

## CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE  
710 E STREET • SUITE 200  
EUREKA, CA 95501-1865  
VOICE (707) 445-7833  
FACSIMILE (707) 445-7877

MAILING ADDRESS:  
P. O. BOX 4908  
EUREKA, CA 95502-4908



# W10a

## RECORD PACKET COPY

July 1, 2004

TO: Commissioners and Interested Parties

FROM: Chuck Damm, Deputy Director – North Coast District  
Robert S. Merrill, District Manager – North Coast District  
Jim Baskin, Coastal Program Analyst – North Coast District

SUBJECT: **COUNTY OF DEL NORTE LCP AMENDMENT NO. DNC-MAJ-2-04 (REDLAND) CERTIFICATION REVIEW:** Concurrence with the Executive Director's determination that the action of the County of Del Norte accepting the Commission's certification of LCP Amendment No. DNC-MAJ-2-04 is legally adequate. For Commission review at the meeting of July 14, 2004 in Costa Mesa)

A. BACKGROUND:

The Commission acted on Del Norte County LCP Amendment No. DNC-MAJ-2-04 on June 9, 2004. The proposed amendment revises policy language within the County of Del Norte Land Use Plan (LUP), revises policy language within the City's Implementation Program (IP), and applies a new combining zoning district designation onto an approximately 9.4-acre parcel in the Smith River Sub-region of Planning Area No. 1 – Ocean View Drive.

The Commission rejected the amendment as submitted, but certified the proposed amendment to the LCP if modified with two suggested modifications. The suggested modifications included: (1) making the wording of Section 16.04.037B.1 of the County of Del Norte's Subdivision Ordinance consistent with the text of amended LUP New Development Chapter Policy D.2.a that provides exceptions to the "usable parcels" definition for purposes of determining conformance with the LUP's rural land division criteria; and (2) making the wording within the fifth sentence of Section 21.36.030B. of the County of Del Norte's Local Coastal Program Zoning Enabling Ordinance consistent with the text of amended LUP New Development Chapter Policy D.2.a that provides exceptions to the "usable parcels" definition for purposes of determining conformance with the LUP's rural land division criteria.

B. EFFECTIVE CERTIFICATION:

On June 29, 2004, the Board of Supervisors held a public hearing and adopted Resolution No. 2004-49 and Ordinance No. 2004-04 which acknowledges receipt of the Commission's

resolution of certification, accepts and agrees to the Coastal Commission's modifications, agrees to issue permits in conformance with the modified LCP, and formally approves the necessary changes to the County's Land Use Plan and Implementation Program. Previously, on January 28, 2003, the Board of Supervisors enacted Ordinance No. 2003-001 amending Section 21.06.050 of the County's Implementation Program to amend Coastal Zoning Map B-3 to add a Density (-D) Combining Zoning District designation onto the subject 9.4-acre property (see Attachment Nos. B, C, and D).

As provided in Sections 13544 and 13544.5 of the California Code of Regulations, for the amendment to become effective, the Executive Director must determine that the County of Del Norte's actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of Del Norte County LCP Amendment No. DNC-MAJ-2-04 shall become effective upon the filing of a Notice of Certification for the LCP amendment with the Secretary of Resources, as provided in Public Resources Code Section 2180.5(2)(V).

C. STAFF RECOMMENDATION:

Staff recommends that the Commission concur with the determination of the Executive Director that the action of the County of Del Norte accepting the Commission's certification of Del Norte County LCP Amendment No. DNC-MAJ-2-04 is legally adequate, as noted in the attached letter, Attachment A (to be sent after Commission concurrence).

