

# TOWN OF FORT JONES GENERAL PLAN



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# C H A P T E R

# 1

## INTRODUCTION TO THE FORT JONES GENERAL PLAN

### PURPOSE

A General Plan is much like a “constitution.” It represents the City’s efforts to combine the expectations and needs of City residents regarding future development into a policy plan. The General Plan for the Town of Fort Jones is formatted within the legal framework established by the State, and is based on knowledge of existing physical and social potentials and limitations. The General Plan is developed by establishing basic “goals” and “programs” to resolve and/or direct significant community issues. Once a draft is completed, it is reviewed by the community through workshops and public hearings and, after potential refinement, is “adopted” as the plan for the City. The General Plan is then used regularly by the City Council, the Planning Commission, and City staff when dealing with matters affecting the physical, economic and social development of the community.

The General Plan is also regularly referred to by those individuals or businesses investigating potential development within the community. The document explains what the community expects from new development and indicates where development should occur. Goals in the General Plan also aid the Council in seeking grants to help solve local issues.

### STATE MANDATE FOR THE GENERAL PLAN

The State Constitution grants local planning and land use powers to the City. However, State legislation shapes the manner in which these powers are exercised. California state law requires that every city and county adopt a General Plan to guide the physical development of the land within the jurisdiction’s boundaries. Since the General Plan affects current and future generations, State law requires the Plan to take a “long-term” perspective, typically 10 to 20 years into the future. This General Plan addresses planning for Fort Jones through the year 2025.

State law further requires that the Plan be comprehensive and that specific subjects or “elements” be addressed in the Plan. The required elements as specified by Section 65302 (a) through (g) of the California Government Code are:

- Land Use
- Open Space
- Noise
- Safety
- Circulation
- Housing
- Conservation

Each General Plan element contains: the legal basis for the element; a narrative text as necessary to provide understanding of issues addressed; and goals, objectives, and implementation programs to address required topics. The following terms apply within this General Plan:

*Goal:*

An effort directed toward a desired result or achievement. The Goal states an ideal resolution of the issue under consideration.

*Objective:*

A specific statement in the form of text or diagram that helps clarify and define the goal statement.

*Policies:*

Policies are specific actions that are readily quantifiable and help move toward attainment of the goal.

State law also allows the local jurisdiction to include additional, or “optional” elements, to address specific issues of concern; local jurisdictions may also combine the required and optional elements as deemed appropriate (Government Code, Section 65303). This General Plan adds a Public Facilities Element as an optional element.

Some elements such as Land Use encompass a number of issues, while others like the Noise Element address a single topic. Because local conditions vary, the relevance and importance of each issue will differ from city to city. The General Plan needs only to address each element specified to the extent it is applicable to the City, as long as the minimum requirements of the law are satisfied.

## LOCATION AND HISTORY

The Town of Fort Jones is located in central Siskiyou County northern California along State Highway 3, 15 miles west of the Interstate 5/ Highway 3 intersection in Yreka. This is often referred to as the Scott Valley region which is predominantly agricultural lands. The Town of Fort Jones is located within the northern part of Scott Valley surrounded by the Klamath Mountains to the west and the Cascade Mountain range to the east. The Scott River flows

approximately one-quarter mile to the south of the City. The City is relatively flat on the north, west, and south and rapidly increases in slope to the east of State Highway 3. Moffett Creek, a seasonal creek that runs through the center of Fort Jones, meanders in a north/south direction and can be a significant flood hazard. The population of Siskiyou County in 2000 was 44,301. At that time, 660 people were reported residents within the Town of Fort Jones.

Fort Jones was established in October 1852, when Captain Edward H. Fitzgerald and the 1<sup>st</sup> Dragoons began construction of a fort located near the current community of Fort Jones. The fort was established to protect settlers in far-northern California and southern Oregon from Rogue River Indian raids. The fort was operational until June 1858 when it was evacuated. By 1900 the fort was thoroughly dilapidated. Today only a historical marker is evidence that the fort ever existed. Initially mining and trapping were the major activities in the area. Agriculture and timber production followed, as the area became more accessible and mining activity declined. Today, logging is a declining industry and instead, the area has become an attractive area to reside, especially for retired families due to the small community environment and attractive scenic views **(See Figure 1, Regional Location Map)**.

#### SCOPE OF THE GENERAL PLAN

In addition to addressing the mandatory planning topics, a General Plan must have the following characteristics:

***Long Range:*** The General Plan is intended to be long-range to avoid incremental planning decisions that may occur over time and that may eventually conflict with each other. This General Plan considers issues that may impact the Town of Fort Jones throughout the next two decades.

***Comprehensive:*** The Plan must coordinate all major components of the community's development, covering the entire incorporated area of the City, as well as any other land that bears relation to the City's planning. In addition, the Plan must address the full range of issues associated with the City's physical development.

***General:*** Because it is long-range and comprehensive, the Plan must be general in nature. The Plan's purpose is to serve as a broad framework for detailed public and private development.

***Internally Consistent:*** All parts of the Plan (text, diagrams and figures in all elements) must be fully integrated and not in conflict with each other.

#### USE OF THE GENERAL PLAN

The Town of Fort Jones General Plan is intended to serve as a tool to assist the City Council, staff, and other commissions or committees in formulating and implementing community guidelines and policies.

The General Plan has the following main functions:

- To enable the City Council to reach agreement on long-range development issues.
- To provide consistency in community development policy over the life of the plan, allowing changes after reasonable study and analysis.
- To provide a basis for judging whether specific private development proposals and public projects are in harmony with City's long-range goals and implementation policies.
- To allow other public agencies and private developers to design projects that are consistent with the City's goals and implementation programs, or to seek changes in those goals and policies through the process of amending the General Plan.
- To provide an agreement among different agencies for development in unincorporated portions of the Planning Area.

The State- mandated General Plan requirements emphasize planning for the physical and environmental development of a City. However, there is another important aspect of planning for the future, the social and economic concerns of the citizens. Each goal and policy implementing the General Plan should take into consideration the impact on low and moderate-income households, business, employment, and the costs and revenues of the City.

A General Plan has a special relationship with a City's zoning provisions. Following are particular issues concerning this relationship:

***Uses and Standards:*** The General Plan's land use classifications, as described in the Land Use Element, are not as specific as zoning ordinance classifications. For example, multiple zoning districts may be consistent with a single General Plan classification, as long as the densities and unit types allowed in each zoning district are also permitted in the relevant General Plan category. Further, zoning district standards will typically address building setbacks, building height, fencing and parking, while these details are not typically addressed in the General Plan.

***Spatial Correlation:*** The Zoning Map should reflect the general pattern of land use depicted on the General Plan land use map. However, the two need not be identical. Boundaries of land use classifications depicted on the Land Use Map intend to be generalized; zoning boundaries are precise and parcel specific.

***Timing:*** State law allows a "reasonable time" for reconciling any inconsistencies between the Zoning Ordinance and the General Plan. The City anticipates that all zoning and General Plan inconsistencies will be addressed within the first five (5) years following the adoption of the General Plan.

## FORT JONES GENERAL PLAN HISTORY

The earliest General Plan for the Town of Fort Jones was adopted in 1978. The City in 1995 determined that due to changing conditions it would be advantageous to review and update the general plan in order to maintain a long-range general guide for the growth and development of the City. In 1985, 1992 and again in 2004, the Housing Element of the

General Plan was updated as required by State law. California Government Code Section 65583 requires the Housing Element to be updated on a more frequent basis, due both to the critical nature of the material in the Element and its use in receiving grants for community improvement. With the potential for increased growth pressures, and the passing of almost 10 years, the City Council determined that an update of the entire General Plan would be timely. In 2004, the City Council authorized the update as a means to reflect current issues, address legal requirements and to consider potentially changing attitudes of its citizens.

## PLANNING AREA

A General Plan must include all territory within the boundaries of the City, and should also include any area outside the City which, in the City's judgment, "bears a relation to its planning." Since issues may not respect political boundaries, the law provides for extraterritorial planning. This is a process by which the City may indicate to its neighbors its concern for the future of lands currently under the County's jurisdiction. The Siskiyou County Local Agency Formation Commission (LAFCO) has adopted a "sphere of influence" for the Town of Fort Jones, which represents the City's probable ultimate physical boundary and service area. The planning area for Fort Jones includes the City's adopted sphere of influence.

## CONTENT OF THE GENERAL PLAN

Each issue addressed in the General Plan should include three basic steps: data or information gathering and analysis; development of appropriate goals and objectives; and implementation policies to ensure that the Plan can be effectively carried out.

***Data and Analysis:*** California Planning Law implies that background information on the Open Space, Safety, Noise and Housing Elements must be adopted as part of each General Plan. Background information on the other elements should be adopted by reference or summarized in the Plan, and be readily available to the decision-makers and citizens alike. All background information for this General Plan is included within this document.

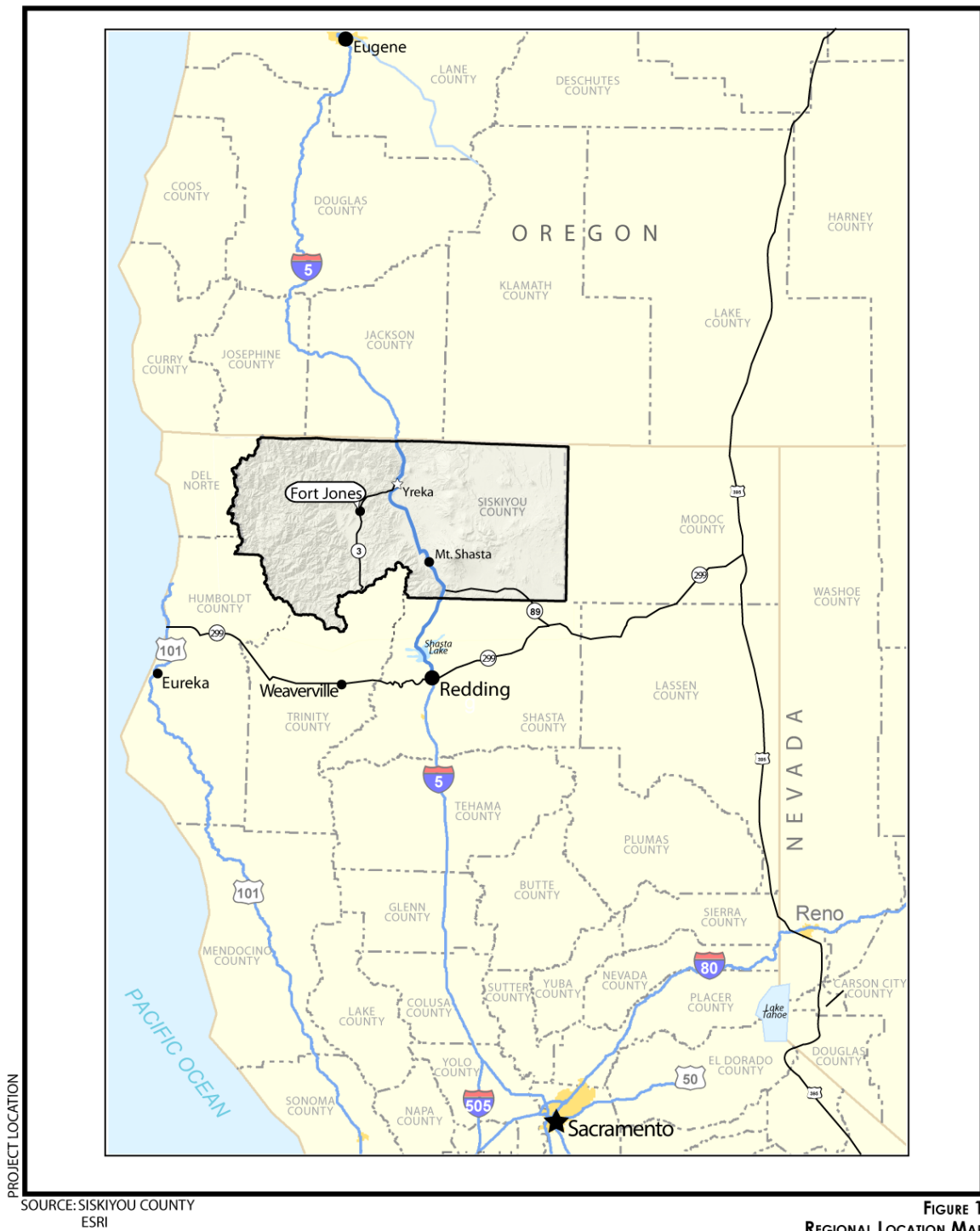
***Goals and Objective Development:*** Goals consists of those parts of the Plan that direct private and governmental action. For a Goal to be useful, it should be clear and unambiguous. An Objective statement further explains the intent of the Goal. The decision-makers need to be aware of the difference between "shall" and "should". "Shall" indicates an unequivocal directive, whereas "should" signifies a less rigid directive to be applied in the absence of compelling considerations.

***Implementation Policies:*** Implementation policies are the more specific strategies and actions the City intends to take to carry out the General Plan. Similar to the required background data, the Open Space, Housing and Noise Elements require specific implementation measures or policies. The policies for the other elements must reflect local concerns rather than a set of general statements. A popular axiom concerning General Plans is that a few well-conceived policies will accomplish more than a long list of possibilities.

## PLAN ASSUMPTIONS

Assumptions are statements of apparent fact and observations of current trends in the planning area. These assumptions, along with the goals, objectives, and programs, provide the basic framework for the General Plan. The following assumptions serve as the basis upon which the General Plan for the Town of Fort Jones is framed.

- Population growth will remain slow and constant during the life of the Plan, with the possibility of a greater increase during the last ten years (2015-2025).
- Residents of the City and surrounding area locate or remain here primarily due to the small town atmosphere, the rural environment, and overall quality of life.
- Employment opportunities will show some limited expansion in response to an increase in tourism and expansion of the industrial park, as well as an increase in demand for local services.
- There will be a continuing demand for affordable single family housing, with limited but increased demand for multiple family housing as a means to provide affordability.
- The primary means of transportation will be the automobile due to the need to access a greater variety of commercial and professional services in Yreka and Southern Oregon. There will be no new major construction of County roads or State highways in the area during the life of the Plan.
- Historically-significant employment in logging, millwork, mining, and ranching will generally be displaced by recreation, tourism, public service jobs and persons who are employed in other communities and telecommute.
- A few labor-intensive job industries will locate along the Interstate 5 corridor and become the major source of new job opportunities in the County.
- Due to limited employment opportunities in Fort Jones, families moving into the community will tend to be retired, be employed elsewhere in the County and commute to work, or telecommute to a job located out of the County.



# CHAPTER

# 2

## LAND USE ELEMENT OF THE GENERAL PLAN

### INTRODUCTION

The Land Use Element of the General Plan has the broadest scope of all seven required elements. By definition, the Land Use Element integrates most of the concerns of the other elements and plays the critical role of balancing the use of land with identified constraints and opportunities. Population projections play a major role in the formulation of a General Plan. Future land use needs are based on the projected population, which includes the need for supporting public facilities and services. The table below shows historic population growth in the Town of Fort Jones.

As can be seen by the following table, a healthy growth occurred between 1970 and 1990. The decline in the rate of growth since 1990 reflects the changing nature of the economy caused by the closing of lumber mills in Siskiyou County and other demographic trends. Families employed in the lumber business have moved elsewhere-seeking employment, while generally older and smaller families have replaced that population, resulting in fewer persons per household. Lacking significant new housing construction, the effect of the decline in family size is greater than the added population brought in by a few newly constructed dwellings.

With this significant change it is difficult to project population for the next twenty years with any degree of reliability. On the positive side, the community of Fort Jones is receiving a new dwelling almost every year. Additionally, there is activity in the industrial park south of Scott River Road. Continued growth, slow, is expected to occur. Fort Jones will continue to be an attractive place for retired families seeking a small rural community lifestyle. On the other hand, the 3-17 percent growth for a decade that has occurred in the past is not likely to return soon. Should the economy in the County change and new employers move in, Fort Jones would be an attractive community again for families, even if most of them must commute to a distant job in Yreka.

**Table 1**  
**Population/Household Trends**  
**Town of Fort Jones**

Year	Population	Percent Change For Decade
1970	515 <sup>(1)</sup>	---
1980	544 <sup>(2)</sup>	+ 5.6%
1990	639 <sup>(2)</sup>	+17.5%
2000	660 <sup>(3)</sup>	+ 3.3%

1) *State of California Department of Finance Table of Historical Populations*

(2) *1992 Housing Element Amendment*

(3) *Census 2000 Summary File (SF3), Table P3*

For the reasons noted above, the table below projects two growth rates: the “moderate” projection starts off with a one-half percent growth rate and increases to a full one percent; the “high” projection assumes a one percent annual increase for the first 10 years and one-and one-half (1 ½) percent annual increase for the last 10 years of the planning period. Over the 25-year period 2000 to 2025, the “moderate” projection results in a population increase of 135 persons, and the “high” projection results in an increase of 208 persons. It is reasonable to expect the population increase to occur within or near this range. Regardless, making projections over the next 20 years is difficult at best, especially when dealing with the small population of base.

The addition to Fort Jones of a small apartment complex or mobile home park could attract persons at an increased rate, potentially adding 30 to 50 persons to the community in a year or two. Such changes are possible since there is a demand for affordable housing. Should growth occur at significantly different rates than noted below, the City may need to review the General Plan to determine if amendments to the Plan may be needed to accommodate increased population and the affects of increased growth.

#### Land Use Analysis

Residential. Residential use in the Town of Fort Jones consists almost entirely of single-family dwellings. Multi-family development consists primarily of a few scattered attached rental units, most of which are duplexes, and two small mobile home parks. These multi-family units represent less than 10 percent of the total housing inventory. However, approximately 43 percent of the total housing in Fort Jones is rented. Since growth in the community has been slow, most of the housing is older, including a few examples of historic Victorian architecture of the late 1800’s.

**Table 2**  
**Population Projections**  
**Town of Fort Jones**

Year	Moderate Projection <sup>(2)</sup>	High Projection <sup>(2)</sup>
2000	660 (Census)	660 (Census)
2005	675	675
2010	693	693
2015	720	748
2020	758	807
2025	795	868

(1) *2005 projection based on new dwellings constructed between 2000 and December 2005.*

(2) *Projection methodology:*

“Moderate Projection”:

*5% increase annually 2000-2010*

*75% increase annually 2011-2015*

*1.0% increase annually 2016-2025*

“High Projection”:

*1.0% increase annually 2005-2015*

*1.5% increase annually 2016-2025*



The demand for housing is slow but appears constant, with a new dwelling being constructed each of the last five years. This rate of construction is occurring at approximately 0.3 percent annually, slightly lower than the “moderate” population projection noted above. As housing costs rise, the demand for multi-family housing will increase, as well as affordable senior housing. Sites currently exist in the City for single family, multi-family, and mobile home park development. As noted in the table below, sufficient zoned

vacant land exists for up to 145 single-family units; 186 multi-family units, and 78 mobile home units. If totally built out, this would be more than double the current population. Additionally, there are numerous parcels in the City that could accommodate a second dwelling, as permitted by state law and local ordinance (See the Housing Element for a detailed discussion of existing housing and projected housing needs.) Should this occur, the City could accommodate a total population of approximately 1,565, as compared to the year 2000 population of 660. Additionally, as addressed later herein, should the Sphere of Influence be totally developed, an additional 1,800 persons could be accommodated, resulting in a total population potential of approximately 3,365 persons.

Commercial. The Main Street/State Highway 3 downtown historic area and the southern commercial area at the Scott River Road/State Highway 3 intersection, accommodates nearly all of Fort Jones commercial businesses. The downtown area has limited vacant land, but is suitable for development of small commercial enterprises on vacant or redeveloped parcels. The south commercial area also has limited vacant land, except for the industrial land adjacent to the west. In 2005 limited vacant building space existed in both areas. More land



is eventually needed to accommodate the service and business needs of the community as it expands, as well as the needs of the increasing population in the rural area of Scott Valley. There is an estimated 3 acres of vacant commercial land in the City area on numerous parcels. This is sufficient vacant land area to accommodate over 26,000 square feet of commercial use, assuming approximately 20-25 percent coverage of lots with buildings. Additionally, there is almost 6 acres of commercially zoned land currently in residential use. If the residential uses were converted to commercial, over 50,000 square feet of additional commercial use could be accommodated.

In 2005 the City had approximately 16 acres of developed commercial property, or .024 acres per capita. At this ratio, the ultimate buildout of all vacant and underused commercial vacant lands in the City would serve a population increase of approximately 350 persons, or a total population of approximately 1000 persons. Based on current projections, this is sufficient land to accommodate the projected growth beyond year 2025. It may also be sufficient to accommodate the complete residential buildout of the existing City (which could reach a population of approximately 1340 persons), if the available commercial space is used efficiently. Should annexation eventually occur west of Moffett Creek, permitting more residential development, provisions should be made to allow for additional commercial use, preferably along Scott River Road or Highway 3.

The downtown area contains a variety of buildings with historic character. These include a variety store, clothing store, gift and craft stores, restaurants, bank and real estate offices, a post office and



**Table 3**  
**Projected Residential Buildout**

<b>Single Family Units</b>	<b>Dwelling Units<sup>(1)</sup></b>	<b>Population<sup>(2)</sup></b>
27 vacant lots @ 1 dwelling per lot	= 27	59
Underdeveloped <sup>(3)</sup> single lots	= 33	72
Underdeveloped <sup>(3)</sup> , 2 or more units possible	= 35	77
Subdividable lands <sup>(4)</sup>	= 50	110
<b>Total Single Family</b>	<b>145</b>	<b>318</b>
<b>Multiple Family Units</b>		
4.8 acres @ 18-36 units per acre	= 172	385
4.5 acres (steep) est. yield	= 14	31
<b>Total Multi-family</b>	<b>186</b>	<b>416</b>
<b>Mobile Home Units</b>		
13.4 acres @ 6 units per	= 78	171
<b>Total Mobile Home</b>	<b>78</b>	<b>171</b>
<b>Total Residential Buildout</b>	<b>409</b>	<b>905</b>

(1) Based on field survey November 2004 and compared with Assessor Maps to determine area. The units shown are the upper limits of a possible range. Total units range from 307 to 409 units, due to variations in possible unit yield. See Appendix A of the Housing Element for greater detail.

(2) Single family and mobile home population based on 2.20 persons per unit. Multi-family population based on 2.24 persons per unit. Both of these factors are based on 2000 Census data and could change during the life of the General Plan.

(3) Underdeveloped parcels are those that contain a single dwelling, but are of sufficient size to accommodate an additional unit or units.

(4) These are lands which are vacant and of sufficient size to be subdivided into single family lots.

other uses. The historic character of the downtown is a community asset, helping to draw tourists, and provide a design theme for the core of the community.

An increasingly popular trend in Siskiyou County is self-employment, working within the home. This includes those persons who telecommute, or simply have a home office, using modern electric communication technology to accomplish their business tasks without the need for commercial office space. Along this same line are small

cottage industries where family or few employees' work within a residence, doing light assembly or manufacturing tasks that do not require extensive equipment, generate noise, or create traffic in a manner that would change the character or impact of the residential neighborhood. The Fort Jones Zoning Ordinance recognizes home occupations as an allowable use under specific districts with the issuance of a conditional use permit. This conditional use permit has specific conditions attached to maintain the integrity of the residential neighborhood. The home occupation may be a simple home office, or a cottage industry. As the intensity of the use increases, however, it is more difficult to keep the intended use in harmony with the neighborhood.

Industrial. The City has three areas zoned for industrial use. The main area is located south of Scott Valley Road, west of the commercial business district on Highway 3. A few industrial businesses are currently located in this area on approximately seven acres of land. Approximately 25 acres of vacant industrial land is available for development in this southern area, with ready access to both sewer and water. A tentative subdivision map, (Scott Valley Business Park), has been submitted totaling 25 acres including vacant land and a few established businesses.

Another industrial area is located on the west side of Marble View Road. This area is primarily used as a lumberyard, and a smaller area is used for storage rental units on Newton Road Extension.

Due to the rural nature of the community and its distance from major transportation routes, it is expected that there will be limited demand for conventional industrial development. However, due to Scott Valley being an attractive place to live, it is expected that some small business owners will move to the Scott Valley area and bring their businesses with them.

Gateways/Community Design. The image of a community is significantly affected by the appearance of its commercial areas and street scenes. To maintain and enhance the unique and attractive small town image of Fort Jones, attention should be given to appearance of those areas and uses that are highly visible. If properly done, the development of commercial areas can enhance this image. A commercial area lacking a sense of design and surrounded by asphalt has little character and may present a negative image while commercial area with pleasing architectural lines and natural materials, modest signing, and effectively placed parking and landscaping, will have a positive effect. Most developers realize the benefits of providing a well-designed project and will attempt to create an attractive project. However, it is desirable for the community to establish some design guidelines and/or create a design review process, especially for those commercial areas that are highly visible.

The entrances to Fort Jones on Highway 3 at both the north and south ends of the City are important gateways to the community. Properly developed, these locations provide a positive first image of the City for travelers. Efforts should be taken at these focal points to help set a positive community image. This can be accomplished with attractive features that may include sculpture, landscaping, a "welcome" sign, a City directory, or other features that are attractive and reflect a positive statement. Such features can be a substantial asset to help to attract business and support community pride.

