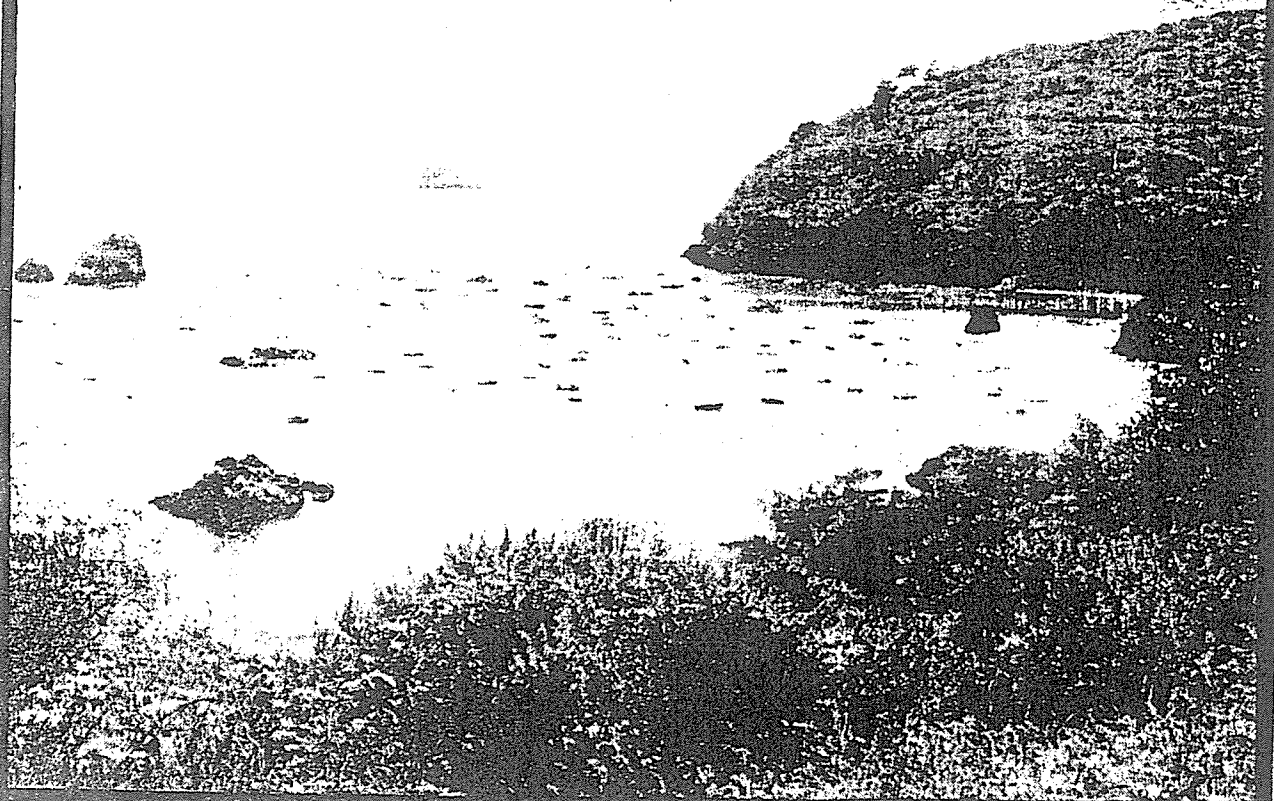


City of Trinidad General Plan

Environmental
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Consultants, Inc.



CITY OF TRINIDAD

GENERAL PLAN

The Trinidad General Plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972.

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CHAPTER I

Introduction

What is a General Plan?

Historically, land use, or the physical development of a community, has been the main concern of a General Plan. The Land Use Element Map was the core of the Plan, and the Plan indicated how the various parts of the city and surrounding area were to be developed. Recent State legislative mandates and a growing awareness of the interrelationship of land use activities and social, economic, and environmental considerations have expanded the focus of a General Plan.

The Trinidad General Plan is a legislative document which sets forth development constraints and preferences, and develops a program for the orderly development of public service facilities and private lands. The General Plan also identifies the actions that each governmental agency must take to implement the Plan.

Legislative Requirements

The State of California requires that each municipality develop a General Plan. These requirements are covered in detail in the California Government Code commencing with Section 65300. Section 65302 stipulates the elements that are required to be included in the Plan. They are: (a) land use; (b) circulation; (c) housing; (d) conservation; (e) open space; (f) seismic safety; (g) noise; (h) scenic highways; and (i) safety. Section 65303 indicates that additional elements may be included in the General Plan. The Code suggests as additional elements: recreation; circulation improvement; transportation; transit; public services and facilities; public buildings; community design; housing standards; redevelopment; historical preservation. In a very large city all of these subjects would deserve considerable attention. In Trinidad, because of its small population and rural character, not all of these optional subjects are pertinent.

In addition to establishing requirements for the development of a General Plan, the Government Code stipulates that zoning and subdivision activities be consistent with the adopted General Plan. Section 65860 states that city zoning ordinances shall be consistent with the city General Plan. Section 66473.5 states that no local agency shall approve a subdivision map unless the legislative body finds that the proposed subdivision is consistent with the adopted Plan.

Scope of the General Plan

Three background reports¹ provide the basic information and analysis of the subjects covered by the General Plan. The General Plan report includes only the basic findings, policies, and implementation strategy which evolved out of the background studies. Some of the information contained in the background reports has been reiterated to provide the rationale for the policies. In addition, there is a soils work map and a geologic work map which are on file with the City Clerk for those who need such information for specific site planning.

This General Plan replaces the Land Use, Circulation, and Recreation Plan developed in 1967, and incorporates and modifies the Open Space and Conservation Element adopted in 1973. It updates some of the supporting information in the Seismic Safety Element and incorporates the policy recommendations. The portions of the Seismic Safety Element that have not been updated remain valid and are incorporated herein by reference. The General Plan takes into consideration, and incorporates by reference, the Noise, the Public Safety, and the Scenic Highway Elements which were adopted in 1975. The Plan also covers many of the aspects of recreation, public service and facilities, community design, housing standards, and historical preservation which are optional elements. Limited attention to these optional elements is appropriate to the size and character of the planning area.

This General Plan covers the period from 1976 to 1996. But, this planning document emphasizes actions which should be taken in the near future - within the next five to ten years.

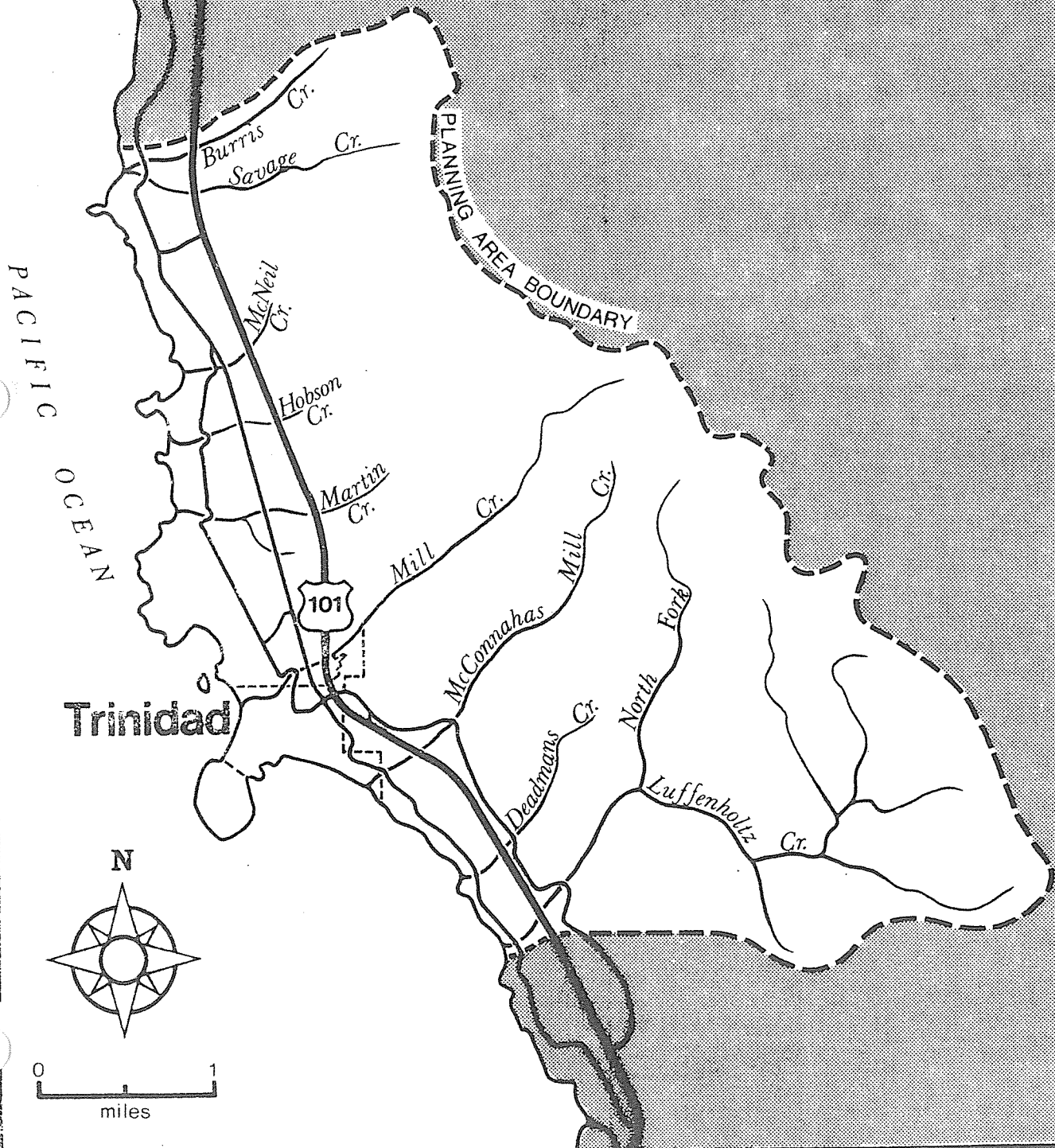
Planning Area

Plate 2 shows the boundaries of the planning area. The planning area is 15.4 square miles in area and includes the watersheds of nine coastal streams. Government Code Section 65300 provides that a city General Plan consider areas outside the city limits which have a bearing on planning for the city. The Luffenholtz Creek drainage basin was included because it is the watershed for the city water supply. Residential areas west of the freeway up to the Seawood interchange are included because they rely on the Trinidad area for commercial services, and include visitor accommodations and facilities which support the harbor fishing activity. The forest area east of the freeway is included to ensure consideration of the development potential of coastal watersheds.

¹ The three background reports (Environmental Conditions and Constraints, Trinidad Area Economy and City Fiscal Conditions, and Community Infrastructure) are on file with the City Clerk

Trinidad General Plan Planning Area

PLATE 2



The General Plan, utilizing information contained in the background reports, covers some portions of the planning area in more detail than other portions. The area within the city limits is treated in the greatest detail. Adjacent areas that are or may be provided with city services, or are suitable for intensive development, are covered in somewhat less detail. The remaining portions of the planning area are treated in a very general way because the analysis has shown that the interrelationship of these areas with the city and its future growth is nominal. Specific land use policy in these areas will be a county responsibility. Since Indian Rancherias are not subject to county land use controls, the Trinidad Rancheria is not included in the Plan recommendations even though it is recognized in the background reports.

Relationship to County General Plan

Humboldt County, which is responsible for land use control outside the city limits, is developing a new General Plan. Since the Trinidad General Plan makes recommendations on appropriate land use policy in areas of county jurisdiction the format and terminology conforms as much as possible to that of the preliminary county General Plan. Appendix A provides definitions for the land use categories used in the Plan, notes areas where the land use recommendations do not coincide with existing county zoning, and recommends changes in county zoning regulations.

Public Input

Throughout the development of the Trinidad General Plan steps were taken to ensure that property owners, residents, and visitors would be involved in the planning process.

First, a fifteen member Steering Committee, seven members from within the city limits and eight members from the remainder of the planning area, was established. This committee met nine times during the planning program to provide direction to the consultant. The names of the committee members are listed in the preface to the report.

Second, questionnaires were sent to all property owners and to a sample of regular visitors to obtain land use information and determine development preferences. In all, 52% of the 450 property owners and 72% of the 192 regular visitors sampled responded to these questionnaires. The information from the questionnaire results was given considerable weight in the Committee's efforts to determine appropriate General Plan policies.

Third, the General Plan was the subject of several public hearings before the City Planning Commission and the City Council. After final adoption by the City Council, the Plan will be given consideration by the Humboldt County Planning Commission and Board of Supervisors in administering land use regulations in the unincorporated portion of the planning area.

Environmental Impact Report

The California Environmental Quality Act of 1970 (CEQA) requires an Environmental Impact Report for City and County General Plans. As suggested in the CEQA Guidelines, necessary environmental information has been incorporated in the General Plan Report and the background reports. The policies in the General Plan take into consideration possible impacts on the environment, avoid detrimental impacts wherever possible, and minimize those impacts which cannot be avoided. The Environmental Impact Report identifies where in the General Plan Report necessary information is located and provides the necessary analysis of growth inducing impacts, long range versus short range resource commitments, and other items required by CEQA.¹

Because a General Plan establishes land use policy which respects environmental constraints, it assists property owners in assessing what uses of their land are most compatible with environmental conditions. However, the environmental impacts associated with a specific proposed development cannot be fully considered in a General Plan. Changes in land use, even though consistent with the Plan, will still need a specific environmental assessment.

Report Format

Findings, policies, and recommendations are presented in a sequence which generally correspond with the logical process used in developing the Plan. Chapter II identifies the major constraints on development. These constraints define which portions of the planning area are suitable for development. In Chapter III development options are identified and development preferences are noted. These determine the type and location of development needed in the planning area. Utility service considerations are a critical factor in making these determinations. Chapter IV explains the steps that must be undertaken by the city, the county, and other governmental agencies in order to implement the General Plan.

Plates 1A and 1B, the Land Use Maps, are inserted in the rear of the General Plan Report. Plate 1A shows the entire planning area but, because of the map scale, does not show land use designations inside the city limits. Plate 1B shows detailed land use recommendations in the city and its immediate environs.

¹ On file with the City Clerk.

Plan Interpretation

The information in the background reports, while part of the Plan, is only background information and analysis which supports the conclusions reached in the General Plan Report. The Development Constraints, Service and Development Preferences identified in the General Plan Report should be considered the general objectives or guidelines of the Plan. While they are intended to be fully respected and achieved, decisions relating to the General Plan need not be entirely consistent with the Constraints and Preferences. The Land Use Map, the statements of Recommended Land Uses, and the General Plan Policies are the core of the Plan. Zoning and subdivision decisions and other city policy deliberations should be consistent with these statements. If the General Plan is found to be inconsistent with community preferences the General Plan should be amended accordingly rather than approving developments or actions inconsistent with the Plan policies. When the word "shall" is used in policy statements the policy shall be considered mandatory. When the word "should" is used it means that the city intends to follow this guidance in the absence of compelling, countervailing considerations.

Plan Amendment

An amendment to the text of the General Plan may be initiated by motion of the City Council on its own initiative, or by the Planning Commission on its own initiative. Amendments to the General Plan Land Use Map may be initiated by the owner of the subject property, or his authorized agent, or by either the Planning Commission or City Council. Amendments to the Land Use Map shall be scheduled for public hearing before the Planning Commission in September or January. Scheduling the first hearing for amendment to the Land Use map at any other time shall only occur if authorized by the City Council. The filing of an amendment application, payment of fees, notice of hearing, and procedural requirements shall be as prescribed in the Trinidad Zoning Ordinance for amendments to the Zoning Ordinance. Notice of proposed amendments shall be mailed to appropriate public agencies at least 10 working days prior to the date of the first scheduled public hearing before the Planning Commission.

The Trinidad General Plan, adopted on December 15, 1976 was amended by Resolutions 78-11, 12, and 13 on July 6 and July 20, 1978. This report includes those changes. Any amendments adopted after July 20, 1978 are identified in an addendum at the end of the report.

