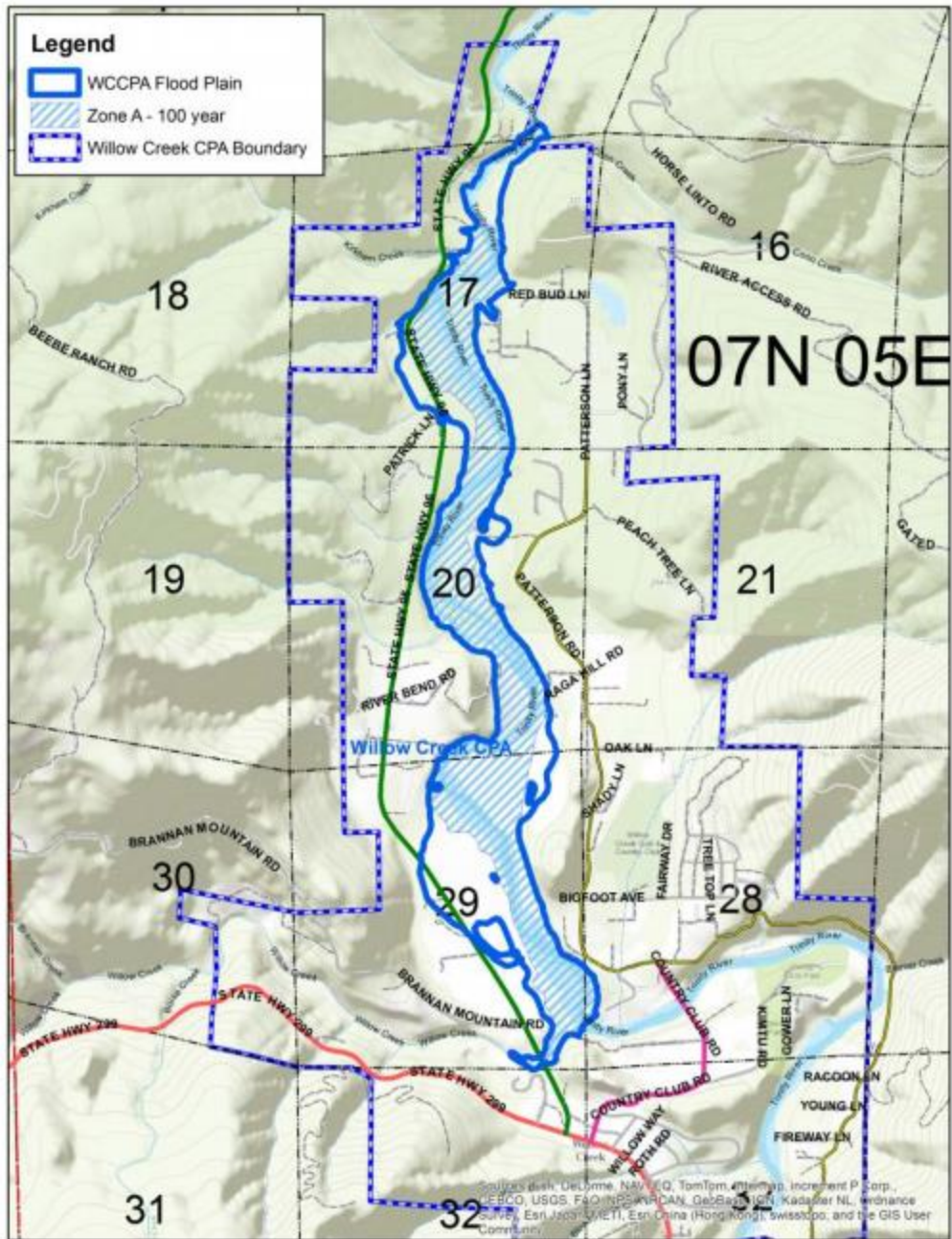


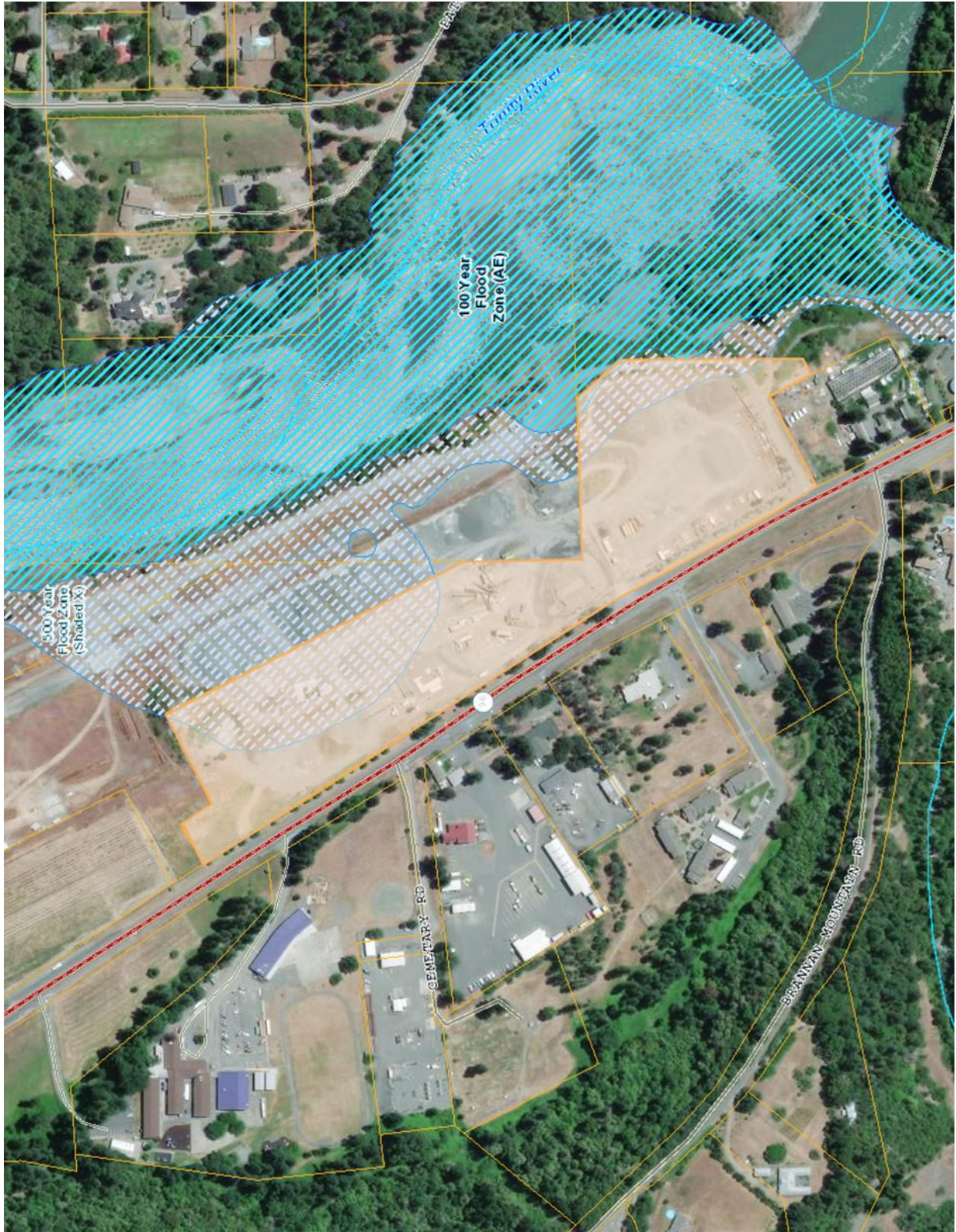
ATTACHMENT 8

- Exhibit A. Willow Creek Community Plan, Figure 1 – 500-Year Flood Plain
- Exhibit B. 2017 FEMA mapping of project area
- Exhibit C. Full text of Limited Industrial (ML), Heavy Industrial (MH), Flood Plain (FP), Agricultural Exclusive (AE), and Timber Production Zone (TPZ) zoning districts.

