DEL NORTE COUNTY
GENERAL PLAN COASTAL POLICIES

PREPARED BY THE Del Norte County Community Development Department

Assisted by:
MINTIER & ASSOCIATES
JONES & STOKES ASSOCIATES
STEVE LOWENS, P.E.

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APPLICATION NO.
DNC-MAJ-2-03
DEL NORTE COUNTY LCP AMENDMENT
PROPOSED AMENDED GENERAL PLAN (LUP)

GENERAL PLAN

DEL NORTE COUNTY

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Jay Sarina, Project Planner
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Lindsey Wheelon, Secretary
Rachel Martin, Systems Analyst, GIS Coordinator

CONSULTANTS

J. LAURENCE MINTIER & ASSOCIATES

Larry Mintier, Principal Planner
Derek DiManno, Associate Planner

JONES & STOKES ASSOCIATES

Rick Rust, Senior Planner
Ray Weiss, Environmental Specialist
David Buehler, Noise Specialist
Mike Lozano, GIS Specialist

STEPHEN LOWENS, P.E.

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PART I:

GENERAL PLAN SUMMARY

PART I

GENERAL PLAN SUMMARY

INTRODUCTION

This General Plan formalizes a long-term vision for the physical evolution of Del Norte County and outlines policies, standards, and programs to guide day-to-day decisions concerning Del Norte County's development. Designed to meet state general plan and coastal planning requirements, the General Plan consists of two documents: this *General Plan Policy Document* and a *General Plan Background Report*. This *Policy Document* is divided into two main parts. Part I is the General Plan Summary, which provides background about the General Plan and reviews the plan's major themes and proposals. This section is a summary only, and does not set official policy. The lengthier and more detailed Part II presents Del Norte County's formal General Plan policy statements in the form of goals, policies, standards, implementation programs, and quantified objectives, expressed in both text and diagrams.

NATURE, CONTENT, AND PURPOSE OF THE GENERAL PLAN

A general plan is a legal document that serves as a community's "blue print" or "constitution" for land use and development. State law requires that every city and county in California adopt a general plan that is *comprehensive* and *long-term*. The plans must outline proposals for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code Section 65300 et seq.).

General plans must be comprehensive both in their *geographic coverage* and in the *range of subjects* they cover. In the case of the Del Norte County General Plan, the geographic coverage is the unincorporated area of the county, which excludes the incorporated Crescent City urban area.

General plans must be long-term in perspective. General plan time horizons vary, but may range anywhere from 10 to 20 years into the future. In the case of the Del Norte County General Plan Update, the County has established the time horizon as the Year 2015, or just under 20 years

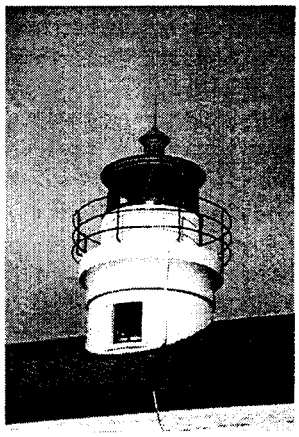
Every general plan in California must address seven topics or "elements." The importance of each of the seven required topics will, of course, vary from community to community. For instance, the general plan for Los Angeles County will have a decidedly different emphasis than Del Norte County's. Following are brief descriptions of what State law requires be addressed in each of the seven elements.

1. The ***Land Use Element*** designates the general distribution and intensity of all uses of the land in the community. This includes residential uses, commercial uses, industrial uses, public facilities, and open space, among others.

2. The ***Circulation Element*** identifies the general location and extent of existing and proposed major transportation facilities, including

major roadways, rail and transit, and airports.

3. The ***Housing Element*** is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups that also embodies policies and programs for providing adequate housing.



4. The ***Conservation Element*** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.

5. Overlapping the conservation element, the ***Open Space Element*** details plans and measures for preserving open space for: protection of natural resources—as wildlife habitat; the managed production of resources such as agricultural and timber land; outdoor recreation—such as parks, trails, and scenic vistas; and public health and safety—such as areas subject to geologic hazards, tsunamis, flooding, fires.

6. The ***Noise Element*** identifies and appraises noise problems and includes policies to protect the community from excessive noise.

7. The ***Safety Element*** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

The general plan may also address other topics that the community feels are relevant to its development.

For each locally-relevant mandated issue or optional issue addressed, the general plan must do the following:

- Describe the nature and significance of the issue in the community *(Background Information)*
- Set-out policy in text and maps for how the jurisdiction will respond to the issue *(Policy)*
- Outline specific programs for implementing policies *(Implementation Programs)*

The format and structure of the general plan is left to local discretion, but regardless of the format or issues addressed, all substantive parts of the plan must be consistent with one another (i.e., *internally consistent*).

PURPOSES OF THIS GENERAL PLAN

Preparing, adopting and maintaining a general plan serves several important purposes. These purposes range from the general to the specific, as described below.

GENERAL PURPOSES

In updating its General Plan, the County achieved several important general objectives related to the way it plans and how the community participates in the planning process. These objectives include the following:

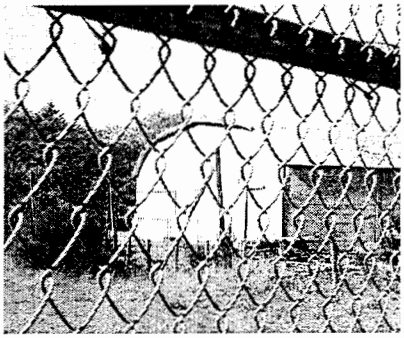
- Establishment within County government the capacity to analyze local and regional conditions and needs in order to respond

effectively to the problems and opportunities facing the Del Norte County community;

- Identification of Del Norte County's environmental, social, and economic goals;
- Recording of the County government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- Provision of Del Norte County's citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- Improvement of the coordination of community development and environmental protection activities between the County, the City of Crescent City, and other regional, state, and federal agencies; and
- Establishment of a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

Reasons For Revising The General Plan

In addition to the County's broader purposes for updating its General Plan, as described above, there are several specific reasons that the County chose to update the plan.



Age of the Current/Previous Plan

The County's previous plan was adopted in 1976, and has been amended and supplemented numerous times over the years. As a result, the previous plan was unwieldy, and addressed issues from a different era in Del Norte County history. This General Plan pulls together the information and policies that had been scattered and updates them to reflect current conditions and address contemporary issues.

Changing Economic Base

Del Norte County is in the midst of a transition from resource production (timber/lumber-based manufacturing and fishing) to a service sector economy. The timber industry has declined dramatically over the past 25 years, due largely to three critical factors:

- Creation and expansion of Redwood National Park;
- Institution of environmental regulations limiting logging activity; and
- Reduction in the amount of timber available to harvest.

The result of this decline has been the closure of over 35 lumber mills; there are no longer any operating mills in Del Norte County. These closures have left gaps not only in the physical landscape of the county, but also in the economy.

REGIONAL SETTING AND PLANNING AREA

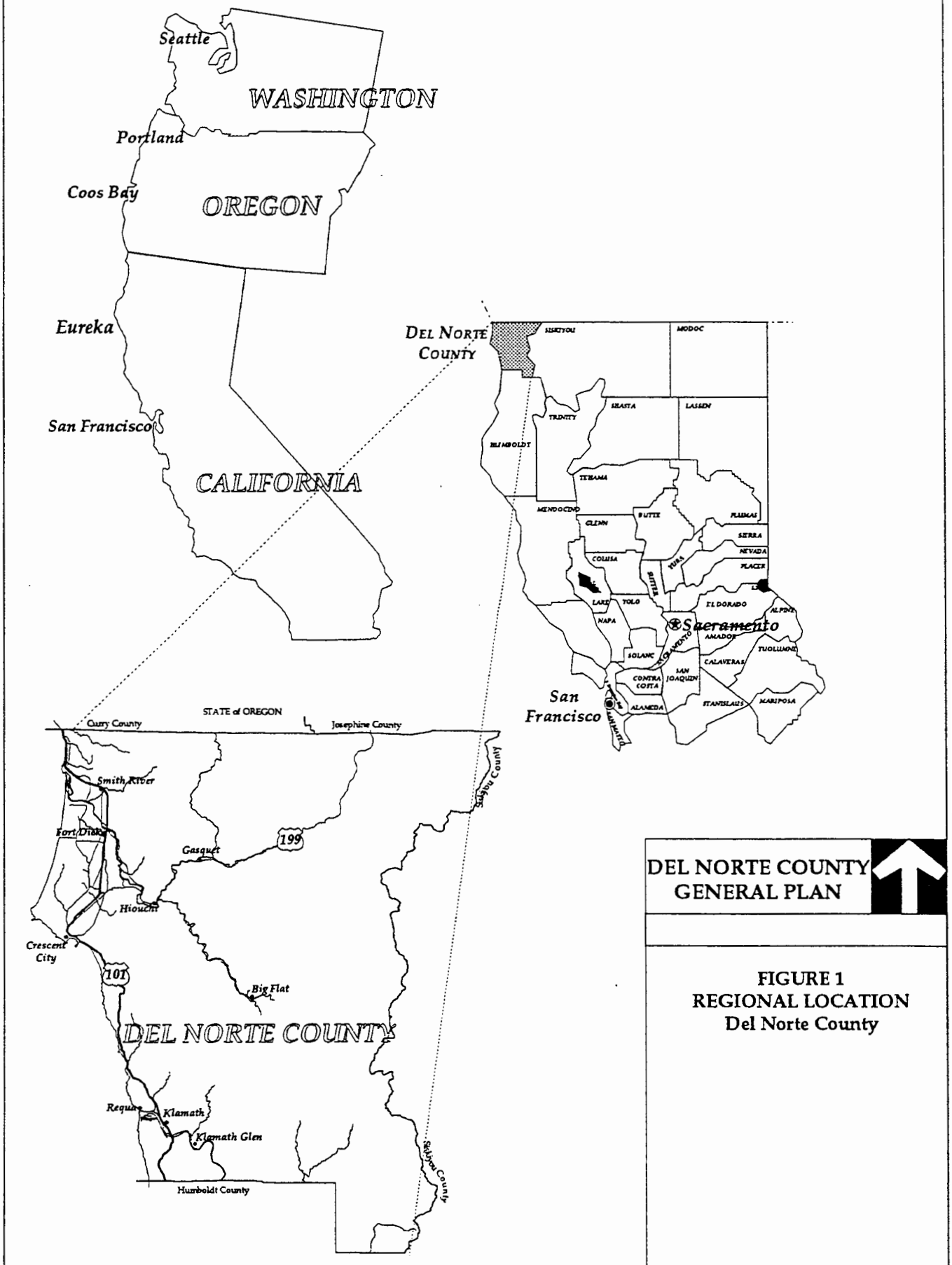
Del Norte County is the northernmost county on the California Coast. The county, which covers approximately 1,070 square miles, is bounded on the north by Curry and Josephine Counties, Oregon, on the east by Siskiyou County, on the south by Humboldt County, while the Pacific Ocean lies to the west. Crescent City, the County's only incorporated city lies approximately 350 miles north of San Francisco and 330 miles south of Portland, Oregon. Del Norte County's geography ranges from the conifer forests of the Klamath Mountain Province to the sand beaches and dunes of the pacific coastal plain. Figure 1 shows the county's location within the state and region. By law, the General Plan must cover all territory within the boundaries of the county as well as "any land outside its boundaries which, in the planning agency's judgment, bears relation to its planning." (Government Code Section 65300). For purposes of the Del Norte County General Plan, the Planning Area has been defined as the entire unincorporated area of the county.

For purposes of General Plan analysis and policy development, the county has been divided into five subareas, as shown in Figure 2. They are as follows.

Crescent City Planning Subarea

The Crescent City subarea consists of the unincorporated lands which surround the City of Crescent City and is bounded by Jordan Creek and Lake Earl on the north, the Redwood National and State Parks on the east and south, and the Pacific Ocean on the west and south. The area includes a portion of the California Coastal Zone's Lake Earl rural land division market area and all of the Crescent City rural land division market area. The Crescent City Urban Boundary is also located within the subarea boundary.

The Crescent City area is on the coastal plain and is bisected by the Elk Creek drainage. The area consists of a mixture of urban, rural and resource land uses. Outside the city limits is an urban boundary, established in 1983, which encompasses existing and developing urban and rural-transition areas, including residential neighborhoods, commercial and industrial areas, and regional facilities such as the harbor, community college, county high school, hospital and airport. Outside the public service districts and urban boundary areas are established rural residential neighborhoods served primarily by on-site sewage and water systems. Resource lands include agriculture areas where soils limitations transition to wetlands such as Lake Earl or Crescent City Marsh, or to the steeper foothills. A mixture of agriculture and timber areas are also found along the significant drainage of Elk, Jordan and Marhoffer Creeks, each flowing a different direction. Also immediately adjacent to the urban areas are several state and federal resource and recreation areas including Lake Earl Wildlife Area, State Parks Dead Lake Area, Elk Creek Wildlife Area and the Redwood National and State Parks.



DEL NORTE COUNTY GENERAL PLAN

FIGURE 1
REGIONAL LOCATION
Del Norte County

10/01/96

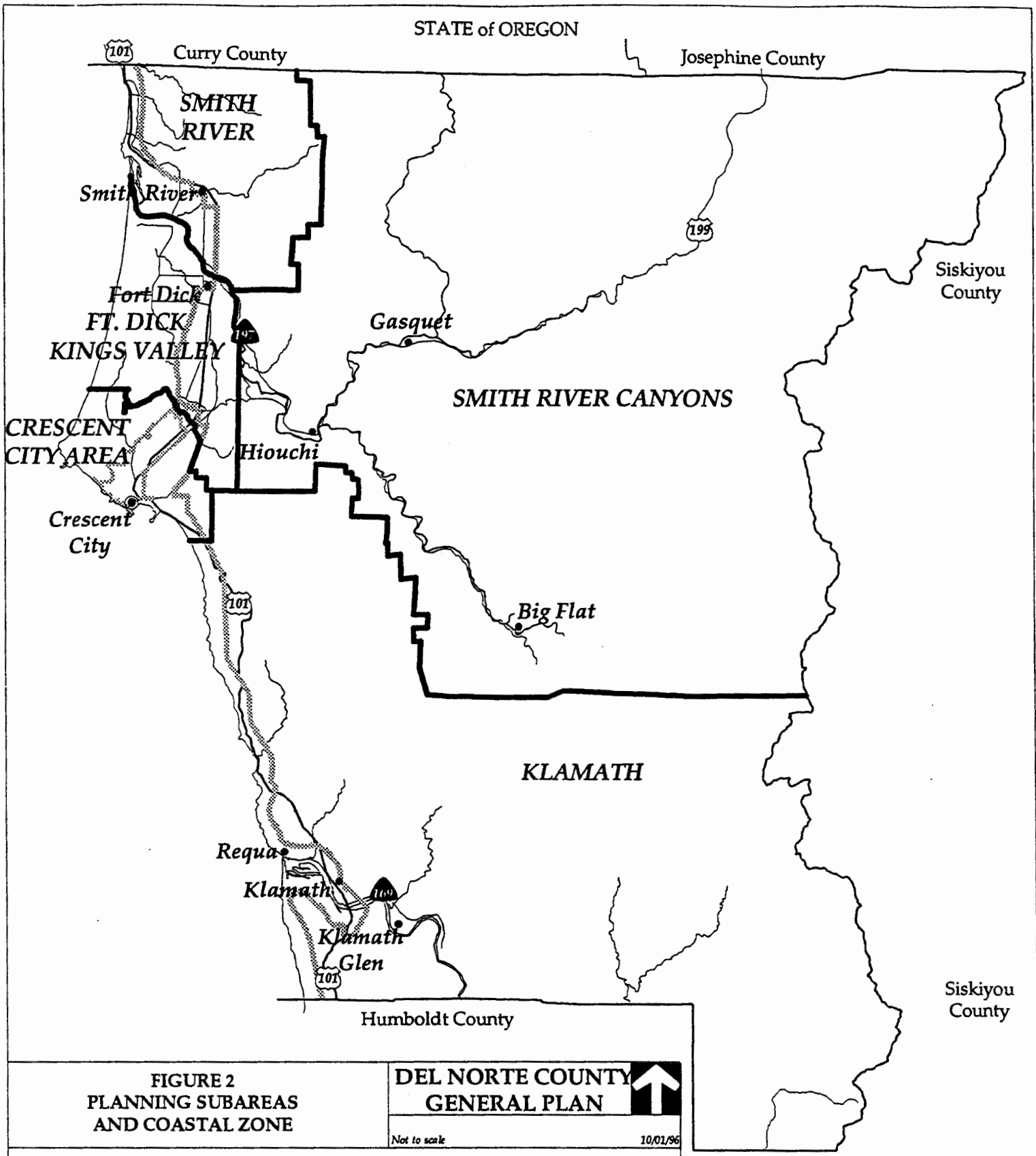


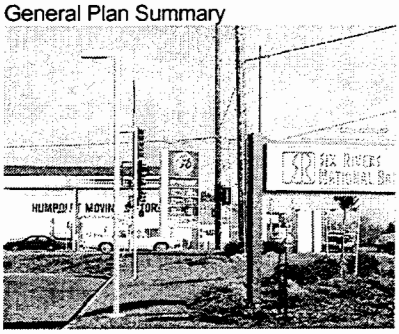
FIGURE 2
PLANNING SUBAREAS
AND COASTAL ZONE

DEL NORTE COUNTY
GENERAL PLAN

Not to scale 10/01/96

Subarea Boundary

Coastal Zone Boundary



Highway 101 provides the only through north/south state highway access for the area, passing from the Redwood Parks on the south, past the harbor, through the City and north to the Highway 199 intersection, the Smith River and the Oregon border. Three former highway routes, Northcrest/Lake Earl and Parkway Drives west of Elk Creek, and Elk Valley road on the east, have historically provided local north/south access. While several roads, such as Washington Blvd, Cooper St., Blackwell, and Howland Hill Road provide east/west collector or arterial access, only Highway 101 crosses the Elk Creek drainage, within the City limits. In the urban areas access is provided primarily by public roads. In rural and resource areas a mixture of public collector roads and private local roads exits. The area is also served by the Redwood Coast Transit bus system.

The Crescent City area contains the largest concentration of people in the county and is the most diverse in neighborhoods and activities. Generally the unincorporated area is divided by Elk Creek with the Harbor, Elk Valley Road, and Bertsch Tract areas to the east and a variety of older and newer neighborhoods to the west. The latter include the Filkens, Pebble Beach, Roosevelt, Washington Park, Old Mill and Blackwell/Lake Earl residential areas. Commercial development is focused at the harbor and along Northcrest Drive and Washington Blvd. Uses range from specialized and visitor serving at the former to larger commercial parcel opportunities in the later area. Industrial uses are focused at the former Standard Veneer millsite off Northcrest/Lake Earl Drive, along Elk Valley road, or at McNamara Field off Washington Blvd. Although most industrial areas are relatively undeveloped, each provides a different setting from small urban lots to larger parcels or airport oriented uses. A mixture of public water and sewer services exist within the Urban Boundary reflecting existing and future service areas for urban density growth. Some neighborhoods, such as Old Mill Road and Northeastern Bertsch are within the Boundary and within a service district yet are not served and appear more rural than urban. It is these areas which have the first opportunity for services and are the primary locations for orderly expansion of urban services and densities as growth occurs.

Smith River Planning Subarea

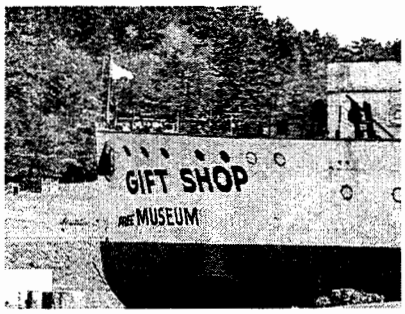
The Smith River subarea extends from the Oregon state line southward to the Smith River and from the Pacific Ocean eastward to the Smith River National Recreation Area. The area includes two California Coastal Zone rural land division market areas, the Coastal Ocean View Drive area (from the Ship A Shore resort north) and the Smith River area.

The Smith River subarea is a significant resource area with prime agricultural production lands on the gently sloped coastal plain, commercial timber production lands in the easterly hills and the County's primary gravel extraction area on the lower Smith River. Resource recreation activities serving both residents and visitors currently emphasize marine and river activities such as boating, fishing and beachcombing. Access to the Smith River National Recreation Area via Rowdy Creek Road also provides inland resource recreation such as hiking, rafting and hunting. A number of

public recreational access points exist including Pelican State Beach, Kamph Park (County), The Beach Access (County), Mouth of Smith River Park (County) Ship A Shore resort (private) and the Smith River Fishing Access(County).

Highway 101 bisects this subarea providing the primary local access corridor and only through north/south traffic route from the Oregon border to the Dr. Fine Bridge. An older parallel highway route along Fred Haight Drive, 1st Street and Sarina Road/Ocean View Drive is maintained by the County as local access serving some rural residential and agricultural areas. Private rural roads also serve rural residential areas. Adjacent to the Smith River, at the southeastern edge of the area, Highway 197 (North Bank Road) intersects with Highway 101 providing the only easterly access upriver to Highway 199.

The community of Smith River is centrally located with older, small lot residential areas, small commercial and light industrial areas, and old millsites, most of, which are vacant. The visitor oriented Ship A Shore-to-Indian Road and Pelican Beach State Park areas are on Highway 101 north of the town. Several rural residential areas are located adjacent to agriculture or timber areas including Stateline/Highway 101, the Ocean View and Smith River Rancheria areas north of Smith River town and in several foothill areas to its south. Sewage disposal is by individual on-site systems with the exception of the Ship-Ashore complex which has a private plant. Water supply is mixed with residential and commercial areas in town and to the north provided water by the Smith River Community Services District (SRCSD) and agricultural and rural residential areas to the south utilizing individual wells. Expansion of water service to the southern areas is planned by the SRCSD. While opportunities for additional growth exist in residential and commercial/industrial areas, the need to balance between development, resource lands, and physical hazards and constraints such as flood plains and hillsides continues.



Fort Dick/ Kings Valley Planning Subarea

The Fort Dick/Kings Valley subarea extends from the Smith River to Jordan Creek and includes the former Westlog millsite and Aubell Ranch state lands on its south boundary, east of Elk Valley Road. With the Pacific Ocean on the west, the area extends to the Jedediah Smith Redwood State Park boundary on the east. This area includes most of the California Coastal Zones Lake Earl rural land division market area. It also includes the Coastal Zone's Pacific Shores special study area.

The Fort Dick/Kings Valley area is on the coastal plain and consists of a mixture of resource and rural areas. North and west of Fort Dick are prime and general agricultural resource areas which stretch from the south bank of the Smith River along the eastern edge of the 7,000 acre Lake Earl Park project and Wildlife habitat areas. East and south of Fort Dick mineral extraction, timber and general agricultural areas are found in Kings Valley from the river to the golf course just north of Highway 199. Agricultural lands continue south of

Highway 199 in the Jordan and Elk Creek drainage's with hard rock mining at the Starry Quarry in the southeast subarea corner. Resource recreational activities include beachcombing, fishing, boating, hunting, horse trail riding and hiking. Public access to recreational areas include beach access via Pala Road and Lake Tolowa (State), various public road rights of way at Pacific Shores, and Kellogg Beach (County). Pala Road provides limited public access to the south bank of the Smith River with other prescriptive access areas further upstream on South Bank Road. Boating and hunting access to Lake Earl are located at Teal Point and Buzzini Road (State). Highway 199 provides access into Jedediah Smith Redwoods State Park however trail access into the park on the western boundary does not exist. Keller Park (County) on Elk Valley Cross Road-provides provides camping and day use.

Highway 101 bisects the area, providing limited access to adjacent areas and north-south access from the Dr. Fine Bridge to the Crescent City area. At the southern end of the subarea, Highway 199 provides the entire County access to the east, up the Smith River Canyon to Oregon. As former highway routes Lake Earl Drive and Kings Valley Road north of Highway 199, and Elk Valley Road and Parkway Drive to its south, parallel the current highway, inter-connecting with crossroads. These and several other county maintained roads serve as primary public access for private rural roads in the various neighborhoods. Southerly areas are also served by Redwood Coast Transit bus service.

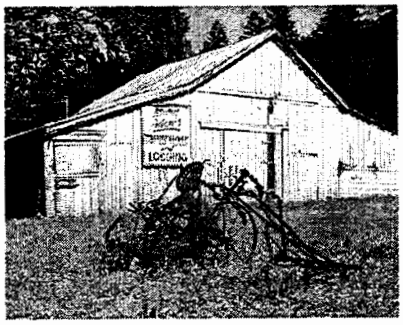
The Fort Dick community center includes commercial and public facilities which serve Fort Dick residences, the small visitor recreation area on the highway north of Kings Valley Road, employees at nearby Pelican Bay State Prison, and the residential neighborhoods of South Bank Road and northern Kings Valley Road. Lower density rural residential neighborhoods are found east of Lake Earl Drive, along Wonderstump, and Highway 101 where drainage and soils limitations exist. Elk Valley Cross Road serves two mixed use areas. The Lesina Road area includes a plant nursery, produce farm and the Kings Valley Golf Course in a rural residential area, while the western Cross Road area includes a high school, park, drive-in theater and older small lot subdivision within predominately rural residential uses. South of Highway 199, a small commercial area at Parkway Drive serves the Kings and Elk Valley areas including the Meadowbrook and Churchtree residential neighborhoods. While the City water main crosses the area from the Smith River into the Crescent City area, on-site well and septic systems are prevalent throughout most of the subarea. Pelican Bay Prison utilizes its own sewage treatment facility and a connection to the City water main. Properties adjacent to the main also utilize connections. However community water is limited to portions of the Kings Valley and to the Meadowbrook/Churchtree service areas which purchase water from the City main. Although expansion of water service into a few existing rural neighborhoods may be contemplated as infill development occurs, the mixture of resource and rural lands will not significantly change. Opportunities for unique development exist in the area, from small agricultural enterprises in the General Agriculture areas of Fort Dick to expansion of golf facilities or development of a new visitor serving facility in the Kings and Elk Valleys.

Smith River Canyons

The Smith River Canyons subarea is bounded by the western boundaries of the Smith River National Recreation Area and Jedediah Smith Redwood State Park, to the eastern Del Norte County line, with the California state line on the north, to the Big Flat area on the southern boundary. This subarea is an inland area and has no Coastal Zone market areas within its area.

This coastal mountain area primarily consists of timber and recreational resource areas on Federal or State lands. These include the Smith River National Recreation Area (Six Rivers National Forest), Siskiyou National Forest, and Jedediah (Jed) Smith unit of the Redwood National and State Parks system. This area also encompasses most of the upper Smith River watershed, including the North, Middle and South Forks. Resource recreation activities include camping, hiking, swimming, fishing, boating and kayaking, hunting and visitor centers at Hiouchi and Gasquet. Various public access areas are provided and/or planned throughout the park and forestlands. River access is also available to the public at Ruby Van Deventer Park (County) on North Bank Road (Highway 197) and via prescriptive and privately established access routes across private lands found in or around the North Bank Road, Hiouchi, Gasquet and South Fork areas. Related commercial recreation includes RV park campgrounds in Hiouchi and Gasquet and a golf course.

Following the Middle Fork of the Smith River, Highway 199 provides the only through access for the area connecting to Oregon and Highway I-5 on the northeast and coastal communities on the west. Highway 199 is also the primary access for the National Recreation Area and Jed Smith Park visitors. Highway 197 (North Bank Road) provides an alternate access to the Oregon coast, by-passing the Crescent City area. A mixture of public and private roads provides access from these highways to public and private lands. The County's South Fork Road provides access to scattered residential areas in the South Fork/Big Flat recreational resource areas while Douglas Park Road provides additional access to Jed Smith Park. Ward Field County airport in Gasquet provides access to small planes and emergency use.



Several small communities are located within the Canyon area. North Bank Road is primarily rural residential with access to timber and recreational areas and the Del Norte Golf Course. Hiouchi consists of residential neighborhoods adjacent to a visitor serving highway area comprised of a Redwood National and State Park information center and commercial services. Gasquet, the largest community in the area, includes a variety of residential development, public facilities such as a school and airstrip, the Smith River National Recreation Area visitor center and a mixture of visitor and local commercial uses. Several other clusters of residential development at various densities are scattered thought the resource lands of the area including Low Divide, Douglas Park, French Hill, Rock and Boulder Creeks, Big Flat, Pioneer Road, Siskiyou Forks/Washington Flat and Stateline/199. Portions of North Bank Road, Hiouchi and Gasquet have community water systems available with wells utilized in other areas. Sewage disposal is on-site and fire protection services are provided by volunteer districts. The Big Flat area is under a California

Department of Forestry fire service area. While the potential for additional residential development exists, the potential for expanded recreational resource activities and related visitor-serving development such as golf course expansion, lodging, and visitor services is highest in the canyon areas.

Klamath Planning Subarea

The Klamath subarea is located in the southern portion of the County from the Redwood National and State Park boundary south of Crescent City to the County boundary south of the Klamath River and from the Pacific Ocean east to the County boundary. This includes the Coastal Zones Klamath rural land division market area and the Klamath urban area.

This area is where the coastal mountains meet the ocean, bisected with small stream corridors and the Klamath River. It is primarily resource oriented with private timberlands and resource recreation lands most of which are in the Redwood National and State Parks. Boating, fishing, beachcombing, hiking, hunting, and camping (public and commercial) are common recreation activities. Some mineral extraction activities occur, primarily on tribal trust lands. The entire coastline and access to it is within the Park boundaries.

Highway 101 is the primary access for the area connecting Klamath to the Crescent City and the rest of the County on the north and the entire County to Humboldt County on the south. Highway 167 provides access on the south bank of the Klamath from the Klamath Glen to Highway 101. County roads serve those residential and commercial areas not directly on the highway providing access to Highway 101.

The Klamath area consists of several small neighborhoods scattered along the Highway and lower reaches of the Klamath River. Visitor serving commercial areas located at Klamath Glen, Old Klamath and McMillan Road in or adjacent to the river floodplain have limited development. Those areas at Klamath Glen, Requa Road and Woodland Villa-Trees of Mystery outside of the floodplain include adjacent residential neighborhoods and are the focus of most private development in the area. The Margaret Keating School and Hunter Valley areas are residential areas off Highway 101. The New Klamath Townsite, created in an upland location after the 1964 flood, is a mixture of underutilized residential, commercial and industrial lands within a services district which provides water and sewer service. Other areas have a mixture of wells and water systems with a small package sewage treatment system at the Redwood subdivision. Former millsites are located in or near the Terwar Valley, new Klamath Townsite and off Highway 101 on Hamilton Road. Lands within approximately one mile of the Klamath River fall within the boundary of the Yurok Reservation and the Resighenni Rancheria is located on the south bank of the river immediately upstream from Highway 101. Tribal economic programs at Klamath Townsite and elsewhere in the area, private timberland management, residential neighborhood infill, and public and private visitor facilities will be the focus of development in the area.

DEL NORTE COUNTY'S HISTORY

As noted above, Del Norte County's has experienced several changes through the years that have substantially affected the nature of planning in the county. Specifically, changes in the resource production industries have shifted the focus of the economic forces in the community. The following paragraphs establish the historical framework for Del Norte County's current economy.

NATIVE AMERICAN SETTLEMENT

Prior to the arrival of European settlers, two cultural groups occupied what is now Del Norte County: the Tolowa and the Yurok. Tolowa territory covered the northern part of the county, and Yurok the southern part. Although both groups focused on marine resources, the Yurok also settled inland along the Klamath River. The Tolowa and the Yurok have much in common, but the foci of their cultural contacts are different. Historically, the Tolowa had stronger contacts with—and similarities to—the aboriginal groups of the Pacific Northwest Coast, while the Yurok were more strongly connected to groups in California.

Although the Tolowa are not a federally recognized tribe, they are among the residents of the Smith River Rancheria, located near the mouth of the Smith River. The Rancheria covers roughly 160 acres and is home to members of a number of northern California and southern Oregon Native American groups. The Smith River Rancheria participates in local government and is currently in the process of drafting a master plan to help manage the cultural resources on its land.

The Yurok Reservation consists of all land within one mile of the Klamath River as it flows through the southwestern corner of the County, while the Prime Service Area consists of all lands within 60 miles of the Reservation. The Prime Service Area is also considered to be ancestral lands by the Yuroks. The total projected tribal member population for 1996 was between 3,500 and 4,000, including members living outside of Del Norte County.

The Yurok tribe has a constitution (1993) and is concerned with events and issues that will affect their community. Yurok tribe members are active in local government, as well as in the tribal government. They are involved in local businesses, including forestry and independent commercial fisheries, traditional arts and crafts manufacturing, construction and related services, computers and related products, trucking and other transportation services, film and entertainment, and recreation- and tourism-related businesses. Additionally, there are tribal-owned businesses, including forestry and timber sales, fisheries, Salmon Festival, and Energy Trust Fund.

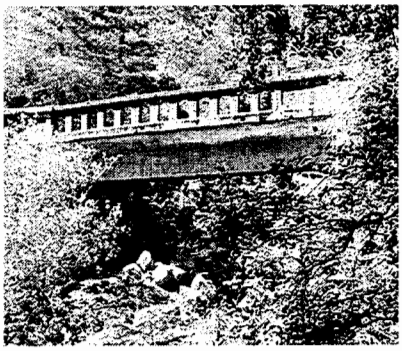
Today, some members of the Yurok tribe live on the Resighini Rancheria in Del Norte County. Located on the south shore of the mouth of the Klamath River, this rancheria was established in 1938 and covers 228 acres. The Yurok tribe at the Resighini Rancheria has a master plan in place and is active in the management of cultural resources on its land and in countywide cultural resource issues.

TRANSPORTATION AND EUROPEAN SETTLEMENT

The first Europeans to see Del Norte County were most likely Spanish who had arrived by ship in the 17th and 18th centuries. The locality was described by George Vancouver in his journal in 1792. The first American to explore the country overland was Jedediah Strong Smith, for whom the Smith River is named. In 1828, Smith and his party of trappers traded with some Native Americans, discovered Lake Earl, and camped at Crescent City. By that time, the Hudson's Bay Company had already been trapping along the Klamath River. From 1827 to the 1850s, trapping continued along the upper Klamath River, and in 1828 Jedediah Smith and his party crossed Del Norte County while blazing a trail from the Sacramento Valley to Oregon. It was not until the late 1850s that a party of miners traversed the entire length of the Klamath.

During the 1840s and 1850s there were a number of sea explorations of Crescent Bay. The town of Crescent City was established in 1853 by J. F. Wendell, who was issued a land warrant for 230 acres.

The first "road" in Del Norte County, the Kelsey Trail from Crescent City to Yreka, was opened in 1855. In 1857, the Crescent City & Yreka Plank & Turnpike Company began construction on a road between Crescent City and Waldo, Oregon (Sailor's Diggings); it was completed in 1860. By 1857, ferries were operating on the Smith and Klamath Rivers and Del Norte County was formed. The survey for the Klamath Road, from Crescent City to Eureka, began in 1887 and, in the summer of 1894, the road was completed. A narrow-gauge railroad was constructed from Crescent City to Smith River by the Hobbs-Wall company in 1890. In 1919, the first contract for the Redwood Highway was granted.



To facilitate the use of Crescent Bay as a harbor, the Battery Point Lighthouse was erected in 1856. It survived the 1964 tsunami and is currently open to the public. Farther north, the St. George Reef Lighthouse was constructed on a small island, seven miles off the coast and 13 miles north of Crescent City. It was completed in 1891 and closed in May 1975 when the beacon light was replaced by a computerized buoy.

Settled in 1853 by James and Daniel Haight, Horace Davis, and Mr. Domini, the community of Smith River Valley was one of the earlier settlements in Del Norte County. Although the first settlers planted orchards and crops, other interests included mining and ranching. A gristmill was established on Rowdy Creek in 1859 to combat the high freight rates to the Bay area, but the mill fell into disuse in the middle 1880s, when economic interests turned toward dairying. Roughly four miles from the village was the Occident & Orient Commercial Company fishery and cannery, which operated until 1896. The community of Smith River was nicknamed "The Corners" because of its location at the crossroads of several widely used trails. It remained a stopping place until 1932; when State Route 199 was completed.

Generally, the settlers in Del Norte County were non-Native Americans from the east, although a fairly large influx of immigrants from China occurred between 1860 and 1880 (this population was virtually gone by 1900). Del Norte County has never been heavily populated, but the highest population numbers— relative to the overall population of California—probably occurred in the 1850s with the discovery of gold.

MINING

In 1848, Major Pierson B. Reading discovered gold on the Trinity River and by 1850, northwestern California was teeming with miners. Klamath City, at the mouth of the Klamath River, was founded in 1851 and was intended to be a port city and provide access to the gold-rich back country; however, shifting sand bars at the mouth of the river made navigation uncertain and the town was deserted soon after 1852.

Crescent City was laid out in early 1853 and became a bustling shipping and trade center, catering to and supplying the miners. Gold discoveries in the immediate vicinity of Crescent City and on the south fork of the Smith River fueled the boom. During this period, residents and miners began requesting more transportation routes. Within a few years, however, a decline in the production of local mines and the opening of more promising gold fields elsewhere, drove all but a handful of miners from the area. By the late 1850s the boom was over.

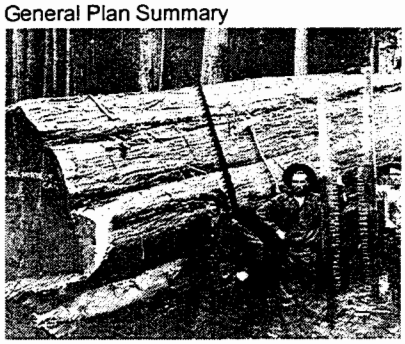
The mining industry in Del Norte County was small compared with that of other California counties. It is estimated that $140 million in gold has been mined from the Klamath Mountains since 1880. Other mineral resources that have been explored in the area include chromite, copper, nickel, lead, zinc, silver, mercury, and platinum. There are presently hundreds of mining claims held in the county, but there has been little mining activity other than recreational gold panning and dredging. Mining claims exist for gold, cobalt, nickel, and chromium. Nickel laterites in the northwestern portion of the county constitute the world's largest land-based resource of nickel.

Extraction of aggregate mineral resources make up the majority of mining activities in Del Norte County. Sand and gravel are obtained from river, terrace, and beach deposits. Aggregate mining activities occur primarily along the lower Smith River, with some activity on the Klamath River and its tributaries.

TIMBER

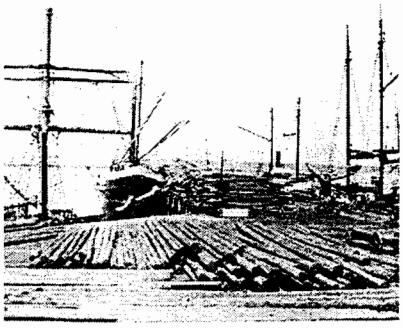
The timber industry has historically played a critical role in Del Norte County's economy. This dates back to the 1850s, when the area experienced a boom in settlement as a result of lumbering activity that followed the mining industry and the need to supply lumber for mining and housing purposes, not just in the county, but throughout California's mining communities. Locally produced lumber was shipped to Crescent City for reshipment to San Francisco. Because of the county's access problems, the timber business was not particularly profitable. Rugged terrain and the lack of a good harbor made getting the timber to market difficult.

After the gold rush subsided, the timber industry remained quiet until the founders of the Del Norte Company sought to make a fortune in

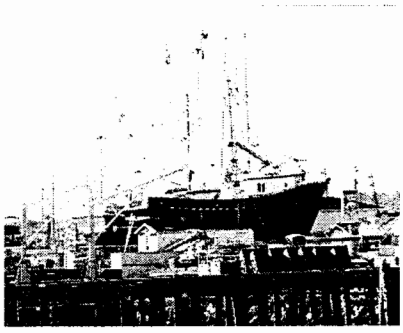


northern California redwoods; however, their plans never came to fruition. The company was organized by three Wisconsin lumbermen, Eugene Shaw, Nathaniel C. Foster, and John S. Owen, in 1902. Originally a timber holding company, by 1904 the Del Norte Company owned 32,000 acres straddling the Smith River, which is now Jedediah Smith Redwoods State Park.

The northern California timber industry peaked in the post World War II years (1945 to 1950) as a result of strong housing and construction demand and a abundance of raw materials. Shortly after 1950, the number of mills began to drop as the industry transitioned from one based on harvesting old growth timber to one that relies on younger, smaller, less valuable second growth that is relatively more expensive to grow. The mill closures were also hastened by timber industry trends toward consolidation of operations, downsizing, and increasing efficiency resulting from technological advancement. In addition, acquisition of land for parks and the introduction of environmental restraints have resulted in lower timber production. The decline in Del Norte County's timber industry is illustrated by the volume of timber harvested, which dropped from 202,986 million thousand board feet (mbf) in 1985 to 65,036 mbf in 1995, a 68.5 percent reduction. The result of this decline has been the closure of over 35 lumber mills; there are no longer any operating mills in Del Norte County. There are, however, over 146,000 acres of privately held redwood and fir forestland capable of ongoing log production in the county.



FISHING AND CANNING



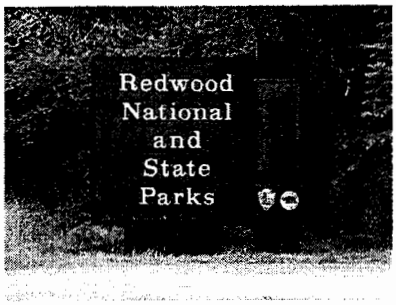
Through its history, Del Norte County has been home to a significant amount of commercial fishing and canning activity, and it continues to be. Over the years, commercial fishers have caught salmon, albacore, shrimp, crab, halibut, cod, and tuna in the coastal waters and rivers of Del Norte County.

Salmon, sometimes referred to as "river silver," were caught around Point St. George as early as 1877.

In the 1880s, canneries were established on the Smith and Klamath Rivers. By the 1920s, however, few fished either the Smith or the Klamath Rivers for profit and, by 1925, the commercial fishing industry was discontinued on the Klamath River. Beginning in the 1920s, river sports fishing became popular, reaching its peak in the 1960s and 70s.

Marine fishing, both commercial and sport, continues to be important to the Del Norte County economy. In 1995, the annual commercial fish landing at the Crescent City harbor was valued at over $11.6 million. Harbor-related sports fisheries also contributed significantly to fishery-related businesses and the tourist economy.

