COUNTY OF SAN LUIS OBISPO

THE LAND USE AND CIRCULATION ELEMENTS
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

FRAMEWORK FOR PLANNING COASTAL ZONE

FIRST ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
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COUNTY OF SAN LUIS OBISPO

Amended

May 5, 1992	Ord. 2544
December 15, 1992	Ord. 2591
September 7, 1993	Ord. 2634
August 23, 1994	Ord. 2686
December 5, 1995	Ord. 2740
October 19, 1999	Ord. 2885
February 6, 2001	Ord. 2933

PREFACE

Residents of San Luis Obispo County enjoy a rare blend of Mediterranean climate, superb physical setting and hospitable living. The county has been fortunate in avoiding many environmental, social and economic problems that have occurred elsewhere. However, continuing population growth encouraged by these amenities has presented the county with the necessity of making far-reaching land use decisions.

We depend upon the land for food and fiber, space to live and work, water supply, wildlife, recreation, waste disposal and other numerous resources. Land use decisions must balance an increasing demand for new areas where development can occur, with the need to preserve the environment upon which the population depends. As a result of competing demands for the use of land, the interest of the public in the development and the use of private land must be clearly defined. The county population will continue to grow, while the amount of land and resources available to accommodate growth are limited.

Decisions to establish new land uses must occur within a regulatory framework that considers the needs of a particular use as well as the characteristics of the development site and its surroundings. Development should assist in maintaining, and hopefully improving the long-term quality and productivity of the land. This Land Use Element and the accompanying Coastal Zone Land Use Ordinance provide the framework for county decisions on land use and development, and represent the values and goals of the county regarding land use. It will be up to both public agencies and the private entrepreneur to implement these values in the future development of the county. Difficult choices will arise, but we must remember that we are planning so that our children, future residents and visitors may continue to enjoy the benefits of San Luis Obispo County we now share.

CHAPTER 1: INTRODUCTION & GENERAL GOALS OF THE LAND USE ELEMENT & LOCAL COASTAL PROGRAM

The Land Use Element (LUE) is a plan describing the official county policy on the location of land uses and their orderly growth and development. The Land Use Element is one of several parts (elements) of the San Luis Obispo County General Plan. The Land Use Element also incorporates the Land Use Plan portion of the County Local Coastal Program. The plan has been prepared in accordance with state law regulating General Plans and Local Coastal Programs, and has been adopted by the county Board of Supervisors and California Coastal Commission. The LUE coordinates policies and programs in other county general plan elements that affect land use, and provides policies and standards for the management of growth and development in each unincorporated community and the rural areas of the Coastal Zone. The LUE will serve as a reference point and guide for future land use planning studies throughout the county.

For understanding and ease of administration, the Land Use Element and Land Use Plan portion of the Local Coastal Program have been combined into a single plan for the Coastal Zone portion of the county.

Authority

California law requires each county to establish a planning agency to develop and maintain a comprehensive long-term general plan. The Government Code (Section 65302a) mandates a land use element designating the proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of the lands. The land use element is to include standards of population density and building intensity recommended for the territory covered by the plan, and is also to identify areas subject to flooding, which must be reviewed annually.

For areas within the Coastal Zone boundary of the county established by the California Coastal Act of 1976, additional standards and procedures (Public Resources Code Section 30510 et seq.) For the preparation, approval and certification of Local Coastal Programs are required by state law.

Scope and Purpose

The state guidelines for the preparation of general plans require the Land Use Element to include:

1. Identification of land use issues.

2. Land use policies and proposals, distinguishing among any short, middle and long-term periods of fulfillment.

3. A description of land uses and land use intensities, including the relationships of such uses to social, environmental and economic goals and objectives.

4. Standards and criteria for physical development within each use area with consideration for land capacity.

5. A description of the land use pattern, including text and a diagram or other graphic such as a map.

6. An outline for implementation, describing measures necessary to achieve land use objectives and policies, and the timing or staging of plan implementation.

There are similar guidelines for the preparation of Local Coastal Programs (LCP). Public Resources Code Section 30500 requires that "each local government lying whole or in part, within the coastal zone shall prepare a Local Coastal Program for that portion of the coastal zone within its jurisdiction." It is the intent of the state legislature that Local Coastal Programs be sufficiently specific to meet the requirements of Public Resources Code 30108.5 which is defined as follows:

> "Local Coastal Program" means a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level. Similarly, a "Land Use Plan" means the relevant portion of a local government's General Plan, or Local Coastal Element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

The county has combined the Land Use Element and Local Coastal Program Land Use Plan into a single plan comprised of Coastal Framework for Planning, Coastal Plan Policies Document, the four planning area texts (North Coast, Estero, San Luis Bay and South County) and Land Use Category maps.

The criteria for review of Local Coastal Programs are found in Chapter 3 of the California Coastal Act (commencing with Section 30200) which include policies and standards regarding public access, recreation, marine environment, land resources, development, and industrial development.

General plans and Local Coastal Programs are implemented primarily through zoning and subdivision regulations. Implementation of these plans also occur through government activities such as capital improvement programs, public works, property acquisition, tax programs, and through voluntary actions of the private sector. State law requires zoning and land divisions to be consistent with the adopted general plan and local coastal program.

A. GENERAL GOALS OF THE LAND USE ELEMENT

The following goals describe the fundamental purpose for the Land Use Element (LUE), Local Coastal Program (LCP), and Circulation Element. These general goals, together with the Coastal Plan Policies document, provide the basis for defining the 13 land use categories, and for determining the land areas to which they are applied. More detailed goals, objectives and policies that address specific planning issues are presented in the other chapters of this document, the Coastal Plan Policies document, in the area plans, and ordinances. The provisions of the Land Use and Circulation Elements are designed to carry out these goals. Proposed amendments and updates to the Land Use Element and Local Coastal Program should also further these goals.

The goals also function as criteria to help determine consistency of a development proposal with the LUE/LCP. New development should be located, designed and built in a manner that furthers these general goals, as well as complying with all other provisions of the LUE/LCP. The following are the general goals of the Land Use Element and Local Coastal Program:

1. **Environment - Maintain and protect a living environment that is safe, healthful and pleasant for all residents by:**

   a. Assuring the protection of coastal resources such as wetlands, coastal streams, forests, marine habitats, and threatened and endangered species.

   b. Balancing the capacity for growth allowed by the Land Use Element with the sustained availability of resources.

   c. Conserving nonrenewable resources and replenishing renewable resources.

   d. Mitigating adverse impacts from development using the best available methods and technology, to the maximum extent feasible.

2. **Air Quality - Preserve, protect and improve the air quality of the county by:**

   a. Seeking to attain and maintain state and federal ambient air quality standards.

   b. Mitigating to the extent feasible, potential adverse air quality impacts from new development using the best available technology.

   c. Minimizing the generation of air pollutants from projected growth.

   d. Implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle.

   e. Minimizing travel distance and trip generation by the location of land uses.

   f. Encouraging the use of alternative energy sources such as solar, wind, and wave technology to reduce the use of non-renewable resources.

3. **Population Growth - Provide for a sustainable rate of orderly development within the planned capacities of resources and services by:**

   a. Developing and maintaining information on population growth rates.

   b. Establishing a growth management system that protects communities and resources from the adverse effects of growth.

   c. Establishing a growth management rate annually according to the Growth Management Ordinance.

   d. Guiding allocated development to areas of the county capable of sustaining growth without adverse effects.

   e. Providing the lead time necessary to fund and put in place public services necessary to support the population growth, considering the county's and taxpayers' financial ability to provide them.

4. **Distribution of Land Uses - Encourage an urban environment that is an orderly arrangement of buildings, improvements, and open space appropriate to the size and scale of development for each community by:**

   a. Maintaining a clear distinction between urban and rural scale development. Rural uses outside of urban and village areas should be predominately agriculture, low-intensity recreation, low-density residential and open space uses, which will preserve and enhance the pattern of identifiable communities.

   b. Identifying important agricultural, natural and other rural areas between cities and communities, and work with landowners to maintain their rural character.

   c. Encouraging the protection of commercial agricultural land, both prime and non-prime soils, for the production of food, fiber, and other agricultural commodities.

   d. Developing urban and rural settlement strategies.

   e. Implementing policies to determine where growth should occur, and to clearly distinguish between urban, village, transition, and outlying rural areas.

5. **Location and Timing of Urban Development - Plan for a land use pattern and population distribution that is consistent with the capabilities of existing public services and facilities by:**

   a. Encouraging the phasing of urban development in a compact manner, first using vacant or under-utilized "infill" parcels, and second lands adjacent or near these areas by:

   b. Encouraging the voluntary transfer of potential development from premature subdivisions, agricultural lands, environmentally sensitive areas, and hazard lands, using the latest ordinances, positive incentives, settlement strategies, and transfer of development credits programs, where feasible.

   c. Require consideration of the timely availability of funding as an integral part of expanding public facilities and services.

6. **Residential Land Uses - Preserve and enhance the quality of residential areas by:**

   a. Locating urban residential densities within urban or village reserve lines near employment areas.

   b. Protecting residential areas from incompatible and undesirable land uses.

   c. Preserving desirable neighborhood characteristics such as compatible uses, open views and yard areas, sense of scale, landscaping, pedestrian ways, and other amenities.

   d. Encouraging the maintenance and establishment of affordable housing opportunities for those who need them, including senior citizens, service and agricultural workers.

   e. Requiring major developments and long range plans to create a balance between available jobs and housing in coastal communities, by locating them in areas that reduce the need for commuting.

7. **Commercial and Industrial Land Uses - Designate commercial and/or industrial areas that are compatible with overall land use by:**

   a. Designating visitor serving and community serving commercial areas that are located near existing similar development and their users.

   b. Creating and preserving desirable neighborhood business characteristics, such as compatible uses, safe employment areas, sense of scale, landscaping, pedestrian ways, and other amenities.

   c. Designating commercial land uses that will be convenient to users and consumers, realistically related to market demand, and near areas where employees will likely reside.

8. **Visitor Serving, Recreation and Resort Development - Preserve and enhance visitor opportunities in appropriate locations as an important part of the coastal economy by:**

   a. Requiring that new destination resorts and recreational development such as hotels, conference centers, and golf courses be located within or adjacent to urban or village areas, or existing visitor destination points.

   b. Allowing limited small scale recreational development such as motels, restaurants, parks, and beaches in rural areas - if consistent with all other provisions of the coastal program.

   c. Implementing the California Coastal Act by acknowledging that visitor serving facilities have priority over private residential, non-visitor serving commercial or industrial development, but not over agriculture or coastal dependent industry.

   d. Recognizing that while visitor serving uses are encouraged by the California Coastal Act, they shall not exceed resource capabilities, conflict with agricultural uses, or be permitted when adverse environmental effects may result.

   e. Carefully balancing the needs of visitors, businesses, and local residents.

   f. Periodically reviewing the location of 'V'- Visitor Serving Overlay classifications during the Plan update process.