At the north end of town the gateway entrance could be located adjacent to the ballpark. This entrance feature, along with added landscaping at the park, could help provide a positive first image of Fort Jones for travelers coming from this direction. Since this is the main entrance to the City for most first time visitors, the greatest effort should be invested here.



The south entrance to Fort Jones is an integral part of this positive image effort. Even though not as critical as the north entrance, a positive statement should be made here as well. While similar features should occur here, they could be smaller. Additionally, in this area, commercial development is the predominant land use. Care should be taken to ensure that all new development, or remodeling of existing buildings, have pleasing architectural features that help portray the historic character of Fort Jones and reflect its rural

environment. While structures with a dominant use of wood similar to the existing shopping center are preferred, other materials are acceptable but may, for example, require an increase in the amount of landscaping to soften the harshness of exteriors. Signing should not “shout”, but should be in scale with the size of the project and still be readable with the slower vehicle speeds that exist in the City. A design review process should be required in this area to enable the City to ensure that new development and remodeled buildings help to provide an attractive southern entrance to the City.

An attempt to maintain a positive community image should not stop at the City entrances. The entire length of Highway 3 as it traverses the City is an opportunity to enhance the image of Fort Jones. Actions to improve this area may include:

- Encourage the fix-up and clean up of private properties along the route. (Eliminate the storage of junk; add fencing to screen unsightly views, etc.)
- Improvement of Highway 3 with curb, gutter and sidewalk.
- Provide street trees in areas where they are absent.
- Use of streetlights with a decorative character, especially within and near downtown.
- Bring more landscaping into the downtown area.
- Display Fort Jones history downtown.
- Establish historic design criteria for new and remodeled buildings within the downtown area.

To further enhance the community, standards should be added to the Zoning Ordinance to establish criteria for the quantity and placement of landscaping in new parking lots, and limit the size and type of signing that is permitted. Further, to enhance the street scene, street

trees should be planted in all development projects, and residents should be encouraged to provide street trees on those streets where trees currently do not exist.

Sphere of Influence. In accordance with the California Government Code, the Siskiyou County Local Agency Formation Commission (LAFCO) **(Figure 2)** established a Sphere of Influence around the Town of Fort Jones. The Sphere of Influence is intended to provide room for expanded growth of the City in the future if needed. Since the use of these lands is critical to the City and its future, Siskiyou County typically refers development requests within the Sphere to the City for comment prior to taking action on those requirements.

The land use policies of Siskiyou County for unincorporated land around the Town of Fort Jones are set forth in the Scott Valley Area Plan. This Area Plan was adopted as an amendment to the county's Land Use Element in 1980. The Scott Valley Area Plan includes a discussion and policies concerning how the county will address land use issues and project proposals within the Spheres of Influence of the two cities in Scott Valley: Fort Jones and Etna. The Area Plan notes that Spheres of Influence represent the ultimate growth limits for these cities and includes maps depicting the Spheres.

In order to make the County's policies relating to the Town of Fort Jones more accessible to people who may not have access to a copy of the Scott Valley Area Plan, an excerpt from the section of the Area Plan concerning Spheres of Influence is included below:

In order to insure that future growth located in the unincorporated area and inside the spheres of influence for the Town of Fort Jones and City of Etna occurs in an orderly fashion, the following development policies shall apply:

*Policy 24- None of the policies pertaining to the resource maps shall apply within the spheres of influence of Fort Jones and Etna.*

*Policy 25- All proposed development within Etna or Fort Jones spheres of influence must be referred to the applicable city for comment prior to a county decision on any proposed development. The intent of this policy is to insure that development in the unincorporated areas will not create future development problems for the applicable city upon annexation.*

*Policy 26- All proposed development within a sphere of influence must conform to Policy 8, that is applied to flood plain maps, i.e. flood hazard areas exist within the designated spheres of influence for Etna and Fort Jones.*

*Policy 27- Single family residential density of one dwelling unit per 6,000 square feet may be permitted within the spheres of influence of the cities of Fort Jones and Etna, provided adequate sewer and water facilities are available.*

*Policy 28- Multiple family density of one dwelling unit per 1,000 square feet may be permitted within the spheres of influence of the cities of Fort Jones and Etna, provided adequate sewer and water facilities are available.*

*Policy 29- Heavy and light industrial and commercial uses may be allowed within the spheres of influence of the cities of Fort Jones and Etna, provided adequate sewer and water facilities are available.*

*Policy 30- All land uses within the spheres of influence of the cities of Fort Jones and Etna shall be designed in a manner that is compatible with surrounding planned and existing uses of the land.*

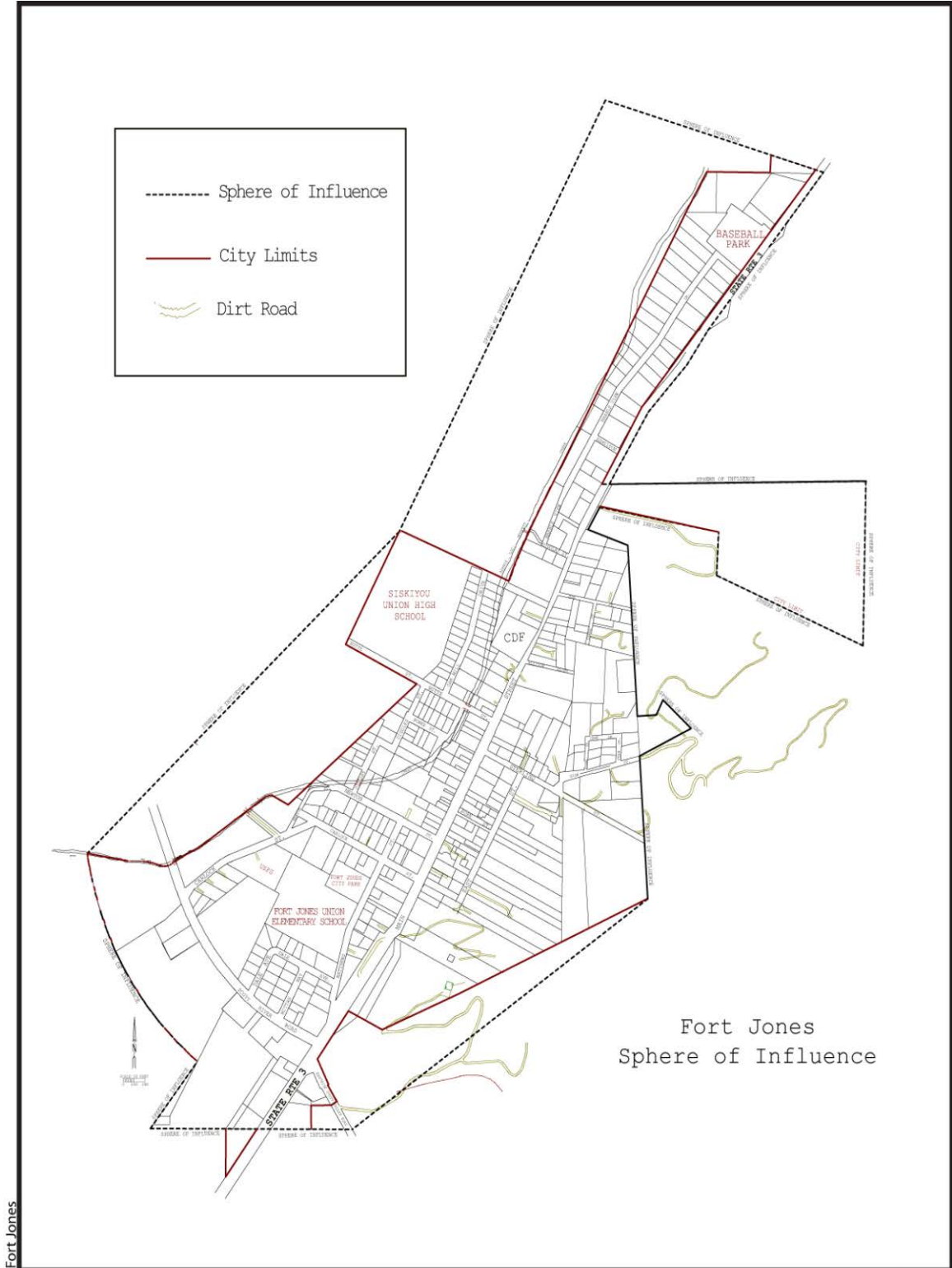
The primary intent of the aforementioned policies is to insure that development in the unincorporated areas will not create future development problems for the applicable city when incorporated land within the city's sphere of influence is annexed. The major objective of these policies is to permit intensive development near existing public services and therefore fulfill all 5 Major Goals of the Scott Valley Area Plan as well as Development Goals 3, 8 and 9.

Most of the Fort Jones Sphere of Influence is undeveloped land lying west of the city and is currently in agricultural use. A smaller portion of the Sphere exists on the east side. This area contains a steep hillside slopes and would only provide land for a limited number of dwellings. The estimated 200 acres, west of the city, is flat and more compatible for development. Like much of the City most of this land lies within the 100-year flood plain of Moffett Creek. Any development in this area would require conformance with the Federal Emergency Management Agency (FEMA) flood plain requirements. This requires that the lowest habitable floor level of a dwelling be placed at or above the 100-year flood. In this area this could require houses to be placed approximately 1-2 feet above the natural grade.

Should the area west of the city be annexed and connected to city water and sewer, it could accommodate approximately 800 single-family dwellings at an average of four units per acre. This could increase the potential population of Fort Jones by an additional 1800 persons. Access could be gained by extending those City streets, which terminate at the westerly city limits, and the extension of the street immediately south of the ball field. This northerly street extension is important because it would provide access to the north end of the Sphere area, with Scott River Road being the main access to the south.

The County zoning currently regulates land use in the Sphere. Nearly all of the land is zoned to accommodate agricultural activity. The City General Plan Land Use Map proposes urban land uses within the Sphere, indicating the City's intended use of the land should the property be annexed. In accordance with Government Code Section 65859, the City may pre-zone the unincorporated area in the Sphere, or zone the land upon annexation consistent with the General Plan. The latter approach is the preferred method since it gives the City more flexibility should there be a need to change the General Plan (and therefore zoning) at some later date prior to actual annexation.

Annexations within the Sphere of Influence are initiated by the City at the request of those land owners who desire to develop their land or obtain City services. Annexations must be evaluated carefully, taking care to ensure that the annexation and future service needs will not become a financial burden to the City. For this reason the annexation process requires that the cost of providing services be fully disclosed.



SOURCE: Siskiyou County

FIGURE 2  
SPHERE OF INFLUENCE  
PMC

Hillside Development. The east side of Fort Jones is situated at the base of the Mineral Mountain Range and development is affected by steep hillside grades. These topographic constraints are a natural barrier, limiting the density of development, as well as providing a logical physical boundary for the easterly expansion of the City. Numerous lots on the east side of the City are narrow with depths of 600 to 900 feet. Typically, a residence is located on the westerly end of the lot where slopes are moderate. The remainder of the lot is then undeveloped forest. Due to the shape of these lots, the rear undeveloped portions are inaccessible and will likely remain undeveloped. However, it may be possible to consolidate ownership of the rear portions of these lots and re-subdivide them into larger acreage parcels.

The Sphere of Influence is limited in this area, with only an estimated 20 acres available for possible annexation. This area is triangular shaped and would be difficult to develop unless consolidated with the long narrow City lots to the west. Hillside development may occur if precautions are taken to ensure safety (primarily concerning fire hazards) and minimize damage to the environment. (See **Zoning Ord. 18.20.150** for hillside development standards)

Historical, Natural and Scenic Sites. The Town of Fort Jones and Scott Valley are rich in places of historical significance, geological interest and scenic beauty. The entire area is strongly tied to turn-of-the-century mining, lumbering and ranching. The remnants of historic towns, old stamp mills, mine workings, dredger tailings, can all still be found in the valley. The following is a representative list of historic features to be found in the area of Fort Jones:

- Historic Main Street in Fort Jones
- A few Victorian Style Residences located within the town
- Scott Valley Cemetery, located southeast of Fort Jones
- Dredger tailings along the Scott River
- Methodist and Catholic Churches



Within the City there are numerous commercial businesses and a few residences with historic qualities. While there has been no official historic district established in the City, most of the structures are located within or near the downtown area. (See the Fort Jones General Plan Land Use map (Figure 3) for the historic overlay district). A total of 26 structures have been identified by a local survey as having historic qualities from the late 1800's. The residential structures range from Victorian architecture of the late 1800's to more plain structures similar to

old mill housing which approach the turn of the century mark and may be worthy of preservation. The commercial structures downtown typically contain brick, wood, and metal facades also typical of the late 1800's. It is desirable for the City to protect this element of its history and its desirable characteristics. This may be done in part through the creation of a historic district as a means to protect the downtown character and the historic residential structures nearby. Also, a design review process should be adopted along with possible development standards that could help to preserve the existing historic buildings, as remodeling and new development occurs in the area.

## **LAND USE ELEMENT GOALS AND POLICIES**

***GOAL LU-1: Provide for a mix and quantity of land uses that will serve the future needs of the community.***

**Objective LU-1:** It is the objective of this goal to ensure that a sufficient variety of land uses will be available to meet the housing, employment, service and social needs of the existing and future population.

**Policy LU-1A:** As vacant land in the City becomes limited, encourage the development and annexation of suitable land adjacent to the City's Sphere of Influence, which can be readily served with water and sewer services.

**Policy LU-1B:** Lands within the Sphere of Influence should be zoned upon annexation consistent with those designations noted on the General Plan Land Use Map.

**Policy LU-1C:** Upon annexation of 25 percent of the Sphere of Influence (or approximately 50 acres), the City should commence negotiation with the Local Agency Formation Commission (LAFCO) to consider expansion of the City's Sphere of Influence to maintain a reasonable supply of land for future growth. At the same time the City should review the General Plan goals and objectives to ensure that it still reflects the desired vision for the community, and update the Plan as necessary.

**Policy LU-1D:** Provide for the development of commercial and industrial areas where suitable land exists with good access and where such uses will have a minimum of conflict with adjacent land uses.

**Policy LU-1E:** Maintain flexibility within the Zoning Ordinance by allowing development opportunities through the Conditional Use Permit process and approval of similar uses that are otherwise not listed.

***GOAL LU-2: Establish land use designations and standards for population density and building intensity.***

**Objective LU-2:** Confirm the land use designations being used in the General Plan Land Use map and set forth the standards for these land uses, including standards for population density and building intensity.

**Policy LU-2A:** The General Plan Land Use Map, **Figure 3**, depicts the General Plan land use designations listed on **Table 4** for the Town of Fort Jones.

**Policy LU-2B:** The General Plan law requires that the City establish population density and building intensity standards for each land use designated in the General Plan. **Table 4** includes the standards as an estimate of persons per unit, units per acre and lot coverage (i.e., the percent of area of a parcel of land that the building can cover).

The figure of three persons per unit reflects a normal standard, although this is higher than experienced in Fort Jones based on the 2000 Census report. As the community grows and younger families relocate to the area, the three-person standard is realistic. The standard for multi-family is lower, more closely reflecting the 2000 Census.

Percentage of building coverage represents the amount of land that the building itself can cover. Residential development typically has a smaller building footprint relative to the size of the lot to allow for front, side and rear yards. Commercial development, particularly in the downtown area, can approach total lot coverage, with minimal or no yard or setbacks.

**Table 4**  
**Land Use Designations and Standards**

<b>Land Use Designation</b>	<b>Description of Typical Uses</b>	<b>Units/Acre Persons/ Acre</b>	<b>Lot Coverage</b>
Low-Density Residential (LDR)	Traditionally single-family residential uses associated with large parcels or hobby farming uses. Provides living environments receiving most urban services, but characterized by lower population densities located within or adjacent to an Urban Town Center. Low-density land uses are permitted and subject to the development standards, code regulations, and performance standards implemented under the General Plan.	0-5 units/ acre 3-15 persons/ acre	35%
Medium-Density Residential (MDR)	Generally residential single-family homes, mobile homes or townhouses characterized as having higher population densities than LDR. Land uses permitted within the zoning district are Low to Medium densities subject to the development standards, code regulations, and performance standards implemented under the General Plan.	4-10 units/ acre 3-20 persons/ acre	50%
High-Density	Intended for residential uses with housing types of multiple densities,	8-36 units/ acre	75%

**Table 4**  
**Land Use Designations and Standards**

<b>Land Use Designation</b>	<b>Description of Typical Uses</b>	<b>Units/Acre Persons/ Acre</b>	<b>Lot Coverage</b>
Residential (HDR)	good access, readily adaptable to either multi-family or office use that may provide a transition between commercial and low density residential uses. Provides living environments receiving full-range of urban amenities and services typically found within an Urban or Town Center. Uses permitted are the LDR, MDR, and HDR zoning districts. All uses within this district are subject to development standards, code regulations, and performance standards as set forth in the General Plan.	3-72 persons/ acre	
Historic Business District (HBD)	Allows the establishment of a variety of residential, professional office and commercial business activities in the historic downtown area. Permitted uses are typically within an enclosed building. Design review is required to protect/enhance historic qualities and may require further review due to location of State Highway 3 for aesthetic and safety purposes, or when adjacent to residential use.	NA	100%
General Commercial (GC)	Commercial activities likely to locate outside of the downtown area, requiring more land or greater highway exposure, and outdoor activity. Design review may be required due to location on Highway 3 for safety purposes, and when located at or near a “gateway” entrance to the City.	NA	80%
Industrial (I)	Industrial uses that include manufacturing, processing, assembly, repair, fabrication, distribution and storage activities.	NA	75%

**Table 4**  
**Land Use Designations and Standards**

<b>Land Use Designation</b>	<b>Description of Typical Uses</b>	<b>Units/Acre Persons/ Acre</b>	<b>Lot Coverage</b>
Public Facility (PF)	Open Space and Public lands including schools, parks and natural areas. Other Public (OP) Lands owned by a public entity or public utility, and typically not available for recreation or considered public open space.	NA	100%

**Table 5**  
**General Plan and Zoning Consistency**

<b>Land Use Designation</b>	<b>Zone Designation</b>
Low-Density Residential (LDR)	Single Family Residential (R-1-A)
	Single Family Residential (R-1-7,200)
Medium-Density Residential (MDR)	Single Family Residential (R-1-A)
	Single Family Residential (R-1, 7,200)
	Mobile Home Residential (M-H)
High-Density Residential (HDR)	Medium Density Residential (R-2)
	High Density Residential (R-3)
	Residential/Professional Office (RPO)
Historic Overlay District (HOD)	Historic Overlay District (HOD)
	Residential/Professional Office (RPO)
	Light Commercial (C-1)
General Commercial (GC)	Residential/Professional Office (RPO)
	Light Commercial (C-1)
	General Commercial (C-2)
Industrial (I)	Manufacturing (M)
Public Facility	Open Space (OS)
	Public Space (PS)
	Any zone district

**Zoning Consistency.** The land use designations described in **Table 4** provide a broad description of development expectations within the Town of Fort Jones. To implement these designations and provide more guidance for property owners, **Table 5** represents those zoning districts that correspond with the land use designations. These zoning districts are not exclusive and zoning districts of similar nature may also be used in conformance with the General Plan. Zoning is a legislative act and can be amended within the parameters established by the land use designation. For example, when a City establishes a Planned Unit Development (PUD) zone district for a specific project, or changes zoning designations to reduce the density limitations, such as R-2 for R-1.

**Consideration of Related Policies.** During the review of any discretionary project, in addition to applying the standards of City adopted ordinances and resolutions, it is necessary to determine that the project is consistent with all applicable General Plan Goals, Objectives and Policies. While attention is usually focused on the Land Use Element, there are many Policies within other Elements that may also be applicable. For example, a project near Highway 3 may be affected by noise and subject to the standards of the Noise Element, or it may have natural drainages or be near agricultural lands and would be subject to policies in the Conservation Element. Therefore, it is important to review the relevant policies of all General Plan Elements before approving a discretionary project.

***GOAL LU- 3: Promote the conservation and enhancement of the City's rural small town atmosphere.***

**Objective LU-3:** The small town character is a valuable resource to preserving the existing quality of life. Open spaces, mountain views and available services all enhance the small town character that should be preserved.

**Policy LU-3A:** The City will designate key intersections as Gateways to the City, and may allow community signage, public art, informational and promotional material, and other amenities to help the traveling public. The following intersections are considered Gateways:

- State Highway 3 at the north entrance to the City
- State Highway 3 at the southern entrance to the City

**Policy LU-3B:** Lands in the vicinity of the North Gateway should remain predominantly residential in nature.

**Policy LU-3C:** Commercial lands located in the vicinity of the South Gateway along Highway 3, should be subject to a design review process with the goal of establishing a visual quality that will reflect the rural and historic character of Fort Jones and maintain a desirable community image.

**Policy LU-3D:** Commercial development should be encouraged within and adjacent to the established downtown area as a means of enhancing and strengthening the community center.

**Policy LU-3E:** Commercial and industrial developments should be kept in scale with the small town atmosphere, considering the size of the structure, its height, and scale and quantity of its signing.

**Policy LU-3F:** A design review process shall be established in the Zoning Ordinance and at minimum be applied to commercial and industrial zoning located along Highway 3.

***GOAL LU- 4: Existing neighborhoods should be protected and the sense of community enhanced.***

**Objective LU-4:** New development should be compatible with adjacent land uses as a means to protect the neighborhood from added noise, traffic, light, and other characteristics that may lower property values and negatively affect the neighborhood.

**Policy LU-4A:** Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping or other provisions as needed to ensure compatibility between normally incompatible land uses.

**Policy LU-4B:** Land use designations and zoning shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

**Policy LU-4C:** During project reviews, significant trees, drainages or other natural features should be protected to the extent practicable. The City may require buffers between: 1) dissimilar land uses, 2) between urban use and open space, sensitive environmental areas, sensitive biological resources, streams and wetlands, or agriculture land. Buffers may include solid barriers, additional setbacks, redesign, or other means to protect the resource.

**Policy LU-4D:** Encourage, as a high priority, the conservation of existing residential and commercial structures through preservation and rehabilitation, and support grant applications when they are proposed to aid this effort.

***GOAL LU-5: Protect and preserve the historic qualities of the community.***

**Objective:** There are numerous historic residential and commercial structures within the City that add to its desirability as a place of residence, as well as encouraging increased tourism. It is the objective of this goal to protect and enhance this historic resource.

**Policy LU-5A:** A design review process should be established and applied to the historic downtown area and should emphasize preservation and enhancement of the existing historic theme. The design review provisions should apply to all new development or exterior remodeling of existing structures. Guidelines should be established that assist this design review process.

**Policy LU-5B:** Historic residential and commercial structures located outside of any designated historic district should be protected when reviewing projects adjacent to or on the same site as the historic structure, making certain the design is compatible with the historic structure.

**Policy LU-5C:** As a requirement of submittal of any discretionary development project, the applicant shall provide a response from the Northeast Information Center of the

California Historical Resources Information System at CSU-Chico, which notes whether it is likely that the project site contains any evidence of past archaeological, cultural, historic or prehistoric activity. Absent receipt of this type of site clearance, or if otherwise required, an on-site investigation by an archaeologist shall be performed and, if evidence is found, the archaeologist shall provide a mitigation recommendation.

**Policy LU-5D:** During the course of any construction activity, any archaeological, cultural, historic or prehistoric evidence is discovered, the construction activity shall be halted until the significance of the find can be evaluated and appropriate mitigation, if necessary, is provided.

***GOAL LU-6: Support the expansion and retention of existing businesses, and encourage expansion of business development in the City and the City's role as a regional service area for Scott Valley and nearby communities of Greenview and Granite Valley.***

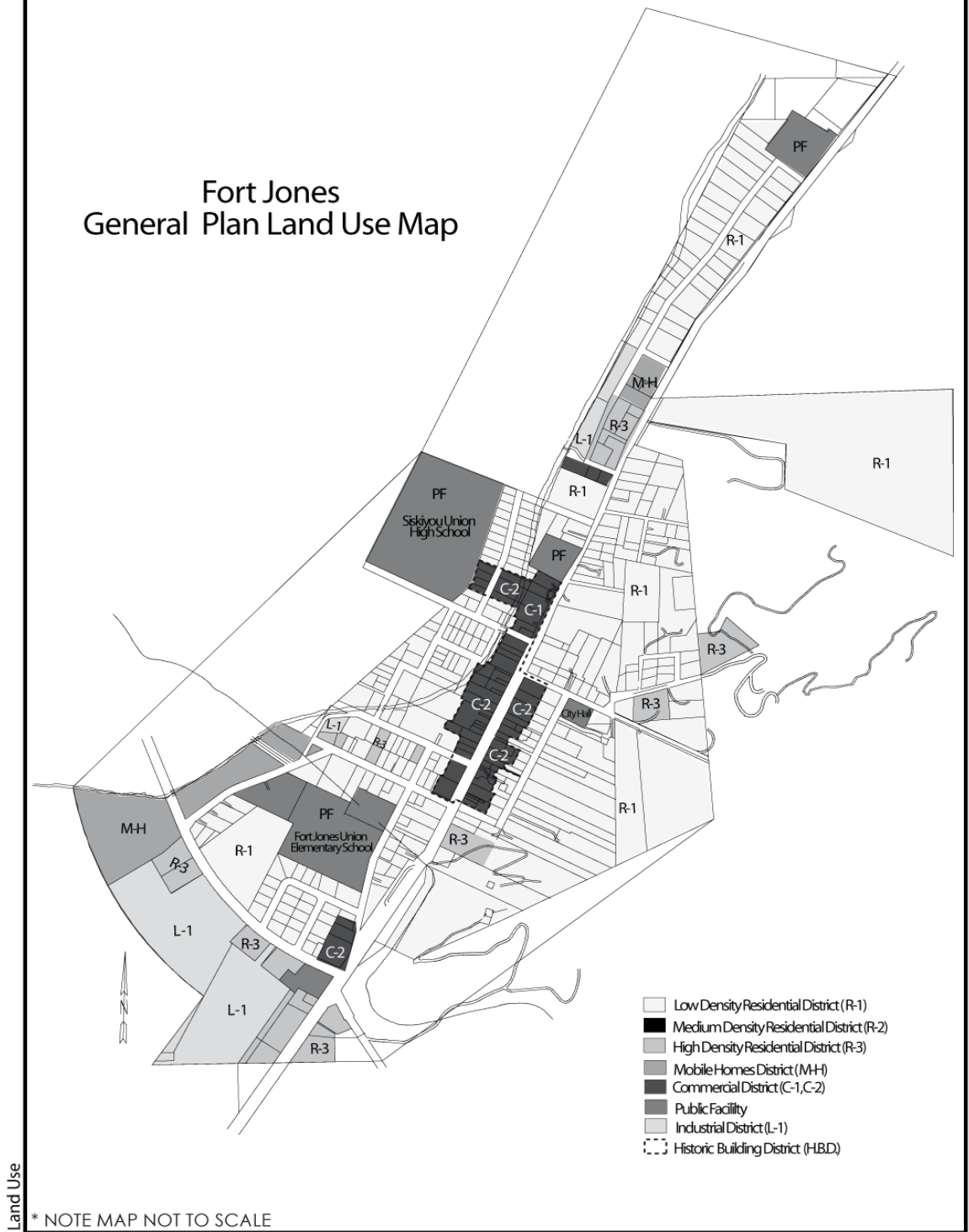
**Objective LU-6:** The objective of this goal is to strengthen the community's economic base and provide more job opportunities for local residents.

