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# **CITY OF DORRIS**

## **LAND USE ELEMENT**

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June 2, 2025

**CITY OF DORRIS**  
307 S. MAIN STREET  
DORRIS, CA 96023



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## 2.1 INTRODUCTION

The Land Use Element of the General Plan has the broadest scope of all seven required elements. The Land Use Element incorporates the issues, opportunities, and constraints identified throughout the General Plan in an effort to balance them with the community's goals for its future development. Together the Land Use Element and the Land Use Map designate the planned location, distribution, and extent of land uses to shape the future physical development of the community. The Land Use Element sets forth specific goals, policies, and implementation measures to guide land use for the City of Dorris through 2045.

## 2.2 STATUTORY REQUIREMENTS

The Land Use Element is one of seven state-mandated elements of the General Plan. Specifically, California Government Code Section 65302(a) requires that a city's general plan include:

A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, . . . and other categories of public and private uses of land. . . The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

Also, while certain land uses may be expressed generally, property owners must be able to identify their property's land use classification on a general plan's land use diagram.

## 2.3 POPULATION TRENDS

Population projections play an important role in the formulation of land use plans. The distribution and extent of land use classifications, including the need for supporting public facilities and services, is largely based on the expected demands of the projected population. And while population projections are based on assumptions about future demographic trends, they are informed through changes in population from past to present.

### 2.3.1 Population Past to Present

With the arrival of the Southern Pacific Railroad at the south end of the Butte Valley in 1907, several buildings from the nearby settlement of Picard were laboriously moved approximately four miles east to be close to the railroad's planned path over and eventually through Dorris Hill. More homes and businesses followed, and in 1908 construction of the railroad to the north end of the valley was complete. That same year, the Town of Dorris was

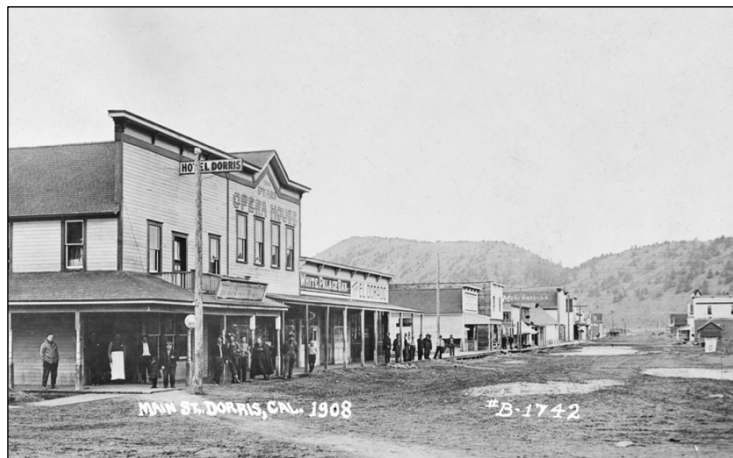
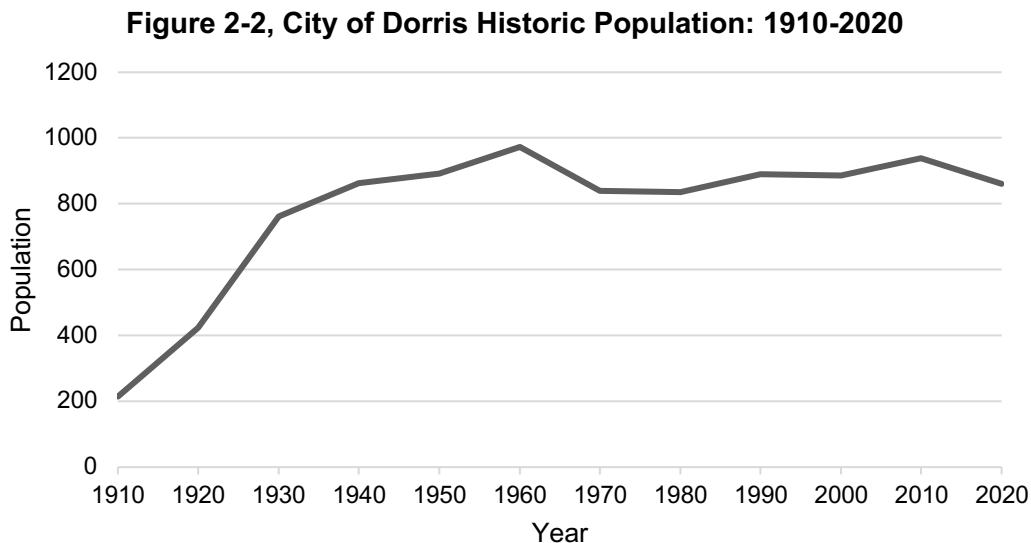


Figure 2-1, Main Street (1908)

incorporated, later changing its name to the City of Dorris in 1963. By the time of the Town's first census in 1910, Dorris' population had grown to 214. Dorris' population at the time of each decennial census since then is shown in **Figure 2-2** below.



*Source: Department of Finance, Historical Census Populations: 1850-2020*

As shown in **Figure 2-2**, population growth was steady from the City's beginning until the Great Depression, after which the growth slowed markedly until the post-war housing boom. Following this extended period of growth, the City's population underwent two decades of contraction, largely recovered from its losses over the next three decades, and then began to decline again roughly 15 years ago. The changes in the City's population since 1990 are reflected in greater detail in **Table 2-1** below.

**Table 2-1  
City of Dorris Population: 1990 - 2020**

| Year | Population | Percent Change | Median Age | Persons per Household |
|------|------------|----------------|------------|-----------------------|
| 1990 | 890        | + 6.5          | --         | 2.63                  |
| 2000 | 886        | - 0.5          | 38.5       | 2.59                  |
| 2010 | 939        | + 6.0          | 33.1       | 2.58                  |
| 2020 | 860        | - 8.4          | 36.7       | 2.53                  |

*Source: U.S. Census Bureau Decennial Census of Population and Housing (1990-2020)*

As shown in **Table 2-1**, the U.S. Census Bureau estimates that there were 26 fewer people living in Dorris in 2020 than there were 20 years prior. This is equivalent to a population loss of approximately 2.9 percent over the 20-year period and an annual loss of approximately 0.15 percent. While the 20-year change is quite modest, it is in contrast to the more substantial 8.4 percent decline (0.875 percent annual loss) experienced by the City between 2010 and 2020. Most recently, the California Department of Finance estimated the City's population to be 830 in 2025.

### 2.3.2 Population Projections

Making population projections over the next 20 years is difficult when dealing with a population base as small as that of Dorris, and the State does not publish projections for cities. Nevertheless, the California Department of Finance projects that the population of Siskiyou County as a whole will decrease by approximately 9.2 percent between 2020 and 2045. This is equivalent to an annual population loss of 0.384 percent. Should the projected population loss be experienced equally throughout the County, it would result in 79 fewer residents in Dorris by the end of the planning period. The City's population last reached this level in the 1930s.

