

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA
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Date Submitted:	March 27, 1995
Date Filed:	April 27, 1995
60th Day:	June 26, 1995
Extended to:	June 14, 1996
Staff:	James Muth
Staff Report:	May 24, 1996
Meeting of:	June 12, 1996
Commission Action:	

TO: Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director
 Thomas A. Crandall, Deputy Director
 Steven F. Scholl, District Director
 James Muth, Coastal Planner

SUBJECT: **Del Norte County LCP Amendment No. 1-95 (major)**
 (for Commission consideration at the meeting of June 12, 1996,
 in Long Beach)

SYNOPSIS

Amendment Description.

Del Norte County LCP Amendment No. 1-95 would make various revisions to portions of the County's Implementing (Zoning) Ordinance relating to second dwelling units and mobilehomes. The LCP amendment consists of two parts. Part One of the LCP amendment would modify existing provisions that allow for permanent second dwelling units and temporary second dwelling units for seniors in various zoning districts as a conditional use, and reestablish revised provisions for temporary second dwelling units for invalid family care in various zoning districts as a conditional use. Part Two of the amendment would revise and update the existing mobilehome and manufactured home requirements providing new definitions and criteria for installation, requiring use permits for such structures, deleting the MH-2 (double-wide mobile home) combining zone, and replacing the MH-1 (single-wide mobile home) combining zone with a new MFH (Manufactured Housing) combining zone.

Analysis Criteria.

To approve the amendment, the Commission must find that the Implementation Plan, as amended, conforms with and is adequate to carry out the policies of the Land Use Plan (LUP).

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Summary of Staff Recommendation.

Staff recommends approval of the LCP amendment as submitted. The provisions for second dwelling units and the revisions to mobilehome and manufactured home requirements in Part's One and Two of the LCP amendment will have no adverse impacts on coastal resources, including coastal agricultural lands and public access. The appropriate motion and resolution to adopt the staff recommendation are found on pages 2 and 3 of the staff report.

Additional Information.

For further information, please contact James Muth at (415) 904-5260. Correspondence should be sent to the Coastal Commission at the above address, attention James Muth.

I. LCP AMENDMENT BACKGROUND.

Del Norte County LCP Amendment No. 1-95 revises portions of the County's Implementing (Zoning) Ordinance relating to second dwelling units and mobilehomes. The proposed revisions apply to both the County's coastal zoning ordinance (Title 21) and to the County's non-coastal zoning ordinance (Title 20). However, only the proposed changes to the County's coastal zoning ordinance are considered here. As a result, the reader should disregard references in the attached ordinances to Chapter (20.00.000) of Del Norte County Code (the County's non-coastal zoning ordinance), and to references of non-coastal zoning districts, such as the FR (Forest Recreation) zone.

Parts One and Two of the LCP amendment were considered by the Del Norte County Planning Commission at two public hearings on November 2, 1994, and on December 14, 1995. Part One of the LCP amendment regarding second dwelling units was heard by the Del Norte County Board of Supervisors at a public hearing on February 14, 1995. Part Two of the LCP amendment regarding mobilehomes and manufactured homes was heard by the Del Norte County Board of Supervisors at a public hearing on March 14, 1995. The Board's resolutions submitting the new ordinances for certification are shown in Exhibits No. 1a and 2a.

II. STAFF RECOMMENDATION ON LCP AMENDMENT NO. 1-95.

Staff recommends that, following a public hearing, the Commission adopt the following resolutions and related findings:

A. APPROVAL OF PART'S ONE & TWO OF THE LCP AMENDMENT AS SUBMITTED.

MOTION A:

"I move that the Commission reject Part's One and Two of LCP Amendment No. 1-95 to the Implementation Plan portion of Del Norte County's Local Coastal Program as submitted."

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Staff recommends a NO vote on the motion, resulting in the approval of Part's One and Two of the LCP amendment as submitted and the adoption of the following resolution and findings. This motion requires a majority of those Commissioners present to pass.

RESOLUTION A:

The Commission hereby approves certification of Part's One and Two of LCP Amendment No. 1-95 to the Implementation Plan portion of Del Norte County's Local Coastal Program on the grounds that the LCP amendment, as submitted, conforms with and is adequate to carry out the provisions of the LUP as certified. As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which approval of the LCP amendment to Del Norte County's Implementation Plan would have on the environment.

III. FINDINGS FOR APPROVAL OF PART ONE OF THE LCP AMENDMENT.

The Commission hereby finds and declares as follows.

A. Amendment Description for Part One.

Part One of the LCP amendment modifies existing provisions that allow for permanent second dwelling units and temporary second dwelling units for seniors in various zoning districts as a conditional use, and reestablishes revised provisions to allow temporary second dwelling units for invalid family care in various zoning districts as a conditional use. See Ordinance No. 95-05 in Exhibit 1b.

1. Permanent Second Dwelling Units.

Second dwelling units are currently allowed as conditionally permitted uses under Section 21.46.120 (General Provisions) of the County's coastal zoning ordinance where the subject parcel is at least twice the minimum parcel size allowed by the zoning district. The proposed LCP amendment makes four relatively minor changes to the existing provision for second dwelling units. First, the coastal zoning section for second dwelling units is relocated from Chapter 21.46.120 (General Provisions) to a new chapter (21.00.000) that applies only to second dwelling units. Second, the geographical area where second dwelling units may be provided has been expanded slightly from the R1 (One-Family Residence, 7,200 sq. ft. min. lot size), RR1 (Rural Residential, 1 acre min. lot size), RRA-1-5 (Rural Residential Agriculture, 1 to 5 acres min. lot size), and A (Agricultural General, 5 and 20 acre min. lot size), to now include the CR (Commercial Recreation, 1 acre min. lot size) and AE (Agriculture Exclusive, 60 acre minimum lot size) zoning districts. Third, the provision for second dwelling units now clarifies that placement of the second unit must be situated to comply with height, setback, lot coverage, architectural standards, site plan review, fees, charges, and other zoning requirements generally applicable to the development of a residence in the zone in which the property is located at the time of application for the use

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permit. Fourth, the provision for second dwelling units now requires that each dwelling unit must be provided with separate utility connections, but that a shared well may be approved by the Health Department.