**Policy LU-6A:** The City shall encourage businesses to expand the variety of available businesses and services locally, and at the same time compliment the existing business community.

**Policy LU-6B:** Encourage improvement within the Downtown area, making it more attractive for business and visitors. Improvements could include landscaping, decorative signing, benches and decorative street lighting.

**Policy LU-6C:** As resources permit, the City shall seek grant and loan programs that will aid business development through the improvement of City services and facilities (streets, water and sewer services, city beautification, recreation facilities, etc).

# Fort Jones General Plan Land Use Map



**FIGURE 3**  
**LAND USE MAP**  
**PMC**

# CHAPTER

# 3

## HOUSING ELEMENT OF THE GENERAL PLAN

### **III. HOUSING ELEMENT (This Element was adopted separately on March 22, 2004 by Resolution No. 937)**

#### **Overview:**

It is the desire of the Town of Fort Jones to set goals and policy which will assist in providing adequate, decent and affordable housing for citizens of the community. Therefore, in accordance with Government Code Section 65583, the City developed its first Housing Element in 1985, followed by revisions in 1992. This revision is intended to address the housing needs and programs between January 1, 2000 and June 30, 2008, with major emphasis on the remaining time left in this planning period, fall 2003 to June 30, 2008, approximately 4 1/2 years.

The Housing Element of the General Plan is designed to meet State requirements for Housing Elements and to provide an overall plan for meeting the housing needs of the Town of Fort Jones. Further, the State Department of Housing and Urban Development pursuant to Government Code 65594 has established Fort Jones share of the regional housing needs. The Housing Element will provide an analysis of housing characteristics and needs; an evaluation of the effectiveness and progress in implementing the previous Element; a statement of proposed goals and policies; and a schedule of programs and actions to implement the goals.

The housing needs assessment provided herein summarizes specific needs for housing in the City. Data and housing issues are discussed and analyzed. Housing needs are quantified where possible. State Housing Law, Government Code Section 65583 (a) requires that the housing element include “an assessment of housing needs and an inventory of resources and constraints relevant to meeting of those needs.” The Government Code requires the assessment and inventory to include the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs shall include the City's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Fort Jones from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of special housing needs, (such as handicapped, elderly, large families, farm workers, and families with female head of household and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

### **Consistency With The General Plan:**

The Housing Element is a portion of the City General Plan. Since considerable time has passed since the initial adoption of the General Plan, the City is intending to update the entire General Plan in 2004. At that time this Element will be folded into the entire Plan. Since consistency between elements is necessary, the Goals and Programs of the updated General Plan will be evaluated to insure consistency with this Housing Element.

Lacking an updated General Plan with its complete set of Community Goals, it is necessary in this Element to identify those assumptions that will likely affect the General Plan update. These assumptions follow:

- Residents of the City and surrounding area locate or remain here primarily due to the small town atmosphere, a good place to retire, the rural environment, and overall quality of life.
- Population growth will remain slow and constant during the life of the Plan.
- Employment opportunities will show some limited expansion in response to an increase in tourism and demand for local services. Most of the population of employment age will work predominantly in the Yreka area.
- There will be a continuing demand for affordable single family housing, with limited demand for multiple family housing.

### **Public Participation:**

Prior to adoption of this Element of the General Plan, the City Council held an advertised workshop and one public hearing. Prior to the public workshop, input was received from Great Northern Corporation, the local housing advocacy organization. The workshop was advertised as an agenda item in the Pioneer Press, a local Fort Jones newspaper, printed once a week. Being a small community with no significant housing issues, local interest in housing has been minimal with the exception of the on-going housing rehabilitation program. Prior to the adoption of the Housing Element, in addition to the normal hearing publication in the local newspaper, a news release will be provided to the local newspaper to help advise the public of the content of the Element, and further seek local input. Additionally, the document will be made available at City Hall and Library. The draft Housing Element will also be sent to the Siskiyou County Planning Department, and the Siskiyou County Agency on Aging, the only other local groups that have an interest in housing those County and State agencies and local groups which have an interest in housing were provided a copy of the Housing Element in advance of the public hearing.

## **II. DEMOGRAPHIC INFORMATION**

### **Summary of Fort Jones Population and Housing Characteristics:**

The following briefly summarizes some of 2000 Census data describing population and housing characteristics:

- Population has increased 3.3 percent between 1990 and 2000 (From 639 to 660)
- 5.8 percent of the work force population is unemployed
- Sixty-two (63) percent of the population work outside of the community
- The quantity of children under the age of five (5) years has declined 24 percent between 1990 and 2000
- 37.8 percent of the population has some disability
- Size of owner households dropped from 2.38 persons in 1990 to 2.20 persons in 2000
- The size of renter household decreased from 2.62 persons in 1990 to 2.24 persons in 2000
- The number of large families of 5 or more persons dropped from 27 in 1990 to 17 in 2000
- The median family income in 2000 was \$25,625 as compared to \$29,500 for Siskiyou County
- 26.2 percent of the population is 65 years or older
- There are 130 female headed households as compared with 75 in 1990
- The median age of housing is 41 years
- There is ample vacant land for 226-299 new dwellings
- Over the last five years, nine (9) new dwellings were constructed.

## Population Trends:

As noted in Table 6 below, the Town of Fort Jones, between 1990 and 2000 has experienced a 3.3 percent increase in population growth. During this same period of time Siskiyou County experienced a 1.8 percent increase<sup>(1)</sup>. The most significant cause for the increase was an annexation of the residential area north along State Highway 3 (Gretchen Acres Subdivision) which included 29 dwellings. Without this annexation, the City would have experienced a population decline.

(1) Census 2000 Summary File 3 (SF3)

**Table 6**  
**Town of Fort Jones**

	Population	Percent Change
<b>1970</b>	515 <sup>(1)</sup>	
<b>1980</b>	544 <sup>(1)</sup>	+ 5.6%
<b>1990</b>	639 <sup>(1)</sup>	+17.5%
<b>2000</b>	660 <sup>(2)</sup>	

(1) 1970 data from State of California Department of Finance Table of Historical Populations

(2) 1980 and 1990 data from 1992 Housing Element Amendment

(3) Census 2000 Summary File (SF3), Table P3

## Employment Trends:

Table 7 below notes that 277 persons are in the labor force or 42 percent of the total population. Of these persons in the labor force, 38 or 5.8 percent are unemployed. Of the labor force, none are employed in the armed forces.<sup>(1)</sup> When compared to Siskiyou County, 54.3 percent of the County population is in the work force, with an unemployment rate of 9.6 percent<sup>(2)</sup>. The County's percentage of population in the labor force is considerably higher than Fort Jones, and Fort Jones unemployment is slightly lower.

(1) Census 2000 Summary File 3 (SF3), Table P43.

(2) Census 2000 Summary File 3 (SF3), Table DP-3

**Table 7**  
**Employment Status Population 16 Years and Over<sup>(1)</sup>**  
**Town of Fort Jones**

	Men	Women	Total
<b>Employed</b>	121	118	239
<b>Unemployed</b>	12	26	38
<b>Not in Labor Force</b>	125	151	276
<b>Total</b>	<b>258</b>	<b>295</b>	<b>553</b>

(1) Census 2000 Summary File 3 (SF3), Table P43

As noted in Table 8 below, employment is dispersed over most of the industry categories, with no single category being the predominant industry. Sixty-three percent (150 persons) of those employed work outside of the Town of Fort Jones. Commute times for all persons working outside the home varies from less than 5-90 minutes or more to their place of employment.<sup>(1)</sup> This has changed significantly since the 1970s –1980s where a much larger portion of the local population was employed in the agriculture and forestry category. It is presumed that the current conditions in employment will remain unchanged over the period of this Housing Element. Agriculture, and particularly forestry have likely declined to or near their lowest level. Other categories will not change significantly since the likelihood of any major business moving to the Fort Jones or Scott Valley area is remote in the near term. Continued growth in Fort Jones by persons who are seeking a small town environment in an attractive setting and who are either retired or who tele-commute, is the most likely scenario.

(1) *Census 2000 Summary File 3 (SF3), Tables P27 and P31.*

**Table 8**  
**Employment by Industry<sup>(1)</sup>**  
**Town of Fort Jones**

<b>Industry</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>
<b>Agriculture, forestry, mining</b>	21	8	29
<b>Construction</b>	21	1	22
<b>Manufacturing</b>	9	9	18
<b>Wholesale trade</b>	2	2	4
<b>Retail trade</b>	18	22	40
<b>Transportation, utilities</b>	2	0	2
<b>Information</b>	6	5	11
<b>Finance, insurance real estate</b>	2	9	11
<b>Professional, management administrative</b>	10	9	19
<b>Educational, health and social services</b>	6	24	30
<b>Arts, entertainment, food services</b>	7	21	28
<b>Other services<sup>10</sup></b>	10	6	16
<b>Public Administration</b>	7	2	9
<b>Total</b>	<b>121</b>	<b>118</b>	<b>239</b>

(1) *Census 2000 Summary File 3 (SF3), Table P49*

### Age of Population:

The age of the population of Fort Jones made some significant changes between 1990 and 2000. For example, there was a 24 percent decline (less 13 persons) in the number of children under 5 years of age. There was a 3.4 percent increase in the 5-17 year age group (4 persons). Clearly, this population age change should have little impact on the school system. The working age group (16-64) has increased slightly by 4.6 percent, and the seniors, those over 65, have increased 43 percent during this period. Clearly, the Town of Fort Jones is changing from a younger community with families with children, to an older community of predominantly seniors. See Table 9 below for more information.

**Table 9**  
**Age of Population**  
**Town of Fort Jones**

Age	1990 <sup>(1)</sup>	2000 <sup>(2)</sup>
Under 5 years	54	41
18-64 years	118	122
5-17 years	346	374
65 and over	121	173
Working age (16-64)	368	385

(1) US Census, 1987 Housing Study

(2) US Census 2000, Table P8, Summary File 3 (SF3)

### Ethnic Characteristics:

Fort Jones population is almost all white, with a few American Indians and a mixture of races. As noted by the following table there has been little change in the ethnic composition of the City since 1990. Yet there are some noticeable differences between the County and Fort Jones, with the County being slightly more ethnically diverse.

**Table 10**  
**Ethnic Characteristics (Percent)**  
**Town of Fort Jones**

<b>Ethnic Group</b>	<b>1990<sup>(1)</sup></b>	<b>2000<sup>(2)</sup></b>	<b>County<sup>(3)</sup></b>
<b>White</b>	91.7%	90.1%	87.1%
<b>Black</b>	0	0	1.3%
<b>Native American</b>	5.6%	2.6%	3.9%
<b>Asian</b>	0	0.4	1.2%
<b>Hispanic<sup>(4)</sup></b>	6.3%	N/A	N/A
<b>Other</b>	2.7%	7.0%	6.5%

(1) 1990 data from 1992 Housing Element Amendment

(2) Census 2000 Summary File 3 (SF3), Table P6

(3) Census 2000 Quick Facts

(4) This category changed in 2000, where Hispanics could be considered White.

### Handicapped/Disabled Persons:

The 2000 Census reports a variety of disabilities for the population of Fort Jones. A total of 342 disabilities were found, affecting 37.8 percent (251 persons) of the 664 persons five years and older residing in the Town of Fort Jones. (In some instances individuals have reported having more than one disability). The table below lists these disabilities. While all of them may have some effect on housing needs, the physical disabilities affecting body movement are the ones typically most dependent on modifications to housing to accommodate the disability. Thirty-eight percent of the population 65 years and over have physical disabilities, and 14.5 percent of the total population of Fort Jones has a physical disability.

**Table 11**  
**Population 5 Years and Over With Disabilities<sup>(1)</sup>**  
**Town of Fort Jones**

<b>Disability</b>	<b>5-15 Years</b>	<b>16-64 Years</b>	<b>65 Years and Over</b>	<b>Total</b>
<b>Sensory</b>	6	10	36	52
<b>Physical</b>	0	37	65	102
<b>Mental</b>	3	35	65	102
<b>Self-care</b>	3	14	17	34
<b>Go-outside-home</b>	0	16	30	46
<b>Employment</b>	0	48	0	48
<b>Total</b>	12	160	170	342

(1) Census 2000 Summary File 3 (SF3), Table P41 and P42

### Group Quarters:

Both the 1990 and 2000 Census indicated that there were no persons living in group quarters in Fort Jones. Group quarters refer to those living arrangements such as boarding houses where rooms are rented and kitchen and food is shared. Group quarters also typically include nursing homes and similar places. There are no known plans to provide such facilities in Fort Jones at this time.

## III. HOUSEHOLD CHARACTERISTICS

### Number and Size of Households:

Table 12 below shows the changing nature of the community. Population has increased by 3.3 percent (21 persons) since 1990, yet the number of households has increased by 23.8 percent. Further, the number of persons per unit has declined 16.7 percent. This in part reveals the aging of the community. Also, see Table 12 for specific changes in age characteristics.

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**Table 12**  
**Household Size**  
**Town of Fort Jones**

<b>Population</b>	<b>Households</b>	<b>Persons per Household Percent Change</b>	<b>Persons per Household</b>
<b>1990-639<sup>(1)</sup></b>	260 <sup>(1)</sup>	2.46 <sup>(1)</sup>	NA
<b>2000-705</b>	322 <sup>(2)</sup>	2.22 <sup>(2)</sup>	16.7%

(1) 1990 Census data from 1992 Town of Fort Jones Housing Amendment.

(2) Census 2000 Summary File 3 (SF3) Table P10 and H18.

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**Table 13**  
**Household Size per Occupied Owner/Renter Housing Unit**  
**Town of Fort Jones**

	<b>Renter Occupied Housing Unit</b>	<b>Persons Per Renter Unit</b>	<b>Owner Occupied Housing Unit</b>	<b>Persons Per Owner Unit</b>
1990 <sup>(1)</sup>	85 <sup>(1)</sup>	2.62	175	2.38
2000	138 <sup>(2)</sup>	2.24 <sup>(2)</sup>	180 <sup>(2)</sup>	2.20 <sup>(2)</sup>

(1) 1990 data from 1992 Town of Fort Jones Housing Element Amendment  
(2) Census 2000 Summary File (SF3) Table H18 and H19.

Of the 318 occupied housing units in 2000, 56.6 percent are owner occupied, and 43.4 percent are renter occupied<sup>(2)</sup>. With 20 vacant dwelling units, the vacancy rate is 5.9 percent, significantly lower than the 13.3 percent vacancy rate in 1990<sup>(1)</sup>. While the number is not unusually high, it is in the safe range where housing availability is not so tight that it causes higher rents and fewer choices in the market place.

(1) 1990 Census data from 1992 Town of Fort Jones Housing Element Amendment  
(2) Census 2000 Summary File (SF3) Table H1 and H8

In 2000, there were 205 households with two or more persons, and 133 non-family households, including 117 persons living alone<sup>(1)</sup>. (Non-family households include both persons living alone and non-related individuals living together as a household unit). In comparison, in 1990, there were 199 households with two or more persons<sup>(2)</sup>. Of the two or more person households in 2000, 40 were female-headed (no husband present) family households (1990: 31)<sup>(2)</sup>, and 24 of these had related children in the household<sup>(1)</sup>. In 2000, 16 households had five or more persons, as compared with 1990 when 27 households had five or more persons<sup>(1)</sup>.

(1) Census 2000 Summary File 3 (SF3), Table P10 and P14.  
(2) 1990 Census data from 1992 Town of Fort Jones Housing Element

### **Income Characteristics:**

Household income characteristics are a vital element in analyzing affordability of housing. The median household income in Fort Jones is \$21,563, the median family income is \$25,625, and the median nonfamily income is \$14,219.<sup>(1)</sup> The median income in Siskiyou County is \$29,500<sup>(2)</sup>. As noted by the Table 14, approximately 48 percent of Fort Jones households fall below the median income level. Of this amount, 87 or 65.4 percent of the non-family households fall below the median, and 74 or 39.2 percent of the family households fall below the median

(1) Census 2000 Summary File 3 (SF3), Table QT-P32  
(2) Census 2000 Summary File 3 (SF3), Table DP-3

**Table 14**  
**Family and Non-family Household Income<sup>(1)</sup>**  
**Town of Fort Jones**

Income Range	Families	Non-families	Total
Less than \$10,000	27	44	68
<b>\$10,000-\$14,999</b>	25	30	53
<b>\$15,000-\$19,999</b>	22	13	35
<b>\$20,000-\$24,999</b>	20	5	26
<b>\$25,000-\$29,999</b>	2	9	13
<b>\$30,000-\$34,999</b>	13	0	15
<b>\$35,000-\$39,999</b>	17	11	28
<b>\$40,000-\$44,999</b>	9	6	15
<b>\$45,000-\$49,999</b>	9	0	9
<b>\$50,000-\$59,999</b>	12	13	25
<b>\$60,000-\$74,999</b>	17	2	19
<b>\$75,000-\$99,999</b>	10	0	10
<b>\$100,000-\$124,999</b>	4	0	4
<b>Over \$125,000</b>	2	0	2
<b>Total</b>	<b>189</b>	<b>133</b>	<b>322</b>

(1) Census 2000 Summary File 3 (SF3), Tables P76, P79 and Table QT-P32.

### Special Households:

Elderly: Based on 2000 Census information, 173 people or 24.54 percent of the population are 65 years or older<sup>(1)</sup>, as compared with 124 persons and 19.4 percent in 1990<sup>(6)</sup>. Of the 322 total households included in the 2000 Census, 127 are occupied by one or more persons who are 65 years or over. <sup>(2)</sup> Of that total, 77<sup>(2)</sup> or 60.6 percent, constitute one-person households, of which 51<sup>(3)</sup> (66 percent) are households of females living alone.

Of the total 180 owner occupied housing units, 86, or 47.8 percent, are occupied by people 65 years or older<sup>(4)</sup>. Of the total 138 renter occupied housing units, 37 housing units, or 26.8 percent of the rental housing units (11.6 percent of the 318 total occupied housing units) are rented by persons 65 years or older<sup>(5)</sup>. Twenty-four percent of both the owner- and renter-occupied units noted herein are occupied by residents 75 years or older<sup>(5)</sup>.

(1) Census 2000 Summary File (SF3), Table P8

(2) Census 2000 Summary File (SF3), Table P12

(3) Census 2000 Summary File (SF3), Table PCT2

(4) Census 2000 Summary File (SF3), Table H19

(5) Census 2000 Summary File (SF3), Table H14

(6) Census 1990 Summary File (SF3), Table PO13

Female-Headed Households: In 2000, there were 79 women living alone. In addition there were 24 female-headed (no husband present) family households with their own children

under 18 years of age, and 16 female-headed family households with children which were not their own under 18<sup>(1)</sup>. There were also 11 nonfamily households headed by females<sup>(1)</sup>, adding up to a total of 130 female-headed households. The number of women living alone has almost doubled since 1990, when there were 40 women living alone<sup>(2)</sup>. The number of female-headed households has increased significantly from 75 in 1990<sup>(2)</sup> to 130 in 2000. <sup>(1)</sup>

(1) *Census 2000 Summary File (SF3), Table P10 and P17*

(2) *Census 1990 Summary File (SF3), Table PO16*

### Handicapped/Disabled:

Senate Bill SB520, adopted in 2001 added a requirement for Housing Elements to:

“analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities and to include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities.”

Typically, constraints if they exist, would occur in the application of local building and zoning codes. The following summarizes the applicable provisions of the City’s Codes potentially affecting disabled persons.

**Zoning:** Provisions for group homes are limited. The Zoning Ordinance permits rooming and boarding houses by Conditional Use Permit in the R-3 zone district. There are no provisions for group homes for 6 or less persons. However, since such use is mandated by State law, a request for group homes of this size consistent with State law could not be denied. Rest homes are allowed in the R-3 district by Conditional Use Permit, which could accommodate group homes for seniors.

Single family dwellings and multifamily dwellings are required to provide one garage or carport for each dwelling unit. Parking standards for rest homes are established upon review of a conditional use permit for the use. Actual parking required would depend on the type of use, its size and the availability of street parking in the area.

The Zoning Ordinance, Section 18.08.190 provides a broad definition of “family” as follows: “Family” means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants. The Ordinance occupancy standards comply with Fair Housing Laws since it does not restrict occupancy other than by this definition.

**Permit Processing:** As noted above, rest homes of over 6 persons can only be authorized by approval of a Conditional Use Permit. This process requires a public hearing and an environmental document, typically a Negative Declaration, as required by CEQA. There are no adopted standards to be automatically applied to group homes. Each application is reviewed on its merits, with the goal to ensure the project is consistent with the City General Plan and not have a negative impact on the neighborhood.

Retrofitting existing houses to serve a disabled person with wider doorways and modifications to bathrooms for example, will typically require a building permit. Ramps typically do not require permits for residential use, but information is provided by the Siskiyou County Building Department to help the owner provide safe construction.

Siskiyou County Building Department uses the 1997 Uniform Building Code on Fort Jones permits and enforces all of the ADA requirements provided therein. Retrofitting existing buildings as well as the construction of new buildings must satisfy all of the 1997 Code requirements.

Programs are provided herein to provide reasonable accommodation for handicapped and disabled individuals as required by California law. These programs (listed under Goal 3, Section VIII) will lead to eventual authority for the City to make minor modifications to existing Codes accommodating the needs of the disabled; give high priority to processing applications of a disabled person; emphasize compliance with the Fair Housing Act; and provide information to disabled persons, noting the accommodations provided by the City.

Large Families: In 2000, there were 17<sup>(1)</sup> households consisting of five or more members, including two households of six members and two with seven or more members. This is a significant decline from 1990 when there were 27<sup>(2)</sup> large households with five or more members. Of the 17 households, 11 were owner occupied and 6 renter occupied<sup>(1)</sup>. Eleven<sup>(2)</sup> units were renter occupied by large families in 1990. Since there are few multifamily structures in Fort Jones, it is assumed most of these large families rent single family dwellings.

*(1) Census 2000 Summary File 3 (SF3), Table H16 and H17*

*(2) 1990 Census data from 1992 Fort Jones Housing Element*

Overcrowding: In 2000 there were 12 units with 1.01-1.50 persons or more per room<sup>(1)</sup>. Three of these units were owner-occupied and 9 were rentals. Three rented units were severely crowded. In 1990 there were 17 units with more than 1.01 persons per room<sup>(2)</sup>. In 2000, there were 17 housing units with four bedrooms and 5 units with 5 or more bedrooms<sup>(3)</sup>. It is typically not the lack of availability that creates overcrowding, but rather other constraints like affordability.

*(1) Census 2000 Summary File 3 (SF3), Table H20*

*(2) 1990 Census data from 1992 Fort Jones Housing Element*

*(3) Census 2000 Summary File 3 (SF3), Table H41*

Students: The Town of Fort Jones does not have a nearby community college or state university, although there are two campuses of the College of the Siskiyous in Siskiyou County (in Yreka and Weed). Consequently, any pressure that student housing may cause on the local housing market is non-existent.

Farm Workers: Surrounding agricultural activities near Fort Jones in the Scott Valley area consist entirely of raising hay and cattle. Such activities are generally not seasonally labor intensive and therefore do not warrant the need for migrant farm workers or farm worker housing. Unlike some intensive labor farm activities which may require the hiring of 10-50

persons on a seasonal basis for short durations during harvest or planting, farms and ranches in the Fort Jones area would typically only hire one or two persons during more summer months for assistance in irrigation and hay harvest. Those that do hire in this manner typically hire persons from the local labor force who permanently reside in Siskiyou County. During summer months, these jobs are frequently filled with high school and college students. Therefore, there is no special housing demand from agricultural workers.

