

**Humboldt County
GENERAL
PLAN**

Volume II

**McKinleyville
Community Plan**

**Adopted
December, 2002**

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PREFACE TO THE PLANNING COMMISSION APPROVED DRAFT

The Planning Commission began its deliberation on the McKinleyville Hearing Draft Community Plan at a series of well-attended meetings in McKinleyville starting July 29, 1999. The Commission carefully considered the initial public input and then commenced a series of meetings to conduct a section-by-section review of the plan.

In large part, the Commission attempted to retain the values and policies developed by the Citizens Advisory Committee (CAC) while at the same time revising sections based on legitimate concerns raised, inconsistencies found, and clarifications that were needed.

In Chapter 1, the Commission voted to retain a recommendation to appoint a Municipal Advisory Committee to advise the Board of Supervisors on local community issues, but it recommended deleting the call for an Area Planning Commission and establishing a Committee for Citizen Involvement.

The Commission revised the Land Use and Development Chapter 2:

- to clarify the use of the Ahwanee principles in the development of the plan, and to clarify their continued use as general guidance in plan implementation rather than as a specific policy subset of the design review section,
- to modify the economic section to consider comments of the McKinleyville Chamber of Commerce, to retain those policies that were appropriate for the Community Plan values, and to defer other broader, county-wide economic development policies to the county-wide General Plan Update,
- to modify the town-center policies, and to change the reference from town-center zoning district to town-center area to more generally provide for the various mechanisms that might be used to carry out the intent of the policies.

The Ahwanee principles were moved from the urban land use section to the introduction of the Land Use Chapter.

The Planning Commission spent considerable time in discussing the policies associated with rural land development, and clustering and open space policies, in particular policy 2633.5. That policy as it is included here, represents a compromise in competing viewpoints. The Commissioners views remain divided on the subject of whether or not cluster development and permanent open space should be a requirement of rural land subdivisions. Clarifying standards from Section 2634 were added to define open space lands.

The Commission modified the landscape policies to provide direct implementation of landscaping with simplified criteria for triggering implementation. A landscaping ordinance continues to be called for as follow-up implementation.

The Commission largely retained Chapter 3 as drafted by the CAC and has included direct implementation of noise and airport safety combining zones, and for streamside management areas and wetland areas.

Planning for trails was a major concern and most testimony was received on this topic. The Commission acted to delete trails where there was strong neighborhood opposition to placement of those trails and where there were conflicts with resource lands. The Commission also acted to call for a trails implementation plan to include a trail-by-trail review with recommendations to provide for more precise implementation of any designated trail.

The Planning Commission spent considerable time reviewing land use designations and property owner requested for amendments. The Commission, however, felt somewhat constrained in its review of the land use designations attempting to respect the CAC action to retain existing land use designation except when an owner had requested a change.

The Commission remains divided on two key areas regarding land use: the tract east of Dows Prairie and the Norton Creek Estates tract. Some Commissioners feel that these areas should be reverted to rural, large-parcel densities and do not feel that clustering was a sufficient reduction in impact and perhaps would only serve to facilitate development of these areas. Also, the issues surrounding application of the Q-zone to mitigate concerns remains unresolved.

The urban land use and development timing policies of the McKinleyville draft plan do vary from the Framework Plan, because the Framework Plan fails to distinguish between areas appropriate for water service and those appropriate for both water and sewer. The Framework Plan in policy 2612.4 allows for variations from the Framework Plan guidance where appropriate findings of local condition and need are made. It appears that some explanatory findings should be added to the plan to explain the reasoning for the urban development policies and why they are different from the Framework Plan. The Citizen Committee recommended pulling back the urban limit line to Balboa Avenue because the CAC noted the difficulty of extending sewer north across the Strawberry Creek drainage and determined that it would be infeasible, inappropriate, and undesirable to do so. Perhaps the plan should be revised to designate water service areas as opposed to sewer service areas and provide findings for differentiating the two in this particular case. Additionally, it may be warranted to provide some clarification regarding the urban development area amendment, which is also a concern to the commenter. The Framework Plan policies have been rendered meaningless as a development timing tool because service districts have simply extended services into areas upon request of property owners rather than with respect to County Plan policies. The Plan seeks a policy to rectify this situation and to make the development timing policies of the Framework Plan meaningful.

With respect to environmental issues, statements of overriding consideration are recommended with respect to police service deficiencies and loss of prime agricultural soils. Given the development pattern of McKinleyville and location of prime soils, it is not feasible to prevent loss of these soil areas to future non-agricultural use. Those areas which are currently productive agricultural areas are given protective agricultural zoning and policy protection. With respect to police service deficiencies, since the issue is ultimately a financial matter, the Board of Supervisors may be able to find an adequate mitigating solution.

PREFACE TO THE CAC HEARING DRAFT

The *Hearing Draft* for the 1999 revisions to the McKinleyville Community Plan contains the proposed goals, policies, and implementation standards developed by the McKinleyville Citizens' Advisory Committee (MCAC) (with the technical assistance of staff from several County departments) in over 80 public meetings held between 1989-92 and 1995-98. The McKinleyville Community Plan revision was undertaken due to concerns about:

- rapid buildout and urban sprawl;
- appearance and design of residential subdivisions;
- appearance of the commercial district;
- lack of community identity and character;
- loss of human scale amenities;
- loss of resource areas;
- lack of recreational opportunities; and
- dissatisfaction with County decision-making.

This revised plan contains numerous new policies designed to respond to these issues, including:

- Initiatives to foster public participation;
- Creation of a Town Center District;
- Refining the boundaries between urban, urbanizing, and rural areas;
- Development timing criteria;
- Expanded policies for the protection and continued viability of timber and agricultural production lands;
- Support for clustered developments, reduced roadway widths, pedestrian-oriented designs and other "livable communities" development innovations;
- Establishing design and landscaping standards for development throughout the Planning Area, and particularly in commercial and community centers;
- Expanded traffic noise protection;
- Stormwater runoff study and management requirements;
- Expanded protection of streams, creeks, wetlands, environmentally sensitive areas, and other natural areas;
- Retaining natural terrain, drainage, and vegetation;
- Integrated pedestrian, equestrian, bicycle and vehicular circulation;
- An expanded community wide system of inter-linked paths, trails, greenways, and park facilities; and

A call to the Board of Supervisors to appoint a McKinleyville Area Planning Commission.

Table of Contents

CHAPTER 1 INTRODUCTION

1100	OVERVIEW.....	1
1200	THE PLANNING AREA.....	2
1452.2	Amendments.....	3
1600	PUBLIC PARTICIPATION.....	3
1601	Goals.....	3
1700	LOCAL GOVERNANCE OPTIONS	4
1710	Goals.....	4
1720	Policies.....	4
1730	Standards.....	4

CHAPTER 2 LAND USE AND DEVELOPMENT

2100	OVERVIEW.....	6
2200	POPULATION.....	7
2300	ECONOMICS	8
2320	Goals.....	9
2330	Policies.....	9
2350	TOWN CENTER	10
2351	Goals.....	11
2352	Policies.....	11
2400	HOUSING.....	13
2500	RURAL LAND USE.....	15
2501	Goals.....	15
2505	Policies.....	15
2510	TIMBERLANDS	16
2513	Goals.....	16
2514	Policies.....	17
2520	AGRICULTURAL LANDS.....	20
2522	Goals.....	20
2523	Policies.....	20
2600	URBAN LAND USE	21
2601	Goal.....	21
2602	Policies.....	21

