

Attachment 5

**Humboldt County Zoning Ordinance No. 1689, and as amended by
Ordinance No. 1784 on December 16, 1986.**

ORDINANCE NO. 1689

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

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

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated Areas 1 through 8 on Exhibits A through H, attached hereto as follows:

a. The property designated "Area 1" on Exhibit A attached hereto from a U (Unclassified) Zone to a MLQB-5 (2-1/2) (Qualified Limited Industrial, 2-1/2 acre minimum parcel size) Zone.

b. The property designated "Area 2" on Exhibit B attached hereto from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

c. The property designated "Area 3" on Exhibit C attached hereto from a U (Unclassified) Zone to a MHQB-5 (10) (Qualified Heavy Industrial, 10-acre minimum parcel size) Zone.

d. The property designated "Area 4" on Exhibit D attached hereto from a U (Unclassified) Zone to a R-4Q (Qualified Apartment Professional) Zone.

e. The property designated "Area 5" on Exhibit E attached hereto from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

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MAY 31 1985

HUMBOLDT COUNTY
PLANNING COMMISSION

f. The property designated "Area 6" on Exhibit F attached hereto from a U (Unclassified) Zone to a MHQ (Qualified Heavy Industrial) Zone.

g. The property designated "Area 7" on Exhibit G attached hereto from a U (Unclassified) Zone to an MHQ (Qualified Heavy Industrial) Zone.

h. The property designated "Area 8" on Exhibit H attached hereto from a U (Unclassified) Zone to a C-2Q (Qualified Community Commercial) Zone.

SECTION 2. ZONE QUALIFICATION AND PURPOSES. The special restrictions and regulations set forth in Section 3 of this ordinance are hereby made applicable to Areas 1 through 8 designated on Exhibits A through H in accordance with Humboldt County Code Section 315-6 which authorizes restriction of the CH, MH, ML, R-4 and C-2 Zone regulations by application of the Q (Qualified Combining) Zone.

The purpose of these special restrictions with respect to each designated area is to:

a. Area 1 (Exhibit A):

1. Protect and reserve the property for limited industrial development such as light manufacturing and heavy commercial uses; and

2. Protect the surrounding residential areas and the public airport from inappropriate development of the subject property; and

3. Implement the policies of the Fortuna Area Community Plan applicable to industrial development of the subject

property; and

4. Provide for public and technical review of projects planned for the property as a means of reducing or eliminating the potential impacts of industrial development on the existing road and drainage systems.

b. Area 2 (Exhibit B):

1. Protect and reserve the property for highway related commercial uses; and

2. Protect the neighboring property from inappropriate commercial development of the subject property; and

3. Preclude additional permanent residential development from occurring within an officially established flood plain.

c. Area 3 (Exhibit C):

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and

2. Protect the neighboring residential area from inappropriate industrial development of the subject property; and

3. Provide for public and technical review of industrial development proposals planned for the property.

d. Area 4 (Exhibit D):

1. Facilitate any necessary repair, alteration and maintenance work associated with an existing sixteen (16) unit mobilehome park on the subject property; and

2. Preclude the placement of additional residential units within an officially established flood plain; and

3. Protect the neighborhood from inappropriate high density residential, business and institutional uses on the subject property.

e. Area 5 (Exhibit E):

Protect the neighboring property from inappropriate commercial development of the subject property.

f. Area 6 (Exhibit F):

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and

2. Protect the surrounding lands from other types of industrial developments on the subject property which may be inappropriate for the area; and

3. Provide an opportunity for public review and comment on industrial development planned for the property.

g. Area 7 (Exhibit G):

1. Protect and reserve the property for industrial development; and

2. Provide for public and technical review of traffic safety considerations associated with a broad range of industrial developments that may be proposed for the property.

h. Area 8 (Exhibit H):

1. Protect and reserve the property for commercial development; and

2. Provide for public and technical review of

traffic safety considerations associated with a broad range of commercial developments that may be proposed for the property.