While the State's population projections for Siskiyou County are not encouraging, and even though the population growth that occurred in the past is unlikely to return without economic recovery, Dorris remains an attractive place for families and retired persons seeking a rural, small-town lifestyle. Moreover, as the region's economy continues to evolve and recover, Dorris could again see renewed growth. The addition of a small apartment complex, veterans housing project, or new subdivision could also attract new residents, potentially adding 30 to 50 people to the community within a few years. Such changes are possible given the strong demand for housing, despite the shortage of better-paying jobs in the region. When it does happen, the City has ample vacant and underdeveloped land to accommodate it.

For the reasons noted above, **Table 2-2** below projects two growth rates. The "positive" projection assumes a 0.65 percent annual growth rate over the planning period, while the "negative" projection assumes a 0.52 percent annual decrease. Based on the city's historical growth rates and recognizing the region's economy has yet to fully recover from the impact of widespread mill closures in the 1980s and 1990s, a 0.65 percent annual growth rate may not be reflective of actual future growth potential. Nevertheless, planning for a slightly higher growth rate ensures that the City can accommodate the growth when economic conditions in the region improve, and it helps to ensure the availability of land for future development.

**Table 2-2**  
**City of Dorris Population Projections: 2025-2045**

| <u>Year</u> | <u>0.65%</u><br><u>Annual Growth</u> | <u>0.51%</u><br><u>Annual Decrease</u> |
|-------------|--------------------------------------|----------------------------------------|
| 2025        | 830                                  | 830                                    |
| 2030        | 857                                  | 809                                    |
| 2035        | 886                                  | 789                                    |
| 2040        | 915                                  | 769                                    |
| 2045        | 945                                  | 749                                    |

Over the planning period, the "positive" projection results in a population increase of approximately 13.9 percent, or 115 persons, and the "negative" projection results in a decrease of approximately 9.8 percent, or 81 persons. While it is reasonable to expect the population to increase or decrease within this range, under the "positive" growth projection, the population of Dorris would rebound to previous levels such that, with ongoing maintenance and improvements, the City's existing infrastructure should be able to accommodate much of the community's foreseeable development needs. However, should positive population growth occur at a significantly faster rate than noted above, the City will want to review the General Plan to determine if amendments to the Plan may be needed to accommodate the greater population and the effects of accelerated growth. Should the population continue its decline, additional

sources of funding will eventually be required to maintain the level of service provided by the City and expected by its residents.

## **2.3 LAND USE CLASSIFICATIONS**

The City of Dorris provides a range of land use classifications to meet the needs of the community, including various types of residential, mixed-use, commercial, industrial, public, and open space. For each land use classification, this section includes representative images, typical uses, residential density ranges, and building intensities.

### **2.4.1 Residential Land Uses**

It is estimated there are 97.1 acres in Dorris developed with residential uses, 79.9 acres of vacant residential land with access to city utilities that can readily accommodate development, and another 26.7 acres of vacant residential land could be developed with the extension of utilities. Residential uses in the City of Dorris consist predominantly of single-family dwellings. The California Department of Finance estimates that these units comprise approximately 78.6 percent of the City's total housing stock in 2025. Single-family dwellings are followed by mobile homes, which comprise approximately 17.5 percent of the housing stock, and multifamily dwellings, which comprise approximately 3.8 percent of the housing stock. The single-family dwellings, mobile homes, and relatively few multifamily dwellings are distributed throughout the community. Presently there are no mobile home parks or apartment buildings with five or more units in the City. Residential uses in Dorris are predominantly located in the following residential land use classifications:

#### **Rural Residential**

The Rural Residential (RR) land use classification is suitable for areas of the City that support low density residential development and limited, compatible agricultural use on larger parcels. Compatible agricultural uses include crop and tree farming and the pasturing of a limited number of livestock provided there is sufficient buffering from adjoining residential lands and no use of municipal water supplies for feed or irrigation.



**Figure 2-3, Rural Residential**

#### **Low Density Residential**

The Low Density Residential (LDR) land use classification is suitable for areas of the City developed with and/or capable of supporting low density residential development and limited compatible nonresidential uses. Typical uses in the LDR land use classification include, but are not limited to, single-family dwellings,



**Figure 2-4, Low Density Residential**

accessory dwelling units, home occupations, childcares, and places of worship and spiritual assembly.

### **Medium Density Residential**

The Medium Density Residential (MDR) land use classification is suitable for those areas of Dorris developed with and/or capable of supporting low and medium density residential development and limited, compatible nonresidential uses. Typical uses in the MDR land use classification include those uses described in the LDR land use classification above as well as small multifamily dwellings, such as duplexes and triplexes.



**Figure 2-5, Medium Density Residential**

### **High Density Residential**

The High Density Residential (HDR) land use classification is suitable for areas of the City developed with and/or capable of supporting low, medium, and high density residential development and compatible nonresidential uses. Typical uses in the HDR land use classification include those uses described in the LDR and MDR land use classifications above, as well as larger multifamily developments, manufactured home parks, and community gardens.



**Figure 2-6, High Density Residential**

More details on the housing stock are provided in the Housing Element of this General Plan.

## **2.4.2 Mixed-Use Land Uses**

The City has classified two areas in close proximity to one another for mixed-use development. The areas are located downtown along W. Third Street and N. Pine Street and are separated by commercial development along US 97. The areas were previously designated for commercial use, however, vacant commercial properties along W. Third Street have become increasingly occupied with residential uses and residential use is the predominant use along N. Pine Street. The City desires to promote additional infill development and redevelopment of properties in these areas with a combination of residential and nonresidential uses, in part through the introduction of a mixed-use land use classification that has been applied to this area.



## **Mixed Use**



**Figure 2-7, Vertical Mixed Use – Residential Above Commercial**



**Figure 2-8, Horizontal Mixed Use – Adjacent Commercial and Residential**

The Mixed Use (MU) land use classification provides for a compatible mixture of residential and nonresidential uses in a centrally located area of the City to encourage a broad array of retail, professional, residential, social, civic, entertainment, and other uses that contribute to a vibrant, pedestrian-friendly environment.

The Mixed Use land use classification more appropriately reflects development and land use patterns in the areas it has been applied to, and it provides for continued integration of compatible residential and non-residential uses in these areas. The intent of the Mixed Use land use classification is to promote economic investment, redevelopment, and revitalization; improve access to housing, jobs, services, open space, and other destinations through non-vehicular transit modes; encourage a compact urban form; and safeguard the character of existing neighborhoods.

Typical land uses in the Mixed Use land use classification include low, medium, and high density residential uses, retail sales, offices, banks, personal services,

grocery stores, public and quasi-public uses, parks, entertainment facilities, community gardens, places of worship and religious assembly, and similar nonresidential uses.

