plan assures adequate fire protection for new and existing development.
 - The Plan requires that the availability of water meeting the Humboldt County Department of Environmental Health and/or Humboldt Community Services District standards shall be demonstrated prior to the approval of any use permit or subdivision application.
 - The Plan requires that sewage disposal meeting the Humboldt County Department of Environmental Health and/or Humboldt Community Services District standards shall be demonstrated prior to the approval of any use permit or subdivision application.
4. The Eureka Community Plan specifies policies that provide for a program of implementation measures including regulations, programs, public works projects and

financing measures necessary to carry out the policies of the Eureka Community Plan, such as:

- The County shall incorporate the development of pedestrian corridors along major roads into Public Works Five Year Priority List Capital Improvement program.
- The County shall incorporate the realignment of these intersections as a high priority in Public Works Five Year Priority List Capital Improvement program.
- The County shall prepare handouts and brochures informing the community on housing policies regarding density bonuses, neighborhood associations, affordable housing and other policies identified in Section 2400.
- The policy to discourage lots from fronting onto such roads as Humboldt Hill, Walnut, Campton and Ridgewood (west of Walnut) shall be implemented through the subdivision process for parcels along these corridors.
- After all feasible alternatives have been exhausted, the County shall adopt and periodically review a traffic impact fee ordinance that would require all new development to pay a fair share of transportation improvements.

BE IT FURTHER RESOLVED that the Humboldt County Board of Supervisors; has reviewed and considered the Eureka Community Plan, including comments, responses and revisions to said plan concerning the Environmental Impact Report of the Eureka Community Plan, and that the following findings be and are hereby made:

Environmental Impact Findings

1. A Draft Environmental Impact Report was prepared and completed for the Eureka Community Plan in compliance with CEQA.
2. The Board of Supervisors has reviewed and considered the Draft Environmental Impact Report, including comments, responses and revisions to said Final Environmental Impact Report.
3. The Board of Supervisors has reviewed and considered the Final Environmental Impact Report which includes comments, responses and revisions to the Draft Environmental Impact Report.
4. The Final Environmental Impact Report has been completed in compliance with CEQA.
5. The Board of Supervisors has adopted Findings of Fact in support of the Final Environmental Impact for the Eureka Community Plan, a Statement of Overriding Considerations and a Mitigation Monitoring Plan.
6. Upon consideration of the above, the Board of Supervisors has certified the Final Environmental Impact for the Eureka Community Plan on April 25, 1995.

BE IT FURTHER RESOLVED that upon consideration of all of the above, the Eureka Community Plan is adopted and the implementing zone reclassifications as shown on the zoning maps are hereby approved.

BE IT FURTHER RESOLVED that this Board of Supervisors hereby conveys its indebtedness to each and every member of the Eureka Community Plan Citizens Advisory Committee, and the many local residents who contributed and participated by attendance and comments at public meetings during this community oriented planning effort.

Adopted on motion by Supervisor Neely, seconded by Supervisor Heider, and the following vote:

AYES: Supervisors--Dixon, Heider, Fulkerson, Neely, and Kirk

NOES: Supervisors--None

ABSTAIN: Supervisors--None

ABSENT: Supervisors--None

STATE OF CALIFORNIA)
) SS.
County of Humboldt)

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

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

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

By: Lora Frediani

Date: May 19, 1995

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

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

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by rezoning the area generally described as covering 14.5 square miles of unincorporated land south of the City of Eureka, including the neighborhoods of Cutten, Elk River, Humboldt Hill, Pine Hill, Ridgewood Heights and West Myrtle town, as shown on a map entitled EUREKA AREA COMMUNITY PLAN ZONING, dated April 25, 1995, except for those areas depicted on said map as Areas A and B1 through B13 which involve TPZ rezones and are included in separate ordinances; said map is on file at the Humboldt County Planning and Building Department.


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

PASSED, APPROVED AND ADOPTED this 25th day of April, 1995, on the following vote, to wit:

AYES: Supervisors: Dixon, Heider, Fulkerson, Neely

NOES: Supervisors: None

ABSENT: Supervisors: Kirk - Abstained



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

(SEAL)

ATTEST:
Lora Frediani
Clerk of the Board of Supervisors
of the County of Humboldt,
State of California.