SECTION 3. SPECIAL RESTRICTIONS. Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH Zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46 shall not be allowed on the property designated as Areas 1 through 8 on Exhibits A through H with the following exceptions:

a. Area 1 (Exhibit A):

USES PERMITTED WITH A USE PERMIT (SEE NEXT PAGE)

1. 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 and lithographing.

2. Administrative, business and professional offices.

3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics and research and development laboratories.

4. Manufacture of furniture.

b. Area 2 (Exhibit B):

Principal Permitted Uses

1. Hotels and Motels.

2. Automobile laundries.

INTRA-OFFICE
MEMORANDUM

June 6, 1985

TO: Larry Henderson, Current Planning

FROM: Don Conlon, Advance Planning

SUBJECT: Ordinance 1689 Implementing the Eight (8) Q-Zones
in the Fortuna Area Community Plan

Ordinance 1689 was included in the packet of zoning ordinance revisions you recently received. These ordinances implement the recently adopted community plans effective June 28, 1985. This memo is to inform you of a missing subsection heading in the subject ordinance implementing the Fortuna Area Community Plan. (See Ordinance 1689, page 5, Section 3a., Special Restrictions for Area 1.) The text should read:

a. Area 1 (Exhibit A):

Uses Permitted with a Use Permit
1. Stores, agencies and ...

The restriction of the qualified uses as conditional uses is based on the Purpose described in Section 2a4 (page 3 of Ordinance 1639). The restriction appeared in the Board's Resolution of Adoption (85-55) by reference to the Planning Commission Approved Plan and Associated Zoning (Commission's Resolution 13-84 Exhibit 1 p. 4-1). Based on conversations with Counsel's office, this inadvertent omission in redrafting the ordinance should not preclude requiring a use permit pursuant to section 2a4 - Purpose for uses qualified in Section 3a.

Correction of this omission will be made at the earliest possible available date and will be forwarded to Current Planning.

TC:cj

cc: Chuck Selden

3. Nurseries and greenhouses.

4. Amusement parks and commercial recreational facilities.

Use Permitted with a Use Permit

1. Trailer camps.

c. Area 3 (Exhibit C):

Uses Permitted with a Use Permit

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

2. Manufacture of furniture.

3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories.

4. Industrial manufacturing uses.

d. Area 4 (Exhibit D):

Principal Permitted Uses:

1. Mobilehome park.

2. Keeping of not more than two (2) household pets for each dwelling unit.

The maximum number of dwelling units permitted on the property designated as Area 4 is limited to sixteen (16) units.

e. Area 5 (Exhibit E):

Principal Permitted Use:

Amusement parks and commercial recreational facilities.

Uses Permitted with a Use Permit:

Dwellings, mobilehomes and boarding and rooming houses.

f. Area 6 (Exhibit F):

Principal Permitted Uses:

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

2. General agriculture, nurseries and greenhouses and roadside stands.

Uses Permitted with a Use Permit:

1. Manufacture of furniture.

2. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories.

3. Industrial manufacturing uses.

4. Dwellings and mobilehomes.

g. Area 7 (Exhibit G):

Principal Permitted Uses:

Wholesale and retail sales and services of liquefied petroleum and related products. Activities related to this enterprise include: vehicle, equipment and product storage and warehousing, distribution, merchandise display, repair and maintenance, conversion of appliances and motor vehicles to propane use, sales and associated

administrative activities.

Uses Permitted with a Use Permit:

All other uses permitted in the MH (Heavy Industrial) Zone regulations of the Humboldt County Code Section 314-46 not specified under "Principal Permitted Uses" above may be allowed upon the granting of a use permit.

h. Area 8 (Exhibit H):

Principal Permitted Uses:

Wholesale and retail sales and service of household appliances.