9. **Public Services and Facilities - Provide additional public resources, services and facilities to serve existing communities in sufficient time by:**

   a. Avoiding the use of public resources, services, and facilities beyond their renewable capacities.

   b. Planning for and monitoring new development through the resource management system and growth management strategies, to ensure that resource demands will not exceed existing and planned capacities, or service levels.

   c. Financing the cost of additional services and facilities from those who benefit such as local residents, businesses, public agencies, and visitors. Based on reliable studies, such as cost benefit analyses, finance methods may include dedications, development impact fees, in-lieu fees, or other exactions to assure that adequate services are available.

d. Locating new public service facilities as close as possible to the users. If facilities are necessary in rural areas, allow for sufficient buffers to protect environmentally sensitive, and agricultural areas.

e. Planning new land uses that avoid overburdening existing resources, services and facilities.

10. Circulation - Integrate land use and transportation planning by:

a. Coordinating with cities to ensure that traffic and transportation demands can be safely and adequately accommodated.

b. Designing a transportation system that provides safety within feasible economic and technical means, preserving important natural resources and features, promoting the aesthetic quality of the region, and minimizing adverse environmental changes.

c. Encouraging the development of alternative transportation modes such as bike-ways, carpooling, transit systems, and other methods that serve the resident and visitor needs of the coastal areas.

d. Exploring the possibility of utilizing transit management systems before making decisions that will significantly alter the character of the coastal roads, highways, and the communities that they serve.

11. Implementation and Administration - Improve the effectiveness of the planning process by:

a. Working toward minimizing administrative delays and costs to fee payers in the administration of the land use element.

b. Simplifying development review procedures and providing incentives for development to locate where plan policies encourage it to occur.

c. Working closely with cities to provide continuity between city and county land use planning, and to achieve common land use goals through reciprocal agreements.

d. Encouraging maximum public participation in the decision making process when new plans are developed and when development is being reviewed.

e. Encouraging comments from other agencies, districts, community advisory councils, special interest groups, property owners, residents, and other individuals.

f. Developing clear policies, programs, and performance standards that encourage the most desirable community living and working environment for the residents of the county.

12. Open Space - Preserve urban and rural open space as an irreplaceable resource for future generations by:

a. Encouraging cooperation of governmental agencies, landowners, and non-profit organizations in the preservation of open space.

b. Balancing the rights of individual property owners and need for open space.

c. Encouraging better access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations.

13. Resource Use and Energy Conservation - Support the conservation of energy resources by:

a. Requiring energy conservation through land use/transit balances, and subdivision and building regulations that require energy conservation methods incorporated into their design.

b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources.

c. Recognizing the impacts of land use and water consumption in an area that has a semi-arid climate.

d. Encouraging land use and transit measures that reduce use of non-renewable resources such as petroleum.

14. Property Rights - Recognize and protect property rights by:

a. Seeking to maintain a balance between the rights of property owners and efforts to plan for the community.

b. Not taking property without just compensation.

c. Recognizing and protecting the rights of all property owners, individuals and groups to comment and participate in coastal planning and land use decisions.

15. Economics - Promote a strong, diverse, and viable local economy by:

a. Pursuing planning policies that balance economic, environmental, and social needs of coastal areas.

b. Recognizing the importance of tourism and agriculture as significant parts of the economic base of the coastal areas.

c. Considering the economic effects of land use planning decisions.

B. PLANNING APPROACH

The Land Use Element, which includes the Local Coastal Plan, has been designed to support county land use decisions as part of a dynamic process instead of being a rigid, static plan. To achieve that objective, the LUE has been structured and is used differently than traditional land use plans and zoning. As in previous plans, land use maps illustrate long-term land use and growth policies, but they are also used to evaluate current development proposals in much the same way as former district maps of the zoning ordinance. The LUE also accommodates a more detailed, periodic review of its policies, and updating of supporting information in response to changing conditions.

In conjunction with the LUE, the Zoning Ordinance has been replaced with the Coastal Zone Land Use Ordinance (CZLUO) for the coastal zone of the county.

Together, the Land Use Element and Coastal Zone Land Use Ordinance are an integrated land use policy and regulatory system. The LUE establishes where land uses may be located. The ordinances regulate site design and development. A use required to have a permit by the CZLUO cannot be approved unless it is consistent with the Land Use Element. In general, the LUE allows a wider range of land uses than zoning that attempts to maintain harmonious land uses by rigidly segregating uses in separate districts. The performance standards of the Coastal Zone Land Use Ordinance ensures compatibility of adjacent uses. The LUE and CZLUO are together a growth management system that directs the amount, type and intensities of development into specific areas.

During the studies that produced the structure and procedures of the Land Use Element, land use policies were formulated through review of two kinds of information. First, existing county land use policies were accepted as the foundation for the document. Before the Land Use Element, county land use policies were in various general plan elements, individual community plans and adopted specific plans (see "Relationship to Other Adopted Plans"). The LUE did not attempt to redefine those policies, but incorporated them into a more consistent framework. Changes occurred only where current information showed clear shifts in local conditions, invalidating previous policy decisions. Information that supported the review of existing policy was a broad data base on both natural and man-made features of the county landscape. The data provide a current perspective on county economic, social and physical conditions affecting land use. Characteristics considered included natural features (vegetation, soils, slopes and hazards) and man-made features (existing land use, parcel sizes, ownership patterns, and current zoning). The policies of the Land Use Element resulted from all those factors.

Later, the Land Use Element was amended to include and incorporate the certified Local Coastal Program Land Use Plan including the Coastal Plan Policies Document, Coastal Framework for Planning, and Coastal Zone Area plans which include programs, standards and land use maps.

C. ORGANIZATION OF THE LAND USE ELEMENT FOR THE COASTAL ZONE

The Land Use Element, which includes the local coastal plan, has four major sections: Coastal Framework for Planning, the Coastal Plan Policies Document, the area plans and the official maps. The Circulation Element of the General Plan is included in the Land Use Element with text and map references within these sections.

Framework for Planning - Coastal Zone

Part I of the LUE, Coastal Framework for Planning, contains Policies and Procedures that apply to the unincorporated area of the Coastal Zone, defining how the LUE is used together with the Coastal Zone Land Use Ordinance (CZLUO) and other adopted plans.

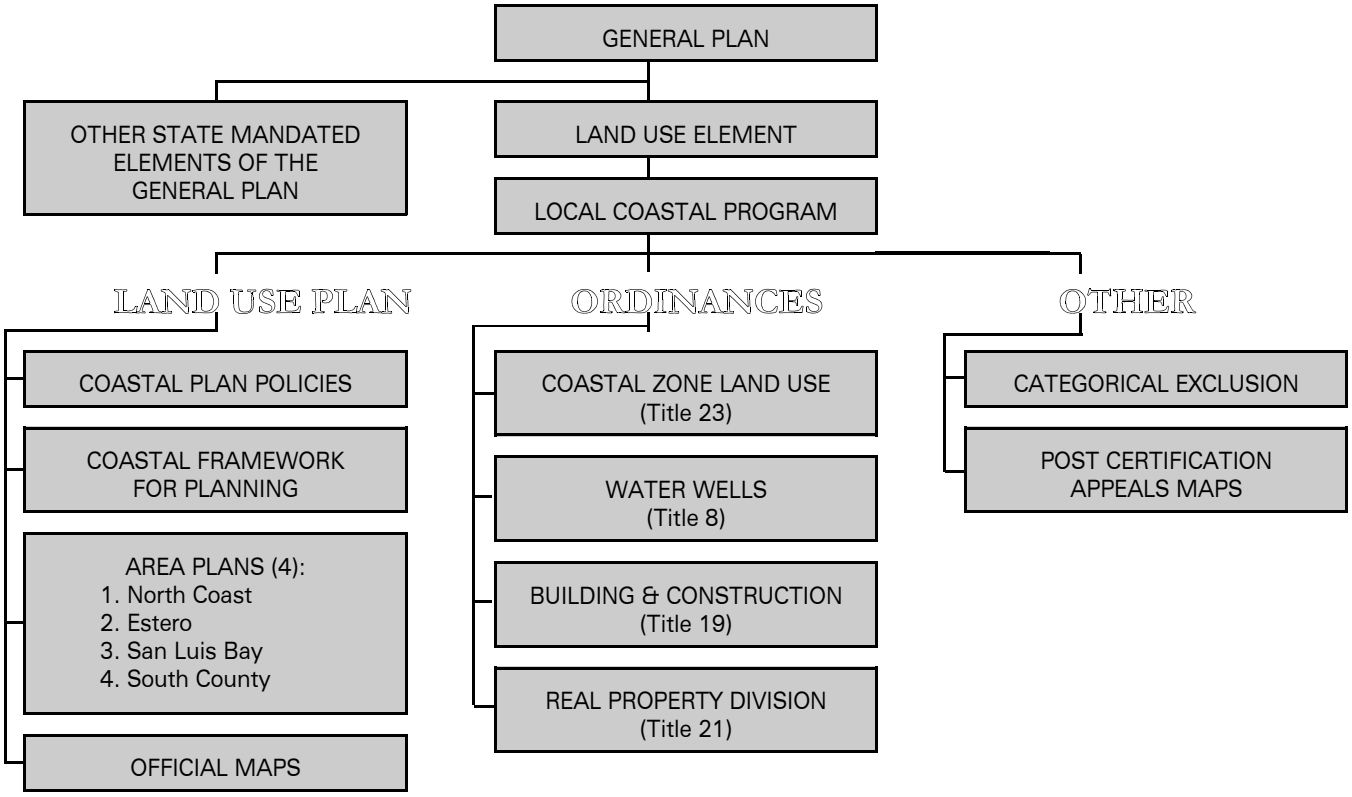
Coastal Framework for Planning is only used in reviewing development and land division proposals as follows:

1. The descriptions of purpose and character for each land use category in Chapter 7 and the population density and building intensity criteria are used to review proposed amendments to the LUE and to review individual development projects proposed in existing land use categories.

2. The parcel size ranges, population density, and building intensity criteria in Chapter 6 are used with Chapter 23.04 of the CZLUO to review proposed land divisions for general plan and Local Coastal Program consistency.

3. The allowable use charts (Coastal Table O) and use definitions in Chapter 7 determine whether a land use is allowed in the land use category where a proposed site is located. Coastal Table O also determines whether the standards of Chapter 23.08 of the Coastal Zone Land Use Ordinance apply in a particular land use category.

RELATIONSHIP OF THE LOCAL COASTAL PROGRAM AND THE GENERAL PLAN



DEFINITIONS:

LAND USE ELEMENT - The Land Use Element (LUE) of the San Luis Obispo County General Plan adopted under Section 65302 of the California Government Code.

LAND USE PLAN - The Land Use Plan of the San Luis Obispo County Coastal Program, which is combined with the Land Use Element of the San Luis Obispo County General Plan.

LOCAL COASTAL PLAN - The Local Coastal Program Land Use Plan, which is a portion of the county's Local Coastal Program as certified by the California Coastal Commission. The Local Coastal Plan consists of the Coastal Plan Policies document, Land Use Element programs and standards (Part II of the LUE) and Land Use Element official maps (Part III of the LUE).

LOCAL COASTAL PROGRAM - Consists of (A) the Local Coastal Plan, (B) the Coastal Zone Land Use Ordinance, and (C) other implementing actions for the Coastal Zone of the county which meets the requirements of the California Coastal Act of 1976 as certified by the California Coastal Commission.