### **2.4.3 Nonresidential and Other Land Uses**

Nonresidential lands (i.e., properties designated for commercial, industrial, open space, and public facilities) comprise roughly 256.3 acres, or approximately 55.7 percent of the city's total land area.

## **Commercial**

The Commercial (C) land use classification provides for a variety of commercial uses, including some "heavier" commercial uses than typically considered compatible with residential use. Although the heavier uses provided for in the Commercial land use classification are generally automobile oriented, the Commercial land use classification provides for a variety of commercial uses, including uses capable of generating and sustaining local, non-vehicular traffic. As such, development of these areas should include sidewalks, bicycle facilities, and interconnected parking lots and pedestrian walkways, where appropriate. Typical land uses in the Commercial

land use classification include automobile service stations, banks, business and personal services, entertainment facilities, business and professional offices, restaurants, retail sales, wholesale businesses, and similar nonresidential uses.

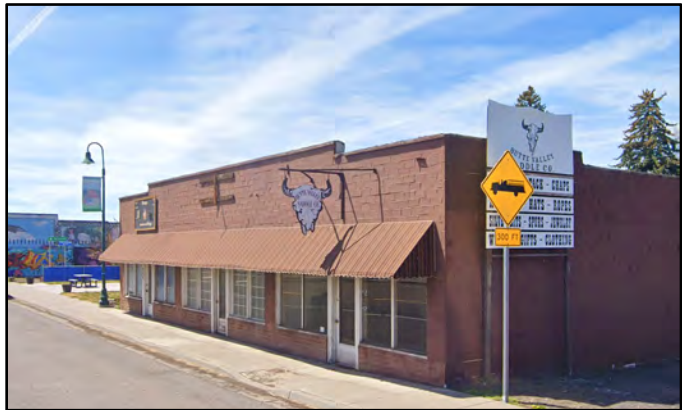
Properties along US 97 comprise the majority of Dorris' commercial area, with some properties along W. Third Street also providing commercial services. The downtown area has a limited amount of vacant land, but sites are suitable for development of small commercial enterprises, expansion of existing businesses, and redevelopment.

### **Industrial**

Due to the rural location of the City, it is unlikely there will be significant demand for conventional industrial development. Nevertheless, Dorris' access to the railroad and highway make properties adjacent to these transportation corridors attractive to businesses that support the region's agriculture or lumber industries and to retail and wholesale businesses in general. Typical uses in the Industrial (I) land use classification include lumber and wood product processing facilities, equipment sales and rental, and wholesale businesses. Uses that require a large amount of area for outdoor operations or storage and/or can generate impacts to surrounding parcels and uses in terms of noise, vibrations, glare, dust, and emissions require City Council approval. Lands designated Industrial are principally located within the southern and eastern areas of the City. Approximately 42.4 acres are designated for industrial use in Dorris with an estimated 12.5 vacant acres available for development.

### **Public Agency**

The Public Agency (PA) land use classification is intended for properties developed with publicly owned and operated facilities, including but not limited to, the schools, fire department, City Hall, library, water tower, and the City's wastewater treatment plant. Parcels developed with public facilities such as the Post Office and parks are typically provided for under other land use classifications.



**Figure 2-9, Commercial**



**Figure 2-10, Manufacturing**



**Figure 2-11, Public Agency**

## **Open Space**

The Open Space (OS) classification is comprised of public lands that provide active and passive recreational opportunities, and/or that should be preserved in a natural state for purposes of resource or flood protection. These areas buffer land uses, provide relief from urbanization, and are an important recreational, cultural, and visual resource for the community. Typical uses in the Open Space land use classification include parks, picnic areas, playgrounds, public facilities, utilities, natural resources, and recreation-related facilities. Periodic and intermittent uses, such as farmers' markets, special events, concessions, and similar uses may also occur within the Open Space land use classification with City approval. Properties included in the Open Space land use classification include McKay Park (formerly Westside Park), the Little League fields, tennis courts, and youth building. The park outside City Hall is provided for in the Public Agency land use classification.



**Figure 2-12, Open Space**

## **Planned Development**

The Planned Development (PD) land use classification is intended to enable and encourage flexibility of design and development of land in such manner as to promote its most appropriate use. Prior to the subdivision of properties classified PD, projects are subject to approval of a Development Plan or Specific Plan that, when approved, will be incorporated into a planned development ordinance for the site. Single-family residential use is permitted so long as there is no division of the property. Approved development



**Figure 2-13, Planned Development**

plans and related planned development ordinances for particular sites specify the appropriate development standards, code regulations, and performance standards to be applied to development of the site. Lands designated PD in the City include large undeveloped parcels south and southwest of the schools and library.

### **2.4.4 Density and Intensity Standards**

The term density in a land use context generally refers to the residential development capacity of the land. Residential density is expressed in terms of dwelling units per acre (du/ac). A dwelling unit is a building or part of a building used for human habitation. This can vary greatly in size from a live work unit to a multifamily apartment to larger single-family dwelling. For example, the density of a residential development with 24 townhouses on three gross acres of land is 8.0 du/ac. Population densities, however, are not absolute limits.



Land use intensity is used to refer to the amount of development allowed on a given parcel of land. Land use intensity can be expressed in different metrics. For the purposes of the Land Use Element, land use intensity is defined by lot coverage, which is the percentage of a lot covered by development, excluding areas designated for parking, landscaping, etc. Lot coverage does not regulate building placement or form, only the spatial relationship between building size and lot size; it represents an expectation of the overall intensity of future development.

The maximums assigned to the land use classifications below do not constitute entitlements, nor are property owners or developers guaranteed that an individual project, when evaluated against General Plan policies, will achieve these maximums. The density and intensity metrics establish a maximum development envelope or density range under appropriate conditions. Many factors, such as applicable zoning standards, state regulations, physical site conditions, and owner or developer choices may impact the final project design and overall density and intensity of development in addition to this Plan. In particular, it should be noted that state regulations allow specified land uses to exceed maximums established by the City or to provide for density averaging.

**Table 2-3  
Density and Intensity Standards**

| <b>Land Use Designation</b>      | <b>Units/Acre<br/>Persons/Acre*</b>  | <b>Max. Lot Coverage</b> |
|----------------------------------|--------------------------------------|--------------------------|
| Rural Residential (RR)           | 1 unit/acre<br>3 persons/acre        | 20%                      |
| Low Density Residential (LDR)    | 1-7 units/acre<br>3-18 persons/acre  | 35%                      |
| Medium Density Residential (MDR) | 1-12 units/acre<br>3-31 persons/acre | 50%                      |
| High Density Residential (HDR)   | 1-20 units/acre<br>3-51 persons/acre | 75%                      |
| Mixed Use (MU)                   | 1-20 units/acre<br>3-51 persons/acre | 75%                      |
| Commercial (C)                   | 1-20 units/acre<br>3-51 persons/acre | 75%                      |
| Industrial (I)                   | NA                                   | 75%                      |
| Open Space (OS)                  | NA                                   | 100%                     |
| Public Agency (PA)               | NA                                   | 100%                     |
| Planned Development (PD)         | Variable                             | Variable                 |

\* For the purpose of specifying population density in this table, an average of 2.53 people per household is assumed (U.S. Census Bureau, 2020). Calculations resulting in fractions of a person have been rounded accordingly.