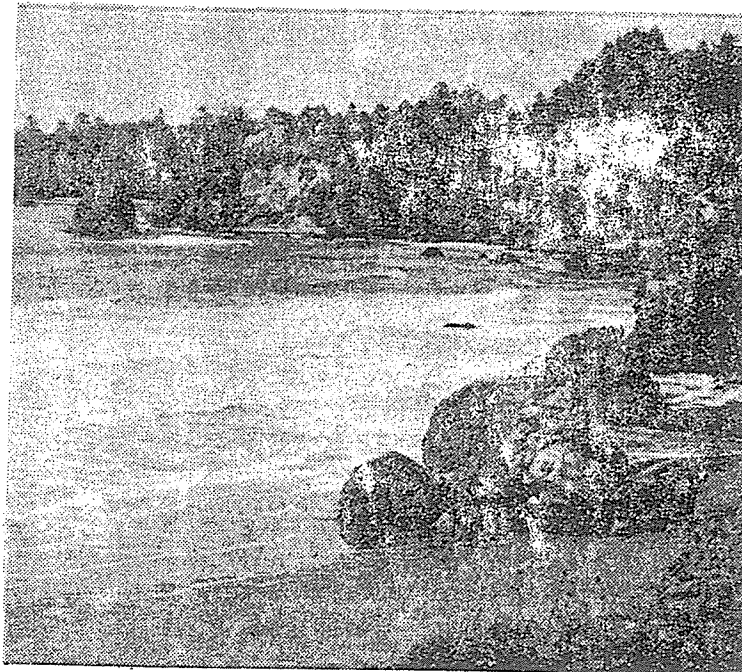
CHAPTER II

Constraints on Development

Environmental conditions and past development activity can be important constraints on land use. This chapter explains how these constraints have been recognized in developing the General Plan.

Unstable Slopes

Much of the area along the sea cliffs and coastal streams is unstable or of questionable stability. (See Geologic and Soil Limitations Map in Environmental Conditions and Constraints Report.)



Development Constraint

Unstable areas should not be disturbed by any activity that increases soil absorption of water or disturbs vegetation or soils. Areas of questionable stability should not be developed if possible. Development should only be allowed if a registered geologist determines that the development will not increase erosion or instability.

Recommended Land Use

Unstable areas that are part of an economic resource production (timber) unit are designated as Resource Production on the Land Use Map. Other unstable areas are identified as Open Space or Special Environment. The Resource Production, Open Space, and Special Environment categories provide for appropriate control of timber harvesting and development on unstable slopes (see Appendix A).

RECOMMENDED POLICIES

1. City and county zoning ordinances should require a use permit for timber harvesting (as defined in the Forest Practices Act) on unstable lands or lands of questionable stability.
2. Provisions in the Uniform Building Code (chapter 70) regarding grading on slopes should be used to ensure that owners of unstable lands or lands of questionable stability do not create slope stability problems.
3. Structures, septic tank systems, and driveways should not be located on unstable lands. Structures, septic tank systems, and driveways should only be permitted on lands of questionable stability, or within 100 feet upslope of unstable lands or lands of questionable stability, if analysis by a registered geologist indicates that the proposed development will not significantly increase erosion, slope instability or sewage system failure. The area reserved for the backup leach field should be given equal consideration.¹
4. Access roads serving two or more building sites should avoid areas of questionable stability as much as possible and not adversely affect adjacent property or result in increased public costs. Road design should minimize the potential for slope failures and include adequate drainage to handle storm runoff.
5. Where access trails must traverse steep slopes they should be located away from unstable areas and improvements should be provided to minimize erosion and slope failures. Existing trails which are creating these problems should either be improved or closed.

Seismic Hazards

Active fault lines pass within several miles of the city; the estimated maximum probable earthquake on these faults could cause structural damage, especially to masonry structures. The building code includes a formula to determine the weight of the structure to be considered in foundation and structural engineering. One factor in the formula, the earthquake acceleration rate, can be adjusted to reflect local conditions.

¹ The areas in the city where studies by a registered geologist are required by this policy are identified on Plate 3. Outside of the city limits the areas where such studies are necessary are identified by a boundary 100 feet upslope of the upland extent of unstable lands and lands of questionable stability as identified on the Geologic Limitations Map in the Environmental Conditions and Constraints Report.

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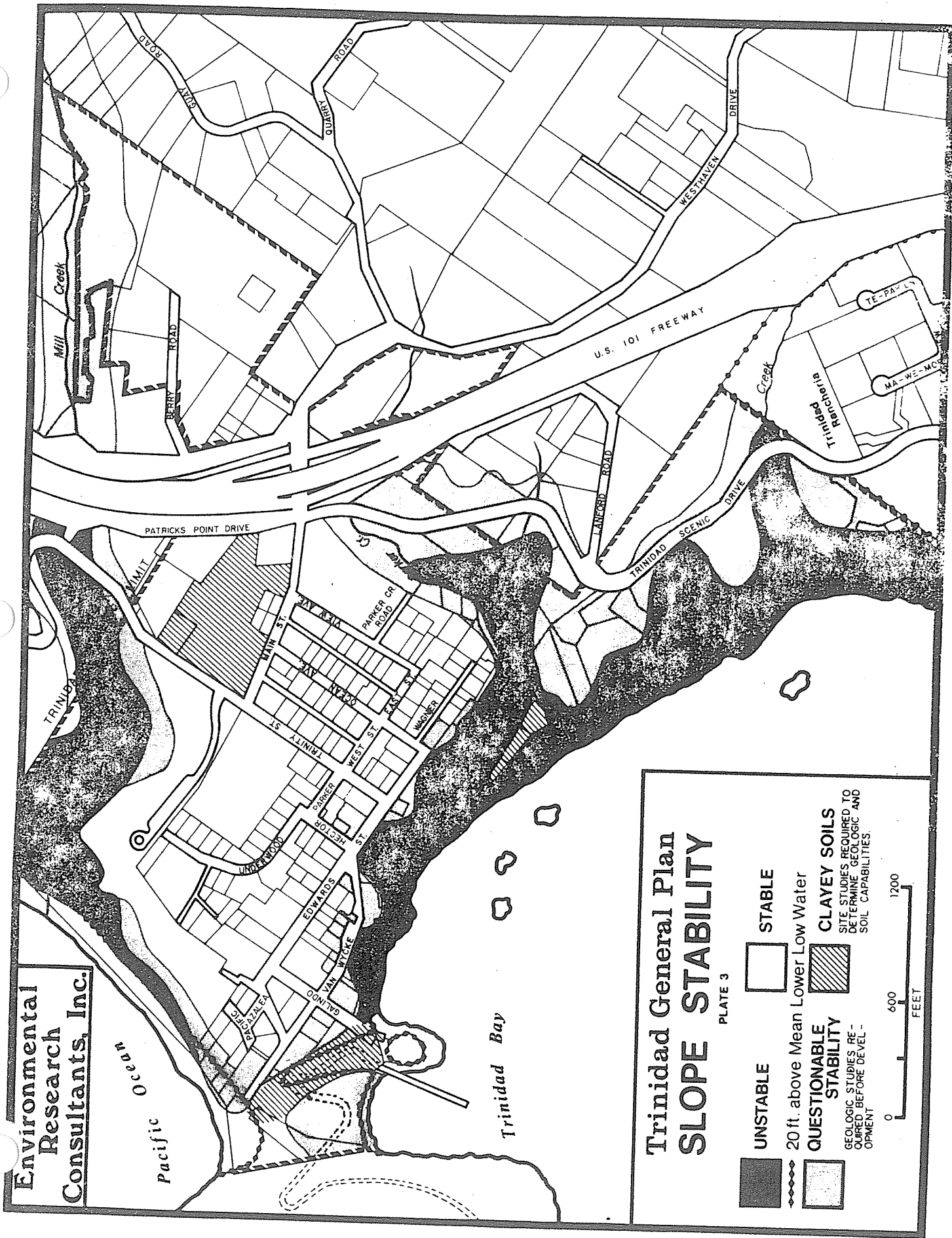
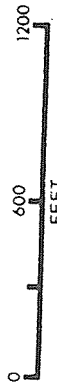
Pacific Ocean

Trinidad Bay

Trinidad General Plan SLOPE STABILITY

PLATE 3

- UNSTABLE
- 20 ft. above Mean Lower Low Water
- QUESTIONABLE STABILITY
- CLAYEY SOILS
- STABLE
- SITE STUDIES REQUIRED TO DETERMINE GEOLOGIC AND SOIL CAPABILITIES.



Tsunamis, (earthquake induced surges of ocean water) are a possible hazard in the Trinidad area. Structures and other improvements less than twenty feet above Mean Lower Low Water are most likely to be affected.¹

Recommended Land Use

Areas less than 20 feet above Mean Lower Low Water, except lands devoted to harbor improvements and public access facilities, are designated as Open Space or Special Environment.

RECOMMENDED POLICIES

6. The acceleration factor in the City Building Code should be increased from .1 to .15 for masonry buildings. The county should consider a similar change in the County Building Code for the unincorporated portion of the planning area. The acceleration factor for other types of construction need not be changed.
7. Volunteer fire department personnel and the city and county building inspectors should warn property owners to inspect flues and chimneys for damage after moderate and large earthquakes. Occupied structures which appear to have been seriously damaged should be inspected and evacuation required if they are found unsafe.
8. Except for harbor and public access facilities no new structures shall be located less than 20 feet above Mean Lower Low Water.

Soil Characteristics

Soils are a resource essential to raising timber, crops, and forage. There are few areas of prime soils for crops or forage in the planning area. But, much of the land in the planning area is prime timber land. Some prime timber soils have been converted to residential development and others are located so near development that they are no longer manageable timber sites.

Development Constraint

Because of their importance to the regional economy, prime timber soils in manageable units should be protected from development.

¹ See the Environmental Conditions and Constraints Report and the Seismic Safety Element adopted in 1975 for more details.

Recommended Land Use

All areas of prime timber land that remain in manageable units are designated Resource Production. This category is intended to preclude division of these lands into lots of less than 20 acres with no more than one single family dwelling per lot.

Soils act as constraints on development when they will not adequately support structures or other improvements and when they will not accommodate septic tanks. Soils that cause foundation problems because of their shrink-swell or pressure response are the same soil types that are marginal for septic tanks.

Available soils information is useful in determining an area's general suitability for septic tank systems. But, even in areas with severe soil limitations it may be possible with a large site and special system design to maintain a functional septic tank system. So, soils limitations are not in themselves a sufficient constraint to justify development prohibitions. In areas with soil limitations site analysis is needed to determine how a septic system can be made to work and how much land area is needed to accommodate the system and proposed development, and to provide necessary protective buffers. Related factors such as hydrology, stability, and topography must also be considered.

For long range planning purposes it has been assumed that development can occur in areas with soils limitations for septic tanks without degradation of water quality and public health if land divisions and developments are only allowed after thorough site investigations and necessary design and maintenance standards are enforced. It is expected that this site specific evaluation process in areas with soils limitations will result in a lower average density of development than can be expected in areas with only slight soils limitations. Soils information indicates that most of the developable areas north of Mill Creek are subject to soils limitations. South of Mill Creek the developable areas generally have only slight soils limitations. Unless restrictions on development intensity are imposed for other reasons, areas with slight limitations can be developed to higher densities (refer to Soils Limitations Map in Environmental Conditions and Constraints report). Because available soils information is very generalized, studies should be undertaken to confirm the degree of limitation in any area proposed for intensive development.

Development Constraints

Soils suitability for septic tanks varies throughout the planning area. If septic tanks are to serve as the long range wastewater disposal system each development and its wastewater disposal system will have to be conformed to the capabilities of the site.

RECOMMENDED POLICIES

9. Areas with soils limitations for septic tanks can be designated for low density development provided adequate site analysis, system installation, and maintenance necessary to prevent degradation of water quality and public health is required by responsible governmental agencies.
10. More detailed studies of soil characteristics and hydrology are needed in areas with slight soil limitations if such areas are planned for intensive development and septic tanks are to serve as the long term disposal method. Minimum lot sizes should be established in intensive development areas based on soils studies to ensure that septic tank use at full development will not create cumulative impacts on ground or surface waters (see Policy 51).
11. All new parcels should have adequate area to provide for anticipated uses, structures, setbacks from nearby septic tanks and wells and from nearby slopes, and an area for a septic tank leach field determined following required percolation tests. In addition, area for a replacement septic tank leach field should be provided in case of failure of the original system.

Recommended Land Use

Where developable areas have a high percentage of soils with septic tank limitations the areas are designated Rural Residential to allow development appropriate to the soil limitations of each development site. Areas with slight limitations are designated Suburban Residential or Urban Residential to permit higher density development consistent with the preference of neighborhood residents and the density constraints identified in soil suitability studies (see Policy 10).

Water Resources

Most types of development depend on a reliable supply of potable water. Groundwater is tapped as a water source by digging wells or collecting water from springs. Surface waters are utilized by withdrawing water from streams and reservoirs. When development density increases, public and private water supply systems can become polluted by septic tank effluent.

Many property owners in the area outside the city use coastal streams as a water source, if they have water rights. Although the flow diminishes during August and September, they use storage tanks and get by. In several areas the groundwater supply is highly variable. On one property a shallow well will produce adequate year-round service; while nearby the groundwater supply diminishes during dry weather and storage tanks are needed to sustain

the system. In particularly dry years these systems sometimes go completely dry and water has to be brought in. The most serious problems occur where a use places a high water demand on a well system which has limited groundwater supply. Several residential properties and visitor accommodations in north Trinidad run short of water in the summer months. This lack of water has acted as a development constraint.

Development Constraint

Areas with limited water supplies that are not planned to be served by a public water system should be planned for low density development with limited water demand. This will minimize groundwater draw-down and the need to employ expensive means to obtain alternative water sources.

Water quality in the portion of the Luffenholtz Creek watershed above the city's water withdrawal point should be protected.

Recommended Land Use

Where public water service is not planned, developable areas are identified as General Rural or Rural Residential. These categories provide for low density residential development and high water consumption uses are minimized.

Existing residential areas in the Luffenholtz Creek watershed have been designated General Rural. All undeveloped areas in the watershed are designated Resource Production to protect valuable timber soils and water quality.

RECOMMENDED POLICIES

12. Evidence that adequate water is available should be required before new parcels are created for development purposes.
13. Activities which could degrade water quality in Luffenholtz Creek should be carefully monitored. The Board of Forestry should be asked to notify the city of any timber harvesting plans submitted within the watershed. In each case the city should ask the Board to give full consideration to possible impacts on the watershed and encourage special practices where necessary to reduce turbidity, increased runoff, and debris.
14. To prevent possible septic tank pollution of Luffenholtz Creek the minimum lot size permitted in the portions of the watershed designated as Resource Production should not be smaller than 20 acres and the minimum lot size permitted in General Rural areas within the watershed should not be less than 5 acres. Existing

lots within the watershed smaller than these minimums may be considered suitable for a single family residence provided the septic tank system is carefully designed and installed to preclude pollution of the creek.

Biological Resources

Riparian vegetation is located along portions of all the coastal streams in the planning area. This vegetation protects the quality of the water, minimizes soil erosion and slippage, and provides a valuable habitat for a wide variety of animals and birds. Four types of rare plants are found in the planning area. The boundary of the areas where these plants are found has not been established. (See Environmental Conditions and Constraints report).

Offshore rocks are habitats for marine invertebrates, seabirds and marine mammals. Those that are accessible during low tide are susceptible to predators and curious beachcombers. The kelp beds to the west of Trinidad Head are a biological resource important to the local fisheries.

Development Constraints

Riparian vegetation should be disturbed as little as possible. Development on sites where rare plants are known to exist should be located and designed to minimize the impact on the rare plants. Offshore rocks should be off-limits to beachcombers and boaters. Plans for navigational aids and harbor improvements should take into consideration possible impacts on these habitats. Any studies of a sewer system involving an ocean outfall should fully consider the impacts of sewage effluent on marine life to ensure that the kelp beds off Trinidad Head and other marine life are not adversely affected.

Recommended Land Use

Areas within 100 feet of streams near developed lands are placed in the Open Space or Special Environment categories to establish a riparian protection zone. Riparian habitat along streams in timber management areas has been designated Resource Production. The Forest Practices Act provides for the retention of streamside vegetation while allowing careful removal of merchantable timber.