Uses Permitted with a Use Permit:

1. Dwellings, mobilehomes, hotels, motels, boarding and rooming houses and mobilehome parks.

2. Social halls, fraternal and social organizations, and clubs.

3. Professional and business offices, and commercial instruction.

4. Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety

stores, and mortuaries. Sales of used and secondhand goods when appurtenant to any of the foregoing.

5. Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales when appurtenant thereto; bowling alleys, licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.

6. Small animal hospitals completely enclosed within a building.

7. 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 and lithographing.

A conditional use permit required for expansion of such existing general uses may be granted in accordance with the general rules and procedures of the Humboldt County Code applicable to use permits.

SECTION 4. This ordinance shall become effective thirty (30) days after the date of its passage.

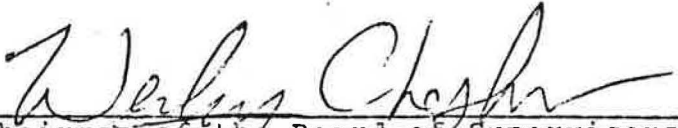
PASSED, APPROVED AND ADOPTED this 28th day of May,

1985, on the following vote, to wit:

AYES: Supervisors: Renner, Pritchard, Chesbro, Walsh, Sparks

NOES: Supervisors: None

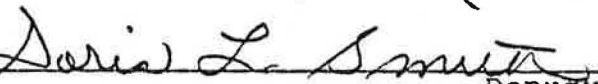
ABSENT: Supervisors: None


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

(SEAL)

ATTEST:

ROBERT E. HANLEY
Clerk of the Board of Supervisors
of the County of Humboldt, State
of California.

By 
Deputy

MLQB-5(2½)

