

City of Rio Dell 2015 General Plan



Prepared By Planwest Partners



Adopted:
Resolution No.

City of Rio Dell
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INTRODUCTION

The Introduction addresses the role of the general plan, state law requirements, background information on prior plans, and community setting:

- General Plan Goals
- General Plan Process
- General Plan Format
- Community Setting, City Limits, Sphere of Influence and Planning Area

1.1 GENERAL PLAN GOALS

G1.1-1 To express a long-term vision of the physical development of Rio Dell.

G1.1-2 To provide a basis for the Planning Commission and the City Council to judge whether development proposals and public projects are consistent with that vision.

G1.1-3 To enhance the character and overall appearance of Rio Dell, enhance critical natural resources, and minimize residents' exposure to hazards.

G1.1-4 To inform citizens, developers, decision makers, and other jurisdictions of the rules that will guide development within Rio Dell.

G1.1-5 To establish a guide for the City Council to set priorities and develop implementation programs.

1.2 GENERAL PLAN PROCESS

General Plans. California state law requires that every city adopt a General Plan to guide the physical development of both public and private lands within the city limits. The Plan may also include lands outside its boundaries that bear a direct relation to the city's planning. The role of a community's general plan is to act as a "constitution;" a basis for rational decisions regarding a city's long-term physical development.

The California Government Code §65302 (all subsequent reference to California law will be to the Government Code unless otherwise specified) requires that the General Plan address seven specific Elements. These Elements are Land Use, Transportation, Housing (further specified in §65580), Conservation, Open Space, Noise, and Safety. The General Plan may also contain optional Elements, such as public facilities, historic preservation, community design, and economic development (§65303). The Elements may be combined at the discretion of the local agency (§65301).

Plan Purpose. The General Plan is a snap shot of a certain period in time and is both an expression of Rio Dell's community values and a legal document. The General Plan must be comprehensive, long term, and internally consistent. All of the City's other land use regulations, including zoning, subdivisions, specific plans, and redevelopment plans must conform to the General Plan. The General Plan is a bridge between these physical

regulations and Rio Dell's community values, visions, and goals.

California state law requires that an annual report be submitted to the City Council on the status of the General Plan and what progress has been made on implementing the Plan's goals and policies. State law also requires that an annual report on progress in meeting the City's share of regional housing needs be made to the Office of Planning and Research, and to the Department of Housing and Community Development.

Time Frame. The Rio Dell General Plan will cover an approximate twelve-year time frame, 2003 to 2015, and each Element should conform to that time frame, except for the Housing Element which has a State mandated five year review period. Rio Dell will monitor the relevance of its General Plan to ensure that it remains useful to an evolving community. Approximately every five years Rio Dell should review the entire General Plan to determine if it still reflects the community's visions and goals.

Public Participation. Local governments have been given broad latitude by the State regarding General Plan preparation. However, State law requires that "during the preparation or amendment of the general plan, the planning agency shall provide opportunities for the involvement of citizens, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the city or county deems appropriate" (§65351).

The City of Rio Dell is required to periodically update their General Plan. The prior Land Use Element was revised in 1980, and updates to other required Elements occurred prior to that year. In 2000, Rio Dell initiated a review of all of its Elements, and approved limited updates to several of the Elements.

The City Council and the Planning Commission are the appropriate public bodies to act as a review committee for the General Plan process. The Council and Commission held joint study sessions - open to the public - to develop issues, prepare goals and policies, and develop an Administrative Draft Land Use Element. Public hearings were held at both the Planning Commission and the City Council during the adoption process.

Land Use Element. The Land Use Element of the Rio Dell General Plan was first adopted in 1968, three years after the incorporation of the City of Rio Dell, to provide a framework for growth and development of the community. The Land Use Element was revised in 1980 to reflect many of the changes resulting from the construction of the US 101 freeway. That Land Use Element has been revised to address changes in the current social and economic environment. The Land Use Element was amended in 2008.

Environmental Review. In addition to public participation and consultation with other affected agencies, State law requires that any amendment or adoption of a general plan comply with the California Environmental Quality Act (CEQA) and often requires preparation and consideration of an environmental impact report (EIR). The primary purpose of an EIR is to inform decision makers and the public of the potential significant environmental effects of a proposal, less damaging alternatives, and possible ways to reduce or avoid the possible environmental damage.

Rio Dell prepared a "Program EIR" to evaluate the potential environmental impacts of the General Plan. A Program EIR is intended to provide a broad environmental review of a general

plan. The Planning Commission held formal public hearings and adopted a Draft Land Use Element to present to the Council. The City Council held formal public hearings to amend and adopt a Land Use Element. The Planning Commission recommended certification of the EIR as part of the action on the Land Use Element. The City Council certified the FEIR prior to taking action on the 2004 Land Use Element. The City adopted a Mitigated Negative Declaration prior to approving the 2008 Land Use Element amendment.

Technical Reports. Technical information on subjects covered by the Land Use Element was prepared throughout the planning process, and was used to help shape Goals and Policies. This technical information has been combined with the Program Environmental Impact Report.

Technical information that supports the Housing Element has been retained in the Housing Element because the State requires specific processing and review criteria. Technical information contained in the Housing Element is incorporated by reference into the Program Environmental Impact Report.

Preparation of Other Elements. The City's Housing Element is currently being revised and will be reviewed in conjunction with the Land Use Element. Revision of the other required Elements and preparation of any optional Elements that the City Council may desire will begin after the Land Use and Housing Elements have been adopted by the City Council. These Elements will build on issues and concerns identified in the Land Use Element. They will serve to strengthen the City's resource mapping and database, refine or add detail to the Land Use goals and policies, and define additional implementation programs that the City should undertake.

Survey. To help define the General Plan update, the Council authorized staff to administer a survey. The survey contained existing Rio Dell General Plan policies, and respondents were asked to express their opinion of these policies in order to identify issues that are important to address in the Land Use Element. Respondents could *check* the "Retain" box if they liked the policy and wording as it is; *check* the "Modify" box if they liked the policy direction, but think it should be refined; or *check* the "Delete" box if the policy is not appropriate or is obsolete.

Respondents favored retaining many of the existing policies, and removing redundant policies. Overall, the surveys indicated that respondents desired to maintain the current small town character Rio Dell while improving both municipal services and amenities.

KEY PLANNING TERMS

Goal: A general, overall vision that describes the City's desired future.

Example: Retain the Town Center as the historic, civic, cultural, and commercial core of the community.

Policy: A specific statement that guides decision makers. It indicates a clear commitment by the City to a particular course of action.

Example: Encourage infill development of vacant and underdeveloped land in the Town Center and adjacent commercial areas before amending the General Plan to obtain additional commercial land elsewhere.

Implementation Measures: Actions, procedures, programs, or techniques that carry out policies.

Example: The City shall revise the zoning ordinance to encourage a mixture of land uses in the Town Center and Community Commercial zoning districts.

1.3 COMMUNITY SETTING, CITY LIMITS, SPHERE OF INFLUENCE AND PLANNING AREA

Regional Setting. The City of Rio Dell is located in Humboldt County, California, along Highway 101 within the Eel River Valley. The City of San Francisco is approximately 250 miles south of Rio Dell, Eureka is approximately 25 miles north, and the Oregon/California border is approximately 125 miles to the north. Figure 1 shows Rio Dell's location within Humboldt County and the State of California.

Planning Area. The Planning Area for the City of Rio Dell consists of the area within the City boundaries plus the City's adopted Sphere of Influence. When establishing its planning area, the State of California General Plan Guidelines recommends that a city consider using its sphere of influence as a starting point. The Humboldt County Local Agency Formation Commission (LAFCO) is charged with adopting a sphere of influence for each city in the County to represent "the probable physical boundaries and service area" of that city (§56076). Although there is no direct requirement that the sphere and the Planning Area match, the Sphere provides a convenient measure of the city's region of interest. The general plan must cover a local jurisdiction's entire planning area, and address the broad range of issues associated with a city's development.