Deputy

(G-2c)

**EUREKA AREA
COMMUNITY PLAN
ZONING**

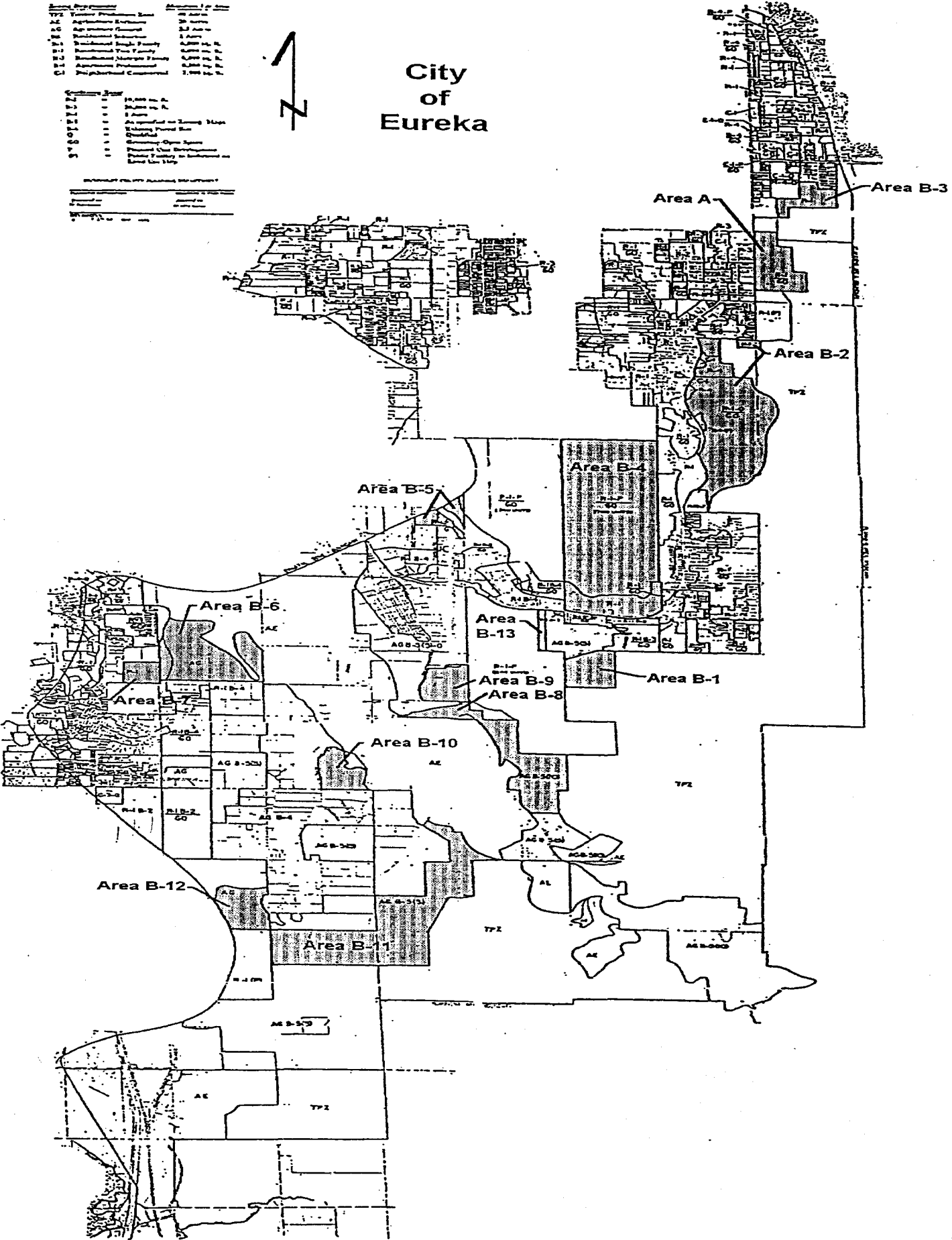
Code	Description	Minimum Lot Area
W-1	Residential Single-Family	5,000 sq. ft.
W-2	Residential Single-Family	5,000 sq. ft.
W-3	Residential Single-Family	5,000 sq. ft.
W-4	Residential Single-Family	5,000 sq. ft.
W-5	Residential Single-Family	5,000 sq. ft.
W-6	Residential Single-Family	5,000 sq. ft.
W-7	Residential Single-Family	5,000 sq. ft.
W-8	Residential Single-Family	5,000 sq. ft.
W-9	Residential Single-Family	5,000 sq. ft.
W-10	Residential Single-Family	5,000 sq. ft.
W-11	Residential Single-Family	5,000 sq. ft.
W-12	Residential Single-Family	5,000 sq. ft.
W-13	Residential Single-Family	5,000 sq. ft.
W-14	Residential Single-Family	5,000 sq. ft.
W-15	Residential Single-Family	5,000 sq. ft.
W-16	Residential Single-Family	5,000 sq. ft.
W-17	Residential Single-Family	5,000 sq. ft.
W-18	Residential Single-Family	5,000 sq. ft.
W-19	Residential Single-Family	5,000 sq. ft.
W-20	Residential Single-Family	5,000 sq. ft.
W-21	Residential Single-Family	5,000 sq. ft.
W-22	Residential Single-Family	5,000 sq. ft.
W-23	Residential Single-Family	5,000 sq. ft.
W-24	Residential Single-Family	5,000 sq. ft.
W-25	Residential Single-Family	5,000 sq. ft.
W-26	Residential Single-Family	5,000 sq. ft.
W-27	Residential Single-Family	5,000 sq. ft.
W-28	Residential Single-Family	5,000 sq. ft.
W-29	Residential Single-Family	5,000 sq. ft.
W-30	Residential Single-Family	5,000 sq. ft.
W-31	Residential Single-Family	5,000 sq. ft.
W-32	Residential Single-Family	5,000 sq. ft.
W-33	Residential Single-Family	5,000 sq. ft.
W-34	Residential Single-Family	5,000 sq. ft.
W-35	Residential Single-Family	5,000 sq. ft.
W-36	Residential Single-Family	5,000 sq. ft.
W-37	Residential Single-Family	5,000 sq. ft.
W-38	Residential Single-Family	5,000 sq. ft.
W-39	Residential Single-Family	5,000 sq. ft.
W-40	Residential Single-Family	5,000 sq. ft.
W-41	Residential Single-Family	5,000 sq. ft.
W-42	Residential Single-Family	5,000 sq. ft.
W-43	Residential Single-Family	5,000 sq. ft.
W-44	Residential Single-Family	5,000 sq. ft.
W-45	Residential Single-Family	5,000 sq. ft.
W-46	Residential Single-Family	5,000 sq. ft.
W-47	Residential Single-Family	5,000 sq. ft.
W-48	Residential Single-Family	5,000 sq. ft.
W-49	Residential Single-Family	5,000 sq. ft.
W-50	Residential Single-Family	5,000 sq. ft.