2. Temporary Second Dwelling Units for Seniors.

Temporary second dwelling units for seniors are currently allowed as conditionally permitted uses under Section 21.46.125 of the County's coastal zoning ordinance. The provisions to allow temporary second dwelling units for seniors were approved by the County in 1991 and then approved by the Coastal Commission and incorporated into the County's LCP under Del Norte County LCP Amendment No. 3-91 (major). The proposed LCP amendment does not change any of the current provisions that allow temporary second dwelling units for seniors. Rather, the proposed LCP amendment merely relocates these provisions from Section 21.46.125 of the coastal zoning ordinance to a new section, Section 21.00.000, which applies only to residential second units.

3. Temporary Second Dwelling Units for Invalid Family Care.

Temporary second dwelling units for invalid family care were previously allowed as a conditionally permitted use under Section 21.46.170(B) of the County's coastal zoning ordinance. The provisions allowed the temporary placement and occupancy of a trailer or mobilehome for use as a second dwelling unit for invalid family care. The provisions were repealed in 1991 by the Board of Supervisors because of: (1) problems in determining the medical needs of an invalid applicant, (2) opposition to the placement of older, non-conforming mobile homes in certain neighborhoods, and (3) problems with enforcing the removal of the mobile homes when the use permit is no longer valid. At the request of the County, the Coastal Commission approved the repeal of this provision under Del Norte County LCP Amendment No. 3-91 (major). The proposed LCP amendment would now reestablish the temporary placement and occupancy of a manufactured home for use as a second dwelling unit for invalid care as a conditionally permitted use under Section 21.00.050 of the County's coastal zoning ordinance with revised provisions to address the problems associated with the implementation of the earlier ordinance. Among other things, the revised provisions now include: (1) a tightened process to review a physician's evaluation of an applicant's medical needs where the applicant is under 70 years of age, (2) a requirement that a \$5,000 performance bond be posted for use by the County in removing the second unit from the property if it is not removed voluntarily, (3) an expanded geographical area where such units may be located, from the R1 (One-Family Residence) and RR1 (Rural Residential) zoning districts to now include the A (Agricultural General) and AE (Agriculture Exclusive) zoning districts, and (4) provisions which require that the unit be placed on the site to comply with all applicable building, zoning (except zoning density), engineering, health, fire code, and architectural regulations. See Exhibits No. 1b, 1c, and 1d.

The specific provisions for each of the three types of second units under Part One of this LCP amendment are shown in Exhibit 1b.

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B. Adequacy of Part One of the Proposed LCP Amendment.

Legislation was enacted in 1981 to encourage local governments to allow second units on lots developed with single-family homes in single- and multi-family zones. Government Code sections 65852.1 and 65852.2 encourage local governments to allow second units and contain provisions for the development of such units.

Government Code section 65852.1 as amended authorizes a local government to issue a zoning variance (notwithstanding Government Code section 65906, regarding requirements for findings for a variance), special use permit, or conditional use permit for the creation of attached or detached second units if they are intended for the occupancy of one or two persons 62 or more years of age and the floor area of an attached unit does not exceed 30 percent of the existing living area or the area of the floor space of the detached dwelling unit does not exceed 1,200 square feet.

Government Code section 65852.2(a) allows local governments to adopt an ordinance stating the conditions under which second unit development will be permitted. Pursuant to subdivision (a) of Government Code Section 65852.2, a locality may, but need not, adopt an ordinance finding that second units meeting the criteria listed in the statute do not exceed the allowable density and are a residential use consistent with the existing general plan and zoning designations for the lot.

In the absence of a local ordinance, the law establishes State criteria (section 65852.2(b)) which, if met by a second unit applicant, require the locality to grant a special or conditional use permit. The following State criteria would regulate such a unit:

A detached unit may have a floor area of up to 1,200 square feet.

The floor area of an attached unit may not exceed 30 percent of the living area of the primary unit.

The second unit is not intended for sale but may be rented.

The lot is in a single-family or multi-family residential zone and contains an existing single-family dwelling.

The second unit must comply with local building codes and development standards applicable to detached dwellings and local health codes related to units on private sewage systems.

Pursuant to Government Code Section 65852.2(c), a local agency may totally preclude second units in residential zones by ordinance, but only if the prohibiting ordinance acknowledges that such action may limit housing opportunities in the region and specifies the adverse impact second units would have upon public health, safety, and welfare.

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The second unit laws do not control the Coastal Commission in its certification review of LCP submittals. Both of the second unit provisions are addressed to local governmental entities, and not to agencies of the state. Neither of the Government Code sections modify the law or procedures which control the Commission's certification review of LCP submittals. Even though a LCP submittal may be designed in part to respond to the requirements of the second unit laws, it must be evaluated by the Commission for compliance with requirements of the Coastal Act and its implementing regulations.

Section 30108.5 of the Coastal Act requires that a land use plan specify the kinds, location, and intensity of land uses. Thus, the Coastal Act requires that an LUP consist of all portions of the local government's general plan that relate to the intensity of land uses. Section 30513 of the Coastal Act requires that the zoning ordinances be consistent with and adequate to carry out the LUP. Consequently, where a local government has assumed permit authority pursuant to certified LCP, any second unit ordinance adopted pursuant to Government Code section 65852.2(a) which designates areas where second units are permitted must be reviewed for consistency with the certified land use plan and must be certified by the Commission in order to be effective in the coastal zone.

The designation of areas appropriate for second unit development may be based on criteria including, but not limited to, the adequacy of water, sewer and traffic capacities, and standards may be imposed including parking, height, setback, architecture, etc. In the coastal zone, the second unit laws provide enough latitude for a locality to prepare an implementation plan in compliance with the Government Code provisions and the Coastal Act. Recognizing that second units intensify land use, a locality should evaluate the second unit capacity of its coastal zone residential areas. Criteria for allowing second units should incorporate Coastal Act policy constraints. Where an implementation program change could result in adverse impacts to coastal resources, any proposals for density changes resulting from the proposed second units should be evaluated by the Coastal Commission in the context of a land use plan amendment.

Section 30250 states in part, that new development shall be located where there are adequate public services and where the development will not have significant adverse effects, either individually or cumulatively, on coastal resources. In certifying the County's Local Coastal Program, the Commission found that the County's present land use plan densities were established on the basis that adequate services are available to accommodate allowable future increases in development without adverse impacts on coastal resources, and thus were consistent with Section 30250 of the Coastal Act.