Coastal Framework for Planning also explains the criteria used in applying land use categories and combining designations to the land, and the operation of the Resource Management System. Combining designations are special map categories that identify areas of unique resources or potential hazards that necessitate more careful project review. (For example, areas that may experience flooding are included in the Flood Hazard combining designation to show where special construction techniques are needed.)

The Resource Management System (RMS), Chapter 4, is designed to assist county decision-makers by anticipating increasing needs for resources created by growth. The RMS assesses capacities of existing critical resources, and the timing for providing or upgrading resource delivery facilities. Such improvements are then accomplished by either the public or private sectors. The RMS is intended to support timely addition to a resource, or growth rate adjustment where a resource shortage would require longer to correct than remaining capacity allows.

THE AREA PLANS

Part II of the Land Use Element are the 4 separate area plans lying within the Coastal Zone and illustrated in Figure 1. The area plans refine the general policies of Framework for Planning into separate land use issues and policies for each community. The area plans also discuss local population growth and economic conditions, public services and circulation.

Programs

Programs are actions that may be initiated by the county or other identified public agency to achieve specific community or areawide objectives. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, county implementation should be based on consideration of community needs and substantial community support for the program and its related cost.

Standards

Standards are criteria that must be satisfied in development planning and construction to achieve consistency with the General Plan. Standards can range from establishing special setbacks in a certain community, to addressing local road improvement needs, to setting specific site planning criteria for new development. In addition, where local conditions make the countywide standards of the Coastal Zone Land Use Ordinance ineffective or undesirable, Area Plan standards and standards of the Coastal Plan Policies Document (also adopted as part of the Coastal Zone Land Use Ordinance) can supersede the CZLUO standards in a particular community.

The Official Maps

As Part III of the Land Use Element, the official maps are on file in the County Department of Planning and Building. They show how the land use categories and combining designations are applied to each parcel of land in the county. The area plans contain land use maps for the urban, village and rural portions of each planning area for general information only. The official maps must be used to determine precisely what land use designations apply to particular properties.

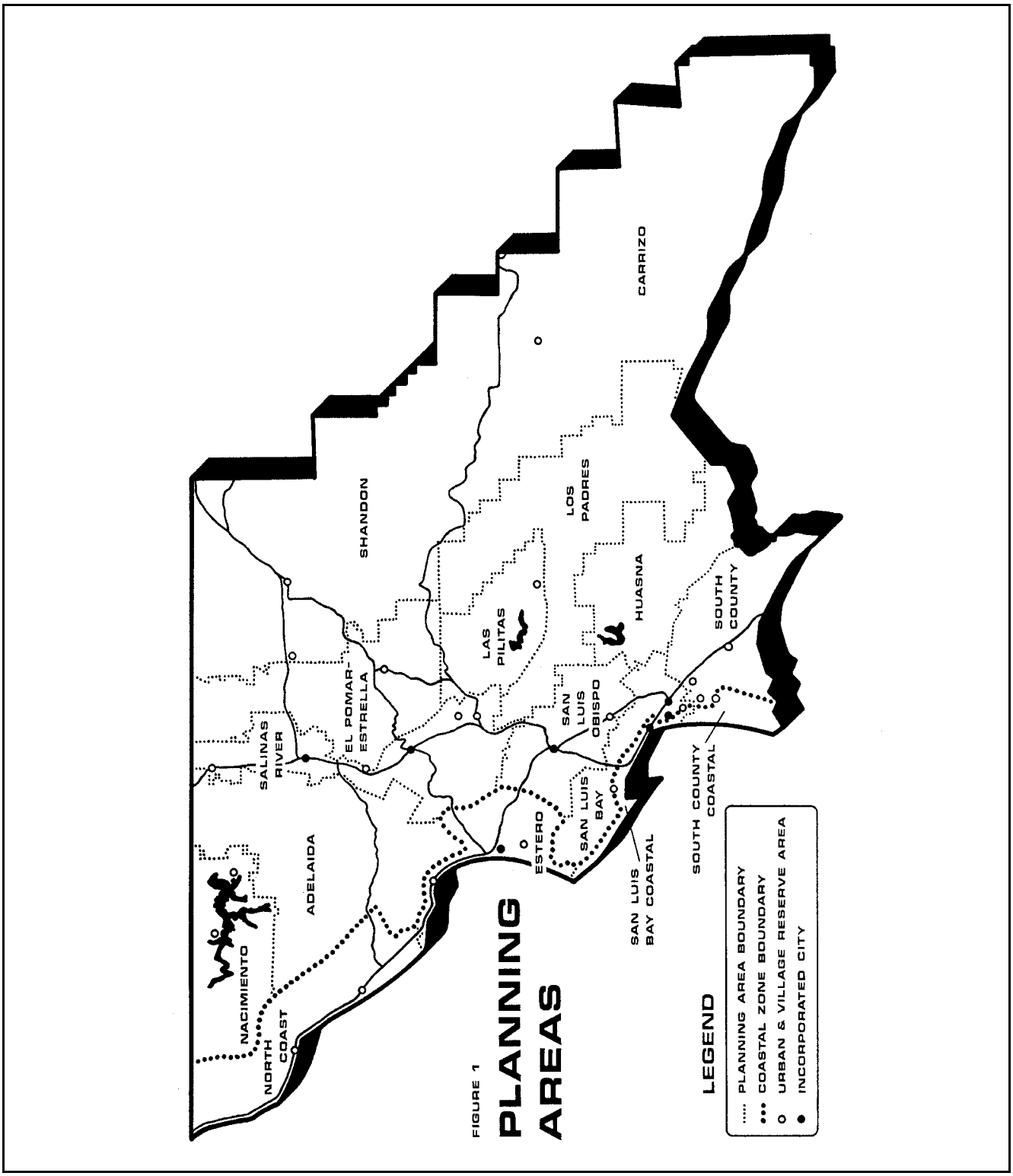


Figure 1-1: PLANNING AREAS

D. RELATIONSHIP TO OTHER ADOPTED PLANS

A Land Use Element for all unincorporated portions of the county was first adopted in 1941. It was later updated in 1947, and in 1966 when the Board of Supervisors adopted the Composite Land Use Plan, including all previous community plans with general county goals and standards. The Land Use Element has since been amended and updated in a major revision concluded in September, 1980, with adoption of the plan in its current structure and organization.

A major goal of the Land Use Element is to achieve internal consistency among the various Elements of the County General Plan. This Land Use Element supersedes all land use plans previously adopted by the county, including general plans for unincorporated communities and county-adopted plans prepared by the cities, but it does not replace any of the other countywide general plan elements. Instead, the LUE complements the other elements by incorporating and implementing their land use concerns and recommendations.

The LUE refines the Open Space Plan by establishing land use densities which were not originally included, and also implements the Conservation, Historic, Safety, Seismic Safety, and Recreation elements by incorporating their broad-brush land use recommendations into detailed policies and standards applicable to specific geographic locations.

The LUE also includes the Circulation Element of the General Plan. Framework for Planning contains general goals and policies. The circulation chapters of the area plans contain recommended objectives and projects. Circulation maps in the area plans show existing and proposed collector and arterial streets.

In March of 1988 the LUE was amended to include the Land Use Plan (including the policy document) of the county's Local Coastal Program as certified by the California Coastal Commission. Those provisions affect the coastal zone portion of the county as established by the California Coastal Act of 1976.

In addition to collecting the land use policies of the various countywide General Plan Elements, the Land Use Element is coordinated with the most recently adopted city general plans for land use within incorporated city limits. County policy recognizes that land use problems and opportunities have effects which do not stop at political boundaries, and that such issues can be adequately resolved only through cooperation between affected agencies. While a city general plan may include lands beyond the city limits, the county Land Use Element will be the policy administered by the county for development in unincorporated fringe areas. The city plans will still prevail within city limits.

Severability of Provisions

If any chapter, section, subsection, paragraph, subparagraph, sentence, clause, phrase or word of the Land Use Element is for any reason held to be invalid, unconstitutional or unenforceable, such decision shall not affect the validity of the remaining portions of the Land Use Element. It is hereby declared that this Land Use Element and each chapter, section, subsection, paragraph, subparagraph, sentence, clause, phrase and word thereof would have been adopted irrespective of the fact that one or more of such portions of the Land Use Element be declared invalid, unconstitutional or unenforceable.

CHAPTER 2: INFORMATION BASE

Gathering and evaluating data about the population, economy and environment has always been an important step in formulating land use policies. This chapter provides a brief overview of these three information components reviewed in updating the Land Use Element. The data presented in this chapter is for information only, and none of the statements shall be construed as county policy for the purpose of evaluating development proposals or the consistency of land divisions.

Accurate data on current county conditions is vital to an effective planning process. The characteristics of the county's physical environment have been reviewed as an important determinant of the land capabilities and constraints. Government agencies have observed trends in population growth and employment to identify needs and proper locations for public services and facilities. Likewise, trends in land use (such as expanding urban areas and intensification of agriculture) were evaluated to determine their effects on the capacity of natural systems and public services.

Population, economic and land use trends are also useful to private enterprise in identifying the location and extent of potential markets. As population growth continues, needs for government services and facilities increase. Such trends must be monitored and their impacts anticipated to ensure public needs will be met in a timely manner by both the public and private sectors.

A. PHYSICAL SETTING

Though the policies of the Land Use Element are related to the population and economy, the principal consideration in LUE policy formulation has been the characteristics, capabilities and constraints of the county's physical environment. As a basis for Land Use Element policy definition, detailed information on the physical setting of each planning area was developed. Physical features including soils, slopes, hazards and areas of critical concern were all reviewed. The following sections briefly describe the important physical features of the Coastal Zone, later detailed in the area plans.

Land

The Coastal Zone landscape is defined by two mountain ranges, forming watersheds aligned on a predominantly northwest to southeast axis. The ranges are the Santa Lucia Range and Irish Hills. While neither of the ranges is particularly high, they are effective visual and climatic barriers between the Coastal Zone and the inland portion of the county. Most urban and intensive agricultural uses in the county occur in the valleys and coastal terraces of the western ranges. A more detailed discussion of the physical features of the entire county can be found in other parts of the LCP and the Open Space Plan.

A review of land use changes during the past decade indicates definite trends in growth and development. Table A summarizes those changes and shows an increased conversion of fallow land to agricultural production has been accompanied by conversion of agricultural land to urban uses (source: State Department of Water Resources, "Southern Central Coastal Land Use Survey, 1985"). The associated construction activities accomplishing such conversion can be accompanied by erosion problems, siltation of waterways and the loss of soil resources. In addition to a physical loss of arable soil, a loss of land productivity has resulted from the division of properties into parcels too small for economically viable commercial agricultural production. The Open Space Plan refers to such areas as "Fractured Rural Lands." The increasing division of agriculturally productive land into rural homesites is a significant trend because of its potential for continuing and accelerating the displacement of agriculture as both a land use and an employment base. In 1985, coastal area agricultural lands totaled 12,980 acres of irrigated and

434,370 acres of non-irrigated land (source: State Department of Water Resources, "Southern Central Coast Land Use Survey, 1985"). Those areas include both high quality soils (Class I & II), and other agricultural lands of lesser capability, which nevertheless may be economically productive partly because of sheer size. The land demands of anticipated population and economic growth must be balanced with the needs of viable agriculture for areas free from conflicting land uses.