WCCP Figure 1 – 500 Year Flood Plain from Figure 3



2017 FEMA mapping of project area



314-3.2 ML: LIMITED INDUSTRIAL ZONE

The Limited Industrial or ML Zone is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses. The following regulations shall apply in all Limited Industrial or ML Zones. (Former Section INL#314-43; Ord. [1086](#), Sec. 11, 7/13/76; Amended by Ord. [2214](#), 6/6/00; Amended by Ord. [2472](#), Sec. 1, 2/14/12)

[314-3.2](#)

ML: LIMITED INDUSTRIAL

Principal Permitted Uses

Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. [1086](#), Sec. 8, 7/13/76)

Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. [1086](#), Sec. 8, 7/13/76)

Administrative, business and professional offices. (From Section INL#314-43(a)(2))

Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))

Emergency Shelters within areas mapped to specifically allow emergency shelters as a principally permitted use

Uses Permitted with a Special Permit

Single Room Occupancy Facilities which are conversions of existing buildings

Uses Permitted with a Use Permit

Dwellings, manufactured homes, hotels, motels, emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use, and manufactured home parks. (Amended by Ord. [2335](#), 12/14/04)

Animal hospitals and kennels.

Animal feed and sales yards.

Manufacture of furniture, finished paper and paper products.

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314-3.2

ML: LIMITED INDUSTRIAL

Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the ML zone.

Other Regulations

Minimum Lot Area	One (1) acre.
Minimum Lot Width	(None specified.)
Minimum Yard Setbacks*	
Front	Fifty feet (50');
Rear	Fifty feet (50');
Side	Ten percent (10%) of average-lot width but not less than twenty-five feet (25').
Maximum Ground Coverage	Twenty-five percent (25%).
Maximum Building Height	Seventy-five feet (75').
Special Regulations	All manufacturing and fabricating areas shall be enclosed in buildings; and All equipment and materials storage areas adjacent to Residential (RS, R-1, R-2, R-3, R-4) Zones shall be screened by walls, fences or adequate plantings to a height of not less than six feet (6'); and Said fencing and screening shall conform to all yard requirements.

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

(Former Section INL#314-43(a)(1-3); INL#314-43(b); INL#314-43(c))

314-3.3 MH: HEAVY INDUSTRIAL ZONE

The Heavy Industrial or MH Zone is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas. The following regulations shall apply to all Heavy Industrial or MH Zones. (Former Section INL#314-46; Ord. [1086](#), Sec. 12, 7/13/76; Amended by Ord. [2214](#), 6/6/00; Amended by Ord. [2472](#), Sec. 1, 2/14/12)

[314-3.3](#)

MH: HEAVY INDUSTRIAL

Principal Permitted Uses

Small animal hospitals completely enclosed within a building. (From Section INL#314-37(b)(2); Ord. [1086](#), Sec. 8, 7/13/76)

Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair. (From Section INL#314-37(b)(3); Ord. [1086](#), Sec. 8, 7/13/76)

Administrative, business and professional offices. (From Section INL#314-43(a)(2))

Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories. (From Section INL#314-43(a)(3))

Animal hospitals and kennels. (From Section INL#314-43(b)(2))

Animal feed and sales yards. (From Section INL#314-43(b)(3))

Manufacture of furniture, finished paper and paper products. (From Section INL#314-43(b)(4))

Industrial manufacturing uses, except as provided in the following subsection, Uses Permitted with a Use Permit.

Uses Permitted with a Special Permit

Single Room Occupancy Facilities which are conversions of existing buildings

Uses Permitted with a Use Permit

Dwellings, manufactured homes, hotels, motels, emergency shelters, manufactured home parks, and special occupancy parks. (Amended by Ord. [2335](#), 12/14/04)

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Exhibit C**

314-3.3

MH: HEAVY INDUSTRIAL

All uses except: One-family dwellings; general agriculture; rooming and boarding of not more than two (2) persons; and manufactured homes. (Former Sections 314-2(c); 314-2(b)(1-4) and 314-46(b)(2))

Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the MH zone.

Other Regulations

Minimum Lot Area	One (1) acre. (From Section INL#314-43(c))
Minimum Lot Width	(None specified.) (From Section INL#314-43(c))
Minimum Yard Setbacks[*]	
Front	Fifty feet (50'); (From Section INL#314-43(c))
Rear	Fifty feet (50'); (From Section INL#314-43(c))
Side	Ten percent (10%) of average-lot width but not less than twenty-five feet (25'). (From Section INL#314-43(c))
Maximum Ground Coverage	(None specified.)
Maximum Building Height	Seventy-five feet (75'). (From Section INL#314-43(c))

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-2.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