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EUREKA, CA 95502-4908



July \_\_, 2004

Ernie Perry, Director  
County of Del Norte – Community Development Department  
981 H Street, Suite 110  
Crescent City, CA 95531

**SUBJECT: Effective Certification of the County of Del Norte's Local Coastal Program  
Amendment No. DNC-MAJ-2-04 (Redland)**

Dear Mr. Perry:

The Executive Director of the Coastal Commission has reviewed County Board of Supervisors Resolution No. 2004-49 and Ordinance Nos. 2003-001 and 2004-04 for effective certification of Del Norte County LCP Amendment No. DNC-MAJ-2-04. The County's resolution and ordinances indicate that the County acknowledges receipt of and accepts the Commission's resolution for certification with suggested modifications and that the County agrees to issue permits in conformance with the modified Land Use Plan and Implementation Program.

The Executive Director has found that the County's resolution and ordinances fulfill the requirements of Section 13544.5(a) of the California Code of Regulations. In accordance with Sections 13544(b) and 13544.5(b) of the regulations, the Director has determined that the County's actions are legally adequate.

The Coastal Commission concurred with this determination at its meeting of July 14, 2004 in Costa Mesa. Commission approval and the amendment process area now complete. If you have any questions, please contact Jim Baskin in our Eureka office.

Sincerely,

---

CHUCK DAMM  
Deputy Director

**Attachment  
A**

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

**RESOLUTION NO. 2004- 49**

**A RESOLUTION OF THE DEL NORTE COUNTY BOARD OF SUPERVISORS ACKNOWLEDGING CALIFORNIA COASTAL COMMISSION CERTIFICATION, WITH MODIFICATIONS, OF CERTAIN LAND USE PLAN POLICY, IMPLEMENTATION PLAN, AND ZONING MAP AMENDMENTS TO THE CERTIFIED LOCAL COASTAL PROGRAM PERTAINING TO THE REDLAND COMPANY PROPERTIES IN THE SMITH RIVER SUB-REGION OF PLANNING AREA NO. 1 - OCEAN VIEW DRIVE**

WHEREAS, the Board of Supervisors has received a recommendation from the Planning Commission to approve an amendment to the New Development Chapter of the Coastal Element of the Del Norte County General Plan, and the Local Coastal Program Zoning Enabling and Land Division Ordinances to modify the Rural Land Division Criteria, the Density Combining (-D) zoning district classification and the Rural Land Divisions within the Coastal Zone provisions, respectively; and

WHEREAS, the Board of Supervisors has held the required public hearing regarding a resolution and an ordinance to amend the General Plan Coastal Element, Local Coastal Program Zoning Enabling Ordinance, and Land Division Ordinance; and

WHEREAS, the Board of Supervisors determines that the public health, safety, and general welfare warrant such an amendment to the County's Local Coastal Program's Land Use Plan, and Zoning Enabling and Land Division Ordinances and that such an amendment is consistent with applicable policies within the California Coastal Act and in the coastal element of the general plan, and would adequately carry out the policies of the land use plan as amended, respectively; and

WHEREAS, on April 27, 2004, the Board of Supervisors of the County of Del Norte, adopted certain amendments to the Del Norte Local Coastal Program Land Use Plan by Resolution No. 2003-0033A as well as by Ordinance No. 2004-004;

WHEREAS, Ordinance No. 2004-004, adopted on April 27, 2004, by the Board of Supervisors of the County of Del Norte, amended Chapter 16.04 of Title 16 and Chapter 21.36 of Title 21 of the Del Norte County Code entitled Subdivisions and D Combining Zone, respectively;

WHEREAS, on June 9, 2004, the California Coastal Commission adopted certain resolutions and required modifications to the Del Norte Local Coastal Program Land Use Plan Amendment No. DNC-MAJ-2-04;

**Attachment  
B**

WHEREAS, on June 22, 2004, at a noticed public hearing, the Board of Supervisors of the County of Del Norte evaluated the suggested modifications by the California Coastal Commission aforesaid;

WHEREAS, the Board of Supervisors has determined that the amendments aforesaid will not have a negative effect on the environment and has no potential adverse effect on wildlife resources and have previously adopted a Negative Declaration for same; and

WHEREAS, the Board of Supervisors intends to carry out the Local Coastal Plan in a manner fully consistent with the California Coastal Act; and