RECOMMENDED POLICIES

15. Riparian vegetation within 100 feet of major coastal streams should be protected. The major coastal streams in the city are Mill Creek, Mc Connahas Mill Creek, and Parker Creek. Structures and activities

should be sited outside the riparian protection zone whenever possible. If not possible, areas that must be disturbed should be kept to a minimum and be replanted with appropriate vegetation. Septic tank systems shall not be permitted in these areas.

16. The Humboldt County Natural Resources Department should define the geographical limits of the three rare plants located within potential development areas. Vegetation removal, timber harvesting, or development should be reviewed to ensure that all reasonable means have been considered to protect any existing rare plants.
17. Development of Trinidad Head should be kept to a minimum to protect the mammals and rare plants located there. The location of rare plants should be considered in the development of any trails.
18. Public agencies (i.e., State Lands Commission and State Department of Fish and Game) should take every possible step to minimize the intrusion of boaters and beachcombers on offshore rocks.

Existing Land Use

In 1850 a ship's captain laid out the City of Trinidad. Within a few years it had a population of 3,000 people and scores of buildings. The old buildings gradually disappeared, but the street pattern remained. In the 1930's Highway 101 was pushed through the area. In 1946 the pier was constructed and commercial and sport fishing became significant facets of the community. Visitor accommodations sprang up north of town along the old highway. Then, in the 1960's, the new freeway was constructed. The physical setting of the area, the forces in the regional and national economy, social changes, and the property developments of individuals and governmental agencies have blended to create the community we see today. A few developments are becoming disfunctional and may well be changed in the near future; but, most of the development is providing a useful service and must be recognized and considered in evaluating development options.

In the past, individuals were pretty much free to develop their land as they wanted. Today, because of some poor land use practices, local government has adopted rules and procedures which landowners must follow. The rules are intended to minimize threats to the public health and safety and the procedures provide affected neighbors with an opportunity to point out reasons why a proposal is or is not acceptable. Because the interest of property owners is given considerable weight, existing development patterns have become something of a development constraint. Government is encouraged not to approve new development that could seriously affect the value of nearby property. But, because new development is presented to local government as community growth and increased tax revenues, there are counter pressures to allow new development.

RECOMMENDED POLICIES

19. The Land Use Map recognizes existing land use areas and attempts wherever possible to place them in a category which allows compatible uses. It is intended that all new development be channeled into appropriately designated areas so that land use conflicts can be minimized.
20. Some existing uses are not placed in an appropriate land use category because of their isolated location and the undesirability of providing for expansion of similar uses in the immediate area. Rather it is intended that the immediate site be placed in a compatible zone to allow the use to continue as a conforming use - but not to allow for expansion onto adjacent lands.
21. Where uses are incompatible they are not recognized in the Land Use Map and it is intended that they be treated as non-conforming uses and not be given zoning preference. Existing zoning, the attitudes of local property owners and the judgment of the Planning Commission should be the basis for distinguishing between uses that are compatible and those that are non-compatible.

CHAPTER III

Development Options and Preferences

Given the various development constraints identified in Chapter II there are still development options available. Development constraints can limit the use of land to the extent that only one use is possible. More often the constraints narrow down the options and some criteria must be used to choose one option over the others. Where constraints begin to impinge on desired land uses it is sometimes possible to reduce or eliminate the development constraint by providing new public services.

The General Plan Steering Committee used the questionnaire results to determine the basic "service or development preferences" of property owners and visitors. The General Plan background report analyses of social and economic factors were used to place "service and development preferences" in perspective. Not everyone will agree with the stated "preferences", but based on the questionnaire results and the judgment of the Steering Committee, it is felt the preferences are acceptable to a good majority of those concerned about Trinidad's future development.

Public Services

Government, in addition to being the arena for resolving land use issues on private property, is able to express development preferences through its decisions on the type and location of public services. Development of a sewer or water system with capacity to serve an expanding urban area indicates an interest in development expansion. Provision of lesser services indicates an emphasis on maintaining the character of the community rather than on growth.

Services provided by the City of Trinidad include land use regulation, street maintenance, operation of the city water system, support of the volunteer fire department, cemetery maintenance, police protection and the administrative responsibilities associated with being an incorporated city.

Most city residents like the rural character of the city and they have not made great demands on their city government. Major expenditures have been made to improve Main Street and drainage facilities, and to install the new water supply system on Luffenholtz Creek.

Water Service

The city withdraws water from Luffenholtz Creek. A large trunk line, located along Westhaven Drive, carries the water into the city. All development in the city is connected to the system. Because some of the residences along Westhaven Drive had inadequate wells, the city allowed them to connect to the system.

EXHIBIT "B"

TRINIDAD GENERAL PLAN AMENDMENT

CHAPTER III

Development Options and Preferences

Text to replace existing Water Service section.

Water Service

The City withdraws all municipal water entirely from Luffenholtz Creek. A large trunk line, located along Westhaven Drive, carries the water into the City. All development in the City is connected to the system. Because some of the residences along Westhaven Drive had inadequate wells, the City allowed them to connect to the system.

Prior to improvements in 1987, the Trinidad water system had a storage capacity of 150,000 gallons in a single storage tank. Average monthly raw water production in 1985 was 2,279,000 gallons, with higher demands in the summer months and lower demands during the winter. The total City population in 1985 was 430. At that time, the water system served 268 connections; 176 were within the City limits and 92 were outside the City.

Following system improvements in 1987 under the California Safe Drinking Water Bond Law Program of 1984, the City water system was upgraded in terms of pumping, treatment and storage capacities. With the addition of a second storage tank, storage capacity is currently 300,000 gallons. Production capacity at the pumping station is 150,000 gallons per day, averaged. Maximum "peak period" capacity is 288,000 gallons per day or 200gallons per minute.

Capacity of the City water system to adequately serve the existing and projected needs of the community has historically been a concern of the City. With the improved system, the City now has the ability to adequately serve existing users.

The California Safe Drinking Water Bond Law Program provided funding for bringing local water systems into compliance with state waterworks standards, but did not provide funding for future capacity. Consequently, the system is designed to adequately service the City, with only a slight capacity margin.

The relationship between the number of new services that can be connected and the capacity of the system is complex and can only be evaluated relative to specific hookup requests. Any proposals for significant increases in water usage should be viewed with caution.

An additional limitation of the system is the available quantity of water from Luffenholtz Creek. Available water is less than

total streamflow due to water rights issues, downstream users and environmental considerations. The 1980 Citizen's Committee found that the theoretical capacity of the Creek is approximately 650 service connections. The Committee recommended the the City allow no more than 400 - 450 service connections without performing specific watershed studies to verify additional capacity.

Water quality of the finished water within the system is currently tested on a regular basis by the City staff, including tests for coliform and turbidity. Results of water testing indicate that City water is in full compliance for bacteriological standards and marginally acceptable for turbidity.

The water system was also substantially upgraded in 1976. However, portions of the system existing before that time are still in use, well beyond their useful life. This points up a problem for the City of Trinidad - the upkeep and timely replacement of water system components. The value of Trinidad's water system is so great that, on an annual replacement system, the annual cost is greater than the City's financial capability.

To begin to resolve this problem, the City must 1) efficiently manage the system; 2) provide efficient operation and maintenance; and 3) have a well-conceived annual repair-replacement program.

Repair and replacement will contribute to water conservation, now hampered by leakages from the system. Water conservation can be further promoted by educating users in water conservation practices.

Service Options

Among the options for the City in providing water services to the community are the following: 1) the City could choose to limit the number of new water service connections; 2) not limit the number of new water connections; or 3) selectively allow new connections based on specified guidelines.

For any service option, the City should consider: how and where the development is to occur; the physical operation of the water system and ultimate capacity of the watershed; the effect of the City's Sphere of Influence; and whether prospective users are within the City limits or outside the limits.

Service Preference

The City chooses to allow connections on a selective basis with preference given first to users within City limits. The City desires to maintain and upgrade its water system as necessary to provide domestic water and fire flows for routine as well as peak demands. Major expansions of trunk lines should be carefully reviewed.

Recommended Policies

22. The City should promote an active on-going water conservation program to help keep user charges as low as possible. City conservation program should extend to upgrading outdated portions of the system to eliminate leakage.
23. The City shall continue to monitor water consumption. In addition, the City should pursue a program to monitor water quality and quantity both within the City system and in Luffenholtz Creek. The City shall implement well-defined, quality programs of operation and maintenance.
- 23a. Users within City limits should be given preference for service connections.
- 23b. The City shall plan on regular maintenance and occasional upgrading of the water system, as feasible. The City shall develop a program to periodically upgrade existing distribution lines to current standards. To keep the City up to date on the condition of the water system, need for improvements, and level of uses, an annual water report shall be prepared and presented to the City Council.
24. In the event of a proposal to expand the City water system, prospective customers shall provide by agreement with the City the necessary funds in whole or in part to defer the cost of system improvements. This policy shall be implemented by provisions of the City Water Ordinance.
- 24a. The City should monitor land-use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects which may have adverse impacts on Creek water quality. The City should develop and maintain an on-going and open relationship with landowners within the watershed.
25. The area to the east and southeast of the City on either side of the freeway, where some properties are already connected to the system, should be included in the City service area to allow for additional connections as the system allows.
- 25a. The City should, from time to time, revise its Sphere of Influence to be consistent with the City's water service connections.

In North Trinidad, the unincorporated area north of the City, several commercial developments, visitor accommodations, and residences could benefit from connecting to the City water system. Visitor accommodations have not been able to expand to meet the growing demand because of limited water supplies. If the water system is expanded and a trunk line extended to the north, this development constraint would be altered or removed.

Many residential property owners in North Trinidad recognize that insufficient water supply has preserved the low density rural residential character of the area and they prefer it that way. They see the extension of the the City Water service into the area as an action that would trigger commercial and residential expansion and destroy the rural character of the area.

There is also concern that additional water would overburden septic tanks and increase ground and surface water pollution. Proposals to form a water district to pay for a water service extension have been defeated by a sizeable majority on several occasions.

Service Options

If the water system is expanded, the City could: 1) allow the extension of a major truck line into the North Trinidad area, (2) not allow any extension of water service into North Trinidad, or (3) allow a limited extension.

Service Preference

The continuation, modernization, and expansion of visitor services are important to the economy of the area. The City supports the preference of the residents of North Trinidad that the area west of Patricks Point Drive north of Anderson Lane remain rural residential in character. Therefore, if water service is extended into North Trinidad it should be confined to the visitor service area east of Patricks Point Drive and the commercial area on the west side of Patricks Point Drive south of Anderson Lane.

Recommended Policies

26. The existing commercial area on the west side of Patricks Point Drive south of Anderson Lane, and the area on the east side of Patricks Point Drive south of the Division of Forestry property should be included in the City service limits to allow for future consideration of water service.
- 26a. Water service should not be provided within the North Trinidad Service area until the City system has sufficient capacity. The size of the trunk line into the North Trinidad service area should only be large enough to serve the projected needs of development in the service area.

The City must also consider the conditions under which it will provide water service to areas outside the City. Most cities require that those wishing to connect to City services annex their property. Annexation of residential areas increases property tax revenue and State subventions (such as gas taxes).

The Trinidad water system has a capacity of about 122,400 gallons per day. Storage capacity is 150,000 gallons. During one peak week in July 1976 the 212 customers used an average of 105,300 gallons of water per day. The peak day use exceeded the system's capacity. When this occurs the backup pump must be used to keep up with the demand. If the peak week consumption is used as the measure of present demand, the system has a reserve capacity of 17,500 gallons per day or enough to serve the equivalent of 30 residences.

The number of new residences projected for the city will use up the remaining capacity. Some existing residences and commercial establishments and projected developments in areas near the city will want to connect to the water system in the future. Supplying additional customers outside the city will require increasing the capacity of the system. Installation of another pump and filter would double the capacity and enable the city to serve the equivalent of more than 200 additional residences. Repayment of the loan for construction of the present system is expected to consume most of the revenue generated by recently increased water rates. The cost of system expansion is significant and the expansion would primarily benefit areas that are presently outside the city limits.

Service Options

The city could limit new water service connections to property in the city and not plan on system expansion; or, the city could permit expansion of the system to encourage development in the intensive development area and to overcome water supply constraints in other areas along the main trunk line or in North Trinidad.

Service Preference

The city should only proceed to expand the system to serve additional customers if it can be accomplished without increasing city water rates or creating a financial burden for the city.

RECOMMENDED POLICIES

22. The city should seek the cooperation of all water users in conserving water during the summer months so that the seasonal variation in water consumption can be evened out and opportunity for connecting additional customers maximized.
23. Consumption should be carefully monitored to determine when system expansion is necessary. Any additional hookups allowed before the system is expanded should be reserved for users in the city limits.
24. The city should plan on eventually expanding the water system. Prospective customers should provide the necessary funds to finance the expansion, the cost of any trunk line extension and the cost of connecting individual properties. As other customers are added to the system they should be required to repay a share of the system expansion and any trunk line extension to the sponsoring parties.
25. The area to the east and the southeast of the city on either side of the freeway where some properties are already connected to the system should be

included in the city service area to allow for additional connections when the system is expanded.

In North Trinidad, the unincorporated area north of the city, several commercial developments, visitor accommodations, and residences could benefit from connecting to the city water system. Visitor accommodations have not been able to expand to meet the growing demand because of limited water supplies. If the water system is expanded and a trunk line extended to the north this development constraint could be removed. However, many residential property owners in North Trinidad recognize that insufficient water supply has preserved the low density rural residential character of the area and they prefer it that way. They see the extension of the city water service into the area as an action that would trigger commercial and residential expansion and destroy the rural character of the area. There is also concern that additional water would overburden septic tanks and increase ground and surface water pollution. Proposals to form a water district to pay for a water service extension have been defeated by a sizeable majority on several occasions.

Service Options

If the water system is expanded the city could: (1) allow the extension of a major trunk line into the North Trinidad area, (2) not allow any extension of water service into North Trinidad, or (3) allow a limited extension.

Service Preference

The continuation, modernization, and expansion of visitor services are important to the economy of the area. The city supports the preference of the residents of North Trinidad that the area west of Patricks Point Drive north of Anderson Lane remain rural residential in character. Therefore, if water service is extended into North Trinidad it should be confined to the visitor service area east of Patricks Point Drive and the commercial area on the west side of Patricks Point Drive south of Anderson Lane.

RECOMMENDED POLICY

26. The existing commercial area on the west side of Patricks Point Drive south of Anderson Lane, and the area on the east side of Patricks Point Drive south of the Division of Forestry property should be included in the city service limits to allow for future consideration of water service. Water service should not be provided to any property in North Trinidad outside of the service area boundary. An amendment to the General Plan would be necessary if this policy is to be changed. Water service should not be provided within the North Trinidad service area until the city water system has sufficient capacity. The size of the trunk line into the North Trinidad service area should only be large enough to serve the projected needs of development in the service area.

The city must also consider the conditions under which it will provide water service to areas outside the city. Most cities require that those wishing to connect to city services annex their property. Annexation of residential areas increases property tax revenue and state subventions (such as gas taxes). Annexation of commercial establishments, in addition to high property tax revenue, also entitles the city to a share of the state sales tax revenues generated by the annexed business.

The city has allowed the connection of about sixty residences outside the city along the main trunk line. These customers are charged a higher rate than in-city customers. In very low density residential areas the extra revenue from water service is approximately equivalent to the net city revenue that would be realized if the property was annexed and the city provided police protection, street maintenance, and other services. As residential density and the value of housing increases, and particularly when commercial enterprises are included, annexation can be a net revenue benefit to the city.

Service Options

If the water system is expanded the city could: (1) change its existing policy and require that all property to be provided water service be annexed to the city; or (2) allow water service without annexation in low density residential areas but require annexation where water service is desired for commercial property and residential subdivisions that will represent a net benefit to the city; or (3) provide service to adjacent areas without requiring annexation.

Service Preference

Making annexation a prerequisite could limit interest in connecting to the city water system since the level of services provided by the city is, except for water, essentially the same as those available from the county at less cost. If the water system is expanded, the following policy should be used to determine whether annexation should be a prerequisite to water service.

RECOMMENDED POLICY

27. Applications for water service for property outside the city should be reviewed to determine whether annexation would be advantageous to the city. If there is reasonable doubt as to the economic advantages the hookup should be allowed without annexation so that the city can benefit from the extra water revenue.