In certain instances, the second unit provisions of the proposed implementation plan amendment by the County of Del Norte would enable the County to approve residential development that exceeds the densities of the certified Land Use Plan. Because the proposed amendment enables the County to approve second units which exceed the densities of the certified land use plan, the proposed amendment may not conform with and be adequate to carry out the County's certified Land Use Plan.

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Each land use map designation only allows a certain range of density for residential units. A temporary second dwelling unit for seniors and invalid family care could be allowed consistent with the LUP where the parcel's LUP designation allows a density that is greater than the density that is allowed by the parcel's zoning map designation. Generally speaking, these areas tend to be located near Crescent City and within the County's urban service boundary near Crescent City where municipal water and sewage disposal facilities are available.

In addition, the current code and the proposed amendment allow permanent second units as conditionally permitted uses only where the parcel is at least twice the minimum parcel size allowed by the zoning. Thus, the impact of allowing a permanent second unit is no greater than allowing a subdivision of land consistent with the required minimum parcel sizes and the subsequent development of a primary single family residence. Also, except for the County's RCA-2 (Designated Resources Conservation Area) zone and the County's PR (Public Facility) zone (where no single-family residences are allowed or are located), the County's other coastal zoning districts all allow the construction of a single-family residence, either as a principally permitted or as a conditionally permitted use. Consequently, construction of a second dwelling unit for senior housing within a portion of, or as an addition to, any legally existing single-family residence would not result in an expansion of a non-conforming use as use of the residence itself is either a principally permitted or a conditionally permitted use.

However, as proposed under the LIP amendment, in other instances, allowing temporary second units for seniors and invalid family care would exceed the maximum densities allowable in particular areas under the Land Use Plan Map. Where an implementation program change would allow densities greater than those certified in the LUP that would result in adverse impacts to coastal resources, such a proposed implementation plan change would create an inconsistency with the certified LUP and prevent the Implementation Program from carrying out the certified LUP. Certifying such a zoning amendment would also be inappropriate in the absence of a corresponding change to the LUP, where the proposed increased density could be evaluated for its conformance with Section 30250 of the Coastal Act.

Although the proposed amendment does not limit the provision of second units to areas where such units can be accommodated consistent with the density set forth in the certified land use plan, in this instance, these limits are not necessary to insure that the Implementation Plan carries out the policies of the Land Use Plan because the temporary second units can be accommodated without adverse impacts to coastal resources.

Under the County's existing certified land use plan, a conditionally permitted use such as a second unit can not be placed on a property unless there are adequate services to support it, such as water and sewer services. (For example, see Policy No. 2 of the Housing and New Development section of the LUP.) A conditionally permitted use such as a second unit also can not be placed within an environmentally sensitive habitat area, such as a wetland

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(See Policy No. 6 of the Marine and Water Resources section of the LUP) or within an area of high flood or geologic hazard unless the unit is sited and designed to minimize that risks to life and property. (See Policies No. 1, 2, and 3 of the Hazard Areas section of the LUP). A conditionally permitted use such a second unit that is sited within a highly scenic area must be visually compatible with their scenic surroundings. (See Policies No. 1, 2, 5 and 6 of the Visual Resources section of the LUP.) Finally, a conditionally permitted use such as a second unit can not be placed where it will interfere with public rights of access where acquired through use. (See Policy No. 12 in the access section of the LUP.) In short, all of the policies in the County's LUP are applicable to the potential placement of a second unit on a property.

In addition, all conditionally permitted uses in coastal counties are appealable to the Commission per Section 30603(a)(4) of the Coastal Act. Thus, the Commission retains regulatory oversight in the approval of such units because any decision by the County to approve a use permit for a second unit would be appealable to the Coastal Commission per Section 30603(a)(4) of the Coastal Act.

The proposed LCP amendment also requires that temporary senior second units be a portion of, or an addition to, any legally existing single family residence and that utilities for the second unit be integrated into those of the primary residence as much as feasible. The practical effect is to establish a senior second unit within, or attached to, the primary residence. Similarly, the LCP amendment also requires that second units for invalid care consist of a manufactured home where all of the utilities are integrated into those of the primary residence. Again, the practical effect is to place the second unit in close proximity to the primary residence where the impacts on coastal resources are likely to be the least. For example, the best place to locate a second unit on coastal agricultural lands to avoid adversely affecting agricultural productivity is in close proximity to the existing farm house. Most farms and homesteads have a compound arrangement of buildings where all the structures on the farm are clustered together. The cluster typically includes a house, barn(s), shed(s), lawn, landscaping, parking areas, and a driveway. The compound of buildings is usually distinct from the farm's cultivated fields and grazed lands. Thus, while the establishment of a senior second unit on a farm parcel may result in a reduction of lawn or landscaping area within the compound area, it would not result in a loss of productive agricultural lands.

Finally, second units for seniors and invalid care are proposed to be temporary. When the reason for the use permit no longer exists, the second unit must be removed. Second units for invalid care require that a \$5,000 dollar bond or other security be posted by the applicant prior to the issuance of a building permit for the placement/installation of the subject unit. This will help ensure compliance with the LCP and the timely removal of the unit when the need no longer exists.

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As noted previously, to approve the proposed amendment to the Implementation Program (IP), the Commission must find that the IP, as amended, conforms with and is adequate to carry out the policies of the LUP, as certified. The LCP amendment, as submitted, does conform with and is adequate to carry out the the certified Land Use Plan. The proposed amendment can be found to conform with the certified Land Use Plan because the second units can be accomodated without adverse impacts to coastal resources.

IV. FINDINGS FOR APPROVAL OF PART TWO OF THE LCP AMENDMENT.

A. Amendment Description for Part Two.

Part Two of the LCP amendment would revise and update the existing mobilehome and manufactured home requirements providing new definitions and criteria for installation, requiring use permits for such structures, deleting the MH-2 (double-wide mobile home) combining zones, and replacing the MH-1 (single-wide mobile home) combining zone with a new MFH (Manufactured Housing) combining zone. Part Two of the LCP amendment is prompted by the fact that placement of mobilehomes and manufactured homes in the County has outnumbered the construction of "stick-built" homes every year from 1985 to 1993. In addition, the County has 1,247 mobilehome park spaces, and they are all filled, except for 102 vacant spaces.