Fort Jones is also located in an area where some residents are employed in the forestry business. Of the 29 persons listed in Table 3 as being employed in the “agriculture, forestry and mining” industry, it is likely that most are employed in forestry. The forestry jobs noted could include those working in a lumber mill, or they may be loggers, log truck drivers, or those involved in forestry administration. Log harvesting like ranching, is a year around business, with a possible slowdown during winter months, depending on weather. Even more than ranching, these jobs are fairly permanent and draw from the local labor force. Therefore, there is no special housing demand from forestry workers. Should a limited demand occur sometime in the future, limited farm worker housing would be accommodated as a “rooming or boarding house” in the R-1, R-2 and R-3 zone districts.

## **IV. HOUSING MARKET INFORMATION**

### **Housing Stock:**

The 2000 Census notes there were 338 housing units, consisting of 180 owner occupied and 138 rental units<sup>(1)</sup>. The remaining 20 units were vacant. None were considered available for seasonal use only, 6 were for rent, and 10 for sale, and 4 were considered “other vacant.”<sup>(2)</sup>

*(1) Census 2000 Summary File 3 (SF3), Table H6 and H7.*

*(2) Census 2000 Summary File 3 (SF3), Table H8*

### **Housing Condition:**

The 2000 Census indicated that almost half of the structures (161 of the 338 total housing units) were constructed prior to 1959<sup>(1)</sup>. The median year residential structures were built in Fort Jones is 1962<sup>(2)</sup>. The owner occupied median year of construction is 1963<sup>(3)</sup>, and renter occupied median is 1960<sup>(3)</sup>, likely indicating the condition of the rental housing may be in slightly greater need of repair or maintenance than the owner occupied.

*(1) Census 2000 Summary File 3 (SF3), Table H34.*

*(2) Census 2000 Summary File 3 (SF3), Table QT-H4.*

*(3) Census 2000 Summary File 3 (SF3), Table H37.*

The most recent assessment of housing conditions occurred in 2005 for the 2004 Housing Element Amendment. Of the 324 housing units reviewed, it was found that fifty (50) percent, or 164 needed some level of rehabilitation. One hundred forty seven or forty-five percent were considered to require substantial rehabilitation and 17 were considered dilapidated. (See detailed assessment data in Appendix B)

**Table 15**  
**Housing Conditions Survey – 2004**  
**Town of Fort Jones**

<b>Condition</b>	<b>Number of units</b>	<b>Percentage</b>
<b>Sound</b>	130	44%
<b>Minor</b>	45	15%
<b>Moderate</b>	64	22%
<b>Substantial</b>	38	13%
<b>Dilapidated</b>	17	6%
<b>Total</b>	<b>294</b>	

*Source: Great Northern Corporation*

Weatherization of older homes is typically a problem, with many not meeting energy conservation standards, thereby resulting in additional personal expenses in house heating. In the past 10 years there has been a significant change in the Siskiyou County area from wood heat to other sources. Many homeowners have changed to the popular “monitor” heating systems which use kerosene. While it is not known how many have changed their heat source in Fort Jones, there was a documented change in a near by community of nearly 45 percent. A similar change could have occurred in Fort Jones. Also, as homeowners take advantage of the Community Development Block Grant rehabilitation loans, weatherization improvements are required.

With building permit information, Census information on changes in house heating, and the number of houses receiving rehabilitation grants, it appears that considerable rehabilitation is occurring. Some improvements like exterior painting does not require a permit, so there is no record of this action. The 2003 visual survey of the community would seem to suggest that many of the problems noted in 1992 have been resolved. House maintenance appears to be occurring, since the extent of visual deterioration found in 1992 does not appear to exist. This does not mean however, that further rehabilitation is not needed. Even with 37 houses being rehabilitated with CDBG funding, and many others occurring with private funds, it is estimated that 50-60 percent or more of the initial 183 dwellings may still need rehabilitation.

**Table 16**  
**House Heating Fuel<sup>(1)</sup>**  
**Town of Fort Jones**

Type of Heating Fuel	2000
Bottled, tank or LP gas	10.1%
Fuel oil, kerosene	44.3%
Wood	30.8%
Other fuel	0.0%

(1) Census 2000 Summary File 3 (SF3), Table DP-4

(2) Bottled, tank or LP gas and fuel oil, kerosene combined were 5%.

#### **Affordability:**

The value of owner-occupied housing ranges from 2 houses below \$10,000 to 7 houses over \$200,000<sup>(1)</sup>. The median value of owner-occupied housing is \$81,300<sup>(2)</sup>. The vast majority (85%) of houses fall into the \$50,000 to \$150,000 value range<sup>(1)</sup>. At the time of the 2000 Census, only 7<sup>(3)</sup> homes were for sale, but they did represent a reasonably wide range of prices. One home was in the \$10,000-\$14,999 range, 1 in the \$40,000-\$49,999 range, 2 in the \$80,000 to \$89,999, 1 in the \$100,000-\$124,999 range and 2 in the \$125,000-\$149,999 <sup>(3)</sup> range. The median value of homes for sale was \$87,500<sup>(4)</sup>.

According to the 2000 Census, the median monthly mortgage and associated costs was \$704<sup>(5)</sup>, as compared to 1990 when the average cost was \$465<sup>(6)</sup>.

(1) Census 2000 Summary File (SF3), Table H84

(2) Census 2000 Summary File (SF3), Table H85

(3) Census 2000 Summary File (SF3), Table H87

(4) Census 2000 Summary File (SF3), Table H88

(5) Census 2000 Summary File (SF3), Table H91

(6) Census 1990 Summary File (SF3), Table HO52A

#### **At Risk Housing:**

In a May 24, 2002 document from the State Department of Housing and Community Development, all USDA and HUD assisted projects for Siskiyou County were listed. There were no projects listed for the Town of Fort Jones. Additionally, the City has no locally-subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment

or CDBG funds. Consequently, there are no multi-family housing projects considered to be “at risk”.

### Land Availability:

While there are undeveloped lots and acreage parcels within the City, there is also a considerable amount of land that is underdeveloped. Much of the underdeveloped land is composed of single family lots which have adequate space for another dwelling either through lot division, or as a second dwelling on the same lot. Based on a vacant land survey in October 2003, there are sufficient lands zoned for single family, multifamily, and mobile home parks to accommodate approximately 226 to 299 dwelling units as summarized below. See Appendix A for complete listing of all vacant parcels by zone district.

**Table 17**  
**Vacant Land-Development Potential<sup>(1)</sup>**  
**Town of Fort Jones**

<b>Single Family Units</b>	
19 vacant lots @ 1 dwelling per lot	26
Subdividable lands <sup>(2)</sup>	10-15
Underdeveloped single lots	36
Underdeveloped, 2 or more units possible	26 <sup>(3)</sup>
<b>93-103 Single Family Units</b>	
<b>Multiple Family Units</b>	
3.5 acres @ 18-36 units per acre <sup>(4)</sup>	63-126
5 plus acres (steep) est. yield	10
<b>73-136 Multiple Family Units</b>	
<b>Mobile Home Units</b>	
10 acres @ 5 units per acre	60
<b>60 Mobile Home Units</b>	
<b>Total Potential Dwelling Units</b>	<b>226-299</b>

*1) Based on a survey in October 2003 and compared to Assessor maps to determine area.*

*(2) Total is estimated yield based on amount of land and topographic limitations.*

*(3) Total is estimated yield based on amount of underdeveloped land available.*

*(4) R-3 zone permits a maximum of 36 units per acre, however 18 is more realistic in Fort Jones due to rural character and reasonable land costs.*

Clearly there is enough vacant land to accommodate the City’s Regional Housing Needs Projection, which is 21 units for the 5 year period (less the 2 already constructed since January 1, 2001). If all of these units are constructed, there will still be ample vacant lands to accommodate the housing needs for many years to come. It should be noted that all vacant parcels and acreages front on existing improved streets. Additionally, water and sewer services are available within these streets, thereby being readily available should development be proposed on any of the vacant land.

## **V. CONSTRAINTS**

### **A. DEVELOPMENTAL CONSTRAINTS**

#### **Market Constraints:**

The greatest constraint to development of housing in Fort Jones is weak economy in Siskiyou County. Few new jobs are being created in the County, and very few in Fort Jones. Unfortunately unemployment is high and new jobs are scarce. Unlike most of California, Siskiyou County is not sharing in the growth which is obvious in nearby areas like Redding. The effects of this slow local economy will most likely continue to limit growth in Fort Jones. The greatest potential for growth locally are retired families, those families desiring an attractive small community environment, and those that can tele-commute to jobs in other cities in California or Oregon. Some growth will occur in Fort Jones in spite of the County's economy, however the growth is expected to be slow.

#### **Circulation Infrastructure:**

There currently are no problems with road capacity in or around the Town of Fort Jones. State Highway 3 is of adequate width and design to handle potential growth in the area for the foreseeable future. This highway is maintained by the State and provides primary access to the City of Yreka and Interstate 5, the location of the majority of governmental and social services. All local streets of are sufficient capacity as well to accommodate the needs of residents without unusual delays. Further, most vacant lands either have street frontage or have a street near by which can easily be extended to serve vacant potential residential development sites.

#### **Water and Sewer Infrastructure:**

The City maintains its own water and sewer facilities since the recent purchase of the water system from a water district. Water is supplied by one primary well with a 500 gallon per minute capacity, and two secondary wells with a total capacity of 370 gallons per minute. The secondary wells are rarely used and were not necessary during recent drought periods, even when agricultural wells in the area were drying up. While the actual capacity of the system is not known, there has not been a need to restrict water usage during summer months. Currently the City has two water storage tanks, a 180,000 gallon tank and a 96,000 gallon tank. Due to the age of the smaller tank, the City is studying the possibility of replacing this tank with a much larger tank of 250,000 gallons or larger. This addition would add in water service, especially in fire flow protection. Upon completion of this study, the City will have a better understanding of the system's capacity. It is believed however, that currently there is sufficient capacity in the system to handle the projected residential growth for the 2003-2008 period.<sup>(1)</sup>

The sewer system is also being studied, mainly to determine areas of infiltration and needed repair. The sewerage treatment system is primarily a lagoon system, where treatment effluent is evaporated. The capacity of this system is also not known, but there have been no problems with the system capacity in the past. Consequently, it is further believed that

there is sufficient capacity to handle the projected residential growth for the 2003-2008 period.<sup>(1)</sup>

Water and sewer service lines are available at or very near the property lines of all vacant parcels intended for single family dwellings, multifamily dwellings and mobile homes.<sup>(2)</sup>

*(1) Summary of phone conversation with City Engineer, Darryl Hook 11/18/03*

*(2) Summary of conversation with Ken Smith, Public Works Director 10/03*

### **Flood Hazards/Topography:**

Most of the City west of Highway 3 is located in the flood plain of Moffett Creek and is mapped by FEMA as flood prone areas requiring construction to be elevated above the 100 year flood. While this is a constraint to development, the flood plain is large resulting in a shallow flood depth typically requiring the ground floor of a residential structure to be elevated 1 to 2 feet above the existing ground level. This is a relatively minor construction adjustment and does not add significantly to the cost of construction.

Topography is a significant development constraint on many lots located on the east side of Highway 3 with slopes 20-30 percent and greater. The community in this area is located on the foot of a mountain described as the “Mineral Range” on U. S. Department of Agriculture Soil Conservation Service maps. In some instances the steep sites commence at the Highway, and at others 300 to 500 feet or more distant from the Highway. Many of the existing houses in this area are “notched” into the hillside, and even though the lots are large, there is little room to place an additional dwelling. Although the vacant lands in this area are typically zoned R-1 for single family dwellings on 6000 square foot lots, topography will frequently limit the density to one unit for each 1-5 acres.

### **Construction:**

Financing opportunities, price of land and construction costs are generally the same in Fort Jones as the remainder of the County, and are not considered to be a constraint except for affordable housing. The median price asked for housing in 2000 per U.S. Census was \$87,500<sup>(1)</sup> and the median value of all housing was \$81,300<sup>(2)</sup>. This compares to prices in Yreka, the nearest larger city where the median value of all housing was \$96,000.<sup>(3)</sup> Like Yreka, the cost of new single family dwellings exceed these amounts. New housing in both areas typically exceeds \$150,000 per unit since construction and land costs have increased significantly in the past 10 years. With small units and higher densities it is still possible to build housing under \$150,000 and possibly as low as \$100,000, but still higher than the values of existing housing.

*(1) Census 2000 Summary File 3 (SF3), Table H88*

*(2) Census 2000 Summary File 3 (SF3), Table H85*

*(3) Census 2000 Summary File 3 (SF3), Table QT-H14*

## B. GOVERNMENTAL CONSTRAINTS

### Regulations:

Siskiyou County provides building inspection services for the City. The County has adopted the 1997 Uniform Building Code. Since this Code applies to the City as well as surrounding County area, it is not considered to be a constraint.

**Table 18**  
**Summary of Zoning Standards**  
**For Residential Zone Districts**  
**Town of Fort Jones**

<b>Standards</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
<b>Density<sup>(1)</sup></b>	1-4 units per acre	1-12 units per acre	1-36 units per acre
<b>Min. parcel size</b>	6,000 sq. ft	7,200 sq. ft	7,200 sq. ft.
<b>Max. lot coverage</b>	40 percent	50 percent	75 percent
<b>Setbacks:</b>			
<b>Front</b>	20 ft	20 ft	15 ft
<b>Side</b>	10 ft	10 ft	6 ft
<b>Rear</b>	15 ft	15 ft	15 ft
<b>Building height</b>	35 ft	35 ft	45 ft
<b>Parking</b>	1 space for every unit	1 space for every unit	1 space for every unit

*(1) Density is based on the minimum land area required per each dwelling unit.*

Second dwellings are allowed uses in all residential zones subject to a Conditional Use Permit. Further, such is not allowed unless the parcel is at least 9000 square feet and the existing single family dwelling exists on the rear of the lot prior to the adoption of the zoning ordinance. These latter two standards are not consistent with the provisions of the Government Code Section 65852.2. A program is included herein to correct this deficiency. Although not specifically stated in the zoning ordinance, manufactured homes are permitted in all residential zones pursuant to Government Code Section 65852.3(a).

The following subdivision design criteria from Chapter 17 of the City Code is the basic minimum to protect the public health and safety:

**Table 19**  
**Summary of Development Standards**  
**Town of Fort Jones**

<b>Local Streets:</b>	
Right of way:	55 – 60 feet
Pavement width	40 feet
<b>Major Street:</b>	
Right of way	76 feet
Pavement width	64 feet
Sidewalks:	Provided when near schools, park or public area
<b>Sewers:</b>	
Minimum pipe	6 inches
Manholes	500 foot maximum spacing
<b>Storm drains:</b>	Based on 10-year storm
Water mains and fire hydrants:	As determined by Director of Public Works

While all development improvements and regulations may add to the cost of housing, the City's experience demonstrates that these minimal standards are not a constraint to construction of affordable housing. Further, the City's minimum standards are necessary to maintain a certain quality of life for the community.

#### **Fees:**

Fees collected by the City typically do not support the full cost of regulating and accommodating new development. The existing City fees which were established in 1974 and 1976 are extremely low and should be updated to off-set most if not all of the City costs in processing such applications. The most significant fees typically associated with a residential building permit are: the building permit, utility connection fees and school impact fees. These fees are summarized below:

**Table 20**  
**Building Permit Fee Schedule**  
**Siskiyou County<sup>(1)</sup>**

<b>Value</b>	<b>Fee</b>
<b>\$1 to \$500</b>	\$16.50
<b>\$501 to \$2,000</b>	\$16.50 the first \$500 plus \$2.20 for each additional \$100, or fraction thereof, to and including \$2,000.
<b>\$2,001-\$25,000</b>	\$49.50 for the first \$2,000, plus \$9.90 for each additional \$1,000, or fraction thereof, to and including \$25,000.
<b>\$25,001 – \$50,000</b>	\$277.00 for first \$25,000 plus \$7.15 for each additional \$1,000 or fraction thereof, to and including \$50,000.
<b>\$50,001 – \$100,000</b>	\$455.95 for the first \$50,000 plus \$4.95 for each additional \$1,000 or fraction thereof, to and including \$100,000.
<b>\$100,001-\$500,000</b>	\$703.45 for the first \$100,000 plus \$3.85 for each additional \$1,000 or fraction thereof, to and including \$500,000.
<b>\$500,001-\$1,000,000</b>	\$2243.45 for the first \$500,000 plus \$3.30 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
<b>\$1,000,001 and up</b>	\$3893.45 for the first \$1,000,000 plus \$2.20 for each additional \$1,000 or fraction thereof.

*(1) The total fee is collected by Siskiyou County since they perform both the plan check and building inspection for the City.*

The following summarizes other fees that are collected with building permits or may be required in advance of obtaining a building permit:

**Table 21**  
**Utility, School and Planning Fees**  
**Town of Fort Jones**

<b>Utility and School Fees:</b>	
<b>Water connection</b>	<b>\$500.00</b>
<b>Sewer connection</b>	<b>\$300.00</b>
<b>School Impact Fee</b>	<b>\$1.20 per square foot</b>
<b>Planning Fees:</b>	
<b>Conditional Use Permit</b>	<b>\$25.00</b>
<b>Subdivision (4 or less lots)</b>	<b>\$75.00 plus engineering costs</b>
<b>Subdivision (5 or more lots)</b>	<b>\$75.00 plus engineering costs</b>
<b>Variance</b>	<b>\$25.00</b>
<b>Zone Amendment</b>	<b>\$74.00</b>

The following summarizes the costs added to a typical residential project due to fees. The examples include a 1200 square foot home at an estimated \$80 cost per square foot, with a total value of \$96,000 with the parcel being created by a minor subdivision (4 lots or less) application, and a 12 unit apartment project with 750 square foot units on an existing vacant lot with each unit valued at \$48,000.

**Table 22**  
**Examples of Typical Permit Rated Fees**  
**Town of Fort Jones**

	<b>Single Family</b>	<b>Multifamily</b>
Planning	\$300.00	\$ 0
Building	733.65	\$2,523.00
Water Connection	\$500.00	\$6,000.00
Sewer Connection	\$300.00	\$3,600.00
School Impact Fees	\$1,440.00	\$10,800.00
<b>Total Fees</b>	<b>\$3,273.65</b>	<b>\$22,923.00</b> <b>(\$1,910.00 per unit)</b>

*(1) Includes 1/4 of 4 lot subdivision fee, and estimated engineering review fees.*

### **Procedures and Permit Processing:**

Since Fort Jones is a small community with few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. Those residential projects permitted by right can be processed in a couple of weeks. This normally includes single family dwellings, and could include multifamily as well since they are permitted by right in the R-2 and R-3 zone district. Applications are first submitted to the City to check compliance with zoning. They are then mailed to Siskiyou County Building Department for plan checking and eventual building inspection.

Few discretionary permits have occurred in Fort Jones in the recent past. Those you would typically expect to occur are a parcel map (subdivision of 4 or less parcels), Use Permit or a Variance. If a negative declaration or mitigated negative declaration is required, the total project review, hearing and decision will typically take 60-90 days. Much of this time is necessary to accommodate the agency review and circulation time for the environmental document as required by State law. Since the City does not have a Planning Commission, all discretionary projects go directly to the City Council, which meets once a month, which also results in expedited application processing.

Those discretionary projects which are categorically exempt from CEQA, such as Variances, are processed in a much shorter period of time, typically 30-45 days. Little can be done to shorten these processing times given State law requirements for processing environmental documents.

## **VI. HOUSING NEEDS SUMMARY**

### **Regional Housing Needs Allocation:**

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development has developed a Regional Housing Needs Plan for Siskiyou County. This plan designates a total County need over a 7.5 year period (January 1, 2001 to June 30, 2008) of 1,699 units. This need is then spread over each community in the County, primarily based on the community's share of LAFCO financing. The share of housing for Fort Jones is 21 units, or about 3 units per year over the 7.5 year period. Further, to attempt to provide housing for all income levels, the 21 unit share is further divided by the income groups noted in the following table.

Since January 1, 2001 through October 31, 2003, two (2) new single-family residential dwellings have been constructed (or permits issued) in Fort Jones. This reduces the total housing need to 19 dwellings for the remaining five-year planning period. These units were 1400 and 1900 square feet in size, placing the value of the lot and structure over \$125,000. At this level, they would both be considered as "above moderate" income housing.

The January 1, 2001 to October 31, 2003 period was a slow construction period for Fort Jones for new houses. For comparison, between 1998 and 2000, there were seven (7) new dwelling units constructed. Four (4) of which were manufactured homes, and one smaller

single family dwelling of 768 square feet. Some of these dwellings could have qualified for “low” and “moderate” income housing but cannot be considered as part of Fort Jones housing obligation since they were constructed prior to January 1, 2001.

**Table 23**  
**Summary of Regional Housing Needs Plan<sup>(1)</sup>**  
**Town of Fort Jones**

<b>Income Level</b>	<b>Units Needed</b>
Very Low – 50% of median income (\$0-\$10,781)	8
Low- 50-80% of median income (\$10,782-\$17,250)	4
Moderate – 80-120% of median income (\$17,250-\$25,876)	2
Above Moderate – Over 120% of median income (Over \$25,876)	7
<b>21 Total</b>	
<b>Median Household Income for Fort Jones in 2000 was \$21,563</b>	

*(1) State Department of Housing and Community Development, based on median income from Table P53, Census 2000 Summary File 3 (SF3)*

Since two homes considered to be “moderate” income dwellings have been constructed between January 1, 2001 and October 31, 2003, that category of housing demand has been completely satisfied, leaving the demand for “very low”, “low”, and “above moderate” housing yet to be satisfied.

#### **Spending Limits/Overpayment:**

Spending limits can be established for very low to moderate income families by applying the standard for purchase of no more than three times annual gross income, and not more than 30 percent of monthly income if renting. Table 18 below displays these limits. The constraint for many residents becomes apparent when the 2000 Census reports that Fort Jones median monthly rent is \$505 and median home values are \$81,300<sup>(1)</sup>.

*(1) Census 2000 Summary File (SF3), Table H85*

**Table 24**  
**Housing Spending Limits**  
**Town of Fort Jones**

<b>Income Levels</b>	<b>Rent Limit<sup>(1)</sup></b>	<b>Purchase Limit<sup>(2)</sup></b>
<b>Very low</b>	\$270	\$32,343
<b>Low</b>	\$271-\$431	\$32,343
<b>Moderate</b>	\$432-\$647	\$77,628

*(1) Based on 30 percent of monthly income at upper end of income range for renting*

*(2) Based on spending no more than 3 times annual income at upper end of income range to purchase a house.*

On loan applications, banks actually apply a “debt to gross income” standard, where the debt including the proposed house payment should be thirty (30) percent or less of the monthly income. With good credit the bank may go higher, but forty (40) percent is considered to be the absolute limit<sup>(1)</sup>. Applying the “debt to gross income” standard to determine spending limits is much more difficult since credit card debt, auto payments and other debts are simply not known, nor is there a reasonable standard to apply. Regardless, assuming an applicant had only the proposed house payment and no other debt, using the thirty (30) percent standard, the maximum loan or purchasing limit would be as follows assuming a six (6) percent interest rate:

Very low income:       \$270 per month, or about a \$45,000 mortgage  
Low income:             \$431 per month, or about a \$72,000 mortgage

*(1) Conversation with Bank of America Manager, June 2003*

Since few loan applicants are debt free, these limits are most likely unrealistic for most very low and low-income applicants. A \$100 per month car payment, for example, would significantly reduce the money available to qualify for a house payment.

The following table reveals that 57 percent or 79 of the renter households are paying more than thirty (30) percent of their income for rent.

**Table 25**  
**Households Overpaying Rent<sup>(1)</sup>**  
**Town of Fort Jones**

<b>Rent as Percentage of Household Income</b>	<b>Number of Households</b>
< 20 %	29
20-24%	9
25-29%	13
30-34%	12
35+ %	67
<b>Not Computed</b>	8
<b>Total</b>	138

(1) Census 2000 Summary File 3 (SF3), Table H69

In contrast to the above table, Table 26 below, reveals that 36 households, or 39 percent of the total households occupied by the owners with mortgages are paying 30 percent or more of their income for the mortgage and selected monthly expenses (typically tax and insurance). This percentage is significantly lower than renters (57 percent).

**Table 26**  
**Household Mortgage and Selected Monthly Costs<sup>(1)</sup>**  
**Town of Fort Jones**

<b>Mortgage as Percentag Of Household Income</b>	<b>Number of Households</b>
Housing Units with a Mortgage	
< 20%	35
20-24%	14
25-29%	6
30-34%	2
35+%	34

Not Computed	2
<b>Total</b>	<b>93</b>
Housing Units without a Mortgage	
< 20%	42
20-24%	0
30-34%	0
35+%	5
<b>Total</b>	<b>49</b>

(1) Census 2000 Summary File 3 (SF3), Table H94

### Handicapped/Disabled:

While disabled persons can have similar problems that other groups experience, they also have needs resulting from their particular disability which must be overcome to make their housing more convenient. Some of these amenities include wide doorways that can more readily accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height. Consequently, few houses will have these features and must be remodeled to serve the needs of the disabled. 24.9 percent of the City's population have some disabilities. One-third of the disabilities are physical. Persons over 65 years of age account for 25 percent of the disabilities<sup>(1)</sup>

(1) Census 2000 Summary File (SF3), Table P41

**Table 27**  
**Disabilities of Civilian Non-institutionalized Population<sup>(1)</sup>.**

<b>Disability</b>	<b>Quantity</b>
Sensory	52
Physical	102
Mental	60
Self-care	34
Go-outside-home	46
Employment	48
<b>Total</b>	<b>342</b>

(1) Census 2000 Summary File (SF3), Table P41

### Female-Headed Households:

The 2000 Census reports that there are a total of 130 female-headed households<sup>(1)</sup>. This compares with 75 such households in 1990<sup>(2)</sup>. In 2000, 32 of the female-headed households had children under the age of 18 years and may have special housing needs<sup>(1)</sup>. Having to work to support their families, day care is important and can consume a large portion of their pay. These female-headed households must seek suitable housing with less disposable

income than some families earning the same amount. As a result their choices are limited, and many probably pay more than 30 percent of their total income for housing. Frequently, these families end up on welfare assistance programs. Sixty-six (66) female-headed households, or 50.8 percent, had incomes in 1999 below the poverty level<sup>(3)</sup>.