The scenic qualities of the county landscape are what much of the incoming population finds inviting. Ironically, those qualities are the first affected by population increases. Areas of the county with unique wildlife and plant communities, mineral resources or scenic qualities could be altered, or the special resource could be eliminated entirely as a result of rapid population growth accompanied by inappropriate development.

TABLE A

COMPARISON OF 1968, 1977 AND 1985 LAND USE FOR SAN LUIS OBISPO HYDROLOGIC UNIT[1] (IN ACRES)

Type of Land Use	1968	% Change 1968-77	1977	1985	% Change 1977-85
Urban and Suburban					
Residential	4,800	9	5,210	9,060	74
Commercial	850	79	1,520	1,800	18
Industrial	150	727	1,240	1,470	19
Unsegregated[2]	2,960	-28	2,140	3,020	41
Other[3]	4,490	49	6,710	8,190	22
Gross Urban & Suburban	13,250	56	20,640	26,770	30
Irrigated Agriculture					
Alfalfa	1,330	-81	250	140	-44
Pasture	3,020	-60	1,210	1,750	45
Citrus & Subtropical	410	83	750	1,300	73
Vegetable Crops	3,420	7	3,660	6,000	64
Field Crops	2,160	25	2,710	650	-76
Deciduous Fruits and Nuts	280	18	330	230	-30
Small Grains	220	-45	120	5	-96
Vineyards	0	600	600	1,220	103
Fallow	1,140	-94	70	800	1,043
Other[4]	1,160	-47	610	890	46

TABLE A COMPARISON OF 1968, 1977 AND 1985 LAND USE FOR SAN LUIS OBISPO HYDROLOGIC UNIT[1] (IN ACRES)					
Type of Land Use	1968	% Change 1968-77	1977	1985	% Change 1977-85
Gross Irrigated Agriculture	13,140	-69	10,310	12,980	26
Non-Irrigated Agriculture	8,930	23	11,000	9,940	-10
Unsegregated Native Classes[5]	438,800	-2	432,170	424,430	-2
Gross Non-Irrigated Agriculture	447,730	-1	443,170	434,370	-2
TOTALS	474,120[6]		474,120[7]	474,120[8]	

Notes:

1. San Luis Obispo Hydrologic Unit includes the entire coastal zone and portions of the inland (non-coastal zone) area.
2. Dairies, farmsteads, livestock ranches, parks, cemeteries and golf courses.
3. Oilfields, tank farms, vacant lots, quarries, gravel pits, warehouses, storage yards, railroad rights-of-way, public streets, landing strips or airfields, and miscellaneous paved areas.
4. Public highways and roads, farm access roads, canals, and other inclusions not devoted to crop production, including irrigated idle and abandoned lands.
5. Native grasses, brush, and trees, including phreatophytes. Bare ground, including river washes, beaches, and water surfaces.
6. Source: "San Luis Obispo and Santa Barbara Counties Land and Water Use Survey, 1968," State Department of Water Resources, Southern District, April 1968.
7. Source: "Central Coastal Land Use Study 1977," State Department of Water Resources, Southern District, January 1979.
8. Source: "Southern Central Coast Land Use Survey, 1985," State Department of Water Resources, Southern District, January 1987.

Air Quality

The California Clean Air Act (CCAA) became law on September 29, 1988. That law requires the State Air Resources Board (ARB) to designate all areas of the state as either attainment or nonattainment for meeting state standards for pollutant emissions. On June 9, 1989, ARB designated San Luis Obispo County as nonattainment for three air pollutants: ozone, sulphur dioxide, and PM10.

The primary factors affecting air quality are: 1) the prevailing climatic conditions; 2) the topographic and geographic features of the region; and 3) the quality, type and location of pollutant emissions.

The climate of San Luis Obispo County is directly related to geographic characteristics. The coastal lowlands and plains are bounded on the east by the Santa Lucia mountains and experience a maritime climate. That climate is somewhat modified locally by elevation and distance from the ocean, and by the intermediate San Luis mountain range.

The regional climate in coastal San Luis Obispo County is strongly influenced by the Pacific Ocean. A high pressure area or system is commonly located over the ocean, which tends to enhance afternoon and evening onshore winds. A significant characteristic of the high pressure system that affects air quality is temperature inversions. A temperature inversion occurs when there is relatively little "mixing" or circulation between separate layers of air in the atmosphere. Consequently, an air mass at high elevation can effectively form a lid (called an inversion layer), which traps an air mass of different temperature below it, also trapping any pollutants that may be in the lower air mass. County weather is characterized and dominated by inversion layers. The inversion layer may be intensified by high pressure system conditions of strong onshore flows of cool ocean air. The California Air Resources Board has indicated the height of inversion layers over the coastal lowlands may be as low as 250 feet lower than in many parts of the state.

The conditions most conducive to poor air quality in the coastal zone generally occur when the high pressure system has weakened or moved inland to the east. This can produce a "Santa Ana" condition which transports air (usually pollutant-laden) from the southeast. The breakup of a Santa Ana condition often leads to relatively stagnant conditions and a buildup of pollutants. This situation is probably the most important for producing high coastal ozone concentrations. On a regional basis, ozone is the pollutant of greatest concern within the coastal plateau.

Ozone is formed in the atmosphere by complex reactions involving pollutants and sunlight. The amount of ozone formed depends upon both the concentration of pollutants and the intensity and duration of sunlight. Motor vehicles, industrial and commercial combustion sources, and urban and rural burning are the principal sources of pollutants that contribute to ozone formation.

Motor vehicles have historically represented about 50% of the ozone pollutant emissions generated in the county. That proportion has risen in recent years, and will continue to increase as the population increases, aggravating an existing air quality problem. Careful and informed planning can prevent the occurrence of future problems. Land use decisions for the protection of the air quality resource must be implemented to effectively avoid more significant deterioration of the resource in the future. For that reason, air quality has been included in the Resource Management System (RMS), Chapter 4. The intent is to track emissions and ambient air quality in the planning areas to provide an early alert system as air quality levels are noticeably degraded. Control measures recommended in the Air Pollution Control District's Air Quality Management Plan (AQMP) will be proposed for implementation as necessary when a given alert level is reached. The district is currently in the process of performing a comprehensive update to the AQMP.

Water

As the county's population and economy grow, the demands on water resources increase. The dependable water supply has already been exceeded in some areas of the county. Development of additional supplies from sources within the county, and/or imported water from outside the county is required.

At the present time, water for urban uses in the coastal zone is obtained either from surface impoundments such as Whale Rock and Lopez reservoirs, or from natural underground basins (aquifers). Water for agriculture uses comes almost entirely from aquifer groundwater supplies.

Figure 2 shows the locations of the major groundwater basins in the county. The estimated storage capacity, usable storage and dependable supply for each of those basins within the coastal zone are listed in Table B. The dependably supply from a groundwater basin is the maximum quantity of water that can be continuously withdrawn from a groundwater basin without adverse effect. The dependable supply of some groundwater basins is already being exceeded. If "mining" of groundwater continues in those areas without allowing aquifers to recharge, water supply and water quality problems will eventually result, which may be costly to correct and could become irreversible.

The estimated storage capacity, usable storage and dependable supply for each of those basins are listed in Table B.

According to the County Master Water Plan (1986), the overall demand for water is expected to remain about the same through the year 2010. Urban demand is expected to increase between 67% and 88% depending on conservation measures. However, agriculture use is projected to decrease by approximately 14% due to improved irrigation efficiency and a trend toward crops requiring less water. While agriculture presently uses about 84% of total countywide water, it is anticipated to comprise 72% of the county's use by 2010. It should be noted, however, that much of the water used by agriculture is returned to the groundwater supply and is not "used up" per se. The use of this water is essential for on-going agricultural uses, so this water is beneficial to the population of the county as well as the state and nation. Since agriculture uses a larger volume of water than urban uses, the small percentage decreases in agricultural use is estimated to offset the increase in urban demand. Further discussion of policy issues relating to water resources and an assessment of the water resources and the population levels they can support is found in the Resource Management System section of each area plan. Additional background information on water resources can be found in the Open Space Plan, the Conservation Element and the Master Water and Sewerage Plan.