Wastewater Disposal

The State Water Quality Plan for North Coastal Basin 1B suggests a public sewer system be provided in Trinidad and the immediate surrounding area in the near future. This recommendation is based on the density of development in the city and the fact that septic tanks have not provided satisfactory long term service in most urban areas. Installation of a sewer system would remove a development constraint allowing consideration of higher residential densities, and commercial uses with high wastewater discharges.

Development Preference

Most city property owners do not want significant increases in residential density or commercial activity. They support buildout of the city with single family residences. Property owners in the area surrounding the city do not support significant changes in land use density.

Since the community is not interested in the growth potential offered by a sewer system, the question is whether septic tanks can provide adequate long term sewage disposal for the community. A sewer system would cost approximately 1 million dollars. The city would have to supply over \$100,000 of the cost. Since there are so few undeveloped lots in the city the additional cost burden seems unnecessary if septic tanks can be used. More efficient individual wastewater systems may also be available in the near future.

Ground saturation and rising groundwater levels during the wet season increase the chances of septic tank pollution reaching surface and ground waters and causing health hazards. Single family residences and certain commercial uses have limited wastewater discharges year-round and septic tank systems can usually be accommodated on relatively small parcels. Experience with septic system failures at laundromats and apartment complexes suggest that high year-round wastewater discharge land uses are not suited to septic tank systems. Uses where high wastewater discharges occur during the dry season may be suitable subject to special septic tank design and maintenance. In areas of very dense development (even where septic tank soil limitations are slight) the number of septic tanks in the area increases the potential for pollution of ground and surface waters.

Preliminary water testing indicates high coliform bacteria counts in water taken from one bluff location and from Mill Creek and Parker Creek. This data, and some trouble with improperly constructed septic tanks, is the only present evidence that there may be problems. Responses to questions about septic tank systems indicate that there are many twenty year old systems that are still functioning well. There are also some relatively new systems that have needed repairs.

The city of Trinidad is eligible for funding assistance to develop a Wastewater Facilities Plan. Septic tanks can be identified as the community treatment facility if the study demonstrates that any existing problems can be corrected and that soils are consistently suitable. Alternatives must also be considered. These could include investigation of a public sewer system with an ocean outfall or a public septic system maintenance program. The estimated costs of these alternatives would be developed and their feasibility would be evaluated. The wastewater facility study would provide the city with the information necessary to make a decision on the most appropriate system.

Development Constraints

Uses with high year-round wastewater discharges should not be permitted in areas where septic tanks are the method of wastewater disposal. Other uses with seasonally high discharges during the dry season, such as recreational vehicle parks and restaurants can be allowed in septic tank areas if a septic tank system capable of handling the seasonally heavy wastewater discharges can be provided.

On vacant parcels located in high density development areas careful septic system design, and limitations on high wastewater discharge land uses, are necessary to protect against health hazards created by the cumulative impact of many septic tanks in a highly developed area.

RECOMMENDED POLICIES

28. The General Plan should be based on the use of individual wastewater disposal systems throughout the planning area. Subdivision and development proposals throughout the planning area should be carefully reviewed and adequate standards should be used to ensure that water quality and public health are protected.
29. The city and Humboldt County should undertake a joint wastewater facilities study in the developed area between Mill Creek and McConnahas Mill Creek to determine if septic tanks are presently creating pollution problems and what sewage disposal method is the most feasible long term method for the area.
30. Individual waste treatment systems shall be consistent with Water Quality Control Board standards. Existing lots which are smaller than the prescribed minimum lot size may be considered developable provided an acceptable individual waste treatment system can be provided.

Recommended Land Use

Because septic tanks are the most feasible type of individual wastewater disposal system available at the present time, residential land uses are limited to those types that are consistent with the community's development preferences and can best be adapted to the service constraints of septic tank systems. If individual disposal systems that can accommodate high wastewater discharge uses become feasible the General Plan allows for the consideration of high discharge commercial uses. However, the types of permitted residential uses and densities are limited to those recommended in the Housing Element.

Circulation

Located 15 to 25 miles from the Eureka-Arcata urban area, Trinidad residents are dependent on the street system for access to medical services, employment, and comparison shopping whether they drive an automobile or use the regional bus system. Highway 101 has been improved to freeway standards so residents have easy access to these services and activities, and visitors have easy access to Trinidad. In Trinidad, however, the condition of the streets is a problem. Main Street has been fully improved in recent years but most

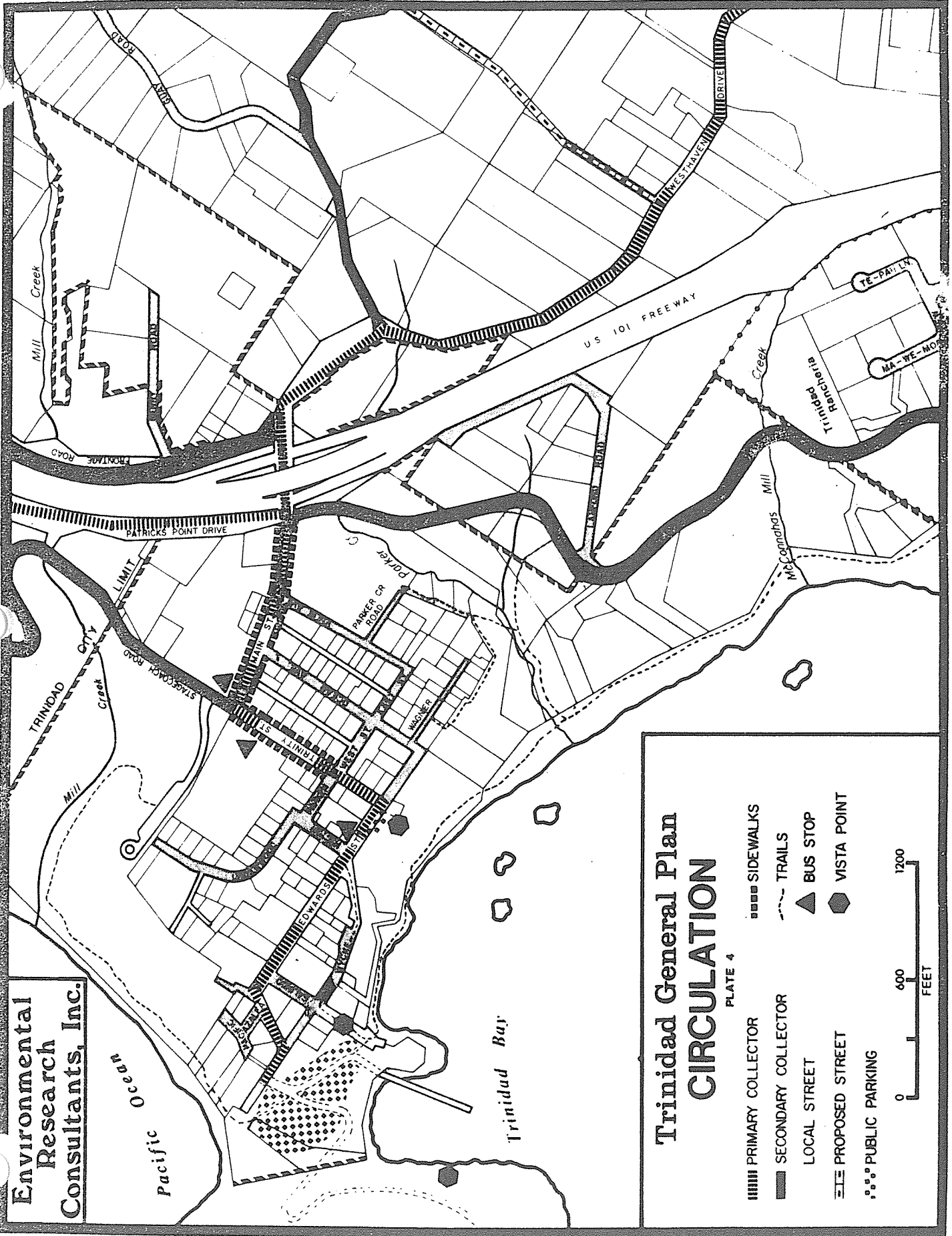
streets have never been paved with a layer of asphalt and the chip and seal coat surfacing is badly deteriorated. Street improvements are the most important city need identified by the city property owners. This does not mean that they want the narrow rural type streets replaced with typical suburban streets. Residents want to retain the rural character of the community but they would like smooth streets with good drainage. A street improvement program should be based on an adopted Circulation Plan so that the level of improvements are consistent with the function of the street.

The traffic carrying function of Trinidad streets is well established. There is basically one route between the freeway interchange and the boat harbor. All other city streets serve to provide access to residential lots. The location of existing and planned land use does not require non-residential traffic on these local streets. Stagecoach Road, Patricks Point Drive, the east side Frontage Road, Westhaven Drive, Fox Farm Road, Old Wagon Road, and Trinidad Scenic Drive are collector streets providing access into rural residential areas. These roads are maintained by Humboldt County to standards similar to the city's. Plate 4 is the Circulation Plan for the City of Trinidad and its immediate environs. In addition to street classifications it identifies a trail system which is discussed in the section of this chapter on Public Recreation.

RECOMMENDED POLICIES

31. Main Street, Trinity Street, and Edwards Street is the main route through the city to the harbor. Any land use that generates significant amounts of auto or truck traffic should have direct access to this route. Patricks Point Drive and Westhaven Drive are collector streets outside the city that can also support commercial traffic. These are the primary collector streets in the planning area. Stagecoach Road, the east side Frontage Road, Scenic Drive, and other county roads in the planning area are secondary collectors providing access within residential areas.
32. The City should continue its program of correcting street improvement deficiencies. The standards of improvement for streets should be as identified on Figure 1 and Plate 4 provided that an 8 foot parking area alongside Edwards Street and Trinity Street south of Parker Street may be appropriate. With the exception of Main, Trinity and Edwards Streets the rural character of Trinidad should be protected by the use of shallow side ditches to carry roadside drainage.
33. New streets developed within the city should be improved with grading, drainage, base rock, and other engineering requirements established by the city.

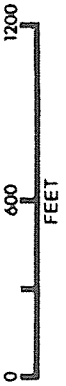
Environmental
Research
Consultants, Inc.



Trinidad General Plan CIRCULATION

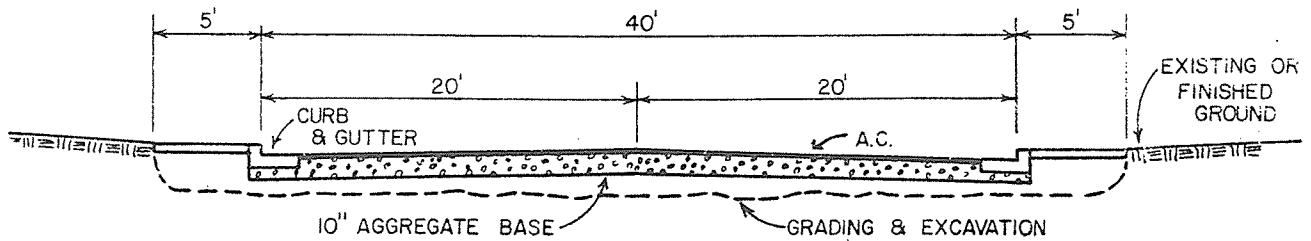
PLATE 4

- PRIMARY COLLECTOR
- SECONDARY COLLECTOR
- LOCAL STREET
- PROPOSED STREET
- PUBLIC PARKING
- SIDEWALKS
- TRAILS
- BUS STOP
- VISTA POINT

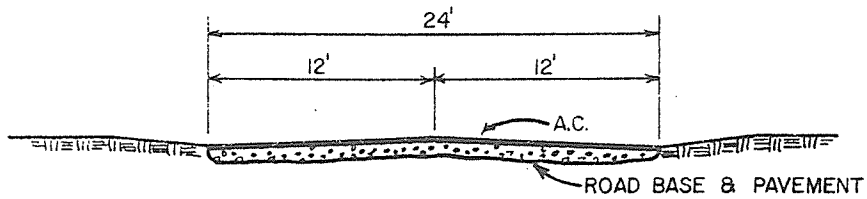


PROPOSED STREET IMPROVEMENT STANDARDS

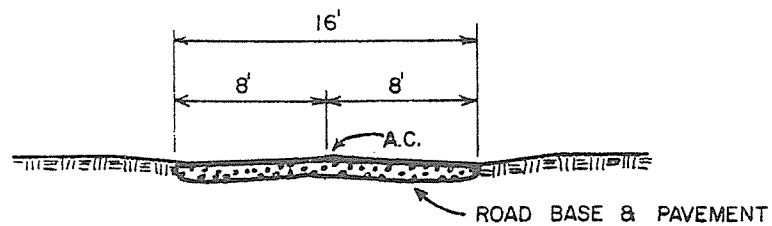
CITY OF TRINIDAD



TYPICAL SECTION TRINITY STREET
(NORTH OF PARKER STREET)



TYPICAL COLLECTOR STREET SECTION



TYPICAL LOCAL STREET SECTION

Figure 1

34. In any annexation area all roads providing access to more than four parcels shall be dedicated to the public. The width shall be sufficient to accommodate necessary street improvements. Streets should be improved by the applicants to city standards before the annexation is finalized.
35. New subdivisions within the intensive development area should have publicly dedicated streets, not private roads, and be improved to the county's road improvement standards for dedicated public streets. All subdivision streets shall be paved with two inches of asphalt concrete and have adequate storm drainage facilities.
36. Any new lot intended for seasonal or permanent occupancy should have at least 25 feet of frontage on a dedicated road. On new lots, when a private right-of-way serves as access to more than one dwelling, the right-of-way should be at least 25 feet wide.
37. All new residences in the planning area should provide gravelled or paved parking for at least two vehicles (in addition to any garage parking) so that residents and visitors are not required to park along the streets.
38. Parking areas should be provided at vista points.
39. Scenic Drive, Stagecoach Road and Patricks Point Drive north of the intersection with Stagecoach Road, and Edwards Street are the three scenic routes in the planning area. Scenic Drive is limited to one lane in certain areas but it should be considered a scenic road because of the spectacular views it affords of the coastline.¹
40. The county should consider the need for another access road from the Quarry Road area to Westhaven Drive when approving land divisions in the intensive development area. Plate 1B indicates one possible alignment.

For those who did not have access to an automobile there has been no real alternate means of transportation until recently when a regional bus system was established. The city has participated in funding the system and in the provision of bus stops.

Service Preference

Property owners in the planning area support the regional bus system serving the Trinidad area.

¹ See the Scenic Highway Element for further discussion and policy recommendations.

RECOMMENDED POLICY

41. The city should support the continuation of regional bus service in the Trinidad area.

Other Public Services

The city volunteer fire department provides fire protection to city residents and adjacent areas, but equipment limitations reduce service efficiency.

Presently the city receives no financial support from adjacent areas. If fire protection is to be improved it appears that additional revenue will be needed. The city could allocate more of its revenue to support the system or the city could participate in an areawide fire district. Adjacent areas receiving protection should participate in financing fire protection either by their inclusion in a fire district or through a county service district that contracts with the city for fire protection.

Service Preference

Property owners outside the city support formation of a fire district; city property owners are divided on this issue.

RECOMMENDED POLICY

42. The city should evaluate the various means of providing increased financial support for the fire system and proceed to implement the preferred approach and upgrade fire protection service in the planning area.

The property owners survey indicated that the lack of control over domestic animals was a serious problem in the community.

Development Preference

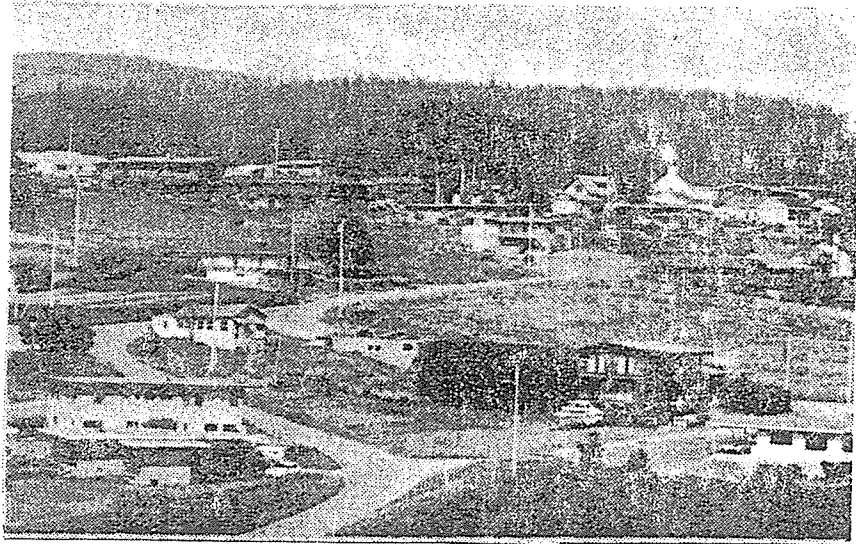
City property owners support improved animal control.