AREA 1

POHIOVILLE AIRPORT RD

AIRPORT

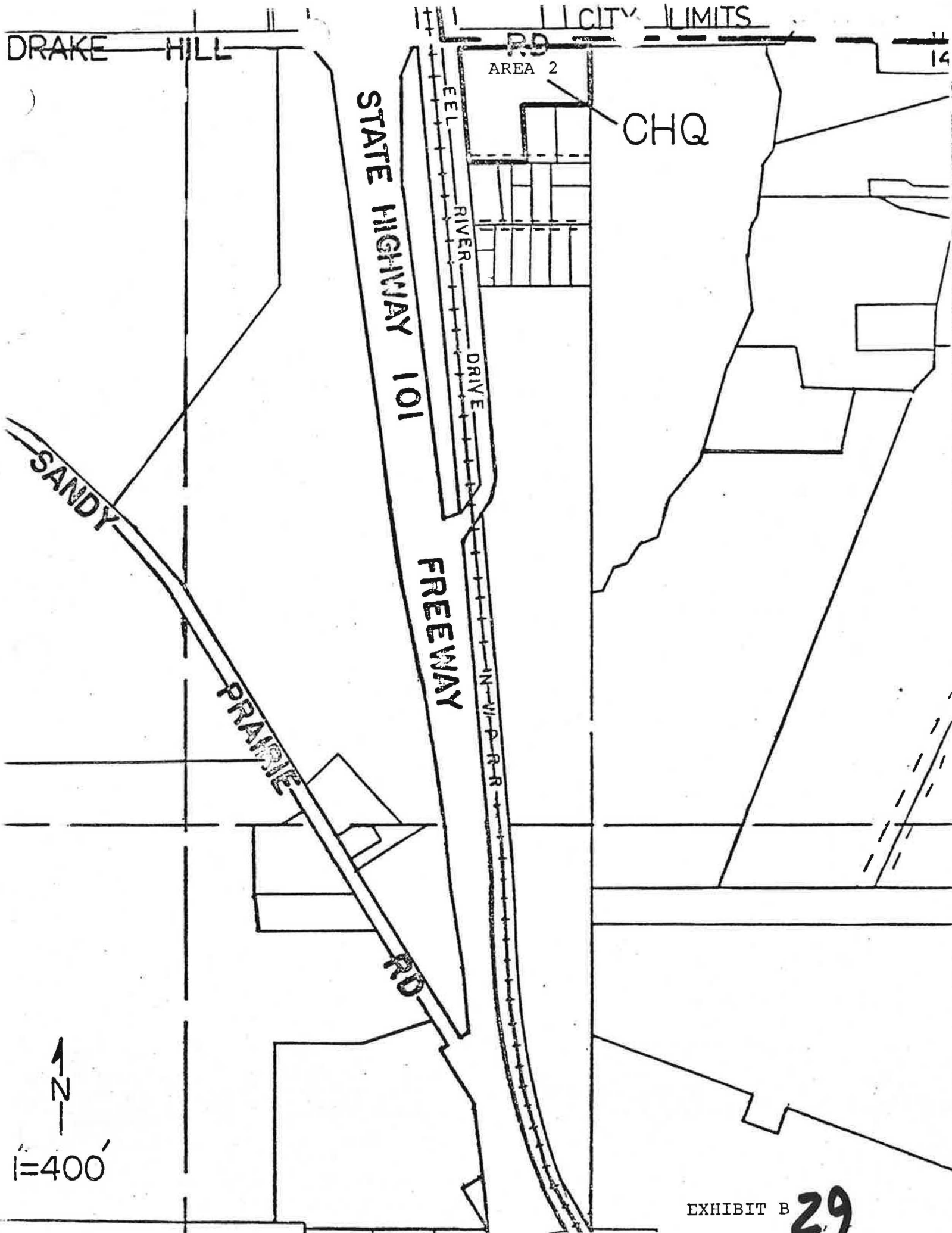
N

1"=400'

EXHIBIT A

4-3

28



DRAKE HILL

RD

STATE HIGHWAY 101

EEL RIVER DRIVE

FREEMAN

AREA 3

MHQ B-5(10)

SANDY

PRATT

1"=400'