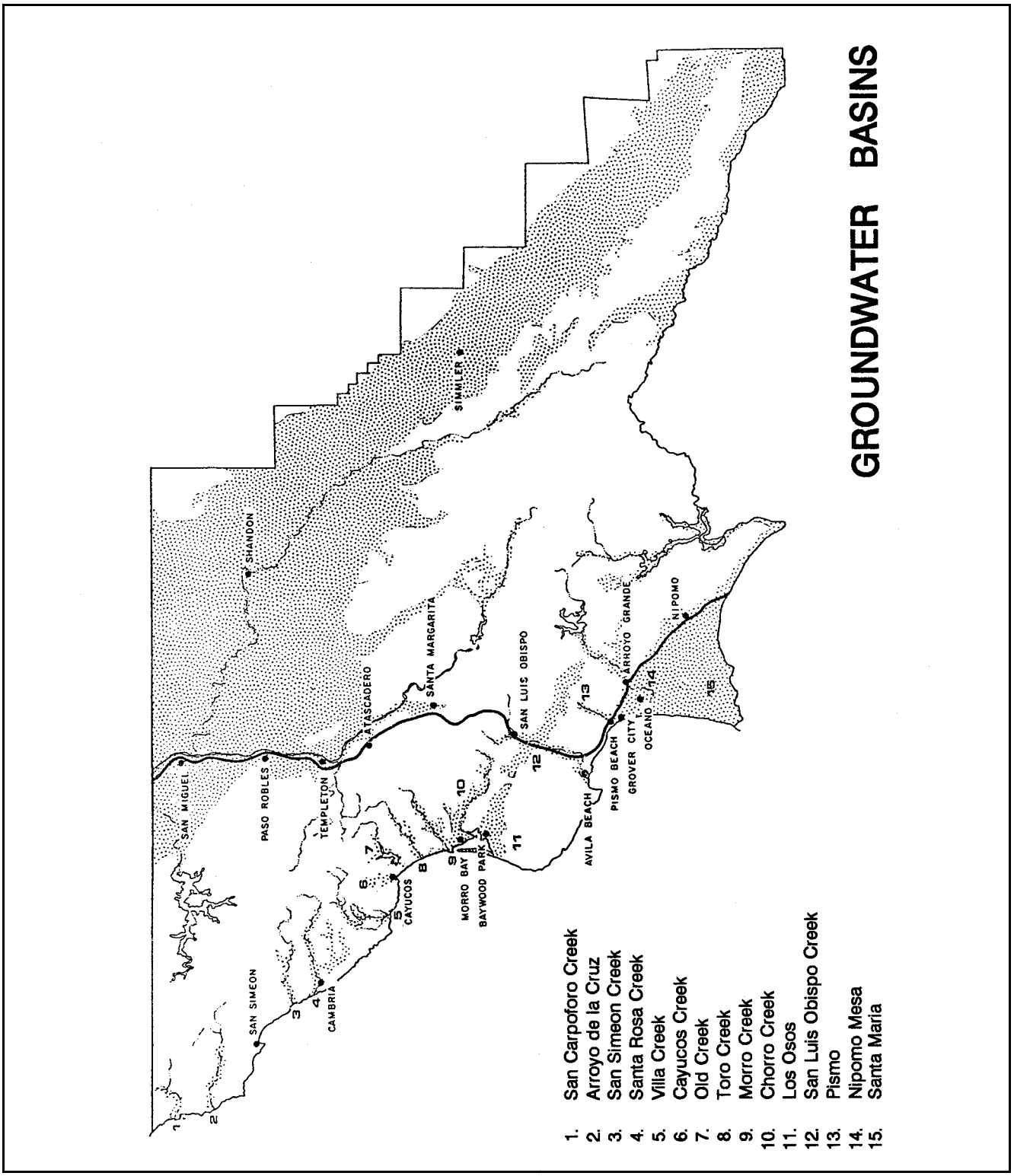


Figure 2-1: GROUNDWATER BASIN MAP

TABLE B SUMMARY OF COASTAL GROUNDWATER BASIN CHARACTERISTICS[1]			
Study Area	Storage Capacity (Acre-feet*)	Usable Storage (Acre-feet*)	Estimated Dependable Supply (Acre-feet/year)
North Coastal			
Arroyo de la Cruz	6,600	2,200	430
San Carpoforo Creek	1,800	600	-
San Simeon Creek	4,000	1,300	[2]900
Santa Rosa Creek	24,700	6,000	[2]2,260
Central Coastal			
Cayucos Creek	4,000	1,300	630
Los Osos	[3]270,000	14,000	[4]variable
Morro and Chorro Creeks	[6]33,900	-	[6]5,300
Old Creek	4,600	1,500	***660
Toro Creek	2,900	1,000	530
Villa Creek	6,500	2,200	1,030
San Luis Bay			
San Luis Obispo	[3]67,000	[3]22,000	2,250
South Coastal			
Nipomo Mesa Area	-	172,000	[5]6,090
Pismo	[3]30,000	[3]10,000	2,000
**Santa Maria	[5]2,100,000	45,600	[5]36,500

Notes:

* Total storage capacity represents potential basin volume rather than actual water in storage or usable basin capacity.

** Basin extends into adjoining counties. Quantities given are portions within San Luis Obispo County.

*** Released from Whale Rock Reservoir under agreement with Whale Rock Commission.

Sources:

1 Unless otherwise noted, information is from the San Luis Obispo County Master Water Plan Update, 1986. California State Department of Water Resources in cooperation with San Luis Obispo County Flood Control and Water Conservation District, March 1986.

2 Report on Proposed Water System Improvements and Master Plan, Cambria County Water District, February 1976.

3 "California's Groundwater", Department of Water Resources Bulletin 18; 1975.

4 Geohydrology and Management of the Los Osos Area, California State Department of Water Resources, October 1988. Hydrology and Water Resources in the Los Osos Valley Groundwater Basin, San Luis Obispo, California, U.S. Geological Survey Water Survey and Water Resource Investigation Report 88-4081, 1988.
5 Groundwater in the Arroyo Grande Area, California State Department of Water Resources Report, June 1979.
6 Morro Bay Area Water Management Plan, California State Department of Water Resources District Report, September 1982.
7 Nipomo Mesa Planning Study: Water, Wastewater and Drainage Studies, Lawrence, Fiske and McFarland, August 24, 1987.

B. POPULATION

The population of the Coastal Zone is concentrated in two regions:

North Coast - The coastal terrace and adjacent upland areas south of the Monterey County line, including the communities of San Simeon, Cambria, Cayucos, Morro Bay and South Bay (the North Coast and Estero Planning Areas).

South Coast - The area beginning at the northwest portion of the Irish Hills range extending down the coast to the Santa Barbara County line, including the communities of Avila Beach, Pismo Beach, Grover Beach, and Oceano.

San Luis Obispo County's coastal and non-coastal zone population growth, although fluctuating at times, was relatively slow until 1940 when the population first exceeded 33,000. The population grew to 51,417 in 1950, and another 29,627 residents were added by 1960, increasing by 57.6% to a total of 81,044. However, the 1960's saw a somewhat declining growth rate, with a 1970 population of 105,690, an increase of 30.4% over 1960.

From 1970 to 1980, the annual population growth rate of the entire county fluctuated widely, from a low of 2.2% to a high of 5.3% annually. During this time period the county growth rate was substantially higher than the statewide average of 1.4% per year.

Since 1980, the average annual growth rate was 3.8% varying between 2% to 4.8% until July, 1987. The average state growth rate increased to 2.1% during this time. Table C summarizes the actual county population growth rate from 1970 to 1987, and also contains county and state growth projections to the year 2010. As shown in the table, the county is expected to continue growing substantially faster than the state. However, that faster growth may not continue unless resource delivery systems are significantly expanded. While the county will continue to be attractive to new residents, increasing uncertainty about economic fluctuations, water, and traffic capacities may inhibit continued growth at the present rate. Appendix A shows the population projections for the planning areas and their communities.

Development Potential Resulting From the Land Use Element

The question of how much land development and corresponding population growth the land use element will allow can be examined in several ways. Each area plan contains data about the absorption capacity and build-out capacity for the amount of acreage within residential land use categories (where primary residences are allowed). These estimates are expressed as population in order to compare with projected growth rates. A third measure of potential population is holding capacity, which describes the projected population threshold when a resource capacity will be exceeded and is often used in the resource management system.

TABLE C COMPARISON OF COUNTY AND STATE POPULATION GROWTH RATES, ACTUAL AND PROJECTED			
Year	Unincorporated Area Growth Rate (%)	Countywide Growth Rate (%)[1]	State Growth Rate[2]
Actual			
1970-71		3.9	1.6
71-72		2.6	0.7
72-73		4.7	1.1
73-74		5.3	1.2
74-75		3.8	1.4
75-76		2.8	1.5
76-80		4.5	2.4
1980-81	2.5	2.0	2.5
81-82	5.0	3.5	2.2
82-83	4.2	2.6	2.1
83-84	3.8	3.5	1.9
84-85	5.9	5.0	2.2
85-86	2.7	4.0	2.4
86-87	2.9	3.2	2.5
87-88	3.2	3.1	2.5
88-90	5.0	3.7	2.3
Projected (See Appendix)			
1985-1990		4.0	2.1
1990-1995		3.3	1.5
1995-2000		2.6	1.2
2000-2005		2.0	1.0
2005-2010		1.8	1.0

Notes:

1 Source: San Luis Obispo County Department of Planning and Building.
2 Source: California State Department of Finance.
3 Projected growth rates for the county are projected on a yearly basis, rather than being an average rate. State growth rates are a numerical average, based upon Department of Finance projected total populations.
4 Growth rates are for the combined coastal zone and inland portions of the county.

Absorption Capacity

Absorption capacity is the potential total population that would result from unconstrained growth and full development of all land within the county to the maximum extent permitted within each land use category. The absorption capacity is not anticipated to be reached during the 20 year term of the plan. In reality, the absorption capacity is an unattainable population since most existing development will not be replaced at maximum density, new development will not always occur to its maximum potential, and necessary services (sewer, water, etc.) may not be available to support the maximum density.

Build-Out Capacity. Build-out capacity is an estimate of the likely ultimate population that can be expected within the land use categories for each area plan, including any limitations on density imposed by area plan or coastal zone land use ordinance standards. It represents the beginning of a transition from a growing population to a stable, slower growing population as most of the area's parcels are developed. As developable parcels become more scarce, they become more expensive and less likely to be developed, unless the supply is increased through plan amendments for higher densities. Build-out population estimates indicate the threshold when a scarcer supply of land and physical development constraints interfere with full development of each land use category's maximum absorption capacity. Other assumptions that account for the build-out estimate include:

1. Resistance by owners of existing development to intensify or increase density to the maximum permitted;

2. Topographic and other site limitations; and

3. Development of roads and streets.

Build-out capacity is not a firm estimate because each community will build out to a different degree, depending on such factors as its desirability, local business development or convenience to other area marketing and employment centers.

The primary value of the build-out capacity estimate is as an indicator of the long-term effects of land use policies on the economy, particularly in terms of the plan providing opportunities for new development. The coastal area build-out capacity of the unincorporated area outside city Urban Reserve Lines (URL's) is approximately 65,000 people. The build-out capacity within coastal city URL's is approximately 41,763 as of 1992, therefore the total coastal area build-out is approximately 106,763 people, as compared to a countywide buildout of approximately 650,000 persons. The estimated build-out capacity for each subarea of the coastal area is found in the area plans of the Land Use Element and in Appendix B. Appendix B also contains estimated dates that the build-out of individual communities or areas is projected to occur, using population projections in Appendix A, which assumes adequate resources and services and unconstrained growth.

Holding Capacity

Holding capacity represents the maximum population that could be accommodated not only by the policy constraints of the Land Use Element, but also by the resources available to support the population. As such, the holding capacity is a more realistic assessment of the maximum growth that could occur during the term of the Land Use Element. From a countywide perspective, holding capacity is most directly related to how much water will be available.

The resource management chapter of each area plan shows the population levels at which additional resources will be needed if more people are to be accommodated. The Resource Management System utilizes resource capacity studies to determine the holding capacities for each planning area and community. The 1986 Master Water Plan also identifies alternative water projects that can be developed to serve the Land Use Element build-out capacity.

C. ECONOMY

Historically, the economy in San Luis Obispo County has been oriented toward agriculture, services (particularly government), and tourism. After 1940 a diversified economy resulted from substantial increases in the service and trade sectors, coupled with establishment and expansion of three large state institutions (California Polytechnic State University, Atascadero State Hospital and California Mens Colony). Using information from the California Department of Employment Development, Table D illustrates recent trends in the eight major employment sectors of the county economy, by identifying the percentage of total work force employed in each sector.

TABLE D

COUNTYWIDE DISTRIBUTION OF LABOR FORCE (COASTAL ZONE AND INLAND)

Economic Sector	1970	1974	1978	1987	1990
Agriculture, Mining & Fisheries	10.4%	8.2%	4.5%	3.0%	4.1%
Government	34.5	30.5	29.5	21.0	21.6
Trade (Retail & Wholesale)	22.9	23.8	25.7	29.5	18.7
Services	16.1	16.6	17.2	21.7	30.8
Construction	5.1	6.3	6.9	7.1	7.4
Transportation, Communication & Utilities	5.2	6.4	6.6	5.6	5.6
Manufacturing	4.2	5.4	6.2	7.1	6.9
Financial, Insurance & Real Estate	2.5	2.8	3.5	4.7	4.8
Total Work Force	100%	100%	100%	100%	100%

Source: State of California Employment Development Department

Table D reflected gradual but continuous expansion of employment in all sectors except government, agriculture, transportation, and public utilities. Since the number of people employed in agriculture has been influenced greatly by increased improvements in farm management and mechanization, an increase in actual production quantity has occurred simultaneously with a decline in the number of employees. The extent of agricultural production and its importance is best represented by the amount of land in production and the market value of resulting products. In addition to the decline in agricultural employment, the percentage of the work force in the government sector of the economy has also declined.