WHEREAS, this amendment will take effect automatically upon Coastal Commission approval.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby accepts the overall action of the Coastal Commission of June 9, 2004 and agrees to issue coastal development permits subject to the County's certified Local Coastal Program and that the Board hereby directs the Community Development Director to forward this resolution to the Coastal Commission consistent with the Commission's Resolutions and Suggested Modifications of June 9, 2004.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors of the County of Del Norte hereby approves and adopts the following amendments to the Del Norte Land Use Plan:

Section D of the New Development Chapter of the County of Del Norte General Plan Coastal Element is hereby modified as follows:

D. Division of Rural Lands: This section will develop criteria to apply to the division of all lands outside an established urban limit line (urban/rural boundary) as shown in each area plan.

1. Coastal Act Policies: Leases for agricultural uses are specifically exempt from the land division criteria by the Coastal Act. This indicates a priority in the Coastal Act to protect agricultural viability of existing agricultural lands.

30250(a)...land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Another policy of the Coastal Act including the above-stated portion, guides development other than agricultural uses from agricultural lands and encourages development consistent with existing development in areas able to accommodate such development.

30250(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public

services and where it will not have significant adverse effects, either individually or cumulatively on coastal resources.

2. Rural Land Division Criteria: In rural areas new development shall be required to prove the subject area's ability to accommodate such development prior to approval. Land divisions, both major and minor subdivisions (not including boundary adjustments and inside the urban/rural boundary) shall be permitted when 50% of the useable parcels in the area have been developed and the created parcels would not be smaller than the average size of the surrounding parcels. To determine if this criteria is met, the following shall apply:
  - a. Useable parcels do not include: (1) parcels committed to agricultural and designated as such in the Land Use Plan; (2) parcels committed to timberland and designated as such on the Land Use Plan; or (3) parcels or portions of parcels committed to open space for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas, floodway management, or other such siting restrictions required by the certified LCP.
  - b. To determine if the 50% rule has been met, a survey of the existing parcels in each planning area (delineated on the Land Use Maps) will need to be conducted. If 50% or more of the existing lots are developed, then the land division may be processed.
  - c. The Land Use Plan designates the maximum development density for parcels in each planning area. These density limitations are implemented through minimum lot size standards established for each zoning district within the LCP Zoning Enabling Ordinance. As these minimum lot sizes are reflective of the average size of parcels within a land use classification in each planning area, the minimum lot size designated on the maps are equal to or larger than the average size of parcels in the same land use classification consistent with requirements of Section 30250(a) of the Act, thereby eliminating the need for determination of allowable parcel size on an individual basis.

Section E of the New Development Chapter of the County of Del Norte General Plan Coastal Element is hereby modified as follows:

E. Resolving Development Conflicts: The Coastal Act declares that the basic goals of the State for the Coastal Zone include assuring the orderly, balanced utilization of Coastal Zone resources taking into account the social and economic needs of the people of the State. Another goal of the Act is to maximize public access to and along the coast and maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protect rights of private property owners.

Policies of the act, originated to implement the goals of the Act, tend to be partially in conflict if viewed from the broad-base approach. The function of the Local Coastal Program is to examine these policies on a local basis and formulate a method of application. During this program the various components have been drafted as a whole have inherent conflicts with each other. The

area plans in the land use element delegate the general distribution, location and extent of the various uses allowed with the Act. These general patterns of land uses outlined on the area maps are a result of examining the various policies of each component and apply them to the land.

The area Land Use Maps are, therefore, reflective of each component and therefore represent an area application of each component. The area Land Use Maps provide a reasonable transition from one land use to another. Land uses designated adjacent to sensitive areas are designed to provide reasonable assurances that these adjacent uses will not cumulatively nor significantly impair the quality of the sensitive area. The developed zoning ordinance will further clarify development issues within each land use category and provide mechanisms, such as provisions for clustering development and/or deviation from parcel minimum size standards to further protect environmentally sensitive areas.

