



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

3.9 LOCATING AND PLANNING NEW DEVELOPMENT

[Policies](#)

Coastal Act Requirements

Virtually every section of the Coastal Act relates directly or indirectly to locating and planning new development. Sections of Article 6 titled "Development" that discuss visual resources, transportation, and public services are cited elsewhere in the Coastal Element text.

Section 30106. "Development" means 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 (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; 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 Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Section 30250.

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only



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where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

Section 30252. The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

Section 30253. New development shall: (1) minimize risks to life and property in areas of high geologic, flood, and fire hazard; (2) assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs; (3) be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development; (4) minimize energy consumption and vehicle miles traveled; (5) where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

Issues: Locating and Planning New Development

The Coastal Act's mandates for new development emphasize three ideas:

- Concentrate development
- Avoidance of adverse cumulative impacts on coastal resources
- Maintenance and enhancement of public access to the coast

Unless the requirement of Section 30250(a) of the Act that new development be located "in other areas with adequate public services" is interpreted so rigidly as to require nearly all growth to occur in the Fort Bragg area, this phrase must be defined to allow inclusion of communities that



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do not have community sewer and water systems. Only Fort Bragg and Point Arena have community sewer and water systems with more than nominal capacity available for growth. Other areas can be said to have "adequate public services" only if availability of water and/or a satisfactory septic system leach field is proven on each parcel.

Areas that can accommodate additional development such as but not limited to Cleone, Noyo, South Fort Bragg, Mendocino Town, and Gualala would be in "close proximity to existing developed areas" and are within the urban/rural boundary designated on the Land Use Plan.

Maintenance of public access and avoidance of adverse cumulative impacts as a result of new development must be addressed.

The Coastal Commission's interpretive guideline for siting new development allows a single family residence to be built on each existing lot "unless the total amount of development permissible in an area under this guideline would be inconsistent with the Coastal Act."

Allowable New Development Versus Potential Market Demand

Assuming no change in employment in the fishing and forest products industries, unconstrained growth over the next 20 years would add between 1,800 and 9,500 residents to the 1980 population estimated at 21,700 by the Mendocino County Planning Department to reside in the four coastal CAC's (B-D, EPD). Gains in tourism and retirement population would be the major contributors.

The average annual increase (not compounded) would range from less than 0.5 percent per year to 2.4 percent. This may be compared with California State Department of Finance projections for the state as a whole of average annual gains of .99 to 1.78 percent to the year 2000. The Department's E-150 series baseline projection, assuming replacement birth rate and 150,000 net in-migration per year, averages 1.42 percent annual increase.

Some coastal residents view the high projection (B-D, EPD) as a self- fulfilling prophecy and believe that 9,500 additional residents would cause adverse cumulative effects on coastal resources. Although annual average growth might be much less than 2.4 percent, there may be 9,500 additional residents even if no new residential subdivisions are approved in unincorporated areas.

Full development is not likely until more than 20 years in the future, but timing will be influenced by the market and by development phasing controls in the Coastal Element implementation program. These controls will be necessary to comply with the provision of 30250(a) which allows land divisions outside existing developed areas only where 50 percent of



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the usable parcels in the area have been developed and to keep traffic demand within highway capacity.

The limits on new development increase housing costs, but Section 30007.5 of the Coastal Act requires that "conflicts (between one or more policies of the Act) be resolved in a manner which on balance is the most protective of significant coastal resources." Thus, the Land Use Plan growth controls are necessary to maintain traffic service levels on Highway 1, although the result will be less affordable housing than otherwise. The inherent structure of the Coastal Act and specific policies probably would render low and moderate income housing unobtainable unless fully subsidized.