## 2.4.5 Land Use Map

The land use classifications described above are largely consistent with the general distribution, location, and extent of the various land uses they provide for, as shown on the Land Use Map (**Figure 2-14**) below.

## 2.4.6 Land Use and Zoning Consistency

The land use classification described above provide a broad description of development expectations within the City of Dorris. To implement these designations and provide more guidance for property owners, **Table 2-4** identifies those zoning districts that correspond with the land use classifications. These zoning districts are not exclusive and zoning districts of similar nature may also be adopted and used in conformance with the General Plan. Zoning is a legislative act and can be amended within the parameters established by the land use classification. For example, when the City Council adopts a Planned Development ordinance for a specific project area or changes the mixed-use zoning of property consistent with density and intensity limits for the larger land use classification.

**Table 2-4**  
**Land Use Classification & Zone District Consistency**

| Land Use Designation |                            | Possible Zone Districts                                                       |                            |
|----------------------|----------------------------|-------------------------------------------------------------------------------|----------------------------|
| RR                   | Rural Residential          | R-A                                                                           | Residential Agriculture    |
| LDR                  | Low Density Residential    | R-1                                                                           | Low Density Residential    |
| MDR                  | Medium Density Residential | R-1                                                                           | Low Density Residential    |
|                      |                            | R-2                                                                           | Medium Density Residential |
| HDR                  | High Density Residential   | R-1                                                                           | Low Density Residential    |
|                      |                            | R-2                                                                           | Medium Density Residential |
|                      |                            | R-3                                                                           | High Density Residential   |
| MU                   | Mixed Use                  | M-U                                                                           | Mixed Use                  |
| C                    | Commercial                 | C-1                                                                           | Community Commercial       |
|                      |                            | C-2                                                                           | General Commercial         |
| I                    | Industrial                 | M                                                                             | Manufacturing              |
| PA                   | Public Agency              | P-A                                                                           | Public Agency              |
| OS                   | Open Space                 | O-S                                                                           | Open Space                 |
| PD                   | Planned Development        | All zones after adoption of a Planned Development Ordinance or Specific Plan. |                            |

## 2.5 SPHERE OF INFLUENCE

In April 2021, the Siskiyou Local Agency Formation Commission (LAFCo) last determined what it considers to be the probable future boundaries and service area for the City of Dorris, known as the City's Sphere of Influence (SOI). Because properties must be included within a city's SOI in order to be annexed, and because lands within a city's SOI are potentially critical to a city's ability to expand, LAFCo is required to update each city's SOI update every five years. As noted in the Introduction to the General Plan, the most recent SOI for the City of Dorris adopted by LAFCo is coterminous with current Dorris city limits (see **Figure 2-15**). While this does not provide for annexations or possible expansion of the City, there is no proposal to expand the City or its SOI at this time. Any changes proposed to the SOI during the planning period will need to be considered and the General Plan updated as appropriate.

Should expansion of the City of Dorris and its SOI be considered during the planning period, most of land surrounding the City consists of prime and non-prime agricultural land. Dorris is now and has always been a city that values, supports, and complements the agricultural community that surrounds it. Due to the City's location in an area of prime and non-prime agricultural soils, any outward expansion of the City will almost certainly transition the use of land from agriculture to urban development. As a result, the City wishes to pay particular attention to issues of land use compatibility and to ensure that new development minimizes the impacts of growth on the agricultural community that has supported Dorris since its beginnings. Through the use of land use buffers and transitions, sensible design, and a planned and methodical pattern of expansion, the impacts to surrounding agriculture can be minimized.

The County of Siskiyou currently regulates land uses adjacent to the City. As discussed above, most of the land in this area is zoned to accommodate agricultural activity. In accordance with Government Code Section 65859, a city may pre-zone unincorporated lands in its SOI or zone territory upon annexation consistent with its general plan. The City of Dorris General Plan Land Use Map does not propose land uses outside city limits. Rather, the City of Dorris Zoning Code states that "Territory annexed to the city and not shown as part of the city by the zoning map... shall upon the effective date of such annexation be classified and zoned as Low Density Residential (R-1), unless the city council has prior to such effective date zoned said territory to another classification, subject to annexation."

Annexation requests within a city's sphere of influence are initiated by the local agency at the request of landowners who wish to obtain city services so that they can develop their properties with urban uses or densities. Annexation proposals must be evaluated carefully, taking care to ensure that the annexation and future service needs will not become a burden to the receiving city. For this reason, the annexation process requires that the cost of providing services to the annexed territory be fully disclosed. The City's most recent annexation was the 116.5-acre West Area Annexation in 1979, which included land for the City's wastewater treatment plant. Most of the territory annexed at that time remains undeveloped. Due to the abundant supply of vacant land in Dorris and limited development pressure within and adjacent to the City, there have been no annexation proposals since then.

## **2.6 DISADVANTAGED UNINCORPORATED COMMUNITIES**

In accordance with Senate Bill 244 (2011), the Land Use Element must address any disadvantaged unincorporated communities located within the City or its sphere of influence. For the purposes of SB 244, a "community" is defined as an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another, and a "disadvantaged unincorporated community," or DUC, is defined as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. The three types of DUCs are further defined as follows: "fringe community" means any inhabited and unincorporated territory that is within a city's sphere of influence; "island community" means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean; and a "legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years. SB 244 defines "inhabited territory" as an area where 12 or more registered voters reside (Government Code Section 56046); however, LAFCOs may also redefine "inhabited area" as determined by local commission policy.

When DUCs are present, cities must address fringe communities and island communities in their land use elements, and counties must address legacy communities in theirs. In particular, the city or county's land use element must address the sewer, water, storm drain, and structural fire protection service needs or deficiencies of the DUC and provide an analysis of potential funding mechanisms that could make the extension of services to the identified communities financially feasible.

The presence of DUCs within the City's planning area would be of importance at the time LAFCo amends Dorris' sphere of influence and when annexing territory into the City. SB 244 requires that any city annexation proposal greater than 10 acres, or as determined by LAFCo policy, that is contiguous to a DUC cannot be approved without a companion annexation of the DUC unless a prior application for annexation of the same DUC area was received in the prior five years or LAFCo finds, based upon written evidence, that a majority of the residents within the DUC are opposed to annexation. It also requires that, for an update of a sphere of influence for a city or special district that provides public facilities and/or services for sewers, municipal and industrial water, or structural fire on or after July 1, 2012, a written statement of the present and probable need for those services within the DUC must be reviewed and considered by LAFCo.

