



CHAPTER 3 -- THE LAND USE PLAN: RESOURCES AND DEVELOPMENT ISSUES AND POLICIES

3.8 TRANSPORTATION, UTILITIES AND PUBLIC SERVICES

[Narrative](#)

Coastal Element Policies: Transportation Utilities and Public Services

- 3.8-1 Highway 1 capacity, availability of water and sewage disposal system and other known planning factors shall be considered when considering applications for development permits.

On the rural side of the Urban/Rural Boundary, consideration shall be given to Land Use Classifications, 50% buildout, average parcel size, availability of water and solid and septage disposal adequacy and other Coastal Act requirements and Coastal Element policies.

Highway capacity impacts shall be considered in determining land use classifications and density changes.

- 3.8-2 Current studies indicate a need for future improvement to certain stretches of Highway 1 and to major intersections. These improvements shall be encouraged so as to accommodate essential industries vital to the economic health of the County and other priority uses under the Coastal Act.

The Department of Transportation shall be requested and urged as a high priority of public interest and Coastal Act purpose to:

1. accelerate highway improvement projects along Highway 1 and those state maintained highway intersections within the Coastal Zone of Mendocino County.
2. develop a long range comprehensive circulation plan for Mendocino County coastal state highways and tributaries consistent with Coastal Act mandates.

If the objectives of the Coastal Act are to be met, these goals must receive high priority at both local and state levels.

- 3.8-3 Caltrans shall be requested to conduct a study within two years after the certification of this Plan based on a detailed origin and destination survey, trip



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generation data from different types of housing and accommodations, and new traffic counts. Safety shall be a major consideration in any Highway 1 study.

- 3.8-4 Caltrans and/or the Coastal Commission shall be requested to monitor Highway 1 usage at two-year intervals. The Coastal Act's requirement that the highway remain a two-lane scenic road in rural areas creates an obligation to maintain accurate data on highway capacity for planning purposes.
- 3.8-5 Caltrans shall, in cooperation with the County, set priorities based on safety requirements and existing highway congestion for improving the capacity of impacted segments of Highway 1. Measures to be studied should include minor re-alignments, width and shoulder improvements, passing lanes, view turnouts and parking areas, and intersection improvements.
- 3.8-6 It shall be a goal of the Transportation Section to achieve, where possible and consistent with other objectives of The Coastal Act and plan policies for Highway 1, a road bed with a vehicle lane width of 16 feet including the shoulder to achieve a 32 foot paved roadway (12-foot vehicle lane and 4-foot paved shoulder). The minimum objective shall be a 14-foot vehicle lane width (10-foot vehicle lane and 4-foot paved shoulder). New widening projects shall be allocated, first to safety and improved capacity needs and secondly to paved shoulders.
- 3.8-7 Land divisions and subdivisions creating new parcels or building sites or other proposed development, including lot line adjustments, mergers and issuance of conditional certificates of compliance shall be approved only where a community sewage disposal system with available capacity exists and is obligated to provide service or where a satisfactory site for a sewage system exists. Leach field approval shall require satisfactory completion of a site evaluation on the site of each proposed septic system. A leach field shall not be located where the natural grade exceeds 30 percent slope or where there is less than 5 feet of soil below the trench if natural grade exceeds 20 percent slope. This septic system policy is consistent with the Minimum Guidelines for the Control of Individual Wastewater Treatment and Disposal Systems adopted by the Regional Water Quality Control Board on April 17, 1979.
- 3.8-8 Newly constructed public water supply and sewage disposal systems and expansion of existing systems should be designed to serve development consistent with that permitted by the Land Use Plan, provided that a reasonable capacity should be reserved for potential industrial development at locations designated by the plan.
- 3.8-9 Approval of the creation of any new parcels shall be contingent upon an adequate



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water supply during dry summer months which will accommodate the proposed parcels, and will not adversely affect the groundwater table of contiguous or surrounding areas. Demonstration of the proof of water supply shall be made in accordance with policies found in the Mendocino Coastal Groundwater Study dated June 1982, as revised from time to time and the Mendocino County Division of Environmental Health's Land Division requirements as revised. (Appendix 6)

Commercial developments and other potential major water users that could adversely affect existing surface or groundwater supplies shall be required to show proof of an adequate water supply, and evidence that the proposed use shall not adversely affect contiguous or surrounding water sources/supplies. Such required proof shall be demonstrated prior to approval of the proposed use.

- 3.8-10 In order to be developed to the smaller parcel size, areas indicated on the map as having a variable density zoning classification shall be required to be served by a public water system which utilizes surface waters, and which does not impact upon the ground water resource, or by completion of a hydrological study which supports those greater densities.
- 3.8-11 Permits for new installations of septic tanks shall not be issued in the absence of a long term arrangement for septage disposal for that specific area.
- 3.8-12 Caltrans, the Coastal Commission, the City of Fort Bragg, and the County shall be requested to develop, as a high priority, an intersection improvement plan for Highway 1 at Highway 20.

No major development permits on Todd's Point shall be approved until such time as agreement has been reached and highway intersection improvement plans have been approved and funded.

- 3.8-13 Caltrans shall be requested to provide assistance to the County and Special District as they carry out their responsibility to develop a long term circulation plan including the planning of highway improvements to Hare Creek and Noyo River bridges and those tributary roads now serving the coast, e.g. Branscomb Road, Greenwood Road.