EXHIBIT C

30

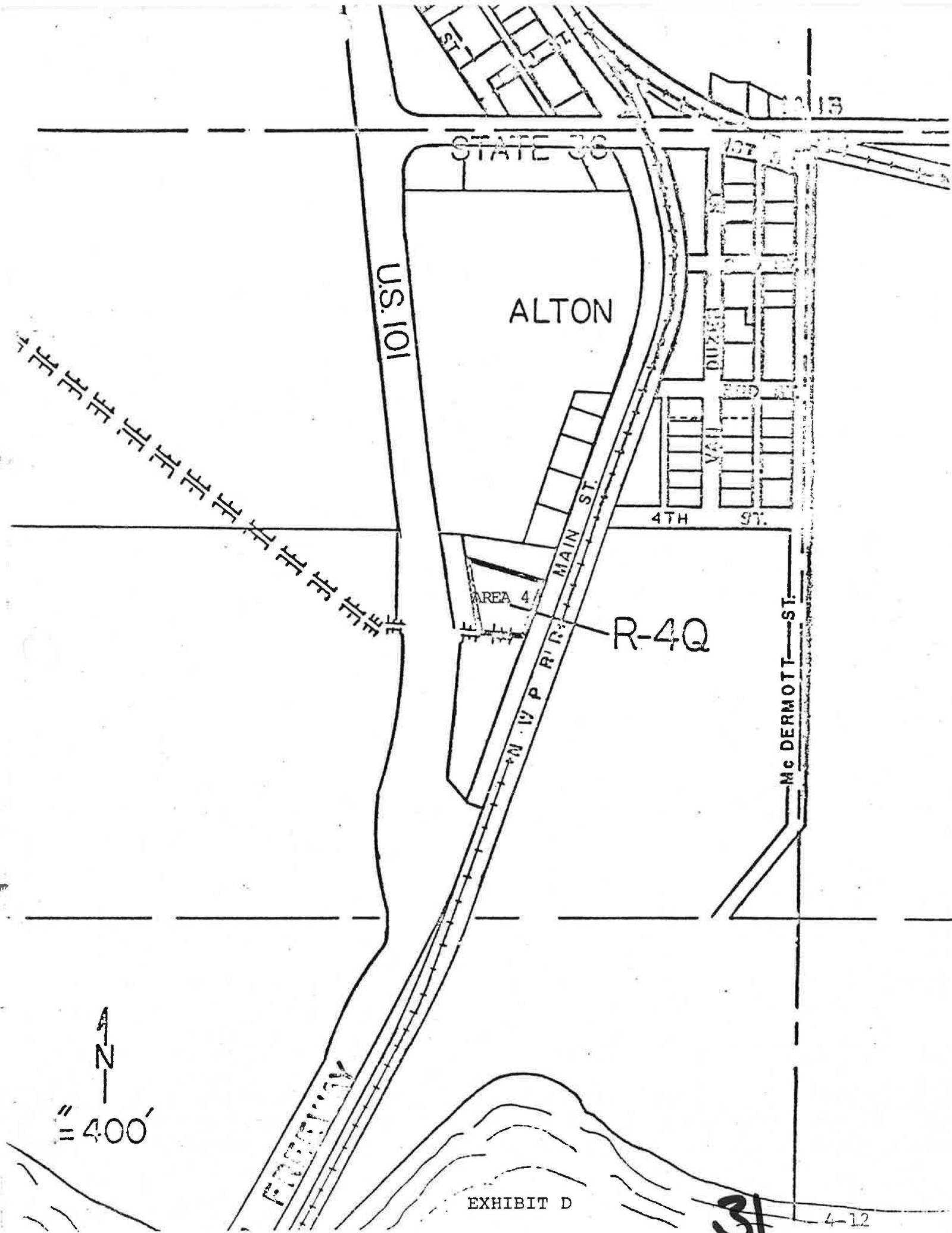
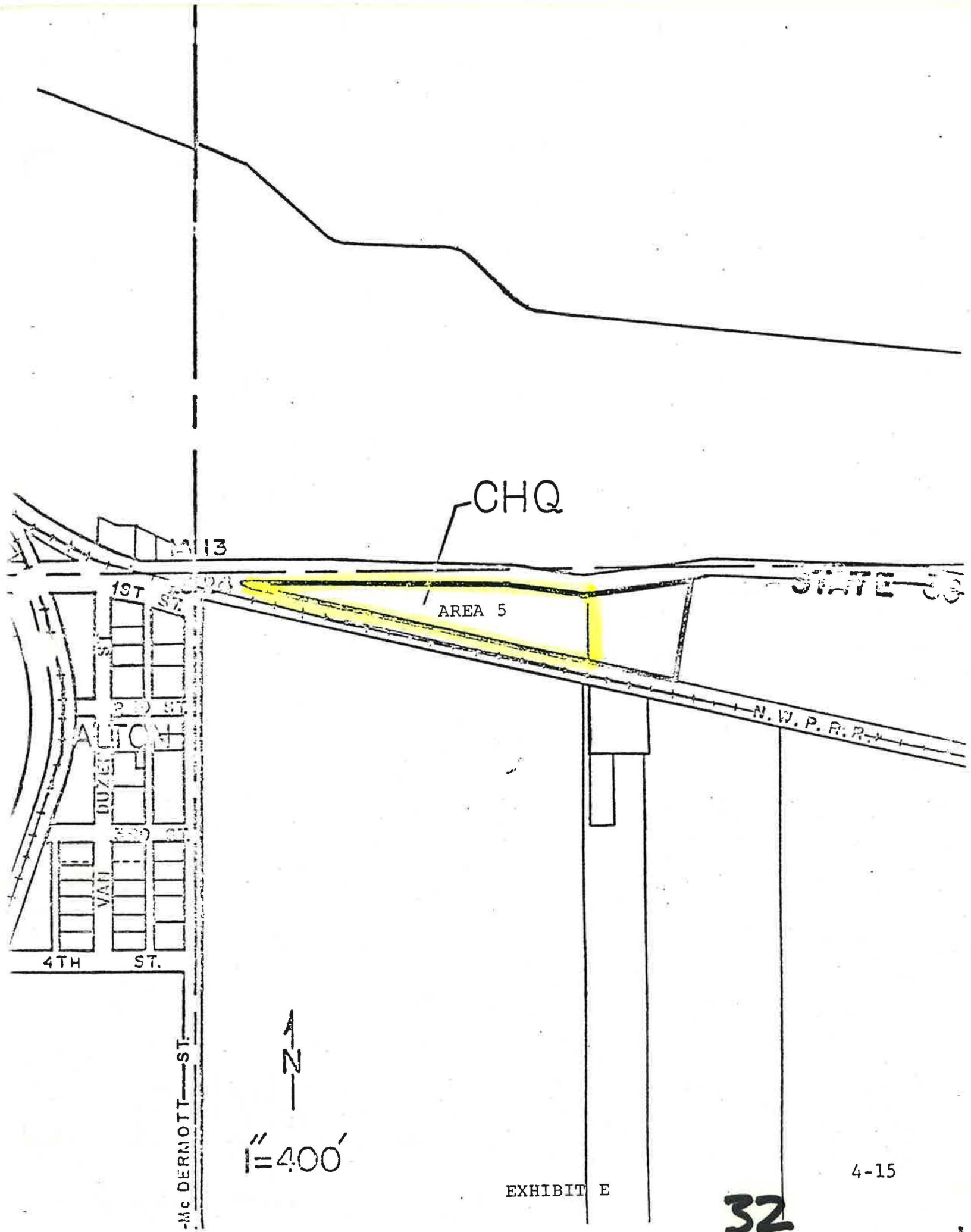