Part Two of the LCP amendment would make the following specific changes to the zoning ordinance:

- (a) amend the existing definitions for the terms "mobilehome" and "mobilehome park" in Sections 21.04.540 and 21.04.550 of the County's coastal zoning ordinance;
- (b) add two new definitions for the terms "manufactured home" and "factory-built home" in Sections 21.04.525 and 21.04.249 of the County's coastal zoning ordinance;
- (c) establish criteria for the installation of a manufactured home on an individual lot per Section 65852.3 of the California Government Code so that the installation of a manufactured home is subject to the same development standards for a conventional "stick-built" single-family residence, including roof overhangs and exterior appearance;
- (d) delete the MH-2 (double-wide mobilehome) combining zone; and
- (e) replace the MH-1 (single-wide mobilehome) combining zone with a new MFH (Manufactured Housing) combining zone.

B. Adequacy of the Part Two of the Proposed LCP Amendment.

Part Two of the LCP amendment simply increases the range of housing types that may be constructed on an individual lot in the County by including more kinds of manufactured homes and requiring that mobile homes and other types of

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manufactured homes adhere to the same standards as conventional homes. The placement of a mobilehome or a manufactured home on a property often raises certain visual concerns. The proposed amendment conforms with and is adequate to carry out the visual resource policies of the LUP, as certified with regard to minimizing the impact of manufactured homes on visual resources. The proposed revisions to the mobilehome and manufactured home requirements in Exhibit 2b serve to strengthen requirements concerning the aesthetic appearance of these structures. For example, the exterior roof, facade, and foundation requirements for a manufactured home are such that it will closely resemble a stick built home when it is installed on a property. Furthermore, the LCP amendment would not allow the installation of a manufactured home or a mobile home without a use permit. In its review of such use permits, the County can ensure that the visual resource policies of the LUP are applied to each new mobile home or manufactured home. For example, the County could impose special conditions on mobile homes or manufactured homes in highly scenic areas to ensure consistency with Policy No. 2 on page 258 of the LUP, which requires that proposed development within highly scenic areas be visually compatible with their scenic surroundings.

The net effect of Part Two of the LCP amendment is to increase the range of potential housing types that may be placed on a parcel provided that there is compliance with certain requirements for siting and visual appearance consistent with the certified LUP. The Commission therefore finds that Part Two of the LCP amendment complies with, and is adequate to carry out, the applicable provisions of the County's LUP, including specified land use plan densities.

D. California Environmental Quality Act.

Pursuant to SB 1873, which amended the California Environmental Quality Act the Coastal Commission is the lead agency in terms of meeting California Environmental Quality Act (CEQA) requirements for local coastal programs. In addition to making a finding that the implementation plan amendment is in full compliance with CEQA, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

. . . if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The Commission finds that there are no feasible mitigation measures available that could substantially reduce adverse environmental impacts of the amendment. For the reasons discussed in this report, there are no feasible alternatives or mitigation measures available that could substantially reduce adverse environmental impacts. The Commission further finds, therefore, that the Implementation Plan amendment is consistent with Section 21080.5(d)(2)(i) of the Public Resources Code.

**BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA**

RESOLUTION NO. 95-29

**A RESOLUTION SUBMITTING THE ORDINANCE NO. 95-03 TO THE
COASTAL COMMISSION FOR CERTIFICATION AS AN AMENDMENT
TO THE TITLE 21 COASTAL ZONING ORDINANCE**

WHEREAS, Del Norte County petitioned for an amendment to the provisions of the local General Plan Coastal Element and Title 21 Coastal Zoning Ordinance; and

WHEREAS, this amendment has been reviewed and processed pursuant to the provisions of the Local General Plan Coastal Element and Title 21 (Coastal Zoning); and

WHEREAS, this amendment is exempt from the California Environmental Quality Act; and

WHEREAS, this ordinance is intended to be carried out in a manner in conformity with the Coastal Act and the implementing Local Coastal Plan; and

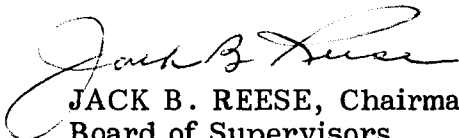
WHEREAS, this amendment, and subsequent revisions, shall take effect and be enforced thirty (30) days after the date of the passage of the companion ordinance, and after approval of the amendment by the Coastal Commission, whichever is later.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Del Norte, State of California do hereby approve the amendment as presented in Exhibit "A" attached.

BE IT FURTHER RESOLVED, that submission of such changes to the Coastal Commission for certifications, the Board of Supervisors is requesting the subject amendments be identified as requiring rapid and expeditious action.

PASSED AND ADOPTED this 14th day of February, 1995, by the following polled vote:

AYES: Supervisors Eller, Clausen, Mellett, Bark and Reese
NOES: None
ABSENT: None


JACK B. REESE, Chairman
Board of Supervisors


ATTEST:

KAREN L. WALSH, Clerk of the
Board of Supervisors, County
of Del Norte, State of California



EXHIBIT NO. 1a
APPLICATION NO. DNC LCP Ad. 1-95
Resolution 95-29
 California Coastal Commission

EXHIBIT NO. 1b
APPLICATION NO. DNC LCP Ad 1-95
Ordinance 95-03
 California Coastal Commission

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 95-03

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF DEL NORTE CONSOLIDATING EXISTING
ORDINANCE REGARDING SECOND DWELLING AND ESTABLISHING AN
ORDINANCE ALLOWING TEMPORARY SECOND DWELLINGS
FOR INVALID FAMILY CARE

The Board of Supervisors of the County of Del Norte does ordain that Chapter 21.00 of Del Norte County Coastal Code and Chapter 20.00 of Del Norte County Code (non-coastal Chapter number shown in parenthesis) is hereby established as follows:

Chapter 21.00 (20.00)
RESIDENTIAL SECOND UNITS

- Section 21.00.010 (20.00.010) General
- 21.00.020 (20.00.020) Application
- 21.00.030 (20.00.030) Second Single-family Unit
- 21.00.040 (20.00.040) Senior Second Unit
- 21.00.050 (20.00.050) Invalid Family Care Unit

Section 21.00.010 (20.00.010) General

A. Intent. The purpose of this chapter is to authorize second units and to establish a procedure for reviewing and approving their development in order to ensure and maintain healthy and safe residential living environments.