RECREATION AND TOURISM



Today, one of the biggest industries in Del Norte County is tourism. Historic landmarks relating to early settlement in Crescent City area are open to the public. Additionally, the rugged beauty of the Smith River National Recreation Area and the Six Rivers and Siskiyou National Forests attracts hikers and campers. For the truly adventurous, the Coastal Trail runs through the county. Coastal beaches, harbors, and parks provide a variety of water activities. Other natural attractions in Del Norte County include Redwood National Park, Jedediah Smith Redwood State Park, Del Norte Coast Redwood State Park, and the Lake Earl State Park and Wildlife Area. Commercial visitor attractions, a variety of accommodations, and visitor services are located in and adjacent to these recreation areas.

HOW THIS GENERAL PLAN WAS PREPARED

Del Norte County initiated its General Plan Update program, when it retained a multi-disciplinary consulting team headed by J. Laurence Mintier & Associates to assist the County in updating the County's 1976 General Plan. The County used grant funds to complete the first phase of a two-phase program to comprehensively update its General Plan and conduct the necessary environmental analysis.

Phase I

The first phase efforts focused on revising three elements of the General Plan: the Resources/Conservation Element; the Transportation/Circulation Element; and the Land Use Element as they apply in the rural areas of the county.

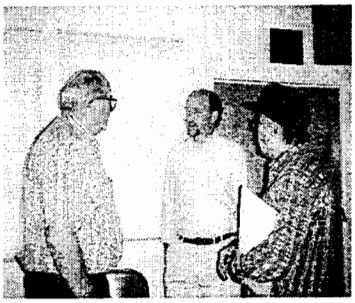
In revising these three elements, the County reconsidered parts of the existing General Plan that were based on economic activity that no longer exists. One aspect of this effort was to assess potential reuse of industrial sites left vacant and underutilized by the economic decline of the local timber industry.

As the initial step in the update, the consulting team collaborated with the County's Community Development Department to reach out to the community to identify the important planning issues in Del Norte County. This outreach consisted of a series of four townhall meetings throughout the county to discuss the County's General Plan Revision.

Following-up on these meetings, the first major report produced as part of the General Plan Update, the *Draft General Plan Background Report*, was completed. That report described existing conditions and trends in Del Norte County. After completion of the *Draft Background Report*, the next major step in the Update process was to identify key issues and options for the General Plan and to summarize them for public review. The result was the *Policy Issues Report*, which presented the most critical policy issues to be addressed in the revised General Plan. These issues emerged from the *Draft General Plan Background Report* and the input received at the January/February 1996 townhall meetings and public correspondence.

Following the simultaneous publication of the *Draft Background Report* and the *Policy Issues Report*, the County hosted another round of townhall meetings. These meetings, which took place on October 21st, 22nd, 23rd, and 24th, 1996, were held to present the

reports and preliminary land use diagrams to the public and to invite comments concerning the issues raised in the *Policy Issues Report*.



Based on the discussion at the October 1996 townhall meetings and the comments submitted to the County in response to the meetings, the Consultants and County staff began a draft administrative version of this Policy Document. That draft embodied a reorganized, adapted set of goals and policies from the County's 1976 General Plan and 1984 Coastal Element, as well as numerous new policies responding to new County needs.

Phase II

In September 1997, the County kicked-off Phase II of the General Plan Update with a townhall meeting. The focus of this meeting was on filling in the missing pieces from Phase I including completion of the geographic coverage of the county (i.e., the unincorporated Crescent City Area). Elements that were not fully addressed in Part I (Noise; Safety; Non-Coastal Public Access; Scenic Resources; and Public Facilities and Services) were added to the *Background Report* and *Policy Issues Document*.

During Phase II of the General Plan Update program, the County completed the balance of the General Plan, including the *Background Report*, *Policy Issues Summary Document, Policy Document, and Environmental Impact Report*.

Public Participation was an important element in the creation of the *Policy Document*. Del Norte County utilized townhall meetings to gain community input regarding policy issues for the General Plan Document. County staff subsequently prepared a *Policy Issues Report* that reflects comments from the community from townhall meetings, comments made from written correspondence, and issues identified by staff/consultants. The County released follow-up document entitled *Policy Issues Summary/Responses*. This document outlines County staff responses to the concerns and policy suggestions of other public agencies and the general public.

ORGANIZATION OF THE GENERAL PLAN

As noted in the Introduction, the *Del Norte County General Plan* consists of two documents: the *General Plan Background Report* and this *General Plan Policy Document*.

GENERAL PLAN BACKGROUND REPORT

The *General Plan Background Report*, which inventories and analyzes existing conditions and trends in Del Norte County, provides the formal supporting documentation for General Plan policy. This report addresses the following seven subject areas:

- Chapter 1: Resources/Conservation
- Chapter 2: Land Use
- Chapter 3: Demographic and Socioeconomic Conditions
- Chapter 4: Transportation and Circulation
- Chapter 5: Public Facilities
- Chapter 6: Health & Safety
- Chapter 7: Noise

GENERAL PLAN POLICY DOCUMENT

This *General Plan Policy Document* is divided into two main parts. Part I is a summary of the General Plan, describing the nature of the plan, highlighting the key issues addressed in the plan, setting forth a vision of the county's development, and outlining the plan's main proposals. Part I does not constitute formal general plan policy, but is rather a guide to understanding and interpreting Part II of the *Policy Document*.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of Del Norte County for land use, development, and environmental quality. Part II is divided into eight sections corresponding to the relative importance of their subjects in Del Norte County. The sections are as follows:

- Section 1: Natural Resources/Conservation
- Section 2: Safety
- Section 3: Land Use and Community Development
- Section 4: Housing
- Section 5: Recreational and Cultural Resources
- Section 6: Scenic Resources
- Section 7: Public Facilities and Services
- Section 8: Transportation and Circulation

Each section includes goal statements relating to different sub-issues or different aspects of the issue addressed in the section. Under each goal statement, there are policies which amplify the goal statement. Implementation programs are listed at the end of each section and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Section 3 (Land Use and Community Development) also describes the designations appearing on the Land Use Diagram and outlines the legally required standards of density and intensity for these land use designations. Section 8 (Transportation) describes the proposed circulation system, including a description of the street classification system.

KEY OBJECTIVES

Through the course of preparing this *Policy Document*, several key objectives have been refined. The basic intent of the General Plan Revision program was established early in the process as a result of the County's understanding of its long-term planning needs, successful implementation of several County planning programs, and changes in the community that had taken place since the 1976 General Plan and 1984 Coastal Plan were adopted. The following are brief descriptions of the four major objectives that set the framework for development of this updated General Plan.

CONSOLIDATION OF PLANNING POLICY

In 1984, the County adopted the Coastal Element of its General Plan as part of its Local Coastal Program certification. That action formally divided the County's comprehensive planning approach by establishing two sets of policies, one for the non-coastal and uncertified areas (the 1976 General Plan) ( ), and one for the areas within the Coastal Zone which were certified (the 1984 *Coastal Element*). This *Policy Document* updates and consolidates the

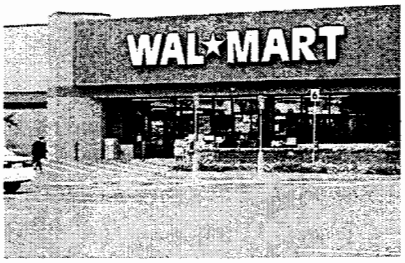
County's planning policies and programs into a single document, unifying policies that had been separated since 1984. This General Plan also supersedes the 1984 *Coastal Element*. Those policies which remain unique to the Coastal Zone have been identified by the wave symbol (🌊).

BALANCE OF LIFESTYLES

Del Norte County supports a remarkably diverse and rich complement of natural resources within which its communities have developed. The County's planning policy has always reflected respect and a high level of conservation of its resources, while providing for community development—both urban and rural. This *Policy Document* was prepared with the intent of retaining and highlighting that focus in order to provide for a balance in lifestyle opportunities as the population increases and new development occurs. Rather than presenting resource lands as areas awaiting urban development, this *Plan* establishes a framework of Resource, Rural, and Urban land use designations that are supplemented by policies and programs addressing a range of issues, including land use, transportation, and public facilities.

The Resource category applies to areas where timber and agricultural management, along with related watershed, mining, hazards and incidental recreation uses, are the primary focus. Resource areas provide for continued production of food, clean water, construction materials, and other resource products with limited external pressure for development. The Rural category is specifically intended to support low-density home sites in a self-sufficient rural setting, and for the clustering of visitor services near public or commercial recreational resource areas. The Urban category applies to areas where higher intensity residential, commercial, and industrial are found, as well as regional uses and activities; the costs to provide public facilities and services related to this development are shared among the users of the facilities and services.

ECONOMIC TRANSITION



Del Norte County is in transition from a resource production base to a service sector economy. Government, retail trade, and services have become the largest employers. Between 1993 and 1995, prior to initiation of this Plan revision, the Del Norte Economic Development Corporation and Chamber of Commerce 2020 Committee prepared economic reports for the community addressing future economic needs and goals. These reports supported pursuit of diversified manufacturing, tourist, and small business development. In requesting Title IX Special Assistance Program funding for Phase I of this Plan revision, the County identified the need to address land use issues at former rural millsites and potential changes in the communities within the newly established Smith River National Recreation Area. In addition to provisions for general commercial activities, this *Policy Document* reflects consideration of these issues and goals in its land use designations and policies.

Figure 3 shows the seven vacant rural and two urban millsite areas. In locations such as North Rowdy Creek, Rellim, or the sites at Klamath, limited timber management support activities (e.g., such as log decks and equipment storage) remain the most likely use. There

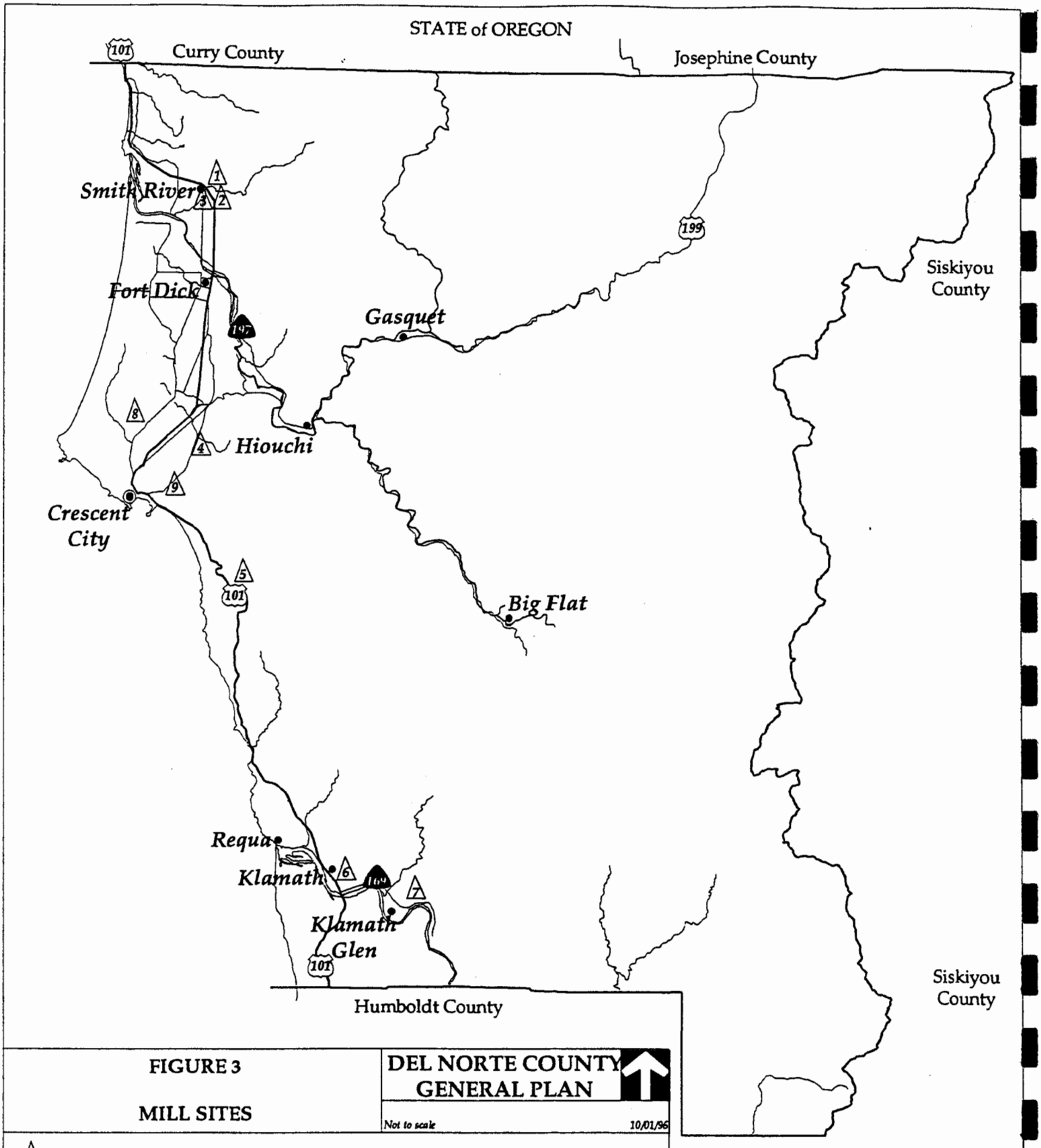


FIGURE 3

MILL SITES

DEL NORTE COUNTY GENERAL PLAN

Not to scale 10/01/96

Mill Sites with Potential for Reuse

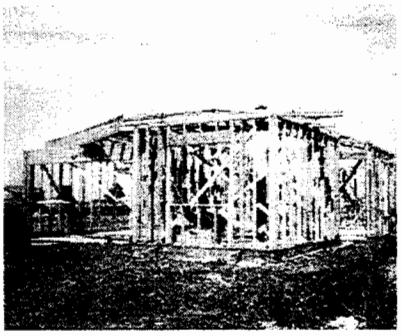
1. *Simpson North of Rowdy Creek Road*
2. *Simpson South of Rowdy Creek Road*
3. *Timbers Boulevard*
4. *Westlog*
5. *Rellim Redwood*
6. *Simpson Mill at Klamath*
7. *Klamath Arrow Mill*
8. *Standard Veneer*
9. *Elk Valley Road*

is potential for diversified manufacturing or light industrial uses at South Rowdy Creek and at Timbers Boulevard in Smith River. In the Crescent City area, the Westlog site could support visitor-serving uses related to Jedediah Smith Redwood State Park while the Standard Veneer and Elk Valley Road areas provide for a variety of industrial properties. Additionally, McNamara Air Field in Crescent City provides the opportunity for air-oriented industrial development, while the former bulk oil storage facility site at Crescent City's South Beach has been identified as having visitor-serving potential.

Reflecting national and local economic trends, the land use section of the *Policy Document* highlights provisions for home-oriented business development. This includes home occupations for owner-residents such as consultants, individual contractors, service providers, Tele-electronic/mail users, and art or crafts people, and home enterprises which provide for expanded home occupations as well as residential and community care services, and bed and breakfast guest lodging.

Figure 4 identifies the location of existing and potential visitor-serving commercial centers. Typically oriented to National or State recreation facilities, or to popular public access to the Smith and Klamath Rivers or Crescent City Harbor, these centralized areas generally have immediate access to the attraction and related businesses. This closeness provides individual business communities the opportunity to enhance such centers through community chosen projects such as advertising, parking, pedestrian-bicycle connections, landscaping, community signs, or other means to encourage longer tourist visits. Coordination with adjacent public facilities such as state parks or beaches and enhancement of visitor facilities have also been identified as desirable.

ADDRESSING POTENTIAL GROWTH



Modified population projections for the year 2020 estimate an additional 23,800 persons (DOF estimate) or 14,542 persons (historical two percent growth rate) could be experienced countywide, potentially doubling the existing population. Based upon this estimate, an additional 9,154 dwelling units (DOF estimate) or 5,593 dwelling units (historical two percent growth rate) could be needed within Del Norte County, including both the unincorporated county and Crescent City. In 1998 it was determined that, under the 1976 General Plan/1983 Coastal Plan, the rural subareas of Smith River, Smith River Canyon, Fort Dick/Kings Valley and Klamath had a rural area development potential in the range of 2,000 additional dwelling units. The unincorporated Crescent City subarea was identified as having a remaining potential of 3,200 units (mostly urban units). The updated General Plan provides a potential for 7,000-8,000 new units. It also strives for moderate growth; for adequate market vacancy factors to help retain reasonable prices; and for flexibility in type, location, and ability to meet unforeseen occurrences in development issues.

SUMMARY OF MAJOR GENERAL PLAN

As indicated earlier, the formal policy content of this General Plan is presented in Part II of this *Policy Document*. Part II is divided into

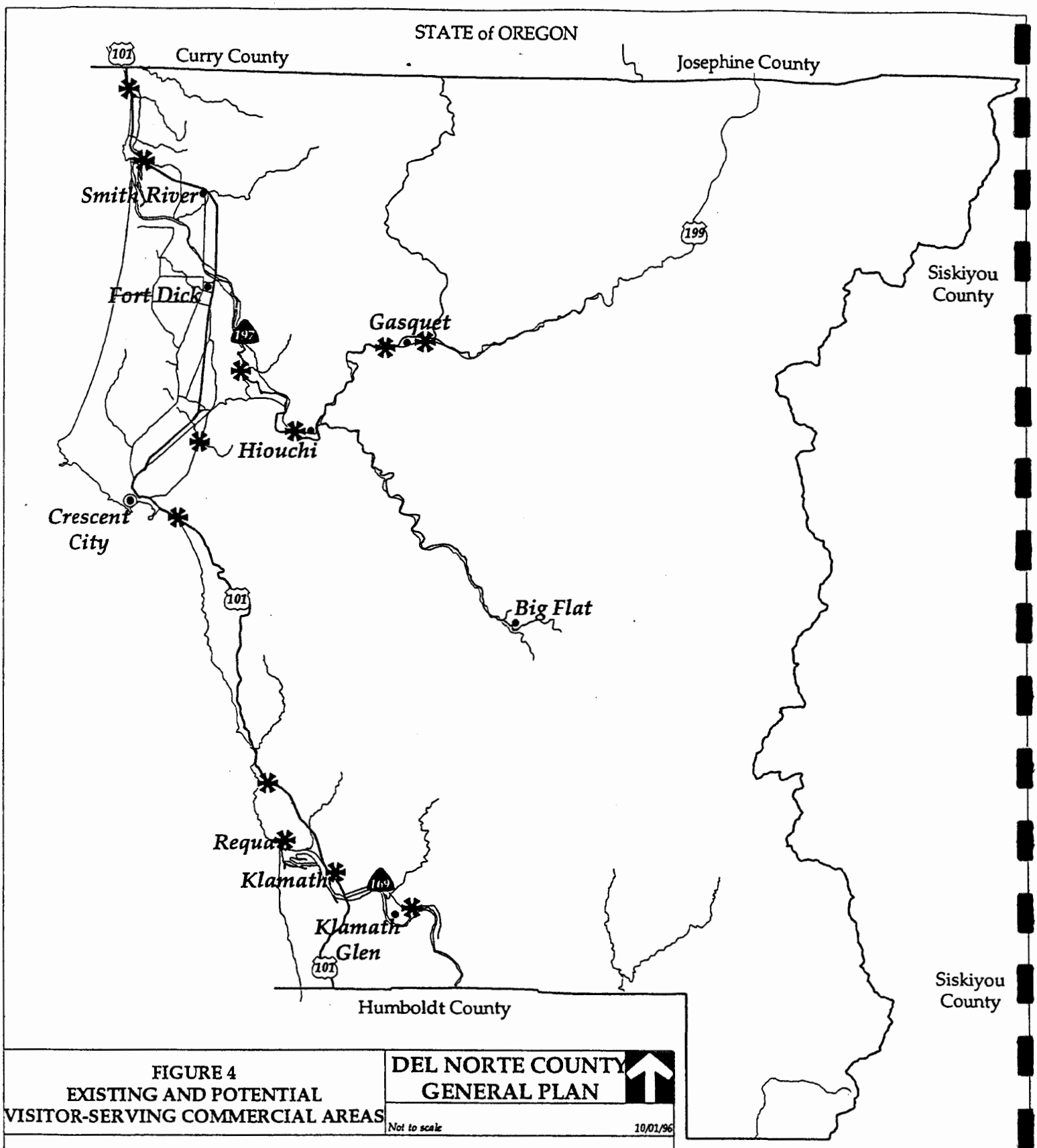


FIGURE 4
EXISTING AND POTENTIAL
VISITOR-SERVING COMMERCIAL AREAS

DEL NORTE COUNTY
GENERAL PLAN

Not to scale 10/01/96

✱ *Existing and Potential Visitor-Serving Commercial Areas*

PROPOSALS

eight sections, each of which deals with a single topical issue and several subissues related to the main topic. Following is a section-by-section summary of the major proposals set forth in Part II.

SECTION 1: NATURAL RESOURCES/ CONSERVATION

As indicated above, one of the objectives of this General Plan is the protection of Del Norte County's rich natural resources. Recognizing the primacy of this objective, the first section of Part II of this *Policy Document* presents policies addressing the full range of county's natural assets. The section includes goals, policies, and programs addressing the following subjects:

- Marine Resources
- Water Resources
- Soils Resources
- Onshore Fisheries Resources
- Wildlife Habitat Resources
- Air Resources
- Agricultural Resources
- Forestry Resources
- Extractive Resources

In large part, the policies and programs under these headings represent affirmations of the County's historical attention to protecting local natural resources. These policies, in combination with the Land Use Diagram and policies and programs described in Section 3, result is a system of well-defined natural areas that are protected from development.

SECTION 2: SAFETY AND NOISE

The policies and programs in Section 1 reflect a particularly strong effort to protect the natural terrain, drainage, and vegetation of the community. Del Norte County is located in a region that is subject to some potentially significant natural hazards. Most importantly, the area is vulnerable to earthquakes and their associated seismic effects. Section 2 of Part II of this *Policy Document* addresses a range of health and safety issues (e.g., seismic hazards, geological hazards, fire safety, flooding, hazardous materials and toxic contamination, emergency response, noise). The primary intent of this section is to protect Del Norte County residents, businesses, and visitors from the harmful effects of natural and man-made hazards. In doing so, the County hopes to protect both the physical well-being of Del Norte County residents and visitors and to ensure that development investments fully consider the implications of potentially hazardous conditions in the area. This section includes goals, policies, and programs addressing the following subjects:

- Seismic Hazards
- Geologic Hazards
- Flood Hazards
- Fire Hazards
- Hazardous Materials
- Disaster Planning
- Noise

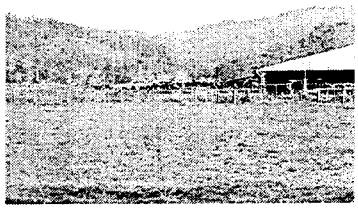
This section is the most familiar part of a general plan. It contains the Land Use Diagram that prescribes the uses for all of the unincorporated areas of the county, describes standards for each of the land use designations shown on the Land Use Diagram, and presents a series of goals, policies, and programs designed to guide day-to-day decisions concerning land use, development, and environmental protection in Del Norte County.

This section also outlines policies to guide and support economic development in the county. This includes an emphasis on public-private collaborative efforts to ensure that the County's land use regulations will support the overall objective of local economic adjustment. Also, in the interest of recognizing the diversity of the county in terms of its physical setting and its socioeconomic needs, Section 3 includes distinct descriptions and policies for each of the county's four planning subareas.

Land Use Diagram

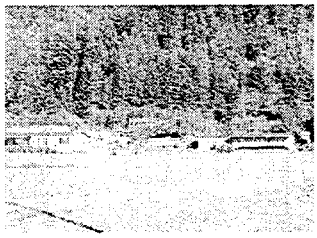
The Land Use Diagram depicts 28 land use designations falling within four major categories, as shown in the following chart:

CATEGORY	DESIGNATION
Resource Lands	Agriculture Prime (AP) Agriculture General-20 ac (AG-20) Agriculture General-5 ac (AG-5) Timberland (TBR)
Rural Lands	Rural Residential 1 du/ac (RR1A) Rural Residential 1 du/2 ac (RR2A) Rural Residential 1 du/3 ac (RR3A) Rural Residential 1 du/5 ac (RR5A) Rural Neighborhood (RN) Rural Mobilehome Park (RMP) Visitor-Serving Commercial (VSC) Golf Course (GOLF) General Commercial (GC) Light Industrial (LI) General Industrial (GI) Agricultural Industrial (AI)
Urban Lands	Residential—0 to 2 du/ac (SR) Residential—2 to 6 du/ac (UR) Multifamily Residential—6 to 15 du/ac (MF) Urban Mobilehome Park (UMP) General Commercial (GC) Visitor-Serving Commercial (VSC) Light Industrial (LI) General Industrial (GI) Harbor Dependent (HD) Harbor Dependent Commercial (HDC) Harbor Dependent Recreational (HDR) Harbor Related (HR) Greenery (G)
Countywide	Public Facilities—by type/name (PF) Resource Conservation Area (RCA) State and Federal Lands (SFL) Tribal Lands (BIA)



Following are summaries of the General Plan's key land use proposals according to the major designation categories that appear on the Land Use Diagram.

Resource Lands



The designations under the Resource Lands category are applied to extensive areas of the county where good conservation practices are imperative. These designations identify and geographically locate resource production areas of the county for their conservation, development, and utilization. The Resources category reflects areas where timber and agriculture, along with related watershed, mining, hazards, and incidental recreation, uses are the primary focus. Development is minimal and the provision of public services is very limited. These designations and their associated standards combine with the goals, policies, and programs of Section 1, Natural Resources/Conservation, to establish a sound framework for

protection of Del Norte County's rich natural assets.

Resource Lands Designations
Agriculture Prime (AP)
Agriculture General-20 ac (AG-20)
Agriculture General-5 ac (AG-5)
Timberland (TBR)

Rural Lands

The Rural Lands category reflects areas where a low-density, rural residential lifestyle prevails, with pockets of visitor or neighborhood commercial uses. The designations in this category are intended to provide for the development of rural homesites and to encourage a suitable environment for a variety of family activities for those who desire a rural residential setting. Commercial or hobby gardens or farm animals, natural drainage's, gravel roads, and home businesses oriented to rural/resource lifestyles are also suitable for some designations under the Rural Lands category. Rural areas also provide opportunities for clusters of visitor services and have historically had industrial areas (typically oriented to resource production). Private on-site services such as roads, wells, and sewage disposal systems are emphasized, with limited public facilities available in some areas.

Rural Lands
Rural Residential 1 du/ac (RR1A)
Rural Residential 1 du/2 ac (RR2A)
Rural Residential 1 du/3 ac (RR3A)
Rural Residential 1 du/5 ac (RR5A)
Rural Neighborhood (RN)
Rural Mobilehome Park (RMP)
Visitor-Serving Commercial (VSC)
Golf Course (GOLF)
General Commercial (GC)
Light Industrial (LI)
General Industrial (GI)
Agricultural Industrial (AI)

Urban Lands

Land use designations within the Urban Lands category are applied to areas within a designated urban boundary where higher intensity residential, commercial, or industrial use are planned with maximum services provided or to be expected. These designations are intended to provide for urban lifestyle opportunities and for more diversified sharing of public service costs. Urban areas may include transition areas where rural neighborhoods are within public service

boundaries and which, upon development of such services, have the potential for urban density. These areas are the most logical next step in urban growth. Public roads, fire service, water and sewer lines, and regional activities or services are to be focused in these urban areas.

Urban Lands Designations
Residential—0 to 2 du/ac (SR)
Residential—2 to 6 du/ac (UR)
Multifamily Residential—6 to 15 du/ac (MF)
Urban Mobilehome Park (UMP)
General Commercial (GC)
Visitor-Serving Commercial (VSC)
Light Industrial (LI)
General Industrial (GI)
Harbor Dependent (HD)
Harbor Dependent Commercial (HDC)
Harbor Dependent Recreational (HDR)
Harbor Related (HR)
Greenery (G)

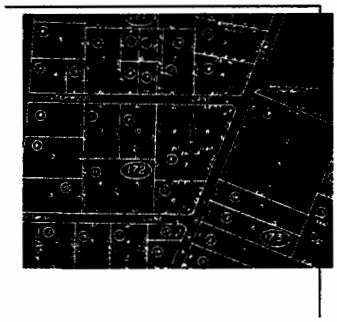
Countywide Designations

Those designations in the Countywide category have broader applications that may occur anywhere in the county. These include general provision for public facilities of varying types throughout the county, sensitive habitat areas. Since such a large amount of the county is covered by these designations, they are critical in establishing the broad land use framework. Because so much of this land is owned by State and Federal government agencies, the County has very little direct influence over its development; partly through the policies of this General Plan, however, the County is committed to ensuring that its actions and land use decisions are coordinated with those of the agencies with jurisdiction over the land.

General Land Use and Development Goals, Policies, and Programs

To accompany the Land Use Diagram and the standards associated with its designations, Section 2 of Part II of this *Policy Document* outlines several goals and policies focusing on distinct aspects of its land use and development. These are organized according the following topics, each of which has a single goal and several associated policies, some of which are broken into subtopics. Following are the major topics addressed in Section 3:

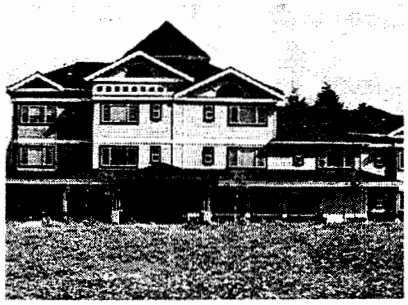
- Urban/Rural Boundary
- Land Division
- Integrated Land Use, Transportation, and Air Quality Planning
- Public Acquisition of Private Land
- Economic Development



In addition to these general topics, which address countywide issues, Section 3 of this *Policy Document* includes descriptions of the county's five planning subareas, along with several policies addressing issues unique to each of these subareas. These policies are grouped under the following headings/goals:

- Crescent City Subarea Recommendations;
- Smith River Subarea Recommendations;
- Fort Dick/Kings Valley Subarea Recommendations;
- Smith River Canyons Subarea Recommendations; and
- Klamath Subarea Recommendations.

SECTION 4: HOUSING



(SEPARATE DOCUMENT)

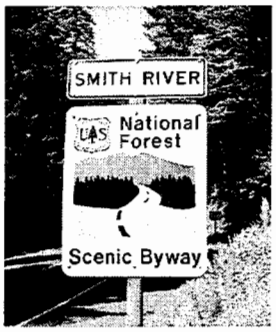
In August 1992, the County Board of Supervisors adopted the *City of Crescent City & Del Norte County Housing Element* jointly with the City of Crescent City. The element was prepared and adopted according to specific statutory requirements established by the State of California. These requirements include a schedule for periodic updates which calls for the County to update its element in 2003. Because of this schedule, the County's *Housing Element* was not updated in conjunction with the General Plan Revision Program.

SECTION 5: RECREATIONAL AND CULTURAL RESOURCES

Del Norte County is blessed with an outstanding array of recreational and cultural assets. The county's physical setting provides vast natural opportunities for outdoor recreation. In addition, Del Norte County has significant historic and cultural richness. The goals, policies, and programs in Section 5 of Part II of this *Policy Document* articulate Del Norte County's high level of commitment to ensuring high quality recreational opportunities for Del Norte County residents and visitors and to preserving the county's rich cultural heritage. The provision of access to the county's natural areas—both coastal and non-coastal— is an essential focus of the goals and policies in Chapter 5. The policy content of the section is divided into following eight topics:

- County Parks and Recreation;
- State and Federal Lands;
- Recreation Trails;
- Coastal Zone Recreation;
- Coastal Zone Public Access;
- Non-Coastal River Access;
- Private Recreational Facilities and Opportunities; and
- Cultural Resources.

SECTION 6: SCENIC RESOURCES



An important aspect of the County's efforts to support the transition from a resource production-based economy to a service-based economy is the retention of the scenic qualities that make Del Norte County such an attractive place and to enhance opportunities for tourism development. The goals, policies, and programs of Section 6 of this *Policy Document* will supplement the natural resources policies of Section 1 by identifying scenic resources and outlining policies addressing these assets.

SECTION 7: PUBLIC FACILITIES AND SERVICES

One of the most important results of any comprehensive planning effort should be the assurance that all facilities and services needed to adequately serve development will be accounted for. While the development of specific plans for facilities and services is beyond the purview of the General Plan, this *Policy Document* does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs in Section 7 of Part II is on ensuring adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities.

The policies and programs articulated in this section would ensure that current and future residents of and businesses in Del Norte County are served by a well-rounded, efficient, and environmentally safe system of public facilities and services.

SECTION 8: TRANSPORTATION AND CIRCULATION

This *Policy Document* addresses several transportation issues that are critical to future development in Del Norte County. The most critical consideration related to transportation in Del Norte County is the assurance that all new and existing development has safe and reliable access. This *Policy Document*, therefore, concentrates on policies that will ensure the development of a complete roadway system consisting of County-maintained roads, State highways, and private roads that serves the needs of both residents and visitors. Section 8 focuses on cooperating with other public agencies to develop strategies that will improve the overall operation of Del Norte County's transportation network, and which are feasible, both physically and fiscally.

In addition to addressing future roadway plans and improvements, Section 3 of Part II of this *Policy Document* contains goals, policies, and programs related to the following issues:

- State Highways;
- County Roads;
- Public Transportation;
- Transportation Control Measures (TCM);
- Non-Motorized Transportation;
- Goods Movement;
- Air Transportation;

- Maritime Transportation ; and
- Tele-transportation.

PREPARING AND ADOPTING THE GENERAL PLAN

Local governments have broad latitude in how they prepare their general plans. State law requires local governments in preparing their plans to consult with other affected and interested public agencies and provide opportunities for the public to participate (Government Code Section 65350 et seq.). Under the requirement of the California Environmental Quality Act, general plans must be reviewed for their potential environmental impacts, typically through preparation of an environmental impact report (EIR). Before the plan's adoption, both the planning commission and the local legislative body (in Del Norte County, the Board of Supervisors) must hold public hearings, and the planning commission must make a recommendation to the legislative body.

IMPLEMENTING THE GENERAL PLAN

Carrying out the plan following its adoption requires a multitude of individual actions and ongoing programs involving virtually every County department and many other public agencies and private organizations. The legal authority for these various actions and programs derive from two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate the use of private property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the formal framework for the exercise of these powers by local officials.

To ensure that the policies and proposals of the general plan are systematically implemented, state law since the early 1970s has increasingly insisted that the actions and decisions of local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of state law. Generally, zoning must be consistent with the general plan. Local government approval of subdivisions must be consistent with the general plan. Local public works projects must be consistent with the general plan. The same is true for development agreements, coastal zoning, redevelopment plans, specific plans, and many other plans and actions of cities and counties.

PART II:

GOALS, POLICIES, AND PROGRAMS

PART II

GOALS, POLICIES, AND PROGRAMS

Part II of this *Policy Document* contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of Del Norte County for land use, development, and environmental quality. Part II is divided into the following eight sections:

- Section 1: Natural Resources/Conservation
- Section 2: Safety
- Section 3: Land Use/Community Development
- Section 4: Housing
- Section 5: Recreational and Cultural Resources
- Section 6: Scenic Resources
- Section 7: Public Facilities and Services
- Section 8: Transportation and Circulation

Each section includes goal statements relating to different sub-issues or different aspects of the issue addressed in the section. Under each goal statement, there are policies which amplify the goal statement. Implementation programs at the end of each section describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Section 3 (Land Use and Community Development) also describes the designations appearing on the Land Use Diagram and outlines the legally-required standards of density and intensity for these land use designations. Section 8 (Transportation) describes the proposed circulation system, including a description of the street classification system.

The following statements define goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified, guideline incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls such as zoning, grading, sign, road, and/or subdivision ordinances.

Implementation Program: An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Quantified Objective (Housing only): The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the element.

To interpret and understand the County's overall land use and development philosophy, users of this *Policy Document* should remember that the goals, policies, and programs articulated in Part II are as important, if not more so, than the Land Use Diagram. Accordingly, any review of development proposals must consider this *Policy Document* as a whole, rather than focusing solely on the Land Use Diagram or on particular policies and programs.

The goals, policies, and implementation programs in this Policy Document are categorized as follows:

Coastal Policies: Policies that are applicable to the unincorporated land within Coastal Zone are identified by the wave symbol ( ). These policies are formally part of the County Local Coastal Program's Land Use Plan and are subject to Coastal Commission certification.

Upland Policies: Policies that are applicable to the upland parts of the county outside of the Coastal Zone are identified by a tree symbol ( ). These policies are not part of the County Local Coastal Program's Land Use Plan.

Both Coastal and Upland Policies: Policies that are applicable to both coastal and upland areas are identified by both wave ( ) and tree () symbols. These policies are formally part of the County Local Coastal Program's Land Use Plan and are subject to Coastal Commission certification.

Countywide Policies: Countywide policies, for which there are no geographic boundaries (e.g., noise issues), are not part of the County Local Coastal Program's Land Use Plan. These policies are identified by the county boundary symbol ( ).

[NOTE: For the purposes of this Policy Document, the Consultants/County Staff developed an alpha-numeric system to track policies that came from the existing General Plan, Local Coastal Program, and Zoning Ordinance. These policies are summarized in the existing policies document (October 1, 1996, revised October 27, 1998). Policies that have been altered from their original language are followed by the word "Revised." Those policies that are completely new are followed by the word "New." These codes will eventually be deleted but will be helpful in the public review process.]

CHAPTER 1:

NATURAL RESOURCES/CONSERVATION

SECTION 1
NATURAL RESOURCES/ CONSERVATION

This section contains goals, policies, and programs that set the basic framework for maintenance and enhancement of Del Norte County's rich natural assets. The section includes goals, policies, and programs addressing the following subjects:

- Marine Resources;
- Water Resources;
- Onshore Fisheries Resources;
- Soils Resources;
- Wildlife Habitat Resources;
- Air Resources;
- Agricultural Land;
- Forestry Resources; and
- Extractive Resources.

MARINE RESOURCES

Goal GOAL 1.A. To maintain and where possible enhance marine resources, coastal waters, and sensitive coastal habitats, thereby recognizing the economic and biologic significance of these resources. *MWR VI.C.*

Policies

1.A.1. The County shall seek to maintain and where feasible enhance the existing quality of all marine resources. *MWR VI.C.1.*

1.A.2. The County shall continue to enforce regulations which require that all surface and subsurface waters be maintained at the highest level of quality to insure the safety of public health and the biological productivity of coastal waters. *MWR VI.C.3.*

1.A.3. The County shall encourage community programs that are designed to improve the quality of coastal fisheries and other marine resources. *MWR VI.C.2.*

Offshore Rocks and Islands

1.A.4. The County shall continue its policy that offshore rocks and islands, except for permitted navigational aides, be maintained in their existing state to insure the viability of the wildlife inhabiting or utilizing these sites. *MWR VII.A.4.*

Intertidal Zone, Beaches, and Bluffs

1.A.5. The County shall continue its policy that all tidepools and tidal flats be managed to maintain their present characteristics and shall encourage the application of all feasible measures to mitigate uses that might prove harmful to the biota inhabiting these areas. *MWR VII.B.4.a*

1.A.6. The County shall encourage the California Department of Fish and Game to carefully monitor recreational activities at or near tidepools and tidal flats to insure the continued viability of these habitats. *MWR VII.B.4.b*

1.A.7. In order to discourage all but light recreational use of tidepool regions, the County shall ensure that shoreline access and recreational facilities are located so as to direct use towards the open, sandy beaches of the county. *MWR VII.B.4.c (Revised)*

1.A.8. The County shall cooperate with the State to prohibit the collecting of all tidepool organisms with exceptions for scientific purposes on a permit basis. *MWR VII.B.4.d*

1.A.9. In order to ensure the continued maintenance and productivity of intertidal flat areas, the County will continue to work with the State to develop and implement enforceable regulations to regulate vehicles in the intertidal zone. *MWR VII.B.4.e*

1.A.10. The County shall continue to work with the State to maintain the permit system to allow motorized vehicles on tidal flats for commercial purposes such as fishing and salvage operations. *MWR VII.B.4.f*

1.A.11. The County shall require geologic studies for new construction within the area of demonstration on bluff tops to determine:

i. their suitability for development; and
ii. the necessary setbacks required to avoid hazards associated with bluff failure.