(Former Section INL#314-46(a)(1-3); Ord. [1086](#), Sec. 12, 7/13/76) (Former Section INL#314-46(b)(1-2); Ord. [894](#), Sec. 1, 12/19/72; Amended by Ord. [1086](#), Sec. 12, 7/13/76; Amended by Ord. [2166](#), Sec. 16, 4/7/98)

314-5.2 FP: FLOOD PLAIN ZONE

The Flood Plain or FP Zone is intended to be applied to areas which have been inundated by flood waters in the past and which may reasonably be expected to be inundated by flood waters in the future. The Flood Plain Zone is intended to limit the use of areas subject to such inundation and flooding to protect lives and property from loss, destruction and damage due to flood waters and to the transportation by water of wreckage and debris. The following regulations shall apply in all Flood Plain or FP Zones. (Former Section INL#314-52; Ord. [1086](#), Sections 14 and 15, 7/13/76)

[314-5.2](#)

FP: FLOOD PLAIN

Principal Permitted Uses

General agriculture, nurseries and greenhouses, and animal sales and feed yards except as provided in the following subsection, Uses Permitted with a Use Permit.

Temporary recreational vehicle parks.

Roadside stands.

Recreational uses, including public stables, docks, boat houses, golf courses, and shooting ranges.

Uses Permitted with a Use Permit

Residential uses including farm dwellings.

Commercial and industrial uses which, in the opinion of the Planning Commission, are compatible with contiguous zones.

Recreational uses requiring enclosed buildings.

Special occupancy parks.

Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the FP zone.

Other Regulations

Minimum Lot Area

Five (5) acres.

Minimum Lot Width

300 feet.

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<u>314-5.2</u>	FP: FLOOD PLAIN
Minimum Yard Setbacks[*]	
Front	Twenty feet (20').
Rear	Twenty feet (20').
Side	Ten feet (10').
Maximum Ground Coverage	(None specified.)
Maximum Building Height	(None specified.)

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

Note: Any development must also conform with the County flood hazard regulations in title III, Division 3, Chapter 5 of the Humboldt County Code.

(Former Section INL#314-52(a)(1-4); INL#314-52(b)(1-4); INL#314-52(c)(1-3); Amended by Ord. 1086, Sections 14 and 15, 7/13/76; Amended by Ord. 2166, Sec. 17, 4/7/98)

314-7.1 AE: AGRICULTURE EXCLUSIVE ZONE

The Agriculture Exclusive or AE Zone is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare. The following regulations shall apply in all Agriculture Exclusive or AE Zones. (Former Section INL#314-15; Ord. [1085](#), Sec. 5, 7/13/76; Amended by Ord. [1848](#), Sec. 8, 9/13/88; Amended by Ord. [2214](#), 6/6/00)

[314-7.1](#)

AE: AGRICULTURE EXCLUSIVE

Principal Permitted Uses

All general agricultural uses, including accessory agricultural uses and structures listed at Sections [314-43.1.3](#) (Permitted Agricultural Accessory Uses) and [314-69.1.1](#) (Permitted Agricultural Accessory Structures), except those specified in the following subsection, Uses Permitted with a Use Permit.

(Amended by Ord. [2189](#), Sec. 1, 2/9/99; Amended by Ord. [2214](#), 6/6/00)

Farm dwellings. On lots 40 acres or larger in size, two single detached dwellings are permitted.

(Amended by Ord. [1949](#), Sec. 1, 12/4/91; Amended by Ord. [2189](#), Sec. 1, 2/9/99)

Manufactured homes used as farm dwellings.

Uses Permitted with a Use Permit

Hog farms, turkey farms, frog farms and fur farms.

Animal feed yards and sales yards.

Agricultural and timber products processing plants.

Rental and sales of irrigation equipment and storage incidental thereto.

Animal hospitals.

Labor camps and labor supply camps.

Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the AE zone.

Other Regulations

No Subdivisions

No subdivisions or residential developments, whether by official map, record of survey or recorded subdivision, shall be permitted in Agriculture Exclusive or AE Zones.

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Exhibit C**

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
Minimum Lot Area	Twenty (20) acres.
Minimum Lot Width	One hundred feet (100').
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks[*]	
Front	Thirty feet (30');
Rear	Twenty feet (20');
Side	Ten percent (10%) of the lot width on each side but not more than twenty feet (20') shall be required.
Farm Outbuildings	Farm outbuildings shall not be less than twenty feet (20') from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35 %).
Maximum Building Height	(None specified.)