The trade and services sectors have continued to increase in importance and this trend is expected to persist. The projected employment growth in the trade and services sectors reflects an expanding tourist economy and a growing local-serving retail trade.

Labor Force Characteristics

The following statistics apply to the county overall and are intended as general indicators of county work force characteristics. More specific statistical information is available in appendices. The area plans relate local information to conclusions on area economies.

Certain areas of the county have a large percentage of the labor force employed in agriculture. These areas experience a highly seasonal employment rate, with most employment in the summer months.

In 1988, the median income for a four-person household was $31,600 according to the State Department of Finance.

According to information provided by the State Employment Development Department, approximately 48% of the labor force in San Luis Obispo county is employed in low wage occupations compared to 44% in California overall. Of the low wage occupations, the services industry employs 17.3%, followed by administrative support 13.2%, and sales 10.4%.

The work force in the county is highly mobile and dependent on commuting. Nearly 50% of the workers are employed outside of their town of residence.

Land Use Decisions and the Economy

An important consideration in formulating Land Use Element policies is the need to anticipate land-related needs of the major economic sectors and providing for their continuing expansion. Planning and zoning decisions support the economy by reserving commercial and industrial areas for employment-generating activities. Long-range infrastructure needs can then be planned to serve such uses. Another way planning and zoning decisions affect the economy is their impact on the housing supply. They can directly affect employment in construction, and indirectly affect the availability of housing for new workers. Planning and zoning decisions also determine when and whether productive agricultural land is converted to other land uses.

The LUE area plans analyze the economic impacts of land use policies and consider the many variables that affect the amount of land needed for various economic activities.

Areas and communities are evaluated in the area plan update process to ensure that sufficient developable land for continuing expansion of the economy during the term of the plan is available. The update process also should consider achieving an appropriate balance between residential land, commercial/ industrial development and agricultural land. A balance among types of development is desirable so that service and employment opportunities are available to the local population. This reduces the need for residents to travel long distances and provides an opportunity for communities to develop as unique and independent centers.

Economic activities are divided into four basic sectors: 1) manufacturing, trade and services; 2) government; 3) agriculture; and 4) new home construction. The relationship of each sector to the land use categories in the area plans is determined by the uses allowed in each category. Table E indicates which employment classifications are related to specific land use categories in each sector. The economic sectors are discussed separately because each has different relationships with the use of land. This information provides a countywide economic perspective, while the area plans contain more localized economic information.

Manufacturing, Trade and Services

This sector encompasses the entire private, non-agricultural segment of the economy. Its importance is reflected in the previously cited statistics which indicate that this sector employed 73% of the 1986 labor force, up from 66% in 1978. For the Land Use Element to affect the economy positively, enough land must be made available in the five land use categories that permit the economic activities of this sector so that goods, services and jobs can be provided for the increasing population (see Chapter 7 for a description of the land use categories).

To determine the effects of LUE policies on land availability for business, area plan updates utilize land use survey studies to review the acreage of existing land uses and the ratio between developed commercial and industrial acreage to the existing population. This relationship is compared with the available acreage in the land use categories designated for future commercial/industrial uses and with population projections. The availability of services and facilities and community needs are also analyzed to establish a relationship between economic activities and land use.

Government

Government is a large economic sector in the county, providing 21.4% of the jobs, down from 29% in 1978. The State Park System and Hearst Castle are substantial employers. The government sector is also affected by land use decisions of the county coastal zone area. Decisions to expand or locate new state facilities are determined by the state government and the county.

TABLE E ECONOMIC SECTORS AND LAND USE		
ECONOMIC SECTOR	LAND USE CATEGORIES	EMPLOYMENT CLASSIFICATION
Agriculture	Agriculture, Rural Lands & Open Space	Agriculture, Fishing, Forestry & Mining
Manufacturing, Trade & Service	Office & Professional, Commercial Retail, Commercial Service, Industrial, Recreation	Construction (yards), Manufacturing, Transportation, Communications, Utilities, Trade (Retail & Wholesale), Services (Financial, Insurance & Real Estate)
Government	Public Facilities	Local Government & Education, State & Federal Government Correctional Institutions
New Home Construction	Primary: Residential Rural, Residential Suburban, Residential Single-Family, Residential Multi-Family, Office & Professional Secondary: Agriculture, Rural Lands, Recreation	Construction (new homes)

Agriculture
Agriculture makes a substantial contribution to the county economy and accounts for approximately 80% of the privately-owned land in the county. The acreage of land used for agricultural production has remained fairly stable or has slightly declined between 1972 and 1986. Total agricultural production valuations from 1972 to 1986 have increased from approximately $62 million to $272 million. Total valuations are shown in Appendix C. It has become more crucial than in the past to encourage continuing agricultural production so the income provided by this sector can be maintained. The gross value of agricultural production is multiplied by a factor of two to three times through the local economy due to the involvement of other sectors of the economy, including industry, retail trade and commercial services. At the same time, agriculture is not as growth-inducing as other economic sectors and requires substantially fewer county services than other industries, thus agriculture contributes a net financial surplus to the county.

New Home Construction
New home construction is not being examined here as a portion of the work force but rather for its contribution to housing the expanding work force. Construction accounted for 7.3% of the work force in 1986, and in that respect it is addressed in the manufacturing, trade and services sectors. To ensure that enough housing is provided, the area plans compare the projected population with the buildout capacity. The buildout capacity is an estimate of the likely ultimate population that can be expected within the existing land use categories of the plan.

The land use patterns in the LUE area plans provide sufficient developable land to accommodate a population greater than projected for the term of the plan. The housing element of the general plan also includes a policy to maintain an available supply of vacant single-family and multiple-family land, equal to at least 20% of a community's total supply.

Economic Development

Land Use Policies have an important role in economic development and expanding employment opportunities. The area plans reflect the interrelationships between land uses, employment needs, housing demand and the provision of public services and facilities.

The county's policy to protect agricultural land is a top land use priority for guiding further economic development. Although agriculture does not provide a significant amount of employment, it is a stable sector of the county's economy.

The growth of tourism is expected to be a significant factor in stimulating the expansion of employment opportunities in the trades and services sector. The amenities that attract tourism to the county should be protected and enhanced. This includes protection of significant natural features and the scenic qualities in the county. It also presents an opportunity for communities to further develop their downtowns with public features, open spaces, and special events to expand visitor-based economies.

CHAPTER 3: RESOURCE MANAGEMENT SYSTEM

A.INTRODUCTION - HOW RESOURCES AND GROWTH ARE RELATED

Growing public awareness and more accurate information about the limits of natural resources and the accelerating costs of many public services have highlighted the need to better coordinate the rate of growth with the availability of both natural and man-made resources. Limitations affecting many man-made resources such as sewers, schools, police and fire protection can be overcome by upgrading or expanding such facilities. Although augmentation of man-made resources may be costly, the solutions are tangible and easily identified. This is often not the case with natural resource limitations. Solutions are not always obvious and technical data may be confusing or lacking altogether. There may also be significant, even prohibitive, costs involved in determining resource capacity and availability.

The Coastal Zone, as well as the rest of the county, is experiencing problems with both natural and man-made resources. Communities are experiencing problems with water supplies and septic systems. In some communities schools are overcrowded or are anticipated to be. In addition, many roads are nearing unacceptable levels of service, and air quality is deteriorating.

The net result of such problems has been a never-ending game of "catch-up," where rates of growth and development outstrip the upgrading and renewal of community resources. Since most resources extend beyond political boundaries, cities, special districts and the county must work together to identify their resource capacities, and how those resources relate to future growth and development.

The Resource Management System (RMS) operates on two distinct levels. Attention is first given to the development of the county as a whole. The Land Use Element guides population growth where it can be supported by existing resources, using the RMS as an information tool. The countywide perspective must persist throughout the analysis of community resources and recommendations for resource management measures.

The second level of a Resource Management System is the community. Each community must be evaluated with respect to resource availability and capacity, as well as the effects of community development on surrounding agricultural lands and rural areas. When an individual community is perceived to have a potential resource problem, steps must be taken to correct the situation, and, if necessary, utilize various methods to redirect growth to communities which have the capability to support additional population.

The Land Use Element combines both perspectives described above in an effort to resolve issues of distribution and location rather than growth versus no-growth. However, temporary growth control measures must sometimes be considered at the community level.

Growth management beyond ordinary planning approaches may be necessary to restrict development where a limited resource cannot be expanded. Measures are described in the "growth management techniques" section of this chapter which provide for more sustained, long-term growth than if unmanaged growth were to continue and exceed resource capacities at market-driven rates and locations.

The focus of the Resource Management System is on data collection, problem identification and solutions, which may include identification of growth management measures capable of providing lead time to develop and implement solutions to resource capacity problems. The operation of the RMS is the responsibility of the

department of planning and building, working with a resource management task force composed of other county departments and public agencies (such as public water agencies and community service districts). The six resources addressed by the Resource Management System are:

1. Water
2. Sewage disposal
3. Schools
4. Roads
5. Air quality
6. Parks

B. OBJECTIVES OF THE RESOURCE MANAGEMENT SYSTEM

In the most general terms, the goal of the Resource Management System is to provide information in support of decisions about balancing land development and population growth with the resources required to support them. That goal can be expressed in the following objectives:

1. **Resource Conservation** - To minimize impacts of future development on the long-term availability of essential natural resources, and to identify the limits or "carrying capacities" of those resources by studying the relationship between development impacts and resource capacities.

2. **Public Health and Safety** - To support efforts to provide county communities with adequate potable water, air quality, facilities for sewage disposal and safe streets and roads, by monitoring their capacities to accommodate development allowed by the Land Use Element.

3. **Public Services and Facilities** - To support the provision and upgrading of public services and facilities at a rate that keeps pace with population growth, by anticipating needs sufficiently in advance so that adequate facilities are available before their lack creates critical necessity.

4. **Agricultural Lands** - To encourage protection of productive agricultural land, by considering the effects of current and future development on areawide water resources needed for agriculture.

5. **Community Character** - To support the diversity of life-styles and physical character in county communities by tailoring local problem solutions to specific community conditions.

6. **Economic Impacts** - To delay or avoid the adverse economic effects of development moratoriums and more severe growth restrictions by enabling timely solutions to avoidable resource problems before the need for drastic remedial measures.

7. **Public Involvement** - To provide a public forum for reaching decisions affecting community growth and development, where goals and policies can be discussed, and where such decisions are subject to public scrutiny.

8. **Agency Cooperation** - To establish a system which supports coordination and cooperation between the various public, quasi-public and private entities providing services and facilities, including the county, the cities, community services districts, school districts, private utility companies, special districts, and the state and federal governments.

C. RESOURCE MANAGEMENT SYSTEM FRAMEWORK

Conceptual Approach

The Land Use Element identifies appropriate locations for different land uses on the basis of minimizing conflicts between them. The Resource Management System refines that approach by also considering where the necessary resources exist or can be readily developed to support new land uses. Studies should also define the critical points in time when decisions are needed to maintain adequate lead times and avoid resource deficiencies.