B. Findings. The County of Del Norte finds as follows:

1. The County acknowledges that this ordinance (chapter) may limit housing opportunities within the County by establishing standards and designating areas where second units may be permitted; and
2. The land use densities of the General Plan and it's implementing ordinance are based on the use of on-site sewage systems and on-site wells. This classification is based on land use, soil types, water availability, sewage failure history, and other information which attempts to provide for reasonable expectations for development while protecting the environment; and
3. The sewage collection system within the urban area of the County was developed based on existing density and land use. The increased use of second units would accelerate the consumption of design capacity thereby excluding areas intended to be served by the collection system; and
4. The local street and road system and development standards are based on existing density and land use. The increased use of second units would result in substandard street and road systems

which will increase traffic hazards, lower response time for emergency vehicles and increase maintenance costs of public and private streets and roads; and

5. Adoption of this ordinance (chapter) is necessary to avoid adverse impacts on the public health, safety, and welfare that would result from allowing the indiscriminate use of second units.

Section 21.00.020 (20.00.020) Application

A second unit proposed for approval shall require submission of a use permit application and payment of applicable fees.

Section 21.00.030 (20.00.030) Second Single-Family Unit

A second single-family unit may be a permitted use subject to the securing of a use permit, subject to all of the following:

A. The subject parcel is within an R, RR, FR, CR, A, or AE zone district.

B. The second unit is consistent with the allowable density of the applicable Del Norte County General Plan designation. That is, the subject parcel consists of a minimum of twice the minimum parcel size required by the General Plan.

C. The second unit must be situated on the subject parcel so that the parcel could be subdivided, under standards applicable at the time of application, without resulting in two dwellings on one parcel.

D. The placement of the second unit shall be situated to comply with height, setback, lot coverage, architectural standards, site plan review, fees, charges, and other zoning requirements generally applicable to residential placement in the zone in which the property is located at the time of application of the use permit.

E. Each dwelling shall be provided with separate utility connections. A shared well may be approved by the Health Department.

Section 21.00.040 (20.00.040) Senior Second Units - Temporary Second Dwelling Uses with Kitchen Facilities in Existing Residences or Additions to Existing Residences.

A use permit for a temporary second dwelling use with cooking facilities may be considered by the Planning Commission in a portion of, or an addition to, any legally existing single family residence subject to all of the following:

A. The second dwelling shall be used for the sole occupancy of one to two adult persons who are 62 years of age or over and are immediate family members of the principle residents of the parcel.

B. The total designated floor area for the second dwelling use shall not exceed 30% of the floor area of the entire structure,

including any proposed addition. However, under no circumstances shall the floor area of the second unit exceed 700 square feet.

C. The habitable floor area of the second dwelling shall maintain direct, internal access to the habitable floor area of the primary residence, and a direct exit outside. For purposes of this Section, habitable floor area shall include hallways.

D. Any structural additions or alterations shall comply with all applicable Building, Zoning, Health and Fire Code requirements.

E. Utilities for the the second dwelling area (electricity, water, sewage disposal, etc.) shall be integrated into those of the primary residence as much as is feasible.

F. When the specified occupant(s) of the second dwelling no longer reside in the unit or no longer qualify for the use permitted under these provisions, the kitchen facilities and any duplicate utilities shall be removed, and the area no longer used for second dwelling purposes.

G. A Notice of Non-Compliance, stating the conditions of the use permit, shall be recorded at the time of issuance of a building permit for the structural addition or alteration to the existing residence.

H. The use permit shall be subject to annual review and verification of compliance by the Planning Department and/or Planning Commission. A fee, in an amount determined by the Board of Supervisors, may be charged for the annual review.

Section 21.00.050 (20.00.050) - Invalid Family Care - Temporary Occupancy of a Manufactured Home for Invalid Family Care.

A use permit for the temporary establishment and use of a manufactured home may be considered by the Planning Commission as a second dwelling unit in any R, RR, FR, A, or AE zone district for invalid family care purposes, subject to all of the following:

A. The permit shall be issued to the owner-occupant of a parcel of property, based upon the physical condition of a specific person or persons as an invalid, and such permit shall be non-transferable.

B. The occupant of the subject unit shall be a member of the immediate family of the principal resident(s) who is the owner-occupant of the subject parcel or the occupant of the subject unit shall be a court appointed guardian to the owner-occupant of the subject parcel.

C. Application for persons under the age of 70 (seventy) years shall include a written statement, on a form provided by the County, completed by a practicing physician certifying the need for and purpose of the requested invalid care. Verification of need shall be submitted with each annual renewal and shall be signed by the attending physician.

D. The unit placement shall comply with all applicable Building, Zoning (except density), Engineering, Health and Fire Code requirements, and must comply with any applicable architectural standards which apply to the parent zoning district.

E. Utilities for the the second dwelling unit (electricity, water, sewage disposal, etc.) shall be integrated into those of the primary residence.

F. When the specified occupant(s) of the second dwelling no longer reside in the unit or no longer qualify for the use permitted under these provisions, the unit shall be removed within 90 days, and the area no longer used for second dwelling purposes.

G. A bond, or other security, in the amount of \$5,000.00, payable to the County of Del Norte, shall be posted by the applicant prior to the issuance of a building permit for the placement/installation of the subject unit. Any bond posted as security pursuant to this section shall comply with the provisions of the California Bond and Underwriting Law which commences with section 995.010 of the California Code of Civil Procedure. This performance bond is to be held by the County and may be called at any time by the County to enforce removal of the unit.

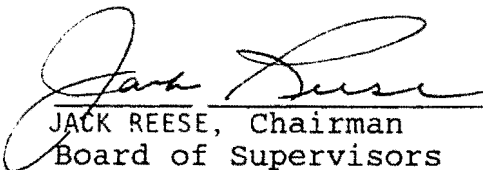
H. A Notice of Conditional Approval, stating the conditions of the use permit and requiring the removal of the manufactured home upon cessation of need, shall be recorded at the time of issuance of the building permit for the placement (installation) of the unit. A notarized acknowledgement statement by the property owner shall be included on the Notice of Conditional Approval.