(1) *Census 2000 Summary File 3 (SF3), Table P10*

(2) *Census 1990 Summary File 3 (SF3), Table P016*

(3) *Census 2000 Summary File 3 (SF3), Table P89*

### **Elderly Households:**

Many older citizens live on fixed incomes and find that, because of inflation or rent increases, a large share of their incomes are consumed by housing costs. In 2000, 22 homeowners or 33 percent of the homeowners 65 and over were paying 30 percent or more for housing costs<sup>(1)</sup>. As people live longer lives and the population ages, and as more people move to Fort Jones to retire, the demand for housing programs to assist seniors will increase. One option is to encourage shared housing programs and second dwelling units. Such an arrangement not only provides companionship and reduced housing costs, it may also provide an opportunity for limited care. Another option is to provide group quarters designed for senior citizens. These units provide social opportunities and a reduction in living expenses. Multi-unit housing could benefit older, married couples that no longer wish to maintain a larger home. Lastly, since some seniors are no longer as active or mobile as they once were, a portion of this group could benefit from a rehabilitation program assistance program or help in making their homes more accessible.

(1) *Census 2000 Summary File 3 (SF3), Table H96*

### **Housing for Homeless Persons:**

The City is removed from the main travel by-ways and, therefore, transient persons in need of emergency shelter have not been a problem. The City and local churches have not reported any recent occurrence of such requests from transients, nor are they obvious in the community. Permanent housing for transients, should it be needed is permitted within motels, rooming or boarding homes as a Conditional Use in R-3 and C-1 zones.

Natural emergencies other than snowstorms, wildfires and flooding have not occurred in this area. Should such emergencies occur, there is ample temporary space in local church, school and City facilities to temporarily house persons during snowstorms or flooding. Should emergency housing be needed on a longer term basis, such is not clearly defined in the zoning ordinance as a permitted use. A Program is provided herein to amend the zoning ordinance to permit a longer term temporary use.

### **Other Special Needs:**

Group Quarters: There are no group quarters located within the City. Such quarters could provide housing opportunities for those individuals with special needs such as limited care for seniors and disabled persons, day care/cooking for female-headed households and

minimum facilities for one-person households. The design of the structure would consider the needs of the group proposed for residency. Group quarters for six and fewer persons are permitted by right in all residential zones pursuant to State law. The City Zoning Ordinance should be updated to reflect the State law. Group quarters, specifically rest homes are permitted in multifamily and commercial zones by issuance of a Conditional Use Permit.

Second Units: Second units on a residential lot are permitted by right in all residential zones and have the advantage of providing affordable housing for family persons with limited needs, or provide affordable renting for non-family renters, while at the same time providing additional income for the home owner. None have been constructed in recent years. Currently, zoning standards are not entirely consistent with State law. The ordinance requires a larger lot than what is required for a single dwelling and the existing dwelling must be on the rear of the lot.

Mobile Homes/Manufactured Housing/Multifamily Housing: The City has approximately 8.5 acres of vacant (or underutilized) land zoned for multifamily uses and 10 vacant areas of mobile home park zoned land. Sewer and water are available on all of these sites. As noted in Table 11, this can could accommodate 13 to 196 dwelling affordable dwelling units, reaching the need for the “very low”, “low”, and “moderate” income family groups. There have been no new apartments constructed for numerous years. Multiple family projects developed in the past are typically duplexes. There are no apartment projects in Fort Jones

Energy Conservation: Working through Great Northern Corporation in Weed, Fort Jones residents can apply for a one time assistance on paying their power bill. Additionally, if their energy costs exceed ten percent of their income, especially for disabled and elderly persons, they can apply for weatherization assistance<sup>(1)</sup>. Since Great Northern Corporation provides this service County wide, it may take as long as six months from application to construction. They will adjust their priorities based on critical need. Additionally, Pacific Power provides some off-set with their 15 percent discount Care Program for seniors and low income persons who qualify. For example, one or two person households with a total monthly income of \$1350 or less would qualify for the discount<sup>(2)</sup>. As family size increases, so does the qualifying income.

*(1) Phone conversation with representative of Great Northern Corporation, weatherization program 8/19/03*

*(2) Phone conversation with Pacific Power representative 4/16/02*

Housing Rehabilitation: The Town of Fort Jones has aggressively pursued housing rehabilitation assistance for its residents, having assisted 55 families since 1989. Six (6) of these occurred since January 1, 2001. These families were assisted through Great Northern Corporation and CDBG grants in 1989, 1992, 1995, 1997 and 2001. Successful applicants will typically receive a loan for rehabilitation and make payments based on their income level. When the house is sold, these loans are paid off, and the monies received are placed into a revolving fund, and made available for more rehabilitation projects. With these initial grants and eventual payoffs, the City will be able to continue with this successful program for many years.

## VII. ANALYSIS OF PREVIOUS HOUSING ELEMENT

This section lists the goals, policies and implementation measures of the 1992 Housing Element, and summarizes the implementation actions that have occurred. With little housing activity occurring other than CBDG rehabilitation, considerable time lapsing since 1992, and limited staff to document housing related actions, identification of all the actions that may have occurred over the last 11 years is difficult. Those more recent and obvious actions have been noted.

### GOALS:

- 1) Preservation of existing housing stock
- 2) Assist in increasing the affordability availability of housing in Fort Jones, including meeting regional housing needs.
- 3) Provide for the accessibility of decent housing regardless of any arbitrary factors

## I. POLICIES AND IMPLEMENTATION MEASURES

- A) The City shall assist homeowners to obtain funds for housing rehabilitation. The City shall seek assistance for 40-unit rehabilitation's in the next 5 years. In addition the City shall seek low cost weatherization for 10 additional units.

### IMPLEMENTATION MEASURES:

- I) The City will apply for community Development Block Grant funds in 1992 and 1994 to assist homeowners with low interest loans of grants to rehabilitate the existing housing. The City council will take the lead with these applications.

Response: The City, through the CBDG program received grants in 1992 rehabilitating 15 units; a grant in 1995 rehabilitating 10 units; a grant in 1997 rehabilitating 6 units; and a grant in 2001 rehabilitating 6 units, for a total of 37 units

- II) The City Clerk on behalf of the City will contact local agencies to assist with low cost weatherization of 10 homes during the planning period.

Response: Weatherization improvement was part of each of the 37 units rehabilitated during the 1992-2001 grant periods.

- III) The City Clerk shall contact Great Northern Corporation (local non-profit housing organization) on a regular basis and request that the City be kept up to date on available housing rehabilitation or construction programs.

Response: Contact has occurred on a regular basis as noted by the frequency of approved CBDG applications which are processed with the assistance of Great Northern.

- B) The City shall seek to provide 19 new housing units, 40 rehabilitated, and 40 conserved units, with in the next 5 years.

*Response: Since considerable time has passed since 1992, and since the County Building Department processes permit applications, this data is not readily available. However, since 1998 the County has noted that 4 new dwellings have been constructed. Further, as noted previously, 37 dwelling units have been rehabilitated. Although it cannot be readily documented, it is expected numerous others have been rehabilitated since 1992. There are no "at risk" units requiring conservation.*

#### IMPLEMENTATION MEASURES:

- I) The City shall cooperate with builders interested in creating housing in the City of Ft. Jones. The City staff shall meet with potential developers and seek to reduce possible conflicts with City concerns. The City staff shall develop a checklist of actions necessary for property development and programs available for any interested developer.

*Response: To aid in implementation the City has placed all of its Codes on computer disk, making it readily available for copying or emailing. As noted, 4 new dwellings were constructed in the last five years. No multifamily units have been constructed in recent years. Those that have occurred were duplexes and are over 10 years old. There are few builders interested in the area. Those that do construct an occasional residence are typically local and familiar with City Codes and processes*

- II) The City shall meet with the local housing organization (Great Northern Corp.) to encourage development of new affordable housing.

*Response: The City meets regularly with Great Northern Corp. to work on housing issues, mostly CBDC grants. There has been little interest locally in the construction of multifamily housing. Typically, affordable housing projects constructed in Siskiyou County are undertaken by development companies specializing in such projects. These companies are located in Redding and other locations further south.*

- III) The 19 new units shall be the following by income group:

	<u>New Construction</u>	<u>Rehab</u>	<u>Conservation</u> (weatherization)
Very Low Income	5	10	35
Low Income	5	30	5
Moderate Income	4	0	0
Above Moderate Income	5	0	0

The Town of Fort Jones believes that these numbers represent an attainable goal, however, the City will encourage construction, rehabilitation and conservation in excess of the proposed units in order to provide housing for all citizens of the City.

*Response: As noted above, 37 units have been rehabilitated in the very low and low income*

*category. It has not been determined precisely which category they fit into however, they are expected to be primarily "very low" and "low" family income housing. New construction has been limited to 4 units in the past 5 years.*

- C) The City shall seek to provide the opportunity for the development of low income and multiunit housing.

#### IMPLEMENTATION MEASURES:

- I) The City shall provide the zoning for all types of housing options. Currently, zoning does allow for all types of development. The City shall insure that this policy continues through any land use element updated or any zoning ordinance changes. The land use update shall be completed by 1993.

*Response: The existing zoning for the City does accommodate all housing types. Ample vacant land exists to accommodate a variety of housing needs for many years beyond the time frame of this Element. The Land Use Plan (General Plan) was not updated in 1993. A Planning Technical Assistance grant was made in October 2003 to aid in the update, with the assumption the General Plan will be updated sometime in 2004.*

- II) The City shall cooperate with home builders and residential developers designing low-income housing by assisting developers in their preparation of permit applications.

*Response: There has been no affordable housing constructed since 1998. Between 1992 and 1998 a couple of manufactured homes have been added, but this information is not readily available. Regarding affordable multifamily development, as noted above, such projects in Siskiyou County are typically undertaken by developers specializing in such projects who are not local. They also do not need assistance. While this would seem to be a reasonable implementation measure, from a practical perspective, the City can provide little assistance in either instance.*

- III) State law allows for 25% density bonus to developers that include affordable housing and units to meet special needs (handicapped, elderly, etc.). The City shall include mention of this law in the City developer application, and request its use whenever feasible.

*Response: As noted above, multifamily projects in Siskiyou County are typically undertaken by developers specializing in such projects and are quite knowledgeable of the States law regarding density bonuses.*

- IV) The City shall maintain adequate water and wastewater disposal service.

*Response: The City's sewer and water supplies have been adequate to serve existing population. Actual capacity of these systems is not known. The water system was purchased in recent years from a water company. A study of the water system will be occurring in 2004 to assist in defining expansion needs. The City does intend to construct an additional storage tank to improve it's water service capability.*

- V) The City shall review and clarify all other General Plan elements and shall maintain consistency with this elements goals and policies by January 1993. Currently the City Council has reviewed a draft land use plan, no changes are intended to reduce unit capacity in density nor reduce acreage designated high density.

*Response: A review of the General Plan was completed in 1993 with the finding that there were no inconsistencies between the General Plan and the 1992 Housing Element.*

- VI) The City shall annually meet with the local non-profit housing organization, Great Northern Corporation, to discuss available governmental housing and infrastructure programs, as well as current private-public cooperation.

*Response: See response to B, 2 above.*

In addition, the City Clerk shall annually contact Farmers Home Administration to seek assistance in addressing the needs of lower-income renter households or senior housing.

*Response: The Rural Development Administration (formerly FHA) provides Section 8 individual rent subsidies to a few low-income families. Since there are no apartment projects, such subsidies occur on individual housing units only.*

- D) The City shall support the elimination of housing discrimination.

#### IMPLEMENTATION MEASURES:

- I) The City shall keep on hand a report form for any complaints, The City staff shall investigate all reported housing discrimination claims. The City shall enforce all applicable laws and regulations. The City shall post their written anti-discrimination procedures at prominent places in City Hall.

*Response: Since 1992 the City has proclaimed April as "Fair Housing Month" and has adopted a complaint procedure required by the CBDG process. City staff cannot recall of ever receiving a housing discrimination complaint.*

- II) The City shall refer all persons with housing discrimination complaints to the appropriate local, state, or federal agencies in addition to making their own investigation.

*Response: See response above.*

- III) The City shall encourage the construction of new units or the retrofitting of existing units for "special needs" residents. Such as the physically limited, elderly, female head of household.

*Response: It is not known to what extent retrofitting may have occurred for “special needs” residents. It is believed that some of this activity has occurred in past years, meeting all code requirements.*

- E) The City shall attempt to assist lower income households to increase their incomes in order to afford better housing.

#### IMPLEMENTATION MEASURE

The City shall attempt to support economic development programs and assist local project proponents.

*Response: The City is a member of the Scott Valley Chamber of Commerce, whose goal it is to encourage and attract new business into the area. Further, ample lands are zoned for commercial and industrial purposes which have public facilities adjacent to the site, being readily available to accommodate new business should such desire to locate in Fort Jones.*

- F) The City shall review ordinance for unnecessary governmental constraints to housing development.

#### IMPLEMENTATION MEASURE:

The City staff shall hold a public meeting annually to review governmental constraints. The staff shall report to the City council the suggestions of the public and the staff recommendations for the Councils possible action.

*Response: While there has been no public hearing set specifically for the purpose mentioned, the Council holds an open forum at each meeting allowing the public to speak on any matter. No concerns have been brought to the Council's attention on this matter. As provided herein, development standards are deemed to be the minimal necessary to provide safety and a desirable housing environment. No standards have been identified that would cause a significant constraint to housing development. Further, processing fees are very minimal, falling way short of the cost to process applications, and certainly are not a constraint to development.*

### **VIII. GOALS AND OBJECTIVES, 2003-2008**

Section 65583(b)1 of the State Government Code requires a Housing Element to have a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. Further, 65583(c) states that a five-year schedule of actions must be identified that the community intends to undertake to implement the goals and objectives. Below is a statement of proposed goals, objectives, programs, schedules for implementation, financing and the department or group responsible for pursuing the implementation.

## **GOALS:**

- 1) Preservation of existing housing stock
- 2) Assist in increasing the affordability availability of housing in Fort Jones, including meeting regional housing needs.
- 3) Provide for the accessibility of decent housing regardless of any arbitrary factors such as: age, race, sex, marital status, ethnic background, source of income, handicap or disability

### **GOAL 1. Preservation of existing housing stock.**

**Program:** Existing housing shall be preserved through the continued implementation of a housing rehabilitation program, with the goal of rehabilitating 20 homes between 2004-2008.

**Responsible Department:** City Council

**Financing:** CDBG grants/revolving rehabilitation fund

**Objectives:** Improve the safety and livability of existing housing stock for those with income limitations.

**Time Frame:** 2002-2004 existing grant, apply for new grant 2004 – 2008

**Program:** Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations. Additionally, the City will work with the local newspaper to release articles on the rehabilitation program, with the goal of having at least one article published each year. The first article could cover the receipt of the CDBG funds with follow ups on projects completed with the use of the funds, and the availability of “revolving funds” to further expand the program’s effectiveness.

**Responsible Department:** City Council, City Clerk

**Financing:** CDBG grants/revolving rehabilitation fund

**Objectives:** To keep the public aware of programs that may help improve their living environments and finances.

**Time Frame:** Posting continuously, with annual news releases to the local newspaper.

**Program:** Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.

**Responsible Department:** City Council

**Financing:** CDBG grants/revolving rehabilitation fund

**Objectives:** To lower energy costs for homeowners.

**Time Frame:** Upon approval of rehabilitation loans

**Program:** Provide code enforcement as a means to maintain safe and decent housing, utilizing the Siskiyou County Building Department, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.

**Responsible Department:** City Council/Siskiyou Building Department  
**Financing:** CDBG grants/revolving rehabilitation fund  
**Objectives:** To correct code violations which may be affecting safety and decent living conditions, and remove unsafe dilapidated structures.  
**Time Frame:** Continuous upon complaint or other evidence a hazard may exist.

**GOAL 2. Assist in increasing the affordability availability of housing in Fort Jones, including meeting regional housing needs.**

**Program:** During the update of the General Plan, the City will review the mix of land uses and zoning to ensure housing opportunities by location, type, income level and tenure.

**Responsible Department:** City Council  
**Financing:** General Fund  
**Objectives:** To ensure the General Plan and Zoning do not restrict housing opportunities.  
**Time Frame:** 2004-2005

**Program:** The City will review the Government Code Section 65915 regarding density bonuses and amend the Zoning Ordinance, establishing procedures for bonuses should such be desirable for a local project as a means to guarantee long term affordable housing.

**Responsible Department:** City Council  
**Financing:** General Fund  
**Objectives:** To bring the Zoning Ordinance into consistency with State Law and encourage affordable housing  
**Time Frame:** 2004-2005

**Program:** The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be necessary.

**Responsible Department:** City Council  
**Financing:** General Fund

**Objectives:** To ensure a reasonable supply of vacant land is available for all types of housing.

**Time Frame:** 2006 –2008

**Program:** As developers inquire locally about residential project potentials, they will be advised of the need for affordable housing, especially for seniors and families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient size for families.

**Responsible Department:** City Council, City Clerk

**Financing:** General Fund

**Objectives:** To increase interest in providing affordable housing locally.

**Time Frame:** Continuous

**Program:** Development within the Sphere of Influence shall be coordinated with Siskiyou County in an attempt to be consistent with the City's General Plan and adopted long-term goals, policies and objectives for housing and related developments.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** Review all projects in the Sphere of Influence and provide recommendations to the County, as a means to ensure consistency with Fort Jones General Plan.

**Time Frame:** Continuous

**Program:** Convince property owners and Siskiyou County prior to project approval that proposed housing subdivisions in the Sphere of Influence should be annexed to the City to ensure provision of adequate public facilities and services.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To maintain control over residential development, which if not annexed, may some day impact or desire City services.

**Time Frame:** Continuous

**Program:** Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible, maintain lower fees for projects proposing affordable housing.

**Responsible Department:** City Council

**Financing:** General Fund/Revolving Fund

**Objectives:** Keep development fees affordable, especially on affordable housing

**Time Frame:** 2005

**Program:** The City, in its review of development proposals, should consider exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.

**Responsible Department:** City Council  
**Financing:** General Fund/CDBG grant funds  
**Objectives:** To aid in the development of affordable housing.  
**Time Frame:** Continuous

**Program:** Amend the zoning ordinance to bring second dwelling, group homes and manufactured home provisions into conformance with State law. Additionally, add provisions to allow long-term emergency shelters as a use in multi-family and commercial zones with an approved conditional use permit. The ordinance should also be amended to allow transitional housing in residential districts by right for those homes having six and fewer persons, and by Conditional Use Permit for homes having more than six persons.

**Responsible Department:** City Council  
**Financing:** General Fund  
**Objectives:** To aid in the development of affordable housing for homeless persons needing special care and to accommodate emergency housing needs.  
**Time Frame:** 2004-2005

**Program:** The City will continue to upgrade its sewer and water treatment and delivery systems to ensure adequate service is available to meet future growth needs.

**Responsible Department:** City Council  
**Financing:** General Fund  
**Objectives:** To ensure adequate service is available to aid in the development of affordable housing.  
**Time Frame:** 2004-2008

**GOAL 3. Provide for the accessibility of decent housing regardless of any arbitrary factors such as: age, race, sex, marital status, ethnic background, source of income, handicap or disability.**

**Program:** To help those who may be victims of discrimination in housing, the City will distribute fair housing materials from the California Department of Fair Employment and Housing throughout the community to ensure everybody is aware of their fair housing rights. Fair housing materials will be available in a variety of public places including City Hall, Library, Post Office, local shopping, businesses and churches.

**Responsible Department:** City Clerk

**Financing:** City General Fund  
**Objectives:** To give assistance to potential victims of discrimination  
**Time Frame:** 2004

**Program:** The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

**Responsible Department:** City Clerk  
**Financing:** General Fund  
**Objectives:** To efficiently advise the State Department of possible violations of the State Fair Housing and Employment laws.  
**Time Frame:** Continuous

**Program:** Building permit processing and inspections for individuals with disabilities shall be given a high priority.

**Responsible Department:** Siskiyou County Building Department and City Clerk  
**Financing:** General Fund  
**Objectives:** To assist the handicapped and disabled individuals, when making necessary housing modifications to accommodate their handicap or disability.  
**Time Frame:** As needed

**Program:** Where possible, without creating liability for the City and not creating an impact on the neighbor, the Zoning Ordinance and Building Codes will be amended giving the City Council authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.

**Responsible Department:** City Council  
**Financing:** General Fund  
**Objectives:** To accommodate those needs of the handicapped and disabled that are minor in nature, but may otherwise conflict with Building and Zoning Codes.  
**Timing:** 2005

**Program:** Should it be determined that modifications noted in the above program are not minor, but significant, and could have an impact on the neighborhood, and a Variance must be processed, the City Council will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.

**Responsible Department:** City Council  
**Financing:** General Fund

**Objectives:** Provide decision consistency with State and Federal law, assisting the disabled and handicapped to the extent possible within the limits of law.

**Timing:** When applications are submitted

**Program:** To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes.

**Responsible Department:** City Clerk

**Financing:** General Fund

**Objectives:** Make readily available to disabled and handicapped individuals the accommodations that may be available to them to help them in the permit process.

**Timing:** Fall 2004

The following quantifies the goals for new residential construction and rehabilitation of existing structures by income group.

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**Table 28**  
**Summary of Housing Goals By Income Group**  
**(2003-2008)**

<b>Income Group</b>	<b>New Construction</b>	<b>Rehab</b>
Very low	8	10
Other Low	4	10
Moderate	0	0
Above Moderate	7	0
<b>Total</b>	<b>19</b>	<b>20</b>

# **APPENDIX A** **VACANT RESIDENTIALLY ZONED PARCELS** **OCTOBER 2003**

## **Vacant Single Family Zoned Parcels** **(small lots):**

055-032-02  
055-032-17  
055-051-09  
055-081-06  
055-121-21  
055-121-20  
055-121-13  
055-122-06  
055-161-02 (Very steep)  
055-161-26  
055-171-11  
055-191-27 (Steep)  
055-202-19  
055-202-21  
055-201-11  
055-201-12  
055-211-15  
055-211-30  
055-211-24

## **Single Family Zoned Dividable Lot:**

055-221-02 (37.7 acres, 10-15 lot  
potential)

## **Underutilized Single Family Zoned** **Parcels:**

055-032-03  
055-032-18  
055-032-19  
055-041-23  
055-041-24  
055-041-14  
055-051-06  
055-063-03\*  
055-071-03  
055-0081-05

## **Under Utilized (Continued)**

055-081-06  
055-091-02\* (Very steep)  
055-101-13  
055-101-03 (Very steep)  
055-111-15  
055-111-29  
055-112-01\*  
055-112-03\*  
055-112-11  
055-112-12  
055-122-08  
055-131-10\* (3-4 lot potential)  
055-141-04\* (2-3 lot potential)  
055-141-07\* (2-3 lot potential)  
055-141-08\* (2-3 lot potential)  
055-151-08\*  
055-151-02\* (2-3 lot potential)  
055-151-25\* (2-3 lot potential)  
055-161-01\* (2 lot potential)  
055-161-09  
055-161-17\* (2-3 lot potential)  
055-161-18\* (2-3 lot potential)  
055-171-08  
055-171-09  
055-171-21  
055-181-03\* (Very steep)  
055-181-10\*  
055-181-15\* (2 lot potential)  
055-192-24  
055-201-06  
055-201-23  
055-201-28  
055-202-18  
055-202-20  
055-202-25  
055-202-27  
055-202-28  
055-211-35  
055-211-36

**R-3, Multifamily Zoned Lots:**

<u>Assessor No.</u>	<u>Area</u>	<u>Exist. Use</u>	<u>Topography</u>	<u>Potential Unit Yield<sup>(1)</sup></u>
055-051-13	10,500 sq. ft.	Vacant	Flat	10 units
055-051-17	13,500 sq. ft.	Single Fam.	Flat	10 units
055-051-25	13,500 sq. ft.	Single Fam.	Flat	8 units
055-101-12	30,000+ sq. ft.	Duplex	Steep	4+ units
055-141-06	60,000 sq. ft.	Vacant	Flat	50 units
055-151-28	2.51 acres	4-plex	Steep	4+ units
055-151-30	.62 acres	Vacant	Steep	2+ units
055-192-15	45,000 sq. ft.	Single Fam.	Flat	37 units
055-192-21	12,000 sq. ft.	Vacant	Flat	10 units

(1) Yield based on 36 units per acre, maximum allowed in R-3 Zone

**M-H, Mobile Home Zoned Lots:**

<u>Assessor No.</u>	<u>Area</u>	<u>Exist. Use</u>	<u>Topography</u>	<u>Potential Unit Yield<sup>(1)</sup></u>
055-192-10	45,000 sq. ft.	Motel	Flat	4+ units
055-241-02	5+ acres	Vacant	Flat	30 units
055-241-15	1.25 acres	Vacant	Flat	7 units
055-241-16	2.8 acres	Vacant	Flat	15 units

(1) Yield based on an estimated 6 units per acre which is a reasonable density in mobile home parks. There is no set limit in the Zoning Ordinance.