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

(Former Sections INL#314-15(a)(1-3); INL#314-15(b)(1-6); INL#314-15(c)(1-6); INL#316-2.1(1-10); Ord. 2189, Sec. 1, 2/9/99)

314-7.4 TPZ: TIMBERLAND PRODUCTION ZONE

The Timberland Production or TPZ Zone is intended to provide standards and restrictions for the preservation of timberlands for growing and harvesting timber. (Former Section INL#314-10; and INL#314-11; Ord. [1099](#) Sec. 1, 9/13/76; Amended by Ord. [1842](#), Sec. 5, 8/16/88; Amended by Ord. [1907](#), Sec. 1, 8/21/90; Amended by Ord. [2166](#), Sec. 11, 4/7/98; Amended by Ord. [2189](#), Sec. 1, 2/9/99; Amended by Ord. [2214](#), 6/6/00)

314-7.4 TPZ: TIMBERLAND PRODUCTION

Principal Permitted Uses

Growing and harvesting of timber and accessory uses compatible thereto.

Accessory agricultural uses and structures listed at Sections [314-43.1.3](#) (Permitted Agricultural Accessory Uses) and [314-69.1.1](#) (Permitted Agricultural Accessory Structures). (Added by Ord. [2189](#), Sec. 1, 2/9/99; Amended by Ord. [2214](#), 6/6/00)

Principal Permitted Uses Compatible with Timber Production

The following accessory uses are deemed to be compatible with the growing and harvesting of timber provided they do not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber: (Former Section INL#314-11)

Management for watershed.

Management for fish and wildlife habitat.

A use integrally related to the growing, harvesting and processing of forest products; including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").

The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.

Grazing and other agricultural uses.

One family dwelling or manufactured home and normal accessory uses and structures for owner or caretaker subject to the special restrictions of the following subsection, Special Restrictions Regarding Residences.

Temporary labor camps, less than one (1) year in duration, accessory to timber harvesting or planting operations.

Recreational use of the land by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting and skiing.

314-7.4 TPZ: TIMBERLAND PRODUCTION

(Former Section INL#314-11(h); Ord. [1099](#), Sec. 2, 9/13/76; Amended by Ord. [1907](#), Sec. 2, 8/21/90)

Uses Permitted with a Use Permit

Note: Permits authorized under this section cannot be approved if such use will significantly detract from the use of the property for, or inhibit, growing and harvesting of timber. (Former Section INL#314-10(b)(1-2); Ord. [1099](#), Sec. 1, 9/13/76; Amended by Ord. [1842](#), Sec. 5, 8/16/88, Amended by Ord. [1907](#), Sec. 1, 8/21/90, Amended by Ord. [2166](#), Sec. 11, 4/7/98)

Timber production processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including a pulp mill.

Incidental Camping Area, Tent Camp, Temporary Recreational Vehicle Park, Special Occupancy Parks, and similar recreational uses. (Amended by Ord. [2166](#), Sec. 11, 4/7/98)

Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the TPZ zone.

7.4.1 Other TPZ Regulations.

7.4.1.1 Provisions of Article 1 “General Provisions” (Section [51100](#)); Article 2 “Establishment of Timberland Production Zone” (Subsections [51110](#) and [51119.5](#)); Article 3 “Rezoning” (Subsection [51120](#) and [51121](#)); Article 4 “Immediate Rezoning” (Subsection [51130](#)-[51134](#)); and Article 5 “Removal from Zone” (Subsection [51140](#)-[51146](#)) of the Government Code of the State of California as it now reads, or may be hereafter amended, shall apply. (Former Section INL#314-12(a); Ord. 1099, Sec. 2, 9/13/76; Amended by Ord. 1907, Sec. 3, 8/21/90)

7.4.1.2 An owner of real property may petition the Board of Supervisors to zone land as Timberland Production or TPZ Zone. The Board, by ordinance, after the recommendation of the Planning Commission pursuant to Section [51110.2](#) of the Government Code, and after public hearing, shall zone as a Timberland Production or TPZ Zone all parcels submitted to it by petition pursuant to Section 51113 which meet all of the following criteria: (Former Section INL#314-12(b))