### **2.6.1 Disadvantaged Unincorporated Community Analysis**

DUCs may lack basic infrastructure, such as sewer, water, or stormwater drainage, because they may have been developed prior to infrastructure being installed in proximity to them. Therefore, to promote equality and environmental justice in accordance with SB 244, the proximity of any potential "community" to the City was analyzed to determine if any such community exists and whether an analysis of the water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies of the community should be prepared. The City's analysis was based on American Community Survey 2023 median household data developed by the U.S. Census Bureau, a review of Census Designated Places and Census Block Groups,<sup>1</sup> an understanding of the community and surrounding area, the general distribution, location, and extent of existing and proposed infrastructure, and aerial photographs.

As shown on **Figure 2-16**, the median household income for the entire city and surrounding area was less than 80 percent of the statewide median household income in 2023.<sup>2</sup> During the City's review, three residentially developed, unincorporated clusters adjacent to the City were identified and assessed relative to the number of dwellings, registered voters, and residentially developed parcels within them. The neighborhood density of the residentially developed parcels in each cluster was then calculated using PolicyLink methodology to evaluate the proximity of dwellings to one another.<sup>3</sup> The City's findings are summarized in **Table 2-5** below.

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<sup>1</sup> There are no Census Designated Places in the sphere of influence. The Census Block Group that includes the City and surrounding area, while larger than the potential "communities" being assessed, provided the necessary Median Household Income data.

<sup>2</sup> In 2023, the Statewide Median Household Income was \$95,521 (80% = \$76,147).

<sup>3</sup> Consistent with the methodology used by the Siskiyou Local Agency Formation Commission (LAFCo), the City utilized the methodology in PolicyLink's 2013 "California Unincorporated: Mapping Disadvantaged Communities in the San Joaquin Valley Technical Guide" to evaluate neighborhood density.

**Table 2-5  
Analysis of Potential DUCs**

| Area | Acres | Less Than 80 Percent MHI | 10 or More Dwellings | Dwellings in Close Proximity | 12 or More Registered Voters | Located in SOI | DUC |
|------|-------|--------------------------|----------------------|------------------------------|------------------------------|----------------|-----|
| A    | 23.6  | Yes                      | Yes                  | No                           | Yes                          | No             | No  |
| B    | 35.9  | Yes                      | No                   | No                           | No                           | No             | No  |
| C    | 146.0 | Yes                      | No                   | No                           | No                           | No             | No  |

As shown on **Figure 2-16** and **Table 2-5** above, it was determined through the City’s analysis that there are no inhabited, unincorporated territories surrounded by or substantially surrounded by the City (i.e., no island communities), nor are there any inhabited and unincorporated territories within Dorris’ sphere of influence (i.e. no fringe communities). While the outcome was largely due to the City’s limited sphere of influence, other criteria such as the number of dwellings and/or registered voters and the density of development also affected the outcome. Because none of the residential clusters surrounding the City met all of the criteria for a DUC, the City is not required to prepare an assessment of the service needs of the residents within these areas. However, conditions may change in the future such that an update of the Land Use Element could become necessary to address and plan for the extension of services outside city limits. Furthermore, even though no assessment is required at this time, it should be noted that there are no known service deficiencies within the sphere of influence. Developed parcels in the sphere of influence are mostly served by individual well and septic systems (a few of the smaller parcels were extended city water service in the past), and as discussed in the Safety Element, the City of Dorris Fire Department currently provides structural fire protection services to most the area. While the unincorporated parcels lack complete storm drainage improvements, the City similarly lacks curb and gutter throughout most of the City, and the unincorporated properties are typically larger than city lots and more capable of accommodating stormwater.

### **2.6.2 Potential Infrastructure Funding Sources**

Although the City is not required to provide an analysis of potential funding mechanisms that could make the extension of services outside city limits financially feasible, many of the funding sources available for extending infrastructure outside the City are the same sources that are available for developing infrastructure inside city limits. For that reason, **Table 2-6** summarizes the funding programs that may be available for infrastructure development and is included as a resource for the City.

**Table 2-6  
Potential Infrastructure Funding Sources**

| Program                                   | Agency                                               | Description                                                                                                               |
|-------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Community Development Block Grants (CDBG) | California Department of Housing and Community (HCD) | These grants can fund the construction of sewer and water facilities, street maintenance, and other public work projects. |



| Program                                            | Agency                                                                  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Facilities Direct Loan and Grant Program | United States Department of Agriculture and Rural Development (USDA RD) | This program provides funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.                                                                                                                                                                                                                                  |
| Impact Fees                                        | Local Governments                                                       | Development impact fees can be imposed at the time of building permit application to provide the funding for new capital facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Taxation                                           | Local Governments and Public Agencies                                   | In 1982, the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. The Act authorized local jurisdictions to establish community facility districts that serve as a funding mechanism for financing public work projects and services.                                                                                                                                                                                                                                                                                                 |
| Clean Water State Revolving Fund (CWSRF)           | The State Water Resources Control Board                                 | The CWSRF provides financial assistance for a wide range of water infrastructure projects. It is a partnership between the US EPA and states governments. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, CWSRF provides loans to eligible recipients to construct municipal wastewater facilities and decentralized wastewater treatment systems, among other projects.                                                                                               |
| Emergency Community Water Assistance Grants        | United States Department of Agriculture Rural Development               | This program helps eligible communities prepare for, or recover from, an emergency that threatens the availability of safe, reliable drinking water for households and businesses.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Drinking Water State Revolving Fund (DWRSF)        | California Department of Public Health                                  | The DWRSF program assists public water systems in financing the cost of drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act requirements.                                                                                                                                                                                                                                                                                                                                                                                      |
| Bonds                                              | Local Governments                                                       | Bonding is a funding mechanism that can be used to fund large infrastructure projects. There are two primary bond types: revenue bonds and general obligations bonds. Revenue bonds are typically ensured by the project being constructed. Once the bond is paid, ownership is turned over to the jurisdiction. General obligation bonds are issued for the improvement and enhancement of real property. Local governments can raise property taxes to cover the costs of the bond and infrastructure project. Unlike revenue bonds, general obligation bonds require voter approval. |

| Program                                                     | Agency                                   | Description                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Household and Small Water System Drought Assistance Program | State Water Resources Control Board      | The State Water Resources Control Board authorized \$5 million to assist individual households and small water systems address drought-related drinking water emergencies. Funding is available as low interest loans and/or grant based on recipient's income and affordability.                                   |
| Integrated Regional Water Management (IRWM)                 | California Department of Water Resources | The IRWM grant programs include funding for planning, community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.                                                                                                     |
| Proposition 84                                              | State Water Resources Control Board      | The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act (Prop 84) provides funding for capital costs on projects addressing excessive stormwater runoff, including projects related to the collection of stormwater and treatment of water to reduce contamination. |

## 2.7 CORRELATION WITH OTHER GENERAL PLAN ELEMENTS

The Land Use Element is often the most visible and frequently used element in the General Plan because it incorporates the issues, opportunities, and constraints identified throughout the General Plan and renders them into a comprehensive set of land use policies and a concise land use diagram. However, it is important to review all relevant goals, policies, and programs of the General Plan when evaluating discretionary projects, actions, and activities to ensure City decisions are consistent with and further the General Plan. For instance, a project proposed near the railroad may be affected by transportation noise and be subject to the noise mitigation standards in the Noise Element, or if proposed adjacent to agricultural lands, the project may be subject to policies in the Open Space & Conservation Element.