Note: The area of demonstration of stability includes the base, face, and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a 20 degree angle from horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater. The County may, however, designate a smaller area of demonstration in specific areas of known geologic stability (as determined by adequate geologic evaluation and historic evidence) or where adequate protective works already exist. The County may designate a larger area of demonstration or exclude development entirely in areas of known high instability. *MWR VII.F.4.a*

1.A.12. The County shall investigate restoration and enhancement projects in the following bluff areas that have experienced excessive vegetation damage from trampling:

a. Pyramid Point to Lopez Creek;
b. Pebble Beach Public Access Points; and
c. Pebble Beach at Murphy Street. *MWR VII.F.4.b*

Estuaries

1.A.13. New shoreline development shall not be permitted to neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. *(New)*

1.A.14. The County shall strive to ensure that estuarine systems are maintained at their highest feasible level of productivity in order to protect and enhance coastal fisheries and other marine resources. *MWR VII.C.4.a*

1.A.15. The County shall allow the alteration of existing estuarine water channels through dredging, diking, or filling only when consistent with Coastal Act Policy 30233 A & B and when such activity would enhance the biological productivity of the estuary. *MWR VII.C.4.b*

1.A.16. The County shall require that all permitted activities in estuaries as identified in Policy 1.A.15. are carried out in a manner that will minimize impacts on the biota and productivity of the area. *MWR VII.C.4.c*

1.A.17. The County shall permit the extraction of sand and gravel consistent with applicable marine resources, extraction, and habitat policies. *MWR VII.C.4.d*

1.A.18. The County supports channel navigational modifications of the Smith and Klamath Rivers that are seasonal and do not require construction of permanent facilities that will adversely affect the flow of the stream if the following determinations are made:

a. The modifications are not permanent and will be removed before or during the following high water period;
b. The modifications are necessary to provide free movement of recreational and/or commercial boating; and
c. The project is consistent with all applicable laws and regulations local, state, and federal. *MWR VII.C.4.e*

1.A.19. The County shall require implementation of approved management measures specified for urban areas in the recently approved State Water Resources Control Board and California Coastal Commission's non-point source pollution control program to minimize polluted runoff from construction activities and land use activities to insure the safety of public health and the biological productivity of coastal waters. *(New)*

1.A.20. The County shall enforce regulations which promote that all subsurface water be maintained at a high level of quality to ensure the safety of public health. *(New)*

Existing Implementation Programs:

- Restricted Driving Areas Ordinance
- Resource Conservation Area Zoning
- Coastal Area Hazards Zoning

New Implementation Programs:

WATER RESOURCES

Existing programs are deemed sufficient

Goal 1.B. To protect and enhance the natural qualities of Del Norte County's streams, creeks and groundwater and to insure sufficient water supplies of good quality for all beneficial uses. *COS WR.G.1., COS WR.G.2., COS WR.G.3.*

Policies

1.B.1. The County shall seek to maintain, and where feasible, enhance the existing quality of all water resources in order to ensure public health and safety and the biological productivity of waters. *MWR VI.C.1. , MWR VI.C.3., MWR VI.C.4.*

1.B.2. The County shall require a domestic water sampling prior to a property conversion from an agricultural to residential land use to ensure the usability of the water or a public water connection shall be provided. *(New)*

1.B.3. The County shall continue to follow all existing and future Federal and State water quality standards. *COS WR.P.4.*

1.B.4. The County shall continue its policy that the conversion of the coastal dunes to residential use should be discouraged, recognizing their importance as groundwater recharge areas, barriers to seawater intrusion, and their severe limitation for individual sewage effluent. *COS WR.P.3.*

1.B.5. The County shall encourage the providers of potable water to take a coordinated and integrated approach to solving water supply and demand problems. This approach shall include evaluating areas of known groundwater contamination and identifying priorities for cleanup that reflect future areas of increased water demand. *COS WR.P.5.*

1.B.6. The County shall encourage community programs designed to improve the quality of fisheries and other water resources, including the voluntary incorporation of conservation buffers where pesticide and fertilizer application is a regular occurrence and public outreach and awareness related to home an business opportunities to improve fisheries and water resources. *MWR VI.C.2. (Revised)*

1.B.7. The County shall continue to comply with the policies of the Wild and Scenic Rivers Act designations on the Smith River and Klamath River. *(New)*

1.B.8. The County shall require that proposals to create new parcels include adequate space outside of watercourses' setback areas to place improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures) outside areas that require protection pursuant to WCQB standards and/or zoning requirements. *(New)*

1.B.9. The County shall support the use of innovative sewage disposal systems which are proven to be financially feasible and are found to be consistent with State Water Quality Control Board standards. *(New)*

1.B.10. The County shall use mowing and cutting as the primary technique for controlling excessive vegetation growth along County roads and drainage ways. Other techniques such as herbicide use (e.g., via spray or stem application) use of beneficial insects, and flaming/torching, may be used for controlling invasive exotic vegetation (as defined by the CA. Exotic Pest Plant Council) if such techniques would be more effective than mowing or cutting and not pose a hazard to the environment. *(New)*

1.B.11. The County shall work with Caltrans to encourage the use of mechanical vegetation control along its roads and request that the application of chemical spraying on State Highways be minimized. *(New)*

1.B.12. The County shall support state agency dairy water quality standards, including compliance of local agricultural wells with state well standards and encourage local voluntary compliance. *(New)*

1.B.13. The County shall advocate the formation of a Soils Conservation District (also known as a Resources Conservation District) for the purpose of monitoring and management assistance for agriculture, timber and water resources. *(New)*

[See also Policy 3.J.3]

Existing Implementation Programs

- Wells and Preservation of Ground Water Ordinance
- Onsite Sewage Disposal Systems Ordinance
- Resource Conservation Area Zoning

New Implementation Programs

1.1 The County shall advocate formation of a Soils Conservation District. (Policy 1.B.14.)

Responsibility: Board of Supervisors, community resources agencies
Time Frame: First five years

ONSHORE FISHERIES RESOURCES

Goal 1.C. To achieve the long-term goal of maintaining viable runs of anadromous fisheries through the protection, maintenance, enhancement, or restoration of anadromous fisheries spawning and nursery habitat.

Policies

1.C.1. The County shall, during the review of new development, protect and maintain the existing level of anadromous fisheries habitat when such development is adjacent to or may affect fisheries habitat. *(New)*

1.C.2. This policy number intentionally left blank.

1.C.3. When a use is permitted within an estuary, a riparian corridor, or a wetland buffer area and where no feasible, less environmentally-damaging alternative is available; the County shall require that feasible mitigation measures shall be incorporated into the permitted activity. Such mitigation shall:

a. Minimize potential adverse impacts to the riparian corridor or wetland such as increased peak runoff, sedimentation, increased water temperatures, and loss of shade;
b. Require the siting of the permitted activity to be located to reduce or prevent impacts incompatible with the continuance of the habitat function; and
c. Provide for replacement of habitat loss at a minimum ratio of 2:1. *(New)*

1.C.4. The County shall seek to improve the quantity and quality of anadromous fisheries habitat through a variety of means including but not limited to:

a. Seeking funding to inventory, identify, and remove drainage facilities on county maintained roads which are barriers to fish migration;
b. Seek a variety of funding sources for stream restoration including innovative methods of stream restoration for streams or stream reaches identified as in need of restoration;
c. Politically support the development and continuation of programs, which improve or restore fish habitat;
d. Provide a mechanism for the distribution of educational material, which promotes a better understanding of the importance of habitat to support anadromous fisheries.
e. Provide training for county road workers, which will provide the latest techniques to reduce impacts on anadromous fisheries from maintenance or construction activities on county roads; and

f. Support legislative changes to the self-imposed limitations of the Federal Management Agency in granting and approving emergency repair funds, which have a negative impact on anadromous fisheries. *(New)*

1.C.5. The County shall review and revise its road surfacing, grade slope, crown slope, culvert, ditch, bridge, and other maintenance practices to reflect techniques to reduce impacts on anadromous fisheries and be institutionalized so that such practices become standard for daily activities of the road crew. *(New)*

1.C.6. The County shall adopt mechanisms to restrict winter land grading activities on hillsides through amendments to the grading ordinance, standardized conditions, or through mitigation imposed through the environmental review process. *(New)*

1.C.7. This policy intentionally left blank.

1.C.8. The County shall continue to emphasize flood control through the application of appropriate land use densities and uses for flood prone areas rather than the reliance upon expanded flood control structures. *(New)*

1.C.9. The County shall continue to utilize natural drainage courses rather than channelizing streams for stormwater runoff. *(New)*

1.C.10. For drainage courses within the county flood control system (which are used for storm water runoff and are identified as streams which support anadromous fisheries), the County shall amend its maintenance practices to the extent practicable, provide for retention of the riparian canopy. *(New)*

1.C.11. The County shall continue to limit development involving significant alteration of the natural landform on slopes greater than 30 percent. *(New)*

1.C.12. The County shall not support any water diversions that export water from within the county to areas outside the county. The County shall oppose any increase in diversions of water which otherwise would flow into the county and would have a negative effect on local fisheries. *(New)*

1.C.13. The County encourages the review of forest practices by the California Board of Forestry and adoption of updated Forest Practice Rules to protect anadromous salmonoid fisheries populations. *(New)*

[See also Policy 1.E.24]

Existing Implementation Programs

- Environment Ordinance
- Resource Conservation Area Zoning
- Grading, Excavating & Filling Ordinance
- Subdivision Ordinance

New Implementation Programs

1.2 The County shall prepare and adopt an updated road maintenance and drainage systems practice manual and seek funding for its implementation. (Policy 1.C.1)

Responsibility: Community Development Department
Time Frame: Years two to five

1.3 The County shall amend its zoning ordinances and maps reflect the established riparian corridors for stream identified as habitat areas sensitive to anadromous fish productivity to areas outside of the Coastal Zone. (Policy 1.C.2)

Responsibility: Community Development Department
Time Frame: First two years

1.4 The County shall seek funding to determine areas of estuaries, stream corridors, or wetlands which need replacement habitat or restoration. (Policy 1.C.4)

Responsibility: Community Development Department
Time Frame: Ongoing

SOILS RESOURCES

Goal 1.D. To maintain the productivity of Del Norte County's soils, reduce erosion, and prevent unsafe and unhealthy soil conditions. *(New)*

Policies

1.D.1. The County shall conserve soil resources to provide a continuing base for agricultural productivity and the county's economy by application of appropriate land use and zoning designations. *COS G.SAG.1.*

1.D.2. The County shall reserve for timber production those soils capable of producing commercial timber stands by application of appropriate land use and zoning designations. *COS G.STP.1.*

1.D.3. The County shall utilize low densities of development in areas where soils have moderate or severe limitations for sewage disposal, unless a public sewage system is available within an urban boundary. *(New)*

1.D.4. The County shall utilize a general standard for new subdivisions of one unit per half acre where only community water or an equivalent is available and one unit per acre where both community water and sewer or equivalents are not available. *(New)*

1.D.5. In areas of unstable soils and/or steep terrain, the County shall limit the intensity of development in order to minimize the potential for erosion and landform instability. *(New)*

1.D.6. The County shall continue to regulate the grading of land to minimize the impact of soil erosion from wind, water, and landslides in areas with slope instability. *(New)*

1.D.7. The County shall work with agricultural interests in the continued development and implementation of best management practices to minimize the impacts of tilling and grading on soil erosion. *(New)*

Existing Implementation Programs

- General Plan Land Use Diagrams and Zoning Ordinances
- Grading, Excavating & Filling Ordinance
- Subdivision Ordinance
- Coastal/Hazard Zoning Ordinance

New Implementation Programs
Existing programs are deemed sufficient.

WILDLIFE HABITAT RESOURCES

Goal 1.E. To protect, restore, and enhance habitats that support fish and wildlife species throughout Del Norte County.

Policies

1.E.1. The County recognizes the following areas as major locations of excellent wildlife habitat, native or natural vegetation, and of aesthetic value:

a. All offshore rocks and islands (seaward of the mean high tide line) excluding Whaler and Battery Islands;
b. Inland of the mean high tide line to the first line of vegetation (except in the areas of coastal bluffs when the area will be to the crest of the bluff), excluding the Crescent City Harbor area;
c. Lakes Earl and Talawa and their immediate marshland, allowing continued agricultural uses;
d. Sand dunes and wet sand areas, excluding limited development in appropriate areas;
e. The tidal-influenced areas of the Smith and Klamath Rivers. Commercial-Recreational and Public-Recreational development shall be allowed, but be carefully controlled to prevent significant alteration of the habitat areas. Gravel extraction shall be allowed on a scale consistent with local policy and state regulations; and
f. Riparian corridors which preserve and protect wildlife and fisheries habitat. ;and
g. The Crescent City Marsh, Elk Creek Wildlife Area, and their surrounding wetlands.

These areas should be maintained as wildlife habitat and protected from adverse activity. The County shall prohibit further development except that which is in the best interest of the public health, safety, and welfare, or as noted. *COS P.WHV.7.*

1.E.2. The County shall support the critical habitat protections for federally listed threatened and endangered species. *(New)*

1.E. 3. The County shall support the beneficial improvement and/or reestablishment of fisheries in the rivers and streams within the county, whenever feasible. *(New)*

1.E.4. The County should recognize and encourage the various uses of wildlife and their habitat, including such activities as passive watching, scientific studies, educational purposes, and hunting and fishing. *COS P.WHV.6.*

1.E.5. The County shall require that development on hillsides be design to utility native vegetation when possible or natural vegetation as erosion control measures. *(New)*

1.E.6. This policy intentionally left blank.

1.E.7. The County shall support use of acquisition, lot consolidation, and transfer of development rights to direct development away from sensitive areas (where possible) and to assure protection of private property rights.

a. Lot Consolidation: Lot consolidation is a procedure by which substandard and/or unbuildable lots are purchased and then merged and resold into lots of suitable size. The revenue from these buildable or useable lots is then used to purchase other substandard lots. This procedure is rather common in more urban areas and is conducted by both the private and real estate industry and various public agencies. Key questions are need and availability of funds. In our area need can only be ascertained on a case-by-case basis. Funds will have to be provided from sources other than local government. Because of its cost, lot consolidation should be limited to existing subdivided areas.

b. Transfer of Development Rights: Transfer of Development Rights assigns a ratio of acreage to density and allows the consideration of taking an assigned density value for one area and transferring that development right to another location. This allows for the restriction of development in sensitive areas where development is inconsistent with policies of the Local Coastal Program, yet provides the property owner with an option to sell a right to build to owners of land in areas where such development is either consistent with the Local Coastal Program or would be a more appropriate location of such development. The owner does not have to sell this development potential to another owner, but may in fact transfer this density within the parcel or to another parcel of his/her ownership. *ND I.H.*

Listed Species

1.E.8. The County shall continue to consult with the California Department of Fish and Game for identification and protection of rare, threatened, and endangered species that may be adversely affected by public or private development projects. *(New)*

1.E.9. The County shall require that new development is consistent with critical habitat protection for federally listed threatened and endangered species, when such critical habitat is specifically identified at the affected project site or the development has identified offsite impacts that affect critical habitat. *(New)*

1.E.10. The County shall require clustering of development and work with other public agencies in the acquisition of conservation easements to provide habitat protection of State or Federally listed rare, threatened, or endangered, and/or other special status species. *(New)*

1.E.11. The County shall continue to pursue a cooperative role with the U.S. Forest Service and State and National park services in the protection and continued maintenance of all plants and animal species and their habitat. *COS P.WHV.10.*

Environmentally-Sensitive Habitat Areas

1.E.12. The County shall continue to define the following as specific environmentally –sensitive habitat areas:

Coastal Sand Dune – Ridges of sand created by wind deposited materials carried from ocean beaches. An active dune is one in the process of gaining or losing sand, commonly unvegetated or covered with sparse grasses and low-growing succulents. Stabilized dunes are

usually covered by woody vegetation such as the beach pine. MWR VII.G.1

Coastal Estuary – A coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted with fresh water runoff from the land. MWR VII.C.1

Coastal Wetland – Lands within the coastal zone which may be covered periodically or permanently with shallow water such as marshes, swamps, mudflats, bogs, and fens. Farmed wetlands shall be defined as wetland areas, which are used for agricultural purposes such as grazing, planting or forage during parts of the year. Maintained roadside ditches shall not be deemed to be a coastal wetland unless within an area directly subject to tidal influence; in any case, existing roadside ditches may be maintained and improvements made which address safety concerns.

Riparian Vegetation – The plant cover normally found along water courses including rivers, streams, creeks, and sloughs, usually characterized by dense growths of trees and shrubs. MWR VII.E.1

1.E.13. The County shall maintain maps that identify the locations of specific environmentally sensitive coastal sand dunes, coastal estuary and wetlands, and riparian habitat areas within Del Norte County. Due to the scale of such maps, questions may arise as to the specific boundary limits of an identified environmentally sensitive habitat area. Where there is a dispute over the boundary or location of an environmentally sensitive habitat area, the County may request the applicant to provide the following information:

a. A base map delineating topographic lines, adjacent roads, location of dikes, levees, flood control channels, and tide gates;
b. Vegetation map;
c. Soils map; and
d. A biologist's report, where necessary.

The County shall cooperate with the California Department of Fish and Game to review this information and the County's determination shall be based upon specific findings as to whether an area is or is not an environmentally-sensitive habitat area based on General Plan criteria, definition, and, within the Coastal Zone, criteria set forth by the Coastal Act regarding Environmentally Sensitive Habitat Areas. *MWR VII.D.4.g (Revised)*

1.E.14. The County shall continue to implement the existing Resource Conservation Area program to guide development in and adjacent to environmentally sensitive habitats, both natural and man-made, so as to allow utilization of land areas compatible with other policies while providing adequate protection of the subject habitat. *MWR VII.D.4.d*

1.E.15. The County shall encourage the California Board of Forestry to adopt updated Forest Practice Rules which prohibit timber harvest within riparian, wetland, estuary habitat, or related buffer areas, designated by a locally adopted General Plan or Local Coastal Plan. *(New)*

Coastal Sand Dunes

1.E.16. To ensure their values as groundwater recharge regions and wildlife habitats, the County shall encourage the maintenance in their existing states or return to their natural states where feasible of coastal sand dunes, as mapped on the County sensitive habitat maps. *MWR VII.G.4.a*

1.E.17. The County shall develop enforceable regulations to limit the use of motorized vehicles to un-vegetated dunes. *MWR VII.G.4.b, RIV I.F3.*

1.E.18. The County shall discourage the removal or unnecessary disturbance of dune vegetation. *MWR*

Coastal Estuaries

[See Policies 1.A.14., 1.A.16., 1.A.17., and 1.A.19]

Coastal Wetlands

1.E.19. The County shall permit the diking, filling, or dredging of wetlands in accordance with other applicable provisions of this General Plan where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Within the coastal zone, such projects shall be limited to those identified in Section 30233 of the Coastal Act. *MWR VII.D.4.a*

1.E.20. In order to provide that the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), the County shall permit maintenance and repairs for existing dikes, levees, drainage ditches, and other similar agricultural drainage systems, subject to any and all applicable policies within the General Plan. *MWR VII.D.4.c*

1.E.21. The County shall ensure that development in areas adjacent to environmentally sensitive wetland habitat areas be sited and designed to prevent impacts which could significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. The primary tool to reduce impacts around wetlands between the development and the edge of the wetland shall be a buffer of one hundred feet in width. A buffer of less than one hundred feet may be utilized where it can be determined that there is no adverse impact on the wetland. A determination to utilize a buffer area of less than one hundred feet shall be made in cooperation with the California Department of Fish and Game and the County's determination shall be based upon specific findings as to the adequacy of the proposed buffer to protect the identified resource. *MWR VII.D.4.f*

1.E.22. The maintenance opening of the sandbar at Lake Talawa shall be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game. *MWR VII.D.4.e*

1.E.23. The County shall require that dredging and spoils disposal be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should be transported for such purposes to appropriate beaches or into suitable longshore current systems. *MWR VII.D.4.b*

1.E.24. The County shall prohibit direct runoff of pollutants and siltation into wetland areas from development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands. *(New)*

1.E.25. The County shall require new development to mitigate wetland loss through any combination of the following, in descending order of desirability:

- Avoidance of wetland habitat;
- Where avoidance is not possible, minimization of impacts on the resource; or
- Replacement, including use of a mitigation-banking program. *(New)*

1.E.26. In cases where the County requires replacement for a wetland loss, the level of replacement to be required with respect to any given project will be evaluated according to the following criteria:

1. On-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind;
2. Functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and
3. Acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. *(New)*

1.E.27. The County deems the continuation of existing agricultural uses such as grazing and pastoral activities and the raising and harvesting of crops to be a principle use within existing Farmed Wetlands. Maintenance activities auxiliary to the above agricultural uses are, therefore, allowable uses including drainage related to crop rotation. Such areas are subject to the other policies of this General Plan. *LR III.C.8.*

Riparian Areas

1.E.28. The County shall ensure that riparian vegetation be maintained along streams, creeks, and sloughs and other water courses for their qualities as wildlife habitat, stream buffer zones, and bank stabilization. Where alterations to segments of stream habitat cannot be avoided, policy 1.E.29 shall apply. *MWR VII.E.4.a (Revised)*

1.E.29. The County shall require mitigation for development projects where segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work. *(New)*

1.E.30. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

a. Avoid the disturbance of riparian vegetation;
b. Replace riparian vegetation (on-site, in-kind);
c. Restore another section of creek (in-kind); and/or
d. Participate in a mitigation-banking program. *(New)*

1.E.31. The County should provide for diversified recreational use of fish and wildlife while providing preservation of their habitat. *COS P.WHV.4.*

1.E.32. The County should seek funding to reestablish riparian vegetation in selected stream corridors. *MWR VII.E.4.b*

1.E.33. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities. *(New)*

Existing Implementation Programs

- Grading, Excavating, & Filling Ordinance
- Subdivision Ordinance
- Environment Ordinance
- Resource Conservation Area Zoning

New Implementation Programs

1.5 The County shall develop regulations limiting motorized vehicles on unvegetated dunes. (Policy 1.E.15.)

Responsibility: Del Norte County Sheriff's Department, County Counsel
Time Frame: Years five to ten

AIR RESOURCES

Goal 1.F. To protect and improve air quality in Del Norte County and the region.

Policies

1.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management. To this end, the County shall coordinate with other jurisdictions on the North Coast to establish parallel air quality programs and implementation measures. *(New)*

1.F.2. The County shall support the North Coast Unified Air Quality Management District (NCUAQMD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development. *(New)*

1.F.3. The County shall continue to solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. *(New)*

1.F.4. The County shall continue to submit major development proposals to the NCUAQMD for review and comment in compliance with California Environmental Quality Act (CEQA) prior to consideration by the appropriate decision-making body. *(New)*

1.F.5. The County shall continue to encourage project proponents to consult early in the planning process with the County and the NCUAQMD regarding the applicability of transportation control measures (TCM) programs. *(New)*

1.F.6. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants. *(New)*

1.F.7. In reviewing project applications, where significant emissions are indicated, the County shall consider alternatives or amendments that reduce significant emissions of air pollutants. *(New)*

1.F.8. The County shall support and participate in the air quality education programs of the NCUAQMD. *(New)*

1.F.9. Unless otherwise specifically permitted, the County shall require developers to pave all access roads, driveways, and parking areas serving new commercial and industrial development. *(New)*

1.F.10. In general, the County shall not accept any unpaved roads into the County-maintained road system. *(New)*

Existing Implementation Programs

- Environment Ordinance/CEQA

New Implementation Programs

1.6 The County shall adopt local ordinance requirements regarding commercial and industrial development paving and restricting the acceptance of any unpaved roads into the county road system. (Policy 1.F.9)

Responsibility: Community Development Department
Time Frame: First year

AGRICULTURAL RESOURCES

Goal 1.G. To designate agricultural land and promote development of agricultural uses to support the continued viability of Del Norte County's agricultural economy.

Policies

1.G.1. The County defines prime agricultural lands as those which meet both of the following criteria:

a. Land of high agricultural value:
   1. Lands "actively used" (lands may be considered "actively used" even though they lie idle for up to ten years) for agricultural production such as nursery crops, pasture crops, dairy products, and/or livestock, or;
   2. Lands which qualify for rating 80 through 100 in the Storie Index.
b. A minimum of 20 acres in contiguous ownership. *LR II.G.2.c*

1.G.2. The County defines general agricultural land as lands that meet all of the following criteria:

a. A minimum of 5 acres of contiguous ownership;
b. Lands in agricultural use or adjacent to agricultural use; and
c. Lands where small-scale agriculture provides or can provide food, fiber, or animal management for the enjoyment or economic benefit of the property owner or renter. *LU III.B., LR III.C.2.*

1.G.3. The County deems continuation of existing agricultural uses such as grazing and pastoral activities and the raising and harvesting of crops to be a principle use within existing Farmed Wetlands. Maintenance activities auxiliary to the above agricultural uses are, therefore, allowable uses including drainage related to crop rotation. Such areas are subject to the other policies of this General Plan. *LR III.C.8*

1.G.4. The County shall continue to conserve prime agricultural soils by review of development which may cover-over or displace such soils (i.e., roads and accessory structures) and require redistribution of impacted soils for other agricultural uses as mitigation. The County shall encourage agricultural structures to be placed in a location that will have the least impact upon on-site agricultural activity. *(New)*

1.G.5. The County shall designate agricultural industrial areas to allow agricultural service uses (i.e., commercial and industrial uses) to locate in agricultural areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:

a. The use will not adversely affect agricultural production in the area;
b. The use supports local agricultural production;
c. It is compatible with existing agricultural activities and residential uses in the area; and
d. The use will not require the extension of sewer service. *(New)*

1.G.6. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation. *(New)*

1.G.7. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into prime agricultural areas. *(New)*

1.G.8. In the Coastal Zone, the County defines new or expanded agricultural operations that involve the removal of major vegetation, excluding agricultural crops, as new development. Accordingly, such operations are subject to the permit requirements and all other applicable policies of this General Plan pertaining to new development. *LR III.C.9.*

1.G.9. The County shall permit conversion of land designated for agriculture use only when agricultural use is no longer feasible and such conversion shall be subject to Coastal Act priorities for coastal land uses (e.g., recreation, coastal dependent industries). Priority shall also be given to land uses that are least likely to conflict with agricultural productivity or activity, particularly other resource activities as set forth elsewhere in this General Plan. *LR III.C.3.*

1.G.10. If a parcel is designated for prime agricultural use, conversion to non-agricultural use shall not be permitted, except where allowed in Section 30241 of the Coastal Act. *LR III.C.1.*

1.G.11. The County should support education programs in agricultural sciences to insure a future of well-trained agronomists and informed citizens. *LR III.C.6.*

Right to Farm

1.G.12. The County shall adopt a right-to-farm ordinance that provides that existing agricultural operators are protected from nuisance complaints resulting from normal operations. *(New)*

1.G.13. The County shall continue to designate as agriculture those lands most suited to agricultural production by restricting inappropriate development on prime land and directing future development to non-prime areas. *COS P.SAG.3*

1.G.14. The County shall, as part of its right-to-farm ordinance, require development within or adjacent to designated agricultural areas to include design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. *COS G.SAG.3., COS P.SAG.2., COS LR.III.C.5.*

1.G.15. The County shall require new non-agricultural development immediately adjacent to agricultural areas to include location, design, construction, and maintenance techniques that protect agriculture uses and the non-agriculture uses. *(New)*

1.G.16. The County shall maintain prime agricultural lands in large parcel sizes (greater than 20 acres) to retain viable farming units. *(New)*

1.G.17. The County shall afford parcels of 20 acres or larger committed to agricultural use the opportunity to participate in Williamson Act contracts or an equivalent method of taxation. *LU III.D.13.*

[See also Policy 1.E.25., 1.H.6., 3.H.4., 3.K.1.]

Existing Implementation Programs

- General Plan
- "AE" and "A" Zoning Ordinance
- "AI" Zoning Ordinance

New Implementation Programs

1.7 The County shall adopt a right-to-farm ordinance that provides that existing agricultural operators are protected from nuisance complaints resulting from normal operations. (Policy 1.G.12)

Responsibility: Community Development Department
Time Frame: First five years

FORESTRY RESOURCES

Goal 1.H. To conserve Del Norte County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and to encourage a continued yield of forest products.

Policies

1.H.1. The County recognizes commercial timberland as a resource in its own right as well as a protector of many other resources and shall strive to maintain commercial forest land as such. *COS P.CTP*

1.H.2. The County shall continue to maintain in a commercial timberland use those lands possessing climate and soils suitable for growing commercial conifer timber crops (including spruce) through the State Timberland Production Zone (TPZ) program. Those upland soils with timber sites I through III which are in parcels of 20 acres or more should not be allowed to reduce in parcel size below 20 acres. *COS P.CTP.4., LR V.C.5. (Revised)*

1.H.3. The County shall ensure that other timberlands 20 acres or more in size which are within or adjacent to commercial timber production areas, U.S. Forest boundaries, hillside areas, and/or wild land fire risk areas are designated as Timberland with timber related uses and are subject to the restrictions of Policies 1.H.2. and 1.H.4. *LR V.C.3. (Revised)*

1.H.4. For lands not zoned TPZ, the County may consider parcels designated as Timberland for division into a parcel of 20 acres or larger in size, provided such divisions comply with other County development standards. The creation of parcels less than 20 acres in size when the one unit/ 20 acres density is not exceeded may only be approved subject to the County's D district combining zone to ensure that there is no further division than that permitted by this General Plan. *LR V.C.7. (Revised)*

1.H.5. The County should require the placement of commercial timberland uses and adjacent uses so that, in general, lower intensity uses are adjacent to commercial timberlands with higher intensity uses placed in a logical transition away from these timberlands. Lower intensity uses shall include other resource activities as set forth in the Agriculture, Marine Resources, and Water Resources policies of this General Plan. *LR V.C.9.*

1.H.6. The County shall protect commercial timberland and timber production activities from development practices that erode their economic viability. New non-timber development immediately adjacent to timberlands shall be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between timber management and the non-timber uses. *COS P.CTP.1. (Revised)*

1.H.7. Due to a preference to follow lot lines or quarter section lines, some areas designated as timberlands contain large, sizable areas of unforested lands used for low intensive agricultural production (primarily grazing). This is due to the conflicts between the timber yield and taxation legislation and the Coastal Act. Those lands designated as forestlands but used agriculturally are deemed not to be in conflict. Similar lands designated agriculturally but presently zoned TPZ are deemed not to be in conflict. *LU III.D.17.*

1.H.8. The County should continue to cooperate with the Six Rivers and Siskiyou National Forests in the management of all National Forest lands within the county. The County should strongly support the concept of multiple use of all forest lands, emphasizing commercial timber production, recreational, and resource values. *COS P.CTP.5.*

1.H.9. The County shall consider those lands defined as timber growing lands based upon size-of-parcel criteria and which are designated by this General Plan for urban, rural, or public land use categories to be approved for timberland conversion in order to provide for directed population growth so that Resource designated lands, including Resource Conservation habitat areas, may be protected. *(New)*

1.H.10. The County shall encourage the California Board of Forestry to limit issuance of timber conversion permits to projects which have demonstrated development permit approval. *(New)*

1.H.11. The County supports the productive use of wood waste generated in the county. *(New)*

[See also Policy 1.E.15 and 1.A.17]

Existing Implementation Programs

- General Plan
- Timberland Production Zoning Ordinance
- CT and AF Zoning Ordinance

New Implementation Programs

Existing programs are deemed sufficient.

EXTRACTIVE RESOURCES

Goal 1.I. To encourage commercial mining operations where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated and to ensure that extractive resource deposits will be accessible when extraction becomes necessary. *COS G.ER.1. , COS G.ER.2., COS G.ER.3., COS G.ER.4 .*

Policies

1.I.1. The County shall continue to review mining projects pursuant to its surface mining and quarries ordinance which has been reviewed and certified by the State pursuant to the California Surface Mining and Reclamation Act (SMRA), its own ordinances, and any other applicable regulations. *(New)*

1.I.2. The County shall continue to require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation. *COS P.ER.7*

1.I.3. The County shall allow sand and gravel extractions along local streams and rivers as long as the annual replenishment rate is not exceeded. *COS P.ER.5., MWR VI.C.12.*

1.I.4. The County shall not allow extraction in areas where it would significantly bar, alter, or destroy wildlife habitat, fisheries, or archaeological or historic sites unless mitigated to a less-than-significant level. *COS P.ER.3., MWR VI.C.10. (Revised)*

1.I.5. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts. *(New)*

1.I.6. The County shall require all operators of extraction operations to take all precautions necessary to avoid contamination from waste disposal or general operation activity of the site, nearby streams or rivers, air, and the environment in general. The County shall cooperate with local, State, and Federal agencies to ensure that existing and future regulations will be met or exceeded. *COS P.ER.2., MWR VI.C.9.*

1.I.7. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality. *(New)*

1.I.8. The County shall discourage the development of incompatible land uses in areas that have been identified by the State and/or County as having potentially significant mineral resources. *(New)*

1.I.9. The County shall ensure that extractive resource areas are protected from incompatible development that would seriously interfere with extractive operations, now or in the future. *MWR VI.C.11., COS P.ER.4.*

1.I.10 The County shall continue to monitor and identify replenishment rates for waterways affected by sand and gravel extraction operations on an annual basis. This information should be reviewed on an overall basis every five years to ensure that unforeseen environmental changes do not inadvertently lead to habitat damage. (*New*)

Existing Implementation Programs

- Surface Mining and Quarries Ordinance
- Environment Ordinance/CEQA

New Implementation Programs:

Existing programs are deemed sufficient.

CHAPTER 2:

SAFETY

SECTION 2

SAFETY AND NOISE

This section contains the goals, policies, and programs that set the basic framework for the protection of public health and safety related to natural and man-made safety hazards. This section includes goals, policies, and programs addressing the following subjects:

- General;
- Seismic Hazards;
- Geologic Hazards;
- Flood Hazards;
- Fire Hazards;
- Hazardous Materials;
- Disaster Planning; and
- Noise.

GENERAL

Goal 2.A. To protect the public health, safety, and welfare and minimize the damage to structures, property, and infrastructure as a result of seismic, geologic, fire, and flood hazards.

Policies

2.A.1. As available, the County shall evaluate proposed projects and land use policy decisions based on the environmental hazards identified in this element and in FEMA Flood Insurance Rate Maps, California Mines & Geology Division Geology and Geomorphology Maps, California Department of Forestry AB6 Risk Maps and U.S. Army Corps of Engineers Tsunami Run-up maps. Low intensity/occupancy uses (such as timber and agricultural production) shall be preferred in hazard areas when feasible. *SSS GP.R.1., SSS SH.P.7. (Revised)*

2.A.2. The County shall continue to work with local, State, and Federal agencies to maintain natural hazards information or sources of information that can be used to fulfill the natural hazard disclosure statements. *SSS HH.P.12. (Revised)*

2.A.3. To the extent practicable, the County shall discourage the location of "critical facilities or uses" from being located in areas subject to natural hazards as identified in this Element. For purposes of the General Plan, "critical facilities or uses" are defined as facilities or uses that would be used to respond to the needs of the County in the event of a natural or manmade hazardous event (i.e., hospitals, fire stations, utility installations, communication centers) or uses with high occupancies, such as schools. *SSS SG.P.12., SSS GH.P.4., SSS HH.P.3., HA IV.D.6., HA IV.D.13. (Revised)*

Existing Implementation Programs:

- FEMA Flood Insurance Rate Maps
- California Mines & Geology Division Geology & Geomorphology Maps
- California Department of Forestry AB6 Fire Risk Maps
- U S Army Corps of Engineers Tsunami Run-up Maps
- Environment Ordinance/CEQA

New Implementation Programs :

Existing programs are deemed sufficient.

SEISMIC HAZARDS

Goal 2.B. To minimize the loss of life, injury, and property damage due to seismic hazards.

Policies

2.B.1. The County shall require construction contemplated in low-lying coastal areas, or in the zone of possible tsunami run-up, to be designed in accordance with the requirements of the County Flood Hazard Ordinance. *SSS SH.P.10 (Revised)*

2.B.2. The County shall utilize the most current seismic design criteria in the construction of new public buildings. Buildings meant to accommodate activities and equipment related to public safety, especially police, fire, and communications services, should be constructed to standards that, as much as is technically possible, would ensure continued operation and availability of services after the maximum credible earthquake. *SSS SH.P.2., HA IV.D.8.*

2.B.3. The County shall require site-specific investigations prior to the construction of all high intensity and/or public use structures. Site-specific investigations should include assessment of the potential for liquefaction induced ground failures and suggest measures to mitigate the hazards from vertical and/or horizontal displacement. If it is found that engineering techniques cannot mitigate the hazards to within acceptable risk levels appropriate for the intended land use, the location of the proposed development shall be reconsidered. *HA IV.D.10. (Revised)*

2.B.4. The County shall continue to use the California amended Uniform Building Code, and adopt the new version if appropriate to the County's needs. *SSS SH.P.6. (Revised)*

2.B.5. In order to minimize risks, new public roads and bridges should be designed to the most current seismic design criteria, and existing bridges should be periodically inspected and improved. *SSS SH.P.8. (Revised)*

2.B.6. To reduce the probability of ruptured utility lines, new major pipes, both for sewer and water, should be made of the strongest, most flexible materials available and still be economically feasible. *SSS SH.P.9, HA IV.D.11.*

2.B.7. Since no active or potentially active earthquake faults have been identified within Del Norte County, the provisions of the Alquist-Priolo Special Studies Zone are not applicable. *SSS GP.R.2.*

[See also Policy 1.A.11. and 1.A.12.]

Existing Implementation Programs:

- Flood Damage Prevention Ordinance
- Coastal Zone Hazard Zoning Ordinance
- Uniform Building Code

New Implementation Programs :

Existing programs are deemed sufficient.

GEOLOGIC HAZARDS

Goal 2.C. To minimize the loss of life, injury, and property damage due to geologic hazards.

Policies

2.C.1. The County shall continue the application of its Coastal Hazard overlay zoning program within the Coastal Zone and should consider a similar program for non-Coastal steep sloped and/or bluff areas. *(New)*

2.C.2. The County shall continue to require development adjacent to coastline erosion areas to mitigate potential coastal erosion hazards by compliance with established coastal bluff hazard setbacks or by providing the following information:

- an assessment of the rates of coastal retreat;
- in the case of bluffs, a detailed examination of underlying geology by a registered geologist or engineering geologist, or licensed civil engineer;
- an analysis of the potential for tsunami run-up where designated in Section 2 (Safety and Noise) of this General Plan; and
- establishing the required building setbacks and/or foundation design for proposed new development based upon the full economic life of the proposed new development (i.e. 75 to 100 years) such that the need for future shoreline protection works is fully precluded. *SSS GH.P.1., HA IV.D.1. (Revised)*

2.C.3. The County shall continue to apply its steep and hazardous slopes ordinances regarding grading and hillside development. Development involving significant alternation of natural land forms or surface conditions should generally be discouraged, particularly on slopes between 20 and 30 percent which are identified to have high risk soils. Development on slopes greater than 30 percent shall be discouraged. The aggregate density for any new hillside subdivision shall not exceed one unit per two acres. *HA IV.D.4., SSS GH.P.5. (Revised)*

2.C.4. The County shall continue to require that a geologic investigation be made by a registered geologist, engineering geologist, or Registered Civil Engineer for all proposals in landslide potential areas, coastal or riverbluffs, and development on slopes greater than 10 percent, including road construction. These investigations should assess the stability of the site under both normal and seismic conditions as well as recommend mitigation measures. If it is found that the hazards cannot be mitigated to within acceptable risk levels appropriate with the intended land use, the proposal should be denied. *SSS GH.P.6., HA IV.D.5. (Revised)*

2.C.5. The County shall require that any construction contemplated on filled areas be preceded by an analysis of the fill and its capabilities or limitations. *HA IV.D.7.*

2.C.6. The County, in conjunction with other governmental agencies, when feasible, should utilize lands subject to severe geologic hazards for low-intensity. *SSS GH.P.10., HA IV.D.6.*

2.C.7. The County should have available to its staff a person qualified in aspects of slope stability to recommend, following on-site investigations, refinements to the landslide potential zones identified in this Element. *SSS GH.P.3.*

2.C.8. The County should maintain in its public works division a public file of all geological and soil investigations. *SSS GH.P.7.*

2.C.9. The County should prepare a geologic hazard information packet for public distribution and find other ways to inform the public of how they can minimize slope stability problems on their own property. *SSS GH.P.9.*

[See also Policy 1.A.11. and 1.A.12.]

Existing Implementation Programs:

- Coastal Hazard Zoning Ordinance
- Subdivision Ordinance
- Grading, Excavating & Filling Ordinance
- Public and Private Road Standards Ordinances

New Implementation Programs :

2.1 The County shall prepare a geologic hazard information packet for public use. (Policy 2.C.8.)

Responsibility: Community Development Department
Time Frame: First five years

2.2 The County shall continue to require development adjacent to coastline erosion areas to mitigate potential coastal erosion hazards by compliance with established coastal bluff hazard setbacks or by providing the following information:

- an assessment of the rates of coastal retreat;
- in the case of bluffs, a detailed examination of underlying geology by a registered geologist or engineering geologist, or licensed civil engineer;
- an analysis of the potential for tsunami run-up where designated in Section 2 (Safety and Noise) of this General Plan; and
- establishing the required building setbacks and/or foundation design for proposed new development based upon the full economic life of the proposed new development (i.e. 75 to 100 years) such that the need for future shoreline protection works is fully precluded. *SSS GH.P.1., HA IV.D.1. (Revised)*

FLOOD HAZARDS

Goal 2.D. To protect the lives and property of the citizens of Del Norte County from hazards associated with development in floodplains.

Policies

2.D.1. The County shall maintain and implement the County's floodplain programs which discourage inappropriate development in flood prone areas. *SSS HH.P.1.*

2.D.2. The County's emphasis on flood control shall continue to be aimed at restricting development in flood prone areas, and not rely on traditional structural flood control techniques. *SSS HH.P.5.*

2.D.3. The County land use policy shall continue to recognize that floodplains have unique and significant public values, including wildlife habitat or recreational, aesthetic and scientific value, open space, and groundwater recharge. The value of the flood plain as an environmental resource and the public benefits to be derived from it should be considered. *SSS HH.P.6., HA IV.D.18.*

2.D.4. The County shall require the application of appropriate flood proofing standards to structures deemed necessary in flood prone areas. *SSS HH.P.8.*

2.D.5. The County's environmental health codes should be considered important supplements to the County's floodplain zoning and subdivision regulations. *SSS SS.P.9.*

2.D.6. The National Flood Insurance Program should continue to serve as a framework for the County's flood damage prevention policies and programs. *SSS HH.P.11. (Revised)*

2.D.7. The County public works staff should continue its coordination with the U.S. Army Corps of Engineers so that the structural stability of levees remains adequate to protect local residents. *(New)*

[See also Policy 2.B.1.]

Existing Implementation Programs:

- FEMA Flood Insurance Rate Maps
- Flood Damage Prevention Ordinance
- Flood Zone Area Zoning Ordinance

New Implementation Programs :

Existing programs are deemed sufficient.

FIRE HAZARDS

Goal 2.E. To prevent and minimize the risk of loss of life, injury, and property damage resulting from unwanted fires.

Policies

2.E.1. This policy left intentionally blank.

2.E.2. This policy left intentionally blank.

2.E.3. The County should avoid development in areas identified as high or extreme fire hazard areas when possible. Where such development is permitted, structures located in extreme or high fire hazard areas should be constructed with fire-resistant materials, utilizing fire-resistant design standards, and the surroundings should be irrigated. *SSS FH.P.1. (Revised)*

2.E.4. Projects which encroach into areas which are determined to have a high or extreme fire hazard shall be reviewed by the appropriate fire agency to determine if special fire prevention measures

are advisable. *SSS FH.P.2. (Revised)*

2.E.5. The County should not approve major developments if fire-fighting services are not available or are not adequate for the area. *SSS FH.P.3.*

2.E.6. The County shall require development within State Responsibility Areas in Del Norte County to conform to the fire safe standards adopted by the County and approved by the California Division of Forestry. *SSS FH.P.4.*

2.E.7. The County shall continue to cooperate with the California Division of Forestry, the Six Rivers National Forest, and local fire districts in their fire prevention programs throughout the county. *SSS FH.P.5.*

2.E.8 The County assigns responsibility for maintenance of private properties, including private roads, in a fire safe manner to the property owner pursuant to California Civil Code, and to those local and State agencies responsible for water and fire code enforcement. *(New)*

2.E.9 The County shall encourage local fire districts to develop and implement programs for the identification and upgrading of substandard commercial and/or public facilities to meet current fire codes. *(New)*

Existing Implementation Programs:

- California Department of Forestry AB6 Fire Risk Maps
- Uniform Fire Code
- Ordinance 91-2b SRA Fire Safe Regulations
- Subdivision Ordinance
- Public and Private Road Standards Ordinances

New Implementation Programs :

Existing programs are deemed sufficient.