Code	Description	Minimum Lot Area
W-51	Residential Single-Family	5,000 sq. ft.
W-52	Residential Single-Family	5,000 sq. ft.
W-53	Residential Single-Family	5,000 sq. ft.
W-54	Residential Single-Family	5,000 sq. ft.
W-55	Residential Single-Family	5,000 sq. ft.
W-56	Residential Single-Family	5,000 sq. ft.
W-57	Residential Single-Family	5,000 sq. ft.
W-58	Residential Single-Family	5,000 sq. ft.
W-59	Residential Single-Family	5,000 sq. ft.
W-60	Residential Single-Family	5,000 sq. ft.
W-61	Residential Single-Family	5,000 sq. ft.
W-62	Residential Single-Family	5,000 sq. ft.
W-63	Residential Single-Family	5,000 sq. ft.
W-64	Residential Single-Family	5,000 sq. ft.
W-65	Residential Single-Family	5,000 sq. ft.
W-66	Residential Single-Family	5,000 sq. ft.
W-67	Residential Single-Family	5,000 sq. ft.
W-68	Residential Single-Family	5,000 sq. ft.
W-69	Residential Single-Family	5,000 sq. ft.
W-70	Residential Single-Family	5,000 sq. ft.
W-71	Residential Single-Family	5,000 sq. ft.
W-72	Residential Single-Family	5,000 sq. ft.
W-73	Residential Single-Family	5,000 sq. ft.
W-74	Residential Single-Family	5,000 sq. ft.
W-75	Residential Single-Family	5,000 sq. ft.
W-76	Residential Single-Family	5,000 sq. ft.
W-77	Residential Single-Family	5,000 sq. ft.
W-78	Residential Single-Family	5,000 sq. ft.
W-79	Residential Single-Family	5,000 sq. ft.
W-80	Residential Single-Family	5,000 sq. ft.

Code	Description	Minimum Lot Area
W-81	Residential Single-Family	5,000 sq. ft.
W-82	Residential Single-Family	5,000 sq. ft.
W-83	Residential Single-Family	5,000 sq. ft.
W-84	Residential Single-Family	5,000 sq. ft.
W-85	Residential Single-Family	5,000 sq. ft.
W-86	Residential Single-Family	5,000 sq. ft.
W-87	Residential Single-Family	5,000 sq. ft.
W-88	Residential Single-Family	5,000 sq. ft.
W-89	Residential Single-Family	5,000 sq. ft.
W-90	Residential Single-Family	5,000 sq. ft.
W-91	Residential Single-Family	5,000 sq. ft.
W-92	Residential Single-Family	5,000 sq. ft.
W-93	Residential Single-Family	5,000 sq. ft.
W-94	Residential Single-Family	5,000 sq. ft.
W-95	Residential Single-Family	5,000 sq. ft.
W-96	Residential Single-Family	5,000 sq. ft.
W-97	Residential Single-Family	5,000 sq. ft.
W-98	Residential Single-Family	5,000 sq. ft.
W-99	Residential Single-Family	5,000 sq. ft.
W-100	Residential Single-Family	5,000 sq. ft.



**City
of
Eureka**



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

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

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by rezoning the property shown in the attached Exhibit A from Timber Production Zone (TPZ) to Residential Single Family with Combining Zones of Planned Development, Recreation, and Greenway and Open Space (R-1/P,R,GO). The property shown in the attached Exhibit A is generally described as Area A, as shown on a map entitled EUREKA AREA COMMUNITY PLAN ZONING, dated April 25, 1995, said map on file at the Humboldt County Planning and Building Department. The rezoning of Area A involves an Immediate Rezone of TPZ lands and is contingent upon State Board of Forestry certification of the applicable Timber Conversion Permit.