Section 16.04.037 of Title 16 of the Del Norte County Code is hereby modified as follows:

16.04.037 Rural land division criteria within the California Coastal Zone

A. Rural areas shall be those nonurban areas designated by the general plan coastal element land use plan. Those areas shall be divided into five separate and distinct sections as set forth in the land use plan and shall be known as:

1. Planning Areas No. 1, Ocean View Drive;
2. Planning Areas No. 2, Smith River Area;
3. Planning Areas No. 3, Lake Earl Area;
4. Planning Areas No. 4, Crescent City;
5. Planning Areas No. Klamath Area.

B. In the above rural areas, new development shall be required to prove the subject area's ability to accommodate such development prior to approval. Both major and minor subdivisions shall be permitted when fifty percent of the useable parcels in the area have been developed and the created parcels would not be smaller than the average size of the surrounding parcels. To determine if this criteria is met, the following shall apply:

1. Usable parcels do not include: (1) parcels committed to agricultural and designated as such in the land use plan; (2) parcels committed to timberland and designated as such on the land use plan; or (3) parcels or portions of parcels committed to the resource conservation area for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas, floodway management, or other such siting restrictions required by the certified LCP.
2. To determine if the fifty percent rule has been met, a survey of the existing parcels in each planning area (delineated on the land use maps) will need to be conducted. If fifty percent or more of the existing lots are developed, then the land division may be processed.

3. The local coastal program zoning designates the minimum lot size for parcels in each planning area. As these minimum lot sizes are reflective of the average size of lots in each area, the minimum lot size designated by the zoning district standards in which the proposed land division is located establishes the average size for new development.

C. This section is not applicable to lands designated as agriculture, timber or resource conservation area by the general plan. Any specific criteria set forth by the respective zoning district regulations and the balance of this title shall still apply. (Ord. 83-03 (part), 1983, Amended by Ord. 2004-\_\_ (part), 2004.)

Section 21.36.030 of Title 21 of the Del Norte County Code is hereby modified as follows:

21.36.030 Restrictions.

- A. The D combining district may be utilized on subdivision projects when, because of terrain, site characteristics or overall project design, varying lot sizes or cluster development with mitigating open areas are more desirable than standard uniform lot sizes.
- B. For subdivisions utilizing the D combining district located within the Coastal Zone outside of the urban/rural boundary, the resulting lot sizes of the subdivided parcel(s) shall be no smaller than the average size of surrounding parcels, as established under the criteria for Division of Rural Lands within the general plan coastal element land use plan.

The "average size" usually means the arithmetic mean, although the mode or the median size may be used when the majority of parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.

The study area for determining "the average size of surrounding parcels" shall include all parcels within one-quarter (1/4) mile of the exterior bounds of the property being subdivided. The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major streets, or other cultural or natural features. Parcels or portions of parcels committed to the resource conservation area for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas, floodway management, or other such siting restrictions required by the certified LCP may be excluded from the average size calculation.

- C. The overall project density shall not exceed the General Plan density requirement for the project site.
- C. The building site area required for each lot shall be shown on the final subdivision map. No further land divisions shall be permitted unless a rezone is granted and the land



division is consistent with the General Plan or adopted specific plan density requirement for the total original project site.

Section 21.06.050 of Title 21 of the Del Norte County Code is hereby modified as follows:

Amend Zoning Map B-3 of the zoning maps of the Local Coastal Program Zoning Enabling Ordinance to reclassify the zoning designation for a 9.4-acre property in the Smith River Sub-region of Planning Area No. 1 - Ocean View Drive, designated as Assessors Parcel Number 102-080-47, from Rural Residential Zoning District (RR-1) to Rural Residential with Density Combining Zoning District (RR-1-D).