EXHIBIT D

31



CHQ

AREA 5

STATE-36

N.W.P.R.R.

N

1"=400'

EXHIBIT E

4-15

32

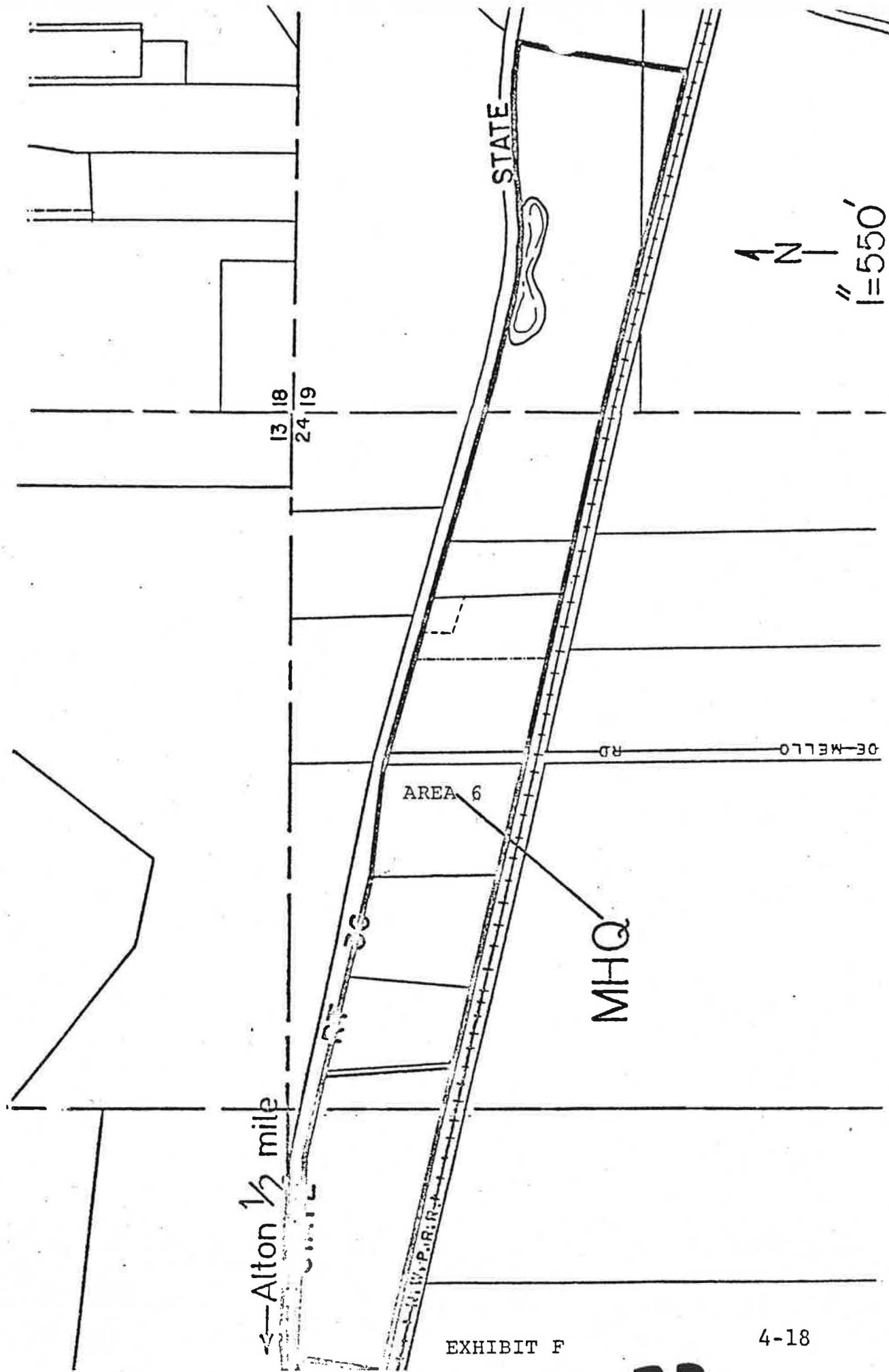
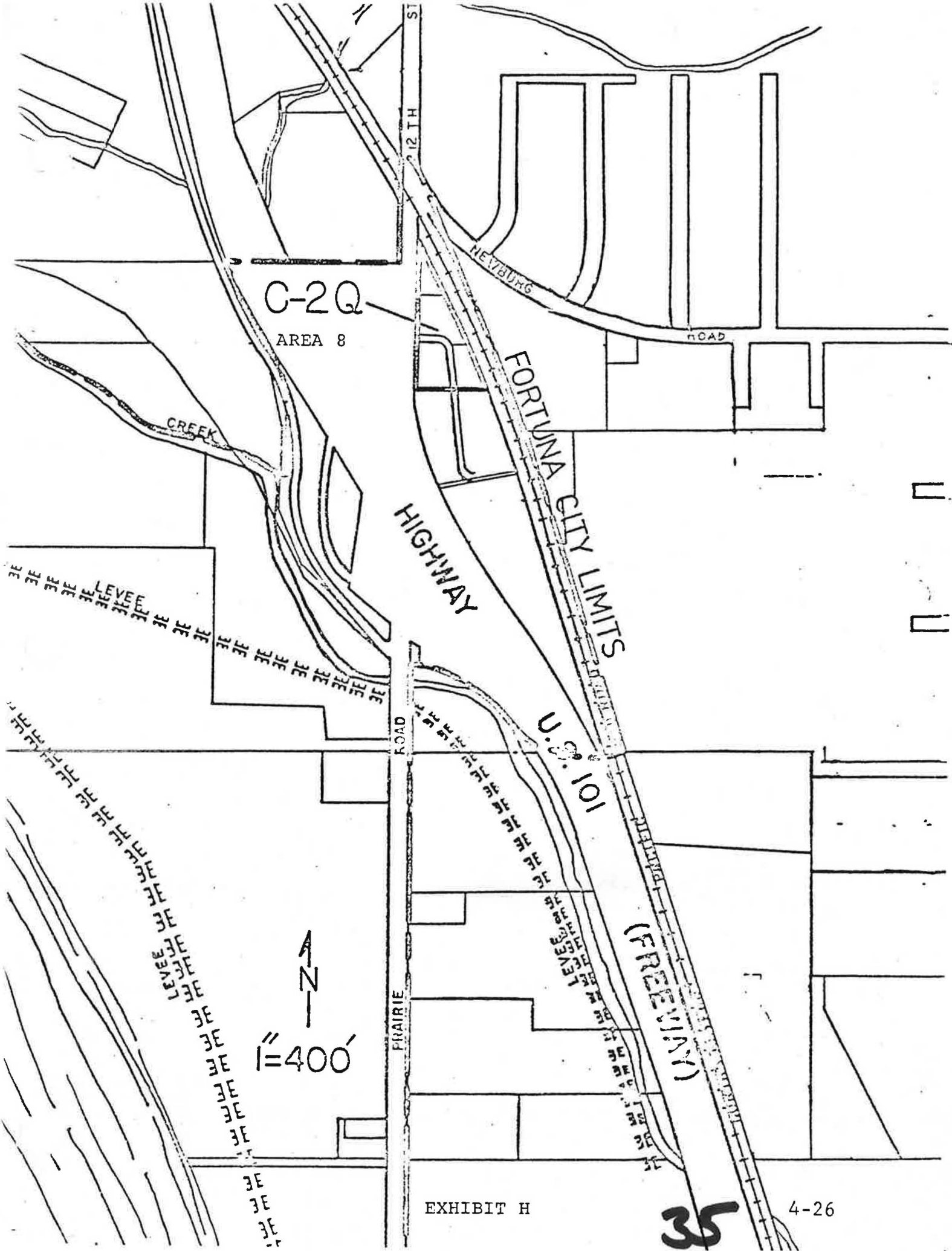