RECOMMENDED POLICY

43. The city should establish and maintain a low cost, effective animal control program.

Housing

The existing housing supply in the City of Trinidad consists of 150 dwellings almost all of which are single family dwellings owned by retirees, or by older white collar workers who commute to jobs in Eureka and Arcata. There are approximately 50 vacant residential building sites within the present city limits. Most of the existing houses are well maintained. Very few homes in need of major repairs were identified. This is because there is tremendous demand for the older more modest houses.



The role the city can play in providing for a variety of housing types in the regional housing market is limited. The city is essentially a small neighborhood of owner occupied single family dwellings that will probably be built out within the next ten years. Because it has no mobilehomes, mobilehome parks, condominiums, and only a few apartment units it has a singular residential identity that is greatly valued by property owners. Older, small houses on septic tanks are a supply of moderate cost housing. This is the only low to moderate cost housing available in the city. High density low cost rental units require sewers. Eureka and Arcata have the main role in ensuring that adequate housing for all incomes and age groups is available in Humboldt County.

In Chapter II a number of development constraints were identified. Unstable slopes, the tsunami hazard zone, soils needed for resource production, and riparian habitats were factors used to delineate the areas that are suitable for development. Soils suitability for septic tanks, limits on the availability of water, topography, availability of access, existing parcelization and land use, the neighborhood character preferences of property owners, and the availability of public services are other factors which were considered in determining what developable areas should be classified as residential and the appropriate planned density for each residential area.

Plate 5 identifies the fourteen residential areas designated in the General Plan. Considering the factors described above, and assuming that septic tanks can serve as the wastewater disposal method for all of the planning area, it is estimated that these areas (with a total of 1,375 acres and containing 496 dwelling units in 1976) can accommodate 200 additional dwelling units. About 38 percent (76) of the projected new units will be located in the intensive development area (Areas 6, 7, and 14). Another 14 percent (28) projected for Area 1 will be located on the remaining vacant lots in Seawood

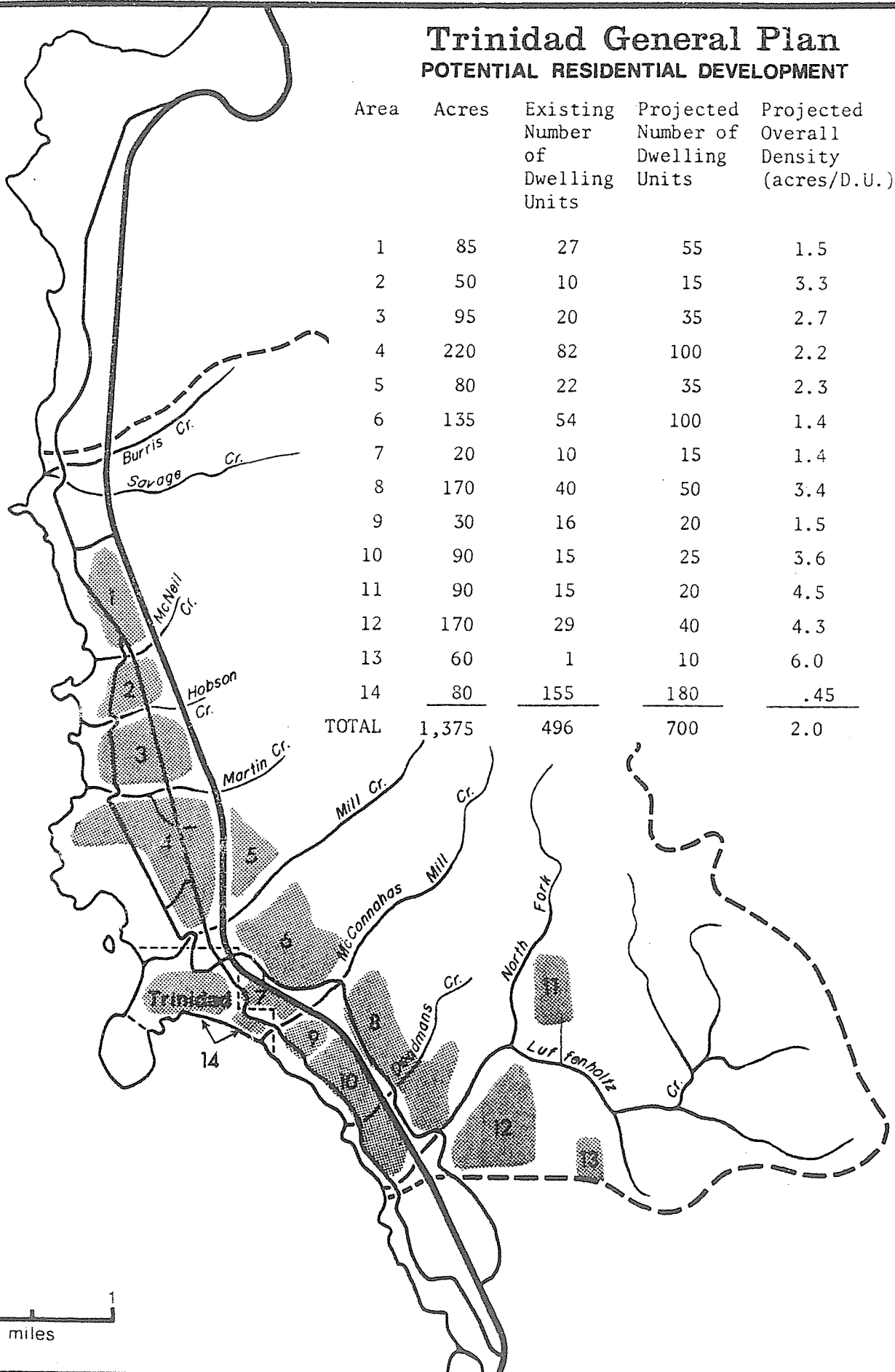
Trinidad General Plan

POTENTIAL RESIDENTIAL DEVELOPMENT

Area	Acres	Existing Number of Dwelling Units	Projected Number of Dwelling Units	Projected Overall Density (acres/D.U.)
1	85	27	55	1.5
2	50	10	15	3.3
3	95	20	35	2.7
4	220	82	100	2.2
5	80	22	35	2.3
6	135	54	100	1.4
7	20	10	15	1.4
8	170	40	50	3.4
9	30	16	20	1.5
10	90	15	25	3.6
11	90	15	20	4.5
12	170	29	40	4.3
13	60	1	10	6.0
14	80	155	180	.45
TOTAL	1,375	496	700	2.0



0 1
miles



Estates. The remaining 18 percent of the new units (96) will be scattered throughout Areas 2 - 5 and 8 - 13.

Development Preferences

In the city, buildout with single family dwellings is preferred. In the area around Trinidad a moderate increase in residences is suggested by property owners.

These preferences indicate that the 200 potential residential sites (an increase of about 30% in the housing supply) represent more than enough opportunity for residential construction. It is unlikely that all of these sites would be developed within the next 10 to 20 years. The questionnaire responses suggest that an additional 100 units is a realistic possibility.

RECOMMENDED POLICIES

44. Vacant land in existing residential areas is sufficient to accommodate the desired level of residential expansion during the planning period.
45. Trinidad's role in the effort to provide adequate housing is focused on three areas:
 - (a) attempting to keep the cost of existing moderate cost housing down so it can continue to be available to people with limited incomes who desire to live in Trinidad;
 - (b) protecting the unique character of the city as a single family owner occupied fishing village;
 - (c) encouraging the county to allow a variety of housing types in the residential areas surrounding the city consistent with septic tank limitations.
46. The city should continue to maintain a rural life style because it is preferred by residents and also because it allows for a low level of public services and thereby keeps property taxes and utility charges at a minimum. This helps to keep the cost of operating a residence as low as possible.
47. Only single family residences should be permitted in the Urban Residential, Suburban Residential, Rural Residential and General Rural categories. ~~Mobilehomes on individual lots may be appropriate outside the intensive development area, but inside that area they should only be permitted in exclusive mobilehome subdivisions east of the freeway.~~ Amended Ord 166 12-12-80
48. Multiple family developments such as condominiums, townhouses and apartments with from one to four dwelling units in a building may be appropriate in the Planned Development category provided the density

does not exceed that of the Urban Residential category or waste disposal constraints whichever is most restrictive. Mobilehome parks are not consistent with the character of the intensive development area and should not be permitted in the city.

49. The City should investigate and cooperate in implementing appropriate programs providing assistance which will enable low and moderate income persons to find and retain suitable housing.
50. Subdivisions should be encouraged in the intensive growth area to create additional building sites for those who wish to live near Trinidad. Lots adequate to support larger homes for families with children can be provided and low cost housing (mobilehome subdivisions or Farmers Home Administration assisted housing) can be accommodated.
51. Soil limitation for septic tanks, local hydrology and topography are critical determinants of the size of any new housing lots and may require that lots be larger than minimum lot size requirements contained in the General Plan or Zoning Ordinance. Where residents want to protect the character of a residential area minimum lot sizes greater than might be allowed based on site conditions are justified. The following minimum lot sizes are consistent with the preferred character of the designated residential areas while allowing flexibility in adapting lots to varying soil conditions. In the Rural Residential classification new lots should not be less than one acre in area. In the Suburban Residential area minimum lot sizes should range from .5 acre to 1 acre depending on the character of the neighborhood. In the Urban Residential classification new lots can be less than .5 acres. In any case the minimum lot sizes in Suburban Residential and Urban Residential areas should not be smaller than the minimum recommended in the Wastewater Facilities Plan (see Policy 29).¹
52. Where commercial timber is acting as a visual buffer between residential uses or between residential uses and other activities, the county should not approve conditional use permits to allow harvesting the timber in the buffer strip unless replacement of shrubs is provided which will, within a few years, re-establish an adequate buffer.
53. Except as provided in the discussion of commercial development, commercial uses in residential areas of the city and county should be limited to home occupations where the activity is confined to the

¹ Minimum lot sizes for the Resource Production classification should be large enough to protect the economic viability of management units. The minimum lot size for the General Rural designation can range upwards from two acres. For the purposes of this Plan no further divisions of existing parcels in the General Rural designation is recommended.

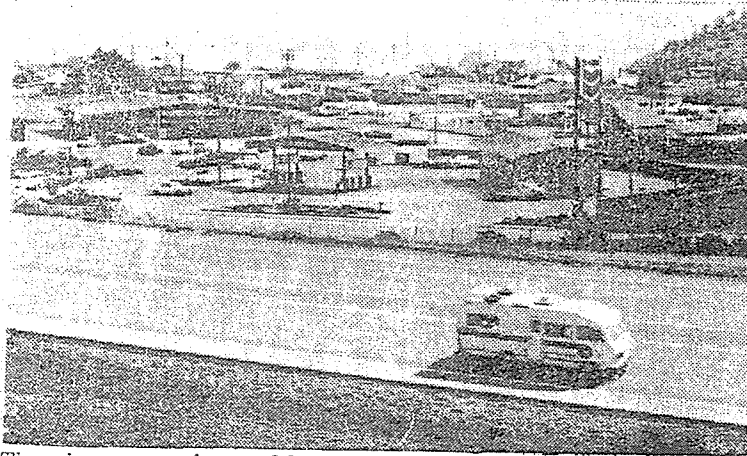
residence or accessory building and signs are kept to a minimum. Storage of crab pots, fishing boats, campers, and trailers within required yard areas should be allowed provided visibility at street intersections and access to the perimeter of the dwelling is not hampered.

54. The county should inspect all motel and cabin units being used as permanent residences to determine if they are suitable for permanent occupancy. Rental of suitable motel and cabin units by college students should be encouraged.

Commercial Development

Four of the eight commercial establishments in the city are located at the freeway interchange. The others are the office next to City Hall, the restaurant on Trinity at Parker, Katy's Smokehouse off of Edwards and the restaurant and commercial fishery at the pier. In addition there are several small home occupation enterprises including a burl shop and beauty shop. Outside the city the businesses are, with few exceptions, located along Patricks Point Drive. About 50% of the sales trade is by local residents. The other half is generated by visitors, 80% of whom are salmon fishermen who come to the area during the summer fishing season. The sales tax revenue generated by businesses in the city is a major component of city revenues.

The influx of visitors during the summer months creates several hardships for residents. In May and June this quiet residential community becomes a bustle of activity as visitors arrive and drive down to the harbor to launch and moor their boats. They then take up residence at a local motel, cabin, or recreational vehicle park and become summer residents of the area. In July during the peak it is estimated there are over 1,100 visitors staying over night in the planning area.



The increased traffic causes congestion on the narrow city streets and helps to break down the roads. Visitors park along the roadside making it difficult for two cars to pass and blocking driveways. Vehicles raise the noise level particularly in the early morning when the fishermen travel down to the harbor. Tourists wander through the residential areas as they sightsee, hike up the coastal bluffs, sometimes trespassing on private property, populate the local beaches, collect specimens from tidepools. Some novice fishermen demonstrate their unfamiliarity with the ocean by getting lost in the fog or by drifting into the breakers and swamping.

Since most of the residents do not depend on visitors for their income they often wish for fewer of them. But to the city budget and the 20% of the residents who derive some income from visitors' activities, continued interest in Trinidad as a vacation spot is important. The visitors are also important to all property owners because a decline in sales tax revenues would mean greater dependence on property taxes or a reduction in city services. Visitors are mostly retirees or older white collar workers. Most of the residents fit into the same category so there are few real social conflicts. If the area attracted numbers of young people the social contrast would be much greater.

Development Preferences

Rather than discourage visitors the city should encourage limited tourism to ensure that city revenues do not decline. The General Plan should, whenever possible, minimize adverse impacts caused by visitors.

Most property owners within the planning area support a small increase in general business facilities and a small to moderate increase in specialty shops catering to visitors. For the area outside the city they support very little increase in general business and a small increase in specialty shops. They do not support any new industry in the area.¹

Convenience shopping facilities should be located near the freeway interchange. Gift shops, smokehouses, tackle shops, restaurants, and other visitor related businesses can be located along primary collector streets provided they are compatible with nearby residences. The compatible blending of these types of businesses with the community enhances the fishing village character of the town.

Recommended Land use

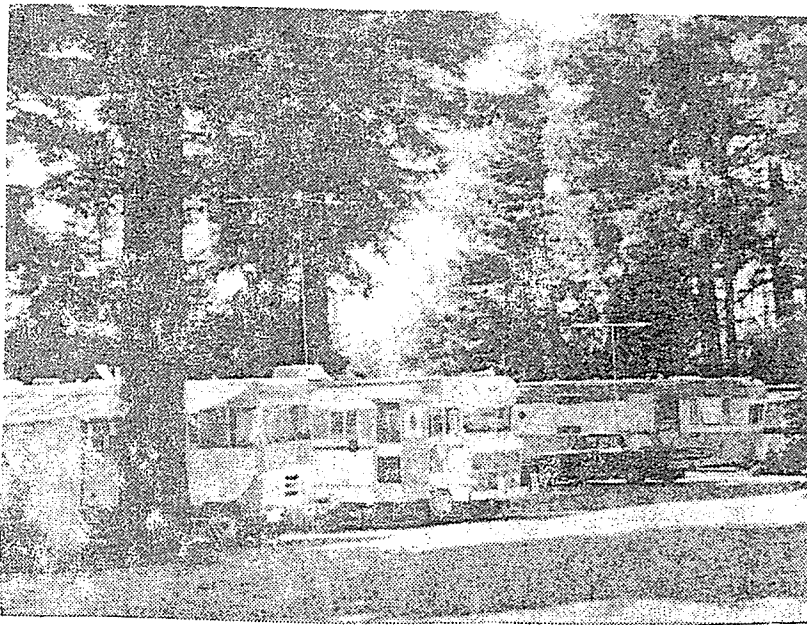
The Land Use Map identifies six acres on the west side of the freeway interchange for commercial use. About half of this is vacant. Two vacant adjacent areas are designated Planned Development which permits commercial development compatible with nearby residential areas. These areas should be sufficient to accommodate the additional commercial uses expected within the planning period. The existing commercial area on Patrick's Point Drive south of Anderson Lane is recognized as is the existing commercial use on the east side Frontage Road. Other existing commercial uses recognized on the Land Use Map are the office building north of the City Hall, the southwest corner of Trinity Street at Parker, and the commercial facilities at the harbor.