Passed and adopted this <sup>29<sup>TH</sup></sup>~~22<sup>ND</sup>~~ day of June 2004, by the following polled vote:

AYES: Supervisors McClure, Finigan, Blackburn and Sampels

NOES: None

ABSENT: Supervisor Reese

for *Martha McClure*  
Jack Reese, Chair  
Board of Supervisors

ATTEST:

*Donna M. Walsh*

Donna M. Walsh, Clerk of the Board of Supervisors  
County of Del Norte, State of California

I hereby certify the foregoing  
to be a true and correct copy  
of the original on file in this  
office.

Dated: 6/29/04

ATTEST:

*Donna M. Walsh*

Clerk of the Board of Super-  
visors, County of Del Norte,  
State of California.

\_\_\_\_\_  
Deputy

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

**ORDINANCE NO. 2004- 04**

**AN ORDINANCE OF THE DEL NORTE COUNTY BOARD OF SUPERVISORS  
AMENDING SECTION 21.36.030 (Coastal) AND SECTION 16.04.037 (Non-  
Coastal) of DEL NORTE COUNTY CODE**

The Board of Supervisors of the County of Del Norte do ordain as follows:

**SECTION ONE:**

The Del Norte County Code Chapter 21.36, Section 21.36.030 Restrictions is hereby amended to read:

- A. The D combining district may be utilized on subdivision projects when, because of terrain, site characteristics or overall project design, varying lot sizes or cluster development with mitigating open areas are more desirable than standard uniform lot sizes.
- B. For subdivisions utilizing the D combining district located within the Coastal Zone outside of the urban/rural boundary, the resulting lot sizes of the subdivided parcel(s) shall be no smaller than the average size of surrounding parcels, as established under the criteria for Division of Rural Lands within the general plan coastal element use plan.

The "average size" usually means the arithmetic mean, although the mode or the median size may be used when the majority of parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.

The study area for determining "the average size of surrounding parcels" shall include all parcels within one-quarter (1/4) mile of the exterior bounds of the property being subdivided. The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major streets, or other cultural or natural features. Parcels or portions of parcels committed to the resource conservation area for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas, floodway management, or other such siting

**Attachment  
C**

BOOK

PAGE

restrictions required by the certified LCP may be excluded from the "average size" calculation.

- C. The overall project density shall not exceed the General Plan density requirement for the project site.
- D. The building site area required for each lot shall be shown on the final subdivision map. No further land divisions shall be permitted unless a rezone is granted and the land division is consistent with the General Plan or adopted specific plan density requirement for the total original project site.
- E. The subdivision map may not be approved by the County prior to certification of the D overlay rezone as an LCP amendment by the Coastal Commission (Ord 83-03 (part)1983)

## SECTION TWO:

### Section 16.04.037 Rural land division criteria within the California Coastal Zone

- A. Rural areas shall be those nonurban areas designated by the general plan coastal element land use plan. Those areas shall be divided into five separate and distinct sections as set forth in the land use plan and shall be known as:
  - 1. Planning Area No. 1, Ocean View Drive;
  - 2. Planning Area No. 2, Smith River Area;
  - 3. Planning Area No. 3, Lake Earl Area;
  - 4. Planning Area No. 4, Crescent City;
  - 5. Planning Area No. 5, Klamath;
- B. In the above rural areas, new development shall be required to prove the subject area's ability to accommodate such development prior to approval. Both major and minor subdivisions shall be permitted when fifty percent of the useable parcels in the area have been developed and the created parcels would not be smaller than the average size of the surrounding parcels. To determine if this criteria is met, the following shall apply:
  - 1. Useable parcels do not include: (1) parcels committed to agricultural and designated as such in the land use plan; (2) parcels committed to timberland and designated as such on the land use plan; (3) parcels or portions of parcels committed to the resource conservation area for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas floodway management, or other such siting restrictions required by the certified LCP.
  - 2. To determine if the fifty percent rule has been met, a survey of the existing parcels in each planning area (delineated on the land use maps) will need to be conducted. If fifty percent or more of the existing lots are developed, then the land division may be processed.