The Rio Dell Planning Area totals 1,438 acres and is comprised of the Rio Dell City limits and its Sphere of Influence. Figure 2 shows a map of the Planning Area. The following is a general description of the Planning Area:

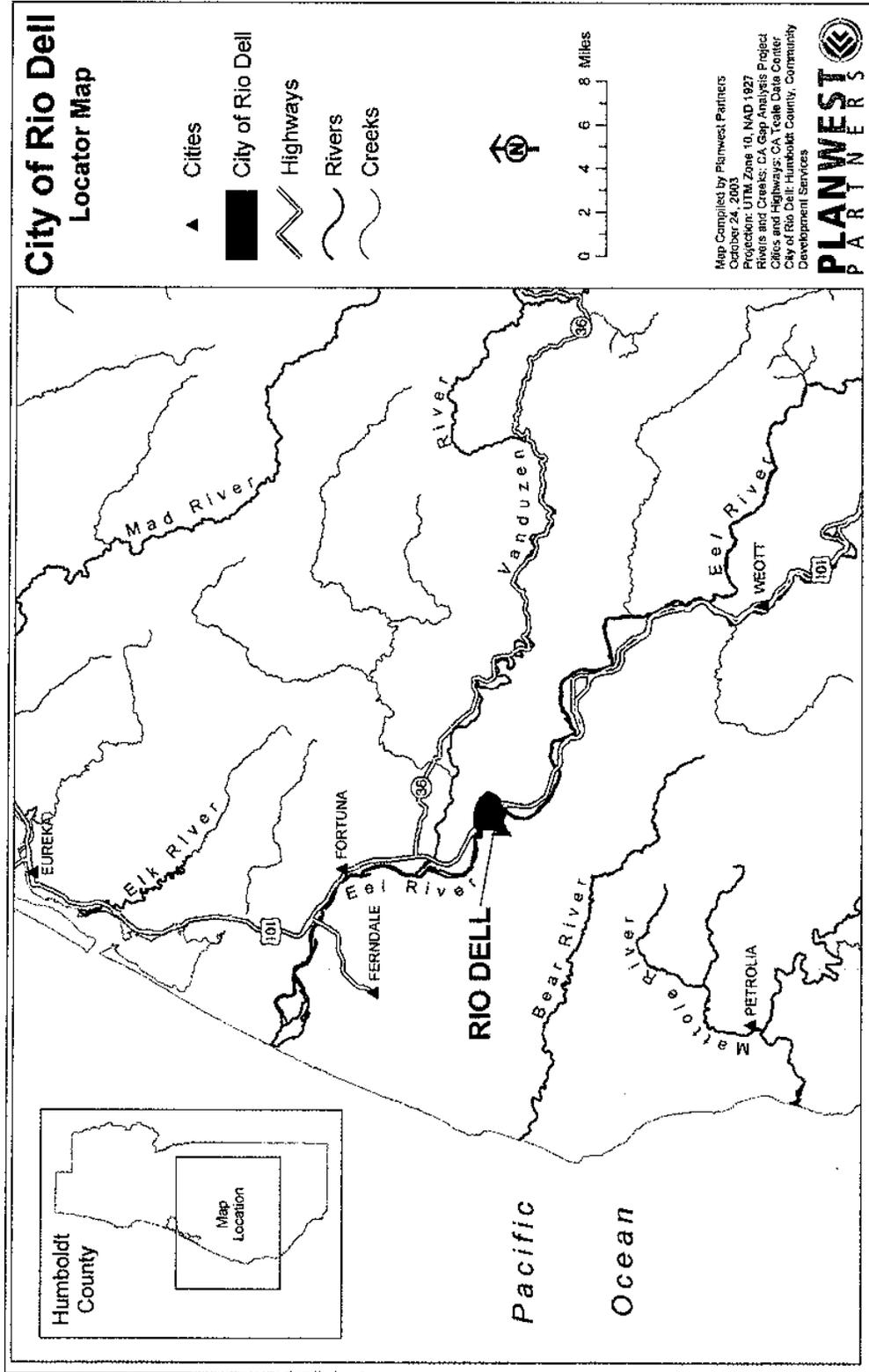


Figure 1

City Limits. The City is two square miles (1,278 acres) in size and is bordered on the north and the east by the Eel River and the south by Dean Creek. The city limits extend to the mid-point of the Eel River channel. The Scotia Bluffs, which make up the eastern bank of the Eel River across from Rio Dell, and the steep, wooded, slopes on the west side of town are the dominant natural features of the City. Highway 101, which bisects the City, is the most prominent manmade feature in the City.

Rio Dell Sphere of Influence. The Sphere of Influence for Rio Dell encompasses 160 acres beyond the city limits and is coterminous with present City boundaries, with three exceptions: including (1) the Monument Road area; (2) the Dean Creek area; and (3) the peninsula area.

Monument Road Area (81 acres)

The Sphere of Influence includes those parcels between Monument Road and the City's southern boundary at the Dinsmore Ranch Annexation. Existing development in this area is rural residential use.

Dean Creek Area (7 acres)

The boundary of the Dean Creek area runs from the present City limits to the Eel River. This area is included in the Fire District, and is presently served by the City's water system. There are four residential lots here, two of which have been developed. No sewer service is provided.

Peninsula Area (72 acres)

The Peninsula area is located at the top of Monument. The peninsula was created as a result of the Dinsmore Ranch Annexation and is sparsely developed. The area is located within the Fire District but was excluded from the annexation due to resident opposition and the City's current inability to provide services for reasons of topography and finances.

The General Plan will consider existing land uses and establish land use designations for the entire Planning Area, both inside and outside the City limits.