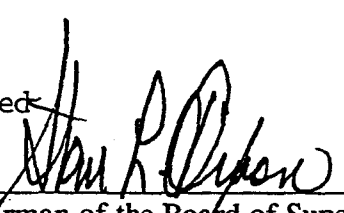
SECTION 2. EFFECTIVE DATE. Pursuant to California Government Code Section 51133, this ordinance shall become effective upon notification by the State Board of Forestry of certification of the applicable Timber Conversion Permit;

PASSED, APPROVED AND ADOPTED this 25th day of April, 1995, on the following vote, to wit:

AYES: Supervisors: Dison, Heider, Fulkerson, Neely

NOES: Supervisors: None

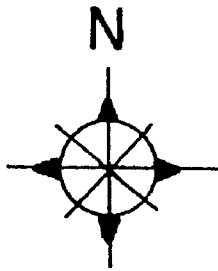
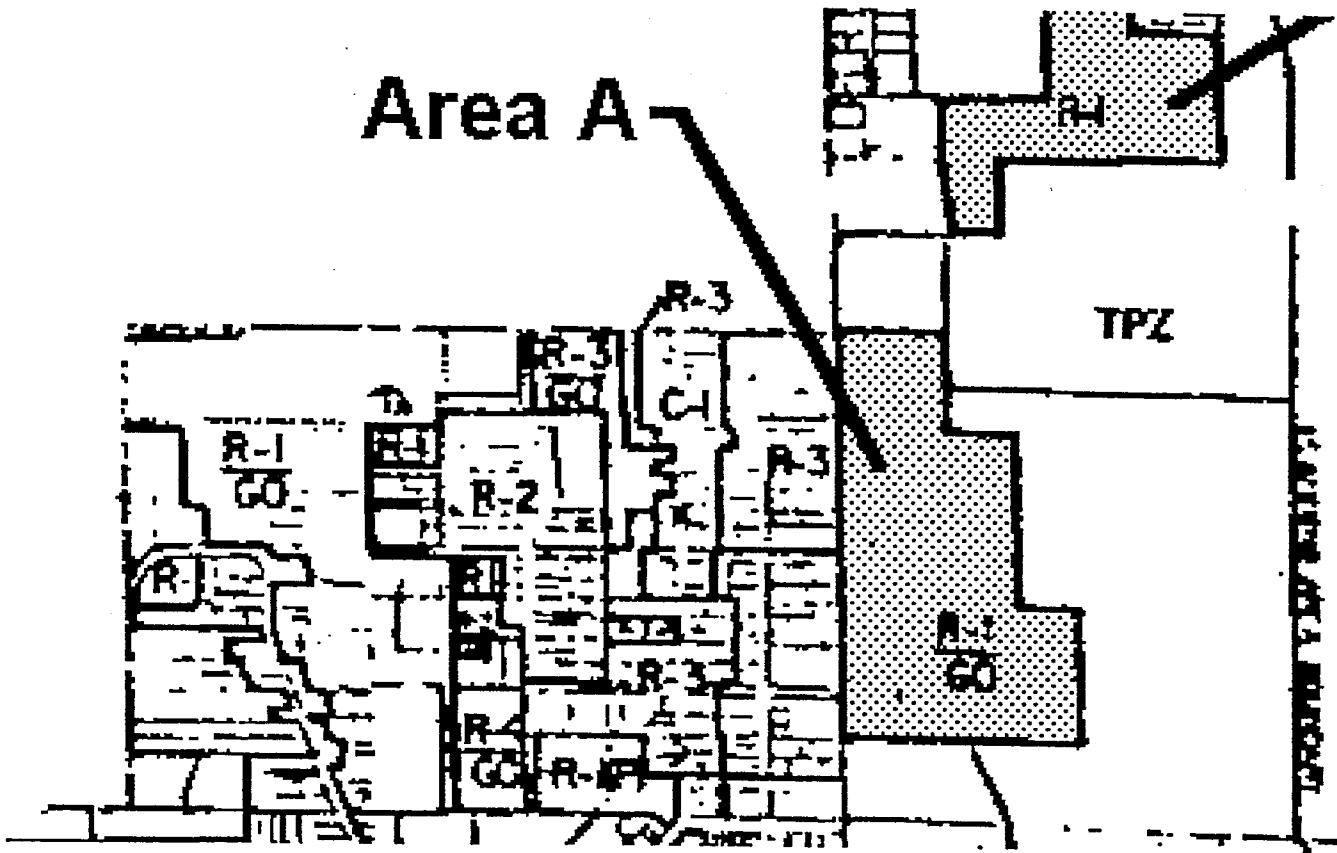
ABSENT: Supervisors: Kirk - Abstained


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

(SEAL)

ATTEST:
Lora Frediani
Clerk of the Board of Supervisors
of the County of Humboldt,
State of California.