3. The local coastal program zoning designates the minimum lot size for parcels in each planning area. As these minimum lot sizes are reflective of the average size of lots in each area, the minimum lot size designated by the zoning district standards in which the proposed land division is located establishes the average size for new development.
- C. This section is not applicable to land designated as agriculture, timber or resource conservation area by the general plan. Any specific criteria set forth by the respective zoning district regulations and the balance of this title shall still apply (Ord. 83-03 (part) 1983).

### SECTION THREE:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

### SECTION FOUR:

This ordinance shall not take effect until it has been certified by the California Coastal Commission. (Ord. 86-042 (part, 1986; Ord. 83-03 (part))

PASSED AND ADOPTED this 29th day of June, 2004 by the Board of Supervisors of the County of Del Norte by the following polled vote:

AYES: Supervisors McClure, Finigan, Blackburn and Sampels

NOES: None

ABSENT: Supervisor Reese

*Martha McClure for*  
JACK B. REESE, Chairman  
Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

*Donna M. Walsh*  
Donna M. Walsh Clerk of the  
of Supervisors, County  
of Del Norte, State of California

*Robert N. Black*  
ROBERT N. BLACK, County Counsel

I hereby certify the foregoing to be a true and correct copy of the original on file in my office.

Dated: *6/29/04*  
Clerk of the Board of Supervisors,  
County of Del Norte,  
State of California.

Deputy

BOOK

PAGE

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

**ORDINANCE NO. 2003-001**

**AN ORDINANCE AMENDING ORDINANCE NO. 83-03  
AND COUNTY CODE TITLE 21 BY ADOPTING NEW COASTAL ZONING MAP B-3  
(Redland) TO THE COASTAL COMMISSION AS AN LCP AMENDMENT**

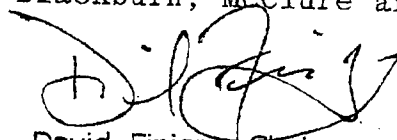
The Board of Supervisors, County of Del Norte, State of California, does ordain as follows:

Section I: Section 2.D.2 of the Coastal Zoning enabling Ordinance No. 83-0~~3~~<sup>3</sup> and County Code Title 21 is hereby amended by deleting therefrom Coastal Zoning Area Map C-9 and amending same with a new Coastal Zoning Area Map B-3 as specified in attached Exhibit "A" and subject to the following condition:

Section II: This ordinance shall take effect and be enforced thirty (30) days after the date of its passage or approval of the rezone by the Coastal Commission, whichever is the latter.

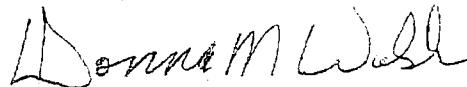
**PASSED AND ADOPTED** this 28<sup>th</sup> day of January 2003 by the following polled vote:

AYES: Supervisors Finigan, Reese, Blackburn, McClure and Sampels  
NOES: None  
ABSENT: None  
ABSTAIN: None



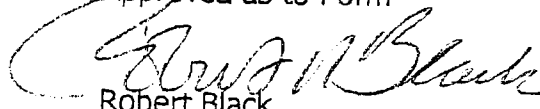
David Finigan, Chair  
Del Norte County  
Board of Supervisors

ATTEST:



Donna M. Walsh, Clerk of the  
Board Of Supervisors, County of  
Del Norte, State of California