7.4.1.2.1. A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned Timberland Production or TPZ Zone. (Former Section INL#314-12(b)(1))

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7.4.1.2.2. A plan (or a timber management guide) for forest management of the property must be prepared or approved as to content by a registered forester. Such plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the prepared of the plan. (Former Section INL#314-12(b)(2))

7.4.1.2.3. The parcel shall currently meet the timber stocking standards as set forth in Section [4561](#) of the Public Resources Code and the forest practice rules adopted by the state Board of Forestry for the district in which the parcel is located, or the owner must sign an agreement with the Board of Supervisors to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. The agreement shall provide that if the parcel is subsequently zoned as Timberland Production or TPZ and fails to meet the stocking standards and forest practice rules within the time period, the Board of Supervisors shall rezone the parcel to another zone pursuant to Section [51113\(c\)\(3\)](#) or [51121](#) of the Government Code. (Former Section INL#314-12(b)(3))

7.4.1.2.4. The land to be rezoned Timberland Production or TPZ shall be in the ownership of one person, as defined in Section [38106](#) of the Revenue and Taxation Code, and shall be comprised of a single parcel or a unit of contiguous parcels as defined in Section [51104](#) of the Government Code, which is eighty (80) acres or one-half of one-quarter section in size or larger. (Former Section INL#314-12(b)(4))

7.4.1.2.5. The land to be included in the Timberland Production or TPZ Zone shall be timberland as defined by Section [51104\(f\)](#) of the Government Code. (Former Section INL#314-12(b)(5); Ord. 1126, Sec. 1, 3/12/77; Amended by Ord. 1907, Sec. 3, 8/21/90)

7.4.1.2.6. The land shall be in compliance with the land use standards of the Timberland Production or TPZ Zone. (Former Section INL#314-12(b)(6))

7.4.1.3 Minimum parcel size:

7.4.1.3.1. 160 acres; or (Former Section INL#314-12(c)(1))

7.4.1.3.2. 40 acres if the provisions of Government Code Section [51119.5](#) are met. (Former Section INL#314-12(c)(2))

7.4.1.4 Special Subdivision Provisions For Mixed Zone Parcels. Parcels containing Timberland Production or TPZ zoned land may be subdivided below the minimum parcel size allowed pursuant to subsection [314-7.4.1.3](#) where TPZ zoned land of a smaller size already exists and all of the following requirements are satisfied: (Former Section INL#314-12(d))

7.4.1.4.1. TPZ zoned land within the parcel is not being divided or separated by the subdivision; and (Former Section INL#314-12(d)(1))

7.4.1.4.2. Adequate access is available for timber management for the TPZ zoned land; and (Former Section INL#314-12(d)(2))

7.4.1.4.3. A timber management guide for the TPZ zoned land approved by the County Forestry Review Committee has been submitted for the subdivision; provided, however, that such a

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timber management guide shall not be required if the subdivision is restricted to prohibit residential or other development from the TPZ portion of the parcel; and (Former Section INL#314-12(d)(3))

7.4.1.4.4. The subdivision meets all other regulatory requirements applicable to subdivisions; and (Former Section INL#314-12(d)(4))

7.4.1.4.5. The parcel in which the TPZ zoned land will be contained is no smaller than the minimum parcel size for the adjacent non-TPZ portion of the parcel. (Former Section INL#314-12(d)(5))

7.4.1.5 Minimum yard setbacks^{*}: (Former Section INL#314-12(e)(1-4))

7.4.1.5.1. Front: Twenty (20) feet;

7.4.1.5.2. Side: Thirty (30) feet;

7.4.1.5.3. Rear: Thirty (30) feet;

7.4.1.5.4. For Flag Lots, the Director, in consultation with the Public Works Department, shall establish, in addition to a required minimum front yard setback, the minimum yard that is required for a vehicular turn around on the parcel.

*** Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#): “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

7.4.1.6 Special Restrictions Regarding Residences.

7.4.1.6.1. The total residential density shall not exceed one (1) dwelling unit per twenty (20) acres. (Former Section INL#314-12(f)(1))

7.4.1.6.2. Parcels smaller than forty (40) acres shall not have second or secondary dwelling units. (Former Section INL#314-12(f)(2))

7.4.1.6.3. Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel. (Former Section INL#314-12(f)(3))