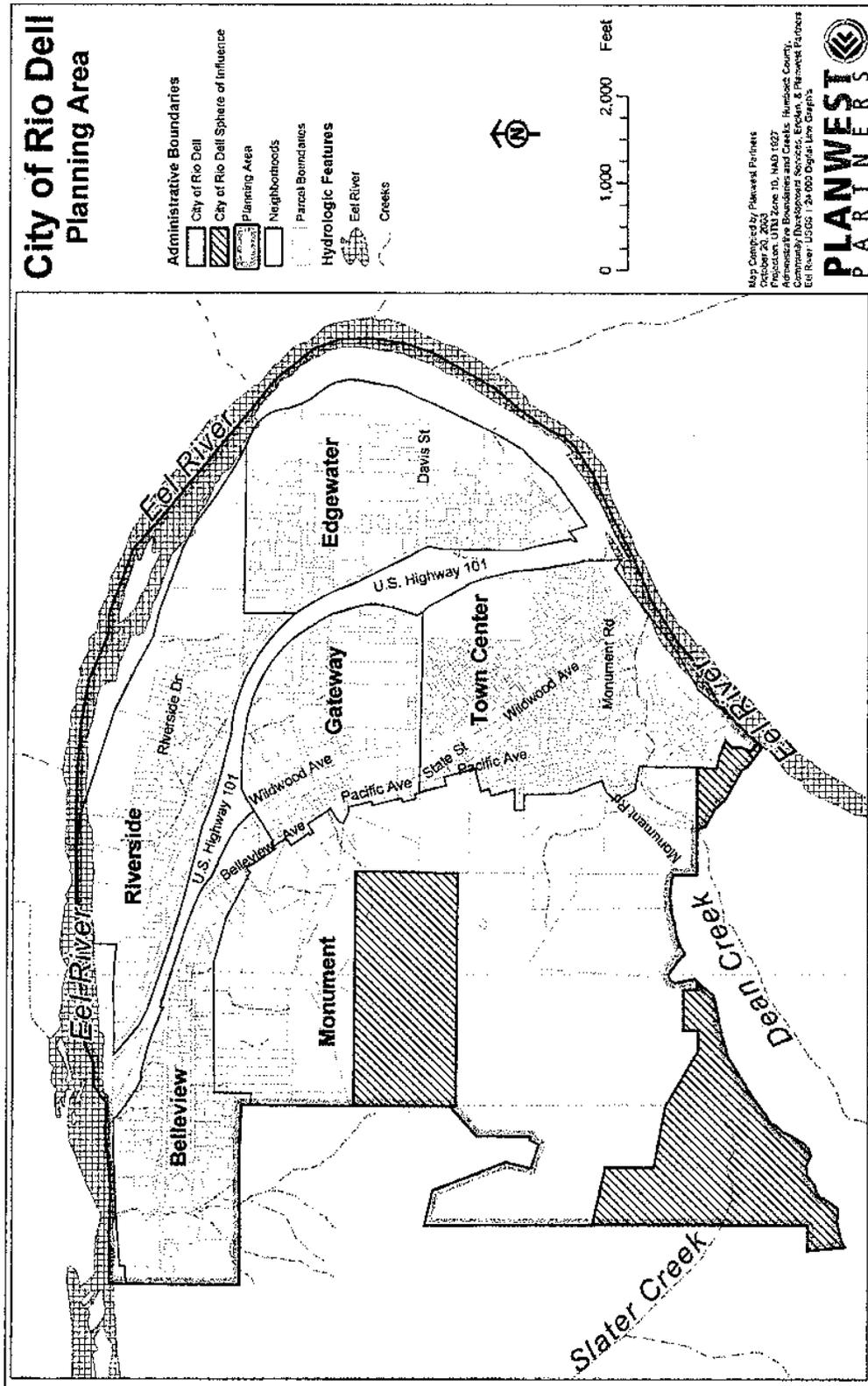


Figure 2

1.4 POLICIES

P1.4-1 Establish review procedures to monitor the relevance of the General Plan on a continuing basis.

P1.4-2 Prepare additional General Plan Elements to refine and improve the Plan.

P1.4-3 Instill a culture of "Plan for the Future" in City government.

1.5 IMPLEMENTATION

The City shall prepare and adopt a Circulation Element and consider a combined Conservation and Safety Element to complete the General Plan.

The City shall adopt the attached Land Use Diagram as the General Plan Map, and adopt the enclosed Land Use Designations as the General Plan Designations.

The City shall adopt the attached Land Use Diagram as the City Zoning Map, and adopt the enclosed Land Use Designations as the City Zoning designations.

The City shall require that the Planning Commission submit an annual report in March of each year showing progress made on implementing the General Plan, on meeting the City's share of regional housing needs, and on the status of the Capital Improvement Plan.

The City shall require that the Planning Commission review the General Plan every five years and recommend to the City Council whether the Goals and Policies should be retained or modified.

The City shall review and amend applicable ordinances, resolutions, and regulations to ensure consistency with the General Plan. These shall include, but not be limited to:

- Zoning Ordinance
- Subdivision Ordinance
- Development Standards
- Design Guidelines

Chapter 1 LAND USE ELEMENT

INTRODUCTION

The Land Use Element is the core of the General Plan. It has the broadest scope of all the required elements, provides an overview of the long-term development and conservation goals of Rio Dell, and plays a pivotal role in zoning, subdivision, and public facility decisions.

The Land Use Element addresses conditions and land use policies for the following:

- Land Use
- Economic Activity
- Public Service

SETTING AND CONTEXT

The City Council determined that the Land Use Element received first priority in the Rio Dell General Plan update process. The Land Use Element, with the attendant Land Use Diagram, has the most impact on the community's image and development patterns.

The City of Rio Dell has determined that the neighborhood is the basic planning unit for the development of the General Plan. A description of each of Rio Dell's neighborhoods and the General Plan Planning Area is found in the Introduction. The descriptions in the Introduction establish the setting for the Land Use Element.

RELATED PLANS AND PROGRAMS

California law requires that the Land Use Element designate the general distribution and location of land for housing, business, industry, open space, agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of private and public uses of land (Government Code §65302(a)). The element must include a statement of the standards of population density and building intensity, and identify areas for natural resources and conservation and flooding.

The general plan shall consist of a statement of development policies and shall include a diagram (land use map) and text setting forth objectives, principles, standards and plan proposal (§65302(a)). See Figure 1-1 Land Use Diagram.

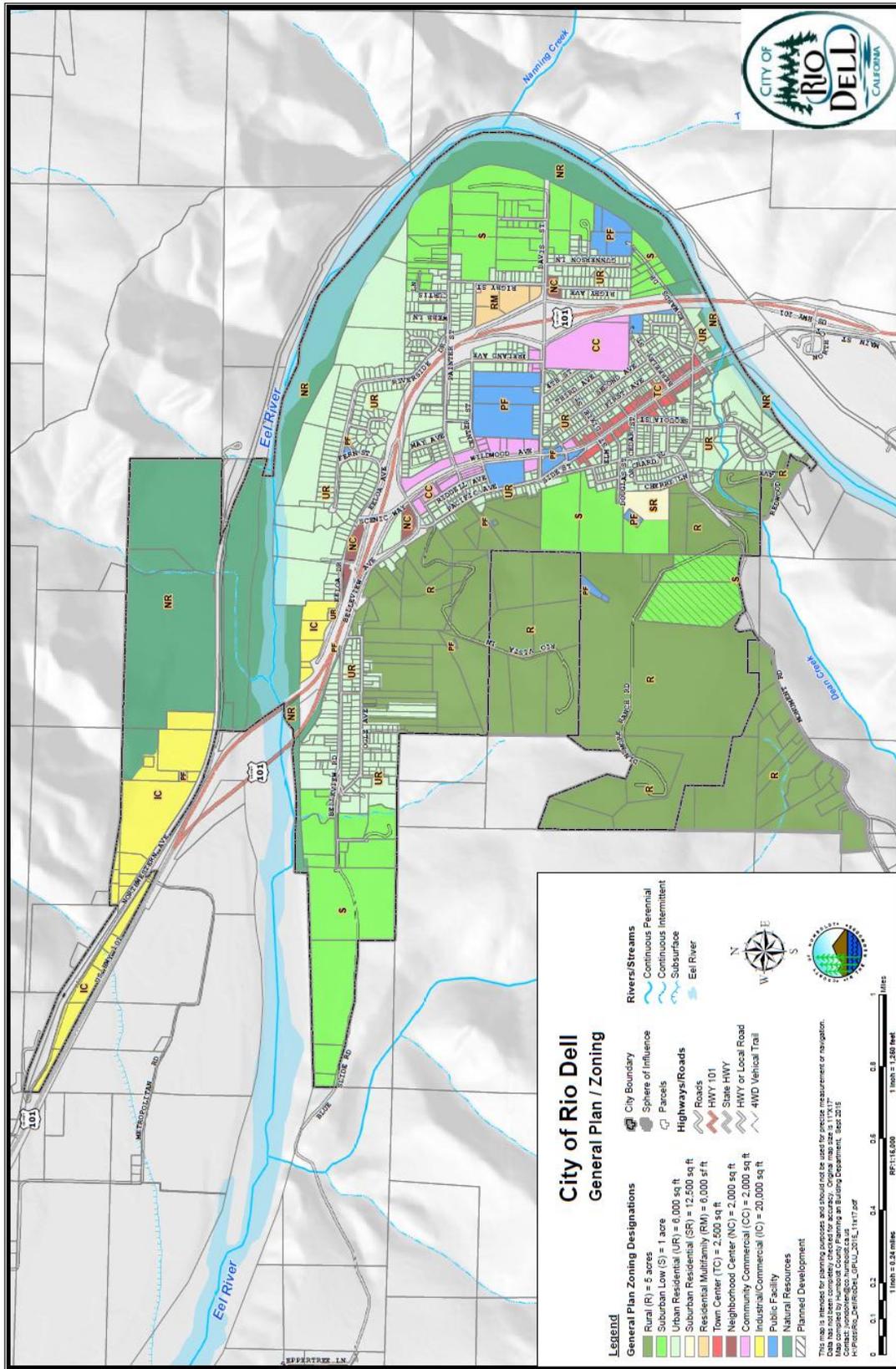


Figure 1-1 Land Use Diagram

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

This element is related to the other six elements in the Rio Dell General Plan because the information contained within this element from the most recent update has been distributed throughout the other elements. The land use section includes policy and diagrams for the types and distribution of land uses in the City. The other elements relate to land use in various ways: the **Circulation Element** identifies transportation routes to serve the designated land uses; the **Safety Element** identifies potential hazards associated with land uses; the **Noise Element** identifies potential sources for noise based on land uses; the **Cultural and Scenic Resources Element** identifies potential land marks within various land use areas; the **Conservation and Open Space Element** identifies conservation, development, and use of natural resources and open space land uses; and finally, the **Housing Element** provide policy relating to the land designated residential in the Land Use Element.

