

Humboldt County

GENERAL PLAN

Volume II

**Willow Creek
Community Plan**

June 27, 1986

ACKNOWLEDGEMENTS

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BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

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RESOLUTION 86-79

RESOLUTION AMENDING THE
GENERAL PLAN VOLUMES I AND II

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

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

WHEREAS, Volume I provides for a regularly scheduled amendment process; and

WHEREAS, Volume I identifies specific communities where the need for revisions is known to exist; and

WHEREAS, Volume I provides for revisions in the public interest as determined by the Board of Supervisors and based on specific findings described in the plan; and

WHEREAS, the revision included in this resolution has met all the requirements of the State Law pertaining to amendment of the General Plan

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

1. The revision of the Humboldt County General Plan included in this resolution has been reviewed for compliance with requirements of the California Environmental Quality Act and a report prepared pursuant to that Act has been duly considered by this Board.
2. Where required, measures have been incorporated into the revision which mitigate or avoid, to the maximum extent feasible, all significant environmental impacts identified in considering the revisions herein.
3. Neither the revision nor any part thereof will operate to limit the number of housing units which may be constructed on an annual basis in the areas to which the revisions apply.
4. The adoption of the revision herein is consistent with a comprehensive view of the General Plan Volume I.

5. The adoption of the revision is in the public interest and is consistent with State Law.

Be It FURTHER RESOLVED that the documents entitled Humboldt County General Plan Volume I and Volume II are hereby amended by the revisions contained in the following Exhibit attached hereto and hereby incorporated into this resolution:

Exhibit A - Minor Revisions to the General Plan - Volumes I and II, January, 1986.

Exhibit B - Adoption of the Willow Creek Community Plan

List of Amendments

Text change: Adding Section 2715 Density Bonuses and Planned Unit Developments

Adopted April 7, 1998, Resolution No. 98-114d

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CHAPTER 1 INTRODUCTION

1100 OVERVIEW

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

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

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

Background information used in the preparation of the Community Plan is found in these documents:

1. Environmental Impact Report on the Willow Creek Community Plan - This contains background information which has been important in establishing the policies of the Willow Creek Community Plan. A copy of the citizen's questionnaire and a summary of responses to the questionnaire is included.
2. Policy Background Studies to the Humboldt County Framework Plan These studies contain background information pertinent to the Humboldt County Framework Plan.

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

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

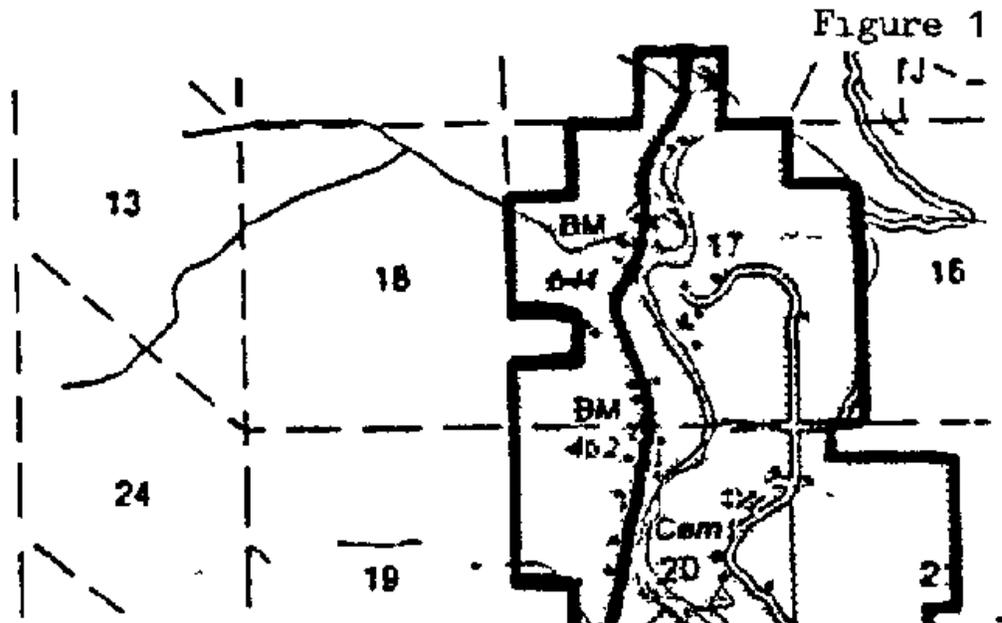
1. Protection of resource production lands (agriculture, timber and minerals).
2. Incentive to increase rural densities within or adjacent to existing communities to compensate for development potential constrained by the protection of agricultural and timberlands.
3. Concentration of new development around existing communities.