I. The use permit shall be subject to annual review and verification of compliance by the Planning Department and/or Planning Commission. A fee, in an amount determined by the Board of Supervisors, may be charged for the annual review.

Sections 20.48.120, 20.48.125, 21.46.120, and 21.46.125 of Del Norte County Code are hereby repealed.

PASSED AND ADOPTED by the Board of Supervisors, County of Del Norte, State of California, this 14 th day of February , 1995, by the following polled vote:

- AYES: Supervisors Mellett, Clausen, Eller, Bark and Reese
- NOES: None
- ABSENT: None



JACK REESE, Chairman
Board of Supervisors

ATTEST: KAREN L. WALSH, Clerk of the
Board of Supervisors, County
of Del Norte, State of California

By: 

INVAID FAMILY CARE PHYSICIAN'S EVALUATION

1. Patient Name: _____

2. Date Patient last seen: _____

3. Diagnosis: _____

4. Condition is: Acute: Yes ___ No ___ Expected duration _____
Chronic: Yes ___ No ___ Expected duration _____

5. Current medication, nursing care, therapy, special diet, special equipment and/or prosthesis special treatment recommendations: _____

6. Is the patient able to remain in his/her own home? Yes ___ No ___

If yes: with assistance ___ without assistance ___ (please check one)
If no: which is preferable: Board & Care Home ___ Hospital ___
Family Care ___ Nursing Home/Skilled Nursing Facility ___

7. Functional Status: (check as appropriate)

	Adequate Use	Limited Use	No Use
	Control	Control	Control
Upper Extremities*	R ___ L ___	R ___ L ___	R ___ L ___
Lower Extremities*	R ___ L ___	R ___ L ___	R ___ L ___

*Limitations caused by: Pain ___ Strength ___ Decreased Range of Motion ___

8. Mobility: Bedfast ___ Chair-bound ___ Semi-ambulatory ___ Ambulatory ___

9. Mental Condition:

Clear: Yes ___ No ___ Able to follow instructions: Yes ___ No ___
Depressed: Yes ___ No ___ Confused part of the time: Yes ___ No ___
Other: Yes ___ No ___ Confused all or most of time: Yes ___ No ___

10. Comments: Please indicate any limitations to patient activity that you have advised (e.g., endurance, lifting, bending, reaching, etc.).

11. Check "yes" if patient is able to do for himself/herself. Check "no" if patient is unable to perform these tasks and he/she requires assistance.

Administer own medicine: Yes ___ No ___	Plan & Prepare Meals: Yes ___ No ___
Bathe & Groom Self: Yes ___ No ___	Shop for Food: Yes ___ No ___
Get In/Out of Bed: Yes ___ No ___	Do Laundry/Ironing: Yes ___ No ___
Sweeping/Vacuuming: Yes ___ No ___	Dress Self: Yes ___ No ___


12. How often seen: Weekly ___ Semi-Monthly ___ Yearly ___ As Needed ___

Physician's Signature: _____
Physician's Phone Number: _____

Date: _____

(BOTH SIDES MUST BE COMPLETED)

2/95

EXHIBIT NO. 1c
APPLICATION NO. DNC LCP Ad 1-95
Physician's Evaluation
 California Coastal Commission

COMMUNITY DEVELOPMENT DEPARTMENT
COUNTY OF DEL NORTE
700 FIFTH STREET
CRESCENT CITY, CA 95531
TELEPHONE: (707)464-7254

DECLARATION OF MEDICAL CONDITION

I, _____, declare:

1. I am a physician, licensed to practice medicine within the State of _____.

2. I have examined _____ (name of applicant), hereinafter referred to as "the patient", and determined that the patient suffers from the following medical condition:

3. It is my professional opinion that such medical condition is chronic and renders the patient unable to care for herself or himself without human assistance on a regular basis throughout the day.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed on:

_____, 19___, at _____
(city, state)

Signature

Name (print or type)

Address

City, State, Zip

Telephone

PERFORMANCE BOND - INVALID FAMILY CARE PERMIT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Del Norte County Ordinance Code section 21.00.050 and Del Norte County Coastal Plan section 20.00.050 require an applicant for an Invalid Family Care Permit to post security with the Del Norte County Community Development Department in the form of a cash deposit or bond guaranteeing compliance with Chapter 21 of the Del Norte County Ordinance Code and/or Chapter 20 of the Del Norte County Coastal Plan and all provisions of the permit to install a manufactured home issued pursuant thereto; and provides further that the amount of the security shall be Five Thousand Dollars (\$5,000.00); and


WHEREAS, _____¹ (hereinafter designated as "Principal") desires to install a manufactured home pursuant to Chapter 21 of the Del Norte County Ordinance Code and/or Chapter 20 of the Del Norte County Coastal Plan.

NOW, THEREFORE, we, the Principal and _____, as Surety, are held and firmly bound unto the County of Del Norte (hereinafter called "COUNTY"), in the sum of FIVE THOUSAND DOLLARS (\$5,000.00) in lawful money of the United States, being one hundred percent (100%) of the estimated cost of the removal of the manufactured home upon expiration of the Permit and any extensions thereof, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded Principal, his, her, or its heirs, executors, administrators, successors, or assigns shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and requirements of the said Permit and any alteration thereof made as therein provided, on his, her, or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless COUNTY, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force, virtue and effect.

And said Surety for value received, hereby expressly acknowledges and agrees that no change, extension of time, forbearance or waiver, prepayment or delay in payment, alteration or addition to the terms of the Invalid Family Care Permit shall in any manner affects its obligations on this Permit, and said Surety hereby expressly waives notice of and consents to any such change,

¹ Insert name of Contractor or Applicant

EXHIBIT NO. 1d
APPLICATION NO. DNC LCP Ad 1-95
Performance bond
 California Coastal Commission

forbearance or waiver, extension of time, prepayment or delay in payment, alteration or addition.

In the event suit is brought upon said bond by COUNTY and judgment is recovered, the Surety shall pay all costs incurred by COUNTY in such suit, including a reasonable attorney's fee to be fixed by the court. Death of the Principal shall not relieve Surety of its obligation hereunder.

IN WITNESS WHEREOF, this Performance Bond has been duly executed by Principal and Surety above named, on the _____ day of _____, 199__.

PRINCIPAL

SURETY

Surety's Representative

Surety's Address

City, State, Zip Code

Telephone Number

NOTE: Signatures of those executing for Surety must be properly acknowledged.