¹ See page 34 for separate discussion of visitor accommodations.

The existing commercial zoning of residential lots along Trinity Street permits many non-compatible commercial uses, encourages minimal maintenance of residences and inhibits efforts to upgrade them. Instead, all vacant and residential lots on either side of Trinity are designated Planned Development to allow carefully integrated commercial uses. This approach does not make existing residences non-conforming and assures residential owners that only selected types of commercial uses will be considered and special design requirements imposed.

Visitor Accommodations

In the city there are two recreational vehicle parks, an older establishment on Main Street at Ocean and a newer, larger park just east of the freeway



interchange. On Patricks Point Drive there are numerous motels, cabins, recreation vehicle parks, and camping site complexes. Some were developed more than twenty years ago. Of the 330 visitor accommodation units in the planning area more than two-thirds are located on Patricks Point Drive.

Several regular visitors indicated more modern accommodations are needed. The need for visitor accommodations is estimated to be equivalent to the number of mooring spaces provided in the harbor.

With the current number of moorings limited to 400 there is a need for 75 to 100 additional visitor accommodations. If the number of mooring spaces is increased in the future then an equivalent number of visitor accommodations will be justified. Most of the visitor accommodations are occupied by fishermen who indicated a preference for additional recreational vehicle parks.

Development Preferences

Visitor accommodations should be buffered from residential areas, and have convenient access to a primary collector street.

Many property owners in north Trinidad oppose development of additional visitor accommodations in their area. Development of additional visitor accommodations in the city was not considered appropriate. Regular

visitors strongly supported development of visitor accommodations, particularly recreational vehicle parks, and preferred them located as close to the city and the harbor as possible.

Recommended Land Use

Two areas with several existing visitor accommodations on the east side of Patricks Point Drive are designated Visitor Services. These areas include sufficient developable area to meet the projected need for visitor services and accommodations. Existing visitor accommodations in the city limits are also designated Visitor Services.

An area at the northeast corner of the east side Frontage Road and Berry Road, if annexed, could be considered for development of visitor accommodations if the Planned Development designation was employed to ensure compatibility with nearby residential uses.

Recreation

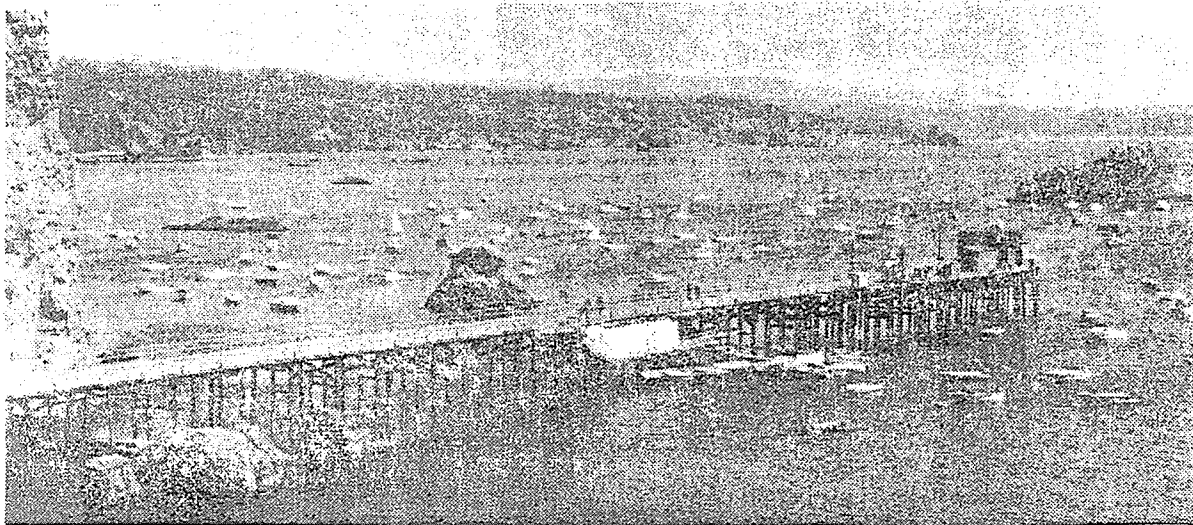
The Harbor

Since the pier was constructed in 1946 the fishing industry has grown gradually and interest in sport fishing has grown considerably. During the peak of the salmon season in July there are approximately 150 commercial salmon fishermen and at least 300 sport fishermen using the harbor.

The State Lands Commission leases the harbor mooring area to the city and the city in turn has an agreement with the harbor facility owners to provide mooring facilities. Moorings are limited to 400 spaces but could be increased if additional mooring would not have adverse impacts. Studies of the harbor environment are underway and should provide some indication of the possibility of additional mooring facilities. Adequate environmental analyses and analyses of the upland impacts of increased moorings should be the basis for any decision to increase mooring capability or changes in the type of mooring facilities. Parking area for cars and boat trailers is limited and upland areas have been used in the past for additional parking.

The harbor operators are proceeding with launching facility improvements and other improvements but major improvements are beyond their financial capability. If grant funds are needed to make necessary improvements public ownership and management of the facilities could be a condition of assistance. The two most likely public entities to acquire and manage the harbor facilities are the city or the Humboldt Bay Harbor Recreation and Conservation District. The District offers the advantages of a countywide tax base, an administrative staff, and it represents the interests of all residents in the District. The city would need to utilize harbor revenues to maintain necessary administrative capacity; but, the city could better represent the interests of the residents of Trinidad thus ensuring that harbor development is compatible with the community.

Trinidad harbor is mentioned in state plans as a potential harbor of refuge. The plans note that some type of breakwater would have to be installed to protect the harbor from southerly storms. An earth fill breakwater would undoubtedly have adverse impacts on the harbor ecology. A recently developed tethered floating breakwater system is a possibility. Further study is needed to determine the environmental impacts of such a system.



Development Preferences

Property owners generally support improvements of launching facilities but have reservations about encouraging more use of the harbor by fishermen. They favor consideration of some type of breakwater but are concerned that it not be visually obtrusive and not adversely affect the harbor ecology. Regular harbor visitors strongly support improved and expanded harbor launch and mooring facilities and consideration of a breakwater. They note that harbor facilities are deteriorating and do not compare with other small boat basins in the north coast area.

Most property owners and visitors identify Trinidad as both a fishing village and residential community. To ensure a compatible blend the city should be responsible for the development of both the residential community and the fishing community. In order to properly manage both interests the city needs adequate staff and reliable sources of revenue. City ownership and operation of the harbor would solidify community interest and provide the city with the opportunity to increase administrative capabilities.

RECOMMENDED POLICIES

55. The city should investigate the feasibility of obtaining funding assistance to acquire the pier, launcher, and harbor parking area. If acquisition is feasible the city should then hire a manager to operate the harbor and make necessary improvements.

56. The city should continue efforts to provide additional parking area for boat trailers and autos in the harbor area. A sufficient number of parking spaces for those using the non-harbor related beaches should be reserved in the parking area west of the Trinidad Head access road. All other existing harbor related parking areas should be managed to provide efficient and orderly use during periods of peak harbor use.
57. Consideration should be given in harbor improvement plans to providing dry boat storage for those who would like to leave their boats at the harbor for weekend launching.
58. Installation of sling launchers, as proposed, will provide sufficient launching capacity, even if mooring capacity is increased. Installation of a launch ramp should be discouraged because of adverse environmental impacts. The fee schedule for launching should encourage boat mooring to minimize the need to park a boat trailer in the harbor area.
59. The city should undertake a comprehensive study within the Interim Harbor Study Area shown on Plate IB to determine the type and number of mooring spaces that should be provided, the feasibility of a floating breakwater, and the amount and type of additional upland support facilities that would be appropriate in conjunction with harbor expansion. The study shall observe the constraints identified in the Trinidad General Plan. The city should establish a committee of local users to assist the city council in developing harbor improvement plans and administration of the harbor. This policy shall in no way prevent the city from undertaking improvements to harbor facilities should funds become available.
60. The city should pursue the possibility of establishing a shuttle bus service during the summer months using equipment and personnel from the Humboldt Transit or Arcata bus systems. This service should be provided to reduce auto travel between visitor accommodations and the harbor and other tourist attractions.

Public Recreation

Activities available to local residents include recreational and educational programs at the elementary school, fraternal organization activities, sport fishing, beachcombing, and so on. Fishing is the primary reason visitors come to Trinidad. Visitors who do not fish enjoy sightseeing, berry picking eating out, beachcombing, hiking, picnicking, visiting the marine lab, and just relaxing at their lodgings or camp sites.

Publically owned recreation areas include the school and its playground areas, the City Hall (which is used for social and fraternal functions), the adjacent tennis court, and Trinidad Beach State Park, Luffenholtz Beach County Park and Clam Beach County Park are located just south of the planning area. Patricks Point State Park is located seven miles north of the city.

In addition to public access to the beaches available in State Parks, there is public access to the harbor and nearby beaches via Edwards Street and an informal trail system down Galindo Street and along Parker Creek.

The coastal bluffs behind the beaches are generally unstable and provide a scenic backdrop for the beachfront environment. Except for a few residences located on small benches or behind the bluff tops, these beachfront areas have been preserved in a natural state by the owners. The portion of Tsurai village that was last inhabited, and its associated burial ground, are generally located in the area south of Edwards Street between Hector Street and Ocean Avenue. The descendants desire to have the village and associated burial ground defined and protected.

Protection of open space areas and retention of scenic and natural characteristics along the Trinidad shoreline is a matter of continuing public concern. With few exceptions these lands are unstable bluffs and are unsuitable for intensive park development or intensive public recreational use. Government ownership is the most restrictive means for protecting these natural hazard and scenic beachfront areas, and places the entire burden of management and maintenance on the public. There are other effective means of gaining the desired protection, such as open space easements, which would reduce public costs, and eliminate the potential for inappropriate intensive public use.

Development Preference

Regular visitors stress the need for public restrooms, beach access trails, picnic areas, and vista points. Property owners do not strongly support additional public recreation facilities, but many favored establishing an information center, picnic areas, and vista points. There is considerable resident and visitor interest in the Tsurai Village site and respect for the interests of the descendants of the village.

*The portion of Trinidad Head not needed by the Coast
Ord was transferred to the City of Trinidad + annexed
RECOMMENDED POLICIES WITHIN the City Limits in 1984 (Amended)*

61. Public restrooms should be provided in the harbor area. If such facilities cannot be provided in the existing restaurant, separate facilities should be provided, possibly in the unused Galindo Street right-of-way at the base of the slope. *Ord 166 12-12-84*
62. The local Chamber of Commerce and the city should cooperate in developing a visitor information center near the main entrance into town.
63. The Elementary School District should be encouraged to schedule arts and crafts programs and other recreation activities during the summer that appeal to non-fishing visitors.

64. A formal pedestrian trail system should be marked out around Trinidad. The system should include the beaches, the existing Trinidad Beach State Park trails, and ascend the bluff at Galindo Street to provide convenient pedestrian access from Edwards Street to the harbor, the Old Wagon Road from Wagner Street to Parker Creek Trail, the private road extending from Scenic Drive along the east branch of Parker Creek to the beach, and the beach extending south easterly from Parker Creek to the City limits. (Refer to the Circulation Plan map for delineation of the trail system.) The system should be advertised in visitor information and mapped at the visitor information center.
65. The city shall require an open space easement or similar agreement to assure public use of designated trails and to protect the natural character of Special Environment areas when approving permits for allowable development. Such agreements shall cover the portions of the lot which need not be disturbed by proposed structures and appurtenant uses. If funds are available the city should obtain such agreements on already developed lots in the Special Environment area and should obtain the degree of public control over lands designated as Open Space needed to protect scenic, cultural and natural resources.
66. ~~The portion of Trinidad Head not needed by the Coast Guard should be transferred to the City of Trinidad. The area should be kept in its natural state with hiking trails and vista points. Public vehicular access should only be allowed as far as the existing harbor overlook.~~ *Trinidad will be*
Amended Ord 166 12-12-84
67. The College Cove parking area at the north end of Trinidad Beach State Park should be improved and restrooms provided. Trails to the beach and to the northwest corner of the park should be improved.
68. The city should retain its ownership along Mill Creek east of the freeway as open space.
69. Within the Tsurai Study Area, shown on Plate 1B, the State Historic Preservation Officer, in cooperation with the lineal descendants of Tsurai and the Northwest Indian Cemetery Protective Association, shall investigate and establish definitive boundaries around Tsurai. There shall be no disturbance, vegetative removal or construction, except for a protective fence around the burial ground, on lands designated as Open Space within the Tsurai Study Area without the approval of the lineal descendants of Tsurai, Trinidad Rancheria, City of Trinidad, and the State Historic Preservation Officer. Lands designated as Special Environment within the Study Area may be developed as provided in the Special Environment regulations provided the State Historic Preservation Officer is consulted and reasonable measures are required to mitigate any adverse impacts on this cultural resource.
70. In areas open to the public, adequate litter control programs should be provided.

Community Design

Some communities are a hodge-podge of disconnected development. Others have a unique character - a sense of unity. What residents and visitors see and hear form their impression of a community. In Trinidad they experience rugged coastal headlands and islands, beaches and surf, the vast expanse of ocean, the sound of the whistler buoy, the cozy harbor with fishermen unloading their salmon, children poking among tidepools, seals barking in the distance, homes tucked into the hillside looking out over each other at the scenery, and boats, burls, driftwood and crab pots in the yards. The people visitors meet are walking in the narrow streets, willing to give directions or pass the time of day.

This is the atmosphere that draws people seeking a place to retire. It is the reason that people are willing to commute twenty-five miles into Eureka every day, and the reason that sport fishermen come back again and again.

Development Preference

Property owners strongly preferred that new development be consistent with the present character of the community. Everyone agreed that the city has unique characteristics. When asked to describe Trinidad, they mentioned these terms: rural, uncrowded, quaint, rustic, peaceful, unsophisticated, small, casual, a feeling of openness, no tract houses, not commercialized. Sometimes they put it in terms of what they didn't want: no high density housing, no mobilehomes and trailer parks, no buildings greater than two stories, no motel-hotel-condominium complexes, no commercial exploitation and garish signs.