2630 DEVELOPMENT TIMING 22
 2633 Policies..... 22
 2634 Standards..... 23

2640 DESIGN REVIEW 26
 2641 Goals 26
 2642 Policies..... 26

2650 LANDSCAPING..... 27
 2651 Goals 27
 2652 Policies..... 27
 2653 Standards..... 28

2700 LAND USE DESIGNATIONS 28

2720 RESOURCE PRODUCTION 28
 2721 Timber Production 28
 2722 Agriculture Exclusive 28
 2725 Agricultural Rural..... 31

2730 RESIDENTIAL 31
 2731 Agricultural Suburban..... 31
 2732 Residential, Low Density 31
 2733 Residential, Medium Density 31

2740 COMMERCIAL 31
 2741 Commercial General 31
 2742 Commercial Services 32
 2743 Commercial Recreation 32

2750 INDUSTRIAL 32
 2751 Industrial, General 32
 2752 Industrial, Resource Related 32

2760 PUBLIC OWNERSHIP 33
 2761 Public Facilities 33
 2762 Public Lands 33

CHAPTER 3 HAZARDS AND RESOURCES

3100 OVERVIEW 35

3200 HAZARDS 35

3210 GEOLOGIC 35
 3211 Surface Rupture 35
 3212 Cascadia Subduction Zone..... 41

3220 FLOOD HAZARDS 41

3240	NOISE	43
3241	Goal.....	43
3242	Policies.....	43
3243	Standards.....	44
3244	Implementation	44
3250	AIRPORT SAFETY	47
3252	Policies.....	48
3253	Standards.....	48
3254	Implementation	48
3301	DRAINAGE	52
3302	Goals	52
3310	Policies.....	52
3311	Standards.....	54
3400	RESOURCES.....	54
3420	SENSITIVE AND CRITICAL HABITATS	54
3421	Goals	54
3422	Policies.....	55
3423	Standards.....	59
3424	Implementation	59

CHAPTER 4 PUBLIC SERVICES AND FACILITIES

4100	OVERVIEW.....	60
4200	CIRCULATION.....	60
4201	Existing Conditions.....	61
4202	Future Conditions	61
4203	Bicycle Facilities.....	62
4204	Pedestrian Walkways and Intersections.....	62
4205	Bicycle and Pedestrian Safety.....	62
4206	Equestrian Pathways	62
4220	Goal.....	62
4230	Policies.....	62
4250	Implementation	64
4260	ALTERNATIVE ROAD DESIGN	64
4261	Goal.....	64
4262	Policies.....	65
4300	TRAILS, GREENWAYS, PARKS, AND RECREATIONAL FACILITIES.....	69
4301	Goals	69
4310	TRAILS AND GREENWAYS	71
4311	Goals	71
4312	Policies.....	71
4313	Standards.....	72

4320	PARKS	74
4321	Goals	74
4322	Policies.....	74
4323	Standards.....	74
4330	RECREATIONAL FACILITIES	75
4331	Goal.....	75
4332	Policies.....	75
4900	COUNTY GOVERNMENT FACILITIES	77
4910	McKinleyville Drainage Study	77
4920	Policies.....	78

APPENDICES

A.	Glossary.....	A-1
B.	Special Combining Zones and "Q" Zones - Ordinances	B-1
C.	Examples of Traffic Calming Measures.....	C-1
D.	Trail and Park Descriptions.....	D-1
E.	Board of Supervisors Resolutions	E-1
F.	Community Preference Survey Results (On File Only).....	F-1

LIST OF TABLES

1.	Growth Projections.....	8
2.	Land Use Inventory	14
3.	Zoning Consistency Matrix	34
4.	Summary of Policies and Criteria	36
5.	Summary of Responsibilities and Functions Under the Alquist-Priolo Earthquake Fault Zone Act.....	37
6.	Land Use/Noise Compatibility Standards	45
16.	Airport/Land Use Safety Compatibility Criteria	51
17.	MCSD Proposed Recreational Facilities - 5 Year.....	69
18.	MCSD Proposed Recreational Facilities - 20 Year.....	69
19.	Drainage System Cost Summary.....	78
20.	Priority Drainage Projects	78

LIST OF FIGURES (figures may not be included)

1.	Location of Community Plan Area	5
2.	Location of Town Center District	12
3.	Forested Hillside Area.....	18
4.	McKinleyville Area Soils.....	19
5.	Urban Development/Expansion Area Boundaries.....	25
6-A.	Earthquake Fault Zones - Legend	38
6-B.	Earthquake Fault Zones - Map	39
6-C.	Geologic Stability Map	40
7.	100-Year Floodplain	42
8.	Noise Impact Areas	46
9.	Airspace Plan.....	49
10.	Area of Influence - Airport.....	50
11.	Circulation Plan - Vehicular.....	65
12-A.	Circulation Plan - Pedestrians & Bicycles (North CPA).....	66
12-B.	Circulation Plan - Pedestrians & Bicycles (South CPA).....	67
13.	Drainage Boundaries	75

CHAPTER 1

INTRODUCTION

1100 OVERVIEW

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

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

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

Background information used to develop Community Plan policies and standards are found in these documents:

1. Technical Background Report to the 1985 McKinleyville Community Plan - This paper contains background information as the source of definitions, and standards which have been important in establishing the policies of the McKinleyville Community Plan. A copy of the citizen's questionnaire, a summary of responses to the questionnaire, and the results of the Local Government Commission's *Planning a More Livable McKinleyville* workshop are included in Appendix F.
2. Policy Background Studies to the Humboldt County Framework Plan - These studies contain background information pertinent to the Humboldt County Framework Plan.

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

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

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

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

The McKinleyville Community Plan revises the 1985 McKinleyville General Plan Land Use designations to make the area's land use plan consistent with the policies of the Framework Plan and new policies and standards developed by the Citizens' Advisory Committee.

Major plan proposals in the McKinleyville Community Plan include:

- 1 The maintenance of a rural environment in the northern portion of the planning area, in the Azalea Hill area, and on the forested hillsides on the east side of the planning area.
- 2 The provision of adequate housing sites for the area's future growth.
- 3 Require the dedication of open and recreation spaces as part of the approval of major subdivisions and other significant development projects.
4. Protection of natural resource and watershed lands and those enterprises: timber, fisheries, agriculture and horticulture, etc., dependent upon them.
5. Promote the health, safety and welfare of residents by protecting air and water quality, evaluating effects of natural hazards, and evaluating the effects of future development.
6. Provide for economic development compatible with the residential and rural character of McKinleyville.

1200 THE PLANNING AREA

The McKinleyville Community Planning Area (MCPA) encompasses 14 square miles and is located in western-central Humboldt County approximately five miles north of Humboldt Bay. The MCPA is bounded on the south by the Mad River, on the north by the Little River, on the west by the California Coastal Zone (roughly along US Highway 101) and extends eastward to the first ridgeline separating the area's coastal stream watersheds from that of Lindsay Creek in the Fieldbrook Community Plan Area.

The McKinleyville Planning Area is situated along the coastal terrace between the Mad and Little Rivers at elevations ranging from approximately 50 to 500 feet above mean sea level. The terrace is also crossed by six creeks: (from north to south) Bullwinkle Creek, Patrick Creek, Strawberry Creek (including the Duke and Rose Creek sub-basins), Norton Creek, Widow White Creek and Mill Creek.

Typical vegetative cover is a mixture of upland grasslands with remnants of early- to mid-seral mixed conifer-hardwoods. Hydrophilic vegetation is found along the riparian corridors adjacent to the coastal streams.

The population of the MCPA is approximately 13,000 persons. Approximately 48% of the area is urbanized with full community services, served by a road network of varying degrees of improvement. The remaining 52% is suburban to rural in character with limited service availability and infrastructure.