The RMS estimates capacity levels for five essential resources: water supply, sewage disposal, schools, roads and air quality. While other resources are needed to support the human use of land, these five have the most direct relationship to physical development.

The Resource Management System was originally limited to urban areas because of the complexity of the issues and the limited availability of information. As the system has been implemented, it has become clear that a broader approach is necessary because substantial development is allowable in rural areas that will affect resources. Although the RMS continues to focus on urban areas, less populated rural areas are addressed as needed. This will enhance the effectiveness of the RMS, particularly with regard to water resources. Agriculture requires a great deal of water, and an analysis of water availability must take into account water used by agriculture in rural areas for agricultural uses including the production of food and fiber.

Levels of Severity for Monitored Resources

The Resource Management System uses three levels of alert (called levels of severity) to identify potential and progressively more immediate resource deficiencies. The alerts are intended to occur while sufficient time is available for avoiding or correcting a shortage a crisis develops. The management framework is designed to deal with neighborhood-level problems such as a needed collector street, community-wide problems such as the need for public sewers, as well as an areawide problem such as an overdraft of a groundwater basin. Threshold population levels or dates corresponding to the three levels of severity have been defined in each area plan for the basic resources of each area and community. A summary of the current estimate levels of severity are listed in Appendix D.

Level of Severity III occurs when resource use exceeds the capacity of the resource. For instance, when a groundwater basin is overdrafted or a road segment is operating beyond its design capacity, those particular resources operate at Level III. Criteria for Levels I and II precede the threshold for Level III by providing lead times necessary for avoiding or correcting particular resource deficiencies. The criteria for each level are not absolute, as particular community conditions or circumstances may logically support alternative criteria. Instead, they offer general guidelines for determining when resource management measures should be enacted. The criteria are described in a later section of this chapter entitled "resource issues and alert criteria for levels of severity" and are summarized in Table F.

When resource monitoring indicates a threshold population may have been reached for a level of severity, the Department of Planning and Building notifies the Board of Supervisors with an advisory memo. Implementation of a public works project or management techniques would then occur only after public hearings on the validity of resource information being used, preparation of a Resource Capacity Study, and action by the board, including the adoption of ordinances if necessary to address specific community resource problems.

D. RESOURCE MANAGEMENT SYSTEM PROCEDURES

This section describes the activities that produce information to identify levels of severity, and the process for determining appropriate policy decisions in response to new information. The basic products of the information-gathering aspect of the RMS include:

Resource inventories: Data collection through the update of the land use element;

RMS monitoring program: Periodic status reports on resource usage within the levels of severity;

Annual resource summary report: Annual report prepared by the Resource Management Task Force.

Resource capacity studies: Special studies of resource usage when ordered by the Board of Supervisors upon its determination that a new level of severity has been reached through the advisory process described below.

Resource Inventories

As part of the update of the Land Use Element, the Department of Planning and Building prepares an inventory of local water supplies, sewage disposal facilities, air quality, school and road capacities for each area plan. The local inventories are developed jointly with the Engineering and Health Departments, Regional Water Quality Control Board, Air Pollution Control Board, and other responsible agencies. The inventories should:

1. Identify existing resources, their location, estimated quantity and quality,

2. Describe known problem areas or deficiencies,

3. Estimate threshold populations that an existing resource can support,

4. Identify alternative or additional available resources, where known,

5. Estimate the lead time needed for correcting a previously identified deficiency,

6. Identify feasible capital projects or other programs that can realistically be funded or implemented within critical time periods.

While the area plan resource inventories are based upon the most current information, the data for some areas of the county are of limited precision. Consequently, the area plan inventories can be used for some areas only to indicate where potential problems may exist, and how priorities should be set for needed resource capacity studies. The area plans indicate whether resource data mentioned are immediately usable for resource management purposes, or whether additional information is needed.

Any resource data used as the basis for general plan policies is periodically reviewed and updated as new information requires, through the LUE update program, capital improvement program review (that procedure is explained in Chapter 8, "Implementation and Administration"), and RMS monitoring programs.

Monitoring Program

The Planning Department collects data and monitors resource usage to update earlier resource inventories and identify progress needed to implement corrective measures. Status reports are prepared to inform the public and the Board of Supervisors of the situation within any level of severity. Each report should include the following:

1. A brief synopsis of the problem,
2. Any additional resource information,
3. Current and projected capacities,
4. An analysis of corrective actions, and
5. Recommendations for action.

Annual Resource Capacity Report

The Board of Supervisors established a Resource Management Task Force of staff members from various agencies to generate and evaluate resource data and develop recommendations on resource levels of severity and resulting actions.

Phase 1 membership of the RMS task force includes:

- County Administration
- Planning and Building
- Engineering
- Environmental Health
- Environmental Coordinator
- Air Pollution Control District

Phase 2 would add to the above group through memoranda of agreement:

- All incorporated cities
- Community Service Districts
- Regional Water Quality Control Board
- Coastal Commission
- Caltrans
- Parks & Recreation Commission

The task force shall meet periodically to provide, review, and evaluate resource capacity information. The scheduling of these deliberations should be coordinated with the budget process of the county and other agencies to ensure that any necessary actions can be taken in a timely fashion. The task force shall draft recommendations on levels of severity and needed actions for periodic reports to the Board of Supervisors. Additionally, the task force shall develop an Annual Resource Summary Report for Board action. The report shall include:

- Revised resource data
- Evaluation of the data
- Recommendations for each community and planning area for levels of severity and Resulting necessary actions
- Revisions to the resource deficiency criteria for level of severity (Table F in Coastal Framework for Planning)

Resource Capacity Advisory Process

When the Planning Department determines that the threshold of a Level of Severity has been reached through the a Monitoring Program, Resource Capacity Report, or the Annual Resource Summary Report, it sends an advisory memo to the Board of Supervisors to verify the situation and determine if a level of severity exists. An illustration of the advisory process is shown in Figure 3.

In each case, a Board decision on whether Levels of Severity II or III exist can occur after a public hearing to review the data on which a level of severity finding is to be based. One goal of the RMS process is to include the public in the process.
After the initial advisory memo, it may be necessary to continue to issue status reports, or do further capacity studies for the Board, in order to keep them advised of the situation.

If an affected resource is not under county jurisdiction (e.g., a Community Service District may have responsibility over a local water supply problem), the Planning Department sends a copy of the advisory memo to the responsible agency advising that a potential problem may exist, based upon data available to the county, and to urge that the agency prepare a resource capacity study. Staff contacts and recommendations to the agency should occur in advance of the agency's budget preparation process so the necessary work can be included in their financial considerations.

The following sections describe in more detail the procedures for considering and reporting each of the three levels of severity:

Level I:	Resource capacity problem
Level II:	Diminishing resource capacity
Level III:	Resource capacity met or exceeded

Level I: Resource Capacity Problem

Level of Severity I indicates that a potential resource capacity problem exists or is anticipated. Its threshold is intended to be early enough to provide time to avoid a resource crisis with minimum impact on the development process. Level I occurs at the point when resource use will reach capacity in approximately the time required to expand capacity (including planning, funding, and construction of a project where appropriate). Critical time periods for Level I problems for each resource are summarized in Table F.

Under normal circumstances, community development is intended to continue through a Level I condition without any restrictions being enacted. Projects should still be evaluated without the Level I determination affecting them, unless otherwise directed by the Board of Supervisors.

Level I Procedure

When available data suggest a resource problem exists or is anticipated, the following procedure is to be used:

1. Staff forwards an advisory memorandum to the Board of Supervisors (with copies to the Planning Commission for their information). The memorandum identifies the capacity problem and enables the Board to review the data upon which the staff recommendation is based.

2. If the Board agrees that a potential resource problem exists, it initiates preparation of a resource capacity study, if necessary. The Board may also wish to initiate through an ordinance any conservation measures deemed necessary to partially relieve existing burdens on the affected resource.

3. Preparation of a resource capacity study, if necessary, should be undertaken by the County Department or outside agency providing the particular service or resource being considered, in cooperation with the county and any other affected agencies (such as public or private water companies, sewer districts, community service districts, school districts and incorporated cities). A resource capacity study should:

a. Determine the capacity of the resource being studied;

b. Identify thresholds for Level II and III deficiencies;

c. Identify alternate measures for avoiding a predicted resource deficiency and evaluate the feasibility (and possible funding methods) of each measure;

d. Provide an estimated timetable for funding and completion of a public works project to correct the resource deficiency;

e. Recommend techniques for growth management to be used if needed to extend capacities.

4. Upon completion, a resource capacity study is forwarded to the Planning Commission for public hearing. The Commission reviews study data and recommends to the Board of Supervisors as to its adequacy. Commission review should be completed and reported to the Board of Supervisors within a maximum of 40 days from when the study is placed on the Commission agenda.

Level I Procedure

When available data suggest a resource problem exists or is anticipated, the following procedure is to be used:

1. Staff forwards an advisory memorandum to the Board of Supervisors (with copies to the Planning Commission for their information). The memorandum identifies the capacity problem and enables the Board to review the data upon which the staff recommendation is based.

2. If the Board agrees that a potential resource problem exists, it initiates preparation of a resource capacity study, if necessary. The Board may also wish to initiate through an ordinance any conservation measures deemed necessary to partially relieve existing burdens on the affected resource.

3. Preparation of a resource capacity study, if necessary, should be undertaken by the County Department or outside agency providing the particular service or resource being considered, in cooperation with the county and any other affected agencies (such as public or private water companies, sewer districts, community service districts, school districts and incorporated cities). A resource capacity study should:

a. Determine the capacity of the resource being studied;

b. Identify thresholds for Level II and III deficiencies;

c. Identify alternate measures for avoiding a predicted resource deficiency and evaluate the feasibility (and possible funding methods) of each measure;

d. Provide an estimated timetable for funding and completion of a public works project to correct the resource deficiency;

e. Recommend techniques for growth management to be used if needed to extend capacities.

4. Upon completion, a resource capacity study is forwarded to the Planning Commission for public hearing. The Commission reviews study data and recommends to the Board of Supervisors as to its adequacy. Commission review should be completed and reported to the Board of Supervisors within a maximum of 40 days from when the study is placed on the Commission agenda.

5. Upon receipt of the Planning Commission recommendation, the Board of Supervisors holds a public hearing to review the resource capacity study, consider public testimony and determine whether the study should be certified. The Board should certify that the study adequately assesses the affected resource as a basis for policy decisions. The data in the certified resource capacity study is then incorporated into the general plan as new resource data at the next available time for processing General Plan Amendments.

Action Requirements

Level I: When the Board finds that a level of severity I exists, the following shall occur.

A. Prior to the annual budget process, the Department of Planning and Building shall review the Capital Improvement Program (CIP) of the affected agency, city or county department for the necessary project to avoid worsening the level of severity and forward recommendations to the County Administrative Office (CAO) and the County Auditor.