HAZARDOUS MATERIALS

Goal 2.F: To protect the public health, safety, and welfare through the planning and implementation measures for the siting, reporting, and transportation of hazardous materials in or through the county. *(New)*

Policies

2.F.1. The County solid waste agency shall continue to provide educational materials and information to the public regarding the types of household hazardous waste and the proper methods of disposal. *(New)*

2.F.2. The County solid waste agency shall continue to provide disposal options to the public for the proper disposal of household hazardous waste. *(New)*

2.F.3. The County shall require that new hazardous waste facilities and those commercial and industrial land uses that use or produce hazardous materials or waste are sited in an appropriate manner to maintain an acceptable level of risk. *(New)*

2.F.4. The County shall continue to maintain a hazardous materials response capability for the control and cleanup of hazardous materials releases and accidents. *(New)*

2.F.5. The County shall continue to cooperate with the Highway Patrol to establish haul routes and procedures for the movement of hazardous wastes within the county. *(New)*

Existing Implementation Programs:

- Underground Storage of Hazardous Substances Ordinance
- Hazardous Materials Response Plan

New Implementation Programs:

Existing Programs are deemed sufficient.

DISASTER PLANNING

Goal 2.G. To provide planning, training, response, and recovery capabilities associated with large-scale disasters that could impact the county.

Policies

2.G.1. The County shall assign high priority to the continued maintenance and updating of the County Emergency Operations Plan and should provide consistent management and training programs so that the community will be able to respond effectively in the face of large-scale disaster. *SSS DP.P1. (Revised)*

2.G.2. The County Office of Emergency Services shall expand the Emergency Operations Plan to address emergency transportation, shelter, and medical services. *(New)*

2.G.3. The County shall continue to work with special districts and city, State, and Federal agencies in refinement of the Emergency Operations Plan and shall work to expand coordination with Del Norte School District, Sutter Coast Hospital, and California Department of Corrections facilities. *(New)*

2.G.4. The County shall continue to coordinate with Humboldt, Curry, Josephine, and Siskiyou Counties with mutual aid agreements and development of programs for disaster planning, training, and response. *(New)*

2.G.5. The County shall update and maintain an evacuation and access plan coordinated with the City of Crescent City, Crescent City Harbor District, Caltrans, U.S. Forest Service, National Park Service, State Park Service, and other agencies, which address alternative routes for efficient emergency operations following a large-scale disaster. *SSS DP.P.3. (Revised)*

[See also Policy 8.A.6.]

Existing Implementation Programs:

- Del Norte County Emergency Operations Plan

New Implementation Programs :

2.3 The County shall expand the Emergency Operations Plan to address emergency evacuation routes, transportation, shelter, and medical services. (Policies 2.G.1. and 2.G.2.)

Responsibility: County Office of Emergency Services
Time Frame: First five years

NOISE

Goal 2.H. To prevent incompatible land uses, by reason of excessive noise levels, from occurring in the future. This includes protecting sensitive land uses from exposure to excessive noise and to protect the economic base of the county by preventing the encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.

Policies

2.H.1 The following land uses shall be considered to be "noise sensitive":

- single and multi-family residential;
- hospitals and extended care facilities;
- schools and other learning institutions;
- libraries; or
- similar uses as may be determined by the county. *(New)*

TABLE 2-1

FUTURE TRAFFIC NOISE LEVELS ALONG DEL NORTE COUNTY ROADWAYS

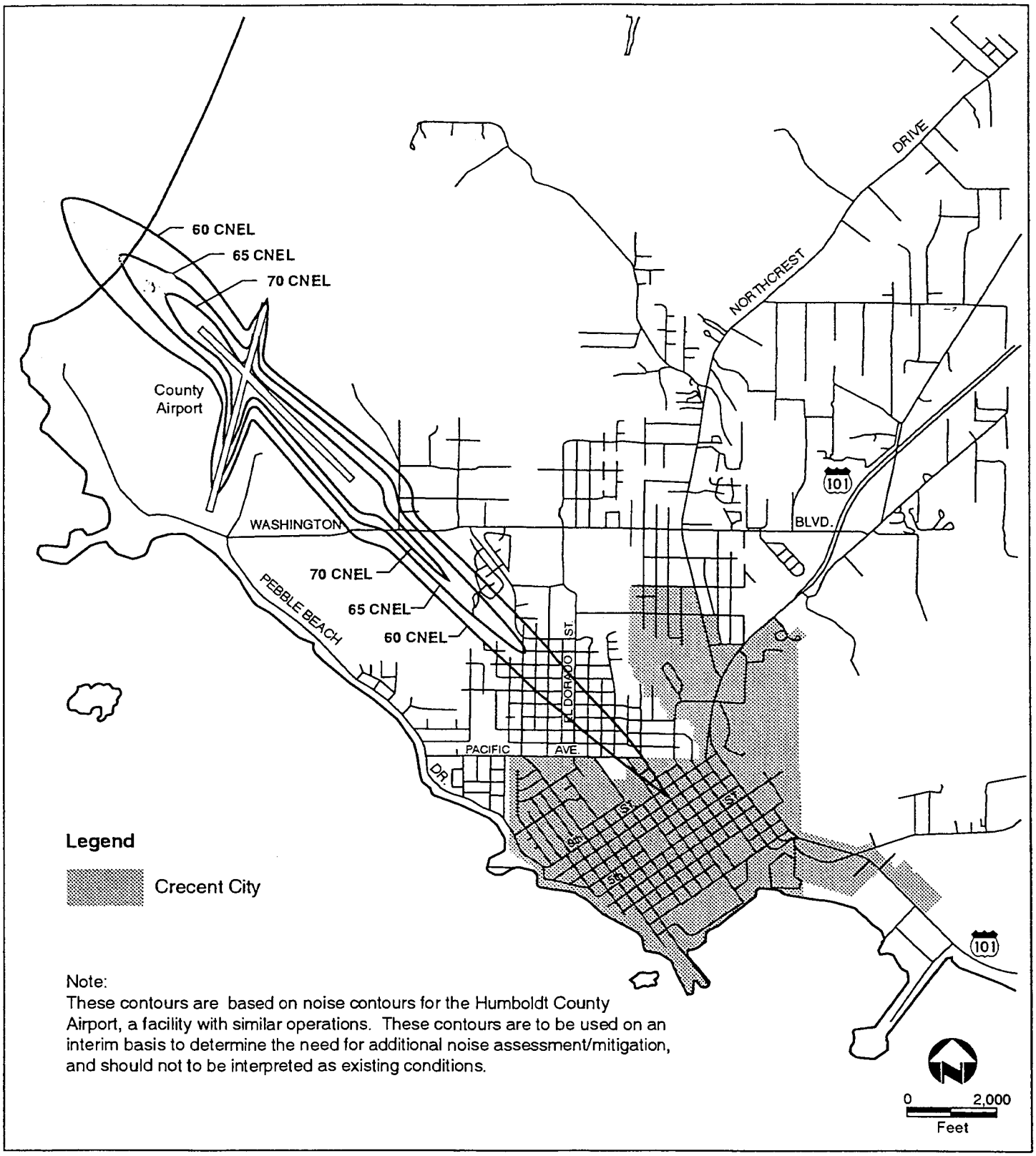
Roadway	Segment	Daily Traffic Volume	Ldn @100 feet	Distance (feet) to 70 Ldn Contour from Roadway Centerline	Distance (feet) to 65 Ldn Contour from Roadway Centerline	Distance (feet) to 55 Ldn Contour from Roadway Centerline
U.S. 101	Humboldt County Line to U.S. 169	4,300	66	54	117	541
	U.S. 169 to Requa Road	5,650	68	74	158	736
	Requa Road to Sand Mine Road	7,300	69	86	185	858
	Sand Mine Road to Crescent City Limits+	6,400	68	74	158	736
	Northcrest Drive to Parkway Drive+	20,600	73	158	341	1,585
	Parkway Drive to Washington Blvd.+	20,600	73	158	341	1,585
	Washington Blvd. to U.S. 199+	20,100	73	158	341	1,585
	U.S. 199 to SR 197	13,900	71	117	251	1,166
	SR 197 to Fred Haight Drive	14,300	72	136	293	1,359
	Fred Haight Drive to Oregon State Line	12,100	71	117	251	1,166
SR 169	U.S. 101 to Klamath River	2,300	64	40	86	398
SR 197	U.S. 199 to U.S. 101	4,850	67	63	136	631
U.S. 199	U.S. 101 to SR 197	7,400	69	86	185	858
	SR 197 to Gasquet	9,600	70	100	215	1,000
	Gasquet to Oregon State Line	5,800	68	74	158	736
Klamath Beach Road	U.S. 101 to Howland Hill Road	1,000	60	22	46	215
Requa Road		1,100	60	22	46	215
Humboldt Road	U.S. 101 to Howland Hill Road	5,700	68	74	158	736
Howland Hill Road	Elk Valley Road to Redwood National Park Boundary	5,300	67	63	136	631
Elk Valley Road	Howland Hill Road to U.S. 199	3,100	65	46	100	464
Parkway Drive	Washington Boulevard to U.S. 199	13,100	71	117	251	1,166
Lake Earl Drive	Washington Boulevard to Blackwell Lane	15,100	72	136	293	1,359
	Blackwell Lane to Elk Valley Cross Road	14,700	72	136	293	1,359

TABLE 2-1

FUTURE TRAFFIC NOISE LEVELS ALONG DEL NORTE COUNTY ROADWAYS

Roadway	Segment	Daily Traffic Volume	Ldn @100 feet	Distance (feet) to 70 Ldn Contour from Roadway Centerline	Distance (feet) to 65 Ldn Contour from Roadway Centerline	Distance (feet) to 55 Ldn Contour from Roadway Centerline
	Elk Valley Cross Road to Lower Lake Road	10,700	70	100	215	1,000
	Lower Lake Road to Morehead Road	6,800	68	74	158	736
	Morehead Road to U.S. 101	3,800	66	54	117	541
Lower Lake Road		1,000	60	22	46	215
Morehead Road		1,500	62	29	63	293
Kings Valley Road	U.S. 199 to U.S. 101	600	58	16	34	158
	U.S. 101 to Lake Earl Drive	1,300	61	25	54	251
Fred Haight Drive	SR 197 to Smith River	2,200	63	34	74	341
First Street	west of Smith River	1,400	61	25	54	251
Sarina Road		1,400	61	25	54	251
Ocean View Drive		1,200	61	25	54	251
Rowdy Creek Road		800	59	18	40	185
South Fork Drive	south of U.S. 199	1,000	60	22	46	215

Source: Jones & Stokes Associates, March 2000.



Jones & Stokes Associates, Inc.

Figure 2-1
Estimated Aircraft Noise - McNamara Airport

2.H.2 Transportation-Related Noise. The development of new noise sensitive land uses adjacent to existing or planned transportation facilities or development of new transportation facilities adjacent to existing or planned sensitive land uses shall require a noise impact analysis in areas where current or future exterior noise levels from transportation sources exceeds 65 CNEL/Ldn. This study shall include recommendations and evidence to establish mitigation which will reduce noise exposure to acceptable levels. Areas subject to this criteria are defined as follows:

- Roadway Noise. For major roadways in the County, the future noise levels estimated on Table 2-1 shall be used to determine the applicability of this policy.

- Aircraft Noise. Until completion and adoption of new noise contours for McNamara Field, the noise contours estimated on Figure 2-1 shall be used to determine the applicability of this policy. *(New)*

2.H.3 Stationary Noise. Proposed projects which include potentially significant noise generation (i.e., with the potential to exceed the standards shown on Table 2-2) or development of new land uses adjacent to an existing or proposed stationary source of noise shall be required to submit a noise study that includes specific recommendations for mitigation. This policy does not apply to noise levels associated with agricultural and gravel extraction (but not processing) operations. *(New)*

TABLE 2-2

MAXIMUM NOISE EXPOSURE FOR NOISE SENSITIVE AND OTHER USES DUE TO STATIONARY NOISE SOURCES (HOURLY L_{eq} IN dB[1,2])

Duration	Day (7 a.m. to 10 p.m.)	Night (10 p.m. to 7 a.m.)
Sensitive Land Uses (See Policy 2.H.1)		
Residential	62	57
Other Sensitive Land Uses	52	47
Other Land Uses		
Commercial uses	62	57
Industrial and Heavy Commercial uses	67	62

[1] As determined at the property line of the receiver. When determining effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property-line noise mitigation measures.
[2] Sound level measurements shall be made with the noise meter set to the slow response setting.

2.H.4 In the event that acceptable outdoor noise levels cannot be achieved by various noise mitigation measures, indoor noise levels for residential uses should be designed to not exceed 45 CNEL/Ldn with windows and doors closed. *(New)*

2.H.5 The County should encourage the DNUSD to design and locate schools so that interior noise levels in classrooms do not exceed 45 CNEL/Ldn and exterior noise exposures do not exceed 65 CNEL/Ldn at classroom buildings and 70 CNEL/Ldn on playgrounds or athletic fields. *(New)*

2.H.6 The County should designate and locate active recreational areas (e.g., sports fields, playgrounds) so that noise levels of the facilities do not exceed 70 CNEL/Ldn or ambient noise levels in the area which they are located. *(New)*

2.H.7. The County should cooperate with the City of Crescent City and other agencies active in Del Norte County in noise abatement measures. N P.5.

Existing Implementation Programs:

- General Plan

New Implementation Programs:

2.4 The County should develop a comprehensive noise ordinance based on quantitative measures of acceptable noise levels identified in this element. (Policies 2.H.2. and 2.H.4.)
Responsibility: County Health Department
Time Frame: First five years

2.5 The County shall have a new noise study prepared for the McNamara Airport. (Policy 3.H.2.)
Responsibility: Community Development Department
Time Frame: First five years

CHAPTER 3:

LAND USE AND COMMUNITY DEVELOPMENT

SECTION 3

LAND USE AND COMMUNITY DEVELOPMENT

This section contains diagrams, designations, standards, goals, policies, and programs that set the basic framework to guide the type, location, intensity, and quality of future development and the protection of Del Norte County's natural and built environment.

LAND USE DIAGRAM AND STANDARDS

The most familiar part of any general plan is the map, or land use diagram, showing the types and locations of development called for in the plan. In order to accurately interpret the development implications of the various designations shown on the diagram, the reader must understand the intent of and the standards for each designation. The following sub-sections first describe how the standards are expressed generally, then outline the standards for each of the designations shown on Del Norte County's General Plan Land Use Diagram (inserted separately in this document).

3 TP.1 ALLOWABLE USES AND DEVELOPMENT DENSITIES

Each of the designations shown on the Land Use Diagram provides for a unique range of allowable uses consistent with the intent of the designation. The uses specified in the subsequent subsections for each designation are indicative, not inclusive, of the range of uses allowed in the designation. Zoning more precisely specifies the permissible uses for individual parcels, consistent with General Plan prescriptions. In addition to the principal uses, the Zoning Ordinance typically authorizes similar and compatible uses, such as incidental or accessory uses (e.g., garage in a single family district) and public and quasi-public uses (e.g., fire station or church in a single-family district). Generally one zoning district is used to implement a land use designation. Some areas may, however, be subject to transitional designations, such as a rural residential zone used within an urban boundary until community services can be provided. Table 3-1 provides a matrix indicating which zoning districts are consistent with the specified General Plan land use designations.

In some cases, uses are found which were legally established prior to the adoption of a land use designation or zoning and are not in conformance with uses permitted in such designations. These are known as "non-conforming uses." Existing non-conforming uses may be continued, but may not be expanded except, upon securement of a conditional use permit, and then only once if the expansion increases use density or intensity by less than 20 percent. *LU II.B.*

State law mandates that general plans include standards of population density and/or building intensity for all of the territory covered by the plan. To satisfy this requirement, this General Plan includes standards for each of the land use designations appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development (see Table 3-2). Additionally, special standards reflect general policy issues such as sewage disposal/lot size requirements or parcel-specific conditions addressing larger issues such as vehicular access.

Table 3-1
DEL NORTE COUNTY GENERAL PLAN LAND USE/ZONING CONSISTENCY

Land Use Designations	Zoning Districts																																						
	AE	A20	*A/A5*	TPZ	CT	*AF*	*RR/RR1A/RRA1*	*RR2RR/RRA2*	*RR3/RRA3*	*RR5/RRA5*	C1***	R1	R2	R3	PC*	MHP	UMHP	CR	C2	C3	C4	M/MP	AI	HD	HDC	HDR	HR	G	RCA1/RCA2	*NH*	PF	B*	C	D*	FP1/FP2/FP3	MFH	*PO*
Agricultural Prime	X																															X		X			
Agricultural General 20	X	X																														X	X	X			
Agricultural General 5	X	X	X																													X	X	X			
Timberland				X	X	X																										X	X**	X			
Rural Residential (1du/1ac)							X	X	X	X	X				X																	X	X	X	X		
Rural Residential (1du/2ac)								X	X	X	X				X																	X	X	X	X		
Rural Residential (1du/3ac)									X	X	X				X																	X	X	X	X		
Rural Residential (1du/5ac)										X	X				X																	X	X	X	X		
Rural Neighborhood												X*			X																X	X	X	X	X		
Rural Mobilehome Park																X																X		X			
Golf															X																	X		X			
Visitor-Serving Commercial																		X														X		X			
General Commercial																			X	X												X		X			
Light Industrial																					X											X		X			
General Industrial																					X	X															
Agricultural Industrial																							X									X		X			
Suburban Res.(0-2du/ac)							X	X			X	X*			X	X															X	X	X	X	X		
Urban Res.(2-6du/ac)											X	X			X	X															X	X	X	X	X		
Multi-Family(6-15du/ac)											X	X	X	X	X	X																X		X	X		
Urban Mobilehome Park																	X															X		X			
Public Facility																								X						X		X		X			
Resource Conservation Area				X																								X				X		X			
Natural Hazard																													X					X			
Riparian Corridor																													X					X			
Harbor Dependent																								X													
Harbor Dependent Comm'l																									X												
Harbor Dependent Rec'l																										X											
Harbor Related																											X										
Greenery																												X									
Federal/State Lands																												X									X

Note: Italicized designations are not applicable in coastal zone.
X Zones consistent with the land use designation.
*Density as set by the Land Use Diagram
**Not applicable to TPZ District.
***C1 to be renamed to NC

TABLE 3-2

LAND USE DESIGNATIONS
by General Development Category

Category/Land Use Designation	Label	Residential Density	Non-Res Intensity
Resource Lands			
Agriculture Prime	AP	n/a	80-acre minimum
Agriculture General (20 ac)	AG-20	n/a	20-acre minimum
Agriculture General (5 ac)	AG-5	n/a	5-acre minimum
Timberland	TBR	n/a	40-acre minimum
Rural Lands			
Rural Residential 1 du/ac	RR1A	1 du/ac	n/a
Rural Residential 1 du/2 ac	RR2A	1 du/2 ac	n/a
Rural Residential 1 du/3 ac	RR3A	1 du/3 ac	n/a
Rural Residential 1 du/5 ac	RR5A	1 du/5 ac	n/a
Rural Neighborhood	RN	As specified on LU Diagram	n/a
Rural Mobilehome Park	RMP	1 du/½ ac	n/a
Visitor-Serving Commercial	VSC	n/a	1-acre minimum
Golf Course	GOLF	n/a	25-acre minimum
General Commercial	GC	n/a	0.75 FAR
Light Industrial	LI	n/a	0.75 FAR
General Industrial	GI	n/a	0.75 FAR
Agricultural Industrial	AI	n/a	1-acre minimum
Urban Lands			
Residential (0 to 2 du/ac)	SR	0 to 2 du/ac	n/a
Residential (2 to 6 du/ac)	UR	2 to 6 du/ac	n/a
Multifamily Residential (6 to 15 du/ac)	MF	6 to 15 du/ac	n/a
Urban Mobilehome Park	UMP	up to 8 du/ac	n/a
General Commercial	GC	n/a	0.75 FAR
Visitor-Serving Commercial	VSC	n/a	1-acre minimum
Light Industrial	LI	n/a	0.75 FAR
General Industrial	GI	n/a	0.75 FAR
Harbor Dependent	HD	n/a	0.75 FAR
Harbor Dependent Commercial	HDC	n/a	0.75 FAR
Harbor Dependent Recreational	HDR	n/a	0.75 FAR
Harbor Related	HR	n/a	0.75 FAR
Greenery	G	n/a	n/a
Countywide Category			
Public Facilities (by type/name)	PF	n/a	n/a
Resource Conservation Area	RCA	0*	n/a
State and Federal Lands	SFL	n/a	n/a
Tribal Lands	BIA	n/a	n/a

*See discussion of density incentives under land use designation description.

3 TP.1. 1 Residential Uses and Densities

Standards of development density for residential uses are stated in terms of the allowable range of dwelling units per net acre. For purposes of determining maximum development entitlements, the total area of a particular parcel or lot is calculated. Where public roadways are involved, the total area is determined by subtracting the area dedicated as a public right-of-way; where private roads are involved, the right-of-way is not subtracted, so the total area is synonymous with the gross area. Where multiple designations are found on a property, the density of each designation is calculated individually.

The policies of this General Plan require that project design reflect and consider natural features, suitability of soils, availability of water, hazards, circulation, and the relationship of the project to surrounding uses. The actual density of residential development and intensity of commercial development, as well as lot patterns, will be determined by these and other factors. As a result, the maximum density specified by land use designations or zoning for a given parcel of land may not always be realized. In order to provide for maximum use of density potential, planned communities or clustered development may be undertaken by special implementation zoning districts. Such zoning provisions for clustering gross land use density on a project-wide basis, thus permitting overall density to be clustered into pockets of higher density development within the project that are balanced by areas of lower density while not changing the overall density of the project area, shall be deemed consistent with the intent of this Plan. Such a program provides for easier mitigation of environmental factors with minimal loss of development density.

Pursuant to the Coastal Housing Act, local governments are required to encourage the provision of low and/or moderate income housing as a part of residential development projects within the Coastal Zone. Projects that include residential development must be reviewed for consistency with the requirements of the Act for low- and moderate-income housing. Also, the provision of bonus densities and/or other incentives as outlined in the Act as defined by the State housing regulations for low- and moderate-income housing shall be permitted, subject to review on a case-by-case basis. Where bonus densities are provided, environmental impacts shall either be determined to be insignificant or mitigated to less-than-significant level, and a program verifying that the bonus units will be occupied by low- and/or moderate-income households shall be approved. *(ND I.L.)*

Also Pursuant to California Government Code (Sec. 65915 et seq) and the Coastal Housing Act, the granting of a bonus in density for residential development that provides qualifying low- and/or moderate-income housing shall be permitted, subject to individual project review. As defined by State law, the additional density is to be calculated based on the maximum basic density identified by the Land Use Diagram. No change in the basic permitted density itself shall be necessary for the bonus, provided that the following findings are made:

a. The proposal is found to qualify for bonus units under State guidelines; and
b. A program for insuring continued use as low and/or moderate income units is included in any approval.

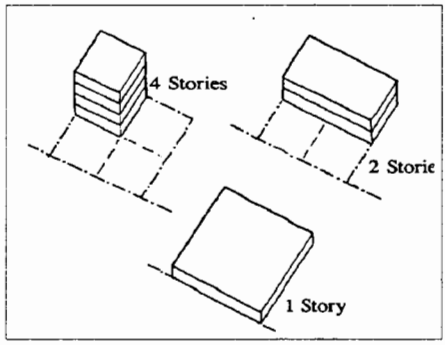
Where bonus units that have been approved and constructed are proposed to be converted to non-low- or moderate-income use, a General Plan amendment making the Land Use Diagram density and overall (original) project area density consistent with each other shall have been approved first before the conversion is permitted. *(LU II.C.5)*

Under California Government Code (Sec 65852.1), the County also continues to consider use permits for second dwellings for seniors ("granny housing") which, subject to public health and safety issues, shall be deemed a residential use consistent with the single family and multi-family designations of this Plan. Such units shall not be considered to exceed the allowable density for the lot upon which it is located.

Departing from the County's past practices, this General Plan specifies residential development standards in terms of a *range* of dwelling units per acre. In the past, the County's standards specified only the *maximum* number of units permitted per acre. The difference is that the updated standards also specify a *minimum* density for residential designations. The new approach responds the County's *Housing Element* (adopted in 1992), which includes a policy and a program calling for establishment of minimum residential densities to "limit underutilization of land and maximize development potential." The specification of minimum densities also allows for more certainty with respect the nature of future development and the overall development pattern. This certainty is critical to effective infrastructure planning and financing in urban areas (e.g., sizing of service lines and treatment facilities and establishing financing mechanisms and fee structures). The specification of minimum residential densities is also valuable to private property interests since it allows for a more definitive determination of the type of development likely to occur or be permitted in a particular area.

3 TP.1. 2 Non-Residential Uses and Densities

This General Plan presents standards of building intensity for non-residential uses such as commercial and industrial development in terms of maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel). For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram to the right shows graphically how various building configurations representing an FAR of 1.00 could cover a lot.



Various Building Configurations Representing a Floor-Area Ratio of 1.00 on the Same Lot

The FAR standards presented in this report were developed based on consideration of factors such as sewage disposal methods, parking requirements, and building height needs or limitations. FAR standards can, in turn, assist in assessing such planning questions as potential traffic generation, or sewer and water line needs in areas not yet fully developed.

Some land use designations and types of development may not be wholly compatible with the typical density or FAR approaches. These include commercial RV parks and campgrounds, and resource land use designations such as timberland and agriculture. In the former case, special development conditions can be utilized setting a density ratio of spaces to acreage, rather than residential units per acre. Resources lands are generally focused upon resource production with minimum parcel sizes set for management purposes. Residential development can be viewed as accessory activity or as not necessary to the primary use and can be limited or prohibited. Structures associated with resource production activities, such as barns, storage, or milling buildings, are also typically secondary.

LAND USE DESIGNATIONS

The Land Use Diagram indicates a variety of land use designations which set the scale, pattern, and types of development for each area of the county. In order to clearly provide opportunities for various lifestyles and economic opportunities, these designations have been grouped into four general categories. These reflect a broad scope of policies, from land use resources to community infrastructure policies.

- The **Resources** category reflects areas where timber and agricultural production are the primary focus. Other development is minimal and the provision of public services is limited.

- The **Rural** category reflects areas where a rural lifestyle prevails and services are provided by a combination of private on-site and limited public facilities.

- The **Urban** category reflects areas of higher intensity residential, commercial, or industrial use with public roads, water, and sewer lines and regional activities or services to be focused in these areas.

- The **Countywide** category reflects lands that are publicly-owned, resource areas, and hazard areas, which may occur anywhere within the county.

The following sections set forth the purpose of each designation appearing on the Land Use Diagram, according to these four general categories.

3 TP.2 RESOURCE LANDS

This group of designations is applied to extensive areas of the county where good conservation practices are imperative. These designations identify and geographically locate resource production areas of the county for their conservation, development, and utilization. The Resources category reflects areas where timber and agriculture, along with related watershed, mining, hazards, and incidental recreation, uses are the primary focus. Development is minimal and the provision of public services is very limited.

3 TP.2.1 Agriculture Prime

This designation applies to prime agricultural lands of high agricultural value which are comprised of contiguous ownership of 20 acres or more. Its purpose is to support and encourage agricultural production and prevent the intrusion of incompatible uses. The minimum lot size for the purposes of divisions of land for sale, lease, or financing is 40 acres.

The principal uses in Agricultural Prime areas are as follows: agricultural production (including but not limited to crops, dairies, orchards, apiculture, viticulture, horticulture, nursery, cattle, horse and animal production and management); structures directly related to agricultural production (such as barns, sheds, greenhouses, etc); and related land management activities (such as discing, irrigation, and on-site waste management).

Additionally, a single-family residence, up to five farmworker units for onsite agricultural employees, home occupation and guest lodging are permitted. Conditional use permits may be considered for additional resident farmworkers, the intensive raising of animals for commercial purposes (feed lots), home enterprise, and animal husbandry services. Other resource management uses such as gravel mining and timber production may also be permitted. *LU I.C.2., LUELU13, AE zone*

3 TP.2.2 Agriculture General (20 acre and 5 acre)

This designation applies to general agriculture lands which are used for or are adjacent to agriculturally used lands and which are comprised of five or more contiguous acres where small scale agriculture provides or can provide food, fiber or animal management for enjoyment or economic benefit. Its purpose is to provide for small scale commercial and hobby agriculture and, where necessary, to provide a transition between other designated resource areas and higher intensity uses. Based upon land ownership patterns, existing uses and physical conditions (such as soils, drainage, natural hazards, traffic and water quality) the minimum lot size for the purpose of division of land for sale, lease or financing is either 20 acres or 5 acres, depending on the designation on the Land Use Diagram.

The principal uses are agricultural production (including but not limited to crops, dairies, orchards, apiculture, viticulture, horticulture, nursery, cattle, horses and animal production and management), structures directly related to agricultural production (such as barns, sheds or one greenhouse), and related land management activities (such as discing, irrigation, and on-site waste management). Additionally, a single-family residence and home occupation are permitted. Conditional use permits may be considered for a second dwelling where twice the minimum acreage is available, home enterprise, guest lodging, guest ranches, multi-unit greenhouses, and animal husbandry services. Other resource management uses such as mineral extraction and timber production may also be permitted. *LU III.A.8., LU I.C.2., LU I.C.3., LU III.C.1., A zone*

3 TP.2.3 Timberland

This designation applies to areas which have characteristics for the production of timber and comprise 20 or more contiguous acres, including Timber Production Zone (TPZ) contract lands. Its purpose is to encourage on-going timber production and to prevent the intrusion of incompatible uses. The minium lot size for the purpose of division for sale, lease, or financing is ~~40~~ 20 acres, subject to timber management review.

The principal use of timberland is the growing and harvesting of trees with accessory activities such as logging roads, log landings, or portable chippers or mills. Additional permitted uses include temporary labor camps related to timber harvest or reforestation, watershed and wildlife habitat management,. Other resource management uses such as mineral extraction and agricultural grazing may be permitted where conversion of timberland is not required. Where it is demonstrated that there would be no detraction from or conflict with the principal uses, conditional use permits may be considered for public recreational uses such as camping, utility transmission facilities (gas, electric, water, communication, etc.), or one single-family dwelling subject to all other policies and standards for such development. Additionally, on non-TPZ contract lands, where adequate access and minimal timber activity impact is demonstrated, a use permit for a visitor lodge on parcels 20 acres or larger may be considered. Development for purposes other than timber production on land with 30 percent or greater slope should be severely restricted. *LU I.C.4, LUELU15, TPZ zone.*

3 TP.3 RURAL LANDS

The Rural category reflects areas where a low-density, rural residential lifestyle prevails, with pockets of visitor or neighborhood commercial uses. This designation is intended for the development of rural homesites and to encourage a suitable environment for a variety of family activities for those who desire a rural residential setting. Commercial or hobby gardens or farm animals, natural drainages, gravel roads, and home businesses oriented to rural/resource lifestyles are also suitable for some designations under the Rural category. Rural areas also provide opportunities for clusters of visitor services and have historically had industrial areas (typically oriented to resource production). Private on-site services such as roads, wells, and sewage disposal systems are emphasized, with limited public facilities available in some areas.

3 TP.3.1 Rural Residential (1 du/ac, 1 du/2 ac, 1 du/3ac, and 1 du/5 ac)

This designation is intended to maintain the character of rural areas and to minimize the public services required by smaller lot development. Based upon physical conditions such as soils, drainage, natural hazards, traffic, and water quality and quantity—as well as existing lot sizes and uses—residential development density may range from one dwelling unit (du) per one acre to one du per five acres, as designated by the Land Use Diagram.

The principal permitted use in areas designated Rural Residential is single-family residential (one unit per specified minimum parcel). Uses permitted within residential areas include single-family residences with accessory buildings, light agricultural activities (including the keeping of farm animals), and home occupations. Conditional use permits could be considered for home enterprises, guest lodging, small public facilities, and intensive agricultural uses. *LU I.C.6., RRA zone*

This designation also recognizes neighborhood commercial uses which are small, non-intensive, quiet, non-nuisance commercial uses compatible with and serving residential neighborhoods, such as owner/resident grocery shops. Subject to specific zoning and a conditional use permit, such uses could be found compatible with the Rural Residential designation.

3 TP.3.2 Rural Neighborhood

This designation is intended to maintain areas that have developed historically with smaller lots or higher density residential development than those found in surrounding rural lands, including apartments or mobilehome parks where full community services are not available. The purpose of this category is to keep existing pockets of such residential development from expanding into adjacent resource or other rural lands. Within the Rural Neighborhood designation, infilling of parcels at densities specified is permitted subject to any physical limitations. The County discourages expansion of the Rural Neighborhood designation. The residential development density for areas with this designation is shown on the Land Use Diagram based upon existing density, lot size patterns, availability of public services, and physical conditions.

The principal permitted use under the Rural Neighborhood designation is residential. Due to the higher density of development, urban residential zone designations that limit farm animal use should be applied. Home enterprise and small public facilities may be considered by conditional use permit.
LU I.C.7.

3 TP.3.3 Rural Mobilehome Park

This designation is intended to strategically provide locations for low- and/or moderate- income mobilehome park housing outside of the urban area. The development of rural mobilehome parks must consider the availability of on-site water and sewage disposal as primary development constraints; the maximum residential development density with on-site water and sewage disposal shall be one dwelling unit per half acre. While the park spaces themselves may be smaller than ½ acre, the maximum allowable total residential density is to be determined by multiplying the gross acreage by two.

The principal permitted use of the Rural Mobilehome Park designation is mobilehome park and is not to include recreational vehicles. A manager's residence and home occupation use are also permitted. Due to the higher density of development, farm animals are not permitted. *LU I.C.8., RMPH zone*

3 TP.3.4 Visitor-Serving Commercial

This designation is intended to cater to the need of visitors, particularly the highway traveler and users of the County's recreational resources and may be found in both rural and urban land areas. The minimum lot size for the purpose of division for sale, lease or financing is one acre.

The principal permitted use shall include, but not be limited to, hotels, motels, restaurants, service stations, convenience stores, unique item shops, boat ramps, docks, hunting and fishing resorts. Uses, buildings, and structures customarily accessory to the above are also permitted. Uses requiring a conditional use permit include, but are not limited to, recreational vehicle parks, mini-storage, small medical offices, one single family residence of owner or operator of the site, and small public facilities. Conditional use permit for mobilehome parks are allowed in conjunction with recreational vehicle parks; the number of recreational vehicle spaces shall exceed the number of mobilehome spaces by a ratio of at least two-to-one, resulting in a majority use of recreational vehicle spaces. This policy applies to both new spaces in existing mobilehome parks and development of new parks. A conditional use permit may also be considered for the development of new time share hotel resort facilities where more than 50 percent of the units are made available for transient visitor use (i.e., "hotel/motel" use), where on-site recreational facilities (such as pool, courts, or spa) are provided, and where at least one use available to the general public (such as public recreation facility, access to adjacent public recreation area, or restaurant/shop complex) is provided. The conversion of visitor- serving facilities initially established for another use (i.e., motel, RV Park, etc) shall not be included.
LU I.C.9., CR zone

3 TP.3.5 Golf

This designation is intended to provide for the specific development of golf facilities that may include a mixture of activities including recreation and residential uses without requiring large tracts of commercial or agricultural designations. It is applied to existing courses in the County and should be required for any other golf course development proposals under a planned community concept. The minimum project size is 25 acres. Course-related residential development could be considered at a density of one unit per two acres of the overall Golf-designated area.

The principal uses under the Golf designation include golf courses and their associated clubhouses, putting greens, pro shops, parking, and unlighted driving ranges. Uses which could also be considered as accessory to the golf facility include restaurant, bar, court facilities (i.e., tennis), swimming pool, and health club. Additionally, residential development in conjunction with the course could be considered subject to clustering of the units, provision of community water to the units, and related environmental review, including assessment of sewage disposal and traffic impacts.

3 TP.3.6 General Commercial

(See 3TP.4.6 text)

3 TP.3.7 Light Industrial

(See 3TP.4.7 text)

3 TP.3.8 General Industrial

(See 3TP.4.8 text)

3 TP.3.9 Agricultural Industrial

This designation is intended to provide for the continuation and development of those mixed agricultural-commercial-industrial uses which comprise intensive agricultural production. Such agricultural industrial uses are best located within agricultural areas, although the provision of some limited public services, such as public water, public roads, and fire protection facilities, may be necessary due to the intensity of the industrial activities. The minimum lot size for the purpose of division for sale, lease, or financing is one acre.

The principal permitted uses in Agricultural Industrial areas include agricultural production (including but not limited to crops, dairies, orchards, apiculture, viticulture, horticulture, nursery, cattle, horses and animal production and management); structures directly related to agricultural production (such as barns, sheds, greenhouses, etc); and related land management activities (such as discing, irrigation, and on-site waste management). Additionally, one residence and home occupation would be permitted. Uses which could be considered by use permit include agricultural products processing, commercial greenhouses, product shipping facilities, energy facilities, farm equipment services, and farm labor housing. *AI zoning*

3 TP.4 URBAN LANDS

Land use designations within the Urban category are applied to areas within a designated urban boundary where higher intensity residential, commercial, or industrial use are planned with maximum services provided or to be expected. Such densities provide for urban lifestyle opportunities and for more diversified sharing of public service costs. Urban areas may include transition areas where rural neighborhoods are within public service boundaries and which, upon development of such services, have the potential for urban density. These areas are the most logical next step in urban growth. Public roads, fire service, water and sewer lines, and regional activities or services are to be focused in these urban areas.

3 TP.4.1 Suburban Residential (0 to 2 du/ac)

This designation is intended to provide for residential areas within or adjacent to the urban area which have few or no community services, or where only public water is available. The need for development of these areas at higher urban densities is dependent upon the extension of urban services. Residential development density may reach two dwelling units per acre where public water is available.

The principal permitted use under the Suburban Residential designation is single family residential, with accessory buildings and home occupations also permitted. The County may grant conditional use permits for home enterprise, guest lodging, and small public facilities. Farm animals should be limited generally to larger parcels. *LUELU1, R1 zone*

The Suburban Residential designation also allows neighborhood commercial uses that are small, non-intensive, quiet, non-nuisance commercial uses compatible with and serving residential neighborhoods, such as owner/resident grocery shops. Subject to specific zoning and acquisition of a conditional use permit, such uses could be found compatible with the Suburban Residential designation.

3 TP.4.2 Urban Residential (2 to 6 du/ac)

This designation is intended to provide for residential areas within the urban area where community sewer or an equivalent is available or is nearby. The County will consider residential development of up to 6 units per acre, with the maximum density allowed only where both water and sewer systems are available. Where only a water system is available, the general density standard shall be limited to two units per acre until a sewer system is available. If development occurs at the lower density, access and project design shall provide for future maximum density use.

The principal permitted use under the Urban Residential designation is single-family residential with accessory buildings and home occupation. Conditional use permits may be considered for home enterprise, guest lodging and small public facilities. Farm animals should be limited generally to larger parcels. *LUELU2, R1zone*

The Urban Residential designation also permits neighborhood commercial uses that are small, non-intensive, quiet, non-nuisance uses compatible with and serving residential neighborhoods, such as owner/resident grocery shops. Subject to specific zoning and a conditional use permit, such uses could be found compatible with the Rural Residential designation.

3 TP.4.3 Urban Mobilehome Parks

This designation is intended to be applied to lands within the urban area developed for mobilehome residential use in a mobilehome park setting. A residential development density of up to eight dwelling units per acre may be developed where public water and sewer are available. Where one or both are not available, on-site communal systems shall be provided pursuant to State and County health regulations; under no circumstances, however, is the density to exceed eight units per acre.

The principal permitted use is mobilehome park including clustered dwelling units, internal private roads, and private recreation, and laundry areas. Uses that may be considered with a conditional use permit include home occupation and recreational vehicle park. Density for the mobilehome park shall not include any area utilized for recreational vehicles. *LUELU4, MHPK zone*

3 TP.4.4 Multi-family Residential (6 to 15 du/ac)

This designation provides for moderate-density residential development, generally duplexes and multiple-dwelling complexes. In higher intensity areas, some transitional light commercial uses may be considered. Residential projects of between six and 15 dwelling units per acre may be developed only where both a water system and sewage disposal systems or equivalent(s) and access to publicly maintained roads are available. Where only a water system is available, the general density standard

shall be limited to two units per acre until sewer is available. If development occurs at the lower end of the density range, access and project design shall provide for ultimate development at the maximum permitted density. No multi-family development shall be permitted without the provision of public water and fire hydrants. Where commercial uses occur, they shall meet the floor area ratio (FAR) requirements of the General Commercial land use designation.

The principal permitted use under the Multi-family Residential designation is multiple dwelling residential development such as duplex and apartment complexes. Conditional use permits may be considered for home occupation, hotels, convalescent hospitals, assisted care facilities, professional offices, and small public facilities. *LUELU3*

3 TP.4.5 Visitor-Serving Commercial

(See 3TP.3.4 text)

3 TP.4.6 General Commercial

This designation is intended to provide for business areas with general commercial activities that provide rural communities and urban areas with goods, services, and jobs. Where such areas have existing commercial activities or have adequate room for commercial activity, residential uses may be considered as secondary uses. These areas should be served by public roads and, to the extent feasible, public services. Generally, the minimum lot area for the purpose of sale, lease or finance should meet health standards and be of sufficient size to support commercial development and its adjunct activities such as on-site parking. The maximum floor area ratio (FAR) for commercial development is 0.75. Residential development density is to be limited to one unit per acre where on-site water and sewage disposal are utilized, two units per acre where public water is utilized, and up to 12 dwelling units per acre where community water and sewer are utilized. Residential density is to be calculated based upon the area to be used for residential activity.