The correlation between the Circulation Element and Land Use Element is especially important to the development of the City. This is because the City of Dorris endeavors to maintain its small-town character through sound planning, orderly growth, and good design that recognizes the City's compact, grid-based urban form. The City's compact form enhances non-vehicular circulation opportunities and supports the circulation system. Should Dorris grow from a small city of under 860 people to become a city significantly larger than its current size, the movement of people in and around the City will become increasingly important. Streets will need to be designed to facilitate additional modes of travel, and transit options expanded to better serve the needs of the population. Land use and transportation planning will need to go hand in hand to ensure transportation decisions and infrastructure are an integral component of the City's growth.

Additionally, although the information contained in the maps and diagrams throughout the General Plan has been incorporated into the policies and land use map contained herein, the maps and diagrams in the other elements should be referenced directly, the information they contain periodically reviewed, and the maps and diagrams updated as needed. When this occurs, the Land Use Element and Land Use Map should be evaluated and updated as necessary. This is particularly the case with changes to maps in the Open Space & Conservation Element and Safety

Element showing the extent of flood and fire hazard severity zones within and adjacent to the City.

## 2.8 LAND USE ELEMENT GOALS AND POLICIES

**GOAL LU-1:** A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

**GOAL LU-2:** Dorris' rural small-town character conserved and enhanced.

**GOAL LU-3:** A strong economic base that provides more job opportunities for residents of the City.

**GOAL LU-4:** Sustainable planned growth in the planning area balanced with preservation and protection of the viability of agricultural areas surrounding the city.

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**GOAL LU-1:** A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

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**Policy LU-1.1:** The City strives to ensure a compatible mix and quantity of land designated and zoned to serve the needs of the community.

**Policy LU-1.2:** The City maintains flexibility within the Zoning Ordinance by allowing development opportunities through the use permit process as well as through approval of similar uses not otherwise listed in the Zoning Ordinance.

**Policy LU-1.3:** The City supports the development of residential, mixed-use, commercial, and industrial areas where suitable land exists with good access, adequate infrastructure, and where such uses will have a minimum of conflict with current and future adjacent land uses.

**Policy LU-1.4:** The City encourages an integrated mix of housing types and sizes within residential areas to promote housing opportunities for people of all ages and abilities.

**Program LU-1A:** Adopt the General Plan Land Use Map (**Figure 2-14**), as the official land use diagram for the City of Dorris.

**Program LU-1B:** Adopt zoning regulations that are consistent with and support implementation of the General Plan Land Use Element.

**Program LU-1C:** Review the General Plan's residential and commercial capacities every eight years and modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values.

**Program LU-1D:** Implement the programs of the Housing Element related to residential development.

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**GOAL LU- 2: Dorris' rural small-town character conserved and enhanced.**

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**Policy LU-2.1:** The City strives to maintain Dorris' small town character while allowing for population and business growth, as well as increased employment, shopping, cultural, and recreational opportunities, and other tax revenue generating uses.

**Policy LU-2.2:** The City applies land use classifications and zoning 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-2.3:** The City protects existing neighborhoods from added noise, traffic, light, and other characteristics that may negatively affect them.

**Policy LU-2.4:** The City ensures that proposed uses will be compatible with existing land uses when approving discretionary development proposals.

**Policy LU-2.5:** The City avoids the overconcentration of land uses in any area of the City where the resultant increase in traffic, noise, and other impacts would adversely impact the public health, safety, peace, and general welfare of residents.

**Policy LU-2.6:** The City desires to keep commercial and industrial developments in scale with the small-town atmosphere, in part through controls on the size and height of structures and the scale and quantity of signs.

**Program LU-2A:** Include development standards in the Zoning Ordinance that provide adequate separation, buffering, landscaping, screening, and other provisions as needed to ensure compatibility between potentially incompatible land uses.

**Program LU-2B:** During review of discretionary proposals, require buffers when warranted between dissimilar land uses; urban uses and open space; environmentally sensitive areas and habitats; biological, historical, and cultural resources; and agricultural lands. Buffers may include additional setbacks, solid barriers, redesign, or other means to protect the resource.

**Program LU-2C:** Upon review of discretionary permits, add conditions to the project approval, when warranted, to support the public peace, health, safety, and general welfare.

**Program LU-2D:** Preserve and strengthen the character of existing residential neighborhoods by developing and maintaining sidewalks and encouraging property owners to maintain their properties.

**Program LU-2E:** Support neighborhood watch initiatives and partner with community and neighborhood organizations to combat crime and promote public safety.

**Program LU-2F:** Encourage the design of projects that enhance public safety and discourage crime by orienting homes and buildings toward the street, providing adequate lighting and sight lines, and selectively installing fencing and landscaping.

**Program LU-2G:** Encourage high standards of property maintenance and provide for rapid abatement of conditions contributing to blight.

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**GOAL LU-3: A strong economic base that provides more job opportunities for residents of the city.**

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**Policy LU-3.1:** The City supports the expansion and retention of existing businesses and facilitates business development in the City.

**Policy LU-3.2:** The City encourages infill development, adaptive reuse of existing buildings, and the restoration of historic structures to revitalize the downtown as a center of community activity.

**Policy LU-3.3:** The City promotes a mix of daytime and evening uses in the downtown, including restaurants, professional offices, entertainment, and housing to encourage activity throughout the day.

**Policy LU-3.4:** The City fosters redevelopment and revitalization of older and deteriorating portions of the City.

**Program LU-3A:** Reinforce the town center as the physical and cultural center of the City, recognizing its importance to the community's sense of place.

**Program LU-3B:** As resources permit, seek funding via grant and loan programs to aid business development through improvement and expansion of city services and facilities (e.g., roadway improvements, water and sewer infrastructure, streetscaping and other beautification efforts, etc.).

**Program LU-3C:** Develop and maintain an inventory of vacant and underdeveloped mixed-use, commercial, and industrial properties that are or can be served with city utilities to aid businesses in the site selection process.

**Program LU-3D:** Identify and actively promote development of key vacant or underutilized sites for commercial and mixed-use development in and adjacent to the downtown area.

**Program LU-3E:** Evaluate in consultation with residents, and the business community in particular, whether to develop and adopt an objective design review process for the downtown that could be applied to new development and to existing development at the time of façade improvements. Encourage a variety of building styles and types consistent with the community's small-town feel.