McKinleyville's economic base is primarily that of a residential "bedroom community" with local and some regional commercial services along a centralized strip. Limited agricultural production, including timber production, and light manufacturing is also pursued in the area. McKinleyville is the site of the County's only regional airport facility, the Arcata-Eureka Airport (ACV). The adjacent Airport Business Park, encompasses an approximate 53 acre site. The Business Park provides land for light manufacturing, regional visitor serving facilities, and commercial-industrial opportunities for the community.

Revised Planning Area Boundary

In developing recommendations for a Community Plan update, the McKinleyville Citizens' Advisory Committee reviewed the boundaries of the Plan area. The Committee found that, in order to best implement many of its drafted policies, the boundaries of the Community Plan Area should be

reconfigured to fully encompass the watershed basins of the area. Accordingly, this plan revision also calls for adding amendment to sections of the County's Framework General Plan identifying Community Planning Areas. Approximately 270 acres of Timber Production lands will be added from the Fieldbrook CPA, with approximately two acres of Agricultural Exclusive lands north of the Little River given over to the Framework Plan area. The current and proposed plan area boundaries are illustrated in Figure 1.

1452.2 Amendments

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.

(REFER TO CHAPTER 1400 OF THE FRAMEWORK PLAN FOR FURTHER CRITERIA AND PROCEDURES RELATING TO GENERAL PLAN AMENDMENTS)

1600 PUBLIC PARTICIPATION

The objective of this Chapter is to provide mechanisms to identify and facilitate public participation in the planning process – from stating a community vision, through providing input on project proposals, to the review and monitoring of permitted development. Such measures include:

- Developing procedures for participation in community planning at the neighborhood level.
- Providing opportunities for community members to be involved in developing and monitoring the implementation of adopted plan policies.
- Establishing performance review methods for assessing the efficiency and continued appropriateness of adopted plan policies, their application, and administration.
- Ensuring that the public is well informed about and is enabled to give input on planning initiatives and the review and consideration of significant development projects.

1601 Goals

1. Provide opportunities for citizen involvement in all aspects of the community planning process.
2. Foster involvement and representation of the full spectrum of the citizenry in the community planning process, regulatory efforts, and the review of significant development projects.
3. Stress the importance of citizen participation in the early stages of plan and policy development.
4. Structure the planning process to include consideration of the unique characteristics, resources, limitations, needs and desires of individual neighborhoods.
5. Assure that technical information is available in a timely, understandable form.
6. Promote effective two-way communications between local officials and citizens.
7. Assure that policy and decision makers hear from all sectors of the community.
8. Develop a citizen involvement program that insures the opportunity for every community member to be involved in all phases of the planning process.

9. Allocate adequate time in the publication and distribution of hearing notices, scheduling of hearings, appeals, and other citizen involvement activities to allow for a suitable level of citizen involvement.

1700 LOCAL GOVERNANCE OPTIONS

McKinleyville has a long tradition of broad community participation. Recognizing this, McKinleyville may wish to exercise local control over planning issues and provide advice on broader public issues.

1710 Goals

1. To provide for localized decision making on land use and development in the McKinleyville Community Plan Area.
2. To provide for discrete input on matters relating to long-range land use planning for the McKinleyville Community Plan Area.
3. Serve as a vehicle for the voice of citizenry to County Supervisors.

1720 Policies

1. Within one year of the adoption of this Plan, the Board of Supervisors shall appoint a Municipal Advisory Committee (MAC) for the McKinleyville Community Plan Area. Appointed members shall serve at the discretion of the Board of Supervisors as an advisory agency on general community issues.

1730 Standards

1. The Board of Supervisors shall appoint a Municipal Advisory Committee (MAC) to advise the Board of Supervisors on local community issues.

FIGURE 1
LOCATION MAP (on file at office)

CHAPTER 2

LAND USE AND DEVELOPMENT

2100 OVERVIEW

The McKinleyville Community Planning Area is approximately 14.5 square miles (9,320 acres) in size. It is located between the Mad River on the south, by the Little River on the north, on the west by the Coastal Zone Boundary, and on the east by the ridgeline between Fieldbrook and McKinleyville. Together with its Coastal Zone portion, the area has a population of approximately 13,000 with over 4,200 housing units, most of which are in the southern portion of the planning area. The area has 42 miles of county maintained roads, a high school, 1 middle school, and 2 elementary schools, a state park, the County's only airport with regularly scheduled jet passenger service, and a commercial center.

McKinleyville is the most populated unincorporated area in Humboldt County and is one of the fastest growing communities in the county. The McKinleyville Community Services District provides water and sewer service to a large part of the planning area.

Commercial land uses in the planning area are centered on Central Avenue between School Road on the south and Railroad Avenue on the north. A smaller number of commercial establishments are located on Sutter Road, Central Avenue north of Railroad Avenue to Murray Road, and McKinleyville Avenue.

McKinleyville is a unique residential community as a consequence of:

- relatively clean air;
- unhurried atmosphere of its downtown shopping area with ample parking spaces;
- relative safety and ease of bicycle, pedestrian and equestrian traffic as a consequence of adequately wide roads and special trails in the central area of town and the Hammond trail;
- relatively large lots which allow a significant portion of the community to garden and at a minimal cost provide themselves with homegrown fruit, vegetables, eggs, and a possible supplemental source of income; and
- beautiful views along most major roadways; and
- providing housing for middle and low-income households.

It is the intent of the McKinleyville Citizens' Advisory Committee that these characteristics be maintained and enhanced as much as possible in accordance with the desires of the community residents as indicated in the community planning questionnaire (see Appendix F).

In addition, the Committee considered the following Ahwahnee Principles in the development of the Plan, and intends that these principles will continue to be used to guide the decision-making process during Plan implementation and in considering revisions. These principles have been reflected in the proposal of a Town Center Area, in policies encouraging pedestrian-friendly development, in design review standards, in policies and land use designations that provide for a diversity of housing types, in policies promoting a diverse range of jobs, in landscaping requirements, in planning a comprehensive bike and trails system, in stronger agricultural protection policies, in hillside development policies, and in policies encouraging innovative subdivision design.

1. Community Principles

- A. All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of residents.
- B. As many activities as possible should be located within easy walking distance of transit stops.

- C. The community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- D. Businesses within the community should provide a range of job types for the community's residents.
- E. The community should have a center focus that combines commercial, civic, cultural and recreational uses.
- F. The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- G. Public spaces should be designed to encourage the attention and presence of people at all hours of day and night.
- H. Each community should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
- I. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
- J. Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
- K. The community design should help conserve resources and minimize waste.
- L. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

2200 POPULATION

The McKinleyville Community Planning Area, including the Coastal Zone segment has an estimated population (1998) of 12,770 based on projections from the California Department of Finance extrapolated from the 1990 US Census of Population. This is approximately 10% of the County's total population of 127,700. The mean number of persons per household is 2.67. Growth in the McKinleyville area alone accounted for almost 60% of the population increase for all unincorporated areas within the County between 1990 and 1998. This compares with a 75% share for the period of 1980 to 1990.

The table below displays two potential population growth forecasts based on projections from the State Department of Finance.

The first, termed the "Alternative Growth" is considered the more probable projection based on current trends. The Ratio/Share Projection is considered to be a minimum expected growth rate for the planning area based on the County average growth rate ($\pm 1.05\%$ annual increase). The Alternate Projection assumes a faster growth rate for McKinleyville than the County as a whole ($\pm 1.8\%$ *per annum*).