The principal permitted uses under this designation include, but are not limited to, commercial activities such as small retail sales and personal service shops; regional shopping and service centers; offices; food services; travel and transportation services such as motels and gas stations; entertainment centers; recreation facilities; and medical centers and services including convalescent hospitals. Consideration may be given for a conditional use permit for small public facilities, assisted care facilities, and residential development either accessory to a commercial center, or where it is demonstrated that a residential use would be secondary to the commercial use. *LUELU5, C2, C3 zones*

3 TP.4.7 Light Industrial

This designation is intended to provide for both rural and urban areas of mixed commercial, heavy commercial and light non-nuisance industrial uses which may not require prime retail sales and industrial manufacturing locations. These areas may also serve as transition from general industrial uses to less intense commercial, residential or resource areas. The maximum floor area ratio (FAR) for light industrial designation development is 0.75.

The principal permitted uses include, but are not limited to, general commercial uses (not including residential, hospital, or convalescent hospital uses), storage, warehousing, machine and welding shops, outdoor contractor, sales and storage yards, light manufacturing where no significant air, odor, water, visual or hazard issue is found, retail sales and offices. A conditional use permit may be considered for motels, enclosed kennels, veterinary clinics, mixed use housing per Sec. 11.40.4 California Labor Code, or one residence for security at an established development. *LU I.B.2., LU I.B.3., C4 zone*

3 TP.4.8 General Industrial

This designation is intended to provide areas suitable for normal operations of heavy commercial, industrial and manufacturing industries in both rural and urban areas. This may include existing industrial use areas, which have limited effect on surrounding uses, areas, which have historically served resource production and related product manufacturing, and areas of potential limited industrial use, which would be subject to physical performance standards. Its purpose is to provide for such industry and manufacturing and to prevent the intrusion of incompatible uses, which could curtail economic production. The maximum floor area ratio (FAR) for industrial designation development is 0.75.

The principal permitted uses shall include, but not be limited to, storage, warehousing, machine and welding shops, outdoor contractor, sales and storage yards, light manufacturing where no significant air, odor, water, visual or hazard issue is found, retail sales and offices. Additionally, one residence for security at an established development is permitted. A conditional use permit may be considered for uses such as mineral extraction or processing, animal product processing, wood processing, hazardous materials processing or production, vehicle dismantling, recycled materials processing or other uses which may be objectionable due to air, odor, water, visual or hazardous issues. Non-residential public uses may also be considered. No permanent or transient residential occupancy such as a motel, hospital, mobilehome park, recreational vehicle park, apartment or residence beyond the single security unit shall be permitted. *LU I.C.10., M zone*

3 TP.4.9 Harbor Dependent

This designation is intended to provide for harbor dependent uses, which include harbor dependent commercial and harbor dependent recreational activities that must be dependent upon the activities or products generated by Crescent City Harbor. These activities include any function connected with the fishing process or handling and/or storing of equipment necessary to secure fish. Provision of scenic views for public enjoyment are also harbor dependent activities. These lands may be held by the Harbor District or privately owned. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.

The principal permitted uses include boat basins, harbor district offices, Coast Guard stations and quarters, marine terminals and docking facilities, ice facilities, fisheries supplies and storage, net repair areas, maintenance dredging and dredge spoils at approved sites, aquaculture facilities, seafood processing, fuel sales, parking areas and publicly owned support facilities. Consideration may be given for a conditional use permit for dredging and filling for new development, oil and fuel storage facilities, marine electronic shops and restaurants and cafes. *LU I.B.6 (Revised)*

3 TP.4.10 Harbor Dependent Commercial

This designation is intended to provide areas for commercial and industrial activities which require immediate access to harbor waters or to be placed adjacent to harbor waters. Typically, these areas are developed under a land lease with the harbor district. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.

The principal permitted uses under this designation include, but are not limited to, commercial boat basins, commercial berthing floats, barge boat and ship loading facilities including pipelines, boat and ship building and repair for untrailerable boats, breakwater devices and piers, processing plants for fish or marine products or wastes from such plants, aquaculture and auxiliary facilities, net and gear repair and storage, marine products purchasing and storage facilities, marine electronic repair and sales, ice production and sales, import and export facilities requiring a waterfront location, marine service and supply facilities, maintenance dredging and dredge spoils disposal at approved sites, harbor district offices, Coast Guard docks and quarters, and public facilities such as parking lots. Consideration may be given for a conditional use permit for dredging, diking and filling in conjunction with new development, wastewater treatment plants or facilities, boat ramps and launching facilities, fuel sales, and support or supply facilities for fishermen. *LU I.B.4 (Revised)*

3 TP.4.11 Harbor Dependent Recreational

This designation is intended to provide areas for commercial-recreational facilities which require immediate access to harbor waters or to be placed adjacent to harbor waters and are directed towards the recreational utilization of the harbor. Typically these areas are owned by the harbor districts or are developed under a land lease with the harbor district. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.

The principal permitted uses include recreational marinas including beaches, float systems and launching facilities, fuel sales for boats, party boat offices, piers, moorings and breakwaters, recreational boat sales, marine electronic shops, dry storage for trailerable boats, bait and tackle shops, custom fish processing, public parking and sanitation facilities, and maintenance dredging and dredge spoils at approved sites. Consideration may be given for a conditional use permit for dredging, diking and filling for new development, boat ramps and launch facilities, recreational vehicle parks, restaurants, and cafes. *LU I.B.5 (Revised)*

3 TP.4.12 Harbor Related

This designation is intended to provide for areas in which commercial and light industrial uses are not dependant upon the harbor to function but benefit from, or provide supportive activities to, a harbor location. Typically, these areas are privately owned although some parts of harbor district lands also qualify. These areas should be served by public water and sewer and public or Harbor District roadways. The maximum floor area ratio (FAR) is 0.75.

The principal permitted uses include restaurants and cafes with ocean or harbor views, marine curio sales and manufacture, marine antiques, hotels and motels, visitor related services, fishing support services such as net manufacturing and sales, welding and machine shops, and boat brokerage offices and equipment storage yards. Consideration may be given for a conditional use permit for dredge spoils disposal, recreational vehicle parks, public uses, and bulk fuel storage facilities. *LU I.B.7 (Revised)*

3 TP.4.13 Greenery

This designation is intended to set aside areas to be used for wind or weather screens and for visual effect. Permitted uses include use as utility corridors where any removed vegetation must be replaced in kind, day use public recreational facilities requiring little or no alteration to existing land forms, public directional or site identification signs, and planting of native trees. *LU I.B.8 (Revised)*

3 TP.5 COUNTYWIDE DESIGNATIONS

Those designations in the countywide category have broader applications that may occur anywhere in the county. These include general provision for public facilities of varying types throughout the county, wildlife habitat areas, and hazard areas.

3 TP.5.1 Public Facilities

This designation is intended to identify areas owned by public agencies such as County or State agencies and local districts, or by quasi-public organizations, that serve as significant public facilities. This includes, but is not limited to, local recreation areas, parks, airports, solid waste facilities, correctional facilities, cemeteries, and schools. Due to the nature of the category, no minimum lot size or density is assigned. These facilities are identified on the Land Use Diagram and specifically identified in Table 3-3 and will be subject to and consistent with all other applicable policies of this General Plan. *LU I.E.*

TABLE 3-3

PUBLIC FACILITIES USE DESIGNATIONS
Del Norte County

Public Facilities indicated on the Land Use Diagram are designated for the following areas:

1.	State Agricultural Station	22.	(Crescent) Fire/Emergency Services Center
2.	(Kamph) County Park	23.	(City) Water Storage Tank
3.	(Mouth of Smith River Access) County Park	24.	Public Utility Center
4.	(Smith River) Cemetery	25.	(Macken Ballfields) County Park
5.	(Smith River) School	26.	(Crescent Elk) School
6.	(Smith River Boat Access) County Park	27.	(Battery Point Lighthouse) County Park
7.	California Department of Corrections	28.	(Ward Field) Airport
8.	(Redwood) School	29.	(Mountain) School
9.	(Kellogg) County Park	30.	(County) Juvenile Camp
10.	(Van Deventer) County Park	31.	(State) Agricultural Inspection Station
11.	(Sunset High) School	32.	(Margaret Keating) School
12.	(Keller) County Park	33.	(Klamath Boat Access) County Park
13.	(Pt St George Lighthouse) County Park	34.	(County) Drainage Basin
14.	(Pt. St. George Access) County Park	35.	(Klamath Glen) Levee
15.	(McNamara Field) Airport	36.	(Klamath Glen Boat Access) County Park
16.	(Pebble Beach Access) County Park	37.	(McBeth Field) Airport
17.	(County Landfill) Solid Waste Facility	38.	(County) Solid Waste Facility
18.	(Mary Peacock) School	39.	California Department of Corrections
19.	(College of the Redwoods) Community College	40.	(Pine Grove) School
20.	(Del Norte High) School/District Offices	41.	(Ft. Dick) County Park
21.	(Bess Maxwell) School	42.	(Gasquet) Five/VFW Halls

Source: Del Norte County Community Development Department, 1998.

3 TP.5.2 Resource Conservation Areas

This designation applies to sensitive habitat areas within the Coastal Zone including coastal estuaries, coastal sand dunes, coastal wetlands, farmed wetlands, and riparian corridors. Where parcels totally within the RCA designation are contiguous with a parcel outside (or partly outside) the RCA designation, and where all of these parcels have a single owner, the parcels shall be merged as a condition of approving development in the non-RCA area. Development type and intensity on the non-RCA portion of the parcel shall be that specified by other General Plan policies. Due to the nature of the designation, its density is zero. However, subject to dedication of easement or ownership of undisturbed RCA habitat as part of a development project, an incentive density may be granted for use in non-RCA portions of the same parcel. The incentive shall not exceed the lowest density land use designation immediately adjacent to the habitat areas multiplied by the area of the habitat to be dedicated, divided by three. Dedication should be to a public or quasi-public agency at the time of development.

The allowable uses within designated RCAs shall be limited to:

1. In all areas, fish and wildlife management;
2. In all areas, wetland restoration;
3. In all areas, nature study, including minor facilities constructed by hand such as blinds, lookouts and unimproved trails;
4. In all areas, hunting and fishing, including minor facilities constructed by hand such as blinds and unimproved trails;
5. In all areas, those recreational facilities included in a State Park and Recreation or Department of Fish and Game master plan submitted and approved as an amendment to the Local Coastal Plan;
6. In all areas, the maintenance of flood drainage control and drainage channels;
7. In all areas, removal of windblown trees which threaten existing structures;
8. In wetlands, farmed wetlands and estuaries, diking filling or dredging in accordance with other land use plan policies and the Coastal Act, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures are provided, may additionally be considered;
9. In estuaries, maintenance and improvement of boating facilities consistent with other land use plan policies and the Coastal Act may be considered;
10. In estuary and riparian corridors, or unvegetated gravel bars, mineral extraction subject to issuance of a conditional use permit consistent with County surface mining regulations and where no significant habitat conflicts are found;
11. In farmed wetlands, on agriculturally used parcels, agricultural operations are a principal use, but such uses should maintain long-term habitat values, and where feasible, minimize short term degradation;
12. In riparian areas the following additional uses;
    a. Recreational trails;
    b. Wells within rural areas;
    c. Minor diversions exercised under riparian water rights for on-site use only;
    d. Minor diversions approved by the State Water Resources Control Board for public water systems.
    e. Maintenance and repair of existing roads. New steam crossings shall be limited when feasible to right angle crossings of streams and steam corridors.

No single-family residences or other structures shall be permitted within an RCA area, unless it would result in denial of substantially all reasonable use of the parcel of land. *LU I.D. (Revised)*

3 TP.5.3 Federal and State Lands

This designation applies to those State- and Federally-owned parks, forests and/or recreation areas which have adopted management plans. Due to the extensive State and Federal ownership in the county, it is noted that the principal uses of these areas should include: provisions for continued and improved access through and within the county on State Highways 101 and 199; continued provision of public recreational facilities and access; multi-use management where applicable; and interconnection or coordination of State, Federal, and local facilities and programs when possible.

3 TP.5.4 Tribal Lands/BIA

This designation applies to those Native American lands held in trust by the Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages the adoption of tribal management plans for these areas which would include consideration of compatibility with and impacts upon adjacent area facilities and plans.

Existing Implementation Programs:

Zoning Ordinances and Maps

New Implementation Programs:

3 TP.1 The County shall update the non-coastal zoning ordinance text and maps as necessary to ensure consistency with the General Plan. *(New)*

Responsibility: Community Development Department
Time Frame: First two years

3.TP.2 The County shall review and update its PO and AF zoning districts for consistency with the updated land use categories, including density and uses and more a specific definition of guest ranch and visitor lodge uses in Resource areas. Zoning map amendments shall also be made to provide consistency with the adopted Plan, applying an updated PO to public lands and AF to non-TPZ timberlands outside the Coastal Zone.

Responsibility: Community Development Department
Time frame: First two years

DEVELOPMENT GOALS AND POLICIES

The goals and policies of this section are organized according to the following categories, each of which relates to a key set of related issues pertaining to land use and development in Del Norte County.

Urban/Rural Boundary
Land Division
Integrated Land Use, Transportation, and Air Quality Planning
Public Acquisition of Private Land
Economic Development
Harbor Development
Crescent City Subarea Recommendations
Smith River Subarea Recommendations
Fort Dick/Kings Valley Subarea Recommendations
Smith River Canyons Subarea Recommendations
Klamath Subarea Recommendations

URBAN/RURAL BOUNDARY

Goal 3.A. To clearly differentiate between areas within Del Norte County appropriate for higher intensity urban services and land uses (i.e., high density residential, high density commercial and industrial) from areas where rural or resource uses should be continued.

Policies

3.A.1. The County intends that urban boundaries are to guide new urban development within or contiguous to or in proximity to existing developed urban areas. An urban boundary may also include areas previously committed to urban uses where it can be shown prior to issuance of a permit that the proposed development will not have a significant adverse effect, either individually or cumulatively on resources. *(New)*

3.A.2. The County shall not approve amendments of an urban boundary without environmental (CEQA) review and an amendment of the General Plan Land Use Diagram. The County shall not approve extension of the urban boundary into adjacent resource or rural lands unless all the following findings are made:

a. Necessary urban services and capacity are available;
b. The extension of services will not jeopardize the provision of services to areas within the existing urban boundary;
c. The extension will not adversely impact agricultural or timberlands adjacent to the extension; and
d. The proposed extension as approved does not pose any adverse effects on any identified resources values as reflected in the area Land Use Plan.

Exceptions to these provisions are minor adjustments of the line of less than or equal to 100 feet, where the existing line bisects parcels. *ND I.C.3., ND I.C.4.*

3.A.3. The County may approve removal of areas from the urban limit only if the area involved is committed to a rural or lesser-density and if the following findings are made:

a. The land involved is not capable of urban development at the time of removal and in the foreseeable future;
b. The required urban services are not available at the time of removal nor in the foreseeable future; and
c. The area is not within a water or sewer district boundary. *ND I.C.5. (Revised)*

3.A.4. This policy number left intentionally blank.

3.A.5. The County shall restrict new parcels created within the urban/rural boundary to a minimum of one acre in size if no public sewer and/or water is provided. If *either* public water or sewer is provided, the County shall permit the parcels to be ½ acre minimum in size. If *both* public water and sewer are provided, the land use designation shall determine the maximum density for each area. *LU III.E.5., LU III.D.16. (Revised)*

Existing Implementation Programs:

General Plan Diagram Maps

New Implementation Programs:

Existing program are deemed sufficient.

LAND DIVISION

Goal 3.B. To ensure that land division activity does not compromise the development and resource protection objectives of this General Plan.

Policies

3.B.1. The County shall continue to implement the California Subdivision Map Act through its subdivision ordinances. *(New)*

3.B.2. For new parcels or development projects created within the urban boundary at a lower density due to unavailability of community sewer and/or community water, the County shall include as part of project review, access and project design which provides for additional future maximum density development use. *(New)*

3.B.3. The division of agricultural lands in order to separate the existing farmhouse from the ranch or farm lands for the purposes of sale, lease, or financing of the lands or the farmhouse may approved by the Planning Commission for parcels less than the minimum parcel size. This action is subject to the following:

a. The minimum lot for the farmhouse shall be one acre;
b. The subject residence must have existed prior to the County's zoning of the lands to AE; and
c. The subject lands are designated Agricultural Prime on the Land Use Diagram, or are larger than 20 acres in a 20 acre minimum area. *LU III.E.2.*

Division of Coastal Zone Rural Lands

3.B.4. The County shall approve rural land divisions for new development only in cases where such development can prove the subject area's ability to accommodate such development prior to approval. *(New)*

3.B.5. The County shall permit rural land divisions, both major and minor subdivisions (not including boundary adjustments and inside the urban/rural boundary), only when 50 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:

a. Useable parcels do not include parcels committed to agricultural use and designated as such on the Land Use Diagram, parcels committed to timberland and designated as such on the Land Use Diagram, or parcels committed to Resource Conservation Areas or parts of parcels committed to Resource Conservation Areas.
b. To determine if the 50 percent rule has been met, a survey of the existing parcels in each Rural Market Area, as described in Policy 3.B.3 and shown in Figure 3-1, will need to be conducted. If 50 percent or more of the existing lots are developed, then the land division may be processed.
c. The Land Use Diagram 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 for the land use classification that the land division is proposed establishes the average size. *ND I.D.2.*

3.B.6. For purposes of implementing the rural land division criteria described in Policy 3.B.5, the County has established five Rural Market Areas within the coastal zone that contain geographic areas of similar physical characteristics, land uses, and planning issues. These areas (shown on Figure 3-1) are as follows:

1. North Coastal Rural Area (Area 1): This area lies from Ship Ashore at the mouth of the Smith River north to the Oregon border.
2. Smith River Rural Area (Area 2): This area is located south of the mouth of the Smith River, north of Morehead Road, west of Highway 101, and east of the ocean.
3. Lake Earl Drive Rural Area (Area 3): Generally, all of these lands lie west of the Lake Earl Drive and south of Morehead Road. The southerly limit bounds the urban area, including Northcrest Incorporated, and the area also extends eastward of Lake Earl Drive at Jordan Creek.
4. Crescent City Rural Area (Area 4): Included within this area are the developing areas outside the urban boundary, including Parkway Drive, Elk Valley Road, Point St. George, and the Humboldt Road/Highway 101 areas.
5. Klamath Rural Area (Area 5): This area consists of the Klamath area from the Humboldt County line north throughout the Redwood National Park and Del Norte Coast Redwood State Park. *ND I.J.*

3.B.7. In that timber and agricultural uses do not necessarily require a residence for their primary use, the County shall not apply the 50 percent buildout rule on timberland and agricultural land. *ND I.D.3.(Revised)*

Existing Implementation Programs:

Subdivision Ordinance
Wells and Preservation of Ground Water Ordinance
Onsite Sewage Disposal Systems Ordinance

New Implementation Programs:

Existing programs are deemed sufficient.

INTEGRATED LAND USE, TRANSPORTATION, AND AIR QUALITY PLANNING

Goal 3.C. To integrate land use planning, transportation planning, and air quality planning to make the most efficient use of public resources and to create a healthier and more livable environment.

Policies

3.C.1. The County shall consider air quality when planning the land uses and transportation systems to accommodate the expected growth in the county. *(New)*

3.C.2. The County shall ensure that all County submittals of transportation improvement projects to be included in regional transportation plans (RTP, RTIP, CMP, etc.) are consistent with the air quality goals and policies of the General Plan. *(New)*

3.C.3. The County shall consult with transit providers to determine project impacts on long range transit plans and to ensure that impacts are mitigated. *(New)*

Compact Urban Development

3.C.4. The County shall continue to allow non-intensive Neighborhood Commercial uses. Such uses which are deemed compatible with the neighborhood provide local services and thereby reduce vehicular movements. *(New)*

3.C.5. The County shall provide for an orderly outward expansion of new urban development so that it is contiguous with existing development and district boundaries, allows for the incremental expansion of infrastructure and public services, and minimizes impacts on the environment. *(New)*

3.C.6. The County shall encourage infill of vacant parcels in otherwise-developed urban areas. *(New)*

3.C.7. The County shall encourage infill within urban areas that will improve the effectiveness of the transit system and will not adversely affect existing development. *(New)*

3.C.8. The County shall continue to clearly distinguish between urban and rural areas through the policies and land use designations of this General Plan. *(New)*

Site Design

3.C.9. The County shall encourage project sites within an urban boundary to be designed to increase the convenience, safety and comfort of people using public transportation, walking, or cycling. *(New)*

Existing Implementation Programs:

- Environment Ordinance/CEQA
- LTCO Regional Transportation Plan
- "NC" Zoning Ordinance
- Urban and Rural Public Road Standards Ordinance
- General Plan

New Implementation Programs:

Existing programs are deemed sufficient.

PUBLIC ACQUISITION OF PRIVATE LAND

Goal 3.D. To discourage unnecessary public land acquisition that may adversely affect agricultural production activities, reduce the County's tax base, and/or result in unneeded expenditure of public funds to acquire, maintain, and develop additional land for public use.

Policies

3.D.1 The County shall encourage emphasis upon the management and development of existing Federal and State lands pursuant to publicly adopted management plans prior to the acquisition of additional lands for expansion or for new projects. *(New)*

3.D.2 This policy number left intentionally blank.

3.D.3. In cases where the State or Federal agencies have an interest in land acquisition in Del Norte County, the County shall encourage development right purchase over fee title purchase for the following reasons:

a. In many cases the continued (if any) use of a subject area for agricultural purposes can be permitted;
b. In many cases the watershed (if any) use of a subject area for timber production purposes can be permitted; and
c. The parcels are continued on the Del Norte County tax rolls at near existing assessed values. *ND I.G. (Revised)*

3.D.4. The following policies shall apply to all acquisitions by a State or Federal agency:

a. In implementing any and all proposals for expanding recreation or wildlife habitat preservation, the County shall support purchase in fee simple only after all other less costly alternatives have been studied and rejected as inappropriate. Preferred alternatives to fee simple purchase are:
   1. Purchase of Development Rights;
   2. Purchase of Easement;
   3. Preserve Contracts; and
   4. Transfer of Development Rights.

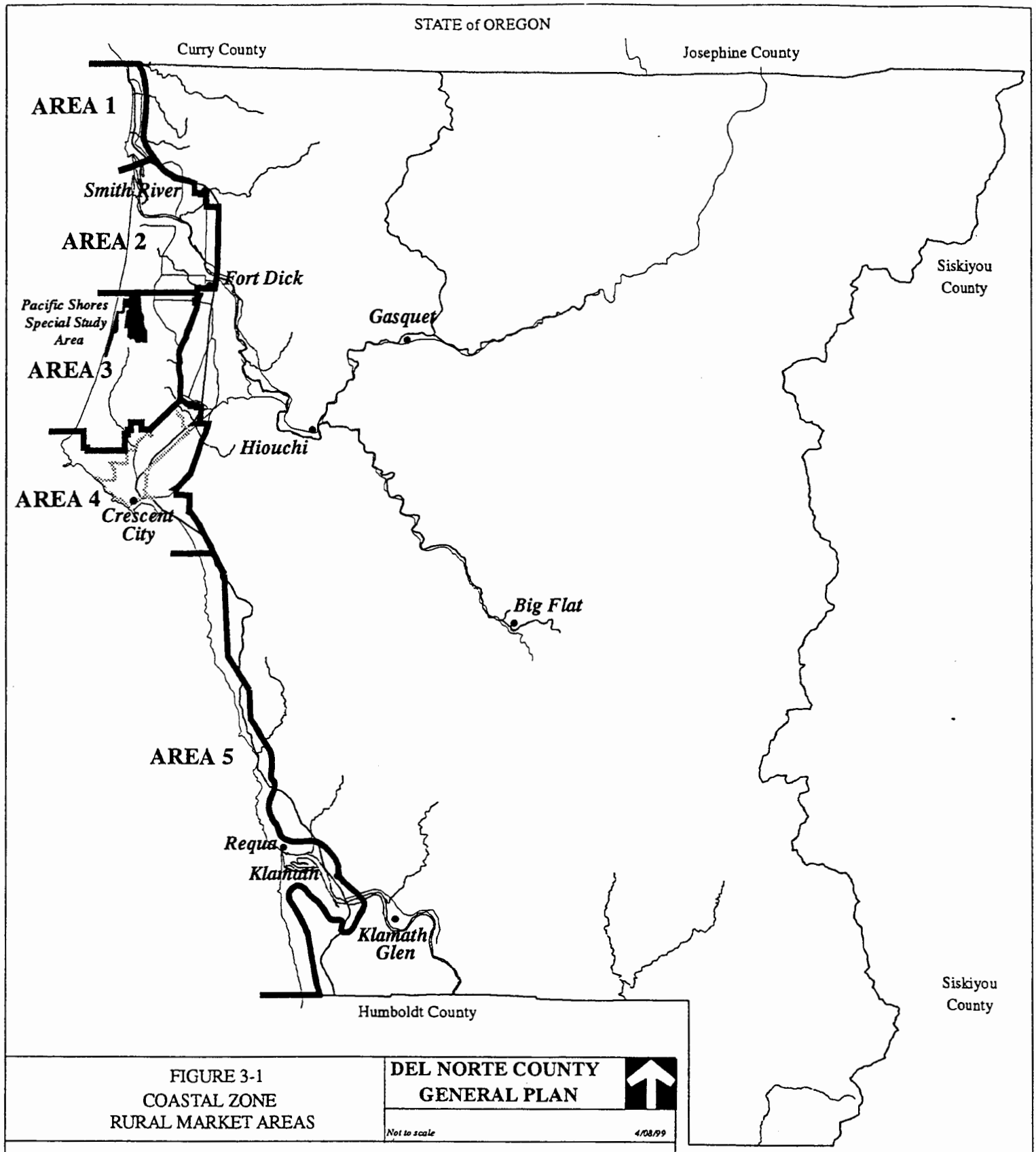


FIGURE 3-1
COASTAL ZONE
RURAL MARKET AREAS

DEL NORTE COUNTY GENERAL PLAN

Not to scale 4/08/99

Rural Market Area 1
Rural Market Area 2
Rural Market Area 3
Rural Market Area 4
Rural Market Area 5

b. All acquisitions by a State or any federal agency acting in conjunction with the State shall pay an equivalent in-lieu tax to the County equal to the tax revenue yielded by the subject parcel at the time of acquisition and increased each year equal to the applicable County tax rate.

c. An alternative to the above methods of acquisition is land exchange. *ND I.G.*

[See also Policy 1.E.2]

Implementation Programs

Policy statements only.

ECONOMIC DEVELOPMENT

Goal 3.E. To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Del Norte County residents and to expand the economic base to better serve the needs of residents.

Policies

3.E.1. The County shall encourage the retention, expansion, and development of new businesses that provide jobs by designating land in areas where public facilities and services can accommodate employment generators. *(New)*

3.E.2. The County shall promote economic expansion based on Del Norte County's unique recreational opportunities and natural resources. *(New)*

3.E.3. The County shall encourage the retention, expansion and development of agricultural businesses including small businesses such as greenhouse uses, small animal and equestrian activities, and specialty product production. *(New)*

3.E.4. The County shall endeavor to protect the natural resources upon which a part of the county's economy (e.g., recreation, forestry, agriculture, mining, and tourism) is dependent. *(New)*

3.E.5. The County shall continue to encourage coordination of its economic development efforts the City of Crescent City, the Economic Development Corporation, the Harbor District, and other economic development organizations. *(New)*

3.E.6. The County shall actively and regularly solicit the views of the business community in matters affecting Del Norte County's economic climate and development. *(New)*

3.E.7. The County shall prohibit residential or other incompatible uses which could have an adverse impact on the continued viability of existing industrial development. When possible, non-conforming residential uses in industrially designated areas shall be discouraged and not allowed to expand. *ID III.7.*

3.E.8. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses. *(New)*

3.E.9. Since almost all of the industrially designated lands in Del Norte County are within the Coastal Zone, the County shall not limit industrial areas to coastal dependent or related uses except in the harbor area. *ID IV.*

3.E.10. In the Coastal Zone, the County finds that coastal-dependent uses are:

a Industrial or heavy-commercial located within or nearby the harbor; and
b. Visitor-serving facilities located along the rivers, shoreline, and the sea and its extensions. *ND1.F.* (*Revised*)

3.E.11. The County shall provide opportunities for home businesses such as home occupations (non-intensive, resident only businesses), home enterprise (limited-employee, low-intensity businesses), residential and community care facilities (as defined in the California Health and Safety Code for residential use), and guest lodging (small bed-and-breakfasts accessory to residential use). (*New*)

3.E.12. The County encourages the maintenance and development of existing and potential commercial and public visitor activities and services in the following commercial areas, which are recognized for their historic and potential visitor use:

Highway 101 at Pelican Beach State Park;
Ship Ashore/Mouth of Smith River Road;
Highway 101 at Crescent City Harbor/South Beach;
Highway 101 at Klamath riverfront;
Requa; and

3.E.13. The County further encourages the private development of visitor-serving facilities and supports private/public partnerships that build such facilities or that facilitate visitor activities. (*New*)

Existing Implementation Programs:

- Economic Development Plan
- General Plan
- Zoning Ordinances

New Implementation Programs:

Existing programs are deemed sufficient.

HARBOR DEVELOPMENT

Goal 3.F. To address specific development and access issues for continued operation of the Crescent City Harbor.

Policies

3.F.1. The County, City, and Harbor District should continue to petition appropriate Federal and State agencies to accelerate the study of littoral sand movement and its relationship to harbor sanding, beach sand replenishment, and coastal bluff erosion (north of Battery Point). *H HSD.P.1.*

3.F.2. The Harbor District, City and County should apply for assistance in evaluation the cost-benefit ratio of an extension of the breakwater system in relationship not only to tonnage shipped from the harbor, but also in protecting the substantial investment in local, State, and Federal agencies. *H HSD.P.2.*

3.F.3. The present Coast Guard Dock and Station do not allow an immediate view of vessels crossing the entrance bar. The dock locates the cutter in the more congested area of the Harbor, which increases its time to be underway. Construction of personnel quarters and docking facility removed from the congested area of the inner harbor basin should be considered by the Harbor District and the Coast Guard. The dock could be of filled material, which would reduce maintenance and increase available space. The inner side of Whaler Island has been considered as a possible location. *H HSD.P.3.*

3.F.4. With the construction of the Coast Guard Helicopter facility at McKinleyville, a pad facility will be needed in the Harbor area for emergency use. In that this use would be infrequent and not water dependent, the most feasible location, which would allow sufficient room, reduce hazards to landing and take off, and be of reasonable cost, would be east of Highway 101. *H HSD.P.4.*

3.F.5. The wooden construction of Citizens' Dock is expensive to maintain and costly to insure. Consideration and study should be given to replacing the wooden structure with aggregate fill. Investigation into the effects of a solid fill would be necessary prior to construction to examine the effects upon currents and sand accretion, and provide for proper design. *H HSD.P.5.*

3.F.6. Primary to the ability of the Harbor to function as a port is the maintenance of proper depths with in the Harbor. The littoral drift of sand has been interrupted by the construction of the Harbor breakwaters. A study of the Harbor estimates that 80,000cubic yards per year accumulate within the Harbor of which only 463,500 cubic yards of sand have been removed by the Army Corps of Engineers since 1936. Lack of proper maintenance dredging has discouraged shipment. The Harbor District, City and County should continue to press the Corps of Engineers to fulfill their maintenance obligations for the Harbor depth. *H HA.P.6*

3.F.7. The reoccurrence of barge shipments of lumber has strong potential. Increasing cost of fuel and legislation, which is encouraging conservation of fuel are strong influences in the use of water transportation. The instability of governments in the African nations, which supply chrome ore, creates the possibility of the revitalization of chrome ore mining in the county. Waterborne transportation would be the cheapest method of transporting unrefined ore. Present barge use consists of petroleum shipments; however, due to the lack of sufficient depth the barges arrive with only half-capacity loads. The Harbor should not allow any development, which would preclude resumption of barge shipping. *H HA.P.7.*

3.F.8. Of the remaining available Harbor frontage, Chamberlain Dock area and the area between the boat basin and Shoreline Campground should be reserved for water dependent development. These sites could be used for temporary, readily removed, uses prior to actual development. *H HA.P.8.*

3.F.9. The City should improve access to the Harbor by cooperating with the Harbor in extending Howe Drive across Elk Creek to the boat basin, or explore other alternatives as the need arises. *H HA.P.9.*

3.F.10. Harbor expansion east of Highway 101, which will increase cross-traffic at Citizens' Dock Road and Highway 101. Improvements in traffic control should be requested from Caltrans. *H HA.P.10.*

3.F.11. The continuing development and expansion of the Harbor should seek to satisfy as reasonably as possible all commercial, recreational and public demands. In planning for the limited area of the Harbor, the plan should consider reserving portions of the Harbor area and its expansion area in the following three categories: *H HD.P.11.*

Harbor Dependent - Those activities which would require immediate access to the Harbor waters.
Harbor Related - Activities which are dependent in some way upon a Harbor location.
Harbor Consistent - Activities which would benefit from a Harbor location and would enhance the overall viability of the Harbor. *H HD.P.11.*

3.F.12. The Harbor should develop design criteria for new construction in the Harbor, specifically in regards to establishing a motif for commercial activities. *H HD.P.12.*

3.F.13. The County, City and Harbor District should continue to effectively plan and coordinate for the overall development of the Harbor and its adjacent land. *H HD.P.13.*

3.F.14. The County in conjunction with the Harbor District and City of Crescent City shall ensure that the portion of the harbor identified as environmentally sensitive habitat areas shall be protected from any significant disruption of habitat values. Any development proposed adjacent to such identified areas shall be compatible with such habitat areas. *H ESHA.P.1. (Revised)*

1. Public Access

The Harbor District shall not permit any development within their jurisdiction that would impair the publics right to vertical access to and lateral access along the shoreline. The exception being where access would constitute a hazard to the public.
Specific examples being:

a. Syncharo lift boat repair facility
b. The existing and designated fish processing plants
c. The existing and proposed fish buying stations CCZCC.1.

2. Water and Marine Resources

The Harbor District shall insure that any future development that tales place within its jurisdiction be the least environmentally damaging development possible. Any project shall be mitigated to the maximum extent possible and should not be located in such a way that would seriously impact the water and marine resources of the harbor. The marine resources that exist within the harbor shall be specifically identified in the land use plan and these and any additional resources discovered shall be protected under these policies. CCZCC.2.

3. Diking, Dredging, Filling and Shoreline Structures

The Harbor District shall only allow the diking, dredging and filling of harbor lands within their boundary for only those uses consistent with Sections 30233 and 30607.1 of the California Coastal Act and their adopted local coastal program. All projects shall take place in the least environmentally damaging site and only after all mitigation measures have been assured.

The Harbor District and County of Del Norte in conjunction coastal commission staff and Department of Fish and Game shall develop a sand management program for the dispersal of sand on the beach area west of Seaside Hospital. Any plan shall include, but not limited to, amount of sand to be placed yearly, months of the year when placement is possible, hours of operation and the need for annual sand budget. The parties involved should also work with the City of Crescent City and Seaside Hospital when developing this plan. CCZCC.3.

4. Environmentally Sensitive Habitat Areas
The portion of the harbor identifies, as environmentally sensitive habitat areas shall be protected from any significant disruption of habitat values. Any development proposed adjacent to such identified areas shall be compatible with such habitat areas. CCZCC.4.

5. Hazard Areas
As to specific policies and findings, the harbor district, as well as Crescent City, will be bound by the policies developed by Del Norte County's land use plan seismic safety and safety element. This element of the County's land use plan will develop specific hazard policies. CCZCC.5.

6. **Visual Resources/Special Communities**

a) Whaler Island – The Island remains as a primary recreation area and remain undeveloped. The exceptions would be that part of the inner harbor area designated #38, Coast Guard compound dock. It is staff's recommendation that item #37 be deleted and relocated on the land side of Whaler's Island being that area which has been quarried and partially leveled.

b) Greenery Strip between Small Boat Basin and Highway 101 – The area be designated Greenery Strip/Harbor Dependent and that the area be the last portion of the harbor land area to be developed to a harbor-pendent use. In the interim period, the area should be utilized as a day use only, public recreational zone with little or no alteration to existing landforms. The principal land uses for harbor dependant will be developed during Phase III, Zoning and Implemation.

7. Public Works
As the treatment facility that serves the harbor district has only limited capacity the coastal (harbor) dependent uses shall have priority over any other type of development within the harbor district's boundaries. The proposed wastewater facility, if constructed, shall be restricted to coastal (harbor) dependent and related developments.

Existing Implementation Programs:

- Harbor Zoning Ordinances
- Environment Ordinance/CEQA

New Implementation Programs:

Existing programs are deemed sufficient.

CRESCENT CITY SUBAREA RECOMMENDATIONS

Goal 3.G. To address additional specific land use and development issues of the Crescent City subarea.

Policies

3.G.1. The County Airport (McNamara Field) shall continue to provide aircraft facilities (commercial and private), at this location as its primary use. Auxiliary uses may include storage of aircraft, light industrial and commercial activities directly related to aircraft activities. Other light industrial uses may be allowed subject to the issuance of a conditional use permit. *LU III.D.1.*

3.G.2. The development of the Okeon parcels on Inyo (AP#120-020-31, 33) shall be a combination of for single-family homes and multiple family dwellings with areas designated as resource conservation area for Marhoffer Creek and its drainage area. The clustering of units shall have priority and the drainage of Marhoffer Creek shall be maintained as part of any development on the subject parcels. *LU III.D.5 (Revised)*

3.G.3. The small family business (assessors parcel number (APN 110-300-09), on Elk Valley Road has existed as a historical commercial/light industrial use with no physical impacts on the surrounding lands. The continued use of the light industrial facility shall be permitted. However, the residential use of the parcel may be separated from the plant site on a parcel of not less than one acre in size. *LU III.D.18*

3.G.4. The County shall continue to pursue funding, other assistance, or direct action to consolidate lots to provide the continued maintenance of wetland values while retaining private ownerships. Areas of priority shall be:

- Northerly portion of Crescent Track #3 (Elk Creek);
- Southerly portion of Dundas Tract (Elk Creek and adjoining pocket wetlands);
- Northerly portions of Crescent Tract #2 (Elk Creek);
- Westerly portion of Crowley Subdivision (Elk Creek;)
- The northeast quarter of Harbor View #3 (Elk Creek);
- Overflow areas of Crescent City Manor #2 (Dead Lake);
- Southerly portion Harbor View Tract #2;
- Southerly portion of SE 1/4, NE1/4 of Sec 27 T16N, R1W.; and
- The northerly low areas of the area commonly referred to as the Filkins Tract. *LU III.D.20*

3.G.5. The four existing residential uses on the west side of Pebble Beach Drive and south of Freeman Street, shall be permitted to continue. The County owned parcels west of Pebble Beach Drive and south of Washington Boulevard are reserved for public recreational use, road maintenance and slope protection of Pebble Beach Drive. *LU III.D.6 (Revised).*

3.G.6. This policy number left intentionally blank.

3.G.7. This policy number left intentionally blank.

3.G.8. This policy number left intentionally blank.

3.G.9. *McNamara Parcel*: The County shall show this parcel, excluding the Vipond Rural Neighborhood extension, at a density of one unit per five acres for the area shown on the County's land use map as one unit per one acre, and the remainder at one unit per twenty acres. It is the intent of the Coastal Commission that clustering of development should be encouraged for all land use designations. It is the intention of the Board of Supervisors of the County of Del Norte, that the wording of this policy shall apply to the entire McNamara parcel as of the Regional Coastal Commission's actions of April 8, 1981, subject to physical development constraints, regardless of future ownership changes of the subject parcel. Including the area designated as one unit per twenty acres. All units on these two areas shall be clustered on the front are (one unit per five acres) totaling a maximum density of thirty-two units. *LU III.C.15.*

3.G.10. At the time of development of the Wakefield Ranch (APNs 116-020-03, 04, 05 & 040–08, 11 & 17), the County shall require identification of the specific location of the old garbage dumping site so that it may be left undisturbed and clustering of units shall be encouraged to maximize the potential development density of the property. *(New)*

[See also Policies 6.A.8. and 8.F.1. to 8.F.7.]

Existing Implementation Programs:

- Coastal/Special Development Zoning Ordinance
- Grading, Excavating & Filling Ordinance
- Specific parcel General Plan policy statements

New Implementation Programs:

Existing programs are deemed sufficient.

SMITH RIVER SUBAREA RECOMMENDATIONS

Goal 3.H. To address additional specific land use and development issues of the Smith River subarea.

Policies

3.H.1. The County shall restrict development on the west-facing slopes adjacent to Ocean View Drive and other Foothill areas to those areas with less than 30 percent slope. *LU III.A.2.*

3.H.2. The County recognizes the service area of the Smith River Community Services District for community water from the California-Oregon border south to the Smith River. Primary service emphasis is to be the town of Smith River and outlying areas designated for rural residential and commercial uses, including future extension of the rural residential foothill areas south of town. The location of the water sources for this system is consistent with resource land uses. However, any service extension to resource designated lands shall be limited to health and safety relief for existing residences and/or farm labor residences. *(New)*

3.H.3. The County shall continue to apply a clustered residential restrictive overlay zone on the Surfsound Subdivision site. The conditions as approved by the Coastal Commission include:

a. A maximum of 16 units on the site;
b. A minimum of 62 acres of open space shall be provided;
c. Water diversion from Gilbert Creek for use on the site shall be limited to 22 gallons per minute, however, at all times the site owner shall bypass 150 gallons per minute of natural flow, whichever is lower, to protect fish resources;
d. Proof of adequate alternative water sources shall be demonstrated;
e. All units shall be clustered and subordinate to the natural environment and viewshed, and all units shall be located on the hillside rather than the flat portion of the site; and
f. An adequate agricultural buffer strip, not to be counted in the open space acreage, shall be required. *LU III.A.9.*

3.H.4. The County shall encourage the agricultural-industrial complex on Sarina Road to maximize the efficiency of its existing area facilities. This may include, but not be limited to, energy facilities utilizing recycling systems and appropriate greenhouse technology. *LU III.B.3.*

3.H.5. The County shall encourage the owners of the fishing equipment and sports store at Saxton's (AP 105-050-04), which is surrounded by County-owned property, to maximize its location at the boat ramp and parking facility. The County shall require a conditional use permit for any expansion beyond its 6,000 square feet. *LU III.B.4.*

3.H.6. The County shall encourage the maintenance and development of existing and potential commercial and public visitor activities and services in the Highway 101/Pelican State Beach and Ship Ashore/Mouth of Smith River Road visitor-serving areas. *(New)*

3.H.7. This policy number left intentionally blank.