GOALS, POLICIES AND IMPLEMENTATION

GOALS

The City of Rio Dell has the following Land Use, Economic and Public Service goals:

- To establish the neighborhood as the basic planning unit for City infrastructure and services;
- To retain the Commercial Centers (Along South Wildwood in Rio Dell, and along North Main in Scotia) as the historic, civic, cultural, and commercial contours of town;
- To grow sustainably, provide economic opportunities, and local jobs;
- To promote a variety of commercial uses and allow light manufacturing in appropriate commercial areas;
- To improve public facilities and systems to maintain a safe and efficient system of public services, including emerging technologies as a component of the City's infrastructure; and
- To provide an adequate, consistent, and safe supply of water to meet our domestic, commercial, and fire safety requirements.

POLICIES

The City of Rio Dell has the following Land Use policies.

LAND USE

- LU-1. Adopt appropriate design and orderly development principals through periodic updates of the zoning and subdivision ordinances.

- LU-2 Develop a review procedure as part of the zoning ordinance to ensure that proposed uses are compatible with existing uses.
- LU-3 Encourage new construction in the Town Center that complements its historic character.
- LU -4 Encourage infill development of vacant and underutilized land in the Town Center before amending the General Plan to allow additional commercial and residential land elsewhere.
- LU-5 Prepare and adopt a mixed-use plan for the Wildwood Corridor that includes architectural guidelines, streetscape pedestrian improvements and parking regulations.
- LU-6 Encourage mixed-use residential development on the upper floors of multistory buildings in the Town Center for a variety of social and income groups.
- LU-7 Retain and rehabilitate low and moderate-income housing units through the use of Community Development Block Grant funds.
- LU-8 Protect adjacent residential neighborhoods with guidelines that scale down development at the periphery of the Town Center.
- LU-9 Prevent and abate nuisance situations such as excessive noise, abandoned or non-operational vehicles, dangerous or blighted buildings or uses, and accumulation of refuse through the development and enforcement of nuisance abatement procedures.
- LU-10 The *standard of residential building intensity* shall be stated in terms of the allowable range of dwelling units per net acre where a net acre is defined as that portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways (as defined by The California Planning Roundtable - California General Plan Glossary)
- LU-11 The *standard of residential population density* is shall be derived by multiplying the allowable number of dwelling units per net acre by the average number of persons per dwelling unit as calculated by the Department of Finance.
- LU-12 The *standard of non-residential building intensity* shall be expressed in terms of a maximum floor area ratio (FAR). The floor area ratio is the ratio of the building square footage to the lot square footage. For example, a 10,000 net square foot lot with a floor area ratio of 1.0 will allow a building of 10,000 square feet. This building could be one story, or two stories of 5,000 square feet each. A FAR of 2 would allow a 20,000 square foot building.
- LU-13 The *standard for a secondary dwelling unit* shall be based on California Government Code §65852.2. The standard shall include:
- The secondary unit is on a lot that contains an existing single family dwelling located in a zoning district that allows residential uses; and
 - The secondary unit may not be sold separately from the main unit; and

- The secondary unit may not exceed 30 per cent of the floor area of the main unit to a maximum of 1,200 square feet; and
- The City may adopt a Second Unit Ordinance that could refine or modify this standard.

LU-14. The standards for attached dwelling units shall be designed to maintain Rio Dell's small town atmosphere. These standards shall include:

- A dwelling unit group may not contain more than four attached units; and Each dwelling unit must have a ground floor front door that faces a public street; and
- Each dwelling unit must have a sidewalk from the public street to the front door that is separate from any driveway; and
- Parking for the dwelling unit group should be located at the rear of the building; and
- Each dwelling unit should have a covered stoop or porch at the front door.

LU-15. The standards for average minimum lot size shall be designed to maintain the building intensity and population density requirements of the General Plan, while allowing some flexibility in the sizes of new or adjusted lots. These standards shall include:

- The number of parcels created shall not exceed the total number of lots permitted by the land use designation; and
- The number of primary residences or non-residential buildings shall not exceed the density or FAR requirements; and
- The lots meet the intent of the land use designation. For example in the Suburban designation, with a one acre minimum lot size and a density of one unit per acre, a ten acre subdivision could have no more than ten lots and no more than ten primary residences. Since the intent of the Suburban designation is to provide a mix of small-scale agriculture and low density residential, attached housing would not be compatible with this designation.

LU-16. Encourage the harmonious, orderly, efficient and sustainable growth and development of Rio Dell.

LU-17. Strengthen and diversify the local economy and maintain and improve property values.

LU-18. Designate the U.S. 101/Wildwood Avenue, U.S. 101/Davis Street, and U.S. 101/Main Street entrances as "City Gateways" and develop an integrated program that includes signage, landscaping, marketing information, and strategic partnerships with local agencies (nearby cities and Humboldt County), chambers of commerce, and Caltrans to increase tourism and business activity in Rio Dell.

- LU-19. Live-work uses may be provided through a conditional use permit where residential activities are located at the back of buildings-, do not occupy more than 40% of the gross floor area.
- LU-20. Establish a Planned Development Overlay Zone to provide flexibility in implementing development standards to encourage project amenities such as improved project design, natural resource protection and affordable housing.

ECONOMIC ACTIVITY

- LU-21. Encourage the creation and retention of employment opportunities that provide sustainable wages and benefits for Rio Dell residents by promoting a thriving local retail, personal services, and commercial sector.
- LU-22. Encourage the use of public/private partnerships as a means of redeveloping and revitalizing selected areas and analyze the use of such techniques as business improvement districts, redevelopment areas, and assessment districts.
- LU-23. Provide sufficient land for business expansion and attraction of new employers by designating a mixed-use corridor along Wildwood Avenue and in the Town Center.
- LU-24. Promote economic development in Rio Dell through preparation and implementation of an Economic Development Strategy.

PUBLIC SERVICES

- LU-25. Adopt regulations that help the City meet its facility and infrastructure needs through exactions, dedications, impact fees, in-lieu fees, and other development fees and techniques.
- LU-26. Explore and adopt per capita staffing, level of service and response time standards for police and emergency personnel and other City services.
- LU-27. Cooperate with the Rio Dell Fire Protection District to ensure that emergency services are adequate to protect existing and future residents and businesses.
- LU-28. Pursue grant funds for projects and programs to achieve a lower ISO rating for the City of Rio Dell, to reduce fire insurance rates.
- LU-29. Encourage new development to contribute its fair share to providing all public services and infrastructure necessary to serve that development.
- LU-30. Require all new development within the City boundaries to connect to existing city services and infrastructure
- LU-31. Explore additional techniques for reducing solid waste-and complying with AB 939 waste diversion goals.
- LU-32. Periodically evaluate water supply and demand, and water conservation measures, to plan for future water needs of the community, using a combination of incentives, educational

programs, and ongoing system audits to promote water conservation.

LU-33. Periodically evaluate the wastewater system to plan for future wastewater needs of the community.

LU-34. Require underground utilities throughout the neighborhoods as public improvements and new developments are planned and approved.

LU-35. Prepare and adopt a street lighting master plan that addresses street lighting and financing needs and develops a system that contributes to pedestrian and traffic safety and reduces vandalism.

LU-36. Prepare and maintain a five-year capital improvement plan that will guide the financing and construction of infrastructure to support the Rio Dell General Plan 2015.