**TABLE 1
ALTERNATE GROWTH & RATIO/SHARE
PROJECTIONS 1990 - 2010**

Alternate Growth		
Year	Population	Change
1990	10,749	-
2000	12,688	+1,939
2010	14,976	+2,288
2020	17,677	+2,701
TOTAL INCREASE		6,928
Ratio/Share Projection		
Year	Population	Change
1990	10,749	-
2000	12,842	+2,093
2010	13,560	+718
2020	14,109	+549
TOTAL INCREASE		3,360

Reference: 1990 US Census of Population - Tracts 104&105 State of California, Department of Finance, County Population Projections with Age, Sex and Race/Ethnic Detail. Sacramento, California, December, 1998

2300 ECONOMICS

Much of McKinleyville’s land use is residential, and the majority of McKinleyville’s employed residents are employed in Arcata and Eureka. McKinleyville’s predominant employment opportunities involve commercial retail and service businesses. Commercial services are primarily located along Central Avenue between School Road and Murray Road.

During the 1990’s, nearly all of McKinleyville’s commercial growth was in the form of franchise/chain commercial services located along Central Avenue. The placement of these new facilities has given Central Avenue the appearance of a commercial strip. These facilities include drive-through restaurants, dining restaurants, auto parts stores, a supermarket and a department store. Other commercial ventures include a building supply yard and expanded car lots.

The Plan recognizes a need for a core commercial area that will establish a cultural, employment and administration center for McKinleyville, encourage a pedestrian-friendly atmosphere, and provide a more diverse and substantial Town Center experience. The area referred to on the Town Center Map, should include an aesthetic composition of buildings, courtyards and open space. In Chapter 2350, this Plan contains policies for a Town Center Area which will create a more traditional village form and balance the strip/shopping center look.

There is a need to diversify the economic base and encourage additional employment. Portions of McKinleyville may be appropriate for economic development proposals because of the availability of water and sewer service, access to Highway 101 and the availability of air service. Consequently, the plan continues to propose three sites for industrial/commercial development near the Arcata-Eureka Airport.

One of these sites is County owned on the east side of the airport fronting on Central Avenue. Another is the prospective Airport Business Park site south of the airport terminal area bound by Halfway Avenue on

the south and Lily Road on the west. The Airport Business Park site is a 60 acre parcel under the ownership of the County and one private owner. This site has potential for light industrial and some high technology tenants (see permitted uses within these zoning designations). The property has the advantages of being close to the airport, highway access, and a large parcel size. The last site is the existing designated 30 acre area along the east side of Central Avenue across from its intersection with Cooper Road (formerly “Glen’s Auto”).

In addition, the Plan contains policies which allow for some mixed use developments and enables second story dwelling units above businesses and storefronts. Also contained are policies intended to create a more cohesive theme for commercial signs.

2320 Goals

1. To develop a stable and diverse economic base supporting long-term local employment and supporting the free market system by designating adequate industrial and commercial sites.
2. To establish urban design programs which promote consistent development patterns in the commercial areas along Central Avenue.
- 3.* To foster a diverse economy that will minimize the impacts of cyclical economic downturns on McKinleyville’s residents.
- 4.* To establish a positive business climate in McKinleyville and promote McKinleyville as a desirable place to live, work, and visit.
- 5.* To utilize the Airport and the surrounding land to its full economic capacity.
- 6.* Develop McKinleyville’s potential as both a center for visitor services and an “end-point” tourist destination, including the Clam Beach area.
- 7.* Support the appropriate development of additional visitor services, including accommodations.
8. To increase the number of manufacturing jobs.
9. To create skilled jobs.
10. To increase the gross square footage of new manufacturing space.
11. To protect existing businesses and industrial areas from encroachment of non-complimentary uses.
- 12.* Develop McKinleyville’s potential as the “Gateway to the Redwood National Forest.”

2330 Policies

Commercial Policies

1. The County shall adopt urban design guidelines that improve the character and identity of the Central Avenue corridor and address second story living units above storefronts in commercial zones.
2. The County shall adopt a sign ordinance which identifies permitted sign types and designs, and which produces a more consistent theme along Central Avenue.
3. The County shall include standards for accommodating bicycle parking within the Off-Street Parking Ordinance.
4. Ensure adequate supply of property zoned for visitor serving commercial and highway commercial properties.
5. Recruit and identify a recreational vehicle park/campground facility within McKinleyville .

6. Work to improve highway signage to direct travelers/visitors to the downtown area.
7. Encourage the expansion and improvement of existing facilities and/or new hotel development consistent with community character.
8. Encourage development of businesses in the Town Center area that will provide entertainment activities during the evening hours, consistent with community character and noise standards.

Industrial Policies

9. Cottage industries subject to the permitting requirements and performance standards contained in the zoning ordinance should be encouraged to develop throughout McKinleyville.

Airport Business Park Policies

10. The County will develop an Airport Manufacturing/Light Industrial Park
 - A. Designate a manufacturing/light industrial park on the currently zoned industrial area of the airport.
11. The Airport Business Park site is designated as a mixed light industrial / commercial use area which would permit: storage and warehousing, research and development, light industrial / manufacturing, administrative, professional / business office and support commercial uses. The zoning for the property includes performance standards which restrict the development of uses on the site which would be incompatible with the adjacent residential area.

Limitation on Secondary Uses

Ultimate development of the Business Park will include incidental retail commercial and retail service as well as transient habitation uses which will support and enhance the overall business park concept. These uses include a hotel/motel (preceding other development), food service, professional support services or other related uses. These retail commercial and retail service as well as transient habitation uses have been conditionally permitted subject to a finding that the proposed uses are incidental to, or supportive of other development permitted by the "MB" (Business Park) designation.

*Goals and Policies submitted by the McKinleyville Chamber of Commerce

2350 TOWN CENTER

A key element in establishing a unique identity for McKinleyville is the development of a viable town center. This is consistent with the move to mixed use planning being proposed today throughout the country to reduce dependence on the automobile, and encourage pedestrian and bicycle travel.

This configuration provides for a complete and integrated community containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents. The scale is designed so that housing, jobs, shopping, recreation and other activities are within easy walking distances of each other. This area also is intended to serve as a community focal point by providing an activity center and a place for formal and informal social/community interaction.

Design of the commercial area is intended to create an aesthetic composition of buildings and open space that will encourage frequent use. Guidelines will help create a basis for building siting to assure a traditional village form and to avoid the standard strip shopping center look. The design encourages pedestrian and bicycle use, yet allows for convenient and safe automobile access.

Multi-family housing is located near the town center. The close proximity of housing, commercial services, parks and the provision of a comprehensive pedestrian pathway network ensure the opportunity for residents to walk to stores and services.

2351 Goals

1. To establish a unique identity for McKinleyville through the development of a viable town center, serving as a community focal point and providing a center for social/community interaction.
2. To develop an area of mixed land uses which encourages bicycle and pedestrian travel, yet allows for convenient and safe automobile access.

2352 Policies

1. The County shall adopt a Town Center Area ordinance to identify permitted land uses and standards for the Town Center area identified on the McKinleyville Community Plan Zoning Map.
2. The Town Center Area shall permit mixed-use categories of zoning, including higher density urban housing in concert with retail commercial uses and shopfronts, and shall include an abundance and variety of open spaces.
3. The Town Center Area shall offer a full range of commercial, offices and civic activities. Allowable uses may include, but are not limited to, an expanded grocery store, additional shops, a department store, hardware home supply, restaurants, office space, medical and dental clinic, a movie complex, town green for athletic and civic events, civic buildings, library, high density residential, laundromat, farmers market, residences above shopfronts, child care facilities, and art galleries.
4. The Town Center Area shall have no additional drive-thru restaurants, and no large “big-box” department stores, as defined. Rather, the department stores should be divided into several separate rooms or buildings to avoid the look of the giant retail, department store.
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.
6. The Town Center Area shall identify implementation alternatives associated with a Central Avenue pedestrian crossing. The alternatives should contain solutions which ease pedestrian traffic, including longer time frames at the crosswalk light, funding mechanisms for a pedestrian bridge over Central Avenue, and traffic calming measures as illustrated herein.