LOCATION MAP

Figure 1

Willow Creek Community Plan

LOCATION MAP



4. Commitment of priority for public investments in existing communities.
5. Designation of a boundary between urban and rural areas of development.
- 6 Establishment of relationships between availability of services (sewer and/or water) and their relationship to the conversion of rural lands to urban development.
7. Provision for adequate housing.
8. Provision for economic development.
9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslide, flood, etc.).

The Willow Creek Community Plan revises the Northern Humboldt County General Plan Land Use designations to make the area's land use plan consistent with the policies of the Framework Plan.

Major plan proposals in the Willow Creek Community Plan include:

1. Land uses planned so as to be supported by the continued use of on- site wastewater disposal systems.
2. The provision of adequate housing sites for the area's future growth.
3. Protection of hillside areas by reduced housing densities in these areas.
4. Provision for industrial and commercial developments to provide for the area's economic development.
5. The maintenance of a rural environment in major portions of the planning area.

1340 THE PARTICIPANTS

1341 Board of Supervisors

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

1342 Planning Commission

The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission is required by law to hold at least one public hearing to take testimony on plan proposals. In order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees (see Section 1550 of Volume I). The Commission held over thirty public workshops on plan issues addressed in a series of Policy Background Studies now included in the County's data base. The Policies developed during the workshops became the basis for the Hearing Draft General Plan Volume I-Framework.

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

1343 The Public

One of the first goals approved in the beginning of this program was:

To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.

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

1450 AMENDMENTS TO THE GENERAL PLAN

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

1451 Annual Report to Board

The Planning Commission is required by law [Government Code Section 65400(b)] to report annually to the Board of Supervisors on the status of the plan and progress in its implementation. This report should also review the changes made or recommended as a result of the review schedule shown in Figure 1-3 of the Framework Plan.

1452 Amendments

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

1452.1 Procedures

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

1452.2 Findings Required

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

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

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

**CHAPTER 2
LAND USE AND DEVELOPMENT**

2100 OVERVIEW

The Willow Creek Community Planning Area is approximately 6.5 square miles (4,100 acres) in size. It is located on the Humboldt-Trinity County line along the Trinity River within the Six Rivers National Forest. The planning area has a population of approximately 1,800 with 821 housing units. The area has 13.9 miles of county maintained roads, an elementary school, a coherent commercial center and government and utility offices.

The Willow Creek Community Planning Area includes the Willow Creek Community Services District which provides water services to most of the planning area. Sewage service is not planned for the foreseeable future because of the area's low density and unacceptable costs.

Commercial land uses in the planning area are predominately located in the central Willow Creek area near the intersections of State Highway 96 and 299. A smaller number of commercial establishments are located on Highway 299 south of the central commercial area.

2200 POPULATION

The Willow Creek Community Planning Area has an estimated population of 1,702 based on the 1980 Census of Population. This is approximately 1.6% of the County's total population. The table below shows the projected population for the planning area based on a countywide ratio/share method for the next fifteen years.

**RATIO/SHARE PROJECTION
1980-2000**

YEAR	POPULATION	CHANGE
1980	1,702	--
1985	1,787	+ 85
1990	1,869	+ 82
1995	1,918	+ 49
2000	1,979	+ 61

2400 HOUSING

The planning area had approximately 821 units of housing in 1980. Of these approximately 782 were classified as year-round housing units with the remainder being held for seasonal use. Based on the planning area's existing ratio of housing units to population, the area will need to accommodate approximately 165 additional housing units by the year 2000.