**Program LU-3F:** Allow home-based businesses in residential neighborhoods when there is no indication of a home-based business from outside the home, the nonresidential use is compatible with adjacent uses, and the home-based business is at a scale that is accessory to the residential use.

**Program LU-3G:** Provide for and encourage the development of a broad range of uses in the downtown area to reduce the need for travel to adjoining communities and to capture a greater share of local spending.

**Program LU-3H:** Support the formation of a merchants' association to provide a forum for promoting healthy local businesses.

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**GOAL LU-4: Sustainable planned growth in the City's planning area balanced with preservation and protection of the viability of agricultural areas surrounding the city.**

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**Policy LU-4.1:** The City encourages, promotes, and facilitates infill development and phased extension of city services in an effort to discourage sprawl and maintain a compact urban form.

**Policy LU-4.2:** The City protects agricultural land uses surrounding the City through maintenance of firm urban boundaries, incorporation of agricultural buffers, and support for the agricultural industry.

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

**Program LU-4B:** Update the General Plan Land Use Element, as needed, in response to proposed amendments and updates to the Sphere of Influence.

**Program LU-4C:** To minimize conflicts between urban uses within the City and agricultural uses outside of the City, require a minimum 100-foot-wide physical separation between agricultural uses (not including agricultural support industries) and new residential dwellings. The buffer may include roadways, pedestrian/bicycle routes, stormwater basins, open space, etc.

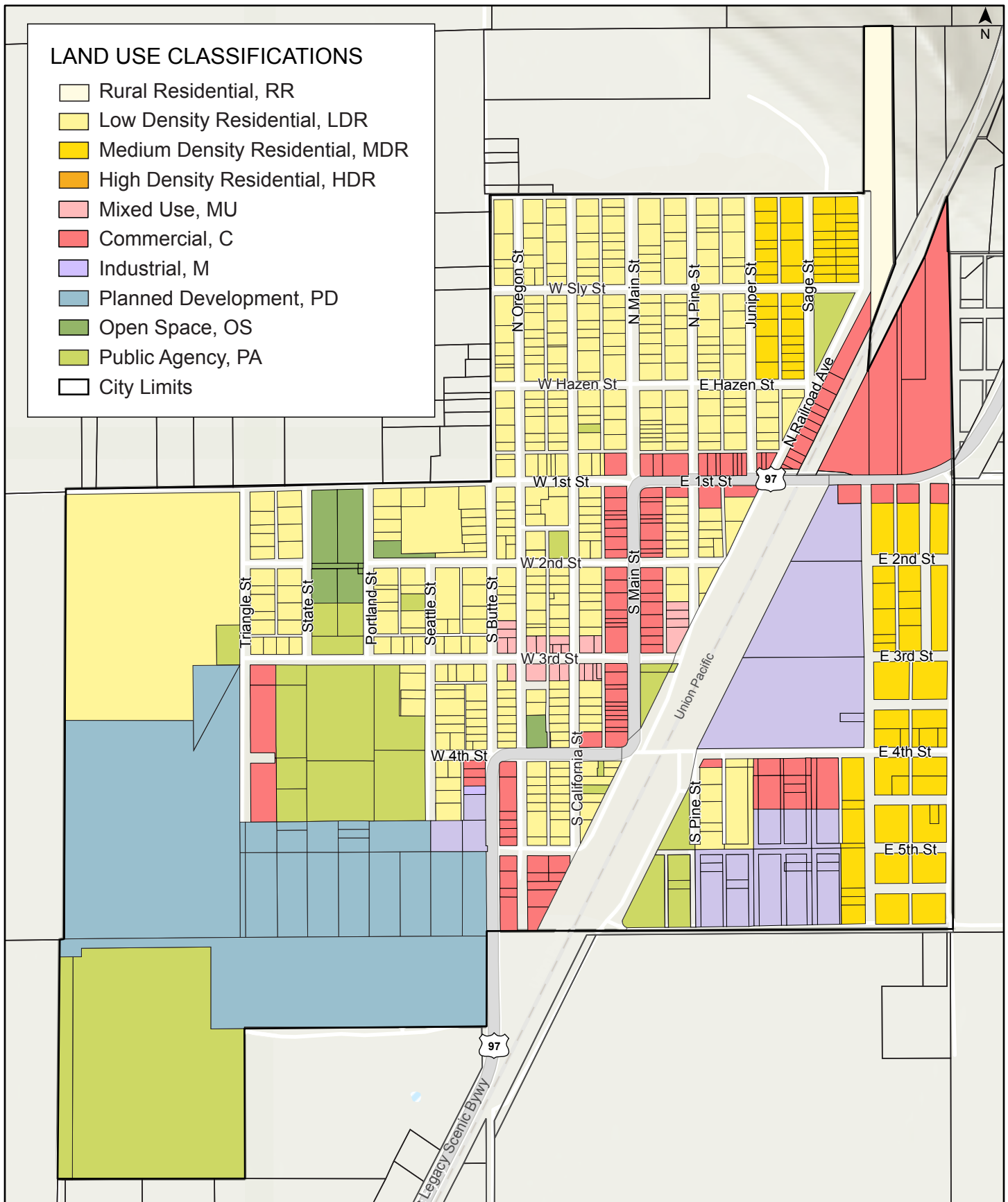
**Program LU-4D:** As vacant land in the city becomes limited, work with LAFCo to expand the Sphere of Influence (SOI) and encourage the annexation of suitable land within the SOI that can be readily served with city utilities, where the relationship between existing and planned land uses moderates Vehicle Miles Traveled , and where impacts to agricultural lands would be minimized.

**Program LU-4E:** In response to annexation proposals, pre-zone lands within the Sphere of Influence as a means to maintain a variety of land uses that meet the needs of the community.

## 2.9 REFERENCES

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**Figure 2-2, Land Use Map**