3.H.8. This policy number left intentionally blank.

3.H.9. This policy number left intentionally blank.

3.H.10 The County shall continue to allow agricultural uses in the floodplain of the Smith River and its adjacent streams. *(New)*

Existing Implementation Programs:

- Coastal/Special Development Zoning Ordinance
- Grading, Excavating & Filling Ordinance
- Specific parcel General Plan policy statements

New Implementation Programs:

Existing programs are deemed sufficient.

FORT DICK/KINGS VALLEY SUBAREA RECOMMENDATIONS

Goal 3.I. To address additional specific land use and development issues of the Ft. Dick/Kings Valley subarea.

Policies

3.I.1. The County shall permit the continued use of the five rental structures, containing seven residential units, at the end of Buzzini Road as rentals. The County shall require that the enlargement and/or remodeling of these units be subject to the provisions of County's zoning and subdivision codes. The County shall permit the subdivision of the property upon which the rental units lie from the remaining parcel as long as the remaining (or larger) parcel is at least 20 acres in size and the smaller parcel is approved for redesignation as a visitor-serving use (APNs 106-020-57, 58). *LU III.C.6.*

3.I.2. The County recommends that the Hunter Ranch (APN 106-020-44, 46), south of Buzzini Road, be designated as prime agricultural land due to its potentially higher productive soils and larger parcel size. *LU III.C.8.*

Existing Implementation Programs:

- Coastal/Special Development Zoning Ordinance
- Grading, Excavating & Filling Ordinance
- Specific parcel General Plan policy statements

New Implementation Programs:

Existing programs are deemed sufficient.

SMITH RIVER CANYONS SUBAREA RECOMMENDATIONS

This subarea has no portion within the Coastal Zone – See Non-Coastal portion of General Plan

Goal 3.J. To address additional specific land use and development issues of the Smith River Canyons subarea.

Policies

Existing Implementation Programs:

- Coastal/Special Development Zoning Ordinance
- Grading, Excavating & Filling Ordinance
- Specific parcel General Plan policy statements

New Implementation Programs:

Existing programs are deemed sufficient.

KLAMATH SUBAREA RECOMMENDATIONS

Goal 3.K. To address additional specific land use and development issues of the Klamath subarea.

Policies

3.K.1. The County shall allow agricultural uses in the floodplain of the Klamath River and its adjacent streams to continue. *LU III.E.4.*

3.K.2. The County shall allow wing dams or channel navigation modifications on the Klamath at the Highway 101 bridge if the following is determined:

a. The modifications are not permanent and will be removed before or during the following high-water period; and
b. The modifications are necessary to provide a free movement of recreational and/or commercial boating of the River. *LU III.E.8.*

3.K.3. The County shall permit the extension of water service from the Klamath Townsite northward along Highway 101 to serve the visitor-serving commercial area immediately north of the Townsite. *LU III.E.9.*

3.K.4. The County designates assessor parcel numbers 140-060-01 and -04 as a public facility for use as a part of the sewage treatment facility of the Klamath Townsite and allows the development of day-use facilities on these parcels in conjunction with access to the Lower Klamath River. The County shall not allow day-use development to interfere with the sewage treatment facility. *LU III.E.10.*

3.K.5 This policy number left intentionally blank.

3.K.6 The County encourages the maintenance and development of existing and potential commercial and public visitor activities and services in the Highway 101/Klamath Riverfront and Requa visitor-serving areas. *(New)*

3.K.7. This policy number left intentionally blank.

Existing Implementation Programs:

- Coastal/Special Development Zoning Ordinance
- Grading, Excavating & Filling Ordinance
- Specific parcel General Plan policy statements

New Implementation Programs:

Existing programs are deemed sufficient.

CHAPTER 4:

HOUSING

SECTION 4 HOUSING

[NOT PART OF THIS UPDATE]

CHAPTER 5:

RECREATIONAL AND CULTURAL RESOURCES

SECTION 5

RECREATIONAL AND CULTURAL RESOURCES

This section outlines the County's goals, policies, and programs for the continued development and enhancement of Del Norte County's rich recreational opportunities and cultural assets. The section includes goals, policies, and programs addressing the following subjects:

- County Parks and Recreation;
- State and Federal Lands;
- Recreation Trails;
- Coastal Zone Recreation;
- Coastal Zone Public Access;
- Non-Coastal River Access;
- Private Recreational Facilities and Opportunities; and
- Cultural Resources.

COUNTY PARKS AND RECREATION

Goal 5.A. To encourage the development and maintenance of existing and new parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

Policies

5.A.1. The County shall continue to provide indoor and outdoor parks and recreation program activities directed toward the needs and interest of all county residents and visitors to the county. *REC P.10. (Revised)*

5.A.2. The County should strive to provide diverse programs coordinated with the City, the Unified School District, the Harbor District, and the State, Federal, and private agencies. *REC P.11*

5.A.3. The County shall encourage its Park and Recreation Commission to review and address the needs for and development of recreational park facilities in the communities of Smith River, Hiouchi, Gasquet, Fort Dick, Klamath, and areas of Crescent City. *(New)*

5.A.4. The County shall cooperate with other public agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities. *(New)*

5.A.5. The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents of and visitors to Del Norte County. *(New)*

5.A.6. The County shall encourage public recreational development that compliments the natural features of the area, including the topography, waterways, vegetation, and soil characteristics. *(New)*

5.A.7. Future uses adjacent to the south side of Kamph Park shall mitigate any potential impacts upon the park by such provisions as clustering; on-site recreational improvements; density exchange and open space dedication within the confines of the parcel. *R.VI.C.3.*

5.A.8. The County shall encourage public and private park and recreation agencies to acknowledge the natural resource values present at park sites during the design of new facilities. *(New)*

5.A.9. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights. *(New)*

5.A.10. The County shall encourage its Park and Recreation Commission to review and address the potential for development or expansion of recreational wildland parks, beaches and/or easements in the Crescent City area at locations such Marhoffer Creek, Elk Creek, Pebble Beach, Pt. St. George, and/or South Beach. *(New)*

5.A.11. The County shall continue to support the protection and use of Battery Point and St. George Reef Lighthouses as County parks. *(New)*

5.A.12. The County should seek funding to restore and/or improve facilities at Pebble Beach in disrepair and to revegetate the damaged promontory for recreation use. *R.VI.E.1. (Revised)*

5.A.13. The County shall support the development of teen activities in the central Crescent City area, near schools, and other entertainment/recreational areas. *(New)*

5.A.14. The County owned lands at Pt. St. George lying west of the airport shall be managed by the County or its designee for the purposes of habitat protection and restoration, cultural resource preservation and interpretation, public access, open space, and safety buffer for the County's only commercial airport (Jack McNamara Field). A management plan shall be prepared for the property compatible with the purposes listed including agricultural leasing and an interpretive center. Funding for the management plan and implementation of the recommendations of the plan will be sought from a variety of public and private sources. *(New)*

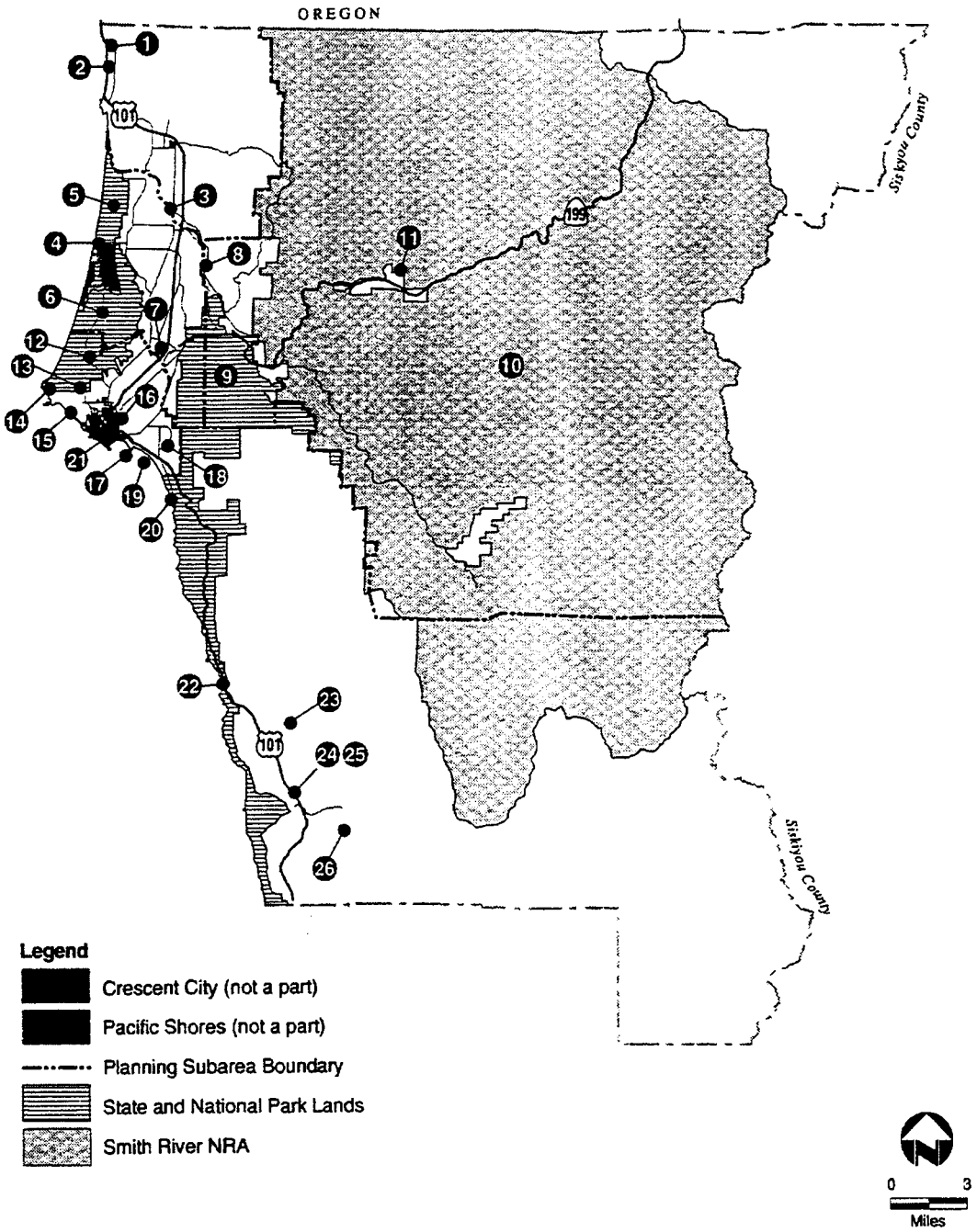
5.A.15 The County shall maintain the recreation areas which the County owns as identified in Table 5-1 and illustrated in Figure 5-1. *(New)*

TABLE 5-1

COUNTY RECREATION AREAS
Del Norte County

Recreation Area Name	Responsible Agency	Planning Area	Features/Type of Use
1. Pelican State Beach	State of California	Smith River	beach, day use
2. Kamph Memorial Park	Del Norte County	Smith River	day use, Beach access, picnicking, beach combing, surf-fishing
3. Smith River Public Fishing Access	State of California	Smith River	boating, fishing, day use
4. Kellogg Beach	Del Norte County	Fort Dick	beach, day use, camping
5. Lake Earl Area - Pala Road	State of California	Fort Dick	hiking, horse camping, river access, wildlife
6. Lake Earl Wildlife Area - Lakes	State of California	Fort Dick	day use camping
7. Florence Keller Regional Park	Del Norte County	Fort Dick	day use
8. Ruby Van Deventer Park	Del Norte County	Smith River Canyons	day use, river beach access
9. Jedediah Smith Redwoods State Park	State of California	Smith River Canyons	day use, fishing, river access, visitor center, kayaking , bicycling, and camping
10. Smith River National Recreation Area	Federal - USFS	Smith River Canyons	day use, fishing, river access, visitor center, kayaking , bicycling, and camping
11. Darlingtonia Reserve	Del Norte County	Smith River Canyons	undeveloped
12. Lake Earl Wildlife Area	State of California	Crescent City Area	hiking, visitor center, wildlife
13. Lake Earl Area - Dead Lake Dunes	State of California	Crescent City Area	fishing, hiking, wildlife
14. Pt. St. George Public Access	State of California	Crescent City Area	beach, day use, fishing, surfing
15. Pebble Beach	Del Norte County & private	Crescent City Area	beach, day use, fishing, surfing, kayaking

16. Elk Creek Wildlife Area	State of California	Crescent City Area	hiking, wildlife
17. Crescent City Harbor	County Harbor District	Crescent City Area	boating, fishing, day use, camping, beach, tourist facilities
18. Bertsch Park	Del Norte County	Crescent City Area	undeveloped
19. South Beach	County, State, & private	Crescent City Area	beach, day use, surfing, fishing
20. Redwood Park - Crescent Beach	Redwood National and State Parks	Crescent City Area	beach, day use
21. County Recreation Center	Del Norte County	City of Crescent City	recreation center, indoor court gym, baseball fields
22. Redwood Park - Lagoon Creek	Redwood National and State Parks	Klamath	day use, fishing, coastal trails, beach
23. Hunter Creek Park	Del Norte County	Klamath	day use
24. Klamath Ballfield	Del Norte County	Klamath	field area
25. Klamath River Public Boat Ramp	Del Norte County	Klamath	river access, day use, fishing
26. Klamath Glen Public Boat Ramp	Del Norte County	Klamath	day use
Source: Del Norte County Community Development Department, 1998.			



Note: See Table 5-1 for identification of numbered areas.

Figure 5-1
Del Norte County – Recreation Resource Areas

Existing Implementation Programs:

- County Parks and Recreation Commission
- County Parks and Recreation Plan
- Parks Ordinance

New Implementation Programs:

5.1 The County shall update the Del Norte County Parks Plan. (Policy 5.A.1.)

Responsibility: County Parks and Recreation Commission
Time Frame: First five years

STATE AND FEDERAL LANDS

Goal 5.B. To encourage the protection, the use, and the promotion of State- and Federally-owned beaches, forests, rivers, streams, wetlands, estuaries, and cultural resources for the education and enjoyment of Del Norte County residents and visitors. *(New)*

Policies

5.B.1 The County shall encourage Federal, State, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service. *(New)*

5.B.2. The County shall encourage the interconnection of pedestrian and bicycle trails between Federal Forest, Park, and Recreation Area lands, State Park lands, State Highway, and County trails. *(New)*

Pelican State Beach

5.B.3 The County shall encourage the State to maintain Pelican State Beach to include highway signage, parking, and improved pedestrian beach access, and restrict vehicle beach access. *LU III.A.6.*

5.B.4. The County supports the development of the private visitor-serving commercial area adjacent to Pelican State Beach and encourages coordination between private property owners, the County, and State agencies in addressing mutually beneficial access, signage, and/or landscaping programs. *(New)*

5.B.5 The County shall ensure that beach development consider existing uses in the area (residential, visitor-serving and public) so that potential conflicts are minimized and existing qualities maintained. *R.IV.B.2.*

Lake Earl State Park at Yontocket

5.B.6 The County shall encourage the State to continue to provide public access to the Lake Earl Park Area from Pala Road. Agricultural leasing of the area north of Kellogg Road may relocate or interrupt these access routes on a seasonal basis. *LU III.B.8. (Revised)*

5.B.7 The County shall encourage the State to continue to provide public access northward from Kellogg Road paralleling the beach. Agricultural leasing of the area north of Kellogg Road may relocate or interrupt these access routes on a seasonal basis. *LU III.B.11.*

5.B.8 The County shall encourage the State to provide improved day-use recreational facilities in the general area of Kellogg Road. *LU III.B.10.*

Lake Earl Wildlife Area

5.B.9. The County shall continue to encourage Department of Fish and Game to officially adopt a publicly reviewed Management Plan for the Lake Earl Wildlife Area. Such a plan should include not only wildlife management, but also the development and promotion of taxpayer, resident, and visitor use for educational and enjoyment purposes, and the safety of the community. (*New*)

5.B.10 The County shall encourage the State to provide for agricultural leases of its lands for goose habitat. The continued use of the overflow lands for pasture shall be allowed to continue. Should the State acquire any lands, the property owner (or adjacent property owner) shall be offered a lease of the lands for grazing and pastoral uses. Agricultural leases need not be granted where it can be shown that direct conflicts between the agricultural use and the visitors utilizing an improved access would occur. *LU III.C.4, LU III.C .12, LU III.D.14.* (*Revised*)

5.B.11 The County shall encourage the California Department of Parks and Recreation to provide a bicycle trail/path from Pt. St. George to Lake Earl with a tie-in to Old Mill Road on the east side. Along the trail, the California Department of Parks and Recreation shall include day-use facilities for the bikers and hikers using the trail. The County will provide an easement across the airport property for the bike/path. *LU III.D.23.* (*Revised*)

5.B.12 The County shall encourage the State to provide trail access at the west side of Lake Earl on each side of the connecting channel, but not necessarily at the channel, for visitor uses. In addition, the County shall encourage the State to provide at least one improved boat launching facility on the west side of Lake Earl at Teal Pt., pursuant to its Management Plan (1988). *R.VI.G.1.*

5.B.13 The County shall encourage the State to provide the following types of recreational facilities at and near Lakes Earl and Talawa:

1. Day-use facilities, at more than one location;
2. Expanded trail access with adequate parking areas;
3. Signs indicating appropriate access points;
4. Lateral trail access along the ocean shoreline and the Lakes within State-owned lands; and
5. Overnight facilities adjacent to the Lakes and/or the ocean shoreline in at least one location. *R.VI.G.3.*

5.B.14. The County shall encourage the State to provide a minimum of two improved trail access ways from Old Mill Road westerly to the ocean shoreline. *LU III.C.11.*

5.B.15 The County shall encourage the State to continue the historic uses of Lakes Earl and Talawa for hunting and fishing. *R IV G.2*

5.B.16 The County shall encourage the State to consider purchase of conservation easements for the protection of endangered species and/or habitat on private property adjacent to the Lake Earl Wildlife Area rather than the purchase of fee lands. *(New)*

5.B.17 The County shall encourage the State to provide opportunities for visitors to the Lake Earl Wildlife Area including continuation of existing developed and prescriptive access areas, expanded access with adequate parking and/or interconnecting trails, an interpretive visitors center, day-use facilities at one or more locations, and signage. *LU III.C.9.,10., and 11., R IV.G.3. (Revised)*

5.B.18. The County shall encourage the State to continue to provide for existing developed and prescriptive boat access points at Lakeview Drive and Buzzini Road and to provide a new boat access on the west side of the lake at Teal Pt. *R IV.G.1. (Revised)*

5.B.19. The County shall encourage the State to coordinate and participate with local public agencies for the provision of bicycle, equestrian, and/or public transit access to various locations in the Lake Earl Wildlife Area. *(New)*

Lake Earl State Park at Dead Lake

5.B.20. The County shall encourage the State to adopt a publicly-reviewed management plan for the Dead Lake unit which includes day use facilities, lake recreation, multi-use trail access from the southern entrance to the beach and northerly Wildlife Area trails and roads, sand dune activities such as primitive dune camping use, and interpretive programs such as dune habitat, historical millsite use or Native American culture. Additionally, the State may wish to consider renaming the area utilizing its original Native American place name. *(New)*

5.B.21. The County shall encourage the State to provide a bicycle trail/path from Point St. George to Lake Earl with a tie-in to Old Mill Road. Along the trail, the State shall include day-use facilities for the bikers and hikers using the trail. The County will provide an easement across the airport property for the bike trail/path. *LU III.D.23. (Revised)*

5.B.22. The County shall encourage the State to provide an improved visitor-serving facility at the Nor-Cal site adjacent to Dead Lake. Improved access shall be provided for the public to the dunes and to the shoreline. *LU III.D.21.*

5.B.23. The County shall encourage the State to coordinate and participate with local public agencies for the provision of bicycle and public transit access to the Dead Lake Park unit. *(New)*

41st Agricultural District- Del Norte County Fairgrounds

5.B.24. The County shall encourage the Agricultural District to coordinate and participate in hike/bike/horse trail access in the Elk Creek area with the County, City, and State. *(New)*

Elk Creek Wildlife Area

5.B.25. The County shall encourage the State to continue to provide for visitor education and enjoyment through trails and interpretive programs at the Elk Creek Wildlife Area and to consider additional day-use, signage and entrance improvements. *(New)*

5.B.26. The County shall encourage the State to coordinate and participate with local public agencies for the provision of bicycle and public transit access to the Elk Creek Wildlife Area. *(New)*

Crescent City Marsh/South Beach

5.B.27 The recreational use of motorized vehicles should be prohibited from this beach, as it is biologically one of the most productive areas for invertebrates on the Northcoast. *R.VI.A.5.a.*

5.B.28. The County shall continue to emphasize the importance of maintaining and retaining Highway 101 as a primary access route which crosses through the Crescent City Marsh/South Beach area to serve the Crescent City area. *(New)*

5.B.29. The County shall encourage the State to coordinate and participate with Federal and/or local agencies in the provision of public day use, interpretive, and access facilities, both parallel with and to the beach, west of Highway 101 in the South Beach area. *R VI.A.1 (Revised)*

5.B.30. The County shall encourage the State to consider purchase of easements for the protection of endangered species on private property adjacent to the Crescent City Marsh rather than the purchase of fee lands. *(New)*

Point St. George

See policy 5.A.14

5.B.31. This policy left intentionally blank.

5.B.32. This policy left intentionally blank.

5.B.33. This policy left intentionally blank.

Redwood National and State Parks

5.B.34. The County shall continue to emphasize the importance of maintaining and retaining Highways 101 and 199 as primary access routes which cross through the parks to serve the County and its communities. *(New)*

5.B.35. The County shall encourage Redwood National and State Parks to manage the parks and encourage protection, use, and promotion of the parks for visitor education and enjoyment, pursuant to its adopted Management Plan (1999). *(New)*

5.B.36. The County shall encourage Redwood National and State Parks to coordinate and participate with local public agencies for the provision of connecting access to the Redwood Parks, including trails, bicycle routes, and public transit. *(New)*

5.B.37. The County shall encourage Redwood National and State Parks to develop unique, identifiable park entrances, particularly on State highways. *(New)*

5.B.38. The County supports the development of private visitor-serving commercial areas that are focused within or adjacent to the parks (e.g., Hiouchi, North Bank Road/Tan Oak, Westlog, Harbor/South Beach, and the Trees of Mystery/Woodland Villa). The County encourages coordination among private property owners and County, State and Federal agencies in

addressing mutually beneficial access, signage, or landscaping programs. *(New)*

Smith River National Recreation Area

5.B.39. The County shall continue to emphasize the importance of maintaining and retaining Highway 199 as a primary access route which crosses through the National Recreation Area to serve the county and its communities. *(New)*

5.B.40. The County shall encourage the National Recreation Area to implement its multi-use management plan and supports continued development and promotion of the Recreation Area. *(New)*

5.B.41. The County supports the development of private visitor-serving commercial areas at Hiouchi and Gasquet which are focused within or adjacent to the National Recreation Area, and encourages coordination between private property owners and county, state and federal agencies in addressing mutually beneficial access, signage, or landscaping programs. *(New)*

5.B.42. The County encourages the National Recreation Area to assess, identify and, where feasible, develop additional access and/or use facilities accessed from the communities of Gasquet, Smith River and Klamath Glen. *(New)*

5.B.43. The County shall encourage the National Recreation Area to coordinate and participate with adjacent agencies for the provision of connecting access trails and routes. *(New)*

5.B.44. The County encourages the Smith River National Recreation Area to develop unique, identifiable entrances on the State highway. *(New)*

Implementation Programs

Policy statements only.

RECREATIONAL TRAILS

Goal 5.C. To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

5.C.1. The County shall support development of a countywide trail system designed to achieve the following objectives:

a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
b. Link residential areas, schools, community buildings, parks, and other community facilities. Whenever possible, trails should connect to a countywide trail system and regional trails;
c. Provide access to recreation areas, major waterways, and vista points; and
d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle). *(New)*

5.C.2. The County shall work with other public agencies, such as the City of Crescent City, Local Transportation Commission, Department of Fish and Game, Harbor District, U. S. Forest Service, and State and National Park Services, to coordinate the development of equestrian, pedestrian, and bicycle trails. (*New*)

5.C.3. The County shall continue to promote the development of a regional trail and path system linking residential areas to local recreational areas, such as Crescent City to the Redwood State and National Park or the Lake Earl area, and recreational areas to each other. The County encourages the use of existing public and quasi-public rights-of-way, including former railroad rights-of-way. *REC P.9.* (*Revised*)

5.C.4. The County shall encourage the California Department of Parks and Recreation to develop trail access into Jedediah Smith State Park along its western boundary near Crescent City where the provision of public road, parking and/or public transportation access can be coordinated by the County at locations such as the former Westlog millsite, Aubell Lane, or Parkway Drive. (*New*)

5.C.5. The County shall continue to coordinate connecting trails with the City of Crescent City, particularly in the Elk Creek, Harbor, and coastline areas through the development of a joint trails plan. (*New*)

Existing Implementation Programs:

- LTCO/County-City Bicycle Facilities Plan

New Implementation Programs:

5.2 The County shall prepare and adopt a plan for a countywide trail system plan. (Policy 5.C.1.)
Responsibility: County Parks and Recreation Commission
Time Frame: First five years

COASTAL ZONE RECREATION

Goal 5.D. To provide full coastal recreation opportunities for the public while assuring the protection of important coastal resources and the rights of private property owners. *R.III.C.*

Policies

5.D.1. The County shall encourage the continued maintenance of coastal recreation areas by both the private sector and public agencies. *R.III.C.1.*

5.D.2. The County shall ensure that new recreational development is located and distributed throughout the Coastal Zone in a manner to prevent undue social impacts, overuse, or overcrowding. *R.III.C.2.*

5.D.3. The County shall grant priority to visitor-serving facilities that provide recreational opportunities to persons of low- and moderate-income over higher-cost visitor facilities. *R.III.C.3.*

5.D.4. The County shall protect the rights of private property owners in all provisions for public and private recreation facilities. *R.III.C.4.*

5.D.5. The County shall allow visitor-serving and commercial-recreational facilities on ocean-front

parcels only when such development provides an increased opportunity for shoreline access and coastal recreation and enhances scenic and environmental values of the area. *R.III.C.5.*

5.D.6. The County shall ensure that fragile coastal resources are considered and protected to the greatest possible extent in all new coastal recreational development. *R.III.C.6.*

5.D.7. The County should minimize recreational use conflicts on coastal beaches through provisions separating incompatible activities by time and/or space. Outdoor recreation projects should preserve and enhance scenic and environmental values. *R.III.C.7., REC P.5.*

5.D.8 The County shall encourage the continued maintenance of existing recreational boating facilities by private operators and public agencies. *R.III.C.8.*

5.D.9. The County shall protect designated agricultural lands from inappropriate development, including but not limited to, recreational development. *R.III.C.9.*

5.D.10. The County shall encourage the California State Department of Fish and Game to continue to provide access to Lakes Earl and Talawa for recreational uses to provide adequate day-use, parking, and signage for use of the west, east and south wildlife areas. *R IV.G.5.1., R IV.G.5.2.*

5.D.11. The County supports the continued development of day use, trail, recreational boating, and related visitor-serving uses at the Crescent City Harbor and encourages the Harbor District to coordinate and participate with local and State agencies for the provision of connecting access trails and facilities. *(New)*

Existing Implementation Programs:

Coastal/Access Zoning Ordinance
General Plan Diagram Maps

New Implementation Programs:

Existing programs are deemed sufficient.

COASTAL ZONE PUBLIC ACCESS

Goal 5.E. To provide the full benefits of access to coastal recreation resources to all residents of and visitors to Del Norte County. *PA III.C.*

Policies

5.E.1. The County shall continue to work actively towards the attainment of maximum coastal access for the public, where it is consistent with public safety, property owner rights, and the protection of fragile coastal resources. *PA III.C.1.*

5.E.2. The County shall strive to protect the rights of private property owners in all considerations of public access. *PA III.C.2.*

5.E.3. The County shall require funding assistance to improve and maintain existing access and to acquire and develop any new access and facilities. *PA III.C.3.*

5.E.4. The County shall ensure that the design and construction by any public entity of shoreline access facilities (e.g., parking, trails, stairways, etc.) considers public safety potentials for vandalism and the protection of fragile coastal resources. *PA III.C.4.*

5.E.5. The County shall ensure that agricultural lands are protected from adverse effects resulting from public access. The County shall give priority to the maintenance of agricultural productivity. *PA III.C.5.*

5.E.6. The County shall continue to support the shoreline access program on adjacent major highways and roads. A uniform shoreline access signing system should be developed. *PA III.C.6.*

5.E.7. The County will continue implementing its Coastal Access zoning ordinance to develop and maintain shoreline access facilities. *PA III.C.7. (Revised)*

5.E.8. The County shall ensure that the development along the immediate shoreline provides public access to the shoreline except where:

a. Findings are made consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety or that agriculture would be adversely affected; or
b. Access would have unavoidable adverse impacts on environmentally sensitive habitat areas as designated in the Land Use Policy; or
c. An existing vertical accessway, adequate to meet anticipated access needs, is located one-half mile or less from the development; or
d. The parcel is too small to allow for an adequate vertical access corridor without passing within twenty-five feet of a proposed dwelling; or
e. Project site is too small for the proposed development and the access with improvement related to its use (i.e., parking). *PA III.C.8.*

5.E.9. Where other coastal public access policies recommend vertical access, the County shall restrict such access to sandy beach areas. The County shall discourage accessways to rocky beaches in areas where public safety is of concern or where increased visitor pressure on biological areas or areas of unique character, sensitive to visitor pressure, will be degraded. *PA III.C.9.*

5.E.10. The County shall ensure that existing lateral access be maintained by seeking lateral access easements, inland of the mean high tide line to the first line of vegetation or to the crest of the paralleling bluff in areas of coastal bluffs, for the immediate shoreline. *PA III.C.10.*

5.E.11. The County shall issue no permit for a project that obstructs lateral access on the immediate shoreline, inland of the mean tide line to the first line of vegetation, or the crest of the paralleling bluff. The County will, however, grant exceptions for the placement of navigational aids or shoreline protective devices to protect existing structures (i.e., main residence, commercial and industrial buildings, and public owned facilities). *PA III.C.11. (Revised)*

5.E.12. The County shall not allow any development between the mouth of the Smith River and Prince Island Court and from Marhoffer Creek north to the east line of Section 14 at Pt. St. George, that would preempt any prescriptive rights that may exist on a parcel. Upon a determination by the County that prescriptive rights may exist, the County shall pursue a legal determination of the existence of the access easements, consistent with the availability of staff and funds. Any new development shall, when feasible, be sited in such a way that it will not infringe on any existing prescriptive rights accessways. *PA III.C.12.*

5.E.13. The County shall have the right of first refusal for coastal access easement offers for a period of two years. After two years, these offers should be made available for acceptance by any public or private organization acceptable to the County after consultation with the Coastal Commission. *PA III.C.18.*

5.E.14. The County shall prohibit opening of any required accessway to public use until a public agency, including the State, or a private association agrees to accept responsibility for maintenance and liability of the accessway. *PA III.C.14.*

5.E.15. The County shall grant priority to developments that provide access for the general public over a wide range of income levels, ages, and social groups over other private development. *PA III.C.15.*

5.E.16. In order to reduce impacts upon agriculture and to reduce fishing pressures upon the Smith River, the County shall limit public accessways to the lower Smith River (below Dr. Fine Bridge) to the following existing and future sites:

Simpco Bar (the northwest corner of Dr. Fine Bridge);
Saxton's boat ramp;
Trail's End (Sarina Road);
Ship Ashore Resort;
Mouth of Smith River Road; and
Pala Road. PA.III.C.16 (Revised)

5.E.17. The County shall seek funding for suitable, improved access points for use by the physically limited. *PA III.C.13.*

5.E.18. Signs indicating shoreline access should be placed on Highway 101. *PA VI.A.2.*

5.E.18a. Whenever there is demonstrated evidence of substantial past use of a property for access purposes, the County shall investigate opportunities for prescriptive rights for new development within the Coastal Zone located between the first public road and the sea. *(New)*

5.E.18b. The County shall maintain the Coastal access points which the County owns as identified in Table 5-2 and illustrated in Figure 5-2. *(New)*

TABLE 5-2

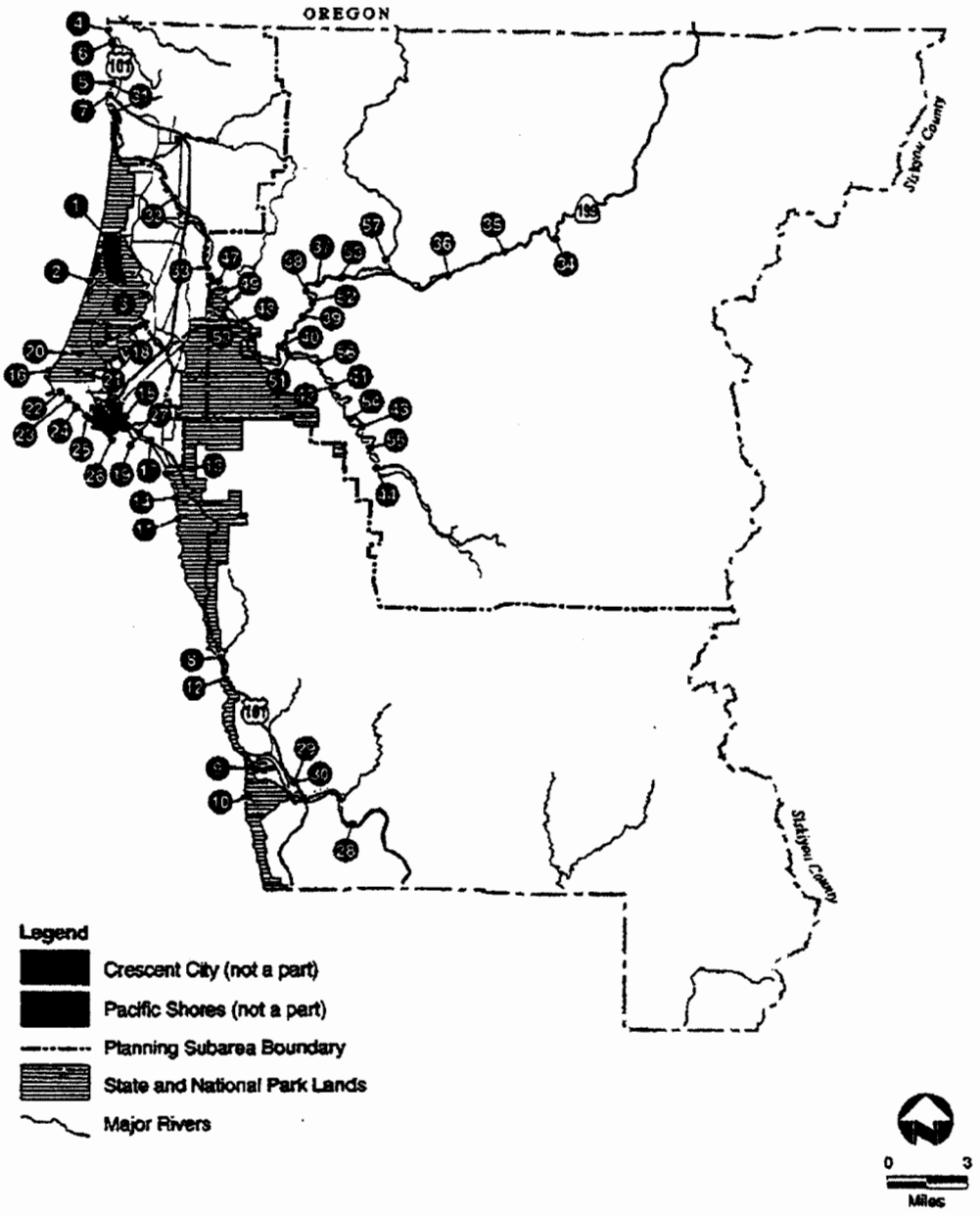
COASTAL AND RIVER PUBLIC ACCESS
Del Norte County
1997

Name	Jurisdiction	Planning Area	Activities
Coastal Access			
1. Kellogg Beach Access	Del Norte County	Fort Dick	beach access, day use
2. Teal Point	State of California	Fort Dick	day use

3. Buzzini Road	State of California	Fort Dick	beach access
4. Pelican State Beach	State of California	Smith River	beach access, day use
5. Kamph Memorial Park	Del Norte County	Smith River	beach access, day use
6. Pelican Beach accessway	Del Norte County	Smith River	unimproved
7. The Beach accessway	Del Norte County	Smith River	beach access, day use
8. Wilson Creek	Federal Government	Klamath	beach access
9. Requa	Federal Government	Klamath	beach access, trails
10. Flint Rock	Federal Government	Klamath	beach access, fishing
11.Damnation Creek	Federal Government	Klamath	beach access
12. False Klamath Cove	Federal Government	Klamath	day use, trails, beach
13. Crescent Beach	Federal Government	Crescent City	beach access
14. Crescent Overlook	Federal Government	Crescent City	beach access
15. Elk Creek Wildlife Area	State of California	Crescent City	Depart. of Fish and Game nature area trail
16. Pt. St. George	State of California	Crescent City	trail, beachcombing
17. Crescent Marsh/South Beach	State of California	Crescent City	beachcombing
18. Lake Earl/Lakeview Drive	Del Norte County & State of California	Crescent City	boat ramp, fishing, bird watching, and hunting
19. Whaler Rock	Crescent City Harbor District	Crescent City	beach access, fishing
20. Cadre Pt. Trails	State of California	Crescent City	hiking to lake and beach, nature and bird watching
21. Dead Lake	State of California	Crescent City	day use, fishing
22. Radio Road	Del Norte County	Crescent City	trail, beachcombing
23. Pebble Beach/Marhoffer Creek	Del Norte County	Crescent City	wheelchair access, beachcombing
24. Pebble Beach	Del Norte County	Crescent City	various trails, stairs to beach, kayaking
25. Pebble Beach/Garden Vista	Del Norte County	Crescent City	picnic area
26. Battery Point Lighthouse	Del Norte County	Crescent City	low-tide access to lighthouse museum
27. South Beach	Harbor District	Crescent City	beachcombing

River Access			
28. Klamath Glen Public boat ramp	Del Norte County	Klamath	Klamath River access, fishing, boating
29. Klamath River Public boat ramp	Del Norte County	Klamath	day use, river access
30. Klamath River Public Access	Federal Government	Klamath	river and beach access
31. Mouth of Smith River access	Del Norte County	Smith River	river and beach access, day use
32. Smith River public fishing access	State of California	Smith River	river access, day use
33. Ruby Van Deventer Park	Del Norte County	Smith River Canyon	Smith River access, day use
34. Cedar	Federal Government	Smith River Canyon	river access
35. Sand Hole	Federal Government	Smith River Canyon	river access
36. Howard Griffin Bridge	Federal Government	Smith River Canyon	river access
37. Mary Adams Bridge	Federal Government	Smith River Canyon	river access
38. Hardscrabble Creek	Federal Government	Smith River Canyon	river access
39. Cooper's Flat	Federal Government	Smith River Canyon	river access
40. Tryon Bridge	Federal Government	Smith River Canyon	river access
41. Sand Camp	Federal Government	Smith River Canyon	river access
42. Redwood Flat	Federal Government	Smith River Canyon	river access
43. Rattlesnake Flat	Federal Government	Smith River Canyon	river access
44. Goose Creek	Federal Government	Smith River Canyon	river access
45. Little Bald Hills Trail	Federal Government	Smith River Canyon	river access
46. Smith River Boat Ramp (No. 1 and 2)	State of California	Smith River Canyon	river access, boat access
47. Early Hole	State of California	Smith River Canyon	river beach access
48. Peacock Bar	State of California	Smith River Canyon	river beach access, day use
49. Walker Hole	State of California	Smith River Canyon	river access

50. Jedediah Smith Redwoods State Park/Stout Grove	State of California	Smith River Canyon	camping, day use , river beach access, fishing, boating, picnic area, and seasonal footbridge
51. The Forks	NRA (Federal)	Smith River Canyon	day use, boat launch, river beach access
52. Highway 199	NRA (Federal)	Smith River Canyon	river access
53. Gasquet Bridge	NRA (Federal)	Smith River Canyon	river access
54. Paradise Flat	NRA (Federal)	Smith River Canyon	river access
55. Steven Bridge	NRA (Federal)	Smith River Canyon	river access
56. Craig's Trail	NRA (Federal)	Smith River Canyon	river access
57. Stoney Creek	NRA (Federal)	Smith River Canyon	river access
Source: Del Norte County Community Development Department, 1997; USDI, National Park Services and Department of Parks and Recreation, 1995; USDA Forest Service, 1992.			



Note: See Table 5-2 for identification of numbered areas.