TABLE 1

**Land Use Inventory
For the Willow Creek Planning Area**

Land Use Designation	Density Range	Total # Acres	% of Total Ac. in Community Planning Area	Total Potential Development Sites
Timberlands/Agriculture Exclusive	NA	409	9.8	
Public Lands	NA	481	11.6	
Agricultural Land	.05 ac/du	358	8.6	
Agricultural Rural	5 ac/du	704	16.9	141
Agricultural Suburban	2-1/2 ac/du	466	11.2	186
Residential, Low Density	1 du/ac	1155	27.7	1155
Commercial Services	NA	87	2.1	
Commercial Services/Industrial General	NA	56	1.3	
Commercial Recreation	NA	206	5.0	
Industrial General	NA	49	1.2	
Public Facilities	NA	190	4.6	
	TOTAL	4161	100%	1,482

*Includes an estimated 150 acres of State Highway Rights of Way

1 Note: This does not include existing multiple family developments and mobilehome parks which increase the total number of potential development sites

Table 1 shows that the Willow Creek Community Plan land use designations permit the development of 1,482 residential parcels at planned land use densities. The plan allows approximately 489 additional residential building sites to be created under the plan. Because not all existing residential parcels are occupied and other existing parcels have more than one dwelling unit (i.e. mobilehome parks, apartments, secondary dwelling units), the Planning Department estimates the plan could accommodate an ultimate increase in residential development of 100% in the planning area. This is greatly in excess of the projected need.

2500 RURAL LAND USE

The Willow Creek Community Planning Area is a mixture of urban and rural areas. The Bigfoot Subdivision and the central commercial and residential areas have urban land use characteristics either by virtue of existing development or subdivision patterns. The remainder of the area is predominantly parcels over 1 acre in size with the rural influence of the Six Rivers National Forest and private timberland.

The community plan for the Willow Creek area is based on long term use of onsite sewage disposal systems. There is concern that the Bigfoot Subdivision in the future may require the installation of a sewer system because of the high density (4 units per acre). If a sewer system is installed to service this area the impact of the sewer system will be taken into account in the future revisions to the community plan.

2504 POLICIES

1. In the Commercial recreation designation near the intersection of Brannan Mountain Road and Highway 96, visitor-serving uses are considered compatible with contiguous land use designations.
2. Public lands under the ownership of the United States Forest Service are designated with a Public lands land use designation and zoned Agriculture Exclusive (AE).

2700 LAND USE DESIGNATIONS

2715 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS

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

2720 RESOURCE PRODUCTION

2721 Timber Production (T)

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.
2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:
 - A) Watershed management.
 - B) Management for fish and wildlife habitat.
 - C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
 - D) The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.
 - E) Grazing and other agricultural uses.
 - F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a

use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential uses is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.

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

H) Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.

I) All prudent reforestation activities including site preparation.

3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.

A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:

1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
3. Uses and parcel sizes in the adjoining area are compatible; and
4. It is consistent with a comprehensive view of all relevant plan policies.

B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:

1. The timber site designation is Site II or above; and
2. Each parcel has frontage on an existing publicly maintained road; and
3. All such zoning is within 1/4 mile of an existing maintained public road.

4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:

A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and

B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and

C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.

D. Access to the remainder is consistent with the uses of the remaining property.

E. A joint timber management plan will be prepared on the division.

5. Lot line adjustments of TPZ may be approved without regard to the standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.

6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures.

2724 Agricultural Lands (AL)

1. Character: Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.

2. Primary and Compatible Uses: Resource production allowing intensive management opportunities, recreational uses, single family residences and cottage industries.

3. Density Range: One dwelling unit per 160 to one dwelling unit per 20 acres.

2725 Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.

2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.

3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

2730 RESIDENTIAL

2726 Agricultural Suburban (AS)

1 Character: Adjacent to urban areas or rural community centers and may eventually require urban services.

2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.