The bond must be accompanied by a Power of Attorney from the surety authorizing its agent to bind it to this bond. A copy of such Power of Attorney shall be on file with the Del Norte County Clerk.

**BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA**

RESOLUTION NO. 95- 41

**A RESOLUTION AMENDING TITLE 21 COASTAL ZONING
ORDINANCE 67-10 BY DELETING ZONING AREA
MAPS B-3, B-8, B-9, C-6, C-7, C-8, C-9, C-10, D-4, D-6,
D-8 AND D-9, ADOPTING NEW ZONING AREA MAPS B-3, B-8, B-9,
C-6, C-7, C-8, C-9, C-10, D-4, D-6, D-8 AND D-9, AND SUBMITTING
ORDINANCE NO. 95-0 TO THE COASTAL COMMISSION FOR CERTIFICATION**

WHEREAS, Del Norte County petitioned for an amendment to the provisions of the local General Plan Coastal Element and Title 21 Coastal Zoning Ordinance; and

WHEREAS, this amendment has been reviewed and processed pursuant to the provisions of the Local General Plan Coastal Element and Title 21 (Coastal Zoning); and

WHEREAS, this amendment is exempt from the California Environmental Quality Act; and

WHEREAS, this ordinance is intended to be carried out in a manner in conformity with the Coastal Act and the implementing Local Coastal Plan; and

WHEREAS, this amendment, and subsequent revisions, shall take effect and be enforced thirty (30) days after the date of the passage of the companion ordinance, and after approval of the amendment by the Coastal Commission, whichever is later.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Del Norte, State of California do hereby approve the amendment as presented in Exhibit "A" attached.

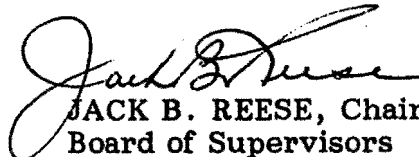
BE IT FURTHER RESOLVED, that submission of such changes to the Coastal Commission for certifications, the Board of Supervisors is requesting the subject amendments be identified as requiring rapid and expeditious action.

PASSED AND ADOPTED this 14th day of March, 1995, by the following polled vote:

AYES: Supervisors Mellett, Clausen, Eller and Reese

NOES: None

ABSENT: Supervisor Bark


JACK B. REESE, Chairman
Board of Supervisors

ATTEST:

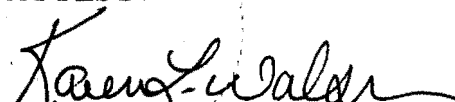

KAREN L. WALSH, Clerk of the
Board of Supervisors, County
of Del Norte, State of California



EXHIBIT NO. 2a
APPLICATION NO. DNC LCP Ad. 1-95
Resolution 95-41
 California Coastal Commission

EXHIBIT NO. 2b
APPLICATION NO. DNC LCP Ad 1-95
Ordinance 95-06
 California Coastal Commission

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

ORDINANCE NO. 95-06

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF DEL NORTE REVISING AND UPDATING ORDINANCES
REGARDING MOBILEHOMES AND MANUFACTURED HOMES

The Board of Supervisors of the County of Del Norte does ordain that Chapter 21.00 of Del Norte County Coastal Code and Chapter 20.00 of Del Norte County Code (non-coastal Chapter number shown in parenthesis) is hereby revised as follows:

Section 1 - Amend Section(s) in definitions as follows:

Section 21.04.540 (20.04.570) Mobilehome.

"Mobilehome" means a transportable, factory-constructed home, designed to be used as a year-round residential dwelling and built prior to June 15, 1976, the effective date of the federal Manufactured Housing Construction and Safety Standards Act of 1974. Mobilehome does not include a recreational vehicle, commercial coach, or factory-built home.

Section 21.04.550 (20.04.840) Mobilehome Park.

"Mobilehome Park" means an area or tract of land where two or more mobilehome or manufactured home lots (spaces) are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the lot (space) it occupies. Mobilehome park does not include an area or tract of land zoned for agricultural purposes (AE) where two or more mobilehome or manufactured home lots (spaces) are rented or leased, held out for rent or lease, or provided as a term or condition of employment, to accommodate manufactured homes or mobilehomes used for the purpose of housing less than five agricultural employees.

Section 2 - Add new Section(s) in definitions as follows:

Section 21.04.525 (20.04.555) Manufactured Home

"Manufactured Home" means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the Federal Manufactured Home Construction and Safety Standards (see 24 CFR 3280 for legal definition).

Section 21.04.249 (20.04.275) Factory-Built Home

"Factory-Built Home" means a dwelling, wholly or in substantial part, fabricated in an off-site manufacturing facility to be wholly or partially assembled on-site in accordance with building standards published in the State Building Code and other regulations adopted locally. Factory-built housing includes such types as modular, panelized and pre-cut homes but does not include a mobilehome, manufactured home, commercial coach, nor a recreational vehicle.

Section 3 - Amend Section 20.48.130 General Provisions to read as follows:

20.48.130 Installation of Manufactured Homes on Individual Lots

The installation of manufactured homes on individual lots in areas zoned for single-family residential dwellings (any R, RR, FR, including A zones but not including AE or AF) or in a zone which permits the placement of a manufactured home subject to the securing of a use permit, is permitted in compliance with the requirements of this section:

A. The manufactured home shall be subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to, building setback standards, side and rear yard requirements, standards for enclosure and access, vehicle parking, any applicable aesthetic requirements, and minimum square footage requirements.

B. Pursuant to Section 65852.3 of CA Government Code, the manufactured homes installed pursuant to this section shall conform to the following:

1. The unit shall be placed on a permanent foundation system pursuant to Section 18551 of the Health and Safety Code.
2. The unit shall have a roof overhang of not less than four inches on any side or portion thereof and not less than six inches on each end of the unit. "End" is defined as the pulling front of each section and the rear of each transported section.
3. Roofing material must consist of composition or similar shingles or tile including a simulated tile.
4. The exterior covering material shall be a wood base siding such as exterior plywood or masonite siding, or a horizontal lap aluminum or vinyl siding. Stucco may be approved subject to securing of use permit from the Planning Commission.
5. The exterior covering material shall extend to within six inches of the ground, except that when a solid concrete or masonry perimeter foundation is used the exterior covering material need not extend below the top of the foundation.
6. The unit shall have a covered entryway and steps sufficient to provide access to the unit.