Design Standards Policies

(Refer to Design Standards in Chapter 2640, Sections 2642.1 through 2642.11)

Town Center Area

Figure 2 (on file at office)

2400 HOUSING

The planning area has approximately 4,700 dwelling units. 65% of the area's residents own their residences and 35% are renters. The mean number of persons per housing unit in the planning area is 2.67. The vacancy rate for all reasons in the planning area is 4.9%. The median age of housing units is 29 years as of 1990.

A total of 9,235 sites are provided by the plan (Table 2). The population projections show that 385 building sites are necessary for the planning area to provide for a proportionate share of the County's housing needs between 1990 and 2020. A total of 1,263 additional building sites are necessary for the planning area to accommodate the higher Alternative Growth Projection. The County considers the Alternate Growth Projection as more likely to occur.

In 1990, the US Census found 4218 dwelling units in the planning area. The Alternative Growth Projection which assumes a higher rate of population growth for McKinleyville than the county as a whole would result in a total of 6,621 dwelling units for the planning area in the year 2020. Thus, the plan allows for providing more than 139% of the projected number of housing sites needed for the combined McKinleyville Community Plan and Coastal Plan areas, compared to what is projected during the planning period.

In addition to the provisions herein, the County-wide General Plan's Housing Element contains a number of policies which are applicable to the planning area. These provisions include:

- Promoting public participation in housing issues through a "user-friendly" forum easily assessable to the public and making available related technical information in plain-language understandable to a lay audience.
- Strengthen coordination between public agencies and private institutions, especially lending firms.
- Provide sites for all types of residential development (e.g., single-family homes, second units, multi-family apartments, mixed residential-commercial development, special needs group residences, special occupancy parks, and homeless shelters) through on-going assessment and inventories.
- Conserve existing housing through maintenance, rehabilitation, and retention of non-conforming residences in new subdivisions, even though retaining such units may exceed established land use density standards.
- Utilize techniques and programs to reduce new construction costs, including encouraging innovative design, construction, and financing, and streamlining permit processes.
- Encourage resource-conserving site utilization and dwelling unit construction techniques through discouraging resource land conversion/intrusion, pursuing sensitive habitat protection, promoting energy-efficient design and siting, and encouraging secondary dwelling units.
- Promote simplification, flexibility, and diversity of housing and zoning regulations to allow the construction or maintenance of varying types of housing developments to meet the needs of all socio-economic sectors in the community.
- Provide for affordable housing by pursuing available subsidy funding, supporting self-help programs, and political advocacy.

(Please refer to Humboldt County General Plan Volume II, Housing Element Part 1 for additional details on the policies summarized above.)

**TABLE 2
LAND USE INVENTORY**

Land Use Designations	Density Range	Total # Acres	% of Total Acreage in Community Plan Area	Total Potential Residential Units
Timber Production (T)	160-20 ac/du	2914	31.2	73 ¹
Agriculture Exclusive (AE)	60-20 ac/du	651	6.9	32
Agricultural Rural (AR)	20-5 ac/du	352	3.7	70
Agricultural Rural (AR-10)	10 ac/du	855	9.2	86
Agricultural Rural - Airport Influenced (AR ^{B-1} -10)	10 ac/du	91	0.9	9
Agricultural Rural - Airport Influenced (AR ^A -0)	0 du/ac	21	0.2	0
Agricultural Rural (AR-5)	5 ac/du	188	2.0	38
Agricultural Suburban (AS)	5-2½ ac/du	620	6.7	248
Agricultural Suburban (AS-2.5)	2½ ac/du	140	1.5	56
Agricultural Suburban - Airport Influenced (AS ^{B-1} -10)	10 ac/du	6	0.1	0
Residential Low Density (RL) [†]	1 - 7 du/ac	912	9.8	4560
Residential (Low Density (RL-.5)	2 du/ac	292	3.1	584
Residential Low Density (RL-1)	1 du/ac	621	6.6	621
Residential Low Density- Planned Unit Development Density (RL*)	70 du/40 ac	40	0.4	70
Residential Low Density - Airport Influenced (RL ^A -0)	0 du/ac	3	<0.1	0
Residential Low Density - Airport Influenced (RL ^{B-1} -10)	10 ac/du	121	1.3	12
Residential Low Density - Airport Influenced (RL ^{B-2} -2)	2 ac/du	21	0.2	2
Residential Low Density - Airport Influenced (RL ^{B-3} -25)	4 du/ac	22	0.2	88
Residential Medium Density (RM) ^{††}	7 - 30 du/ac	182	1.9	2538
Residential Medium Density - Airport Influenced (RM ^{C*})	8 du/ac	6	0.1	48
Commercial Services (CS)	N/A	323	3.5	100 ²
Commercial Services/Industrial General (CS/IG)	N/A	30	0.3	0
Highway Service Commercial (CH)	N/A	5	<0.1	0
Commercial Recreation (CR)	N/A	117	1.3	0
Industrial General (IG)	N/A	30	0.3	0
Industrial, Resource Related (IR)	N/A	2	<0.1	0
Public Facilities (PF)	N/A	554	6.0	0
Public Lands (P)	N/A	205	2.2	0
	TOTAL	9321	100.0%	9,235

NOTES: [†] Residential Single Family is assumed to be built out to a density of 5 units per acre. Second units will be allowed by zoning in the Residential Low Density designations with full community services at a presumed rate of 1 20% (1 in five lots has a SDU).
^{††} Residential Multiple Family is assumed to be built out to an average of fifteen units per acre on 150 acres and 9 units/ac on 32 acres.
¹ Assumes clustered development at an average density of 40 ac/du (i.e., 400 ac site with 10 du PUD over 40 ac with 360 ac in open space /conservation easements)
² Assumes mixed-use residential development within a 25 acre portion of the Town Center District at a rate of 4 du/ac.

N/A: Not Applicable

ac/du: Acres per dwelling unit

du/ac: Dwelling units per acre

2500 RURAL LAND USE

McKinleyville is a mixture of urban and rural land uses. Rural areas contribute to the open feeling of the community and provide effective gateways to McKinleyville. Land use designations applied to the rural areas of McKinleyville are based on the protection of agricultural and timberland, and the concentration of new development around existing sewer, public water, and improved and safe roads. By focusing new residential development near existing neighborhoods, it is expected that more remote areas of McKinleyville will be retained in large parcel sizes for resource production uses.

Urban Development and Urban Expansion Area boundaries have been established which generally encompass the water and sewer service area of the McKinleyville Community Services District. Lands within and beyond the Urban Expansion Area are considered rural. Residential development in these rural areas shall be limited. It is the intent of this Plan to limit both the amount and extent of residential development on lands within and beyond the Urban Expansion Area, and to encourage clustering of homesites when development does occur.

Clustered housing, low densities, and large parcel sizes in the rural areas will limit impacts from rural roads, minimize potential adverse effects of private sewage disposal and treatment systems, effectively reducing surface water runoff, and contribute to the rural quality of life which McKinleyville now enjoys.

2501 Goals

1. To maintain the community's rural qualities through protection of resource lands, riparian corridors and open space areas.
2. To enhance the community's rural qualities by encouraging the clustering of homesites when divisions occur on rural lands.
3. To concentrate future growth areas around existing development, thereby minimizing the cost of providing services and conserving energy.
4. To encourage sustained resource production without land degradation.