EXHIBIT F

4-18

33





AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE
BY AMENDING SECTION 3(a) OF ORDINANCE #1689
RELATING TO PROPERTY IN THE FORTUNA AREA
(ZR-05-85; Mary Ann Pedrotti)

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

SECTION 1. Section 313-4 of the Humboldt County Code is
hereby amended by amending Section 3(a) of Ordinance 1689
affecting land within Area 1 described in Exhibit A,
attached hereto and incorporated by reference herein, to provide
for establishment of Quasi-Public Uses as a conditionally
permitted use. The area described is shown on the Fortuna Area
Zoning Map. The amended version is attached as Exhibit "B".

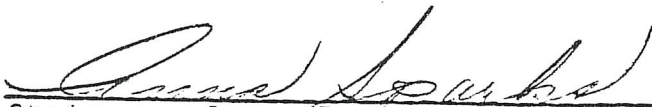
SECTION 2. This ordinance shall become effective thirty
(30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 16th day of
December, 1986, on the following vote, to wit:

AYES: Supervisors: Renner, Pritchard, Chesbro, Mitchell, Sparks

NOES: Supervisors: None

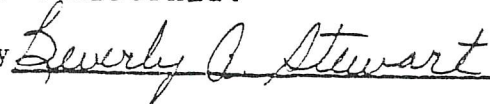
ABSENT: Supervisors: None


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

(SEAL)

ATTEST:

ROBERT E. HENDRIX
Clerk of the Board of Supervisors
of the County of Humboldt, State
of California.

By 
Deputy

MLQB-5(2½)

AREA 1

ROHNERVILLE AIRPORT RD

AIRPORT

EXHIBIT A

4-3

93

71

EXHIBIT B

This amendment would add Quasi-Public Uses as a conditional use as item #5 3(a), Special Restrictions, on page 5 of Ordinance #1689. Said section is amended to read as follows:

a. Area 1 (Exhibit A):

Uses Permitted with a Use Permit

1. 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 and lithographing.
2. Administrative, business and professional offices.
3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics and research and development laboratories.
4. Manufacture of furniture.
5. Quasi-Public Uses.