Deputy



**Immediate TPZ Rezone
Eureka Community Plan**

Area A

APN 017-071-03 (portion of); 017-071-04;
017-072-01 (portion of); 017-072-02;
017-073-01 (portion of); 017-073-02

Exhibit A

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

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

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property shown in attached Exhibits B1 through B13 from Timber Production Zone (TPZ) to the following zones:

- Area B1: Agriculture General/B-5 Combining (5 acre minimum parcel size).
- Area B2: Residential Single Family (6,000 square foot minimum parcel size), Residential Single Family/Qualified Combining (6,000 square foot minimum parcel size), Residential Single Family/Greenway and Open Space Combining (6,000 square foot minimum parcel size), Apartment Professional (6,000 square foot minimum parcel size), and Neighborhood Commercial (2,000 square foot minimum parcel size).
- Area B3: Residential Single Family/Greenway and Open Space Combining (6,000 square foot minimum parcel size).
- Area B4: Residential Single Family/Planned Development Combining, Greenway and Open Space Combining (6,000 square foot minimum parcel size).
- Area B5: Residential Single Family/Planned Development Combining (6,000 square foot minimum parcel size), and Residential Single Family/B-4 Combining, Greenway and Open Space Combining (1 acre minimum parcel size).
- Area B6: Residential Single Family (6,000 square foot minimum parcel size), and Agriculture General (2.5 acre minimum parcel size).
- Area B7: Residential Single Family (6,000 square foot minimum parcel size), and Agriculture General (2.5 acre minimum parcel size).
- Area B8: Agriculture General/B-5 Combining (5 acre minimum parcel size), Agriculture General/B-5 Combining (10 acre minimum parcel size), and Agriculture Exclusive (20 acre minimum parcel size).
- Area B9: Agriculture General/B-5 Combining (5 acre minimum parcel size), Agriculture General/B-5 Combining, Qualified Combining (5 acre minimum parcel size).
- Area B10: Agriculture General/B-6 Combining (minimum parcel size as shown on subdivision maps of record).

Area B11: Agriculture General/B-5 Combining (5 acre minimum parcel size).

Area B12: Agriculture General (5 acre minimum parcel size).

Area B13: Agriculture General/B-5 Combining (5 acre minimum parcel size).

Areas B1 through B13 are shown on the attached maps labeled as Exhibits B1 through B13 respectively, and on the map entitled EUREKA AREA COMMUNITY PLAN ZONING, dated April 25, 1995, said map is on file at the Humboldt County Planning and Building Department. The rezoning of Areas B1 through B13 involves Ten-Year Phaseout Rezones of TPZ lands and is contingent upon Notices of TPZ Status being filed with Humboldt County for each effected parcel described in Areas B1 through B13 of said map.

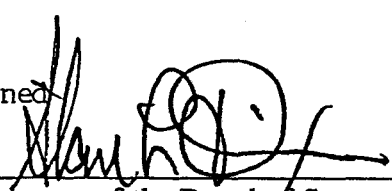
SECTION 2. EFFECTIVE DATE. Pursuant to California Government Code Section 51120, this ordinance shall become effective April 25, 2005, such date being ten (10) years from the date of approval.

PASSED, APPROVED AND ADOPTED this 25th day of April, 1995, on the following vote, to wit:

AYES: Supervisors: Dixon, Heider, Fulkerson, Neely

NOES: Supervisors: None

ABSENT: Supervisors: Kirk - Abstained



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

(SEAL)

ATTEST:
Lora Frediani
Clerk of the Board of Supervisors
of the County of Humboldt,
State of California.

Moselle Ball
Deputy

**EUREKA AREA
COMMUNITY PLAN
ZONING**

Zoning Designation	Minimum Lot Size
TPZ	Transfer Prohibited Zone
AE	Agriculture Exclusive
AG	Agriculture General
RS	Residential Suburban
R-1	Residential Single Family
R-2	Residential Two Family
R-3	Residential Multiple Family
R-4	Apartment Residential
C-1	Neighborhood Commercial