LU-37. Consolidate public services and infrastructure systems where feasible.

LU-38. Manage water rights for the community benefit.

LU-39. The City shall encourage the siting of child care, disabled, mentally disabled and elderly facilities compatible with needs, land use and character, and encourage such facilities to be located near employment centers, homes, schools, community centers, recreation facilities, and transit hubs.

LU-40. Require the dedication to the City of Rio Dell of Public Utility Easements adjacent to the street right of way as part of new development approvals.

GENERAL PLAN LAND USE DESIGNATIONS

Below are descriptions of Rio Dell land use designations.

Rural (R): The Rural designation provides for agricultural and very low-density residential areas. The minimum lot size is five acres and the required open space is 90 percent.

Suburban Low (SL): The Suburban Low designation provides for a mix of small-scale agricultural and low-density residential areas. This residential designation is intended to provide for residential use at a density of 1 unit per net acre plus 1 secondary dwelling unit per lot, with a minimum lot size or 1 acre. The required open space is 75 percent.

Suburban Medium (SM): The Suburban Medium designation is intended to provide for residential use at a density of 2 dwelling units per acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 20,000 square feet.

Suburban Residential (SR): The Suburban Residential designation is intended to provide for residential use at a density of 3.5 dwelling units per acre. The minimum lot size is 12,500 square feet and the required open space is 50 percent.

Urban Residential (UR): The Urban Residential designation provides for neighborhood residential areas and establishes two density ranges. The minimum lot size is 6,000 square feet for detached single-family dwellings with a density of 4 to 7 units per net acre, and 4,000 square feet for attached single-family dwellings with a density of 7 to 10 units per net acre. The required

open space is 50 percent.

Residential Multifamily (RM): The purpose of the Residential Multifamily or RM designation is to provide land suitable for higher density residential uses. The minimum lot size is 6,000 square feet with a density of 15 units per net acre. The required open space is 50 percent.

Town Center (TC): The Town Center or TC designation is intended to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC designation and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

Neighborhood Center (NC): The Neighborhood Center designation provides for small-scale neighborhood shopping areas located within residential neighborhoods. The minimum lot size is 2,000 square feet and there is no open space requirement.

Community Commercial (CC): The Community Commercial designation provides for large-scale commercial uses. It may also contain office, lodging and civic uses. The minimum lot size is 5,000 square feet and the required open space is 10 percent.

Public Facility (PF): The Public Facility designation provides for lands that are reserved for civic, recreation, infrastructure and cultural uses. There is no minimum lot size or open space requirement.

Industrial (I): The Industrial designation is intended to provide for large-scale industrial uses. Industrial uses are permitted to a maximum density of 0.35 FAR. Development is limited to four stories. No residential uses are permitted.

Industrial/Commercial (IC): This designation provides for industrial and commercial uses. It will be applied to land bordering U.S. Highway 101 that has historically been industrial, but has potential for commercial establishments. A minimum of 10% open space is required per development project. Industrial/Commercial is permitted to a maximum density of 1.5 FAR on 20% and 0.35 FAR on 80% of the designated area. Development is limited to four stories. No residential uses are permitted.

Natural Resources (NR): This designation is intended to preserve agriculture, timber production, and conservation uses in areas where these uses already occur. Applying this designation will ensure the continuation of these uses, and conserve the existing natural, wildlife, and habitat values of these areas. Uses permitted in NR-designated timber production and agricultural areas are the same type and intensity of timber production and agricultural uses that already occur in these areas. Uses permitted in the NR-designated conservation areas include the nature, open space, and passive recreation that already occur in these areas, and renewable energy development. New urban development is not permitted in NR-designated areas.

The City of Rio Dell land use designations support the retention of the Rio Dell hillsides, suburban uses at the edge of the City, and a vibrant downtown. Table 1-1 shows total acreage of each land use designation in the City and its SOI. Table 1-2 lists the land use designations

and the permitted uses allowed in each land use designation.

Table 1-1 Rio Dell Land Use Designation Acreage Distribution

Land Use Designation		City		SOI		Total	
		Acreage	%	Acreage	%	Acreage	%
R	Rural	334.0	21.2%	160	100%	494.0	28.6%
SL	Suburban Low	250.9	16.3%	0	0.0%	250.9	14.6%
SM	Suburban Medium	0	0.0%	0	0.0%	0	0.0%
SR	Suburban Residential	6.0	0.3%	0	0.0%	6.0	0.3%
UR	Urban Residential	352.3	22.1%	0	0.0%	361.0	21.0%
RM	Residential Multifamily	8.7	.07%	0	0.0%	8.7	.07%
TC	Town Center	10.7	0.8%	0	0.0%	10.7	0.6%
NC	Neighborhood Commercial	6.0	0.3%	0	0.0%	6.0	0.3%
CC	Community Commercial	33.0	2.1%	0	0.0%	33.0	1.9%
I	Industrial	0	0.0%	0	0.0%	0	0.0%
IC	Industrial Commercial	95.0	6.6%	0	0.0%	95.0	6.6%
NR	Natural Resources	183.0	11.1%	0	0.0%	183.0	11.1%
PF	Public Facility	25.1	1.7%	0	0.0%	50.1	2.9%
	Road Rights of Way/River	266.0	16.8%	0	0.0%	266.0	15.3%
Totals:		1578.9	100%	160	100%	1738.9	100%

Table 1-2 City Of Rio Dell General Plan Land Use Designations

Designation	Permitted Uses	Minimum Lot Size
Rural (R)	<ul style="list-style-type: none"> ● Agricultural uses including crop production and animal grazing. ● Residential uses including detached residential units and live-work units. ● Limited commercial uses including retail sales of items produced on the property and nurseries and greenhouses as accessory uses. ● Limited office uses including professional services in a residential building. ● Limited lodging uses including bed and breakfast inns and rooming houses in a residential unit or in an accessory building. ● Civic and cultural uses including parks. 	5 Acres Average
Open Space	Density/FAR*	Building Height
90%	.2 units per net acre, plus 1 secondary unit per lot	Maximum 3 stories or 45 feet
Designation	Permitted Uses	Minimum Lot Size
Suburban Low (SL)	<ul style="list-style-type: none"> ● Agricultural uses including crop production and animal grazing. ● Residential uses including detached residential houses, cottages and live-work units. ● Limited commercial uses including retail sales of items produced on the property and nurseries and greenhouses in a residential unit or accessory structure. ● Limited office uses including professional services in a residential building. 	1 Acre Average

	<ul style="list-style-type: none"> ● Limited lodging uses including bed and breakfast inns and rooming houses in a residential unit. ● Civic and cultural uses including day care centers and parks. 	
Open Space	Density/FAR*	Building Height
75%	1 units per net acre, plus 1 secondary unit per lot	Maximum 2 stories or 35 feet
Designation	Permitted Uses	Minimum Lot Size
Suburban Medium (SM)	<ul style="list-style-type: none"> ● Residential uses including detached residential units. ● Limited commercial uses including retail sales of items produced on the property. ● Limited lodging uses including bed and breakfast inns and rooming houses in a residential unit or accessory building. ● Civic and cultural uses including day care centers and parks. 	20,000 square feet
Open Space	Density/FAR*	Building Height
Not Applicable	2 units per net acre, plus 1 secondary unit per lot	Maximum 2 stories or 35 feet
Designation	Permitted Uses	Minimum Lot Size
Suburban Residential (SR)	<ul style="list-style-type: none"> ● Residential uses including detached houses, cottages and live-work units. ● Limited office uses including professional services in a residential unit. ● Limited lodging uses including bed and breakfast inns and rooming houses in a residential unit. ● Civic and cultural uses including day care centers and parks. 	12,500 square feet
Open Space	Density/FAR*	Building Height
50%	3 units per net acre, plus 1 secondary unit per lot	Maximum 2 stories or 35 feet
Designation	Permitted Uses	Minimum Lot Size
Urban Residential (UR)	<ul style="list-style-type: none"> ● Residential uses including detached houses, cottages and live-work units. ● Limited office uses including professional services and health services in a residential unit. ● Limited lodging uses including bed and breakfast inns and rooming houses in a residential unit. ● Civic and cultural uses including day care centers and parks. 	6,000 square feet average 4,000 square feet average for attached dwellings,
Open Space	Density/FAR*	Building Height
50%	4 to 7 units per net acre, plus 1 secondary unit per lot 7 to 10 units per net acre	Maximum 2 stories or 35 feet
Designation	Permitted Uses	Minimum Lot Size
Residential Multifamily (RM)	<ul style="list-style-type: none"> ● Residential uses including detached houses, apartments, cottages, emergency shelters, transitional housing, supportive housing and live-work units. ● Limited office uses including professional services in a residential unit. 	6,000 square feet