2505 Policies

1. The community shall maintain its rural qualities within and beyond the Urban Expansion Area by defining and protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and parks.
2. Comprehensive and effective protection of streams, riparian corridors, greenbelts, wetlands, open spaces and potential parks shall be an important component of maintaining rural qualities throughout all of McKinleyville. (Refer to Chapters 3400, 4300, and 4400 for specific policies)
3. The maximum amount of agricultural and forested land shall be conserved for and maintained in agricultural and forestry use to promote and increase agricultural and forest production in the community.
4. The County shall encourage the use of its Planned Unit Development ordinance provisions, including density incentives, to foster the clustering of subdivisions within and beyond the Urban Expansion Area. Clustering of subdivisions/homesites with the appropriate non-development easements are needed to preserve open space, recreational areas and agricultural lands, to maintain rural character in our rural areas, protect watersheds, and minimize impacts to urban drainage systems.

5. The dedication of an access or view easement shall not lower the land area calculation of a parcel on which such easement is dedicated for purposes of determining conformance with approved densities.
6. A maximum density of 1 dwelling per 2½ acres shall apply to parcels planned for Residential Low Density and located outside the Urban Development Area until the area is served with community water and private sewage disposal systems, and provided roads have been improved to standards determined adequate by the Department of Public Works.
7. Subdivisions for residential purposes shall not be approved unless roads are or are made adequate for use by emergency vehicles, and are consistent with rural fire safety standards. The cost of bringing these roads up to standard shall be borne by the subdividers, or grants or funds available to subdividers.
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.

2510 TIMBERLANDS

The McKinleyville area includes a significant percentage of productive timberlands. A Soil Vegetation Survey conducted in 1965 indicates that 3055 acres of Class II and III timber site soils are located in the McKinleyville planning area. These sites are ranked “high” to “very high” in timber raising suitability (see Figure 5).

About 2480 acres or 27% of the McKinleyville planning area are zoned Timber Production Zone (TPZ). Timberland production zones are restricted to the growing and harvesting of timber and other compatible uses, including single family residences. The minimum parcel size which can normally be created in the zone is 160 acres.

McKinleyville’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 twenty years have brought substantial changes in land use patterns affecting our forest lands, pressures for continued changes may persist or increase.

The conservation of McKinleyville’s remaining timberlands is a priority policy with this Plan. Increases in McKinleyville’s population and land values will likely result in additional pressures to remove lands from the commercial forest base. Consequently, the Plan encourages conservation of timberlands for long-term economic utilization. In addition, the Plan recognizes that timberlands in the McKinleyville Planning Area provide open space, visual amenities, reduction in stormwater runoff, and significant habitat for fish and wildlife. The Plan recognizes that these amenities are diminished through conversion.

2513 Goals

1. To maintain the community’s rural qualities through protection of timberlands and their inherent open space features.
2. To enhance the community’s rural qualities by encouraging the clustering of homesites when subdivisions occur on timberlands.
3. To have sustainable resource production without land, water, or habitat degradation.
4. To protect and conserve timberlands for long-term economic utilization.

2514 Policies

1. The community shall maintain its rural qualities on timberlands within and beyond the Urban Expansion Area by protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and dedicated parks.
2. The maximum amount of forested land shall be conserved and/or maintained in forestry use.
3. For lands currently zoned TPZ and planned Timber Production (T) within the area shown in Figure 3 (the eastern hills of the Planning Area), the TPZ zone designation is the only plan-compatible zone for this area. The County will develop a Forested-Hillside Combining Zone ordinance recognizing the area as being primarily intended for timber production. Standards for unified development of the area based upon retention of open space and forested areas are to be established in the event the area is re-designated for non-timber production uses (i.e., residential development).

2520 AGRICULTURAL LANDS

As shown in Figure 4, a large percentage of the area's flat, level terrain is agricultural soil. About 2200 acres of prime agricultural soils are within the urban area provided with water and sewer facilities by the McKinleyville Community Services District. An additional 280 acres are the site of the Arcata-Eureka Airport.

Agricultural uses occur upon lands adjacent to the Arcata-Eureka Airport and in Dow's Prairie, on bluffs between U.S. 101 and the Pacific Ocean, on the flat lowlands and flood plains of the Mad and Little River Valleys, and in a number of other isolated locations throughout McKinleyville. Agricultural endeavors include but are not limited to, beef and dairy farming, bulb production, flower production, produce production, cut-flower production, berry production, nursery crops, organic crops, etc. Several areas are used for crop raising and cultivation. Many residents own horses, cattle, sheep, and other livestock which graze on small plots of land usually adjacent to their respective residences.

Many of McKinleyville's agricultural lands have been converted and developed in recent years. Agricultural land conversion has resulted from competition between agriculture and other land uses, particularly residential. The change in the use of agricultural land in McKinleyville includes at least some of the following components: (1) agricultural land converted to roads, houses, shopping centers, commercial structures, public institutions, recreational facilities and parks; and (2) land fallen idle due to under-use and speculation.

Impacts from agricultural land conversion include direct losses of productive and potentially productive agricultural land, impacts on agricultural viability, and increased impacts to the community as a whole. In addition, agricultural lands provide open space and visual amenities which are diminished through conversion.

The preservation of McKinleyville's remaining agricultural lands is a priority with this Plan. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of McKinleyville's agricultural economy and to provide open space. Furthermore, the Plan shall include programs to minimize conflicts between agricultural and urban land uses.

2522 Goals

1. To promote and increase McKinleyville's agricultural production by protecting and maintaining the maximum amount of agricultural land in agricultural use.
2. To reduce conflicts between agricultural and urban uses.
3. To recognize McKinleyville's agricultural lands as important to the McKinleyville economy and as open space and important visual resources within the community.

2523 Policies

1. Conflicts shall be minimized between agricultural and urban land uses through all of the following:
 - A. By establishing stable boundaries separating urban and rural areas, including where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
 - B. By developing available lands not suited for agriculture, or those located within the Urban Development and Expansion Areas, prior to the conversion of agricultural lands outside of those areas.

- C. By assuring that public service and facility expansions and nonagricultural development do not impair agricultural productivity, either through increased assessment costs or degraded air and water quality.
 - D. No further subdivision of Agricultural Exclusive (AE) lands.
 - E. Allowing lot line adjustments of AE lands only where planned densities are met or there is no resulting increase in the number of building sites.
2. The County shall provide a public handout regarding the adopted Right to Farm ordinance, which ensures that information about all aspects of agricultural operations, including timber operations, will be available to persons who are living, or considering living, near agricultural operations.

2600 URBAN LAND USE

Development within the planning area’s urban limit line requires the provision of appropriate urban services consistent with County ordinance, community plan, and framework plan requirements.

The protection and enhancement of the community’s rural qualities within the Urban Development Area is a priority with this Plan. Streams, streamside management areas, wetlands, open spaces, recreational areas and parks accessible to the public at large are identified as features which enhance the rural qualities within our community. The community has a history of protecting these features, and this Plan contains policies intended to carry this tradition forward to the next generation. As the community grows, these features will deliver a higher quality of life to its residents.

2601 Goal

- 1. To protect and enhance the many rural qualities which the community now enjoys.