3. Density Range: One dwelling unit per 2.5 to 5.0 acres.

2732 Residential, Low Density (RL)

1. Character: The low density residential designation is intended to be applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.

2. Primary and Compatible Uses: Residential, secondary dwelling units, mobilehome parks, educational and religious activities, bed and breakfast establishments, and non-commercial recreational facilities.

3 Density Range: 1-7 du/acre.

2740 COMMERCIAL

2741 Commercial General (CG)

1. Character: Generally, retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.

2 Primary and Compatible Uses include:

Neighborhood Commercial

Retail Sales

retail Services

Office and Professional Service

Private Institution

Visitor Serving Facility

Bed and Breakfast Establishment

Transient Habitation

Heavy Commercial

Warehousing, Storage and distribution

Cottage Industry

Residential Uses Subordinate to the Permitted Use

3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plan.

4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day-to-day needs in addition to the retail sales and services.

2. Primary and Compatible Uses include:

Heavy Commercial

Warehousing, Storage and Distribution

Automotive Sales, Service and Repair

Office and Professional Services

Cottage Industry

Research/Light Manufacturing

Commercial Recreation

Visitor-Serving Facilities

Transient Habitation

Bed and Breakfast Establishment

Retail Sales

Retail Service Neighborhood Commercial

Residential Uses Subordinate to the Permitted Use

3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plans.

4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

2743 Commercial Recreation (CR)

1. Character: Commercial recreation facilities and accommodations and recreational/tourist oriented sales and services geared to local and visitor needs.

2. Primary and Compatible Uses include:

- Visitor Serving Facilities
- Transient Habitation
- Bed and breakfast Establishment
- Commercial recreation
- Recreational vehicle Park
- Private Recreation
- Retail Sales
- Retail Service
- Neighborhood Commercial
- Cottage Industry
- Research/Light Manufacturing, serving as visitor destination points such as cheese factories, wineries, and burl works
- Residential Use subordinate to the Permitted Use

3. Minimum Parcel Size Range: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plans.

4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

2750 INDUSTRIAL

2751 Industrial, General (IG)

1. Character: In urban areas, convenient access to transportation systems and full range of urban services are required.

2. Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.

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

2760 PUBLIC OWNERSHIP

2761 Public Facilities (PF)

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.

2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, and other public facilities.

3. Minimum Parcel Size Range: Not applicable.

2762 Public Lands (PL)

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.

2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.