	<ul style="list-style-type: none"> ● Civic and cultural uses including day care centers and parks. 	
Open Space	Density/FAR*	Building Height
40%	15 units per net acre.	Maximum 3 stories or 45 feet
Designation	Permitted Uses	Minimum Lot Size
Town Center (TC)	<ul style="list-style-type: none"> ● Commercial uses including retail sales, retail services, restaurants, theaters, and galleries. ● Office uses including commercial services, professional services and health services. ● Residential uses on the upper floor of mixed-use buildings, live-work units. ● Lodging uses including hotels, bed and breakfast inns and rooming houses in a lodging building, or in a mixed-use building. ● Civic and cultural uses including city offices and other governmental services, city parking facilities, conference centers, museums, libraries, day care centers and parks. 	2,500 square feet
Open Space	Density/FAR*	Building Height
0%	10 to 20 units per net acre. FAR 2	Minimum 2 stories, maximum 3 stories or 45 feet
Designation	Permitted Uses	Minimum Lot Size
Neighborhood Center (NC)	<ul style="list-style-type: none"> ● Residential uses restricted to upper floors of mixed-use buildings. ● Neighborhood commercial uses including retail sales, retail services, and restaurants in a commercial building, or in the ground floor of a mixed-use building. ● Limited office uses including commercial services, professional services and health services in a mixed-use building. ● Limited lodging uses including bed and breakfast inns and rooming houses in a mixed-use building. ● Civic and cultural uses including city offices and day care centers. 	2,000 square feet
Open Space	Density/FAR*	Building Height
0%	FAR 1.5	Maximum 3 stories or 45 feet
Designation	Permitted Uses	Minimum Lot Size
Community Commercial (CC)	<ul style="list-style-type: none"> ● Residential uses restricted to upper floors of mixed-use buildings. ● Commercial uses including large-scale retail sales, supermarkets, automotive sales, and automobile services contained entirely within a building, gas stations, and light manufacturing contained entirely within a building. ● Office uses including commercial services, professional services and health services in an office building or in a mixed-use building. ● Lodging uses including motels in a lodging building or in a 	5,000 square feet

	<p>mixed-use building, RV parks.</p> <ul style="list-style-type: none"> ● Civic and cultural uses including city offices and other governmental services and city parking facilities. 	
Open Space	Density/FAR*	Building Height
10%	FAR 1.5	Maximum 3 stories or 45 feet
Designation	Permitted Uses	Minimum Lot Size
Industrial (I)	<ul style="list-style-type: none"> ● Wood products manufacturing. ● Power generation. ● Other industrial uses including stores and services such as carpentry and cabinet making, clothing manufacture, handicraft manufacture, lumber yards, metal working shops, wholesale outlet stores, painters' and decorators yards, plumbing shops, and printing and lithographing. ● Research and development. ● Research and light industrial. ● Telecommunications. ● Administrative, business and professional offices. ● Ancillary and complimentary (with s use permit). ● Kennels, and Animal Boarding and veterinary. 	1 acre
Open Space	Density/FAR*	Building Height
10%	FAR .35	Maximum 4 stories or 65 feet
Designation	Permitted Uses	Minimum Lot Size
Industrial Commercial (IC)	<ul style="list-style-type: none"> ● Industrial Uses as described in the Industrial Land Use Designation and compatible commercial uses described in the Community Commercial Land Use Designation. ● Public Facility needs. ● Motor vehicle repair, maintenance and fueling. ● Telecommunications facilities and manufacturing. ● Limited lodging facilities. ● Limited childcare facilities. 	20,000 square feet
Open Space	Density/FAR*	Building Height
10%	FAR 1.5 on 20% and 0.35 on 80%.	Maximum 4 stories or 65 feet
Designation	Permitted Uses	Minimum Lot Size
Natural Resources (NR)	<ul style="list-style-type: none"> ● Resource Protection. ● Public Recreation where compatible with resource management and protection. ● Management for fish and wildlife habitat. ● Wetland/Watershed Restoration. ● Timber Production (with TPZ overlay zone). ● Aggregate Resources Production (with a CUP). ● Visitor Serving Uses. 	None required

	● Renewable Energy Development.	
Open Space	Density/FAR*	Building Height
None required	1 caretaker unit per lot	None required
Designation	Permitted Uses	Minimum Lot Size
Public Facility (PF)	<ul style="list-style-type: none"> ● Residential uses restricted to a caretaker apartment. ● Commercial uses including gift shops and restaurants that are part of the civic or cultural use. ● Office uses including civic or cultural offices. ● Lodging uses including lodging provided as part of the civic or cultural use. ● Civic and cultural uses including governmental services, city parking facilities, conference centers, museums, libraries, day care centers and parks. ● Water and wastewater systems. ● Parks, ball fields and recreation facilities. ● Recreational uses. 	None required
Open Space	Density/FAR*	Building Height
None required	1 caretaker unit per lot	Maximum 4 stories or 45 feet

**Density relates to residential development (units per acre) and floor to area ration (FAR – the ratio of the gross building square footage to the net square footage of the lot or parcel) relates to commercial development.*

IMPLEMENTATION

The following table provides the implementation measures corresponding to Land Use policies.

Table 1-3 Implementation Table

Policy Number	Implementation Measure
Land Use	
LU-1	The City shall prepare a new Land Use and Development Code that is consistent with the General Plan and addresses: <ul style="list-style-type: none"> ➤ Zoning Districts and Allowable Land Uses ➤ General Development Standards ➤ Design Review Standards ➤ Permit Procedures ➤ Subdivision Standards and Procedures ➤ Environmental Review ➤ Development Code Administration and Fee Schedule
LU-2	
LU-9	
LU-10	
LU-11	
LU-12	
LU-13	
LU-14	
LU-15	
LU-20	
LU-5	The City shall prepare and adopt a Wildwood Corridor Plan to identify potential uses, architectural guidelines and streetscape improvements.
LU-18	
LU-19	
LU-7	The City shall prepare review standards that identify how a proposed local, state or federal grant helps implement General Plan policies.

Economic Activities	
LU-21	The City shall prepare and maintain an Economic Development Strategy Plan.
LU-22	
LU-23	
LU-24	
Public Services	
LU-32	The City shall prepare and adopt a Water and Wastewater Master Plan that addresses build out identified in the General Plan.
LU-33	The City shall prepare and adopt a Drainage Master Plan that encourages on-site retention, maintains current stream and drainage channel integrity
LU-34	
LU-35	

1.2 NATURAL ENVIRONMENT

The Natural Environment section addresses conditions and land use policies for the following:

- Soils and Geologic Resources
- Hydrology and Water Resources
- Air Resources
- Hazards
- Energy and Mineral Resources
- Noise
- Biological Resources
- Agricultural Resources

NATURAL ENVIRONMENT GOALS

- G1.2-1** To prevent air, land, and water pollution that would reduce our quality of life.
- G1.2-2** To preserve natural and man-made resources which create a unique scenic character for Rio Dell.
- G1.2-3** To preserve river, stream, and drainage channels that collect run-off, provide natural habitat, and serve as scenic open space.
- G1.2-4** To maintain the small-scale agricultural uses in the Monument and Belleview neighborhoods.
- G1.2-5** To protect our citizens by regulating clearing and development of steep slopes and river, stream, and drainage channels, and their flood plains.
- G1.2-6** To provide an adequate, consistent, and safe supply of water to meet our domestic, commercial, and fire safety requirements.
- G1.2-7** To preserve current low ambient noise levels in Rio Dell.
- G1.2-8** To maintain our existing air quality.
- G1.2-9** To minimize loss of life and property from natural and man-made hazards.
- G1.2-10** To develop a system of public parks and open spaces for our residents to enjoy.