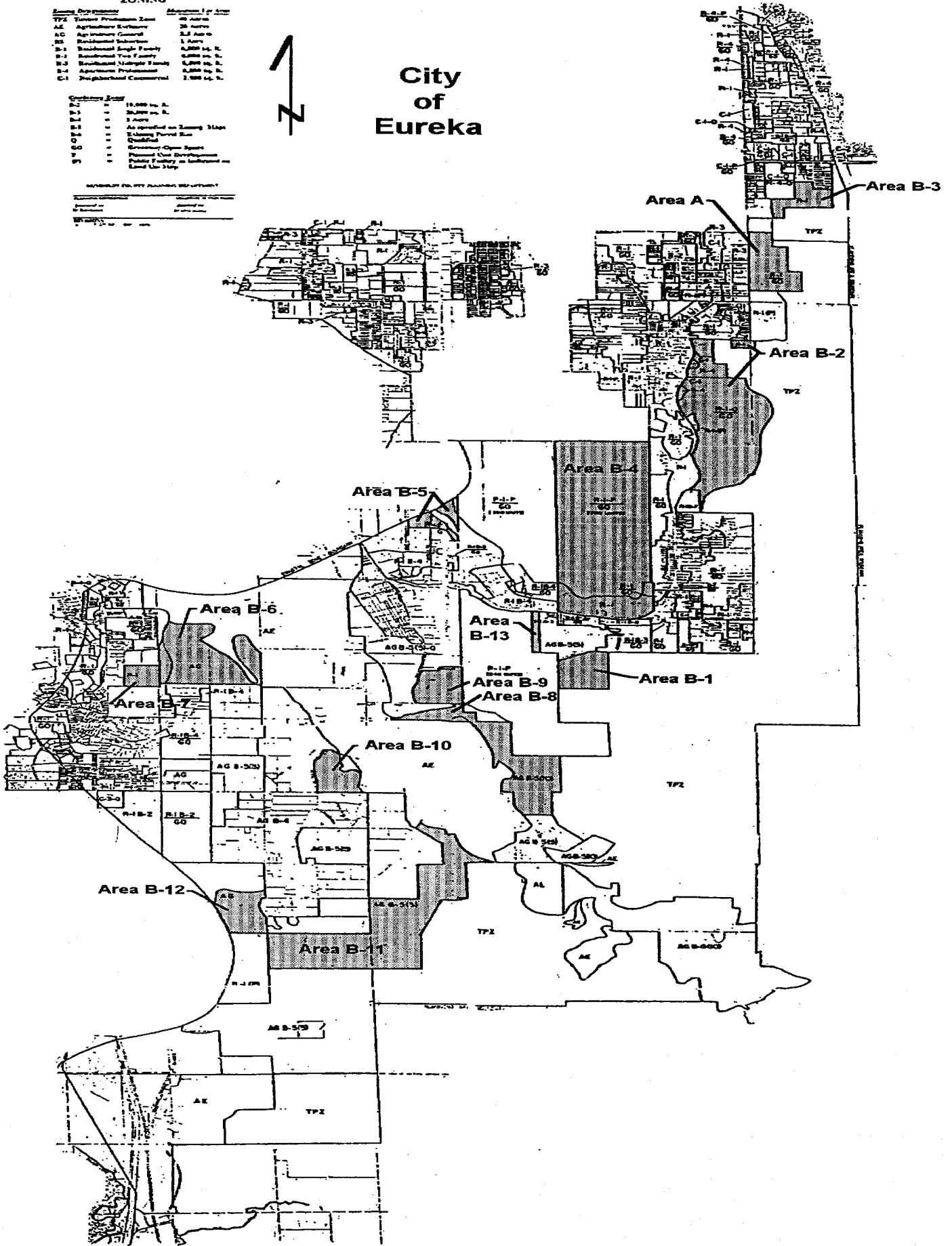
Quantity	Minimum Lot Size
1	10,000 sq. ft.
2	20,000 sq. ft.
3	3 Acres
4	As specified on zoning map
5	Minimum Parcel Size
6	Unimproved
7	Improve Only
8	Partial Use Development
9	Partial Use Development
10	Partial Use Development

MINIMUM LOT SIZE PLANNING REQUIREMENTS

Designation	Minimum Lot Size
AE	10,000 sq. ft.
AG	20,000 sq. ft.
RS	3 Acres
R-1	As specified on zoning map
R-2	Minimum Parcel Size
R-3	Unimproved
R-4	Improve Only
C-1	Partial Use Development
TPZ	Partial Use Development



**City
of
Eureka**



ORDINANCE NO. 2071

ADDING SECTION 315-10 OF CHAPTER 5
OF DIVISION 1 OF TITLE III OF THE HUMBOLDT COUNTY CODE,
RELATING TO GREENWAY AND OPEN SPACE

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

SECTION 1. Add Section 315-10 to Chapter 5 of Division 1 of Title III of the Humboldt County Code as shown on the attached pages 175.4 through 175.8.

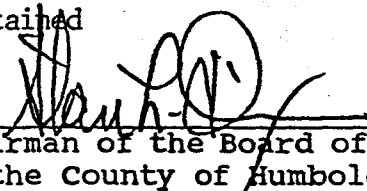
SECTION 2. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 25th day of April, 1995, on the following vote, to wit:

AYES: Supervisors: Dixon, Heider, Fulkerson, Neely

NOES: Supervisors: None

ABSENT: Supervisors: Kirk - Abstained



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

(SEAL)

ATTEST:

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

By Moselle Ball
Deputy

310-15 GREENWAY AND OPEN SPACE COMBINING OR "GO" ZONE

315-10.1 Purpose/Findings

The Greenway and Open Space (GO) combining zone is intended to be applied within the urban limits of the Eureka Community Planning Area in sensitive habitat areas historically known as gulches. These regulations are intended to set forth standards for the development of areas containing gulches and to retain the lush vegetation and habitat values for numerous wildlife species such as birds, fish and small mammals. The Board of Supervisors finds that Greenway and Open Space areas serve an important function as natural drainage channels and represent a unique scenic asset to the community. Retaining Greenway and Open Space areas in a relatively undeveloped state is intended to help maintain a high quality of living environment as the community develops.