RECOMMENDED POLICIES

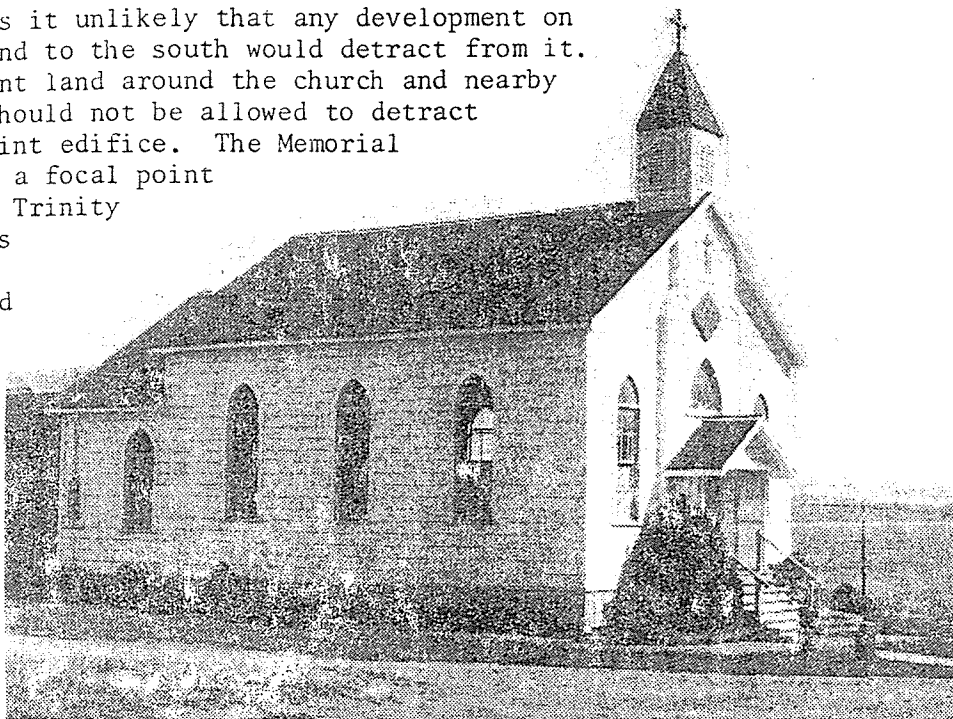
71. The city shall establish a design assistance committee with responsibility for approving the design of all development proposals including signs and building relocation. The committee should not be concerned with construction of accessory structures, normal maintenance such as painting, or minor exterior remodeling.
72. The beaches and sea cliffs which border the southern and western sides of the city (identified as Open Space) shall be preserved from further development and allowed to remain in their present, essentially natural, state.
73. Trinidad Bay and the bay bordering Trinidad on the west, including all their islands, shall be preserved in their present state. These marine areas offer two of the most uniquely beautiful views, combining ocean, islands, bay and rugged, timber shorelines, that can be found anywhere along the California coast. The islands provide habitats for marine organizations and serve as refuges or rookeries for birds and marine mammals, including sea lions and harbor seals. A breakwater, mooring expansion, or other harbor development should be visually compatible with the bay vista.
74. The lands designated as open space lying seaward of Edwards and Van Wycke Streets shall remain entirely undeveloped and preserved in their present state. It is from these lands that the unparalleled view to the south is obtained.

The city is allocated \$500 per year for underground utilities. Because the city is considered particularly scenic, an advance of \$50,000 was made available and the power and telephone lines along Edwards Street have been undergrounded. This is the most scenic area in the community but there are other scenic corridors where views would be improved if utilities could be undergrounded. Undergrounding of utility lines in new developments would also help to minimize the visual impact of overhead utility lines.

RECOMMENDED POLICY

75. Utility lines serving new buildings and utility connections to existing power poles should be undergrounded for all new construction within the Planned Development, Commercial and Special Environment categories. Undergrounding of utility lines should be encouraged in other areas particularly where scenic views are involved. If undergrounding is not proposed in such areas the design review committee shall require reasonable conditions on the nature and location of overhead utility lines and supports to minimize the visual impact.

Another element of community character often mentioned by property owners is the historical background of the city. There are five historical areas or structures in the community and several old houses. In 1775 Spanish explorers erected a cross on Trinidad Head. A large granite cross has been erected there to commemorate the event. The Tsurai Indian Village site (below the ocean bluffs on the south side of the city) dates back to 1620 and was occupied until the early 1900's. These two sites have been discussed in previous recommendations. The other three historical sites are the Trinidad cemetery, the Holy Trinity Church, and the Memorial Lighthouse. The city maintains the cemetery. The cemetery's hilltop location makes it unlikely that any development on the vacant land to the south would detract from it. There is vacant land around the church and nearby development should not be allowed to detract from this quaint edifice. The Memorial Lighthouse is a focal point at the end of Trinity Street. It is surrounded by open space and provides a magnificent view of the harbor.



There are three houses of historical interest. The MacGregor house on Main Street is surrounded by commercial development, and the Main Street widening project came up to the edge of the building. This has compromised its historical value somewhat. The Caldwell house is located on the north side of Edwards Street next to a smokehouse. The Underwood House is north of the Humboldt State University Marine Laboratory.

RECOMMENDED POLICY

76. The design assistance committee should ensure that any proposed development does not detract from these historical sites and structures.

Humboldt State University has established a Marine Research Laboratory at the west end of Edwards Street. The lab is used for teaching and research and has several marine exhibits which are enjoyed by visitors. Recently

an expansion on their existing site has been undertaken. There was some opposition to the lab in the city initially. Citizens were concerned that this state agency might use its condemnation powers to acquire nearby residential areas for expansion which would severely affect the residential character of the town. They pay no property taxes so property acquisition would also mean a gradual erosion of the city tax base. The recently proposed expansion, although located on the existing site, has intensified the community's concern.

Development Preference

The property owners in the city strongly oppose any acquisition of residential areas for expansion of the Marine Laboratory.

RECOMMENDED POLICY

77. The General Plan recognizes the expanded marine laboratory but opposes conversion of adjacent areas to allow further expansion.

The Marine Laboratory should be considered an important part of the community but should not be allowed to reduce the importance of, or adversely affect, the fishing industry or the residential community.

CHAPTER IV

Implementation

The City of Trinidad and Humboldt County will have the primary roles in implementing the policies and recommendations contained in the Trinidad General Plan. A few state agencies and the Trinidad Elementary School District are asked to take actions in their areas of responsibility. So that each agency will have a ready agenda of its responsibilities this chapter briefly reiterates, on an agency by agency basis, the significant implementation actions called for in the General Plan. Where appropriate, tasks have been grouped according to the department or commission which will have the main administrative responsibility. Tasks are not listed in any order of priority.

Trinidad City Council

1. Adopt an ordinance establishing a design assistance committee to ensure that the function and appearance of development is compatible with the character of the community (see Appendix B).
2. Adopt the functional street classification system and street improvements standards in the Circulation Plan and implement a street improvement and maintenance program.
3. Proceed with a study of septic tank pollution and long range septic tank feasibility within the intensive development area in cooperation with Humboldt County. Ordinance 150 Section 1B should be amended if septic tanks are to be considered the long range waste disposal system for the city. If the recommendations of the study are otherwise inconsistent with ordinance 150 or supporting resolution 375A appropriate amendments to these adopted policies should be considered.
4. Review the Uniform Building Code and Uniform Housing Code and adopt necessary revisions, and provide for enforcement as follows:
 - a. Increase the acceleration factor for masonry buildings from .1 to .15.
 - b. Support reasonable enforcement of standards in existing housing to eliminate basic violations of a health and safety nature.
 - c. Encourage energy-efficient building design, including improved insulation and orientation of the building to utilize available sunlight.
5. Adopt suitable animal control regulations and provide for their regular enforcement.
6. Study the feasibility of obtaining funding assistance to acquire existing harbor facilities and leases from the State Lands Commission.

If the city assumes management responsibility for these facilities it should:

- a. Establish a Harbor Commission to assist in developing an improvement program and in establishing management policy.
 - b. Develop an improvement program including public restrooms, waiting areas, parking facilities, necessary pier improvements, etc.
 - c. Seek funding assistance to accomplish the improvement program.
7. Cooperate with the Chamber of Commerce to establish a visitor information center.
 8. Develop a water conservation program to reduce unnecessary summertime consumption.
 9. Periodically review water consumption data to determine when no additional hookups should be allowed. Provide those interested in increasing the capacity of the system with current cost estimates.
 10. Request that the State Board of Forestry notify the city when timber harvesting plans are submitted for areas in the Luffenholtz Creek watershed.
 11. Establish review criteria to determine when annexation should be a prerequisite to provision of water service outside the city.
 12. Attempt to obtain funds and complete a comprehensive harbor study.
 13. Obtain funds and the cooperation of local groups to improve and mark the trail system recommended in the Circulation Plan.
 14. Support the Planning Commission in its efforts to adapt existing zoning and subdivision regulations to conform with the General Plan.
 15. Provide and maintain suitable parking areas at vista points.
 16. Continue to support a regional bus system connecting Trinidad with the urban area of Humboldt County. Attempt to establish a shuttle bus service in the Trinidad area during the summer.
 17. Evaluate means to provide additional financing for needed fire fighting equipment and to meet operational expenses. Cooperate with adjacent areas to improve fire protection within the planning area.
 18. Review service charges and tax rates to ensure that they are kept as low as possible to minimize the cost of operating a home.

19. Investigate Section 8 Housing Assistance and other assistance programs and implement if feasible and appropriate.
20. Retain the Mill Creek property as open space. The existing water tank location south of Mill Creek should be disbanded and the site sold to the adjacent property owner. Several connections to the tanks need to be disconnected and connected to a nearby trunk line.
21. Attempt to obtain funding for open space easements on developed parcels in the Special Environment area and to achieve the appropriate degree of public control over Open Space lands.

Trinidad Planning Commission

1. Amend the zoning ordinance and subdivision ordinances to:
 - a. Not permit structures other than harbor and access facilities below 20 feet above Mean Lower Low Water.
 - b. Permit only single family dwellings, duplexes or groups of single family dwellings in residential zones.
 - c. Require convenient off-street parking areas (in addition to garage spaces) on residential parcels to reduce on-street parking.
 - d. Require a use permit for timber harvesting in residential areas and areas designated as open space.
 - e. Require that development sites within areas of questionable stability be analyzed by a registered geologist before grading or development occurs (see Plate 3).
 - f. Review the subdivision ordinance to ensure that street improvement and drainage requirements are consistent with General Plan recommendations.
2. Amend the zoning map to conform with the General Plan.
3. Review and update the General Plan every two to three years.
4. Monitor development activity in areas adjacent to the city with particular attention to the intensive growth area. When reviewing development proposals near the city the commission should stress the need to apply the development standards in the General Plan regarding subdivision improvements, land use, and density.
5. Assist the City Council in analyzing the advantages and disadvantages of potential annexations, and service extensions.
6. Review subdivision and development proposals to ensure that structures, roads, trails, power lines or other development does not adversely affect unstable slopes.

Trinidad Staff

1. Develop a permit check list to ensure that all General Plan policies and supporting ordinance provisions are considered in evaluating permit applications.
2. Assist the design assistance committee in reviewing development proposals.
3. Require soils studies, pursuant to the Building Code, when it appears that proposed development may adversely affect slope stability.

Implementation in Unincorporated Areas

As required by state law the Trinidad General Plan addresses development issues outside of the city limits. Recommendations on appropriate land use policy are offered for consideration by the County Planning Commission and the Board of Supervisors. If the recommendations are accepted they will involve implementing activities by the County Planning Department staff, the Public Works Department, Environmental Services Department, and the Building Department.

County Planning Commission

1. Consider for inclusion in the Humboldt County General Plan the policies and recommendations in the Trinidad General Plan pertaining to the unincorporated area to ensure that areas outside the city limits are developed in an orderly and consistent fashion.
2. Amend the County Zoning Ordinance to facilitate implementation of the Land Use Map (see Appendix A for suggested ordinance changes). After appropriate amendment, the zoning map should be conformed to the adopted Land Use Map. Changes in the Zoning Ordinance should include:
 - a. Requiring a use permit for timber harvesting in residential areas and land designated as Open Space.
 - b. Adjust lot sizes in residential areas to conform to soils suitability for septic tanks. The recommendations developed in the wastewater facilities plan should be the basis for lot size requirements in the intensive growth area.

3. Monitor subdivision activity in the intensive growth area and the Luffenholtz Creek watershed. No additional division for development purposes should be permitted in the watershed. In the intensive growth area, any subdivision should provide physical improvements equal to the standards recommended in the Trinidad General Plan.
4. Carefully review street installations proposed in areas of potential unstable land to minimize slope failures and erosion.

County Building Inspector

1. Submit to the Board of Supervisors changes in Building Code requirements for masonry buildings in the unincorporated portion of the planning area.
2. Require soils studies pursuant to Chapter 7 of the Uniform Building Code where it appears that grading or development may adversely affect slope stability.
3. Require evidence of adequate water supply for new development prior to construction.
4. Review building permits in areas identified as rare plant habitat and ensure that development presents minimum impacts.
5. Review development proposals within 100 feet of major coastal streams to ensure that riparian vegetation is protected.
6. Periodically inspect motel and cabin units being used for permanent occupancy to ensure their compliance with minimum safety and health standards.

County Public Works Department

1. Identify and map the location of rare plants within the planning area and assist the Building Inspector in reviewing developments on affected parcels to minimize adverse impacts.
2. Review all proposed subdivisions in the intensive growth areas to ensure that street and drainage improvements are adequate and will not involve unnecessary public maintenance.

County Department of Environmental Services

1. Consult with a registered geologist regarding the feasibility of any proposed septic tank along the coastal margin, particularly in areas of exposed Franciscan formations.
2. Cooperate with the city in completing the wastewater facility plan and implementing study recommendations.
3. Periodically monitor coliform bacteria in Martin, McConnahas Mill, and Parker Creeks and springs from coastal bluffs south and west of the city to determine any changes in pollution levels.
4. Carefully regulate the creation of new lots and installation of septic tanks on the basis of continued use of septic tanks rather than on the assumption that a sewer system will eventually be installed.

Implementation by Other Agencies

The Trinidad Elementary School District

Expand arts and crafts programs and other recreation activities during the summer that appeal to non-fishing visitors.

The State Board of Forestry

Notify the city of timber harvest plans in the Luffenholtz Creek watershed and allow the city to contest activities that appear to be detrimental to the city water supply.

The State Department of Parks and Recreation

1. Develop improvement plans for the College Cove area of Trinidad Beach State Park including additional picnic facilities, parking and restroom facilities, and trail improvements.

Appendix A

Land Use Categories and Zoning Conformance

Ten land use categories are used to identify appropriate land use groupings within the Trinidad planning area. Because much of the planning area is under Humboldt County jurisdiction, the land use categories correspond to those proposed in the County General Plan. A brief definition of each category and a description of its general purpose is provided below. On page A-4 a matrix is included to show the current zoning districts in the city and the county zoning ordinances and their applicability to the land use designations. Some suggestions are offered on changes in the city and county zoning ordinance that could make them more useful in implementing the Trinidad General Plan.

Land Use Categories

Open Space

The Open Space category is intended for unstable areas, steep slopes that will be difficult to develop, and areas of riparian habitat except where such areas are included within large agricultural or timber management areas. The natural constraints require that development be carefully controlled in open space areas. Special site investigations should precede any environmental disturbance in order to minimize adverse impacts. Limited timber harvesting, and limited recreation may be appropriate uses. Public open space and park lands are also included in the Open Space category.

Special Environment

The Special Environment category is intended for unstable areas, and areas of natural vegetation adjacent to beaches and streams where it is important to maximize preservation of the natural and scenic character of an area through minimizing alteration of natural land forms and vegetation and limiting the extent of structural development. Single family dwellings, accessory structures and low-intensity recreational uses including public access to the shoreline are the intended uses. Special site investigations should precede any environmental disturbance in order to avoid adverse impacts on unstable soils, scenic amenities, cultural resources and the natural character of the area.

Resource Production

The Resource Production category is intended to preserve and protect prime agricultural and forest lands for continued resource production, harvesting, and related uses. The category also preserves and protects watersheds, wildlife habitats, and other such features associated with agricultural and forest areas.

Although this category is intended primarily for exclusive agricultural and forest usage, it also provides for incidental private recreational uses consistent with the primary resource. Other uses, and the division of land to accommodate other uses, are discouraged to minimize the potential hazards of damage from fire and pollution, and to prevent or minimize conflicts with recognized agricultural and forest practices.

General Rural

The General Rural category is intended to maintain openness and the rural character of the countryside, to protect water and other natural resources, and to provide areas which are appropriate for low density, rural residential developments.

In addition to providing for single family residential uses on large lots, the General Rural category provides for agricultural and forest usage, and incidental uses which are compatible with, and ancillary to, agricultural, forest, and rural residential uses. The General Rural category is intended to be applied in outlying rural areas where intensive development is not suitable, needed or intended, but where rural "non-agricultural" residences are appropriate.

Rural Residential

The Rural Residential category is intended to provide areas for non-intensive residential development where agriculture and forests are often incidental to a residence.

This category is intended to be applied to areas that are undergoing conversion to residential use, primarily in the outer rural portions of community growth areas. It may be appropriately applied in "established" non-intensive residential areas where there is little likelihood that public water and sewer systems will be available in the future or where the residents of the area wish to maintain a low density residential neighborhood.

Suburban Residential

The Suburban Residential category is intended to provide for variable density, single family residential development where public water systems are available or will be available in the near future. Densities which are likely to strain the physical capacity of the land should only occur when public sewers and water supply are available.