2602 Policies

- 1. The community shall maintain its rural qualities within the Urban Development Area by defining and protecting its streams, riparian corridors and greenbelts, wetlands, open spaces and parks.
- 2. Rural qualities within the Urban Development Area shall be further enhanced through policies and standards for trail systems, pedestrian walkways, landscaping and tree protection. (Refer to Chapters 2350, 2640, 2650, and 4300 for specific policies)
- 3. The Urban Expansion Area shall maintain its current boundaries (refer to Land Use Map for precise boundary location). The Plan shall not support General Plan Amendments for expansion of this boundary except as provided for in Chapter 2630.
- 4. All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.
- 5. The costs of expansion of urban services that occur from proposed development shall be borne by the development including but not limited to grants, special assessments, impact fees, area wide assessments, bonding and other appropriate mechanisms.
- 6. The County shall strengthen its Planned Unit Development ordinance to facilitate the clustering of development within major subdivisions where non-development easements are needed to preserve open space, recreational areas, and agricultural lands.
- 7. 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, McKinleyville Community Services District water and sewer services.

8. For the Central Estates Project area, the Phase 2 remainder area of approximately 31.2 acres shall provide a minimum of 108 affordable low income units with a maximum average density of 9 dwelling units per acre and be developed as a planned unit development.

2630 DEVELOPMENT TIMING

(REFER TO CHAPTER 2630 OF THE FRAMEWORK PLAN FOR ADDITIONAL BACKGROUND INFORMATION AS TO THE PURPOSE AND INTENTIONS OF DEVELOPMENT TIMING POLICIES APPLICABLE TO THE MCKINLEYVILLE COMMUNITY PLAN AREA)

The Urban Development Area and the Urban Expansion Area shall maintain their boundaries, as illustrated on the Land Use Map and in Figure 5, except as provided for within this Chapter. The majority of growth in McKinleyville should occur within the Urban Development Area. However, in the future McKinleyville residents may feel a need to develop into a larger community. If a need for a larger community occurs, it is essential that urban services and infrastructure be planned to precede development. The organized development of the community is dependent on the orderly development of the urban portions of the community first and the limiting of development in the rural portions.

The Urban Development Area is an area which is designated by the McKinleyville Community Plan for development to densities of more than one unit per acre. This area is served by community water and sewer systems. The County finds that this is an appropriate change from the Framework Plan definition (which defines such areas with either water or sewer) based on the following:

- 1) The high cost of public infrastructure to extend sewer north across the Strawberry Creek ravine;
- 2) The desire of the community to retain this northern area in agricultural production and rural residential; and,
- 3) This is an appropriate application of the Framework Plan policies which are intended to prevent urban sprawl.

Urban Expansion Areas are designated for areas which may be suitable for development of 1 unit per acre or more, for which services and infrastructure are currently not adequate to permit a greater density of dwelling units. Development in these areas is subject to the policies below which set service standards for these areas.

2633 Policies

1. To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.
 - A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market, and sufficient developable land is unavailable to make progress in supplying affordable housing; and,
 - B. Public service systems have current capacity to serve the proposed addition, if other systems are not available. (i.e., water and sewer availability/capability, roads are appropriately designed and improved to accommodate projected and planned levels of vehicular, bicycle and pedestrian transportation, and police and fire protection adequate for planned population densities.
2. No new parcels smaller than one (1) acre may be created in Urban Expansion Areas unless served by McKinleyville 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 State and Humboldt County sewage disposal standards shall not be granted.

3. General Plan Amendments and zone reclassifications not identified in this plan to increase residential densities outside of the Urban Development Area shall not be approved unless it is found that such amendments fulfill a residential need which cannot reasonably be satisfied elsewhere in the Urban Development and Urban Expansion area.
4. All lands within and beyond the Urban Expansion Area shall be deemed rural for development purposes; i.e., the Rural Land Use 2500 policies apply.
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.
6. Divisions of rural lands shall include a CEQA assessment of the cumulative impacts of water withdrawal from surface and groundwater sources, runoff to downstream property, and sewage disposal, and all necessary mitigation measures to reduce these impacts below the level of significance shall be included as conditions for any approval.
7. When land within the Urban Expansion Area is connected to a public water and sewer system pursuant to Planning Commission approval, such land will be removed from the Expansion Area and added to the Urban Development Area. Noncontiguous additions to the urban development area shall be discouraged. (revised from Framework Plan Sec. 2633.7)
8. These policies are not intended to prevent the MCSD from providing services to existing development to maintain health and safety.
9. Water line extensions to areas outside of the Urban Expansion Area are allowed consistent with planned uses and densities.

2634 Standards

1. Open space land is any parcel or area of land which is essentially unimproved and devoted to an open space use. Open space means of the following uses:
 - A. Area for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams, and watershed lands.
 - B. Area for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; and areas containing major mineral deposits.
 - C. Area for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
 - D. Area for public health and safety, including, but not limited to, areas used for natural or man-made drainage facilities, earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and areas required for the protection and enhancement of air quality.

2. Open space shall be permanently preserved through any of the following devices:
 - A. Execution of an Agricultural Preserve contract with the County of Humboldt.
 - B. Conveyance of an open space easement to the County of Humboldt or other public entity, or private non-profit corporation having as its chief goal the preservation of agricultural, timber, or open space lands.
 - C. Conveyance of development rights.
 - D. Enforceable restriction through zoning.
 - E. Development Plan depicting the open space area(s), and the recordation of a Notice of Development Plan.

2640 DESIGN REVIEW

The purpose of this section is to provide goals, policies, and standards for the appearance and design of McKinleyville's Town Center. All development projects will be subject to a design review process in this area. A Design Review Committee shall be formed to develop design standards.

The standards are intended to achieve architectural and design excellence in buildings, open spaces and urban design. They encourage and implement policies for the incorporation of publicly accessible open spaces, including parks, courtyards, gardens, passageways, and plazas into public improvements and private projects. Development of open space corridors, easements and trails shall be established as intended in the Plan.

Future development should contribute to a sense of community character, should respect the community's social, cultural and economic diversity, and should emphasize human scale and pedestrian orientation.

2641 Goals

1. To promote safe, accessible and human scale residential and commercial areas where people of all ages can work and play.
2. To promote preservation and development of pedestrian-oriented neighborhoods and commercial areas.

2642 Policies

1. Design review standards shall be adopted for the Town Center area as identified on the Plan's land use maps. A Design Review Committee shall be formed to develop those standards within the Town Center area. No Special Permit shall be required as part of the process.
2. The County shall adopt a Design Review ordinance which establishes clear development standards. The design review standards must be consistent and compatible with the overall principles, objectives and policies of the entire General Plan.
3. Mixed-use categories of zoning, including higher density urban housing above retail commercial uses and shopfronts shall be designed to include an abundance and variety of open spaces, such as urban parks, courtyards and gardens, with a connected system of pedestrian walkways, alleys and streets.
4. Intersections and streets within the Town Center shall be designed to facilitate pedestrian movement, and shall provide bicycle connections to commercial areas and transit stops. Transit stops should provide shelter for pedestrians and provisions for secure bicycle storage.
5. Clear, direct and comfortable pedestrian access to the Town Center shall be encouraged.
6. The design review standards shall include a review of street lighting and commercial lighting impacts. Exterior lighting shall be compatible with the surrounding setting, and will not be directed beyond the boundary of the parcel.
7. All designs shall include the protection of natural land forms through minimizing alteration caused by cutting, filling, grading or clearing.
8. All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.
9. Where feasible, new utilities shall be underground. When aboveground facilities are the only feasible alternative, they shall be sited as unobtrusively as possible.

10. Signs shall be limited in size, scale and number.
11. The design review standards shall include an evaluation of the basic qualities of building and places including:
 - entries and windows that create frequent points of interest along public streets;
 - ease of access for the physically impaired;
 - well crafted durable materials;
 - elements that are human scaled, relating to human activities, such as seating, gathering places, etc.;
 - passages, terraces, balconies and courts;
 - diversity within a coherent whole;
 - mid-town bicycle and pedestrian corridor; and
 - sign standards.
12. The Community Principles of Section 2100 (Overview) shall be used, as applicable, in developing the design review standards.