3. Minimum Parcel Size: Not applicable.

**CHAPTER 3
HAZARDS AND RESOURCES**

3210 Geologic Hazards

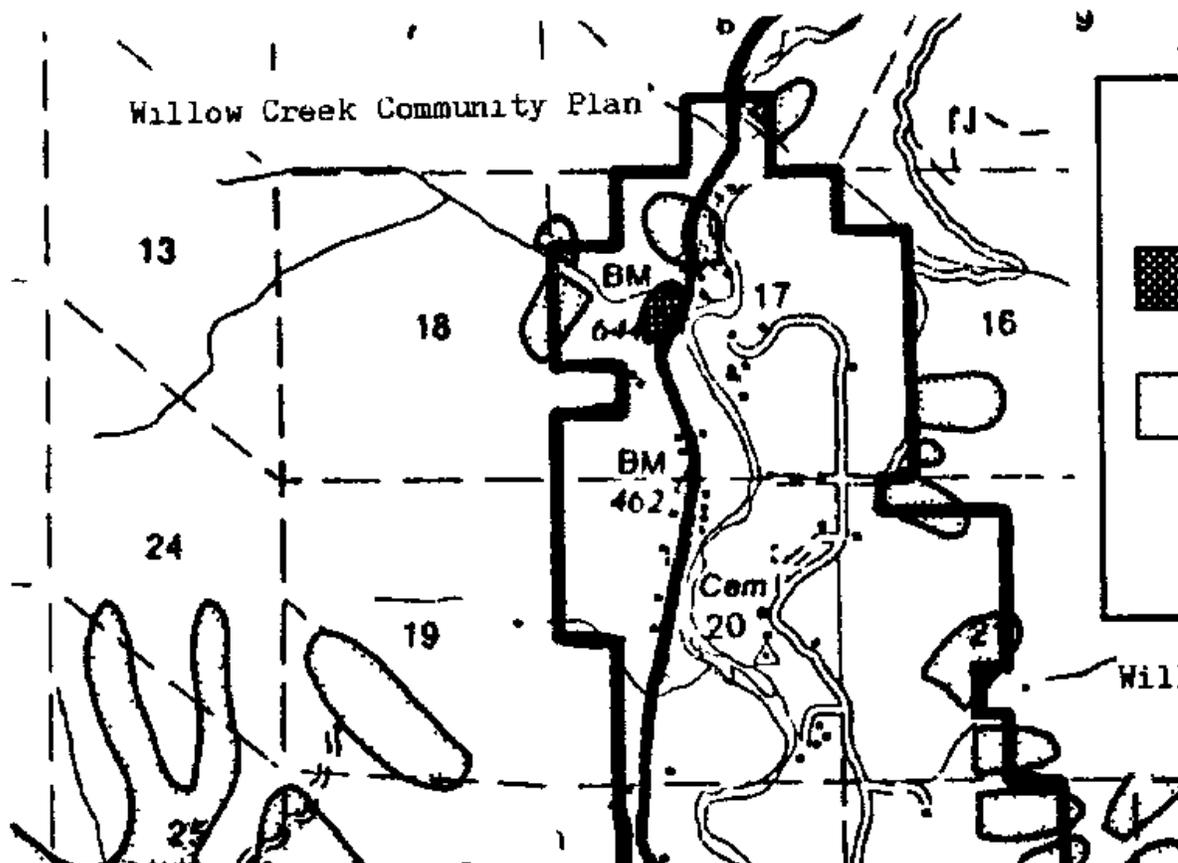
The hillsides in the planning area are composed of the Galice Formation.

Based on landslides, topography, geology, watershed reconnaissance and stream turbidity information, the Willow Creek Planning Area's Galice Formation is classified by the Department of Water Resources as having a generalized instability and erosion hazard of medium or high. Areas which have been logged are assigned a high hazard rating. Areas which are unlogged are assigned a medium hazard rating.

The hazard ratings are generalized and not site-specific. Site-specific landslide and erosion hazards can only be evaluated by independent geophysical investigations.

Construction activity on soils of medium hazard ratings means precautions must be taken to prevent surficial soil erosion and slope destabilization. A higher rating reflects an unstable, erodible soil where careful planning and use must be practiced and highly sensitive areas avoided.

Figure 2 identifies landslides in the planning area which were plotted from aerial photo interpretation by the Department of Water Resources.



"Identification was based on typical landslide features such as bowl-shaped and hummocky topography, sag ponds, irregular drainage, and large lag boulders in stream channels.

Landslides have been divided into active and inactive categories, based on observable features which suggest recency of activity.

For Geologic Hazard Policies, refer to **Section 3291.2 and 3292 of the Framework Plan.**

3220 Flood Hazards

The Willow Creek Community Planning Area is subject to extensive flood hazards from the Trinity River. The area most impacted is the northern portion of the planning area adjacent to Highway 96.

The planning area was subject to a devastating flood in December of 1964 which caused extensive damage to private property and state highways and county roads. Six miles of Highway 299 along Willow Creek suffered considerable damage and the Highway 96 bridge over Willow Creek was destroyed.

The Federal Emergency Management Agency has mapped the flood plain of the Trinity River, including those areas affected by the 1964 flood. This mapping has been updated to reflect more detailed topographic information provided by the Willow Creek Community Services District as part of the plan preparation. To insure an added safety margin for planning future land uses, the 1964 flood level (500-year flood) was used instead of the standard 100- year flood level.

Parcels located within the flood plain are designated by the plan to restrict uses to those consistent with the hazard (flood plain zoning) or to limit future subdivisions (through parcel size combining zones). Most parcels within the Trinity River flood plain have an upland building site which is suitable for development. For these projects, a residential zone designation which restricts future subdivision development is adequate to meet Framework Plan goals.