1.2.1 SOILS AND GEOLOGIC RESOURCES POLICIES

- P1.2.1-1** Update the Conservation and Safety Element to include the most current soil stability and geologic hazard mapping.
- P1.2.1-2** Make soils and geologic resources information publicly available.
- P1.2.1-3** Update the Conservation and Safety Element to require that minimum parcel sizes be increased in areas greater than 15 per cent slopes.

P1.2.1-4 Require that geo-technical reports be prepared by qualified professionals for developments in areas of potential slope stability to ensure that slope and soil stability measures are incorporated into project design.

IMPLEMENTATION

- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to expand soil stability and geologic hazard information and develop specific implementation measures.
- The City shall develop a Geographic Information System (GIS) that contains data on slope stability and geologic hazards and maintain large-scale hazard maps.
- The City shall prepare Development Regulations that require soil and geological investigations of proposed development on slopes of 15% or greater. Information obtained should be used to continually update the GIS database.
- The City shall prepare a Grading Ordinance.
- The City shall prepare Hillside Development Regulations to control the density and location of development on parcels that include slopes of 15% or greater.

1.2.2 HYDROLOGY AND WATER RESOURCES POLICIES

P1.2.2-1 Update the Conservation and Safety Element to include the most current information regarding flood and drainage conditions.

P1.2.2-2 Identify improvements that can be made to municipal drainage facilities so they can better convey runoff and minimize flood impacts.

P1.2.2-3 Require new development projects to incorporate on-site drainage features such as retention and infiltration systems to reduce runoff and maximize infiltration.

P1.2.2-4 Use a combination of incentives, educational programs, and ongoing system audits to promote water conservation.

IMPLEMENTATION

- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to expand hydrologic information and develop specific implementation measures.
- The City shall maintain GIS data on stream and drainage channels and identified flood plains and make available to the public large-scale hazard maps.
- The City shall pursue funding for a detailed study of the conditions of the municipal drainage system. The study should include an assessment of drainage improvements required for build-out of this General Plan.
- The City shall prepare Development Regulations that require Drainage Plans for proposed development to show on-site retention or improvements to the municipal

drainage system.

1.2.3 AIR RESOURCES POLICIES

P1.2.3-1 Establish review procedures for development proposals to ensure that mobile, point, and area sources of air emissions are reduced to the greatest extent possible.

P1.2.3-2 Reduce emissions from stationary sources by limiting wood-burning fireplace installations in new construction to low emitting, State and EPA certified fireplace inserts, woodstoves, pellet stoves, or natural gas fire stoves.

IMPLEMENTATION

- The City shall prepare Development Regulations that identify and propose mitigation measures for potential air pollution sources in proposed developments.
- The City shall work with North Coast Unified Air Quality Management District to identify funding sources for low income and elderly households to retrofit or replace older wood burning stoves.

1.2.4 HAZARDS POLICIES

P1.2.4-1 Update the Conservation and Safety Element to require maintenance of a comprehensive response plan for all emergencies, including seismic events, slope failures, floods, storms, fires, and materials spills, or contamination.

P1.2.4-2 Identify corrective actions that can be taken to minimize threats to community residents, property, and vital services.

P1.2.4-3 Require new commercial and industrial uses that could potentially handle or release hazardous materials develop and implement a hazardous materials storage, use and disposal plan.

IMPLEMENTATION

- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to expand hazard information and develop specific implementation measures.
- The City shall maintain GIS data on natural and man-made hazards and make available to the public large-scale hazard maps.
- The City shall maintain GIS data on all locations that handle hazardous materials or are required to file a Hazardous Materials Business Plan.

1.2.5 ENERGY AND MINERAL RESOURCES POLICIES

P1.2.5-1 Coordinate with energy suppliers and agencies to educate residents, property owners, and business operators about the need for and benefits of conserving

energy.

P1.2.5-2 Maintain and distribute current information about building insulation, energy efficient appliances, lighting, and heating; other conservation measures and materials; and home power alternatives.

P1.2.5-3 Require that new construction and retrofits comply with energy efficient construction codes including high-energy windows, water heaters, and furnaces, to reduce energy consumption.

IMPLEMENTATION

- The City shall support the energy efficiency construction standards of Title 24 in local building codes.
- The City shall participate in countywide energy conservation programs and initiatives.
- The City shall seek funding to establish a library of energy conservation and "Green" construction techniques for use by building permit applicants.

1.2.6 NOISE POLICIES

P1.2.6-1 Update the Conservation and Safety Element to include the most current noise standards and to include noise attenuation policies that will protect community residents from the harmful effects of excessive noise exposure from stationary and transportation related noise generators.

P1.2.6-2 Require additional setbacks and attenuation techniques for non-residential uses that are in proximity to sensitive receptors such as nursing homes and convalescent facilities.

IMPLEMENTATION

- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to expand noise information and develop specific implementation measures.
- The City shall prepare Development Regulations that establish noise generation standards and noise exposure standards.

1.2.7 BIOLOGICAL RESOURCES POLICIES

P1.2.7-1 Update the Conservation and Safety Element to identify a system of public parks and open space.

P1.2.7-2 Ensure that environmentally sensitive habitat areas (ESHAs) such as the Eel River corridor, streams and drainage channels with riparian habitat, and forested areas that could potentially support sensitive species, are buffered to protect against any significant disruption of their habitat values.

Implementation

The City shall prepare and adopt a Conservation and Safety Element of the General Plan to expand open space and sensitive habitat information and develop specific implementation measures.

The City shall acquire additional open space through a variety of measures including exactions, dedications, grant funding, and easements.

The City shall prepare Development Regulations that require the identification of open space and sensitive habitat areas in proposed developments.

1.2.8 AGRICULTURAL RESOURCES POLICIES

P1.2.8-1 Update the Conservation and Safety Element to characterize the role of agricultural and timber uses.

P1.2.8-2 Require large lots in the Monument and Belleview neighborhoods.

IMPLEMENTATION

- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to expand agricultural and timber information and develop specific implementation measures.
- The City shall prepare Development Regulations that control logging operations within the City Limits.

1.3 COMMUNITY ENVIRONMENT

The Community Environment Chapter addresses conditions and land use policies for the following:

- Land Use
- Population and Housing
- Public Service
- Cultural Resources
- Aesthetics
- Transportation

COMMUNITY ENVIRONMENT GOALS

- G1.3.1-1** To preserve the rural small town character of Rio Dell.
- G1.3.1-2** To establish the neighborhood as the basic planning unit for the provision of City infrastructure and services.
- G1.3.1-3** To retain the Town Center as the historic, civic, cultural, and commercial core.
- G1.3.1-4** To stimulate sustainable growth and to provide local jobs.
- G1.3.1-5** To promote a variety of commercial uses and allow light manufacturing in appropriate commercial areas.
- G1.3.1-6** To stimulate a diversity of housing opportunities for all income groups.
- G1.3.1-7** To maintain our cultural and aesthetic resources.
- G1.3.1-8** To retain the scenic character of U.S. 101 through Rio Dell.
- G1.3.1-9** To promote a variety of recreational uses and multiple use of open space land.
- G1.3.1-10** To improve landscaping standards on City streets, in City facilities, and in new developments.
- G1.3.1-11** To improve public facilities and systems and to include emerging technologies as a component of the City's infrastructure.
- G1.3.1-12** To provide a safe and balanced transportation system that recognizes the needs of pedestrians, transit riders, bicyclists, and vehicles.
- G1.3.1-13** To encourage infill development that is compatible with existing uses and improves the pedestrian environment and the streetscape.
- G1.3.1-14** To reduce blight and improve the condition of the existing housing stock using a variety of techniques including rehabilitation loans and aggressive code enforcement.
- G1.3.1-15** To identify buildings or sites that might qualify for historic registration.