Urban Residential

The Urban Residential category provides areas for intensive residential development. These areas are served by public water systems, public

sewers are available or soil conditions have a demonstrated capability to support septic tank systems at the allowable density. Nearby areas designated for commercial uses provide Urban Residential areas with necessary commercial services. Unobtrusive home occupations and limited rooming and boarding of non-related residents or visitors may be appropriate.

Commercial

The Commercial category is intended to provide for the concentration of a limited range of commercial uses to meet the convenience needs of residents or visitors to the immediate area. Uses serving the commercial fishing industry are also appropriate.

Commercial areas should be of adequate size and have adequate street access and public services. Such areas should be located in convenient proximity to residential concentrations.

Visitor Services

The Visitor Services category is intended to provide areas for camping, recreational vehicle parks, motels, restaurants, lounges, and similar tourist services and accommodations.

This category is intended to be applied to areas with access to primary collector streets where the tourist facilities will be convenient to prime recreation attractions and have necessary public services. Such areas should not create conflicts with nearby residential areas, and should be located near convenience shopping facilities.

Planned Development

The Planned Development category identifies areas that are: (1) essentially residential where limited commercial activities may be appropriate subject to special integrating design; or, (2) sites which, because of their location, are suitable for one or more types of uses but where considerable design flexibility is needed to adapt the use to the site and to surrounding areas.

In addition to allowing the types of housing prescribed in the Housing Element the Planned Development category may include visitor accommodations and services, commercial uses, and recreational uses consistent with the residential character of the city and the natural and scenic features of the site and overall surroundings. Campgrounds and Recreational vehicle parks are not considered appropriate visitor accommodations in the Planned Development category. Intensity of development should not exceed that allowed in the Urban Residential category or waste disposal constraints, whichever is more restrictive.

Public and Religious

The Public and Religious category identifies areas owned by public agencies or religious organizations. (Public ownerships that are essentially open

space parks have been designated as Open Space on the Land Use Map). Public agency ownerships include school sites, public parking areas, utility substations, fire stations, public buildings, and cemeteries. Existing church sites are also included in this category. Any proposed public and religious facilities are intended to be compatible with nearby land use and to be located on streets which offer convenient access.

City of Trinidad Zoning Ordinance

The Zoning Compatibility Matrix indicates that several of the existing zoning districts are not suited to implementation of the General Plan. Others are in need of revision. The following suggestions are offered for consideration when the city undertakes to conform the Zoning Ordinance and Zoning Map to the General Plan.

1. An Open Space zone should be added. It should be applied to areas designated as Open Space on the General Plan with the exception of public park areas, which should be in the Public Facilities zone. Only single family dwellings and related structures, access facilities, and timber harvesting should be allowed in the Open Space district and then only after the owner submits adequate studies showing that the proposed activity will not increase erosion, slope instability or involve disturbance of significant areas of riparian vegetation. The provisions of Ordinance 142 regarding stream and marine protective zones should be incorporated in this district. When owners choose to retain lands as open space without any significant development the city should support owners' efforts to obtain special property assessment consideration as provided under state law.
2. In case the city should annex areas of prime timberland, agricultural land, a rock quarry or similar resource areas, a Resource Production zone should be added. Timber harvesting, agricultural activities and incidental uses should be the only permitted uses. Rock quarries and other resource uses with possible impacts on nearby land use should require a use permit. The minimum lot size should be at least twenty acres.
3. If the recommended wastewater facilities study shows that a sewer system is not required then the minimum lot sizes in residential districts should be adjusted to be consistent with the recommendations developed in the study. Apartments and other high density uses should be eliminated as permitted uses. A second single family residence or duplex should be permitted in the R-1 or R-S districts subject to a use permit providing the lot size is double the minimum for a single residence. With these changes the R-2, R-3, and R-4 zones (which are not currently used) could be eliminated from the Ordinance.

Zoning Compatability Matrix

		LAND USE CATEGORIES									
		OPEN SPACE	RESOURCE PRODUCTION	GENERAL RURAL	RURAL RESIDENTIAL	SUBURBAN RESIDENTIAL	URBAN RESIDENTIAL	VISITOR SERVICES	COMMERCIAL	PUBLIC AND RELIGIOUS	PLANNED UNIT DEVELOPMENT
CITY ZONING DISTRICTS											
RESIDENTIAL											
	R-S	○	○		○	■				■	
	R-1	○				○	■			■	
	R-2						○				
	R-3						○				
	R-1						○				
COMMERCIAL											
	C-1								■		
	C-2								■		
	C-H							■	○		
OTHER											
	Planned Unit Development					○	■				■
	Public Facility									■	
	New Zone Recommended	N	N		N	N		N			
COUNTY ZONING DISTRICTS											
UNCLASSIFIED											
	Forest	○	○	○	○	○					
	Recreation	○	○					○			
	Agriculture, Extensive	○	■	○							
	Agriculture, General	○	○	○	○						
RESIDENTIAL											
	R-S			○	■	■				■	
	R-1				○	■				■	
	R-2					○					
	R-3										
	R-1										
COMMERCIAL											
	C-1								■		
	C-2								■		
	C-H							○			
INDUSTRIAL											
	M-L										
	M-H										
COMBINING DISTRICTS											
	Recreation (X)							○			
	Lot Size (B)			■	■	■					
	New Zone Recommended	N	N	N				N			

- Zones generally compatible with the Land Use Categories
- Zones that could be used under unusual circumstances but generally not compatible
- Zones not compatible with Land Use Categories
- N Development of a new zone or major revision to existing zones recommended

4. The minimum lot size "B" combining district should be retained so that if the city annexes rural residential areas minimum lot sizes of 1 or 2 acres can be added to the R-S district. The existing B district lot sizes of less than one acre can be eliminated after the lot sizes in the residential districts have been adjusted (see #3).
5. A new Visitor Services district should be added. It should permit recreational vehicle parks, motels, restaurants, lounges, and similar visitor services and accommodations subject to a use permit.
6. The C-1, C-2, and C-H zones should be consolidated into one commercial district covering all convenience shopping facilities and professional offices. Visitor accommodations, restaurants, and offices could be permitted subject to a use permit. No billboards should be allowed.
7. The "D", Design Combining District, should be eliminated in favor of a special ordinance establishing a design assistance committee which would review all major development in all areas of the city (see Appendix B).
8. The existing Zoning Ordinance prohibits location of mobilehomes on a lot anywhere in the city. This provision should be modified by a special combining district which when combined with the Suburban Residential zone would permit mobilehomes in designated neighborhoods provided they are placed on a foundation. This provision would be very useful should areas east of the freeway with mobilehomes be annexed. Mobilehome parks should only be permitted on sites of three acres or more within the Suburban Residential district subject to a use permit.

County Zoning Ordinance

The County Planning Commission is in the process of revising the County General Plan and a revision of the County Zoning Ordinance and Map will follow. The zoning compatibility matrix indicates that the present zoning districts are generally not adequate to accomplish the objectives of the Trinidad General Plan. Changes suggested for consideration include a timber resource zone that does not allow commercial recreation use. Also, many of the comments on the residential and commercial zones for the city apply to the county zones as well. The use of the unclassified zone is not adequate to provide the land use control desired by property owners needing protection from incompatible uses. The County Zoning Ordinance should be comprehensive enough to provide for specific zoning designations throughout the planning area.

Most of the Trinidad General Plan land use recommendations are consistent with present county zoning. The following is a brief subarea review of existing county zoning which identifies specific areas where the land use designations do not conform to existing zoning.

North Trinidad

The area west of Patricks Point Drive and west of Stagecoach Road is zoned R-1-B-5 with a designated minimum lot size of two acres. The General Plan recommendations are consistent with this zoning.

Between Stagecoach Road and Patricks Point Drive the existing zoning is Suburban Residential with a Trailer Combining District except that along the west side of Patricks Point Drive the zoning is Forest-Recreation. The Trinidad General Plan identifies all of this area as Rural Residential. The Suburban Residential zoning is consistent. The Forest Recreation zoning allows visitor accommodations and related compatible uses anywhere along the west side subject to a use permit. To conform the zoning along the west side of Patricks Point Drive the area should be placed in a Residential zone with one or two acre minimum lot sizes. The General Plan agrees with the Commercial zone on the west side of Patricks Point Drive south of Anderson Lane.

The east side of Patricks Point Drive has been designated Visitor Services because this is where most of the visitor accommodations are located. The Plan indicates the need for 100 additional visitor accommodations, and the east side of Patricks Point Drive is considered the most appropriate location. When the County Zoning Ordinance revision is complete the present Unclassified zoning in this area should be replaced with specific zoning.

East Trinidad

Most of the Guay subdivision is zoned R-1 which allows lots as small as 6,000 square feet. The Plan calls for densities of about one acre per dwelling. A minimum lot size of 20,000 square feet or one acre would be more appropriate. In the Lanford Road area the zoning is R-1-T with 20,000 square foot lot sizes. The Plan is consistent with this zoning. This same designation or the RS-T district should be applied throughout the intensive growth area at the earliest opportunity.

South Trinidad

The residential areas west of the freeway are zoned Suburban Residential. This is consistent with the Plan although the Plan suggests an overall density of more than two acres per dwelling. The R-1-B-5 district with a two acre minimum would be more appropriate. The residential area east of the freeway which is not zoned should be placed in the R-1-T-B-5 zone with one or two acre minimum lot sizes at the earliest opportunity.

Summary

The two main areas of inconsistency are the use of the Forest Recreation zone on the west side of Patricks Point Drive in a primarily residential area and the use of the Unclassified district in areas subject to residential and commercial development. With the upcoming changes in the County Zoning Ordinance it should be possible to eliminate these differences. Once the new Zoning Ordinance has been adopted and existing areas of zoning have been adjusted to the new districts, the county should proceed to initiate zoning of the Unclassified areas designated for residential development. If a pure timber resource zone is established it could be applied to all of the land designated as Resource Production.

Although this category is intended primarily for exclusive agricultural and forest usage, it also provides for incidental private recreational uses consistent with the primary resource. Other uses, and the division of land to accommodate other uses, are discouraged to minimize the potential hazards of damage from fire and pollution, and to prevent or minimize conflicts with recognized agricultural and forest practices.

General Rural

The General Rural category is intended to maintain openness and the rural character of the countryside, to protect water and other natural resources, and to provide areas which are appropriate for low density, rural residential developments.

In addition to providing for single family residential uses on large lots, the General Rural category provides for agricultural and forest usage, and incidental uses which are compatible with, and ancillary to, agricultural, forest, and rural residential uses. The General Rural category is intended to be applied in outlying rural areas where intensive development is not suitable, needed or intended, but where rural "non-agricultural" residences are appropriate.

Rural Residential

The Rural Residential category is intended to provide areas for non-intensive residential development where agriculture and forests are often incidental to a residence.

This category is intended to be applied to areas that are undergoing conversion to residential use, primarily in the outer rural portions of community growth areas. It may be appropriately applied in "established" non-intensive residential areas where there is little likelihood that public water and sewer systems will be available in the future or where the residents of the area wish to maintain a low density residential neighborhood.

Suburban Residential

The Suburban Residential category is intended to provide for variable density, single family residential development where public water systems are available or will be available in the near future. Densities which are likely to strain the physical capacity of the land should only occur when public sewers and water supply are available.

Urban Residential

The Urban Residential category provides areas for intensive residential development. These areas are served by public water systems, public

Appendix B

Community Design Considerations

The General Plan Report includes a policy regarding the establishment of a design assistance committee to review new developments in the city. This appendix elaborates on the policy recommendation providing additional information on the purpose, organization, and procedures of the committee and some design review criteria.

Purpose. The purpose of the design assistance committee is to assist property owners in designing developments so that they are consistent with the existing character of Trinidad, and, to ensure that non-residential land uses are located and designed to minimize glare from exterior lighting, noise, traffic congestion, and any other aspect that could cause a disturbance to surrounding land uses. Where the committee finds the alteration of design is needed the suggested alterations should be the minimum necessary to accomplish the purpose of the committee.

Geographic scope. It is intended that the design assistance committee review all new development in the city limits. The area west of the freeway is the focal point of the community, the area most visible to the visitor, and the area with the prime views of the shoreline and the townsite. In this area consistency with existing development and preservation of community aesthetics justifies careful review of development. In the area east of the freeway existing development is less intense and of varied character. Design review in this area should focus on encouragement of good design and minimization of impacts on neighboring property and public facilities.

Applicability. Building relocation, any major remodeling, all new residential or commercial structures, proposed signs, and any other land use change that visually alters a large area (such as a parking lot) would be subject to review by the design assistance committee. Construction of accessory structures no larger or higher than a typical two car garage, normal maintenance such as painting, minor exterior remodeling, and changes in landscaping around existing buildings would not be subject to review.

Committee members. The committee would consist of one member of the City Council, and the City Planning Commission.

Procedures. A simple application form would be completed and submitted to the City Clerk. The City Clerk would schedule a meeting between the applicant and the city Building Inspector or Planner to go over the plans and to obtain clarification prior to the committee meeting. After the preview meeting the City Clerk would send notice of the committee meeting, describing in general terms the nature of the proposal, to all property owners within 100 feet of the subject property and post notice outside the City Hall. The meetings would be not sooner than five days from the date the notice is mailed. The committee members should have the opportunity to review the plans and visit the site prior to the meeting.

The purpose of the meeting is to allow the applicant the opportunity to explain the proposed design, its necessities and advantages; and, to allow interested residents of the city to comment on the compatibility of the development with the community and surrounding land uses. City staff would be present to explain applicable regulations. After the public has been given full opportunity to present comments the committee would proceed to make its findings and upon formal motion to approve, approve subject to modification or object to the proposal. The committee should keep a record of its actions and periodically meet to review and expand its adopted design criteria.

The applicant or affected city residents would have five days to submit an appeal, otherwise the action of the committee would represent a condition of issuance of the building permit or other city authorization. City staff could request committee review of revised plans to determine if conditions of approval have been satisfied. Appeals would be heard by the City Council after five days written notice and posting as required for the original application. The decision of the City Council would be final. The committee or, on appeal, the City Council could continue their meeting from time to time provided all interested parties are aware of the time and place of the continued meetings. The design assistance committee should take action on an application within 15 days of submittal or the design would be considered approved.

The application form, in addition to standard information (i.e., address, phone number of the applicant, the location of the proposal, etc.) should include scale drawings sufficiently detailed to indicate parking areas, landscaping areas, location, size, height, and type of structures, including signs, walls, and fences, location and dimension of all yards and setbacks, a building elevation showing general design, architectural features and building materials and the type and location of any exterior lighting.

Following are design guidelines suggested for consideration by the design assistance committee in establishing design criteria for the area west of the freeway.

1. Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.
2. Where possible, structures on sites visible from the beach should be set back as far as possible to make the structure as visually unobtrusive as possible.
3. Except for necessary public safety facilities, structures should blend with the natural visual form of the area and not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area.
4. Buildings, fences, paved areas, signs and landscaping, and similar developments shall not be allowed to significantly block views of the shoreline from key public viewing points or from view points inside structures located uphill from the proposed development.

5. Materials and colors used in construction shall be selected for compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Pre-set architectural styles (e.g., standard fast food restaurant design) shall be avoided.
6. Plant materials should be used to integrate the man-made and natural environments, to screen or soften the visual impact of new development and to provide diversity in developed areas. Existing attractive vegetation common to the area shall be used.
7. The visual destruction of natural land forms caused by cutting, filling, grading or vegetation removal shall be minimal. Structures should be designed to fit hillside sites rather than altering the land form to accommodate structures designed for level sites.
8. After any permitted temporary alteration of natural land forms during construction, timber harvesting or mineral extraction, the topography shall be restored to as close to the natural appearance as possible and the areas suitably landscaped.
9. Where off-premise signs are needed to direct visitors to commercial establishments, well designed, integrated displays at appropriate locations should be preferred to scattered, variable design, off-premise signs. Such signs should not exceed four square feet in area and not more than three should be clustered in any one location. They should be less than four feet above ground level and should never block scenic views. Such signs should only indicate the name of the business and the direction or distance.
10. On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of the surrounding area.
11. Whenever possible, new development should include underground service connections. When above ground facilities are the only alternative they should follow the least visible route (e.g., tree rows, ravines), cross ridgelines at the most visually unobtrusive locations, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.