The use of the 500-year flood plain is only intended to apply to land use planning and zoning. The existing flood plain building regulations should continue to apply to only those areas within 100-year flood plains.

The flood plain for the Trinity River in the planning area is included as Figure 3 of the Community Plan.

3220.2 Policy

Use the 500-year flood plain level (1964 flood) for land use planning and zoning purposes.

3220.4 Implementation

1. Request the Federal Emergency Management Agency to amend Willow Creek area Flood Insurance Rate Maps based on detailed topographic mapping available from the Willow Creek Community Services District.

3240 Noise

3250 Airport Safety

3280 Solid Waste

3400 Biological Resources

3500 Cultural Resources

For the subject areas listed above, please refer to the Framework Plan - Volume I for background information, goals, policies, and standards applicable to the Willow Creek Community Planning Area.

CHAPTER 4 PUBLIC SERVICES AND FACILITIES

4100 OVERVIEW

Publicly owned facilities serve present and anticipated needs of a community and consequently play a major role in determining future growth and development patterns. The California Legislature has clearly established the General Plan to be the source of policy guiding public facilities and land use decisions (Government Code 65030.1 and 65400(d)).

The purpose of this chapter is to provide a discussion of water supply and drainage facilities in the Willow Creek Planning Area. This discussion of public services and facilities supplements the goals and policies contained in Chapter Four of the Framework Plan.

4510 WATER FACILITIES

The Willow Creek Community Services District provides water supplies for residential, commercial, industrial, and agricultural users. The District has approximately 735 meters in place (6-14-85). District records indicate that approximately 80 residences in the planning area are not currently served by the service district.

The district's water supply system extends from the China Flat area on the south to the middle of Section 17 (Township 7 North, Range 5 East) along Highway 96 and Seely-McIntosh Road on the north. The source of the system's water supply is from intake galleries under Willow Creek.

The average daily demand on the Willow Creek water system is .6 million gallons per day (MGD). The maximum daily demand is almost double the average demand at 1.1 MGD. The water system does not currently experience problems which may limit the number of residential connections that can be provided.

4900 Drainage

The Planning Area's drainage needs were not studied in detail by the County during the preparation of the Community Plan.

Existing drainage courses were identified using the policies of the Framework Plan. It is noted that the outlet channel for the pond in Section 16, northeast of Seely-McIntosh Road is not identified as either an intermittent or principal water course. This water course serves as the outlet for drainage waters from approximately 310 acres. Because of this the plan policy below is included to ensure the future viability of this drainage course.

Policy

1. Streamside Management Area policies for intermittent streams shall be applied to the water course as identified in Figure 4.

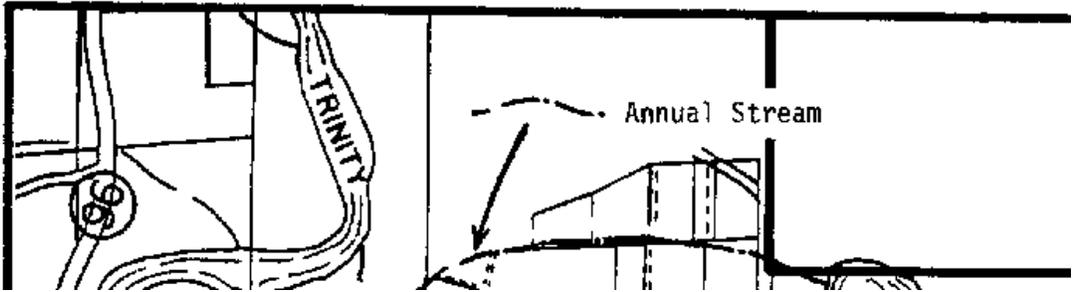
DRAINAGE
Figure 4

Willow Creek Community Plan

June

DRAINAGE

Figure 4



Tables

- 1 Land Use Inventory

Figures

- 1 Location Map
- 2 Landslides
- 3 Flood Plain
- 4 Drainage