2650 LANDSCAPING

The landscaping policies in this chapter are intended to set the scope and content of a landscape ordinance for improving the appearance and livability of McKinleyville. While an emphasis has been placed upon major subdivisions, multi-family residential developments and development in the Central Business District, the policies are also intended to provide adequate landscaping and screening to protect individual properties community-wide from traffic, noise, heat, glare and dust. Preserving existing trees and the planting of new trees will provide a visually appealing community with healthy plant life that provides oxygen, reduces dust and retains the rural, forested, natural surroundings as much as possible.

2651 Goals

1. To improve the appearance and livability of McKinleyville through landscaping.
2. To provide guidelines for the appropriate selection, layout, and upkeep of landscaping.

2652 Policies

1. Landscaping shall be required for new development which creates five (5) or more new parking spaces.
2. The landscaping policy shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.
 - A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.
 - B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.
 - C. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.

3. The County shall provide educational pamphlets and other available materials regarding landscape maintenance practices, use of pesticide alternatives, use of fertilizers and alternatives, and listings of appropriate plants and tree species, including natives and fire resistant species.

2653 Standards

1. The County shall adopt a landscaping ordinance which requires landscaping for development projects in McKinleyville. The above policies in 2652 shall be used until the County adopts a landscaping ordinance for McKinleyville.
2. The draft policies and standards approved by the CAC, together with the model ordinance considered by the CAC, shall be used as guidance in developing the ordinance.

2700 LAND USE DESIGNATIONS

2720 RESOURCE PRODUCTION

2721 Timber Production (T)

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and county regulations.
2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses, other than the direct growing, harvesting and portable processing of timber, include:
 - A. Watershed management.
 - B. Management for fish and wildlife habitat.
 - C. A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
 - D. The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.
 - E. Grazing and other agricultural uses.
 - F. No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.
 - G. Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.
 - H. Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I. All prudent reforestation activities including site preparation.

3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.
 - A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:
 - 1) It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
 - 2) It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 - 3) Uses and parcel sizes in the adjoining area are compatible; and
 - 4) It is consistent with a comprehensive view of all relevant plan policies.
 - B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:
 - 1) The timber site designation is Site II or above; and
 - 2) Each parcel has frontage on an existing publicly maintained road; and
 - 3) All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:
 - A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and
 - B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
 - D. Access to the remainder is consistent with the uses of the remaining property.
 - E. A joint timber management plan will be prepared on the division.
5. Lot Line Adjustments of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.
6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)

2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:
 - A. Rated Class I or II by the U.S. Soil conservation Service.

- B. Rated 80 through 100 percent of the Storie Index.
 - C. Land that has a livestock carrying capacity of one animal unit per acre.
 - D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.
 - E. Land capable of producing an unprocessed plant production adequate for economically viable operations.
 - F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.
2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber and agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

- A. Hog production.
 - B. Animal feed yards and sales yards.
 - C. Agricultural and timber products processing plants.
 - D. Animal hospitals and kennels.
 - E. Rental or sale of agricultural equipment and storage thereto.
 - F. Watershed management.
 - G. Management for fish and wildlife habitat.
 - H. Recreational uses under the control of the owner not requiring non-agricultural development which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
 - J. Farm labor housing and temporary labor camps.
 - K. Cottage industries.
3. Minimum Parcel Size: 60 acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

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

2725 Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.
2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.
3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

2730 RESIDENTIAL**2731** Agricultural Suburban (AS)

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.
2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.
3. Density Range: One dwelling unit per 2.5 to 5.0 acres.

2732 Residential, Low Density (RL)

1. Character: The single family residential designation is intended to be applied in urban areas of the County where topography, access, utilities and public services make the area suitable for one-family development.
2. Primary and Compatible Uses: Single family residence, secondary dwelling units, educational and religious activities and rooming and boarding of not over two (2) persons not employed on the premises.
3. Density Range: 1-7 du/acre.

2733 Residential, Medium Density (RM)

1. Character: The multiple family residential designation is intended to be applied in urban areas of the County, where topography, access, utilities and public service make the area suitable for multiple family home development. Density is to be determined by community character.
2. Primary and Compatible Uses: Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, noncommercial recreational facilities.
3. Density Range: 7-30 du/acre.

2740 COMMERCIAL**2741** Commercial General (CG)

1. Character: Retail trade services that should be grouped for convenience. Easily accessible, compatible and geared for local neighborhood or regional needs. Density determined by level of available services and by community character.
2. Primary and Compatible Uses: General retail trade, business and professional services, motels, hotels, restaurants, offices, public assembly.

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

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).
2. Primary and Compatible Uses: Heavy retail trade, repair services, construction services, wholesale trade, research and development, medical facilities, institutional uses.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2743 Commercial Recreation (CR)

1. Character: The commercial recreation designation is utilized to classify existing and proposed private and commercial recreational uses primarily related to outdoor facilities.
2. Primary and Compatible Uses: Campgrounds, recreational uses.
3. Minimum Parcel Size Range: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2750 INDUSTRIAL

2751 Industrial, General (IG)

1. Character: In urban areas, convenient access to transportation systems and full range of urban services are required.
2. Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2752 Industrial, Resource Related (IR)

1. Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.
Uses shall not be dependent on urban type services, such as public sewage disposal and public water.
2. Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

2760 PUBLIC OWNERSHIP

2761 Public Facilities (PF)

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.
2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, and other public facilities.
3. Minimum Parcel Size Range: Not applicable.

2762 Public Lands (PL)

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.
2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.
3. Minimum Parcel Size: Not applicable.

TABLE 3
ZONING CONSISTENCY MATRIX
 (RES. 86-79, 6/24/86)

Humboldt County Zoning Classifications¹

FRAMEWORK PLAN LAND USE DESIGNATIONS	DENSITY	TPZ	AE	AG	RS	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-H	ML	MH	U	FP	FR
RESOURCE PRODUCTION																		
Timber Production (T)	160-20 acres per dwelling unit	X	X	X*														
Ag. Grazing (AG)	160-20 acres per dwelling unit	X	X	X*														
Ag. Exclusive (AE)	60-20 acres per dwelling unit	X	X															
Agricultural Land (AL)	160-20 acres per dwelling unit	X	X	X*														
Agricultural Rural (AR)	20-5 acres per dwelling unit		X	X*	X*	X*											X	X ^{2*}
Agricultural Suburban (AS)	5-2 ½ acres per dwelling unit			X	X*	X*											X	X ^{2*}
RESIDENTIAL																		
Residential-Low Density (RL)	1-7 dwelling units/acre					X	X*	X*										
Residential-Medium Density (RM)	7-30 dwelling units/acre						X	X	X									
COMMERCIAL																		
Commercial General (CG)	Not applicable									X	X							
Commercial Services (CS)	Not applicable									X	X	X	X					X ²
Commercial Recreation (CR)	Not applicable									X	X		X					X ²
INDUSTRIAL																		
Industrial, General (IG)	Not applicable											X		X	X			X ²
Industrial, Resource Related (IR)	Not applicable	X	X									X ²		X ²	X ²		X	
PUBLIC																		
Public Facilities (PF)	Not applicable	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
Public Lands (P)	Not applicable	X	X	X*														

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.

¹ As codified in Title III Division 1 of the Humboldt County Code (for areas within the California Coastal Zone, see HCC Title III, Division 1, Appendix A).

² Requires Qualified (Q) Combining Zone to insure consistency.