Approved as to Form

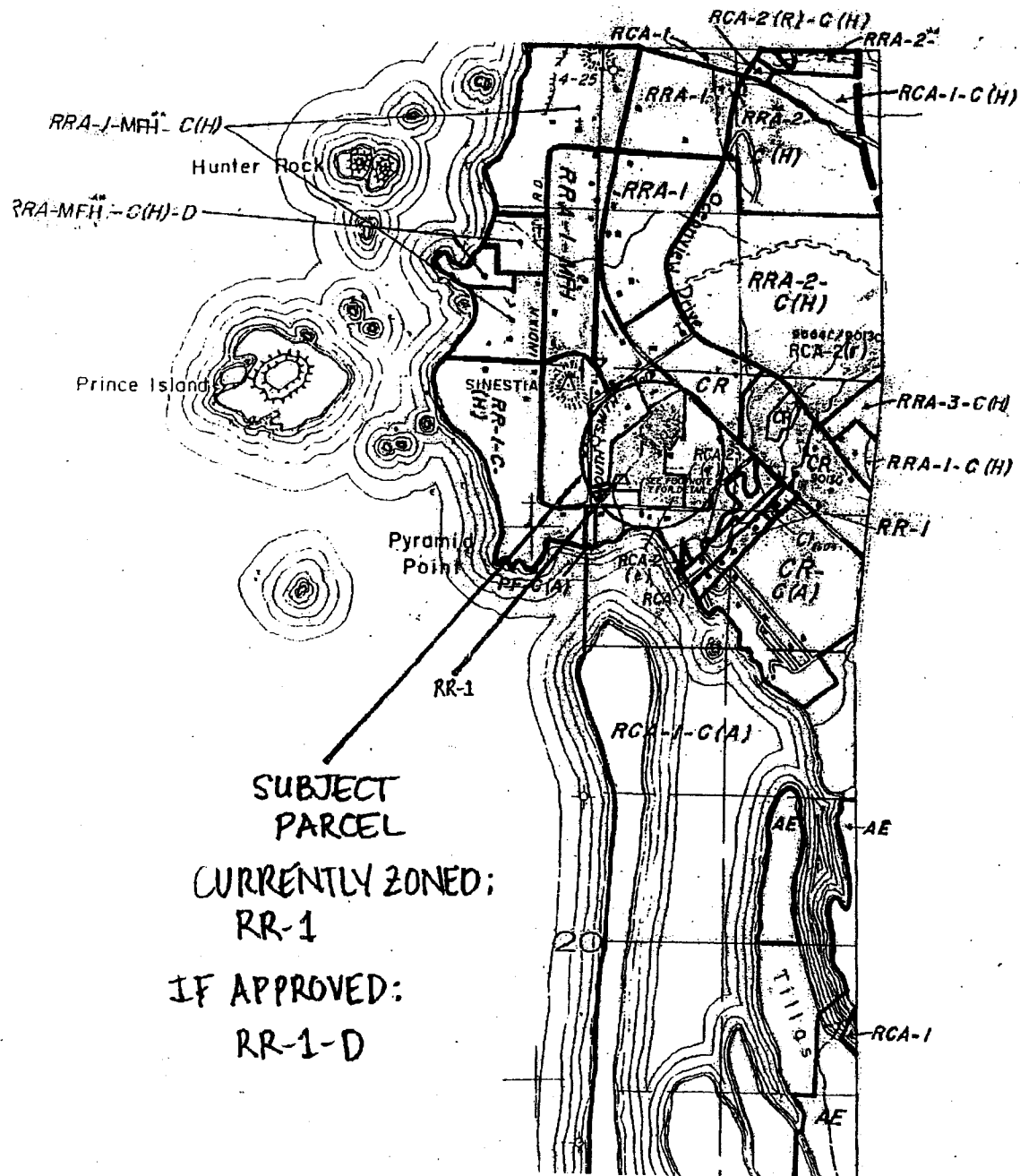


Robert Black  
County Counsel

**Attachment**

**D**

1. See R8502C & R8504C for detailed boundary delineation.  
\* See Rezone File  
# R9502C



SUBJECT  
PARCEL  
CURRENTLY ZONED:  
RR-1  
IF APPROVED:  
RR-1-D

Section 21.06.050 Ordinance 83-03  
DEL NORTE CO. ZONING MA  
AREA B-3  
SECTIONS 17 & 20  
TWP 18 N RGE 1 W HB & M  
SMITH RIVER AREA

APPROVED BY PLANNING COMMISSION July 21, 1966  
APPROVED BY BOARD OF SUPERVISORS Richard L. Brown