315-10.2 General Requirements

A. Applicability

1. The policies of this division shall only be imposed within those areas which are identified as Greenway and Open Space areas mapped as part of the 1995 Eureka Community Plan or as identified on a "Detailed Development Plan Map" as provided by Section 315-10.3.

2. For the improvement of parcels existing prior to the adoption date of the 1995 Eureka Community Plan, principally permitted uses allowed in the underlying primary zone shall be allowed within Greenway and Open Space areas. No discretionary planning permits will be required for principally permitted improvements on these parcels. Parcels which existed prior to the adoption date of the 1995 Eureka Community Plan, and for which a Development Plan has been prepared, shall conform with that Development Plan.

3. All subdivisions which create parcels after adoption of the 1995 Eureka Community Plan shall utilize a "Detailed Development Plan Map" requiring all structures to be located outside of Greenway and Open Space areas consistent with the provisions of this ordinance. Submittal of subdivision applications shall include the "Detailed Development Plan Map" as described in Section 315-10.3.

B. Identification Criteria

Greenway and Open Space areas were mapped utilizing two (2) categories. The following two categories define the Greenway and Open Space areas:

1. Streamside Management Areas with Adjacent Slopes of 30% or Greater

(a) A Streamside Management Area (SMA) of 100 feet for perennial streams and 50 feet for intermittent streams, measured as the horizontal distance from the centerline of the stream as mapped pursuant to the County Greenway and Open Space regulations. These Streamside Management Areas are mapped along blue line streams as identified on the largest scale U.S.G.S. topographic maps, or as conditions exist on the ground, and;

(b) Slopes of 30% or greater on lands adjacent to the perennial and intermittent streams identified above, and all streams and level areas below those slopes.

C. Compatible Uses

The following uses are permitted within a designated Greenway and Open Space area:

1. Vegetation removal for streamside management purposes.
2. Management and maintenance of trees, shrubs, and other plant life.
3. Fencing, so long as it would not impede the natural drainage or would not adversely effect the stream environment or wildlife, consistent with the policies of the Framework Plan.

D. Compatible Uses Requiring Special Permit

The following uses are deemed compatible but require approval of a special permit and may require approval from other concerned agencies:

1. Road crossings, street crossings and utility crossings.
2. Creekside bikeways, trails, and parks.
3. Timber operations conducted in accordance with an approved timber harvest plan.
4. Any grading or fill exceeding 50 cubic yards and associated vegetation removal.

315-10.3 Specific Determination of Greenway and Open Space Boundary

A. Detailed Development Plan Map Required

For those parcels which have been designated with a Greenway and Open Space combining zone, all applications for subdivisions shall submit a "Detailed Development Plan Map." The "Detailed Development Plan Map" must identify the Greenway and Open Space areas as defined in Section 315-10.2(B), must be prepared by a licensed engineer or surveyor, and must show existing slope percentages and Streamside Management Areas.

B. Detailed Development Plan Map Not Required

A "Detailed Development Plan Map" is not required for projects and improvements requiring no discretionary approval on parcels which existed prior to the adoption date of the 1995 Eureka Community Plan. Parcels which existed prior to the adoption date of the 1995 Eureka Community Plan, and for which a Development Plan has been prepared, shall conform with that Development Plan. The implementation of this section shall be consistent with the County's General Plan.

315-10.4 Greenway Bench Development

A. Definition

Within several Greenway and Open Space areas, there exist greenway benches. A greenway bench is defined as a contiguous area within a Greenway and Open Space zone containing at least 4,000 square feet of undisturbed slope less than 30% and located outside of Streamside Management setbacks.

B. Applicability

Subdivision of greenway benches shall be permitted, consistent with other requirements of this ordinance, in designated Greenway and Open Space areas in the Eureka Community Planning Area where a licensed surveyor or engineer demonstrates the following findings:

1. That each building site contains a greenway bench of at least 4,000 square feet of contiguous area with less than 30% undisturbed slope.
2. The building site is located in conformance with the Streamside Management Area setbacks described in Section 315-10.2(B).

C. Other Provisions for Greenway Bench Development

1. One building site may be permitted on every 4,000 square feet of undisturbed slope subject to the limitations of the base zone with which the Greenway and Open Space zone is combined.
2. Each parcel must meet the minimum lot size requirements of the applicable zoning district.
3. A building site may be allowed outside the greenway bench area on a slope of 30% or greater, if the building site remains outside all Streamside Management Areas.
4. No Secondary Dwelling Units shall be allowed within a determined greenway bench area.