1.3. LAND USE POLICIES

- P1.3.1-1** Encourage better design and more orderly development within the City of Rio Dell by reviewing and updating zoning and subdivision ordinances.
- P1.3.1-2** Develop a review procedure to ensure that proposed uses are compatible with existing uses.
- P1.3.1-3** Encourage new construction downtown that complements the Town Center's historic character.
- P1.3.1-4** Encourage infill development of vacant and underutilized land in the Town Center before amending the General Plan to allow additional commercial and residential land elsewhere.
- P1.3.1-5** Prepare and adopt a mixed-use plan for the Wildwood Corridor that includes architectural guidelines, streetscape pedestrian improvements and parking regulations.
- P1.3.1-6** Encourage residential development in the town center for a variety of social and income groups.
- P1.3.1-7** Retain and rehabilitate low and moderate-income housing units through the use of Community Development Block Grant funds.
- P1.3.1-8** Adopt regulations that help the City meet its facility and infrastructure needs through exactions, dedications, impact fees, in-lieu fees, and other development fees and techniques.
- P1.3.1-9** Protect adjacent residential neighborhoods with guidelines that scale down development at the periphery of the town center.
- P1.3.1-10** Prevent and abate nuisance situations such as excessive noise, abandoned or non-operational vehicles, dangerous or blighted buildings or uses, and accumulation of refuse through the development and enforcement of nuisance abatement procedures.

IMPLEMENTATION

- The City shall prepare a new Land Use and Development Code that is consistent with the General Plan and addresses:
 - Zoning Districts and Allowable Land Uses;
 - General Development Standards;
 - Design Review Standards;
 - Permit Procedures;
 - Subdivision Standards and Procedures
 - Environmental Review;
 - Development Code Administration and Fee Schedule.
- The City shall prepare and adopt a Wildwood Corridor Plan to identify potential uses,

architectural guidelines and streetscape improvements.

- The City shall prepare review standards that identify how a proposed local, state, or federal grant helps implement General Plan policies.

1.3.2 ECONOMIC ACTIVITY POLICIES

P1.3.2-1 Encourage the creation and retention of employment opportunities that provide sustainable wages and benefits for Rio Dell residents by promoting a thriving local retail, personal services, and commercial sector.

P1.3.2-2 Encourage the use of public/private partnerships as a means of redeveloping and revitalizing selected areas and analyze the use of such techniques as business improvement districts, redevelopment areas, and assessment districts.

P1.3.2-3 Provide sufficient land for business expansion and attraction of new employers by designating a mixed-use corridor along Wildwood Avenue and in the Town Center.

P1.3.2-4 Promote economic development in Rio Dell through preparation and implementation of an Economic Development Strategy.

IMPLEMENTATION

- The City shall prepare and maintain an Economic Development Strategy Plan.

1.3.3 PUBLIC SERVICES POLICIES

P1.3.3-1 Explore and adopt per capita staffing and response time standards for police and emergency personnel.

P1.3.3-2 Cooperate with the Rio Dell Fire Protection District to ensure that emergency services are adequate to support the Rio Dell General Plan 2015.

P1.3.3-3 Pursue grant funds for projects and programs to achieve a lower ISO rating for the City of Rio Dell.

P1.3.3-4 Encourage new development to contribute its fair share to providing all public services and infrastructure necessary to serve that development

P1.3.3-5 Explore additional techniques for reducing solid waste disposal.

P1.3.3-6 Evaluate water supply and demand, and water conservation measures, to plan for future water needs of the community

P1.3.3-7 Evaluate the wastewater system to plan for future wastewater needs of the community.

P1.3.3-8 Use a combination of incentives, educational programs, and ongoing system audits to promote water conservation.

P1.3.3-9 Require underground utilities throughout the neighborhoods as public improvements and new developments are planned and approved.

P1.3.3-10 Prepare and adopt a recreation master plan that analyzes the opportunities and constraints for recreation within the City including walking paths and bicycle routes. Explore the acquisition of open space land to serve residential neighborhoods in Rio Dell.

P1.3.3-11 Prepare and adopt a street lighting master plan that studies street lighting and financing needs and develops a system that contributes to pedestrian and traffic safety and reduces vandalism.

P1.3.3-12 Prepare and maintain a five year capital improvement plan that will guide the financing and construction of infrastructure to support the Rio Dell General Plan 2015.

IMPLEMENTATION

- The City shall prepare and adopt a Water and Wastewater Master Plan that addresses build out identified in the General Plan.
- The City shall prepare and adopt a Drainage Master Plan that encourages on site retention, maintains current stream and drainage channel integrity, and reduces non-point pollution loads.
- The City shall prepare and adopt a Street Lighting Master Plan.
- The City shall prepare and adopt a Park and Recreation Master Plan.
- The City shall prepare and maintain a Five Year Capital Improvement Program.
- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to identify open spaces that might be suitable for recreation purposes.

1.3.4 CULTURAL RESOURCES POLICY

P1.3.4-1 Ensure that planning decisions integrate information about cultural resources, and provide for consultation and collaboration with outside entities.

P1.3.4-2 Areas of archeological, paleontological, and architectural significance should be identified, assessed, and protected from destruction.

P1.3.4-3 Work with community organizations to develop and staff a local historic museum.

IMPLEMENTATION

- The City shall prepare Development Regulations that include cultural and historic protections.
- The City shall work with community organizations to finance and develop a City museum.

1.3.5 AESTHETICS POLICIES

P1.3.5-1 Study the development of a hillside vista point that provides a view of the city, the Eel River and the Scotia Bluffs.

P1.3.5-2 Encourage the provision of street trees and landscaping in new developments and consider ways that street trees, landscaping and other natural features can be provided in public rights-of-way.

P1.3.5-3 Encourage local civic groups to landscape and maintain unused portions of street rights-of-way.

P1.3.5-4 Preserve land and water areas of historic, unique, or unusual character for use by the general public.

P1.3.5-5 Assist existing businesses with improvements to buildings exteriors/facades through the development of a façade improvement program.

P1.3.5-6 Adopt design and landscaping guidelines for developments adjacent to U.S. Highway 101.

P1.3.5-7 Develop a landscaping plan along Wildwood Avenue that enhances the Gateway Project.

IMPLEMENTATION

- The City shall prepare and adopt a Conservation and Safety Element of the General Plan to identify open space areas of scenic, historic, or unique character that contribute to the aesthetic value of Rio Dell.

- The City shall prepare Development Regulations that include landscaping and design guidelines.

- The City shall prepare Development Regulations that require proposed development along U.S. Highway 101 to submit landscaping and building design plans for City approval.

- The City shall prepare and adopt a Wildwood Corridor Plan that enhances the Gateway Project.

- The City shall develop programs that help property owners improve building facades, and help local groups landscape and maintain unused City properties.

1.3.6 TRANSPORTATION POLICIES

P1.3.6-1 Design a pedestrian network that responds to the access needs of the physically disabled.

P1.3.6-2 Develop new street right-of-way standards that reduce vehicular speeds and enhance bicycle and pedestrian facilities.

P1.3.6-3 Provide greater access to public transit service for neighborhood residents, business

owners, employees, and customers.

P1.3.6-4 Require new development on vacant land to construct a street grid that connects to existing streets.

P1.3.6-5 Design new subdivisions that do not require cul-de-sacs.

P1.3.6-6 Develop standards for alternate access routes including alleys, walking paths, and bicycle routes.

IMPLEMENTATION

- The City shall prepare and adopt a Circulation Element of the General Plan that is consistent with the policy direction developed in the Land Use Element.
- The City shall prepare new General Development Standards and Subdivision Standards that are consistent with the policy direction developed in the General Plan.