Figure 5-2

Del Norte County – Coastal and River Access

[See also Policy 5.B.2]

Crescent City Area

5.E.19. The County encourages the continued provision and, where feasible, expansion of public access to coastal beach and river areas on State and Federally owned lands. *(New)*

5.E.20. The County shall encourage the State to seek funds and plan area improvements at Lakeview Road access including 1) day-use facilities; 2) signs indicating access; and 3) dedicated lateral access. *PA VI.I.2.*

5.E.21. Due to the fragile nature of rocky habitats and bluff faces in the Pt. St. George area, the County should direct access north towards the sandy beaches. *PA VI.K.2.*

5.E.22. The County shall encourage the State to investigate the prescriptive rights issue at Pt. St. George for access points off Radio Road and, if feasible, acquire and maintain these for public use. *PA VI.K.3.*

5.E.23. The County should encourage the State to dedicate vertical and lateral access easements to guarantee public access at Pebble Beach. Upon acquisition of easements in this area, the State shall provide funding assistance for continued maintenance and liability. *PA VI.L.1. (Revised)*

5.E.24 The County should limit access at the high, unstable bluff and dunes north of Marhoffer Creek. *PA VI.LA, PA VI.LC*

5.E.25. Improvements should be maintained to insure safe access around Marhoffer Creek and the south end of the bluff-face and repair damage created by present access trails. *PA VI.LB*

5.E.26. The County shall prohibit off-road vehicle use at Pebble Beach. The County shall ensure that vehicular access is restricted to emergency vehicle access and vehicles on a permit basis. *(New)*

5.E.27. The County should seek funds to repair vandalized facilities and revegetate damaged promontories and sea stacks along Pebble Beach. *PA VI.M.2.*

5.E.28. The County shall prohibit recreational off-road vehicle driving on South Beach, as it is biologically one of the most productive areas for invertebrates on the Northcoast. However, the County may maintain provisions to permit off-road vehicles on the beach at South Beach for the purposes of commercial surf fishing, clamming, and salvage operations (including fire-wood salvage). *PA VI.N.3, PA VI.N. 4. (Revised)*

Smith River Area

5.E.29. The County shall encourage new development projects to incorporate appropriate coastal access into the overall project design. This access shall be limited to parcels with 400 feet or more of beach frontage located between the Oregon state line and the Mouth of Smith River, except for the sensitive tidepool areas south of Lopez Creek. In addition, any such requested public access route shall be subject to the provisions of Section 66478.12, Section 66478.13, and Section 66478.14 of the Subdivision Map Act. *LU III.A.1.*

5.E.30. The County shall hold the easement for public access from the end of Gilbert Way to Gilbert Creek and the beach (Pelican Beach Palisades) for continued a low intensity public use. *PA VI.B.1. (Revised)*

5.E.31. The County shall encourage continued public access to the Smith River through Ship-Ashore. New development shall include provisions for access where appropriate. *LU III.B.1., LU III.A.4.*

5.E.32. The County shall require any expansion or major redevelopment of Trails End (APN 103-730-01) to include river access. The owner/developer shall be encouraged to provide boat-launching facilities if physically feasible. *LU III.B.2.*

5.E.33. The County should not require access or development in the area west of Indian Road due to the fragile nature of the tidal habitat, unconsolidated bluff, archaeological issues, and prescriptive rights. *PA .IV.D.5.1. (Revised)*

5.E.34. The County shall encourage the California Department of Parks and Recreation to complete development of the Pelican Beach State Park with improved access, parking, signage and other visitor facilities as needed. *R.IV.B.5.a-c. (Revised)*

5.E.35 The County shall continue to maintain Clifford Kamph Memorial Park as public beach access. *R.IV.C.5.a-c (Revised)*

5.E.36. The County shall encourage the State to continue to maintain the Smith River Public Fishing access on Fred Haight Drive. *(New)*

5.E.37. The County shall encourage the maintenance and development of existing and potential commercial and public visitor activities and services in the Highway 101/Pelican State Beach and Ship Ashore/Mouth of Smith River Road visitor-serving areas. *(New)*

5.E.38. The County shall require dedication of lateral access from the shoreline to the first line of terrestrial vegetation or the bluff top for a minimum of one half mile north and south of the Pelican State Beach. *PA.VI.A.3.*

5.E.39. In that adequate public access exists near Pelican Beach Palisades (at Kamph Park and Pelican Beach), this area should remain in its present status with reservations for acquisition and opening to public if and when the adjacent facilities appear inadequate and the liability potential is resolved. *PA.VI.B.1.*

5.E.40. The County should limit access in the Indian Road area because of the fragile nature of the sandy, unconsolidated bluff; parking problems; restrictive rights issues; and the potential archeological significance of the area. *PA.VI.D.1.*

5.E.41. The County shall seek funding from the Coastal Conservancy to restore vegetation on the bluff and to stabilize the dunes in the Indian Road area. *PA.VI.D.2.*

5.E.42. The County shall seek funding to improve trail access at the Mouth of the Smith River from parking area to Smith River to halt erosion and insure public safety. *PA.VI.E.1. (Revised)*

5.E.43. The County shall require that any development proposal for the 32 acre parcel at the north end of Dr. Fine Bridge on Highway 101 (AP# 105-020-38/39), provide public access to the river. Access may be limited to a point vertical access (walking as an example) with a lateral access (along the river bar) for the parcel's length. *LU III.B.5.*

5.E.44. The County shall encourage the State to continue to provide improved recreational access to the Smith River via Pala Road. This access shall be on the south side of the river and along the sand spit. The County shall also encourage the State to provide limited access points for recreational use of Yontocket Slough. Should the state lease these lands for agricultural purposes, the County shall permit these access points to be reduced in scale, depending upon the type of agricultural use. *LU III.B.9.*

5.E.45. The County shall continue to maintain Kellogg Beach Park as a public beach access. *PA IV.G.1 (Revised)*

5.E.46. The County shall encourage the State of California Department of Parks and Recreation and/or Department of Fish and Game to ensure continued access for the public to the beach and to Lake Talawa in the Pacific Shores subdivision area. *PA IV.H.1 (Revised)*

5.E.47. If the State acquires the Pacific Shores subdivision, the California Department of Parks and Recreation should maintain ocean and lake access for a variety of recreational uses. *R.VI.F.1.*

5.E.48. If State acquisition of the Pacific Shores subdivision is found not feasible, the State should investigate the prescriptive rights issue to accessways in the area and, if easements are acquired, maintain these accessways for a variety of recreational purposes. *R.VI.F.2.*

5.E.49. The County shall encourage the State to investigate prescriptive rights issue at the Pacific Shores Subdivision and, if feasible, acquire and maintain the access points for public use. *PA.VI.H.1.*

5.E.50. The County shall support the retention of public ocean and lake access in the Pacific Shores Subdivision area. *(New)*

5.E.51. The County shall continue to provide access to and encourage the State's continued provision of the existing public access to Lake Earl at Buzzini Road. *(New)*

5.E.52. The County should encourage the State to seek funds and plan area improvements at its Buzzini Road access including: 1) day-use facilities; 2) expanded parking; 3) signs indicating access; and 4) dedicated lateral access. *PA VI.I.2.*

Klamath Area

5.E.53. The County shall encourage the continued provision and, where feasible, expansion of public access to coastal beach and river areas on State- and Federally-owned lands. *(New)*

5.E.54. The County shall continue to provide for public access to the Klamath River near the old townsite. *(New)*

5.E.55. The County shall encourage the State to establish a seasonal day-use and river access point at its lands (APN 140-110-03) and old highway right of way) at the westerly end of old Highway 101 in the old Klamath Townsite. *(Revised)*

Existing Implementation Programs:

- Coastal/Access Zoning Ordinance
- Restricted Driving Areas Ordinance

New Implementation Programs:

Existing programs deemed sufficient.

PUBLIC RIVER ACCESS (NON-COASTAL)

Goal 5.F. To encourage the maintenance and development of public access to the Smith and Klamath River, upstream from California Coastal Zone areas. *(New)*

Policies

5.F.1. The County supports improved and increased river access within the Six Rivers National Forest and the Redwood National and State Parks. *REC P.2.*

5.F.2. The establishment of public river access sites should thoroughly consider the environmental and economic impact on adjacent property owners and provisions should be made for adequate manpower to regulate such recreational development. *REC P.8.*

5.F.3. The rights of private property owners shall be protected in all considerations of public access. *(New)*

5.F.4. The County shall require funding assistance to improve and maintain existing access and to acquire and develop any new access and facilities. *(New)*

5.F.5. Agricultural lands shall be protected from adverse effects resulting from public access. Priority consideration shall be given to the maintenance of agricultural productivity. *(New)*

5.F.6. Any new development shall, when feasible, be sited in such a way that it will not infringe on any existing prescriptive rights accessways. *(New)*

5.F.7. Any required accessway shall not be opened to public use until a public agency, including the State, or a private association agrees to accept responsibility for maintenance and liability of the accessway. *(New)*

5.F.8. Developments that provide access for the general public over a wide range of income levels, ages, and social groups shall have priority over other private development. *(New)*

5.F.9. The County shall maintain existing county day-use, boating, fishing, and swimming access on the Smith and Klamath Rivers. *(New)*

5.F.10. The County, in conjunction with the Federal government and Del Norte Unified School District, should review the potential for public river access in the Gasquet Area. *(New)*

5.F.11. The County shall encourage the State to maintain and provide new access points on the Smith and Klamath Rivers where it is economically feasible. *(New)*

5.F.12. The County shall encourage the Federal government to maintain and provide new access points on both the Smith and Klamath Rivers where it is economically feasible. *(New)*

5.F.13. The County shall maintain the non-coastal river access points which the County owns as identified in Table 5-2 and illustrated in Figure 5-2. *(New)*

Existing Implementation Programs:

- County Parks and Recreation Commission

New Implementation Programs:

5.3 The County in conjunction with the Federal government and Del Norte Unified School District should review the potential for public river access in the Gasquet Area. (Policy 5.F.10.)

Responsibility: County Parks Department
Time Frame: First five years

PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

Goal 5.G. To encourage development of private recreational facilities to supplement public facilities and to provide for economic development opportunities.

Policies

5.G.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies. *(New)*

5.G.2. The County shall encourage private landowners to develop areas for fee-based recreational use. *REC P.7.*

5.G.3. The County shall encourage the development of private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings. *(New)*

5.G.4. The County shall encourage private recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics. *(New)*

5.G.5. The County encourages the maintenance of existing facilities and the development of commercial and public visitor activities and services. The following commercial areas are recognized for their historic visitor use and their potential visitor use:

Highway 101 - Pelican Beach State Park area;
Highway 101 - Ship-A-Shore to Mouth of Smith River Road;
North Bank Road (Highway 197) at Peacock Ranch (Tan Oak Drive);
Highway 199 - Hiouchi (store and cafe area);
Highway 199 - Gasquet - Shady Bend and Firehouse Road to Flat Road area;
Elk Valley Road at Westlog millsite;
Highway 101 - Crescent City Harbor/South Beach;
Highway 101 - Trees of Mystery to Woodland Villa;
Highway 101 - Klamath riverfront;
Requa Road - Requa (hotel and resort area); and

Terwer Riffle Road - Klamath Glen (Steelhead area). *(New)*

Implementation Programs
Policy statements only.

CULTURAL RESOURCES

Goal 5.H. To encourage identification, protection, and enhancement of Del Norte County's important historical, archaeological, paleontological, and cultural sites and activities, and their contributing environment. *COS CR.G.1. (Revised)*

Policies

5.H.1. The County shall continue to require appropriate surveys and site investigations when needed as part of the initial environmental assessment for development projects in accordance with the California Environmental Quality Act (CEQA). Surveys and investigations shall be performed under the supervision of a professional archaeologist or other person qualified in the appropriate field approved by the County. *(New)*

5.H.2. The County shall continue to require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource database. *(New)*

5.H.3. The County should encourage private individuals to preserve or rehabilitate cultural resources rather than destroying or allowing them to deteriorate. *COS CR.P.2.*

5.H.4. The County shall assist the citizens of Del Norte County in becoming active guardians of their community's cultural resources. *(New)*

5.H.5. The County shall encourage the cooperation of the owners of cultural and paleontological resources to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources. *(New)*

5.H.6. The County should encourage local and visitor knowledge and enjoyment, where appropriate, of Del Norte County's local cultural heritage. *COS CR.P.4.*

5.H.7. The County shall continue to solicit the views of the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance. *(New)*

5.H.8. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts. *(New)*

5.H.9. The County shall continue to require that discretionary development projects are designed to mitigate potential impacts to significant paleontological or cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question. *(New)*

5.H.10. In cooperation with the State Historic Preservation Office, where it is determined development would adversely affect archaeological resources, the County shall continue to require reasonable mitigation measures. *ND I.L.*

5.H.11. The County should work with the Del Norte County Historical Society and other organizations interested in establishing a Del Norte County Historical Advisory Committee in identifying the cultural resources of Del Norte County, and process the necessary records and forms for submission of those features worthy of recognition and/or protection by the National Register, State Historic Landmarks program, or other appropriate official record. *COS CR.P.1. (Revised)*

5.H.12. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). *(New)*

5.H.13. The County shall continue to refer any development proposals affecting historic resources to a representative of the Del Norte County Historical Society and, when necessary, request an evaluation by a professional historian if the significance of the resource is in question. In conjunction with this evaluation, the County will work with the historian to develop appropriate measures for protection of resources determined to be significant. *(New)*

5.H.14. The County shall continue to encourage local cultural events and organizations such as the Del Norte Historical Society, the Del Norte Association for Cultural Awareness, and Native American groups. *(New)*

5.H.15. The County should continue to provide opportunities for cultural arts and artifact display in the public areas of its facilities and encourage other public agencies to do the same. *(New)*

5.H.16. The County encourage the development of a performing arts center in proximity to visitor services such as motels and restaurants and other existing performance and arts facilities. *(New)*

[See also Policy 8.A.19. and 6.D.3.]

Existing Implementation Programs:

- California Historical Resources Information System Agreement
- Environment Ordinance/CEQA

New Implementation Programs:

Existing programs deemed sufficient.

CHAPTER 6:

SCENIC RESOURCES

SECTION 6

SCENIC RESOURCES

Del Norte County possesses numerous natural and cultural resources that not only provide a pleasant place to live for county residents but are the backbone of the tourism industry. This section contains goals and policies that establish the framework for the protection of these scenic resources within Del Norte County. These goals and policies will supplement the natural resource policies in Section 1 and recreation and cultural resource policies in Section 5.

The goals and policies in this section are organized topically according to the following categories:

- Scenic Resources (General);
- Scenic Highways;
- Scenic Drives; and
- Scenic Resource Areas.

GENERAL

Goal 6.A Preserve and enhance the scenic quality of life in Del Norte County for both residents and visitors. *SH G.1., SH G.5.*

Policies

6.A.1. The County should encourage the continuation of existing land uses, where appropriate, to maintain open views in highly scenic areas. *VR V.C.1. (Revised)*

6.A.2. The County should discourage the littering of its beaches, roadways, and other public use areas through the following:

a. Seek funds for the placement and maintenance of additional litter receptacles for recreational areas, highway turnouts, and other public use areas; and
b. Encourage public education and community anti-litter programs. *VR V.C.8.*

6.A.3. The County shall encourage the provision of public access to significant natural and cultural resources and scenic vistas through scenic routes, scenic highways, and scenic byways. *(New)*

6.A.4. The County shall continue to require the alteration of natural landforms in designated scenic areas to be minimized, where feasible, in construction projects by:

a. Designing roadways, driveways, and other corridors to blend with the natural contours of the landscape by avoiding excessive cuts and fills; and
b. Concentrating development on relatively level areas over steep hillsides. Provisions to be considered include: clustering, density exchange, and open space dedication. *VR V.C.5*

6.A.5. Although timber harvesting will not be eliminated from the scenic area, the County should encourage the State to use selective cutting or thinning, however, patchwork cutting to topography may also be considered. *SH P.6. (Revised)*

6.A.6. This policy number left intentionally blank.

6.A.7. The County shall urge State facilities, to use low-energy shielded lights to be directed downward for better efficiency and to minimize nighttime glare. *(New)*

6.A.8. The County shall require lights in the Pt. St. George/Pebble Beach area to be shielded, when feasible, so they are directed down and away from the ocean to minimize impact on off-shore reef and island habitats. *(New)*

6.A.9. This policy number left intentionally blank.

6.A.10 The County shall continue to require that all lighting for discretionary projects, including illuminated signs, be arranged so that there will be no annoying glare directed or reflected toward residence building or residence district. *(New)*

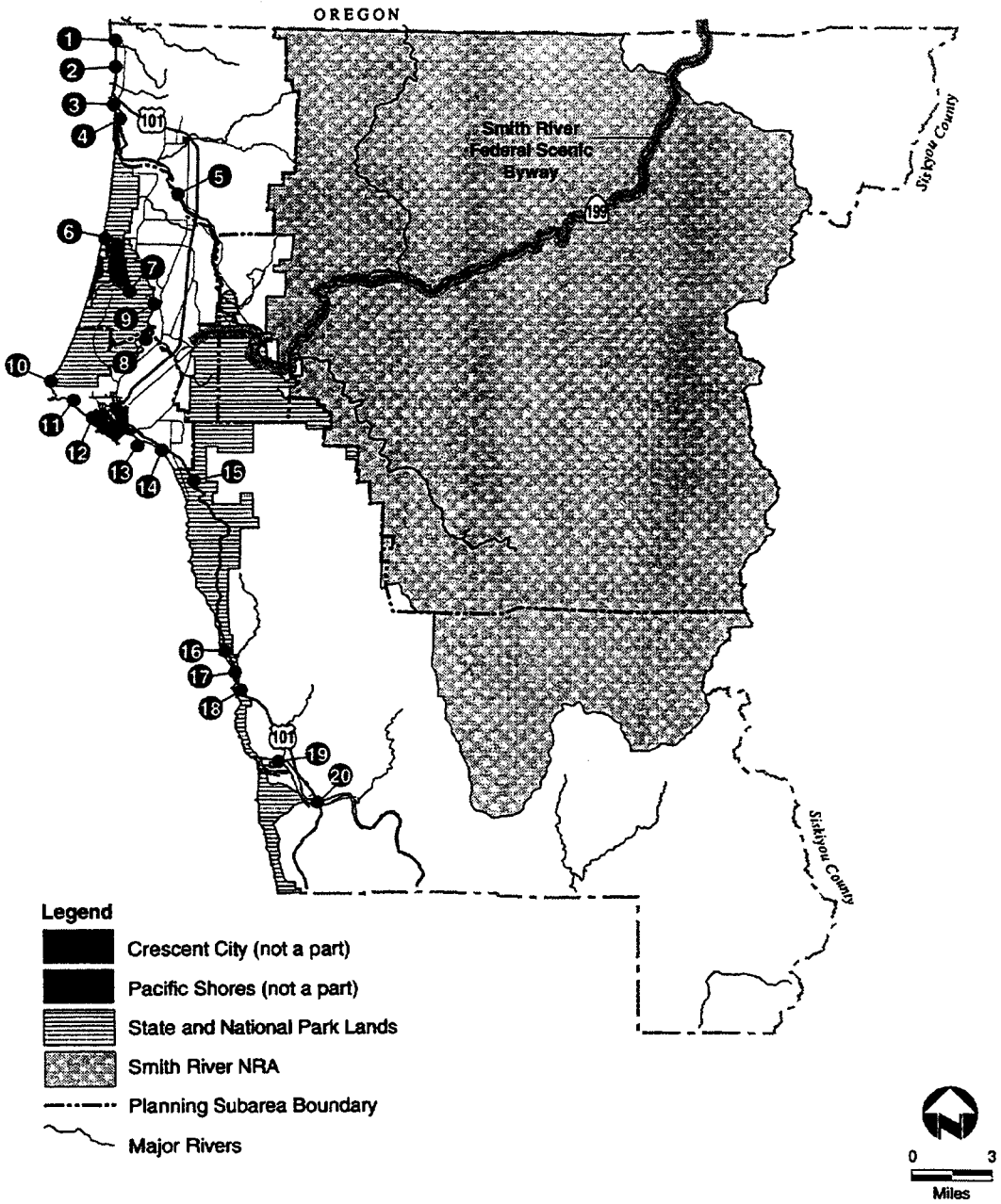
6.A.11 The County shall maintain the coastal scenic viewpoints in scenic corridors which the County owns as identified in Table 6-1 and illustrated in Figure 6-1. *(New)*

TABLE 6-1

COASTAL SCENIC VIEWPOINTS AND SCENIC CORRIDORS
Del Norte County

General Area	Special Features	Corridors	Viewpoints
Oregon border to mouth of the Smith River	Views of upland topography, forests, agricultural lands, ocean vistas of off shore rocks, sea cliffs, coastal vegetation, and marine life	- Oceanview Drive - Highway 101 north of Indian Road	1. Pelican Bay Beach State Park 2. Kamph Memorial Park 3. Prince Island Court 4. Mouth of the Smith River
Smith River Bottomlands	Views of agricultural lands, rural landscapes and upland forests Occasional vistas of the Smith River and ocean Views of riparian vegetation and waterfowl	- Highway 101 - Fred Haight Drive - Moseley Road Lower Lake Road - Lake Earl Drive	5. Smith River Public Fishing Access
Lake Earl Area	Views of Lakes Earl and Talawa, open coastal strands, vast dune systems, ag. lands, and distant mountains	- Westerly end of Kellogg Road	6. Kellogg Road 7. Lake Ave. 8. Lakeview Drive 9. Buzzini Road
Pt. St. George to Crescent City	View of the ocean, offshore rocks and marine life Open scenic vistas of the ocean and surrounding landscape	- Radio Road - Pebble Beach Drive - Westerly end of Washington Boulevard	10. Point St. George Public Fishing Access 11. Pebble Beach Drive Turn Outs 12. Pebble Beach Public Fishing Access

Crescent City to Redwood National Park	Views of the ocean, beach, and maritime features of the harbor area and open wetland beach areas	- Highway 101 - Bluff Road	13. Citizen's Dock & Anchor Way 14. South Beach 15. Highway 101 Vista Point
False Klamath Cove Area	Elevated view of marine environment, steep coastal bluffs, and forested inland slopes	- Highway 101 (Redwood Highway)	16. Cal Trans Vista Point 17. False Klamath Cove Overlook 18. Lagoon Creek Fishing Access
Lower Klamath River Area	Views of the ocean, estuary, riparian vegetation and forested upland slopes	- Patrick Murphy Memorial Drive (Requa Hill Road) - Klamath Beach Road - Coastal Drive (old Highway 101)	19. Requa Hill Overlook 20. Douglas Mem. Bridge Overlook
Source: *Del Norte County Coastal Element*, 1983			



Note: See Table 6-1 for identification of numbered areas.

Figure 6-1
Del Norte County – Scenic Resources

Existing Implementation Programs:

- General Plan Land Use Diagrams
- Grading, Excavating & Filling Ordinance
- Zoning Ordinances

New Implementation Programs:

Existing programs are deemed sufficient.

SCENIC HIGHWAYS

Goal 6.B. To develop and maintain a system of scenic highways for the enjoyment of residents and visitors to Del Norte County.

Policies

6.B.1. The County should support the maintenance and enhancement of the scenic qualities of Highways 101, 197, and 199, while ensuring the improvement of these routes and the economic viability of the area they serve. *SH P.1. (Revised)*

6.B.2. The County should continue to limit new on- and off-site outdoor commercial advertising, including billboards, and shall pursue removal of illegally erected signs within designated scenic highway corridors or in designated gateway areas, in order to protect visual quality. The County should support participation in centralized signage programs and develop a sign amortization program if funding is available. *(New)*

6.B.3. The County shall continue to work with Caltrans and the States of Oregon and Washington in updating the *U.S. Tri-State Pacific Coast Scenic Byway Corridor Management Plan* to reflect present conditions. *(New)*

6.B.4. The County should encourage coordination of scenic route programs among local, regional, and state jurisdictions, recognizing that scenic routes are a resource of more than local importance. *(New)*

6.B.5. The County should continue to utilize design criteria for outdoor advertising, such as business signs which include:

a. The signs should be sufficient in size to describe or indicate the service available;
b. Off-site signs should be restricted to commercial or industrially zoned areas; and
c. The signs should meet or exceed the requirements of the County sign ordinance.

SH P.3. (Revised)

6.B.6. The County should encourage Caltrans to establish a safe gateway to California on Highway 101 near the state border. *(New)*

[See also Policy 6.D.8.]

Existing Implementation Programs:

- Sign Ordinance

New Implementation Programs:

Existing programs are deemed sufficient.

SCENIC DRIVES

Goal 6.C. To develop and maintain a system of scenic drives along county roads for the enjoyment of residents of and visitors to Del Norte County. *SH CSD.G.1., SH CSD.G.2., SH CSD.G.3., (Revised)*

Policies

6.C.1. The County should continue the maintenance, enhancement, and promotion of the scenic qualities of local county roads. *SH CSD.P.1.*

6.C.2. The County should consider the following roads as part of potential scenic drives:

- Indian Road
- Mouth of Smith River
- Ocean View Drive
- Sarina Road
- First Street
- Fred Haight Drive
- Lake Earl Drive
- Howland Hill (east of Bertsch)
- Douglas Park Dr.
- Moseley Road
- Lower Lake Road
- Northcrest Drive
- Washington Boulevard
- Pebble Beach Drive
- P.J. Murphy/Requa Road
- South Fork Road
- Enderts Beach Road *SH CSD.I.3 (Revised)*

6.C.3. Where feasible, the County scenic drives should link with any city scenic drive route(s). *SH CSD.P.1. (Revised)*

6.C.4. The County should consider designation of local scenic routes in order to promote outstanding scenic quality within different geographic settings. *(New)*

6.C.5. The County should create a sign program for scenic drives that orients and educates residents and visitors about important habitats and vistas. The sign's color and materials shall be in harmony with the natural surroundings. *(New)*

Existing Implementation Programs:

- None

New Implementation Programs:

6.1 Following designation of a county road as a County Scenic Drive, the County should implement a sign and road maintenance program. (Policy 6.5.C.) *SH CSD.I.1.*
Responsibility: Community Development Department
Time Frame: Ongoing

SCENIC RESOURCE AREAS

Goal 6.D. To protect specific scenic resources of Del Norte County as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism.

Policies

6.D.1. The County shall continue to provide for scenic resources through such means as grading standards, sign ordinances, density limitations, and by providing for special designations such as planned units developments and scenic neighborhood zoning. *(New)*

6.D.2. The County shall continue to provide an opportunity for coastal neighborhoods and communities to address specific scenic or historic resources by specific designation through the optional Coastal-Visual zoning program. The County shall also expand the availability of the program to areas outside the Coastal Zone. Neighborhoods which might utilize this program include but are not limited to Gasquet, Hiouchi, Smith River town, Pebble Beach, the Harbor, South Beach, and gateway areas. *VR V.C3, VR V.C 4 (Revised)*

6.C.3. Where feasible, the County scenic drives should link with any city scenic drive route(s). *SH CSD.P.1. (Revised)*

6.C.4. The County should consider designation of local scenic routes in order to promote outstanding scenic quality within different geographic settings. *(New)*

6.C.5. The County should create a sign program for scenic drives that orients and educates residents and visitors about important habitats and vistas. The sign's color and materials shall be in harmony with the natural surroundings. *(New)*

6.D.6. The County should coordinate with the City in developing an underground utilities priority list utilizing identified scenic highways, scenic drives and/or scenic areas for use when funding for undergrounding is available. *(New)*

6.D.7. The County shall require activities which significantly and permanently alter natural landforms, such as mining and excavation, to restore disturbed areas to, as close as possible, a natural appearance. *VR V.C.6.*

6.D.8. The County should work with the State and Federal government to establish scenic gateways to Redwood National and State Parks and the Smith River National Recreation Area. *(New)*

6.D.9. The County shall recognize that the degree of success of this section will depend upon the majority of the public's acceptance of it and the implementation measures utilized. *(New)*

[See also Policy 8.A.19.]

Existing Implementation Programs:

- Coastal/Visual Zoning Ordinance
- Underground Utilities Districts Ordinance

New Implementation Programs:

6.2 The County shall create a visual combining zoning district for use in non-coastal areas similar to that now available in coastal areas. Application of this zoning district would be subject to request on a neighborhood or community basis. (Policy 6.D.3.)

Responsibility:	Community Development Department
Time Frame:	Within 18 months of a neighborhood or community request.

6.3 The County shall develop a priority list for use in seeking funds for the undergrounding of existing utilities in scenic areas. (Policies 6.D.5. and 6.D.6.)

Responsibility: Community Development Department
Time Frame: Ongoing

6.4 Work with Redwood National and State Parks and the Smith River National Recreation Area to develop a scenic gateways program. (Policy 6.D.8.)

Responsibility: RNSP, SRNRA, Del Norte County Board of Supervisors
Time Frame: Ongoing

CHAPTER 7:

PUBLIC FACILITIES AND SERVICES

SECTION 7

PUBLIC FACILITIES AND SERVICES

This section contains goals, policies, and implementation programs that establish the framework for the provision of public facilities and services to meet the demand created by existing and future development in Del Norte County. The goals and policies in this section are organized according to the following categories, each of which relates to a particular facility or service. They include:

- General Public Facilities and Services;
- Water Supply and Delivery;
- Wastewater Treatment, Collection, and Disposal;
- Solid Waste Disposal;
- School Facilities;
- Libraries;
- Law Enforcement;
- Fire Protection;
- Utilities;
- Storm and Surface Drainage; and
- Airports.

GENERAL PUBLIC FACILITIES

Goal 7.A. To ensure the effective and efficient provision of public facilities and services for existing and new development.

Policies

7.A.1. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development when required. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary facilities will be installed or adequately financed and maintained (through fees or other means). *(New)*

7.A.2. The County shall direct high density growth to those areas that are already served by public infrastructure and utilities. *(New)*

7.A.3. The County shall encourage new development to contribute its fair share to providing all public services and infrastructure necessary to serve that development. *(New)*

7.A.4. The County will limit development densities in areas where the County determines that emergency response time is excessive. *(New)*

7.A.5. The County shall continue to coordinate with local service districts and utility providers to help ensure provision of services consistent with this General Plan in the most feasible manner possible. *(New)*

7.A.6 Where existing or planned public works facilities can accommodate only a limited amount of new development within the Coastal Zone, the priority for public services within the Coastal Zone shall be first to any parcel financially assessed and then to unassess parcels in the following order:

a. essential public services
b. basic industries vital to the economic health of the region, state or nation
c. coastal dependent land uses
d. visitor-serving land uses
e. residential land uses
f. commercial recreation
g. public recreation
h. other uses. *(New)*

Existing Implementation Programs:

- Wells and Preservation of Ground Water Ordinance
- Onsite Sewage Disposal Systems Ordinance
- Subdivision Ordinance
- General Plan Land Use Diagram Maps

New Implementation Programs:

Existing programs are deemed sufficient.

WATER SUPPLY AND DELIVERY

Goal 7.B. To ensure the availability of an adequate and safe water supply and the maintenance of high quality water for residents of and visitors to Del Norte County.

Policies

7.B.1. In areas of identified water deficiency, the County shall approve new development only if an adequate water supply to serve such development is demonstrated and require that water supplies serving new develop meet State water quality standards. *(New)*

7.B.2. The County shall restrict public water service in General Plan resource land use areas unless there are health problems in areas of existing development that would restrict use of their own water supply. *(New)*

7.B.3. The County shall consider provision of a public water system to designated urban areas a high priority. *(New)*

7.B.4. The County shall utilize the state definition of "public water system" when evaluating services and development and shall continue to apply state and local regulations for water well development. *(New)*

7.B.5. The County recognizes the need to have a regional water provider for the Crescent City urban area. However, if the regional provider does not meet this responsibility, the County shall endeavor to provide or in other ways support the provision of water to the unincorporated community. *(New)*

7.B.6. This policy number left intentionally blank.

7.B.7. In the Coastal Zone, there shall be no extension of public water services beyond the urban-rural boundary except in the following cases:

a. The extension of water services beyond the Ship Ashore area; *PW-GEN.1.*
b. The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area; *PW-GEN.1.*
c. The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of Assessors Parcel Book 115); *PW-GEN.1., PW-CCWS.2.*
d. The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private hook-ups between, for purposes of serving airport and public facilities and providing additional water pressure by completing the main loop. *LU III.D.1.*
e. The extension of water services district water outside of the Crescent City Urban Area to the Rural Neighborhood two units per acre density on the west side of Elk Valley Road at the Norris Avenue intersection (Harbor View Subdivision area). *PW-GEN.1.*

7.B.8. When available, the Klamath Community Services District may extend water beyond the Klamath urban boundary to serve the commercial area immediately north of the townsite. *PW-KCSD 2.*

7.B.9 The County shall encourage all providers of public water to plan for development pursuant to this General Plan. *(New)*

[See also Policy 3.J.3., 3.H.2., 3.K.3.]

Existing Implementation Programs:

- Wells and Preservation of Ground Water Ordinance
- General Plan

New Implementation Programs:

Existing programs deemed sufficient.

WASTEWATER TREATMENT, COLLECTION, AND DISPOSAL

Goal 7.C. To ensure adequate wastewater collection, treatment, and disposal.

Policies

7.C.1. This policy number left intentionally blank.

7.C.2. The County shall promote efficient water and reduced wastewater system use. *(New)*

7.C.3. The regional wastewater treatment provider and/or the County Services Area shall investigate establishing or updating satellite wastewater treatment facilities to reduce hydraulic and nutrient loading on the Crescent City Wastewater Treatment Plant. *(New)*

7.C.4. In the Crescent City urban area, the County Services Areas shall consider priority for community sewer system improvements, connections and/or upgrades within existing service boundaries as follows:

- Highest priority - to areas which are already served and assessed;
- Medium priority - to areas which are not yet assessed but are immediately adjacent to serviced areas such as south of Old Mill Road, northeast Bertsch, multifamily uses at Summer Lane, and southern Parkway; and
- Low priority - to areas which are physically removed from existing development and may not require service for 10-20 years from adoption of this plan. *(New)*

7.C.5. In order to accommodate projected growth on currently unassessed lands within its Crescent City urban area boundaries, the County Service Area shall plan for additional improvements and either negotiate additional sewage treatment with the City of Crescent City or provide for additional treatment methods. *(New)*

7.C.6. This policy number left intentionally blank.

7.C.7 The County shall encourage all providers of community sewage services to plan for development pursuant to this General Plan. *(New)*

7.C.8. The County may consider approval of projects within Rural land use areas which utilize on-site communal or package sewage disposal systems, however, said systems shall be designed to serve only the subject project at its designated land use densities and shall be owned and administered by homeowners or other fiscally responsible agency. *(New)*

[See also Policy 1.B.10.]

Existing Implementation Programs:

- General Plan Land Use Diagram Maps
- Local Agency Formation Commission
- Sewer Ordinance
- Onsite Sewage Disposal Systems Ordinance

New Implementation Programs:

7.1 In the Crescent City urban area, the County Service Area shall plan for additional improvements to accommodate projected growth and either negotiate additional sewage treatment with the City of Crescent City or provide for additional treatment methods. (Policy 7.C.5)

Responsibility: County Community Service Area
Time Frame: First five years

SOLID WASTE DISPOSAL

Goal 7.D. To ensure the safe and efficient disposal or recycling of solid waste generated in Del Norte County.

Policies

7.D.1. The County shall direct the solid waste management agency in ensuring that solid waste facilities do not violate State standards for contamination of surface or groundwater. *(New)*

7.D.2. The County shall continue planning for the eventual full utilization of the Crescent City Landfill. This planning may include identification of alternative sites and investigation of the long-term economic feasibility of alternative disposal methods. *PW-SWM.2. (Revised)*

7.D.3. The County should seek funding to accommodate alternative disposal methods. *PW-SWM.4. (Revised)*

7.D.4. The County shall promote, in conjunction with the solid waste management agency, maximum use of solid waste source reduction, recycling, composting, and environmentally safe transformation of wastes. *(New)*

7.D.5. The solid waste management agency in conjunction with the County of Del Norte shall require that all new development complies with applicable provisions of the *Del Norte Integrated Waste Management Plan*. *(New)*

Existing Implementation Programs:

- Del Norte Integrated Waste Management Plan
- Garbage Ordinance

New Implementation Programs:

7.2 The County solid waste management agency shall regularly review and revise, as necessary, the *Del Norte Integrated Waste Management Plan* for compliance with the above policies and State regulations.

Responsibility: Solid Waste Management Authority
Time Frame: Ongoing

SCHOOL FACILITIES

Goal 7.E. To provide for the educational needs of Del Norte County residents.

Policies

7.E.1. The County shall encourage the Del Norte Unified School District (DNUSD) to work cooperatively in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist the DNUSD in locating appropriate sites for new schools. *(New)*

7.E.2. The County shall encourage the location of schools in areas with safe pedestrian and bicycle access. *(New)*

7.E.3. The County shall encourage the DNUSD to coordinate the planning of school facilities and should involve the County in the early stages of the land use planning process. *(New)*

7.E.4. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems. *(New)*

7.E.5. Whenever possible, the County shall support and participate with the DNUSD in joint development of recreation areas and multi-purpose buildings. *(New)*

7.E.6. The County and the DNUSD should work together in using existing school facilities for non-school-related and child care activities. *(New)*

7.E.7. The County shall continue to support and promote the development of higher education facilities in Del Norte County. *(New)*

Implementation Programs

Policy statements only.

LIBRARIES

Goal 7.F. To provide for library services throughout the county.

Policies

7.F.1. The County shall continue to encourage and support library district endeavors to provide library services throughout the county. *(New)*

7.F.2. The County encourages the library district to consider the extension of library services to county rural areas by means such as bookmobile services and/or cooperative arrangements with other special districts or agencies such as the Del Norte Unified School District, local fire districts, or the Grange. *(New)*

Implementation Programs

Policy statements only.

LAW ENFORCEMENT

Goal 7.G. To ensure the prompt and efficient provision of law enforcement facility and service needs.

Policies

7.G.1. Within the County's overall budgetary constraints, the County shall provide law enforcement facilities (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain adequate service standards. *(New)*

7.G.2. The County shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for deputy calls. *(New)*

7.G.3. The County shall monitor law enforcement response times and patrol time to review staffing requirements necessary to maintain established levels of service. *(New)*

7.G.4. The County shall support public safety programs, such as neighborhood watch, child identification and fingerprinting, and other public education efforts. *(New)*

Implementation Programs

Policy statements only.

FIRE PROTECTION

Goal 7.H. To protect residents of and visitors to Del Norte County from injury and loss of life and to protect property from fires. *(New)*

Policies

7.H.1. The County shall encourage local fire protection agencies in Del Norte County to maintain and improve their Insurance Service Organization (ISO) ratings. *(New)*

7.H.2. The County shall support the location of new fire stations to achieve a service level capability consistent with existing and planned land uses. *(New)*

7.H.3. The County shall continue to provide local fire districts the opportunity to review proposed projects for compliance with fire safety standards per the Uniform Fire Code and other State and local ordinances. *(New)*

7.H.4. The County shall cooperate with local fire protection districts who inventory and propose to eliminate structurally unsafe and fire-hazardous housing structures that are beyond repair or rehabilitation. *(New)*

7.H.5. The County shall continue to encourage local fire districts to maintain and strengthen automatic aid agreements to maximize efficient use of available resources. *(New)*

[See also section 2.E.]

Implementation Programs

Policy statements only.

UTILITIES

Goal 7.I. To provide efficient and cost-effective utilities.*(New)*

Policies

7.I.1. The County shall work with utility companies for appropriate expansion of local systems in urban and rural areas. *(New)*

[See also Policies 6.A.7. , 6.A.8., 6.D.5, 6.D.6., and 8.H.1 - 8.H.3]

Implementation Programs

Policy statements only.

STORM AND SURFACE DRAINAGE

Goal 7.J. To ensure effective and efficient provision of storm and surface drainage systems for existing and new development.

Policies

7.J.1. The County shall continue to require and coordinate storm and surface drainage plans for developed areas and new development projects. *(New)*

7.J.2. The County shall continue to utilize natural drainage courses for storm and surface drainage purposes rather than the channelization of streams for stormwater runoff. *(New)*

7.J.3. The County shall require development to be located outside of 100 year storm drainage flow and retention areas, except road crossings which shall be designed to avoid impediment of event flows. *(New)*

7.J.4. The County shall require preliminary drainage reports for residential or subdivision projects exceeding five units, for commercial or industrial development, where a 100 year flood area is designated by a FEMA or County Drainage Plan on a project site, where construction is proposed within a drainage corridor (such as a road or highway crossing), or where the environmental review process identifies drainage issues. *(New)*

7.J.5. The County shall continue to provide ongoing maintenance of designated storm drainage courses, whether natural or manmade, to provide effective drainage functions. *(New)*

7.J.6. As development occurs, the County should prepare an updated drainage plan for the Crescent City Urban Area. *(New)*

[See also Policies 1.B.8, 1.C.9, 1.C.10, 1.E.22, 1.E.31]

Implementation Programs

Policy statements only.

AIRPORTS

Policies

[See Policies 8.F.1 to 8.F.10.]

Implementation Programs

Policy statements only.

CHAPTER 8:

TRANSPORTATION AND CIRCULATION

SECTION 8

TRANSPORTATION AND CIRCULATION

This section outlines the County's goals, policies, and programs for the continued development and enhancement of Del Norte County's transportation and circulation system. The section includes goals, policies, and programs addressing the following subjects:

- State Highways;
- County Roads;
- Public Transportation;
- Transportation Control Measures (TCM);
- Non-Motorized Transportation;
- Air Transportation;
- Maritime Transportation; and
- Teletransportation.

STATE HIGHWAYS

Goal 8.A. To plan for the long-range planning and development of Del Norte County's State Highway system to ensure the safe and efficient movement of people and goods.

Policies

8.A.1. The County shall encourage Caltrans to continue to maintain Highway 101's availability to county communities at all times. *(New)*

8.A.2. This policy number left intentionally blank.

8.A.3. The County shall continue to actively encourage Caltrans and the Regional Transportation Planning Agency to develop facilities for improved access into the county via Highway 101 and 199. *CIRC.SH.R.4. (Revised)*

8.A.4. This policy number left intentionally blank.

8.A.5. This policy number left intentionally blank.

8.A.6. The County shall encourage the Office of Emergency Services to review alternative emergency access in the event of temporary closure of Highways 101 or 199. *(New)*

8.A.7. The County shall continue to participate in the Highway Functional Classification System program utilized by Caltrans and the Federal Highway Administration (FHWA). *(New)*

8.A.8. The County acknowledges that Caltrans has existing adopted overall route concepts for its highways, shown in Table 8-1, notes that full construction of these concepts may not occur or be necessary during the planning period of this General Plan (i.e., by 2020), and supports development of such concepts into an overall 50-year highway plan which addresses the need for and location of freeway/expressway improvements. *(New)*

TABLE 8-1

CALTRANS STATE HIGHWAY ROUTE CONCEPTS

HIGHWAY	SEGMENT	CONCEPT
Highway 101	South Klamath to Wilson Creek Cushing Creek Crescent City Flat Route 199 to Oregon Border	Four-lane freeway/expressway Two-lane conventional highway with passing lanes Four-lane freeway bypass Four-lane freeway/expressway
Highway 199	All	Two-lane conventional highway with passing lanes
Highway 197	All	Two-lane conventional highway
Highway 169	All	Two-lane conventional highway
Source: Caltrans, 1997.		