## Appendix B

### Housing Condition Survey Results

Number of Housing Units in Fort Jones – 300

Total Number of Units Surveyed – 268

#### Results of Survey:

<u>Condition</u>	<u>Number</u>	<u>Percent</u>
Sound	85	31.7%
Minor	51	19.0%
Moderate	77	28.7%
Substantial	52	19.4%
Dilapidated	3	0.01%

#### Foundation:

Existing Foundation is good condition	195
Needs a partial foundation	23
Needs a complete foundation	50

#### Roofing:

Does not need repair	157
Needs patching	79
Needs structural repair	28
Roof structure needs replacement and re-roofing	4

#### Siding:

Does not need repair	159
Needs painting	57
Needs patched and repainting	49
Must be replaced and painted	3

#### Windows:

No repair needed	89
In need of repair	0
In need of replacement	179

#### Doors:

No repair needed	101
Repainting needed	2
Replacement needed	165

# CHAPTER

## 4

# SAFETY ELEMENT OF THE GENERAL PLAN

## IV. SAFETY ELEMENT

### INTRODUCTION

California Government Code Section 65302(g) requires the adoption of a Safety Element:

*“for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards... ; flooding, and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.”*

The purpose of the Safety Element is to introduce safety considerations into the planning process in order to reduce loss of life, injuries, property damage, and social and economic dislocation due to seismic activity, fire, flooding, and other natural hazards. The major safety concerns in the Fort Jones planning area are structural fires, wildfires, flooding, and the limited but possible impact of volcanic activity from Mount Shasta.

The following safety concerns are not relevant in the Fort Jones planning area and need not be addressed in this element: seismically induced ground rupture, ground shaking, ground failure, subsidence, tsunami, seiche and dam failure.

### BACKGROUND

Geology. The Fort Jones planning area is located at the northern end of the Scott Valley, a north-south trending trough between the Klamath Mountains to the west and the Cascade Mountains to the east. The region is also bordered on the north by the Siskiyou Mountains. The Scott Valley floor generally consists of young alluvial fans and old terraces. The Scott

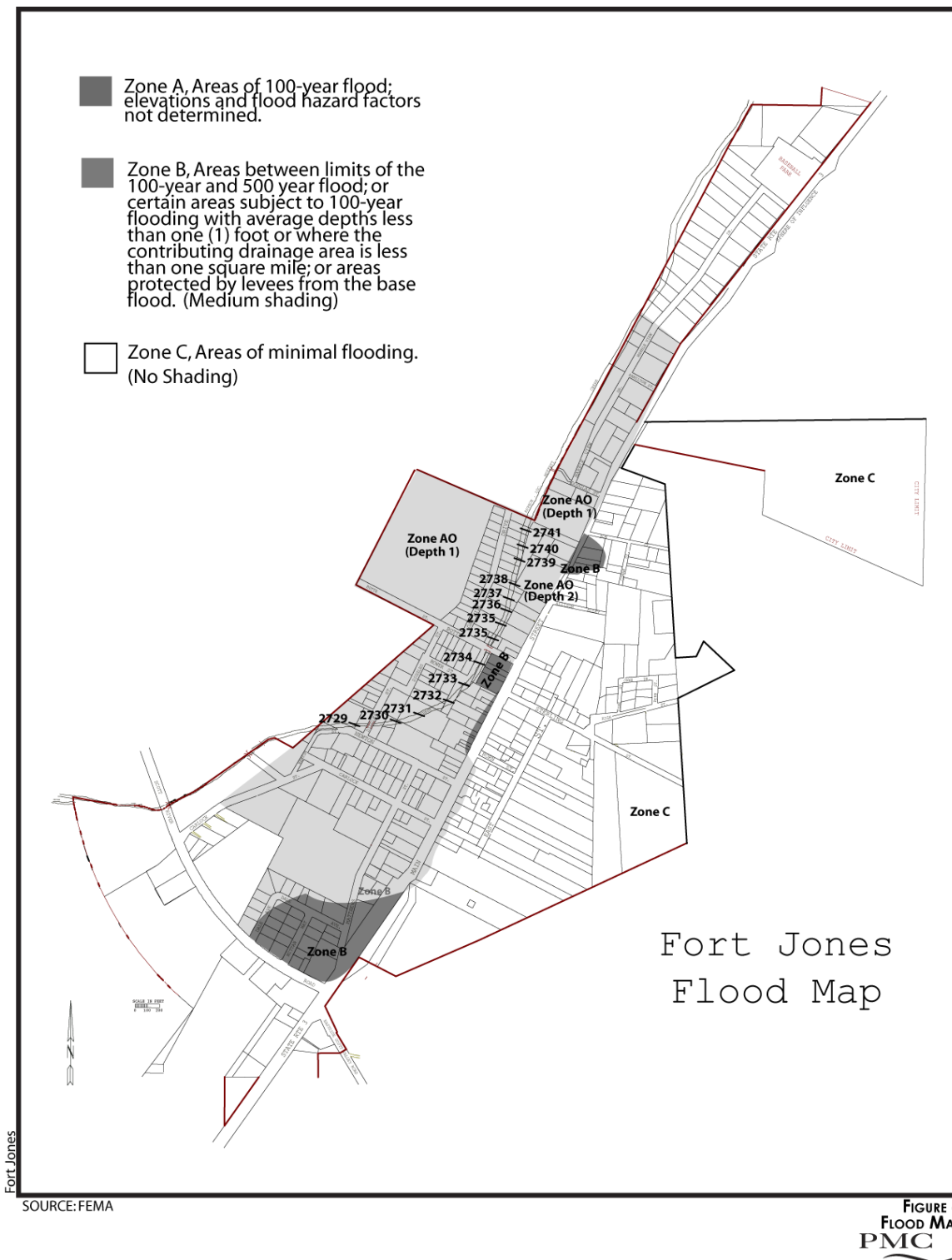
River flows less than a quarter mile south of the city. Moffett Creek, a tributary to the Scott River, traverses north-south through the City.

Spectacular geomorphic features surround the Fort Jones planning area: Mt Shasta (14,162 feet) and Shastina mountain (12,330 feet) approximately 45 miles to the southeast, and the Marble Mountains roughly 25 miles to the southwest. These particular features are not located within the boundary of planning area. However, volcanic history is evident in the soils, rocks and terrain of the planning area.

The topography of the planning area varies from relatively flat agricultural lands on the north, west and south, while steep forested slopes exist to the northeast and east of the City. The California Division of Mines and Geology (CDMG) formerly known as the California Geological Survey (CGS) has determined that the planning area is located in an area of generally very low susceptibility to landslides.

Soils. The soils in the Fort Jones area are mostly Stoner gravelly sandy loam. The areas to the north and east, generally outside of the City limits, are Marpa-Kinkel-Boomer, a gravelly loam complex. The hazard of water erosion can be high in these soils. These soils are more thoroughly described in the “Soil Survey of Siskiyou County California Central Part” by the Soil Conservation Service. Other than being potentially erosive, soils in the planning area do not present a special or hazardous planning problem. (See also the Conservation Element for soils discussion).

Flood Hazards. Studies completed by the U.S. Federal Emergency Management Agency (FEMA) in April 15, 1980, identified the 100-year Flood Boundary on Moffett Creek. Moffett Creek runs through the center of the community and much of the town lies within the flood plain. This large area can flood to depths of 1-2 feet over much of the identified flood plain. Most of lands adjacent to the Creek are currently developed with residential and commercial use. The Flood Insurance Rate Map (FIRM) (**Figure 4**), identifies these areas of flooding concern. Development in the flood plain must meet FEMA standards or the City and property owners may be disqualified from receiving flood insurance. Development typically is not permitted in areas designated as “floodways” where the main water-moving channel is located. The Moffett Creek floodway is not specifically shown on the FEMA maps, but is expected to be located within the Moffett Creek channel. The City has adopted flood plain regulations consistent with FEMA standards, which require that the ground floor of habitable buildings be elevated one-foot above the 100-year flood level. Actual location of this flood elevation is determined by a survey and analysis by a Civil Engineer/Surveyor. Fortunately, the depth of flooding in Fort Jones is not too severe and therefore, does not have a significant impact on development. In many areas the placement of a dwelling and use of a normal foundation raises the structure a sufficient height to meet the requirement. If a slab foundation is used, the site is typically elevated to the required height with an earth fill.



Seismic Hazards. Seismic safety consists of identification and appraisal of seismic hazards including surface ruptures, ground shaking and the possibility of mud and landslides. All of Siskiyou County is located in Seismic Zone 3 as identified by the California Uniform Building Code. All new construction must meet the applicable requirements of the California Uniform Building Code. It is currently impossible for any person or piece of equipment to predict the intensity, location or time of the next earthquake. From the technical information in the County Seismic Safety Element (adopted January 21, 1976), the following factors are assumed regarding earthquakes in the Fort Jones area:

1. *Maximum Intensity* – Moderate level (VI – VII Mercalli Scale).
2. *Location* – No evidence of quakes in the Fort Jones area, however several large earthquakes have occurred in northeastern and north coastal California.
3. *Time* – Several occurrences over a decade in the area from Northern California to Southern Oregon and Western Nevada are likely.
4. *Structural Damage* – An earthquake of moderate intensity will probably cause damage to brick or un-reinforced concrete structure. The Main Street historical area in Fort Jones has some construction of this type and buildings may suffer major structural damage from a seismic event.
5. *Infrastructure Damage* – Water and sewer mains will probably suffer from rupture from a moderate intensity earthquake. Electrical and telephone lines may be temporarily out of service. There are no natural gas mains within the Town of Fort Jones.

Given the location of the City and lack of any significant effects from earthquakes in the past, attention should be given primarily to ensuring that public buildings have the structural adequacy to withstand a moderate earthquake.

Vulcanism. The Fort Jones planning area is not in a location that would be directly harmed by an eruption of Mt. Shasta. However, indirect effects could be extensive. Mt Shasta is believed to have erupted on an average of once per 350 years during the last 3,400 years and about once per 250 years during the last 750 years. The last known eruption is thought to have occurred approximately 200 years ago. Recent eruptions produced lava flows and domes on and around the flanks of Mt Shasta, and pyroclastic flows extended up to 20 kilometers (approximately 12 miles) from the summit. In addition, most eruptions produced mudflows that extended many miles from the summit. Lava and pyroclastic flows may affect low-lying areas within approximately 20 kilometers of the summit. If future events can be predicted from past eruptions, Mt Shasta is not likely to erupt large volumes of pumiceous ash. Prevailing winds and other conditions would indicate that the greatest danger from airborne tephra (tephra is any material ejected from the volcano during an eruption) is located to the northeast of Mt. Shasta (Miller, 1980).

Fort Jones is located northwest of Mt. Shasta. Being protected by mountains on the east and southeast, an eruption would have little effect on Fort Jones. The possibility of wildfires would be a more likely threat depending on the nature of the eruption, severity and wind direction. Regardless, the City should consider having emergency contingency plans that would address evacuation and emergency assistance response should a major volcanic event occur.

Wild Land and Urban Fires. The City is subject to urban fires; it is also subject to wild land fires since forested lands border the community on the east and northeast. Fort Jones has its own fire department manned by a volunteer staff. Mutual Aid agreements with surrounding communities and the State of California have been enacted to assist the local fire department in the event of a large fire.

Of particular concern, regarding fire protection in the Town of Fort Jones, is the close proximity of buildings in the downtown commercial area; proximity to forest lands; and the lack of adequate water storage should water sources be interrupted for any reason. The downtown commercial area and isolated residential areas contain buildings that are close together. If a fire were to occur in any of these buildings it could easily spread to other nearby buildings. Additionally, much of that portion of the City which is located east of Highway 3 is within or adjacent to a forested hillside area that is highly susceptible to wildfire. In these forested areas it is important to provide defensible space to insure safety of life, injuries, property damage and economic adversity.

The City maintains its own water and sewer facilities. The City purchased the water system from a water district. Water is supplied by one primary well with a 500 gallon-per-minute capacity, and two secondary wells with a total capacity of 370 gallons-per minute. The secondary wells are rarely used and were not necessary during recent drought periods, even when agricultural wells in the area were drying up. Currently the City has two water storage tanks, 180,000 gallon tank and a 96,000 gallon tank. Due to the age of the smaller tank, the City is replacing this tank with a tank of 250,000 gallons or larger. This addition would improve water and fire flow protection.

Appropriate planning can reduce the risk of urban and wild land fires. Local agencies should implement the minimum measures contained in State law with the assistance and direction provided by the California Department of Forestry and Fire Protection (CDF). These regulations specify minimum standards for access points, road lengths, widths and grades, water supply and storage, clearance around buildings, and other factors affecting emergency access and safety.

The City can also reduce the risks associated with urban and wildland fires by:

- Evaluating the water system to ensure adequate water supplies in the worst-case fire situation. This evaluation should include the number and location of fire hydrants, areas of low water pressure, and the overall system water storage capacity. If deficiencies are found, appropriate mitigation measures should be pursued.
- Maintaining mutual aid agreements with local, state, and federal fire suppression agencies such as the CDF, U.S. Forest Service, the cities of Yreka and Etna and other Siskiyou County fire suppression agencies.
- Sponsor training for the local fire department.
- Enforce regulations prohibiting excessive plant growth or other flammable materials on private property.
- Evaluating the current resources of the local fire department and, if deficiencies are found, enact plans to correct the deficiencies.

- Evaluate the present communication system for adequacy regarding prompt fire reporting.
- Develop limited and total evacuation plans and procedures.

Hazardous Materials. There is the potential for safety dangers associated with hazardous materials being trucked along State Highway 3. Due to the limited amount of trucking along this road, the threat is minimal, although present. Trucks transporting hazardous materials pass through the planning area on occasion and may increase in the future.

The California Vehicle Code assigns overall responsibility for highway accidents involving hazardous materials to the local enforcement agency. The California Highway Patrol operations manual outlines the roles of appropriate federal, state, and local agencies and notes that City police departments (in the case of Fort Jones, the Siskiyou County Sheriff's Department) shall act as "scene manager" for hazardous material incidents within their jurisdictions. In addition, local agencies do have responsibility for residents in their jurisdictions in any emergency.

While the potential for an accident involving hazardous materials is low in the Fort Jones planning area, appropriate plans and procedures should be developed to prevent or mitigate hazards associated with hazardous materials. Appropriate policies, plans, and procedures need to be enacted and local personnel be provided on-going training so that the residents and property in the City may best be protected from the risks associated with an accident involving hazardous materials.

Landslides. Moderate to steep slopes can be found along surrounding hillsides in the Fort Jones area. These slopes may be subject to landslides. The concern for possible landslides increase as the intensity of development occurs in steep hillside areas. As with the threat of flooding, management of hazardous landslide areas does not mean that development will be prohibited. Procedures can be implemented to reduce the potential for loss of life and property, and mitigation measures can be required to reduce the risks associated with development of landslide-prone areas. Most importantly, care must be taken during initial development to avoid unstable slopes and allow only cut and fill slopes that are properly engineered.

Snow Removal. The management of snow accumulation can play an important role in the design of community facilities. When large accumulations do occur, removal and storage can become a significant problem. To relieve the problems associated with such an event, it is important to have snow storage areas in parking lots and adequate street width to maneuver plows, store snow and still provide for adequate on-street parking. Fortunately, Fort Jones normally does not receive large quantities of snow. Regardless, City standards for street width and parking lot design should recognize this need and accommodate snow storage.

## SAFETY ELEMENT GOALS AND POLICIES

***GOAL SE-1: Protect lives and property of the residents of Fort Jones from the risk of flooding.***

**Objective SE-1:** With Moffett Creek traversing the length of Fort Jones, flooding is a real threat. The relative risk from flooding has been identified, and loss from flooding can be significantly minimized through preventative measures.

**Policy SE-1A.** Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or which result in increased erosion, flood heights or velocities.

**Policy SE-1B.** Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction.

**Policy SE-1C.** Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards in other areas.

**Policy SE-1D:** Continue to work closely with the California Office of Emergency Services (OES), Federal Emergency Management Agency (FEMA) and the U.S. Corps of Engineers to define and seek remedies for flooding problems and periodically update the flood ordinance.

**Policy SE-1E:** Prohibit fill or encroachments within the designated Floodplain that would impair its ability to carry and discharge water resulting from flooding to a maximum of a 100-year flood event, except where the effect on flood heights is fully offset by stream improvements.

**Policy SE-1F:** Permit only low density and intensity of development in identified flood plains, allowing ample room for the flood to continue downstream without blocking the floodwater and potentially altering the flood level and location. Any project that fills more than one-half acre should provide engineering analysis to reduce the cumulative effect on the flood elevation caused by placing structures in the flood plain on fill material.

***GOAL SE-2: Protect the residents and visitors to the Town of Fort Jones from the loss of life and property from fire.***

**Objective SE-2:** The manner in which lands are developed can greatly influence the level of fire risk that could occur. It is the objective of this goal to reduce the likelihood of a fire loss through preventative measures during project development.

**Policy SE-2A:** Ensure that all proposed developments are reviewed for fire safety standards by the Fire Chief, including adequacy of fire flow, supply, and access.

**Policy SE-2B:** Coordinate project reviews with the California Department of Forestry and Fire Protection (CDF) on all projects located near a potential wildfire source, and at a minimum implement CDF standards as a means to protect life and property.

**Policy SE-2C:** Encourage continued use of educational programs in schools and service clubs by the fire protection personnel to foster public awareness.

**Policy SE-2D:** Prepare a long term capital needs budget for fire protection, ambulance, water supply and storage, based on projected growth, ensuring that services and facilities are adequate to residents and property concerning urban fire and wildfire potential.

***GOAL SE-3: Reduce the possibility of injury, loss of life, and property damage as a result of volcanic activity.***

**Objective SE-3:** Fort Jones is located close enough to Mount Shasta to feel the effects of an eruption should the mountain experience significant volcanic activity. It is the objective of this goal that the City be prepared should such an event ever occur.

**Policy SE-3A:** Participate with Siskiyou County in the development and review of an Emergency Services Plan that integrates responses to natural disasters involving volcanic events.

***GOAL SE-4: Reduce the loss of life, injuries, damage to property, and social and economic dislocation resulting from seismic activity and other catastrophic event.***

**Objective SE-4:** At a minimum, Fort Jones could be impacted by flooding or wildfires. The City and its emergency services should be ready to react during catastrophic events to reduce impacts on life and injuries.

**Policy SE-4A:** All emergency personnel and facilities should develop the capability to function when utility services are interrupted.

**Policy SE-4B:** Fire equipment should have pumps to siphon water from nearby streams, wells, or other stored water areas.

**Policy SE-4C:** The domestic water system should have a method for retaining stored treated water for emergency use.

**Policy SE-4D:** Maintain enforcement of safety standards for new construction contained in the California Uniform Building Code for seismic zone 3.

***GOAL SE-5: Be prepared to adequately protect the community from toxic or hazardous materials spills.***

**Objective SE-5:** The location of Fort Jones on a State Highway presents the potential for a hazardous spill should an accident occur involving a vehicle carrying toxic or hazardous materials. The City must be prepared to respond to and contain such a spill.

**Policy SE-5A:** The City shall evaluate existing response plans to ensure that emergency services resources are adequate to cope with a toxic or hazardous material accident. If current plans are inadequate, emergency response plans shall be developed to meet any possible emergency situation. Appropriate training programs shall be implemented.

**Policy SE-5B:** The City shall evaluate evacuation plans to ensure safe, prompt and orderly evacuation of City residents if needed. The City shall coordinate evacuation plans with other local and state agencies.

***GOAL SE-6: Ensure that new development makes provision to accommodate snow removal.***

**Objective SE-6:** Inadequate snow removal, or lack of space to store snow, can hamper emergency services or otherwise make travel unsafe. While major snowstorms are infrequent in Fort Jones, they can occur and snow removal and storage is important.

**Policy SE-6A:** City design standards for streets and parking lots shall include provisions for the storage of snow.

**Policy SE-6B:** Adequate snow removal equipment should be available in the City to make roads safe for travel during and after a snowstorm event.

# CHAPTER

# 5

## PUBLIC FACILITIES ELEMENT OF THE GENERAL PLAN

### V. PUBLIC FACILITIES ELEMENT

#### INTRODUCTION

A Public Facilities Element is considered to be an optional general plan element and is not mandated by State law. However, a Public Facilities Element is provided for the Town of Fort Jones General Plan as a means to recognize the interrelationship between land use, population growth and the orderly provision of public facilities. While the provision of all public services is important, it is especially critical that the City have adequate sewer and water facilities to meet the basic service needs of the community as it grows.

#### BACKGROUND

Sewage Collection. – The Town of Fort Jones provides for the collection, treatment and disposal of sewage. The collection system basically is available to all lots within the City. The treatment plant is located outside and southwest of the City, between the City boundary and the Scott River. The sewage treatment system is primarily a lagoon system where treatment effluent is evaporated with zero discharge. The capacity of this system is not known, but there have been no problems with the system capacity in the past. The sewer system is being studied, mainly to determine areas of infiltration and needed repair. However, it is believed that there is sufficient capacity to handle projected residential growth for the next 5-10 years.

Domestic Water: The City maintains its own water facility since the purchase of the system from a water district. Water is supplied by one primary well with a 500 gallon per minute capacity and two secondary wells with a total capacity of 370 gallons per minute. The secondary wells are rarely used and were not necessary during recent drought periods, even when agricultural wells in the area were drying up. While the actual capacity of the system is not known, there has not been a need to restrict water usage during summer months. Currently the City has two water storage tanks, 180,000 gallon tank and a 96,000 gallon tank. Due to the age of the smaller tank, the City is in the process of replacing this tank with a

much larger tank of 250,000 gallons or larger. This addition would aid water service, especially in fire flow protection. Upon completion of the water storage study, the City will have a better understanding of the system's capacity. It is believed, however, that there is sufficient capacity in the system to handle the projected residential growth of the City for the next 5-10 years.

Solid Waste Disposal. – A containerized drop-off system is operated by the County. Each residential or commercial user must, individually or by contract, deposit garbage or refuse into the containers. The containers are dumped at the State approved, County-operated solid waste disposal site in Yreka.

Parks & Recreation. The City has a park and ball field located west of State Highway 3/North Main Street on the north end of town, and a park located adjacent to the Fort Jones Union Elementary School on Mathews Street. These sites combined contain 4.6 acres. This amounts to a ratio of 6.9 acres per each 1000 population. This is well in excess of the 3-5 acres-per-thousand standard generally accepted as being desirable for a small community. Both the junior high school and the elementary school have lands on their campuses that are also used for recreation purposes. As the community grows to the west, the City should seek opportunities for development of a neighborhood park of 3-5 acres in an area of residential concentration, which may be located north of the Junior High School. This facility would increase the accessibility of parks to residents in that area and continue to maintain a high ratio of parkland for the City's citizens. If vacant lands within the City and Sphere of Influence were all to develop, the City population could potentially exceed 3000. A population of this magnitude would require a total of 9 to 15 acres of park land.

Fire Protection. The Town of Fort Jones has a volunteer fire department with station and equipment located downtown on Newton Street. In addition, the City provides an ambulance service. The California Department of Forestry and Fire Protection is also available should a fire in the City threaten nearby forestlands. If the community grows as projected, the volunteer fire department should be able to effectively serve the community. If growth occurs beyond the projections of this Plan, steps may be needed to shift to a full time staff. Ambulance services are provided from a private provider located in Yreka. The Fire Department does have /Emergency Medical Technicians (EMT'S) to assist in emergency situations.

Police Protection. The City contracts with the County Sheriff for police services. The Sheriff's nearest office location is in Etna, approximately 10 miles to the south, which is primarily dedicated to serve the rural area and the Town of Fort Jones. Continued growth of the community can be accommodated with expansion of this service. As the community increases in size, it may also look at the possibility of creating its own police department to serve the demand.

City Hall. The administrative services for the City are located at the southeast corner of Sterling and East Streets in a building used jointly for the City Hall and Branch of the County Library. This is a split-level building with the administrative offices on a lower level and a City Council meeting room and library on the upper level. While adequate space is

available to accommodate current staff needs, it is marginal and lacks space to accommodate an increase in staff should it be necessary in the future.

## **PUBLIC FACILITIES ELEMENT GOALS AND POLICIES**

***GOAL PF-1: To ensure the availability of urban services to those lands, which, under the Land Use Element, are proposed for development in the foreseeable future.***

**Objective PF-1:** To ensure that there are adequate public services (sewer, water, fire, police and recreation) available to accommodate development as it occurs, without reducing the services received by existing residents.

**Policy PF-1A:** The City shall prepare master water and sewer plans to accommodate projected growth needs for the next 20 years.

**Policy PF-1B:** The City shall prepare a Capital Improvement staging and financing plan which will identify needed improvements based on current deficiencies, sewer and water master plans and growth projections.