D. Determining Undisturbed Slope

1. An undisturbed slope is defined as a slope in its natural state which has never been filled or graded, except where such grading has been granted previous County or State approval. Any greenway bench which had been created by grading prior to adoption of the Eureka Community Plan shall be eligible for development, consistent with the provisions of this ordinance, if the grading was approved through a County issued permit (such as a Conditional Use Permit) or State issued permit.
2. The intent of allowing greenway bench development only on undisturbed slopes is to discourage people from grading their hillsides in an attempt to establish a bench area of less than 30% slope.

315-10.5 Density Bonus

A. General Provisions

It is the intent of this section to provide a density bonus for property owners whose parcel, or portion thereof, is designated Greenway and Open Space. These density bonus provisions will compensate property owners for not developing within a gulch, and are intended as an incentive to locate structures outside of Greenway and Open Space areas. These provisions will also work to keep housing affordable by decreasing lot sizes and land costs. The following density bonus provisions shall apply on lots within designated Greenway and Open Space areas:

1. The minimum lot size for new lots, when it can be shown that building sites are outside of the Greenway and Open Space area, including greenway benches as defined in Section 315-10.4, may be reduced by 20%; however, no new lot may be created which is less than 4,800 net square feet in size.

2. The minimum lot width may be reduced by 20%; however, no lot shall be created with less than a 40 foot lot width. This section does not preclude the creation of flag lots.

3. The total number of lots which can be reduced shall be calculated by dividing the total land area of a parcel by the minimum lot size of the applicable zone. The minimum lot size shall never be reduced by more than 20% regardless of the calculated total number of lots eligible for reduction under these provisions.

4. Second or Secondary Dwelling Units shall not be allowed on parcels created by these provisions.

5. These density bonus provisions shall not be used as an addition to any affordable housing density bonus provisions.

6. Zero Lot Lines: The side yard setback requirements may be reduced or eliminated for newly created lots utilizing the density bonus provisions of this Section. Where the regulations herein conflict with the regulations included in the individual base zoning districts (with which the Greenway and Open Space zone is combined), the regulations included herein shall control.

The principal purposes of the Zero Lot Line concept area: (1) a more flexible use of land; and, (2) permitting the outdoor space to be grouped and utilized to its maximum benefit. All applications for a Zero Lot Line development shall comply with the following provisions:

(a) Dwelling Unit Setback

Interior side yard. For new residences on lots less than 6,000 net square feet in size, any interior side yard may be reduced to zero (0) provided that the other interior side property line shall be a minimum of ten (10) feet. Dwelling units utilizing the Zero Lot Line may be sited on a common lot line. Accessory buildings and structures shall observe setback requirements of the base zoning district with which the Greenway and Open Space zone is combined.

(b) Development Plan

All subdivisions which utilize Zero Lot Line development provisions shall identify building sites on an approved Development Plan. The Development Plan shall indicate the zero lot lines and easements appurtenant thereto.

(c) Maintenance Easements

For the purpose of upkeep and repair of structures located on a zero lot line, a perpetual four (4) foot maintenance easement shall be provided on the lot adjacent to the zero lot line. The maintenance easement is defined as an area which enables the upkeep and repair of structures located on a zero lot line, including but not limited to, general maintenance, painting, roof and gutter repairs, structural repairs and foundation repairs. This easement shall be shown on a Development Plan and incorporated into each deed transferring title to the property. There shall be no structures allowed within the easement. Roof overhangs may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches. The roof shall be designed so that water runoff from the dwelling placed on the lot line is limited to half the easement area (two feet).

(d) Maximum Lot Coverage

The total lot coverage for all buildings on the site shall not exceed fifty (50) percent of the lot area.

(e) Openings Prohibited on the Zero Lot Line

To protect privacy, the wall of the dwelling located on the zero lot line shall have no windows, doors or other openings. Atriums or courts shall be permitted on the zero lot line side when the court or atrium is enclosed by three walls of the dwelling and a solid wall of at least eight feet in height is provided on the zero lot line. Said wall shall be constructed of the same material as exterior walls of the unit.

(f) Parking

No required parking shall be allowed within the side yard setback opposite the zero lot line. A maximum of two (2) off-street parking spaces shall be provided for each dwelling unit on each zero lot line parcel, even if the road serving the parcel is not paved or graveled to forty (40) feet in width.

(g) Alleys

Alleys shall be permitted in Zero Lot Line developments. Said alleys shall provide auto access to individual units and provide service access for trash collection and other public and private services. Alleys shall not be used as storage or calculated as required parking areas.

(h) Common Open Space

Common open space is not required but may be permitted. If common open space is provided, provisions shall be made to ensure that non-public areas and facilities for the common use of occupants of zero lot line developments shall be maintained in a satisfactory manner, without expense to the general taxpayer of Humboldt County.

(i) Underlying Base Zoning District

All other provisions of the underlying base zoning district (with which the Greenway and Open Space zone is combined) shall apply to development of applicable zero lot line parcels.