8.A.9. The County supports development of a 20-year highway route concept plan by the Regional Transportation Planning Agency and Caltrans which reflects conventional two-lane highway with passing lanes and/or four lane concepts for all highways in the County, except for the existing Highway 101 freeway segments at Klamath and Crescent City, and Highway 101 within the urban Crescent City area. *(New)*

8.A.10. The County shall encourage the Regional Transportation Planning Agency and Caltrans to adopt a 20-year route concept for Highway 101 through the Crescent City area which provides for improvement of the existing roadway in its present alignment. *PW-R.3. (Revised)*

8.A.11. The County shall encourage Caltrans and the Regional Transportation Agency to provide for a Level of Service D or better on all State highways within the county. *(New)*

8.A.12. This policy number left intentionally blank.

8.A.13. This policy number left intentionally blank.

8.A.14. This policy number left intentionally blank.

8.A.15. The County shall encourage Caltrans to secure financing in a timely manner for all components of its transportation system to achieve and maintain its adopted level of service standards.

(New)

8.A.16. The County shall continue to participate with the Regional Transportation Planning Agency, other jurisdictions, and Caltrans in planning and programming improvements to the State highway system, in accordance with State and Federal transportation planning and programing procedures, so as to maintain acceptable levels of service for Del Norte County residents on all State highways in the county. *CIRC CR.R.5. (Revised)*

8.A.17. Where requested by the community, the County should work with the Regional Transportation Agency, Caltrans, and local property owners in those visitor-serving commercial areas where a State highway provides the only access to their uses in order to develop an overall access, parking, pedestrian and/or landscaping plan for the visitor-serving commercial area. These areas include: 101/Stateline, South Beach, Woodland Villa/Trees of Mystery, Hiouchi, and Gasquet. *(New)*

8.A.18. This policy number left intentionally blank.

8.A.19. This policy number left intentionally blank.

Existing Implementation Programs

Highway Functional Classification System Program
Regional Transportation Planning Agency (Local Transportation Commission) membership

New Implementation Programs

8.1 The County shall participate with the Regional Transportation Planning Agency and Caltrans to develop a 20-year Highway 101 Access Plan addressing continuation, upgrade and safety improvements of at-grade road intersections onto Highway 101 located between Highway 199 and the Oregon state line. (Policy 8.A.12.)

Responsibility: Local Transportation Commission, Community Development Department
Time Frame: First five years

COUNTY ROADS

Goal 8.B. To ensure the safe and efficient movement of people and goods on Del Norte County's local roadway system.

Policies

New Policies

8.B.1. The County shall expand and maintain its road system according to the classifications and designations shown in Tables 8-2 and 8-3. *(New)*

TABLE 8-2

COUNTY ROADWAY CLASSIFICATIONS

CLASSIFICATION	DESCRIPTION	COMMENTS
Urban	Within the urban boundary established by the Section 3, Land Use, this General Plan and/or policy of the Board of Supervisors as the urban area.	Curb, gutter, sidewalk, storm drain typical standard
Rural	In the unincorporated county outside of the urban boundary established by the Section 3, Land Use, this General Plan and/or by policy of the Board of Supervisors.	Shoulders, open drainage typical standard
Arterial Road	A road in any area of the county that serves as part of the principal system for through traffic flow by connecting areas of traffic generation and providing for the distribution and collection of through traffic to and from state highway, collector, and local road systems. It may also serve abutting property.	Public road Typically 80-100' right-of-way See Table 8-3
Collector Road	A road in any area that, because of its location in relation to other roads or other sources of traffic, carries or will carry traffic from local roads to the system of arterial roads or highways. Collector roads may include the principal entrance roads of residential developments, roads for circulation of traffic within such developments, or provide access to abutting commercial, industrial or multi-family areas.	Public road Typically 60' right-of-way See Table 8-3
Local Road	A road that, because of its location in relation to other roads or other sources of traffic, carries or will carry traffic from areas of low traffic generation to collector or arterial roads. Local roads primarily serve as access to adjacent residential land.	Public road Typically 50-60' right-of-way
Private Rural Road	A road in rural or resource land use areas that carries or will carry traffic from low-density residential or resource uses to nearby public roads or state highways that is not maintained by county. Maintenance of private roads is the responsibility of the property owner(s) per § 845 Ca. Gov. Code.	Private road Typically 30-50' right-of-way

TABLE 8-3

COUNTY ROADWAY DESIGNATIONS
Unincorporated Del Norte County

ROADWAY CLASS	ROADWAY
Urban Arterials	Northcrest Drive* Washington Boulevard* Elk Valley Road* (city limits - Howland Hill Road)
Rural Arterials	Lake Earl Drive*
Urban Collectors	Arlington Drive** Blackwell Lane* Cooper Avenue Ehlers Way* El Dorado Street Elk Valley Road (Howland Hill Road - Norris) Glenn Street (Pacific to Inyo) Harding Avenue Howland Hill Road (Elk Valley Road - Wayante) Humboldt Road Inyo Street Jefferson (Arlington-Napa)** Klamath Boulevard* Madison Avenue* Meridian Street Napa Street (Washington-Jefferson)** National Boulevard (Elk Valley-Union)** Old Mill Road* Pacific Avenue Parkway Drive Pebble Beach Drive Railroad Avenue* Summer Lane** Union Street (National-Elk Valley)**
Rural Collectors	Douglas Park Drive* Elk Valley Road (Norris - Highway 199) Elk Valley Cross Road First Street Fred Haight Drive Howland Hill Road (Elk Valley Road - Wayante- RNSP) Indian Creek Road Indian Road (US 101 to Ocean View Drive)* Kings Valley Road (US 101 to Lake Earl Drive) Moorehead Road Ocean View Drive Parkway Drive Rowdy Creek Road (US 101 through industrial area)* Sarina Road (US 101 to First Street) South Bank Road** South Fork Road Timbers Boulevard** Wilson Lane

***Upgrade of FHwA classification due to development**
****New road—not FhwA-listed**

Source: Del Norte County Community Development Department, 1996.

8.B.2. The County shall continue to require that all new and improved roads be designed in accordance with the County's adopted public and private road standards. *(New)*

8.B.3. The County shall require that private roads proposed to be dedicated to the County-maintained road system meet the construction standards for public roads applicable at the time they are accepted by the County system. *(New)*

8.B.4. This policy number left intentionally blank.

8.B.5. The County shall utilize the Caltrans Highway Design Manual and Traffic Manual to ensure the development of adequate, safe public roadways, including, but not limited to, warrants for traffic control devices such as stop signs or traffic signals. *(New)*

8.B.6. The County shall endeavor to manage its roadway system so as to maintain Level of Service C operation, except for intersections with any State highway, where Level of Service D shall be acceptable. (Definitions of service levels are shown in Tables 8-4 and 8-5.) The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County may consider the following factors:

a. The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard;
b. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations;
c. The right-of-way needs and the physical impacts on surrounding properties;
d. The visual aesthetics of the required improvement and its impact on community identity and character;
e. Environmental impacts including air quality and noise impacts;
f. Construction and right-of-way acquisition costs;
g. The impacts on general safety;
h. The impacts of the required construction phasing and traffic maintenance;
i. The impacts on quality of life as perceived by residents; and
j. Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation. *(New)*

TABLE 8-4

LEVEL OF SERVICE DEFINITIONS FOR ROADWAY SEGMENTS

Level	Extent of Delay	Operating Characteristics
A	Insignificant Delays	Free flow. Drivers are virtually unaffected by other vehicles.
B	Minimal Delays	Stable flow. Drivers begin to feel restricted.
C	Acceptable Delays	Stable flow. Most drivers feel somewhat restricted.
D	Tolerable Delays	High-density, but stable, flow. Queues may develop but dissipate rapidly, without excessive delays.
E	Significant Delays	Volumes at or near capacity. Low speeds and difficult maneuvering. Queues of vehicles may form upstream.
F	Excessive Delay	Conditions at capacity, with extremely long delays. Queues and unstable stop-and-go operation.

Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, 1985.

TABLE 8-5

LEVEL OF SERVICE DEFINITIONS FOR FOR SIGNALIZED INTERSECTIONS

LOS	SIGNALIZED INTERSECTIONS	Unsignalized Intersections	
	Average Delay per Vehicle (Seconds)	Reserve Capacity (pcph)*	Expected Delay to Minor Street Traffic
A	.5.0	.400	Little or no delay
B	5.1 to 15.0	300 to 399	Short traffic delays
C	15.1 to 25.0	200 to 299	Average traffic delays
D	25.1 to 40.0	100 to 199	Long traffic delays
E	40.1 to 60.0	0 to 99	Very Long traffic delays
F	>60.0**	--	Severe congestion/Intersection blocked

*pcph = passenger cars per hour
**60 seconds of stopped delay is considered to be unacceptable to the majority of drivers.

Source: Transportation Research Board, *Highway Capacity Manual*, Special Report 209, 1985.

8.B.7. The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile. *(New)*

8.B.8. Subject to funding availability, the County shall plan and implement a road network to serve the needs of local traffic. Where feasible, this road network may include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. *(New)*

8.B.9. The County shall attempt to minimize the use of through-traffic on neighborhood roadways. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life. *(New)*

8.B.10. The County shall continue to require all new development to provide off-street parking, either on-site or in consolidated lots. *(New)*

8.B.11. The County shall require new land development projects to contribute its fair share of the cost of any street and highway improvements that can be assigned to the traffic-generating attributes of the new or intensified uses. Any project that is expected to generate more than 60 trips per day shall be required to submit a traffic analysis as part of the permit application and will be required to mitigate traffic impacts identified. Regardless of the number of trips generated by a given project, a traffic study may be required if traffic safety issues warrant such a study. *(New)*

8.B.12. The County shall secure financing in a timely manner for all components of its transportation system to achieve and maintain its adopted level of service standards. *(New)*

8.B.13. The County shall continue its program of maintenance and minor improvements to the existing public roadway system in order to maintain its capacity. *PW-R.1.*

8.B.14. The County shall continue to maintain a list of improvements and construction projects for County roads and categorize these projects according to need and cost, and then prioritize these projects. This list will serve as a guide to development and can be used by the various County departments in determining the effect upon their activities. *CIRC CR.R.7. (Revised)*

8.B.15. The County considers seasonal operation and maintenance of local public roads that serve resource land use areas a low priority. *(New)*

8.B.16. As development occurs, the County shall require the extension of State Street to Elk Valley Road to provide better access to the adjacent industrial and residential areas. *(New)*

8.B.17. As development occurs in the Washington Park area, the County shall require that Arlington Drive be extended north as an urban collector road to provide primary access to the Wakefield Ranch area. (New)

8.B.18. At the time of development of the Wakefield Ranch (APNs 116-020-03, 04, 05 & 040–08, 11 & 17), the County shall require two access points for the project to provide for secondary circulation and emergency access. (New)

8.B.19. As development occurs, the County shall review the need for transportation improvements on Old Mill Road from Northcrest Drive to the Lake Earl Wildlife Area. *(New)*

8.B.20. As development occurs, the County shall review the need for an extension of Washington Blvd. easterly to Elk Valley Road for quicker emergency response and more convenient access. At such time, the County shall seek funding through the Local Transportation Commission for project study and design. *(New)*

8.B.21. The County shall monitor Northcrest Drive every five years to determine if congestion is occurring. At the appropriate time, the County shall consider the extension of left-turn median lanes and/or any warranted traffic control devices already begun on Northcrest Drive. *(New)*

[See also Policy 8.A.19. and 1.F.9.]

Existing Implementation Programs:

- Urban and Rural Public Road Standards Ordinance
- Private Rural Roads Standard Ordinance
- Capital Improvements Project List
- Off-Street Parking Ordinance

New Implementation Programs :

8.2 The County shall review transportation needs on Old Mill Road for the segment from Northcrest Drive to the Lake Earl Wildlife Area. (Policy 8.B.19)

Responsibility: Community Development Department
Time Frame: Years five to ten

8.3 The County shall periodically consider the need for a study of the extension of Washington Boulevard easterly to Elk Valley Road. At such time as the need for a study determined the County shall request funding from LTCO (Policy 8.B.20.)

Responsibility: Community Development Department
Time Frame: Review every five years

8.4 The County shall develop an overall strategy for urban roads and drainage in the south Blackwell area. (Policy 8.B.21.)

Responsibility: Community Development Department
Time Frame: Prior to waterline development/urban zoning in area

8.5 The County shall monitor Northcrest/Lake Earl Drive and Parkway Drive to determine if congestion is occurring. (Policy 8.B.29)

Responsibility: Community Development Department
Time Frame: Review every five years

PUBLIC TRANSPORTATION

Goal 8.C. To develop and maintain a safe and efficient public transportation system that reduces congestion, and provide viable alternative transportation in and through Del Norte County.

Policies

8.C.1. The County and City, jointly, shall continue to work with public transportation service providers to plan and implement additional services within and to the county that are timely, cost-effective, and responsive to growth patterns and ridership demand. *(New)*

8.C.2. The County shall continue to pursue all available sources of transit funding for transit services. *(New)*

8.C.3. In conjunction with the Local Transportation Commission, the County shall consider the transportation needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding public transportation services and in compliance with the Americans with Disabilities Act. *(New)*

8.C.4. The County shall continue to support efforts to provide demand-responsive service ("dial-a-ride") and other transportation services for those unable to use conventional transit. *(New)*

8.C.5. The County shall give highest priority for public transit facilities and services within or connecting to urban areas of high intensity use and/or focused commuter-employment areas. *(New)*

8.C.6. The County shall encourage connectivity between public walkways, bicycle routes, and transit services through provision of bicycle racks and in siting bus stops. *(New)*

Existing Implementation Programs:

- County/City Redwood Coast Transit Contract
- TDA/STA Transit Funding Claim

New Implementation Programs:

Existing program are deemed sufficient.

TRANSPORTATION CONTROL MEASURES (TCM)

Goal 8.D. To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the county's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles.

Policies

8.D.1. The County shall continue to work with the Local Transportation Commission (LTCO) in the development of a Regional Transportation Plan and in programs which direct automobile commute trips to transit, walking, bicycling and ridesharing. *(New)*

8.D.2. The County should work with other responsible agencies, including the Del Norte Local Transportation Commission and the North Coast Unified Air Quality Management District, to develop other measures to reduce vehicular travel demand and continue to meet air quality goals. *(New)*

8.D.3. The County should continue to investigate and promote feasible land use and transportation strategies that will result in fewer automobile trips. To this end, the County shall encourage the concentration of urban development to maximize the feasibility of public transit. *(New)*

8.D.4. The County should encourage major traffic generators to develop and implement trip reduction measures. *(New)*

Existing Implementation Programs:

- LTCO Regional Transportation Plan
- General Plan Urban Boundary/Land Use Diagram Maps

New Implementation Programs:

Existing programs are deemed sufficient.

NON-MOTORIZED TRANSPORTATION

Goal 8.E. To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

Policies

8.E.1. Where feasible, the County shall provide for the extension of sidewalks, trails, and walking facilities throughout urban areas to allow for convenient and safe pedestrian movement. (*New*)

8.E.2. Where feasible, the County shall provide that pedestrian walkways are to be separated and protected from automobile traffic. (*New*)

8.E.3. The County shall promote the linkage of sidewalks and walkways with bike and pedestrian trails leading to and through outdoor recreational areas such as parks and schools, as well as commercial areas. (*New*)

8.E.4. The County shall coordinate with local school districts to assure that safe routes to schools are available to all students. (*New*)

8.E.5. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the county's major recreation, employment, and housing areas and between its existing and planned bikeways, based upon routes identified in Table 8-6. (*New*)

8.E.6. The County shall continue to coordinate with LTCO and the City of Crescent City in updating and implementing the *Del Norte County and Crescent City Bicycle Facilities Plan* and continue to include or consider trails of interest to the public such as the Hobbs Wall, Harbor, and Pebble Beach routes in addition to commuter routes and those which may be coordinated with State and Federal trails. (*New*)

8.E.7. The County shall work with Federal, State, and other local agencies to coordinate planning and development of interconnected bikeways and multi-purpose trails. (*New*)

8.E.8. The County shall work with other interested agencies, including the Del Norte Local Transportation Commission and the North Coast Unified Air Quality Management District, to pursue available sources of funding for the development and improvement of trails for non-motorized transportation. (*New*)

8.E.9. The County shall encourage the promotion of non-motorized travel through appropriate facilities, programs, and information, including through the school system and local media. (*New*)

8.E.10. In urban areas, the County shall require developers to finance and install pedestrian walkways in new development projects in compliance with the Americans with Disabilities Act (ADA). (*New*)

8.E.11. The County shall support the development of parking areas near access to hiking and equestrian trails. (*New*)

8.E.12. The County shall encourage the development of multi-use shoulders to accommodate non-motorized traffic along State highways. (*New*)

8.E.13. The County shall coordinate with the City of Crescent City and Caltrans to ensure that bicycle planning on State highways maximizes safety. (*New*)

Existing Implementation Programs:

- LTCO County/City Bicycle Facilities Plan
- Urban and Rural Public Road Standards Ordinance

New Implementation Programs:

8.5The County shall work with the City of Crescent City, the Local Transportation Commission and related agencies to conduct a study within the urban areas of the County to determine the adequacy of sidewalks and trail facilities and to develop a walkway and trail plan.

Responsibility: LTCO
Time Frame: Every two years

TABLE 8-6

DEL NORTE COUNTY
EXISTING AND PROPOSED BICYCLE ROUTES

Bikeway	Class
Hobbs Wall Trail (Parkway to Howland Hill)	Class I
Harbor Trail (Howe Drive Path to 101 via Starfish)	Class I and I I
Railroad Ave (Parkway to Elk Valley X Rd)	Class I and II
Coastal Trail/Highway 101 (selected segments)	Class I and II
Riverside Trail (Washington through Dead Lake SP)	Class I and II
Old Mill Trail (Lake Earl Wildlife Area)	Class I and II
Hiouchi Trail (Hwy 167, 199 & RNSP)	Class I and II
Enderts Beach Road (Hwy 101 to lookout)	Class I and II
Coastal Trail/Redwood National and State Parks	Class I, II and III
Pebble Beach Drive (Washington to 9th St)	Class I, II and III
Coast to Caves Trail (RNSP/SRNRA)	Class I, II and III
Inyo Street (Washington to Hamilton)	Class II
Hamilton Ave (El Dorado to Inyo)	Class II
Blackewell Ave (Northcrest to Railroad)	Class II
Parkway Drive (Washington Blvd to Route 199) -	Class II
Howland Hill Road (Elk Valley Rd to RNSP)	Class II
Humboldt Road (Howland Hill Road to Hwy 101)	Class II
Old Mill Road (Northcrest to Wildlife Area)	Class II
Moorehead Road (Lake Earl Dr to Lower Lake)	Class II
Northcrest Drive (Washington to Standard Veneer)	Class II and III
Lake Earl Dr (Standard Veneer to Highway 101)	Class II and III
Washington Blvd	Class II and III
Elk Valley Road	Class II and III
South Fork Road (Douglas Park to Big Flat)	Class II and III
El Dorado Street (Hamilton to DNHS)	Class III
Harding Ave (El Dorado to City Limits)	Class III
Fresno Street (Hamilton to Pacific)	Class III

Pacific Ave (Pebble Beach to H St)	Class III
Elk Valley Crossroad (Parkway to Lake Earl Dr)	Class III
Kellogg Road (Lower Lake Rd to Beach)	Class III
Fred Haight Drive (Hwy 101 to Hwy 101)	Class III
Sarina Road (Hwy 101 to First St)	Class III
First St/Smith River	Class III
Lower Lake Road (Lake Earl Dr to Kellogg Road)	Class III
Rowdy Creek Trail (Highway 101 to SRNRA)	Class III
Source: Del Norte County Community Development Department, 1999.	

AIR TRANSPORTATION

Goal 8.F. To promote the maintenance and improvement of general and commercial aviation facilities.

Policies

8.F.1. The County shall continue to pursue opportunities for the economic development of McNamara Field which is the major air transportation and service facility in the region. *(New)*

8.F.2. The County shall plan and pursue funding for the redevelopment of the regional terminal facilities at McNamara Field. *(New)*

8.F.3. The County shall continue to provide areas for commercial and recreational hangars for the storage of aircraft based at McNamara Field. *PW-A.2.*

8.F.4. McNamara Field (Crescent City Airport) is designated as a coastal-dependent use due to its location on a coastal headland and there is no less damaging environmental alternative site within the Coastal Zone (which extends to the foothills 5 ½ miles inland of the ocean), there is no feasible alternate location to construct a replacement commercial airport outside of the Coastal Zone, and the airport is an essential public facility for transportation, commerce, medical transport, and emergency services to this isolated community. *PW-A.4. (Revised)*

8.F.5. The County shall continue to maintain navigational aids at McNamara Field to improve the reliability and safety of service. *PW-A.3*

8.F.6. Agricultural leases may be offered for lands at McNamara Field. *LU III.D.2.*

8.F.7. The County shall provide that land uses in the vicinity of McNamara Field's approach and takeoff zones is held to the lowest densities and development intensities possible. Height zoning should be vigorously enforced. Encroachment into the horizontal or vertical zones should be prohibited. *CIRC AIR.R.8.*

8.F.8. This policy left intentionally blank.

8.F.9. The County shall continue to maintain a list of improvements and construction projects to be accomplished at County airports. *(New)*

8.F.10. The County shall allow, where appropriate, public or group recreational events on airport properties subject to the securement of a permit. *LU III.D.3*

Existing Implementation Programs:

Airport Projects Plan

New Implementation Programs:

8.6 The County shall prepare an updated Airport Land Use Plan. (Policies 8.F.1., 8.F.3., 8.F.5., and 8.F.9.)

Responsibility: Community Development Department
Time Frame: First five years

MARITIME TRANSPORTATION

Goal 8.G. To promote the maintenance and improvement of the Crescent City Harbor facilities.

Policies

8.G.1. The County shall continue to work with the City of Crescent City and the Harbor District to continue to support the maintenance and dredging of the harbor to provide boat access for commercial and recreational boating. *(New)*

[See also Policy 3.F.6. through 3.F.16.]

Implementation Programs

Policy statements only.

TELETRANSPORTATION

Goal 8.H. To promote development of multimedia communications as a viable mode of transportation and commerce.

Policies

8.H.1. The County shall encourage the development of the highest standard possible of broad band internet, multimedia communications, and videoconference facilities by local public utility providers, public and quasi-public agencies, and the business community in general. *(New)*

8.H.2. The County shall encourage local educational and library agencies to include telecommunications use and education programs in their operations. *(New)*

8.H.3. The County shall continue to work with the Local Transportation Commission in promoting planning and capital development of local internet, multimedia communications and

videoconferencing forms of transportation for individual and commercial use. *(New)*

8.H.4. The County shall continue to support the development of Intelligent Transportation System Projects through the California Oregon Advanced Transportation Systems (COATS) program. *(New)*

8.H.5 The County shall develop guidelines for the review and permitting of telecommunication facilities to address potential impacts to coastal resources, especially designated visual resources. The guidelines shall encourage tower co-location and visual simulations (e.g., photo simulations) as part of the permitting process. *(New)*

Implementation Programs

8.7 The County shall develop guidelines for the review and permitting of telecommunication facilities to address potential impacts to coastal resources, especially designated visual resources.
Responsibility: Board of Supervisors and Community Development Department
Time Frame: Fiscal Year 02-03

APPENDIX A

POLICY DOCUMENT DEFINITIONS

APPENDIX A

POLICY DOCUMENT DEFINITIONS

Annex, v. - To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Archaeological - Relating to the material remains of past human life, culture, or activities.

Bicycle Lane (Class II facility) - A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility) - A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility) - A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Biological Productivity - Biological productivity generally refers to the amount of organic material produced per unit time.

Building - Any structure used or intended for supporting or sheltering any use or occupancy.

California Environmental Quality Act (CEQA) – A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental document must be prepared and certified as to its adequacy before taking action on the proposed project.

Caltrans - California Department of Transportation.

City - City with a capital "C" generally refers to the City of Crescent City government or administration. City with a lower case "c" generally refers to the geographical area of the city, both incorporated and unincorporated territory (*e.g.*, the city bikeway system).

Coastal-Dependent Development – Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-Related Development - Any use that is dependent on a coastal-dependent development or use.

Coastal Zone, California - That area of the county under the jurisdiction of the California Coastal Act as set forth by Public Resources Code Section 30103 and as delineated by the Local Coastal Program prepared pursuant to the Act.

Community Noise Equivalent Level (CNEL) - A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible - Capable of existing together without conflict or ill effects.

Consistent - Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

County - County with a capital "C" generally refers to the government or administration of a county, in the case of the General Plan, Del Norte County. County with a lower case "c" generally refers to the geographical area of the county (*e.g.*, the unincorporated county).

Critical Facility - Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

dB - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA - The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Development – Within the Coastal Zone, On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land, including lot splits; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973.

Dredge, v **-** To remove mud or silt from the bottom of a water body using a large machine or implement.

Duplex - "Duplex" means a two-family residence designed for or used exclusively for residence purposes by two families in separate housekeeping units.

Dwelling Unit - A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Dwelling Unit, Multiple - A building or portion thereof used and/or designed as a residence for three or more families living independently of each other, and doing their own cooking in the building, including apartment houses, apartment hotels and flats, but not including automobile courts.

Encourage, v. - To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Energy Facility - Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

Enhance, v. - To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR) - A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. See Section 21061 of the Public Resources Code.

Environmentally Sensitive Habitat Area – An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. There are three important elements to the definition of an ESHA. First is whether a habitat or species is rare. Second is whether a habitat or species is especially valuable. And third is that an ESHA are those areas that could be easily disturbed or degraded by human activities and developments. All three elements must be present.

Estuary - A coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land.

Expressway - A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

Farmed Wetlands - Wetland areas, which are used for agricultural purposes such as grazing, planting or forage during parts of the year.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fill - Earth or other substance of material, including piling, placed for the purpose of erecting structures thereon.

Flood, 100-Year - The magnitude of a flood expected to occur on the average every 100 years based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Hazard Areas - Those areas subject to inundation by a 100-year flood.

Flood Insurance Rate Map (FIRM) - For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Floor Area Ratio (FAR) - The gross floor area permitted on a site divided by the total net area of the site expressed in decimals to two places. For example, on a site with 10,000 net sq. ft. of land area, a floor Area Ratio of 1.00 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, a FAR of 1.50 would allow 15,000-sq. ft. of floor area; a FAR of 2.00 would allow 20,000-sq. ft.; and a FAR of 0.50 would allow only 5,000 sq. ft.

Freeway - A high-speed, high-capacity, limited-access transportation facility serving regional and countywide travel. Freeways generally are used for long trips between major land use generators.

Geological - Pertaining to rock or solid matter.

Geologic Hazards - Include the following:

1. Seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction, and in local and regional seismic safety plans;
2. Tsunami runup areas identified on U.S. Army Corps of Engineers 100-year recurrence maps, by other scientific or historic studies, and other known areas of tsunami risk;
3. Landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;
4. Beach areas subject to erosion; and,
5. Other geologic hazards such as expansive soils and subsidence areas.

Goal -The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Harbor District - A special district, governed by the Harbor commission, with jurisdiction over the Crescent City Harbor.

Hazardous Material - Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Household - All those persons--related or unrelated--who occupy a single housing unit.

Housing Unit - The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a manufactured home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Implementation Program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Infill Development - Development of vacant land (usually individual lots or leftover properties) within areas that are already largely developed.

Infrastructure - Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Lateral Access Coastal - A recorded dedication or easement granting to the public the right to pass and repass over dedicator's real property generally along the shoreline inland from the mean high tide line to the base or to the crest of the parallel bluff. Lateral accessways should be used for public pass

and repass and passive recreational use, unless specified otherwise.

L_{dn} - Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

L_{eq} - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Levee - A bank constructed to control or confine floodwaters.

Level of Service (LOS) - A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service.

Liquefaction - The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo) - The countywide commission that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. LAFCo is empowered to approve, disapprove, or conditionally approve such proposals.

Local Transportation Commission - The Del Norte County Local Transportation Commission is designated as the Regional Transportation Agency and is responsible for producing major transportation documents such as the Regional Transportation Plan, Bicycle Facilities Plan, and Comprehensive Transit Service Plan.

L_{10} - A statistical descriptor indicating peak noise levelsthe sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities and counties.

Major Energy or Public Works Facility - Any public works project or energy facility that exceeds $100,000 in estimated cost of construction.

Minimize, v. - To reduce or lessen, but not necessarily to eliminate.

Noise - Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation - Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour - A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Parcel - A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Peak Hour/Peak Period - For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Person - Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

Planning Area - The Planning Area is the land area addressed by the General Plan.

Policy -A specific statement in text or diagram guiding action and implying clear commitment.

Public and Quasi-Public Facilities - Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Works -

1. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.
2. All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
3. All publicly financed recreational facilities and any development by a special district.
4. All community college facilities.

Quantified Objective (Housing only) - The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

Rare or Endangered Species - A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation - The reuse of resources, usually those present in solid wastes or sewage.

Residential, Single-family - A single dwelling unit on a building site.

Right-of-way - A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Vegetation - Vegetation commonly occurring adjacent to stream and river banks characterized by dense growth of trees and shrubs such as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc.

Second Unit - A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Seismic - Caused by or subject to earthquakes or earth vibrations.

On-site Sewage Treatment/Disposal Systems - A sewage-treatment system that includes a settling

tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. On-site (septic) systems are often used for individual-home waste disposal where an urban sewer system is not available.

Shall - That which is obligatory or necessary.

Should - Signifies a directive to be honored if at all feasible.

Slope - Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil - The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solid Waste - Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Special District - Any public agency other than a local government formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special District" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

Sphere of Influence - The probable ultimate physical boundaries and service area of a local agency (City or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standard -A specific, often quantified guideline incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Stream Transition Line - That line closest to a stream where riparian vegetation is permanently established.

Structure - Includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subsidence - The gradual settling or sinking of an area with little or no horizontal motion.

Support Facilities - Those facilities that provide ease of public use and maintenance of coastal accessways. Such facilities include signs, lighting, benches, trash receptacles, public telephones, restrooms, showers, bike security racks, public transit loading and unloading areas, parking areas, trail improvements, and fencing.

Tsunami - A large ocean wave generated by an earthquake in or near the ocean.

Use - The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Zoning Ordinance and General Plan land use designations.

Vacant - Lands or buildings that are not actively used for any purpose.

Vertical Access, Coastal - A recorded dedication or easement granting to the public the privilege and right to pass and repass over dedicator's real property from a public road to the shoreline. Vertical accessways should be used for pass and repass and passive recreational use, unless specified otherwise.

Visitor-Serving Facilities - Public or private developments that provide accommodations, food and services, including hotels, motels, campgrounds, restaurants, and commercial-recreation developments such as shopping, eating, and amusement areas for tourists.

Watercourse - Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watersheds - Regions or areas drained by a network of surface or subsurface watercourses and have the potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

Wetland - Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Zoning - The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Land Use Map
Smith River/Fort Dic
(Coastal)

South Fork
Winchuck River
Gilbert Creek
Lopez Creek
BIA
Westbrook Lane
Rowdy Creek Road
Sarina Road
Rowdy Creek
Smith River
Pala Road
Lower Lake Road
Fred Haight Drive
Tryon Creek
Moseley Road
Hwy 197
Kellogg Road
Morehead Road
Pacific Shores Special Study Area
Lake Earl Drive
South Bank Road
Dwyer Road
Yontocket Cr.
Wonderstump Road
Hwy 101
Kings Valley Road
Peacock Creek
Old Mill Road
Hwy 199
PF
Jordan Creek

Land Use Designations

- Agriculture Prime
- Agriculture General (20 ac)
- Agriculture General (5 ac)
- Timberland
- Rural Residential 1du/ac
- Rural Residential 1du/2 ac
- Rural Residential 1du/3 ac
- Rural Residential 1du/5 ac
- Rural Neighborhood with density
- Rural Mobilehome Park
- Golf Course
- Visitor-Serving Commercial
- General Commercial
- General Industrial
- Light Industrial
- Agriculture Industrial
- Urban Residential
- Multi-Family
- Riparian Corridor
- PF Public Facility
- Resource Conservation Area
- State and Federal Lands
- BIA Tribal Lands
- Coastal Zone

General Plan Public Facilities Use Designations

1 (Pelican Bay) State Beach/Agricultural Station
2 (Kamph) County Park
3 (Mouth to Smith River Access) County Park
4 (Smith River) Cemetary
5 (Smith River) School
6 (Smith River Boat Access) County Park
7 California Department of Corrections
8 (Redwood) School
9 (Kellogg) County Park
10 (Van Deventer) County Park
11 (Sunset High) School
12 (Keller) County Park
41 (Ft. Dick) County Park

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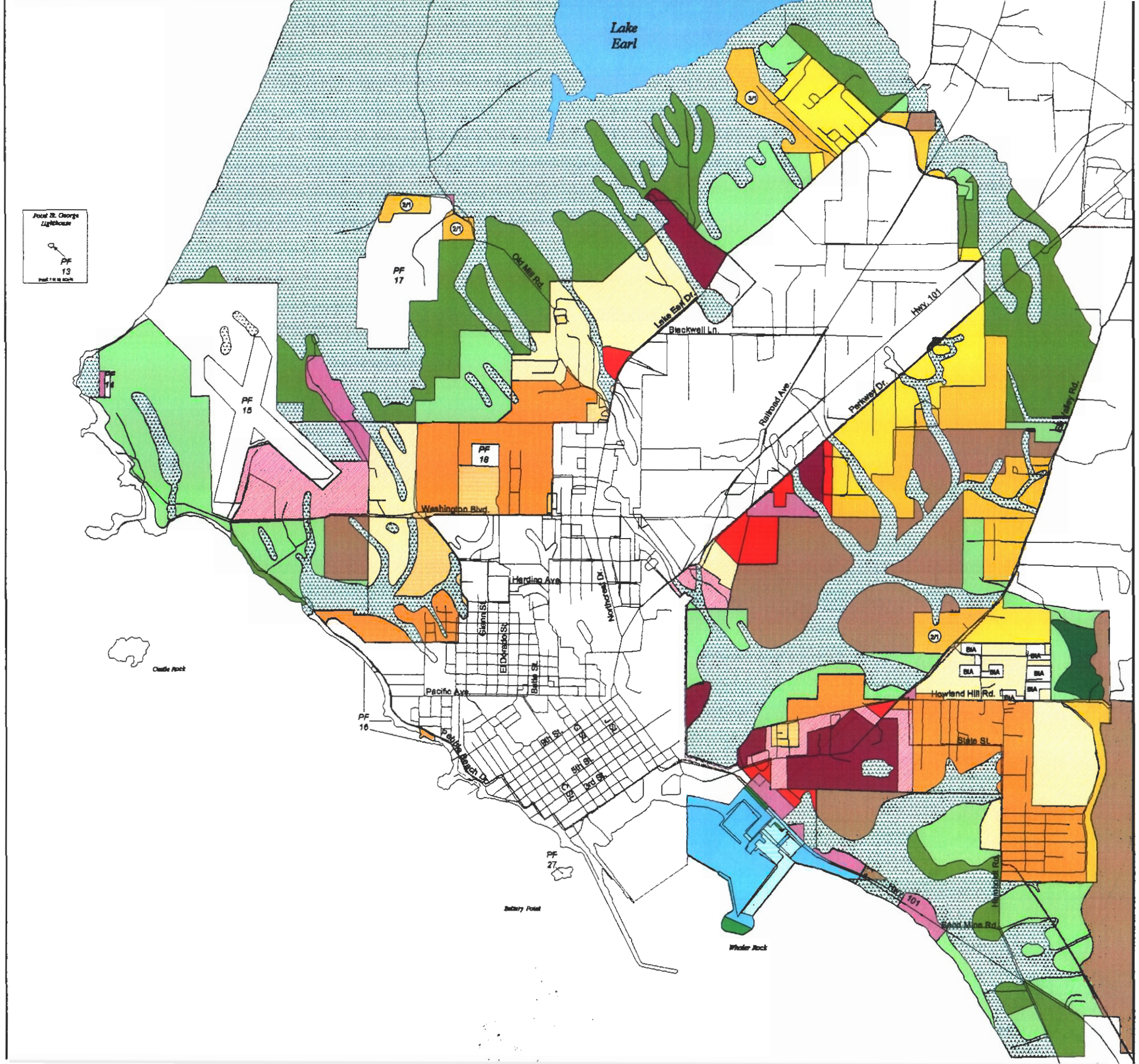
Crescent City Area Land Use Map

(Coastal)



Land Use Designations

- Agriculture Prime
- Agriculture General (20 ac)
- Agriculture General (5 ac)
- Timberland
- Rural Residential 1du/ac
- Rural Residential 1du/2 ac
- Rural Residential 1du/3 ac
- Rural Residential 1du/5 ac
- 3/1 Rural Neighborhood with density
- Visitor-Serving Commercial
- General Commercial
- General Industrial
- Light Industrial
- Suburban Residential
- Urban Residential
- Multi-Family
- Urban Mobilehome Park
- Harbor Dependent
- Harbor Dependent Commercial
- Harbor Dependent Recreation
- Harbor Related
- Natural Hazard
- Greenery
- PF Public Facility
- Resource Conservation Area
- BIA Tribal Lands
- State and Federal Lands
- Coastal Zone
- Urban Boundary
- City Limits

General Plan Public Facilities Use Designations

13 (Point St. George Lighthouse) County Park
14 (Pt. St. George Access) County Park
15 (McNamara Field) Airport
16 (Pebble Beach Access) County Park
17 (County landfill) Solid Waste Facility
18 (Mary Peacock) School
19 (College of the Redwoods) Community College
20 (Del Norte High) School/District Offices
21 (Bess Maxwell) School
22 (Crescent) Fire/Emergency Services Center
23 (City) Water Storage Tank
24 Public Utility Center
25 (Macken Ballfields) County Park
26 (Crescent Elk) School
27 (Battery Point Lighthouse) County Park
40 (Pine Grove) School

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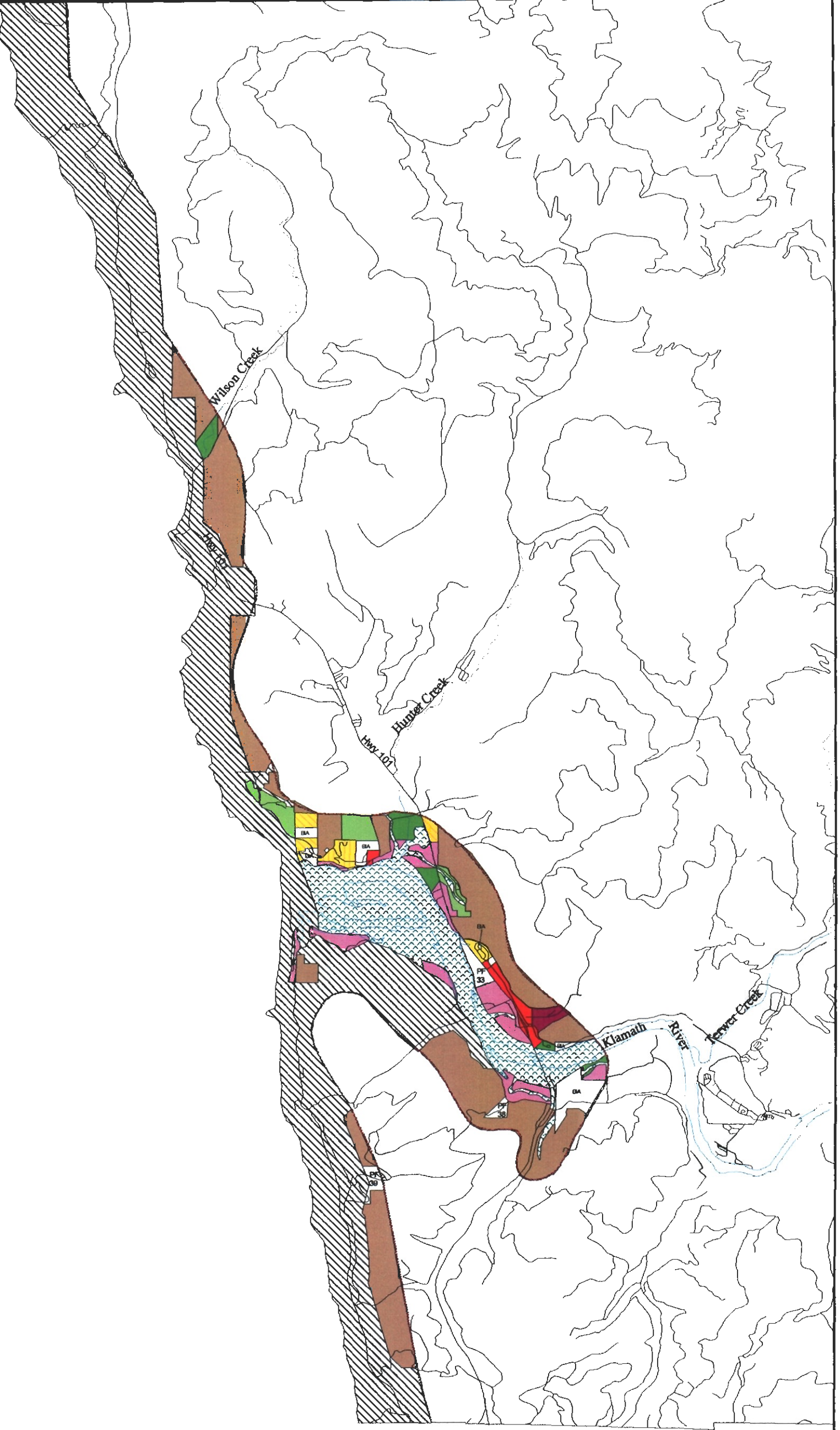
Produced by

Land Use Map
Klamath
(Coastal)



Land Use Designations

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- Agriculture General (20 ac)
- Agriculture General (5 ac)
- Timberland
- Rural Residential 1du/ac
- Rural Residential 1du/2 ac
- Rural Residential 1du/3 ac
- Rural Residential 1du/5 ac
- Rural Neighborhood with dens
- Rural Mobilehome Park
- Golf Course
- Visitor-Serving Commercial
- General Commercial
- General Industrial
- Light Industrial
- Agriculture Industrial
- Urban Residential
- Multi-Family Residential
- PF Public Facility
- Riparian Corridor
- Resource Conservation Area
- State and Federal Lands
- BIA Tribal Lands
- Coastal Zone

General Plan Public Facilities Use Designati

32 (Margaret Keating) School
33 (Klamath Boat Access) County Park
34 (County) Drainage Basin
35 (Klamath Glen) Levee
36 (Klamath Glen Boat Access) County Park
37 (McBeth Field) Airport
38 (County) Solid Waste Facility
39 California Department of Corrections

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