Section 4 - Amend individual sections of various coastal zoning districts, uses permitted with a use permit, to read as follows:

1. (AE)Section 21.08.030 D. A mobilehome or a manufactured home in lieu of a conventional residential unit;
2. (A) Section 21.09.030 C. A mobilehome or a manufactured home in lieu of a conventional residential unit;
3. (TPZ)Section 21.13.030 C. Single-family dwelling, mobilehome or a manufactured home and normal accessory uses and structures for owner or caretaker;
4. (CT)Section 21.14.030 C. Single-family dwelling, mobilehome or a manufactured home and normal accessory uses and structures for owner or caretaker;
5. (C2)Section 21.26.030 C. A one-family residence, mobilehome or a manufactured home;
6. (CR)Section 21.28.030 F. A one-family residence, mobilehome or a manufactured home for the owner or operator of the site;
7. (C4)Section 21.30.030 E. A one-family residence, mobilehome or a manufactured home;

Section 5 - Amend individual sections of various non-coastal zoning districts, uses permitted with a use permit, to read as follows:

1. (PO)Section 20.08.020 A. Mobilehome or a manufactured home;
2. (AF)Section 20.09.020 G. Mobilehome or a manufactured home;
3. (AE)Section 20.10.030 E. Mobilehome or a manufactured home;
4. (A) Section 20.11.030 F. Mobilehome or a manufactured home;
5. (HDR)Section 20.21A.030 D. Recreational vehicle parks as an interim use not requiring permanent facilities other than sanitary facilities, laundry rooms, office and recreation room contained in one building. A single-wide mobilehome or manufactured home for the operator of the park may be permitted in conjunction with the recreational vehicle park;
6. (HR)Section 20.21C.030 A. Recreational vehicle parks allowing a one-family dwelling, single-wide mobilehome or manufactured home for the operator of the park may be permitted in conjunction with the recreational vehicle park;
7. (CR)Section 20.23.030 F. Mobilehome or a manufactured home;
8. (C2)Section 20.26.030 C. Mobilehome or a manufactured home;
9. (C4) Section 20.29.030 A. Public and quasi-public uses;
D. One-family dwelling, or mobilehome, or manufactured home subject to the height limit, building site area, average lot width, and yard requirements for R-3 districts;
F. Mobilehome Park;
G. Multiple dwellings, and dwelling groups subject to the height limit, building site area, average lot width, and yard

10. (FR-2) Section 20.34.020 E. Mobilehome or a manufactured home, when the manufactured home does not comply with the provisions of Section 20.48.130;
12. (FR-1) Section 20.36.030 B. Mobilehome or a manufactured home, when the manufactured home does not comply with the provisions of Section 20.48.130; requirements for R-3 districts;
13. (TPZ) Section 20.43.030 C. Single-family dwelling, mobilehome or a manufactured home and normal accessory uses and structures for owner or caretaker;

Section 6 - Chapter 20.37 and Chapter 21.40 (MH-1 AND MH-2 Mobile Home Combining Districts) of Del Norte County Code are hereby repealed.

Section 7 - Chapter 20.37 and Chapter 21.40 (MH-1 AND MH-2 Mobile Home Combining Districts) of Del Norte County Code are hereby adopted to read as follows:

MANUFACTURED HOUSING (MFH) COMBINING DISTRICT

20.37.010 (21.40.010) Intent

This combining district is intended to be applied to areas which have been determined by the County to be acceptable areas to mix dwelling types and that manufactured homes constructed after July 1, 1976, regardless of architectural style, are acceptable as part of this dwelling mix.

20.37.020 (21.40.020) Applicability.

A. The minimum land area to which an MFH overlay may be applied is five contiguous acres for rural areas and one equivalent city block area for urban areas.

B. The MFH district may be applied to all RR and R zone districts excluding duplex or multi-family zoning.

20.37.030 (21.40.030) Uses permitted.

Uses permitted shall be as follows:

1. All uses permitted in the principal district with which it is combined per the requirements of that district;
2. One independent manufactured home in lieu of a conventional single-family residential dwelling.

20.37.040 (21.40.040) Regulations.

A. The manufactured home installed pursuant to this section shall conform to the following:

1. The unit shall be placed on a permanent foundation system pursuant to Section 18551 of the Health and Safety Code.

2. The exterior covering material shall extend to within six inches of the ground, except that when a solid concrete or masonry perimeter foundation is used the exterior covering material need not extend below the top of the foundation.

3. The unit shall have a covered entryway and steps sufficient to provide access to the unit.

B. The minimum lot area shall be as specified in the zone district with which the MFH district is combined.

C. The required front, side, rear, and other setbacks shall be as specified in the zone district with which the MFH district is combined.

D. Building height, accessory buildings, and all other regulations and uses shall be as specified in the zone district with which the MFH district is combined and as specified in the general provisions.

Section 8 - All areas currently zoned MH-1 Mobile Home Combining District are hereby rezoned to have a MFH Combining District. All areas currently zoned with a MH-2 Mobile Home Combining District are rezoned to the parent zoning district by deletion of the MH-2 overlay.

Section 9 - Amend Chapters 21.23 and 20.32 to add the following:

Section 21.23.040 Uses permitted with a use permit.

B. Mobilehome subdivisions.

(Re-alphabetize the remaining items)

Section 20.32.040 Uses permitted with a use permit.

B. Mobilehome subdivisions.

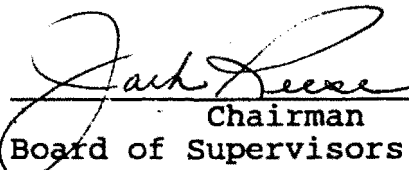
(Re-alphabetize the remaining items)

PASSED AND ADOPTED by the Board of Supervisors, County of Del Norte, State of California, this 14 th day of March , 1995, by the following polled vote:

AYES: Supervisors Mellett, Clausen, Eller and Reese

NOES: None

ABSENT: Supervisor Bark



Chairman
Board of Supervisors

ATTEST: KAREN L. WALSH, Clerk of the
Board of Supervisors, County
of Del Norte, State of California

By: Karen L. Walsh