**Policy PF-1C:** The City should provide for the development of a neighborhood park of 3-5 acres in the northwestern section of the community upon annexation and development of Sphere of Influence lands in that area.

**Policy PF-1D:** City Hall should be remodeled to more effectively accommodate the needs of City administration.

***GOAL PF-2: To make certain that new development pays its fair share of costs to provide adequate services.***

**Objective PR-2:** To the extent practical, the cost of new development should be borne by new development without placing unfair burdens on existing residents.

**Policy PF-2A:** The City may modify, phase or deny projects that will prevent over-development of public facilities and systems in advance of demand, to ensure that no inequitable financial burden is imposed on current users.

**Policy PF-2B:** The City shall consider programs to reduce impacts on public facilities from new development. This could include off-site improvements, over-sizing of water and sewer lines, impact fees and connection fees, and reimbursement agreements for extending facilities beyond the project or for over-sizing.

**Policy PF-2C:** The City will develop fees and procedures to maintain reasonable levels of service based on projected demand, and ensure that new development does not place an undue burden upon existing public services.

# CHAPTER

## 6

# CONSERVATION ELEMENT OF THE GENERAL PLAN

## VI. CONSERVATION ELEMENT

### INTRODUCTION

Government Code Section 65302(d) requires that General Plans include:

“A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.”

The purpose of the Conservation Element is to identify important local natural resources and develop goals, policies and programs to help preserve and enhance those resources. Although surrounded by the valuable and scenic natural resources of Scott Valley and the mountains surrounding the Town of Fort Jones, the City itself has limited natural resources within its planning area that are of particular concern in the context of the Conservation Element.

### BACKGROUND

Climate – The climate of the area is characterized by warm dry summers and moderate wet winters. Annual precipitation ranges from 70 inches in the western mountains to 20 inches over the valley floor. The Town of Fort Jones is expected to average between 20 and 30 inches of precipitation annually. Most of the precipitation occurs during the months of October through March. The average length of the growing season between frosts is approximately 140 days.

Air Quality – Air quality standards are set at both the state and federal levels of government. When pollutants within an area are below the allowed standards, that area is considered to be in attainment with the standards. The Town of Fort Jones is located in a region identified as

the Northeastern Plateau Air Basin, which principally includes Siskiyou, Modoc and Lassen Counties. This larger air basin is divided into local air districts, for which local agencies are charged with the responsibility of implementing air quality programs. The local air quality agency affecting Fort Jones is the Siskiyou County Air Pollution Control District (SCAPCD).

The SCAPCD administers an air quality permit program and reviews land development projects as part of the California Environmental Quality Act process to determine air quality impacts, and apply local policies as a means to mitigate air quality impacts. The primary source of air pollution in the SCAPCD is motor vehicles. In response to this source of pollution, the state legislature adopted the California Clean Air Act, which requires local air districts to develop measures to reduce emissions from mobile sources.

The Town of Fort Jones and Siskiyou County do not have significant air quality problems and are considered to have attained all Federal and State Air Quality Standards except PM<sub>10</sub>. PM<sub>10</sub>, which consists of particulates that are less than 10 microns in diameter, is typically produced by slash burning, woodstoves and similar activities. Since air quality measuring stations are located only in Yreka and Mount Shasta, precise data for Fort Jones is not available.

Scott Valley experiences relatively limited wind activity except for winter storms. Lack of air movement in the Scott Valley basin is occasionally a problem in the winter due to temperature inversions. Temperature inversions occur when a layer of warm air traps cold air close to the ground. As the inversion continues, air becomes stagnant and pollution including smoke from wood stoves becomes trapped with the cold air mass. Inversions can cover the valley for periods of two weeks or more. As the valley is urbanized there will be a greater concentration of motor vehicles and wood burning stoves which, when combined with stagnant air, may cause higher concentrations of local air pollutants. On the positive side, there has been a trend in recent years shifting away from wood burning stoves to home-heating devices with less emissions (e.g., kerosene stoves).

Soils – There is a variety of soils found throughout the Scott River Watershed and the Town of Fort Jones. Some soils remain in place over bedrock while others are moderately coarse textured and medium textured alluvium derived from many sources. Soils in this watershed have been classified to withstand loads placed upon them by building foundations. Soils in the Fort Jones area have a moderate soil pressure limitation, primarily a low shrink swell behavior, and severe limitation rating for septic tank leach fields, mostly due to the high water table. Since the City provides sewer service throughout the community, the septic limitation is not a major concern. The Fort Jones area soils have a low to high potential for erosion. As long as reasonable care is taken in planning, design and construction, there is minimal erosion potential. **Table 6**, details the characteristics of the six soil types beneath the Town of Fort Jones and adjacent area. **Figure 5** depicts the locations of the soil types described below.

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**Table 29****Fort Jones Planning Area Soil Characteristics and Limitations**

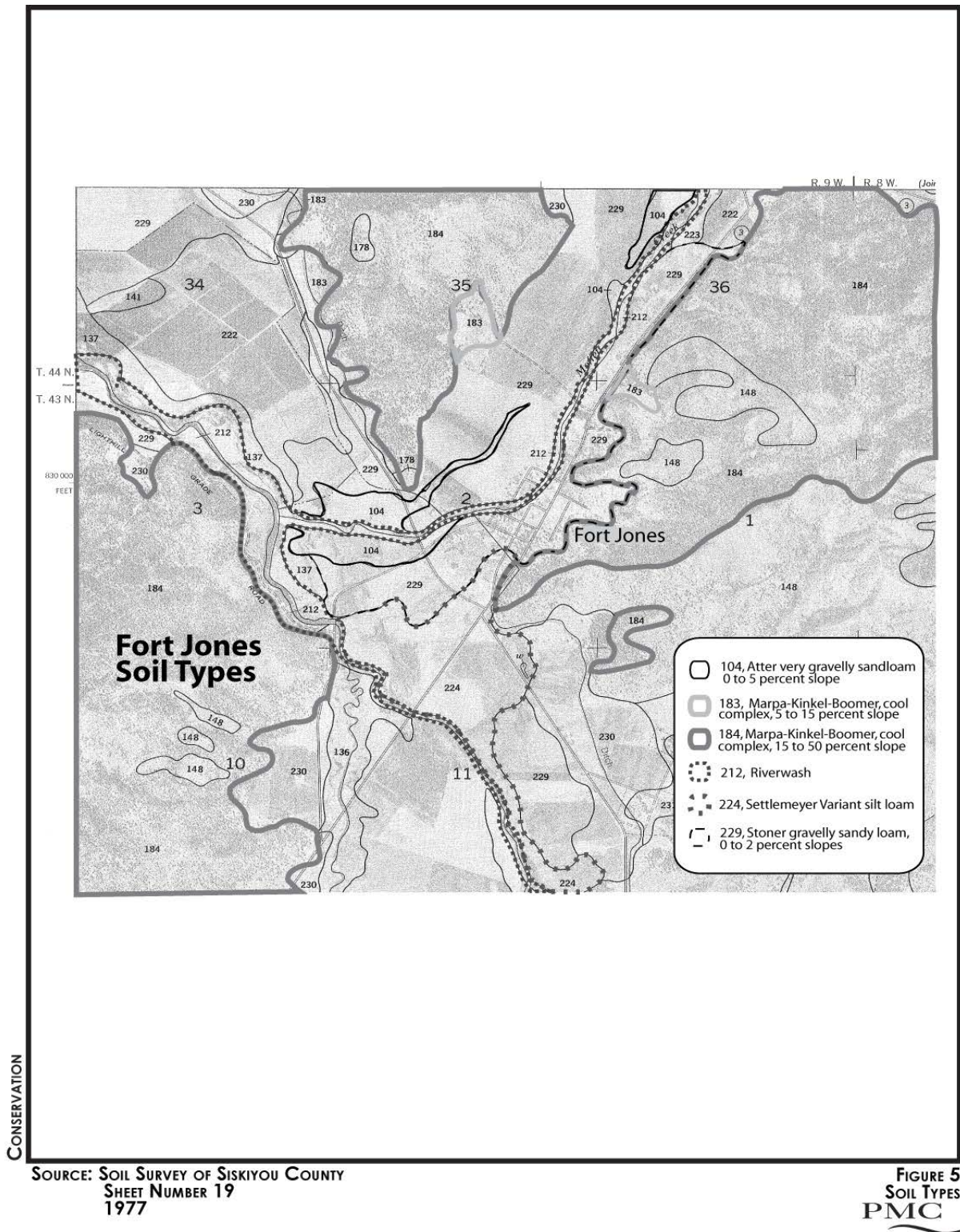
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Soil Type	Depth	Special Characteristics	Water-Erosion Potential	Shrink Swell Potential
104, Atter very gravely sandy loam, 0-5% slope	18" – 60"	Severe flooding	Slight	Low
183, Marpa-Kinkel-Boomer, cool complex, 5-15% slope	20" – 40"	Water capacity-low	Moderate	Low
184, Marpa-Kinkel-Boomer, cool complex, 15-50%	20" – 40"	Floodplains	High	Low
212, Riverwash, 0-5% slope	0	Excessive drainage	High	--
224, Settemeyer variant, silt loam, 0-2% percent	19" – 49"	Flooding	High water table	High
229, Stoner gravelly, sand loam, 0-2% percent	12" – 24"	Water capacity-low	Slight	Low

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(Summarized from Soil Survey of Siskiyou County, prepared by United States Department of Agriculture and Soil Conservation Service: 1983).

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Forest and Vegetation – There are varying densities of stands of timber in the vicinity of Fort Jones. The nearest timber is located on the slopes of the Mineral Range Mountains. The eastern side of the City encroaches upon this timber resource. Some of the stands have marketable value. Vegetative cover in or near the City includes irrigated farmlands, open land, dry farmland, and some brushy areas along Moffett Creek and in the forest under story. Other than the Creek and eastside forestlands, there is little wildlife habitat in the City. Being near the forest, deer frequently come into the City to graze and find water. Other than along Moffett Creek, there are no obvious wetlands within the City limits. Most vacant land, other than forestland, has been cleared of natural vegetation and was probably cultivated as farmland in the past.

Fish and Wildlife – The Scott River, which flows south of the Town of Fort Jones, drainage is a free-flowing tributary to the Klamath River and is a valuable fishery resource for migratory fish as well as resident species. The Soil Conservation Service has identified the Scott River as a resident trout stream.

Moffet Creek, which flows through the City is a tributary to the Scott River. Deer migration corridors range throughout the Scott Valley and remain critical habitat for maintaining deer herds that summer in the Marble, Salmon and Trinity Mountains. The Soil Conservation Service identifies areas of importance for the preservation of wildlife. The Town of Fort Jones is included in an area designated as a “deer summer range.” Additional data can be found in the Scott Valley Area Plan prepared by the Siskiyou County Planning Department (1980).

A search was made of the California Department of Fish and Game Natural Diversity Data Base to determine if there are any rare, endangered or threatened plants or animals in the Fort Jones area. There are two plants and two animals of interest listed. They are:

- *Chaenactis suffrutescens* (Shasta chaenactis)
- *Phacelia greenii* (Scott Valley phacelia)
- *Aquila chrysaetos* (Golden Eagle)
- *Riparia riparia* (Bank Swallow)

The Bank Swallow is listed by California as a “threatened” species. The others are plants and animals of interest, but are not listed on either the Federal or State threatened or endangered list.

Hydrology – Groundwater in the Scott River Watershed is limited to the alluvial valley fill and bedrock joints and fractures. These are the only significant sources of domestic water in the area since supplies are neither adequate nor reliable. Bedrock formations are massive and yield water only through fractures and joints. Generally, bedrock is considered non-water bearing. The Town of Fort Jones receives its domestic water from two wells located within the City. These wells continued to perform well even in recent drought conditions, suggesting they are located in a significant ground water resource area.

Agriculture – The Town of Fort Jones is surrounded by agriculture uses on the valley floor to the north, west and south, and forest on the hillside to the east. Besides being a

significant part of the local economy, these resource lands provide the rural setting that makes Fort Jones a desirable place to live. For the most part, these resource lands are located outside of the current City limits, with the exception of the forested hillsides to the east of Fort Jones, and a few isolated parcels within the City that are still in agricultural production. The Sphere of Influence on the west side of Fort Jones is currently in active agricultural production.

Because of the economic and visual benefits these resources provide, it is desirable to protect them to the extent possible from urban encroachment, complaints and trespass. As the City develops newer and adjacent to productive agricultural lands, care should be taken in the development review process to protect these lands to the extent possible. This can be done by:

- Delaying the annexation of lands within the Sphere of Influence until the supply of vacant lands in the City is nearly depleted or unavailable for development.
- Protect adjacent agricultural lands from trespass and dogs by requiring the development project to provide a substantial fence or wall between the urban use and the agricultural use.
- Require the development project to record “right to farm” restrictions on lands adjacent to agricultural lands as a means to reduce complaints and legal actions against farming activities.
- Separate the urban use from the agricultural activity through the use of open space, non-residential use, or lower residential densities.

While urban development can cause impacts to forest production and harvesting actions, the impacts are usually not as severe as those caused to agricultural use. Regardless, when proposed development projects are adjacent to productive forestlands, the recommendations above for agricultural lands should also apply to projects adjacent to productive forestlands.

## **CONSERVATION ELEMENT GOALS AND POLICIES**

***GOAL CO-1: To ensure a balanced environment where physical development can occur with minimal adverse effect on the natural resources of the area.***

**Objective CO-1:** Fort Jones contains Moffett Creek, drainages, floodplains, and timber uses within the City, and agricultural uses adjacent to City. It is the objective of this goal to recognize the need to protect and enhance these resources as development proposals are reviewed.

**Policy CO-1A.** New development in environmentally sensitive areas (hillsides and floodplains) should use development techniques that are sensitive to preservation of the natural environment.

**Policy CO-1B.** Require measures to mitigate erosion and water pollution on earth disturbing activities. “Best management practices” shall be incorporated into all development approvals.

**Policy CO-1C.** To protect agricultural or timber uses adjacent to the City from urban impacts, projects located adjacent to such lands shall provide adequate fencing between

the urban and agricultural use to discourage trespass. Additionally a “right to farm” notice shall be recorded with any property created adjacent to agricultural and timber uses to advise future owners of the potential impacts that may occur from the adjacent use.

**Policy CO-1D.** As a means to protect agricultural uses and scenic values, annexation of lands on the west side of Fort Jones within the Sphere of Influence should not occur until the supply of vacant lands in the City is nearly depleted or unavailable for development. When considering the boundary of the annexation, care should be taken to create a boundary adjacent to agricultural land that will have the least impact on remaining agricultural uses.

***GOAL CO-2: Protect the high quality of air and water resources consistent with adopted State and Federal standards.***

**Objective CO-2:** Work with development to ensure that their contribution to air quality, particularly dust, is kept as low as possible, and that new development will not result in an increase of erosion that would impact surface waters

**Policy CO-2A.** Through the project review process, minimize adverse effects on the community caused by odor and emissions generated by industrial uses and grading activities.

**Policy CO-2B.** Work with the Siskiyou County Air Quality Management District in efforts to maintain air quality standards and to minimize air quality impacts associated with new development.

**Policy CO-2C.** Where practical, during the rehabilitation of houses under the Community Development Block Grant program, require the replacement of woodstoves as the main heat source with a heating source that will have less impact on the PM10 (air particulate) standard.

***GOAL CO-3: To the extent practical, preserve areas of natural vegetation and wildlife habitat.***

**Objective CO-3:** Only a few areas exist within the City with natural habitat for wildlife. However, these creek, drainage areas and forests should be protected when practical. It is the objective of this goal to consider wildlife habitat during project reviews (e.g. through California Environmental Quality Act, procedures) and, when practical, accommodate these features into the project.

**Policy CO-3A.** Provide for protection of identified rare or endangered species in the area through project review.

**Policy CO-3B.** During project review retain all stream influence areas in their natural condition, including riparian vegetation. Debris and dead plant material may be removed if necessary to reduce flood impacts.

**Policy CO-3C.** During project reviews, when development occurs in a forested area, balance the goal to protect the forest resource and habitat with the need to provide fire safe clearance around structures.

# CHAPTER

# 7

## OPEN SPACE ELEMENT OF THE GENERAL PLAN

### VII. OPEN SPACE ELEMENT

#### INTRODUCTION

Concerning general plan and open space elements, California Government Code Section 65562 states:

*It is the intent of the legislature in enacting this article: a) To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved whenever possible. b) To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.*

Government Code Section 65560 (b) describes “open space land” as any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in that section, and that is designated on a local, regional or state open-space plan as any of the following:

- Open space for the preservation of natural resources, including but not limited to, areas required for the preservation of plant and animal life including habitat for fish and wildlife species;
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas containing major mineral deposits;
- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value and areas particularly suited for park and recreation purposes;
- Open space for public health and safety;

- Open space in support of the mission of military installations including buffer zones to military activities;
- Open space on public lands for the protection of places, features and objects relating to a Native American sanctified cemetery, place of worship, religious or ceremonial site or sacred shrine.

## BACKGROUND

Open spaces exist all around the Town of Fort Jones and are highly visible. Being surrounded by mountain and agricultural views, the feeling of being crowded that may occur in a larger community does not exist in Fort Jones.

Open space on a smaller scale also exists within the City. Open space is provided in City parks on school sites, and on steep slopes where dwellings are typically placed on larger lots. For these reasons, the preservation of open space is not a significant issue for the City. However, as the City grows to the west into the Sphere of Influence, care should be taken to include open space for residents in that area in the form of a park, tot play lots and possible trails. The following table summarizes the amount of public open space within the City.

**Table 30**  
**Public and Quasi-Public**  
**Open Space Lands**

<b>Land in City:</b>	<b>Acres<sup>(1)</sup></b>
City Park	1.4
Ball Park	3.2
Junior High School	7.0
Elementary School	9.0
<b>City Total</b>	<b>30.6 acres</b>

*(1) Approximate acres*

Fort Jones is surrounded by picturesque valley and mountain views. These views are not expected to change materially over the life of the General Plan. The agricultural lands adjacent to the City may eventually be converted to urban use if annexed to the City. Even so, there will still be vistas over other adjacent agricultural lands with the mountains visible in all directions.

Moffett Creek, running nearly the full length of the City is also another source

of open space. The creek and related riparian zones are located primarily on private land with the channel ranging from 25 to 50 feet in width.

Low density development also provides the appearance of open space. There are areas in the City on the east side that are located on steep slopes having long narrow lots. With the dwellings located near the front and lower end of the lot, an area of 400 to 800 feet exists to the rear that is virtually un-developable land due to topographic constraints. This undeveloped area adds to the feeling of open space within the City. Should development in this and other eastside areas having steep slopes occur, it should only occur on large lots as a means to maintain open space, benefit habitat preservation, and reduce the impact on the natural resource by limiting the amount of necessary earth movement that may be required.

## OPEN SPACE ELEMENT GOALS AND POLICIES

***GOAL OS-1: To preserve and enhance open space lands, maintaining the natural character of the Town of Fort Jones.***

**Objective OS-1:** Even though open space in a small community is not as critical as it may be in a larger urban area, even small open spaces scattered throughout the City benefit the community, adding to its character and livability. It is the objective of this goal to maintain open space where possible to maintain and enhance the rural community environment.

**Policy OS-1A.** Encourage both public and private ownership and maintenance of open space land.

**Policy OS-1B.** Support state or local property tax incentives that would allow property owners to preserve their land as open space.

**Policy OS-1C.** Protect productive agricultural and timberland through buffers from sensitive uses as a means to prolong the economic use of this open space.

**Policy OS-1D.** Protect natural areas along creeks and drainages by creating setbacks from riparian environments and incorporating the creek into project design.

**Policy OS-1E.** Any action by the City to acquire or dispose of open space land shall be approved only if found to be consistent with the General Plan.

**Policy OS-1F.** Establish lower residential densities and large lots on hillsides as a means to protect the environment and maintain visual qualities.

**Policy OS-1G.** Seek opportunities to add small parks or other public or private open space as the community expands.

***GOAL OS-2: Continue to improve visual qualities within the City.***

**Objective OS-2:** Much of Fort Jones is an attractive community with well-maintained homes and yards. This feature is attractive to new residents and makes the community more enjoyable and pleasant for existing residents. It is the objective of this goal to continue to improve the appearance of the City.

**Policy OS-2A.** Utilize code enforcement as a means to eliminate property deterioration, and accumulation of trash and junk that negatively impacts adjacent property and the attractiveness of the community.

**Policy OS-2B.** Modify the Zoning Ordinance to require landscaping in commercial and industrial parking lots.

**Policy OS-2C.** Work to improve the scenic quality along State Highway 3 as it proceeds through the community. (See also Land Use Goal 2)

**Policy OS-2D.** Require street trees to be provided in new development, and encourage citizens to provide street trees where street trees do not exist.

**Policy OS-2E.** Maintain sign standards in the Zoning Ordinance which will keep signs in scale with a small community and, whenever possible, compliment the City's historic theme.

# CHAPTER

# 8

## NOISE ELEMENT OF THE GENERAL PLAN

### INTRODUCTION

Ambient noise is the total noise in a given environment usually measured with an A-weighted decibel scale (dbA). This ambient noise varies over time and other measurements can also be used to provide an average noise level for a given period of time. These measurements include the energy-equivalent noise level ( $L_{eq}$ ), the day-night average noise level ( $L_{dn}$ ) and the community noise equivalent level (CNEL).  $L_{eq}$  is an hourly average, while  $L_{dn}$  and CNEL are both 24-hour weighted averages. Results vary as the average noise level descriptors for 24-hour weighted measurements provide a good correlation to transportation and stationary related noise sources but tend to avoid commercial and industrial noise that may only occur during peak daytime or nighttime hours. Therefore, all noise level descriptors apply their own penalties to noise and have varying degrees of measurement.

California Government Code Section 65302(f) requires that cities and counties include a noise element as part of their general plan. This Section states:

*The noise element ...shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:*

- (1) Highways and freeways.*
- (2) Primary arterials and major local streets.*
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems.*
- (4) Commercial, general aviation, heliport, helispot, and military airport operations, aircraft overflights, jet engine test standards, and all other ground facilities and maintenance functions related to airport operation.*
- (5) Local industrial plants, including but not limited to, railroad classification yards.*
- (6) Other ground stationary noise source, including, but not limited to, military installations identified by local agencies as contributing to the community noise environment.*

Government Code Section 65302 (f) continues by noting:

*Noise contours shall be shown for all of these sources and shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of the community residents to excessive noise.*

The Noise Element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. For the purpose of this Noise Element, the Fort Jones City Council has determined that there are no significant noise sources within the community other than State Highway 3. There are no aviation facilities or railroad tracks in the vicinity. Existing business and industrial uses do not produce excessive noise and, therefore, are not a source requiring development of noise contours. This finding, however, does not play down the potential for significant noise sources in the future. It is to that extent that the Noise Element of the Fort Jones General Plan is focused.

## BACKGROUND

The Town of Fort Jones is a small, rural community. Land uses consist primarily of residential, retail commercial, some public uses and transportation corridors. There are very few issues associated with noise in the City. Being a small community with limited industrial activity and light vehicle traffic, the noise problems typically experienced in larger communities are not evident. This is one of the advantages of the small community and reason why some people move to Fort Jones. As a small, quiet community, the ambient, or background, noise level is very low, which allows minor noise sources such as barking dogs and lawn mowers to become minor irritation, disturbing the “peace and quiet” usually enjoyed by residents. Fortunately, these types of noise sources are temporary and are accepted in residential neighborhoods, though sometimes with reluctance.

Other noise sources in Fort Jones include schools, parks, and play fields for organized sports. The noise generated from these sources can be fairly significant if residences are located nearby. Events such as football games with large crowds and public address systems can affect persons further away. The community generally accepts these types of noise sources, as they usually occur for short time periods.

The prime concern in this Element is those noise sources, which are more extensive, and result in significant negative impacts on residential neighborhoods. Only State Highway 3 was identified as a major noise producer in the planning area. The highway generally bisects the City in a north/south trending fashion, traversing residential, recreational, commercial and industrial areas. Scott River Road is another major road within the City, but currently carries a low volume of traffic and does not represent a significant noise source. With low agricultural and rural densities planned for the area west of the City by the County, the traffic volume on Scott River Road is not expected to increase significantly. All other City streets carry very low volumes of traffic and are not considered a significant noise source.

In 2003, noise contours were developed for State Highway 3 by Siskiyou County, based on traffic projections provided by the State Department of Transportation. These contours project the 65 Ldn at 100 feet from the centerline of the highway, and the 60 Ldn contour 216 feet from the centerline.

The single noise reading taken by Siskiyou County occurred at the intersection of State Highway 3 and Scott River Road. Since this is a major intersection, the level of highway noise is higher than at any other location in the City. Regardless, even with some reduction of noise on the remainder of Highway 3 in the City, it is reasonable to assume that all residential properties abutting the Highway are receiving noise at or above the 60 Ldn level. New residential development in this area may require mitigation to reduce noise to at least the 60 Ldn level.

The California Code of Regulations (Title 24 Noise Insulation Standards) contains requirements for the construction of new hotels, motels, apartment houses and dwellings (other than detached single-family dwellings) to limit the extent of noise transmitted into habitable spaces. These requirements are known collectively as the California Noise Insulation Standards, and establish an interior standard of 45 dB (CNEL or Ldn). Where exterior noise levels exceed 60 dB (CNEL or Ldn), an acoustical analysis is required to demonstrate that the proposed design will limit exterior noise to the prescribed allowable interior level of 45 dB. These standards are typically enforced by local agencies through the building permit application process. (Note: CNEL and Ldn measurements differ slightly in the method of calculating the average noise level. For the purposes of this Noise Element, the two standards will be considered basically the same).