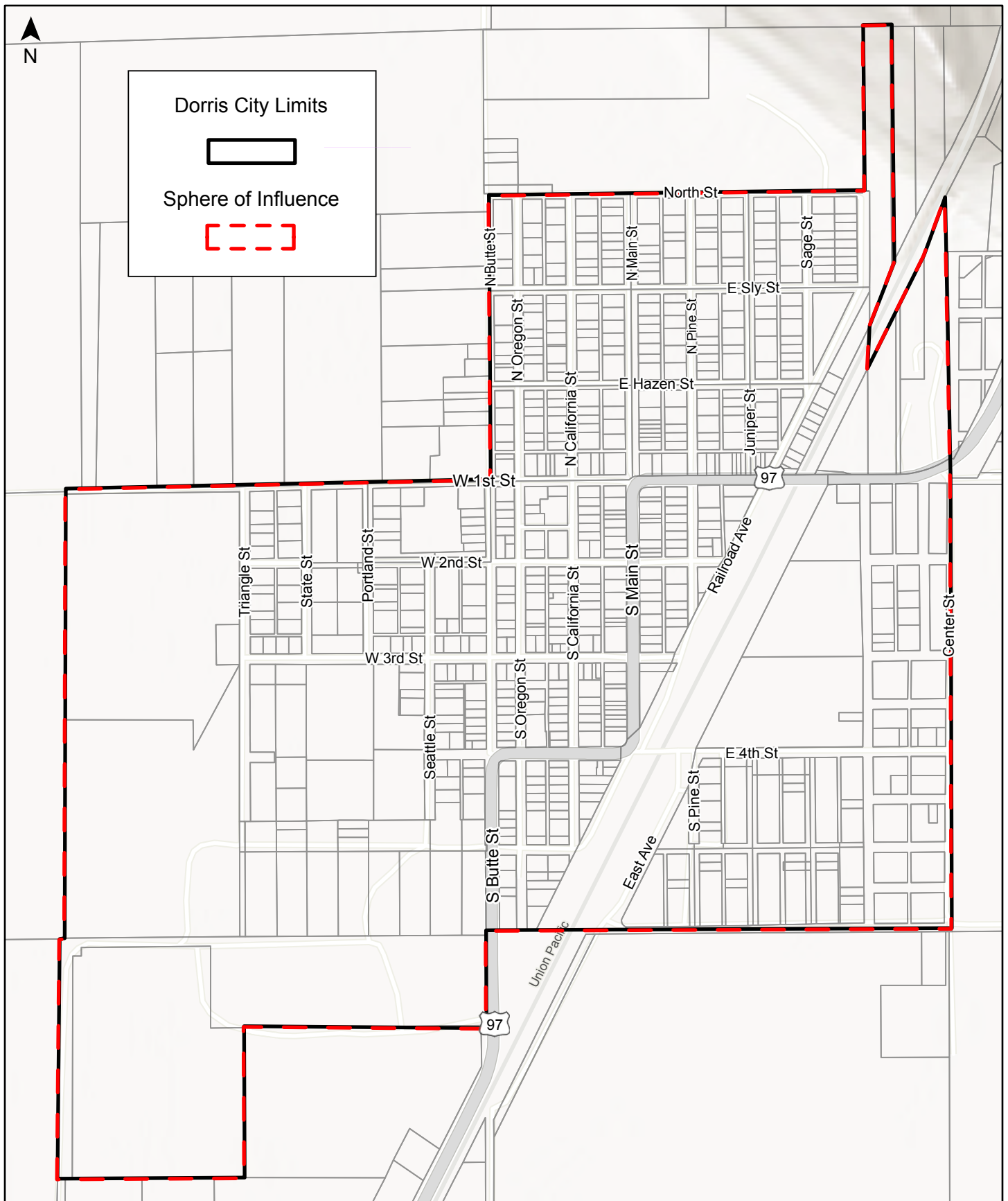
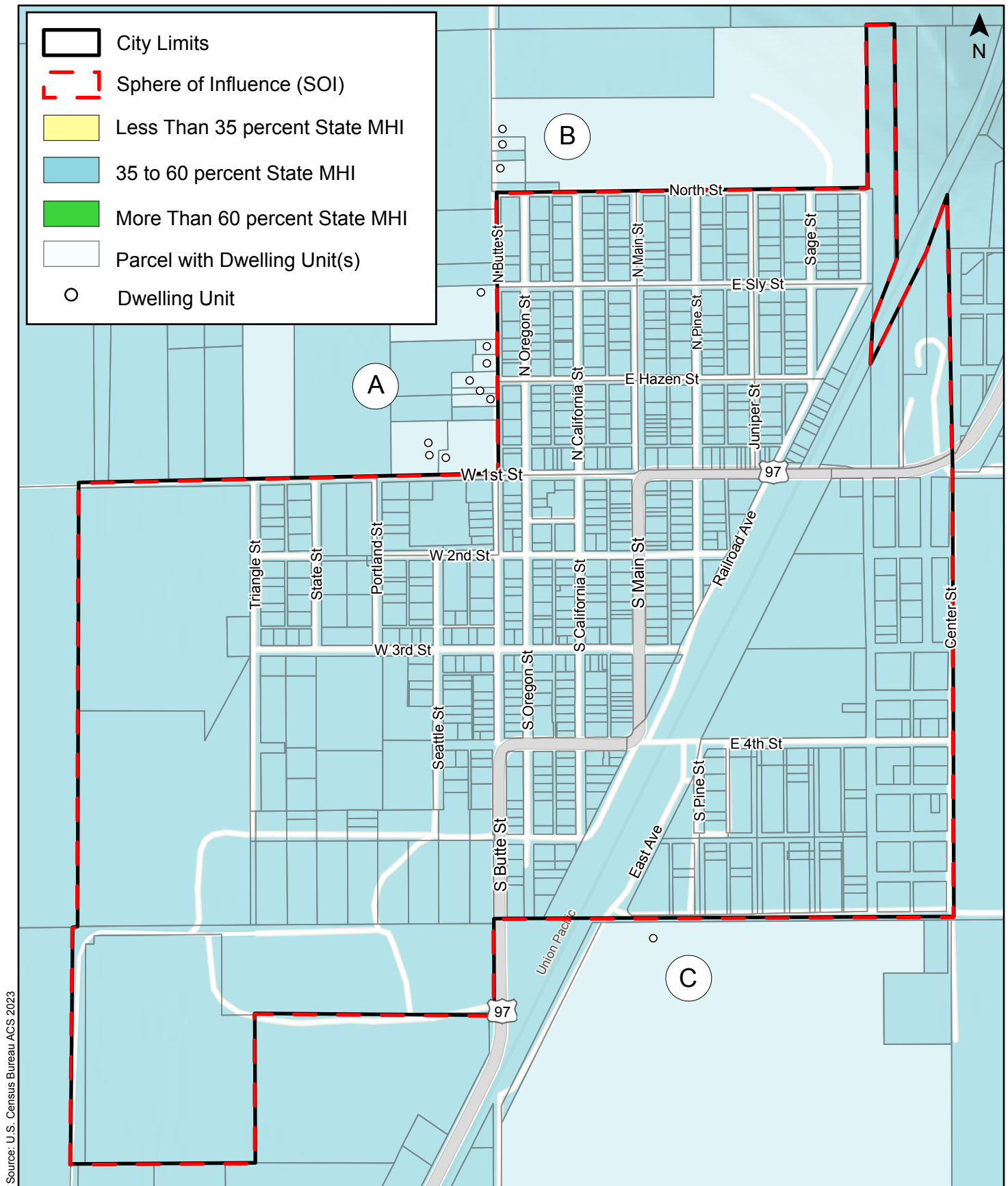


Figure 2-15, Sphere of Influence



**Figure 2-16, SB 244 DUC Analysis**