The California Department of Health, Office of Noise Control, and the California General Plan Guidelines, recognize related to noise exposure (See **Table 8**).

Table 31

## California Land Use Compatibility Noise Guidelines

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE			
	Ldn or CNEL, dBA			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA

Source: Office of Noise Control, California Department of Health.

Notes: Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.  
Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but, but with closed windows and fresh air supply systems or air conditioning will normally suffice.  
Normally Unacceptable - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.  
Clearly Unacceptable - New construction or development should generally not be undertaken.

NA: Not Applicable

Since most residential structures have the capability of reducing noise levels by approximately 20 dB with standard construction techniques, the 45 dB maximum interior noise level can be achieved in any zone that has noise levels of 65 dB or less, especially if air conditioning is provided so windows can be closed in the summertime. In areas with noise levels exceeding 65 dB, additional noise reduction techniques such as insulation, dual-pane windows, or shields should be required of the building developer.

The importance of the Noise Element in overall planning cannot be overstated. The development of sound planning regarding the community noise environment ensures protection for both noise producers and activities sensitive to excessive noise. The development of noise standards is not designed to restrict noise producers, such as industrial plants or transportation modes, but to ensure that noise producers enhance, rather than detract from the overall development of the community.

## **NOISE ELEMENT GOALS AND POLICIES**

***GOAL NE-1: To protect the health and safety of the residents of the City by providing an environment free from excessive noise.***

**Objective NE-1:** The basic objective of this goal is to separate residential and other noise sensitive uses from activities generating excessive noise.

**Policy NE-1A.** The impact of traffic noise on residential and noise sensitive land use areas shall be considered in land use planning decisions with application of the standards shown on **9**. It is the responsibility of the applicant/developer to demonstrate, through an acoustical analysis, that the proposed project will meet these standards if, based on the pre-project noise level at the project site, it is possible that these standards may not be achieved.

**Policy NE-1B.** New noise sensitive uses and new noise generating uses have the responsibility of meeting the standards in **Table 10** below. For example, if a developer proposes an apartment next to an existing industry, the apartment developer is responsible to provide mitigation to meet **Table 10** standards. Conversely, if a new industry is proposed near an existing apartment, the industrial developer would be responsible for providing noise mitigation to achieve compliance with **Table 10**.

**Policy NE-1C.** Noise reduction techniques may include but are not be limited to sound insulation, dual pane windows, building orientation, setbacks, fencing and earth mounds.

**Policy NE-1D.** The City shall require a professionally-prepared noise analysis when noise appears to be a development issue. It shall be the responsibility of the project applicant to show compliance with the standards of this Element.

**Policy NE-1E.** Zoning districts, which permit noise sources that could affect adjacent residential use should contain standards that will reduce the effect of noise at the property line to acceptable standards.

**Policy NE-1F.** Residential property owners along State Highway 3 should be encouraged to add noise insulation to homes when they remodel, and the City require compliance with the noise standards of this Element when homes are remodeled through the Community Development Block Grant programs.

**Table 32**  
**Noise Standards for New Uses Affected by Traffic Noise**

New Land Use	Outdoor Activity	Interior-Ldn/	Notes
	Area-Ldn	PeakHour Leq <sup>(1)</sup>	
All Residential	60-65	45	2, 3, 4
Transient Lodging	65	45	5
Hospitals/Nursing Home	60	45	6
Theaters & Auditoriums	--	35	
Churches, Meeting Halls, Schools, Libraries, etc	60	40	
Office Buildings	65	45	7
Commercial Buildings	65	50	7
Playgrounds, Parks, etc	70	--	
Industry	65	50	7

Notes:

1. For traffic noise within the Town of Fort Jones, Ldn (average day/night) and peak-hour Leq values are estimated to be approximately similar. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
2. The outdoor activity noise level standard for single-family residential uses shall be applied at the property line. For large parcels, the standard shall be applicable within a 100-foot radius of the residence.
3. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.
4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
5. Outdoor activity areas of transient lodging facilities include swimming pools and picnic areas.
6. Hospitals are often noise generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

Table 33				
Noise Standards for New Use Affected by Non-Transportation Noise				
New Land Use	Outdoor Activity Daytime	Area – Leq Nighttime	Interior–Leq Day & Night	Notes
All residential	50	45	35	1, 2, 7
Transient Lodging	55	---	40	3
Hospitals/Nursing Home	50	45	35	4
Theaters & Auditoriums	---	---	35	
Churches, Meeting Halls, Schools, Libraries, etc.	55	---	40	
Office Buildings	55	---	45	5, 6
Commercial Buildings	55	---	45	5, 6
Playgrounds, Parks, etc.	65	---	---	6
Industry	65	65	50	5
Notes:				
<ol style="list-style-type: none"> <li>1. The outdoor activity area standard for single-family residential uses shall be satisfied at the property line. For large parcels, the standard shall be applicable within a 100 foot radius of the residence.</li> <li>2. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.</li> <li>3. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas, and are not commonly used during nighttime hours.</li> <li>4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.</li> <li>5. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.</li> <li>6. The outdoor activity areas of office, commercial and park uses are not typically utilized during nighttime hours.</li> <li>7. It may not be possible to achieve compliance with this standard at residential uses located immediately adjacent to loading dock areas of commercial uses while trucks are unloading. The daytime and nighttime noise level standards applicable to loading docks shall be 55 and 50 dB Leq, respectively.</li> </ol>				
General: The Table 9 standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds.				
If the existing ambient noise level exceeds the standards of Table 9, then the noise level standards shall be increased at 5 dB increments to encompass the ambient				

# CHAPTER

# 9

## CIRCULATION ELEMENT OF THE GENERAL PLAN

### INTRODUCTION

The Circulation Element is designed to focus on the movement of people, goods, energy, storm drainage and communication. California Government Code Section 65302(b) requires the adoption of a Circulation Element as an element of a jurisdiction's general plan. A Circulation Element needs to consist of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

The transportation planning process in Siskiyou County is a system that involves local, State, and Federal agencies, a compilation of goals, objectives, policies, and substantial funding. These components are all essential in meeting the City's needs and functionality to maintain a varied transportation network. Foremost the plan must be consistent with the numerous laws, rules, and regulations that are implemented through a series of plans, programs, studies and reports provided by various Federal, State and local planning agencies.

### BACKGROUND

The Town of Fort Jones is served by transportation and utility systems that provide for the conveyance of goods and services as well as travel for local residents. These systems are described as follows:

#### **Air**

The Scott Valley Airport is located approximately five miles south of Fort Jones. This small, county-maintained airport (which is classified as a "landing strip") primarily serves private and agricultural activities. The nearest airport with passenger service is located in Medford, Oregon.

#### **Bus**

The City does not have intra-city bus service. City residents may use Greyhound services

with buses stopping in Yreka daily. In addition, Siskiyou Transit and General Express (STAGE) has three southbound and three northbound buses daily connecting Fort Jones with Etna, Yreka and other locations in Siskiyou County.

### **Rail**

There are no railroad lines near the planning area. The nearest access to passenger trains is located in Dunsmuir, approximately 50 miles south of the City.

### **Taxi**

The Town of Fort Jones does not have a taxi service. Taxi service is provided in Yreka.

### **Truck**

There are no regular truck lines originating in the Town of Fort Jones. Regular truck routes occur along Interstate 5 in Yreka, approximately 15 miles to the northeast.

### **Electricity**

The Town of Fort Jones is served by the Pacific Power and Light Company.

### **Telephone**

Telephone lines are provided by Siskiyou Telephone Company.

## **HIGHWAY AND STREET CLASSIFICATIONS**

The Federal Highway Administration (FHWA) maintains a functional classification system that defines the role of roads or streets that channel movement through a highway system. Streets and highways are arranged into classes or systems according to the character of service they intend to provide. This roadway functional classification system is the same system Caltrans utilizes to make recommendations to the FHWA for approval of the official functional classification maps.

Fundamentally, rural and urban areas have different roles as to density of street and highway networks, travel patterns, and how these elements are integrated into a highway system. Basically, rural and urban areas are differentiated between the nature and intensity of development. The Town of Fort Jones is classified as a rural area based on the small town characteristics and a population of less than 5,000. Rural functional classifications include:

### **Arterials:**

- *Principal arterials* serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel. A principal arterial provides service to all urban areas of 50,000 or more in population and a large majority of those with a population of 25,000 or more. They also provide an integrated network without stub connections except where unusual geographic or traffic conditions dictate otherwise (i.e., interstate systems).
- *Minor arterials* link cities, larger towns and other traffic generators (such as major resort areas) to form an integrated network of arterial highways providing interstate and inter-county service served by rural collector or local roads.

**Collectors:**

- *Major collectors* provide services to larger towns not served by arterials and to other traffic generators of equal intra-county importance, such as consolidated schools, shipping points, and important mining and agricultural areas. They link places with nearby larger towns or cities, or with routes of higher classification.
- *Minor collectors* serve the more important intra-county travel corridors and developed areas within a reasonable distance of major collector roads. They collect traffic from smaller roads to provide service to remaining smaller communities and link the locally important traffic generators in the rural hinterland.

**Local Streets and Roads:**

- *Local streets and roads* are not functionally classified. Rural streets and roads provide access to adjacent lands and provide service to travel over relatively short distances as compared to higher service facilities.

Caltrans has the primary responsibility for determining anticipated functional usage, and initially developing and periodically updating the statewide highway functional classification. Any changes to the functional classification must comply with the requirements described in the *Highway Functional Classification - Concepts, Criteria and Procedures* manual published by the Federal Highway Administration (FHWA).

Each incorporated city is responsible for initiating requests to change the functional classification of city streets. Each county is responsible for initiating requests to change the functional classification of county roads. City or county staff shall provide the necessary justification for the proposed classification change and all changes shall be consistent with the FHWA guidelines. All requests for change, along with all the justifications, are forwarded ultimately to the Caltrans' Transportation System Information Program for evaluation and recommendation to the FHWA. (FHWA, Highway Functional Classification - Concepts, Criteria and Procedures, March 1989).

Although local jurisdictions need to be consistent with FHWA requirements in terms of official roadway classifications, cities may have other reasons to “classify” their streets. For example, if a city wants to require special improvements to what it considers to be its “primary” streets (or whatever term it may use), but not for all streets in its jurisdiction, it may want to differentiate between those primary streets and other “secondary” or lesser streets. If a city classifies its streets for this purpose, it should, in order to avoid confusion, refrain from using the same terminology that FHWA and Caltrans uses for official functional classifications unless the city intends to request (and expects to obtain) approval of the new functional classification.

The Siskiyou County Local Transportation Commission is designated as the Regional Transportation Planning Agency (RTPA) for Siskiyou County. Under the Siskiyou County 2001 Regional Transportation Plan (RTP) specific roadway classifications have been designated throughout the county roads system. According to the RTP the Town of Fort Jones has two classified roadways, State Highway (Route) 3 and Scott River Road.

State Highway (Route) 3 is the main highway serving the Town of Fort Jones and Scott Valley. State Route 3 connects with Interstate 5 in Yreka. Within the Fort Jones city limits, this highway is regarded as “Main Street”. State Route 3/ Main Street is classified as “minor arterial” and Scott River Road is classified as a “major collector”. Additionally Carlock Street is recognized by the FHWA’s functional classification system as a minor collector (See **Figure 5, Town of Fort Jones Circulation Map** to illustrate the functional classifications used for highways and streets within the planning area).

## PARKING

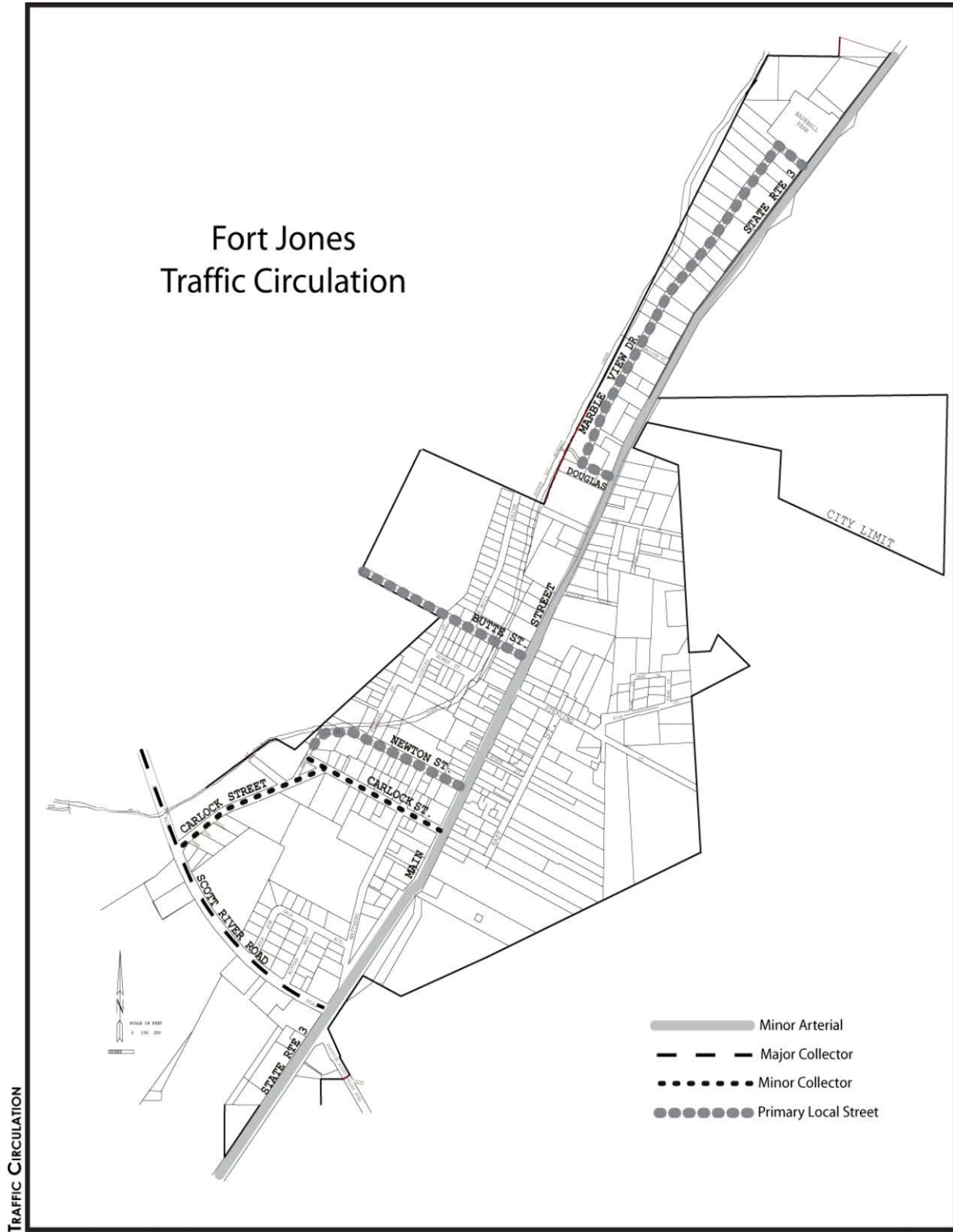
The provision for parking in a city is an integral part of the overall transportation system. Whether at a residence or at a point of destination such as a commercial use, sufficient space must be provided to park vehicles. Typically, the number of parking spaces required for particular land uses is specified through the application of standards in the Zoning Ordinance. Provision of the required parking is then provided as a requirement of issuing building permits for new or expanded uses.

There are three primary types of parking: 1) off-street parking takes place in driveways (e.g., at single-family homes) or in private parking areas; 2) off-street parking may be directed to public or private parking lots; or 3) parking may be on-street. Whenever feasible, new development is typically required to provide off-street parking.

In the “downtown” area of Fort Jones, as in the downtown area of many cities, there may be no requirements for off-street parking for uses on existing parcels. This exception occurs because the sizes of old parcels are not large enough to accommodate buildings and parking lots. The building alone may cover the entire lot. In Fort Jones the downtown area currently has ample space at most times for on-street parking, in part due to the wide streets and limited intensity of commercial use.

Most City streets in Fort Jones are of sufficient width to provide some on-street parking. This helps to off-set situations where off-street parking has not been provided in the past, as well as giving neighborhoods more available parking for guests. The on-street parking area also provides a space for snow storage when needed. Road standards for new development should be designed to provide adequate space for on-street parking unless, due to provisions of a development plan, increased parking is provided off-street, or road widths are limited due to topographical constraints.

# Fort Jones Traffic Circulation



TRAFFIC CIRCULATION

SOURCE: CITY OF FORT JONES

FIGURE 6  
TRAFFIC CIRCULATION  
PMC

## CIRCULATION ELEMENT GOALS AND POLICIES

***GOAL CE-1: To maintain a transportation system that provides for the social, economic and environmental well-being of the residents of the planning area.***

**Objective CE-1:** Transportation facilities in Fort Jones are provided by the State and the City, and are vital to the development of the community. While significant changes to the existing system are not expected during the life this Plan, it is the objective of this goal to ensure that new development will not result in a decline in the effectiveness of the existing system.

**Policy CE-1A.** Support long range plans for improvement of major roads by Siskiyou County and the California Department of Transportation.

**Policy CE-1B.** Existing roads should be maintained at a level that ensures that they are safe, efficient and economical.

**Policy CE-1C.** New streets to serve developing areas should be adequate in size and design to support new construction, as well as future development.

**Policy CE-1D.** New development projects shall dedicate adequate rights-of-way to allow for construction of roadways and utilities as follows:

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**Table 11**  
**Right-of-Way Dedication Requirements**

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Type	Right of Way Width <sup>(3)</sup>	Improvement Width
Minor Arterial (State Hwy)	Per State Standard	Per State Standard
Major/ Minor Collector	60' <sup>(1)</sup> -80' <sup>(2)</sup>	40'-54'
Primary and Local through Streets	60'	36'-40'
Cul-de-sac and short street, less than 300 feet	50'	28' <sup>(5)</sup> -36'
Industrial Street	60'	40'

---

(1) Applies to existing routes

(2) Applies to future extensions or additions

(3) Right of way may vary due to topography or other features

(4) All roads, public or private must be constructed to City standards

(5) Parking one side only in hillside areas.

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**Policy CE-1E.** Existing “Major/ Minor Collector” streets should eventually be fully improved with curb, gutter, sidewalk and a minimum paving width of 36-40 feet.

**Policy CE-1F.** Require curb and gutter for any existing development where significant improvements to the property and structures are made. The exception may occur when the project is located in a block that is almost entirely developed and no other curbs exist and, further, the likelihood of ever having a full curb and gutter system in the affected block is unlikely.

**Policy CE-1G.** Control access points to Highway 3 and require turning lanes at access points as a means to maintain safety and road capacity.

**Policy CE-1H.** The City shall work to enhance the visual appearance of both pedestrian and vehicular routes

**Policy CE-1I.** The City may establish fees, assessment districts, reimbursement agreements or other mechanisms to either pay for or reimburse construction of roadways and roadway improvements and parking.

**Policy CE-1J.** New development shall provide adequate off-street parking spaces to accommodate parking demands generated by the use.

**Policy CE-1K.** When practical, parking lot and service drives of adjacent commercial uses shall be designed to connect and allow traffic to travel from one commercial use to an adjacent one without using public streets.

**Policy CE-1L.** During development of the preliminary City budget each year, the street superintendent shall present an improvement program for City streets.

***GOAL CE-2: Provide safe, convenient and attractive routes for pedestrian and bicyclists of all ages throughout Fort Jones.***

**Objective CE-2:** Pedestrians and bicyclists are important elements of the City’s circulation system. Walking and bicycling are important activities for youth and old alike as a means to get around without the use of automobiles, or as forms of recreation and exercise. The objective of this goal is to encourage these activities and to increase the safety and effectiveness of these modes of transportation.

**Policy CE-2A.** Require new development to include sidewalks, trail, paths, or other pedestrian routes, connecting to existing or proposed City improvements.

**Policy CE-2B.** The City may seek grants for pedestrian walks and bicycle improvements in established areas. These improvements shall be prioritized in the following order:

- a. Projects that increase safety for children traveling to and from school.
- b. Projects that remove barriers to handicapped individuals.
- c. Projects that increase overall convenience and safety for pedestrians and bicyclists.
- d. Projects that are primarily designed for recreation purposes.

**Policy CE-2C.** The City may require development projects to dedicate right of way and/or construct pedestrian and bicycle facilities when such action is consistent with an adopted trail or bike plan.

***GOAL CE-3: Encourage and enhance public transit to and within Fort Jones.***

**Objective CE-3:** Public transit provides an opportunity for efficient use of roads, allows an affordable alternative to car ownership, and reduces air quality impacts. The objective of this goal is to expand public transit services such as provided by STAGE to citizens of the City.

**Policy CE-3A.** The City shall encourage the use of public transportation and will promote the expansion of such services.

**Policy CE-3B.** When appropriate, the City shall incorporate transit facilities such as bus turnouts and shelters into new and reconstructed roadways and private development.

## CHAPTER

# 10

## GENERAL PLAN IMPLEMENTATION

### VERTICAL CONSISTENCY

The General Plan provides the basis for all of the City's regulations, policies and programs that relate to issues addressed in the Plan. In addition to requiring the Plan to be internally consistent between all elements, the State requires what may be called vertical consistency. This requirement means the City's zoning and subdivision ordinances, specific plans and redevelopment plans (if any) must all be consistent with the General Plan. In addition, all development approvals and public projects must be consistent with the General Plan.

The State's *General Plan Guidelines* provide the following rule for defining consistency:

“An action, program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.”

The rule clarifies that consistency does not require all subsequent City actions to be specifically anticipated by the General Plan. Since the General Plan is both broad and long-range, there are many circumstances where future City actions will be addressed only briefly in the Plan and refined by subsequent action.

Due to the complexity of the General Plan and the need for flexibility, interpretations of the goals, objectives and policies of the plan may result in the appearance of inconsistency. The City Council shall interpret the plan as needed should apparent inconsistencies require interpretation.

### TIME FRAME

The General Plan will affect current generations as well as generations to come. In that context State law requires jurisdictions to take a long-term perspective with their general plans. Fifteen to twenty-five years is the normal span of time for which a General Plan should attempt to address the planning needs of a community. This Plan for the Town of

Fort Jones assumes a twenty (20)-year time frame. Some issues will have a longer term of relevancy than others. Provisions for seismic safety may be good for many years while the Housing Element must be revised at least every five years. Goals may generally be valid for the longest term, evolving slowly to suit changing community values. Policies and programs, however, would generally be valid for shorter terms of time and are expected to change to some extent with the local political climate and demographic trends. Planning is an on-going process. The General Plan should be regularly reviewed and revised as new information becomes available. A General Plan based on outdated information and invalid projections is deficient as a basis for day-to-day decision-making.

#### GENERAL PLAN IMPLEMENTATION

The Town of Fort Jones must meet a broad range of challenges and obligations with limited financial resources. Many of the policies and programs described in the General Plan address situations that have evolved over a number of years and cannot be easily resolved. Since financial limitations are the primary constraint in addressing many of the issues that face the City, it is imperative that the City seek economically feasible strategies for implementing General Plan programs. Such strategies will include seeking funding assistance through state and federal grant programs. Some issues will be more easily resolved by working in conjunction with other local agencies (e.g., Siskiyou County) to achieve mutual goals.

In addition to the financial resources needed to provide utility and road infrastructure and other City facilities such as parks, the General Plan will be implemented through the administration of City Codes such as zoning and subdivision ordinances and other codes and policies that affect development and activity within the City.

In conformance with California Government Code 65400, an annual report must be provided to the State Office of Planning and Research and the Department of Housing and Community Development on the status of implementing the General Plan, including progress in meeting the local share of regional housing needs addressed in the Housing Element pursuant to Section 65584. Other areas of progress that need to be reported include efforts to remove governmental constraints to the maintenance, improvement and development of housing pursuant to paragraph (3) of subdivision (c) of Government Code Section 65583.

#### GENERAL PLAN AMENDMENTS

State law provides for up to four amendments to the General Plan each year. An “amendment” may include several changes to the Plan. The Town of Fort Jones may process General Plan amendments initiated by the City or applicants every four months, and will keep in reserve one amendment to be used in the event of a special project or need. Amendments to the General Plan require compliance with the government code and environmental laws before they can proceed, typically following the same procedure as a change to the zoning ordinance or map.

## INTERGOVERNMENTAL COORDINATION

State law requires that cities not only work with the citizens of their own jurisdiction, but that they also work with other governmental agencies and public utility companies in preparing and implementing General Plans. Legitimate jurisdictional conflicts may arise between agencies with differing responsibilities, constituencies and viewpoints. The City must be willing to pursue a full understanding of the positions and responsibilities of other agencies and be prepared to negotiate on divergent issues. The following is a representative list of groups and agencies with an interest in the Town of Fort Jones General Plan:

- Siskiyou County
- County Special Districts
- Public Utility Companies
- The Local Agency Formation Commission
- Air Pollution Control District
- Health Systems Agencies
- School Districts

In addition, state and federal agencies that develop and manage parklands, water resources and transportation facilities have an interest in the future of the planning area and should work closely with the Town of Fort Jones in the planning process.