If sufficient progress is not made toward funding the necessary project within one year from the finding of a Level of Severity I, the CAO in coordination with the County Auditor shall recommend to the Board of Supervisors that they adopt an appropriate action from the following:

1. Restrictions or conditions on budget allocations to an affected department, if applicable, that shift priorities to the project.

2. Restrictions on funding, such as discretionary loans, to affected districts if applicable.

3. Restriction on approvals of capital projects for the affected agency.

4. In the case of special districts, recommend to LAFCo denial of any annexations that increase demand for the affected resource.

5. A Level of Severity II, if the project cannot be constructed before resource capacity is exceeded.

6. The board will impose conservation measures within the service area.

7. Other actions as necessary.

Level II: Diminishing Resource Capacity

A Level of Severity II occurs when the current rate of resource use will deplete the resource before its capacity can be increased. When this condition occurs, the rate of resource depletion must be decreased to avoid exceeding the resource capacity. This may be accomplished through conservation or other growth management techniques.

If a funding decision cannot be made, for a variety of reasons, the Board of Supervisors may choose to implement development restrictions to increase the lead time for avoiding the deficiency. When the Board of Supervisors finds that a resource deficiency has been corrected, any ordinance that enacted development restrictions should be repealed or allowed to expire. Applications would then be processed and reviewed as normal.

Level II Procedure:

At this level staff advises the Board of Supervisors and the Planning Commission when the capacity of a particular resource is diminishing past the point of merely being a potential problem. The basis for this recommendation may come from completion of a previously ordered resource capacity study, monitoring program, or information developed for the Land Use Element Update.

1. The Department of Planning and Building forwards an advisory memo to the Board of Supervisors. Upon review of the Level II advisory memorandum, the Board evaluates the validity of the data upon which the recommendation is based, and forwards the memo to the Planning Commission for a public hearing on the recommendation. The Board may also initiate a resource capacity study if more complete information is needed.

2. If the advisory memo is sent to the Planning Commission for a public hearing, it recommends an appropriate course of action to the Board of Supervisors. Commission review must be completed and reported to the Board within a maximum of 40 days from the time the matter is placed on the Commission Agenda.

3. Upon receipt of the Planning Commission recommendation, the Board of Supervisors holds a public hearing to consider relevant resource data, public testimony, and to determine whether Level II exists.

If the Board determines that Level II <u>does not exist</u>, staff is directed to either continue monitoring the resource and report back to the Board; terminate monitoring; or take other action the Board finds appropriate.

Level II when the Board finds that a Level of Severity II exists, the following shall occur.

The Board of Supervisors shall adopt land use policies that respond to a delay in funding for a necessary project including, but not limited to, the following:

1. Manage the rate of resource depletion within the affected community or area to extend the availability of the resource until such time as the project will provide additional resource capacity.

2. Initiate appropriate financing mechanisms to recover the project cost including, but not limited to, capital improvement bonds, assessment districts, developer fees, etc.

3. Use RMS information to evaluate the appropriate scale and timing of discretionary projects within the remaining resource capacity to determine whether they should be approved.

4. Enact restrictions on further land development in the area that is affected by the resource problem.

5. Enact adjustments to land use categories so that they will accommodate no more than the population which can be served by the remaining available resource, or redirect growth to communities or areas that have available resource capacity.

6. Impose stringent conservation measures within the service area.

7. Identify appropriate measures to reserve water supply, sewage treatment or road capacity, as applicable, so the following priority uses specified by Coastal Act Section 30254 will not be precluded by other development: Services to coastal dependent land use; essential public services and basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation; and visitor serving land uses.

Level III: Unavoidable Resource Deficiency

This is the most critical level of concern. Level III occurs when the capacity (maximum safe yield) of a resource has been met or exceeded. At Level III there is a deficiency of sufficient magnitude that drastic actions may be needed to protect public health and safety. While the intention of the RMS is to entirely avoid reaching Level III entirely through a prior series of advisory memos, it is still possible that such a situation may occur.

Level III Procedure

The procedure for a Level III alert is as follows:

1. An advisory memo is sent to the Board of Supervisors for consideration and referral to the Planning Commission as in the Level II procedure. The Board should adopt appropriate interim actions to avoid panic or speculation of the outcome of the RMS procedure.

2. The Planning Commission holds a public hearing on the advisory memo. As at Level II, the Commission has a maximum of 40 days to hold the public hearing and report to the Board.

3. After receiving the Planning Commission report, the Board holds a public hearing to consider relevant resource data, public testimony, and to determine whether Level III exists.

   If Level III is found <u>not to exist</u>, the Board may direct staff to: Maintain Level II procedures; modify Level II findings, or take whatever other action is deemed necessary by the Board.

   If Level III is found <u>to exist</u>, the Board shall make formal findings to that effect, citing the basis for the findings, and shall:

   a. Institute appropriate measures (including capital programs) to correct the critical resource deficiency, or at least restore Level II so that severe restrictions will be unnecessary. In many cases, other agencies or districts will control decisions about necessary measures. The Board of Supervisors shall only seek cooperative assistance for a certain time period, beyond which measures may be considered to enact county ordinances or standards affecting resource usage such as development restrictions.

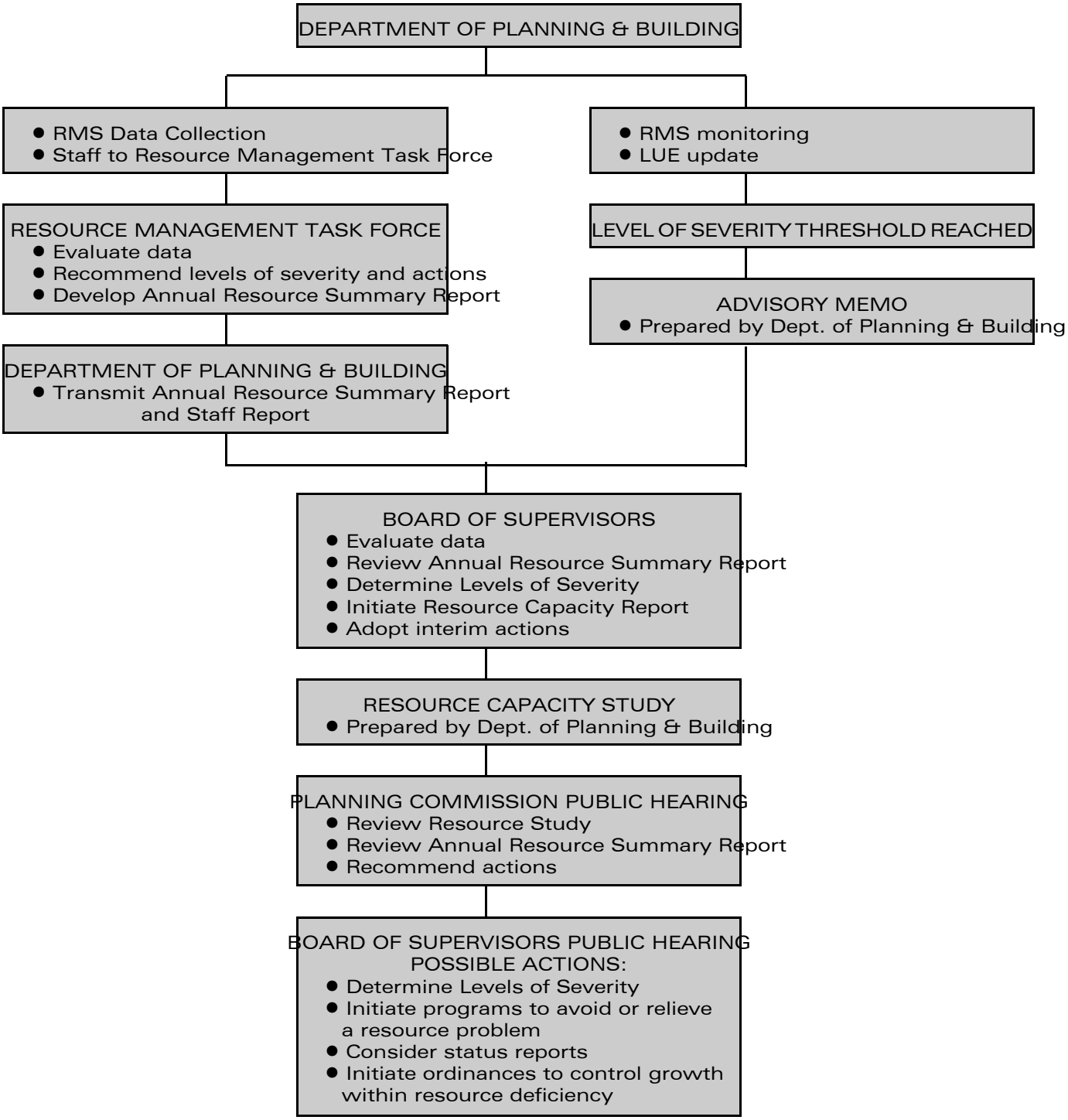
b. Adopt growth management or other urgency measures to initiate whatever restrictions are necessary to minimize or halt further resource depletion. Any such restrictions shall be reduced or removed only after a public hearing where the Board of Supervisors determines that Level III no longer exists and any dangers to public health or safety have been eliminated.

c. A moratorium on land development or other appropriate measures shall be enacted in the area that is affected by the resource problem until such time that the project provides additional resource capacity to support such development. [Amended 1995, Ord. 2740]

d. Identify appropriate measures to reserve water supply, sewage treatment or road capacity, as applicable, so the following priority uses specified by Coastal Act Section 30254 will not be precluded by other development: These priority uses are: services to coastal dependent land use; essential public services and basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation; and visitor serving land uses.

FIGURE 3-1

RESOURCE MANAGEMENT PROCESS



Resource Management System Coordination

Resource inventories and resource capacity studies should clearly describe short and long-term capital improvement programs of affected agencies, to indicate feasible projects that can be funded realistically within critical time periods. The studies also should be coordinated with the urban service and urban reserve lines in the Land Use Element.

Resource capacity studies are to be forwarded to the Local Agency Formation Commission (LAFCo) for its use when considering requests for expansion of spheres of influence and spheres of service or when considering proposed annexations to any incorporated cities. Because LAFCo definitions of "sphere of service" and "sphere of influence" correspond to the LUE definitions of urban service line and urban reserve line, respectively, such coordination is necessary to support orderly urban expansion.

Coordination between service agencies and the LUE is actually mandated by the Government Code (Section 65401) requirement that agencies involved in evaluating, planning or constructing major public works annually provide the county with a list of their proposed projects. The county must then prepare "...a coordinated program of proposed public works for the ensuing fiscal year." The coordinated program should be submitted to the county Planning Commission for review and a report "...as to conformity with the adopted general plan or part thereof." Participation of relevant service agencies and companies in the Resource Management System is encouraged to coordinate solutions to resource problems, particularly through the capital improvement program process, also described in Chapter 8.

Resource Management Techniques

The control methods used by the Land Use Element and Coastal Zone Land Use Ordinance in the management of new growth are the allocated distribution of land uses through zoning techniques, and development standards in the Coastal Zone Land Use Ordinance which are intended to ensure compatibility between different types of land use. The capital improvement program also plays an important role in growth management because it determines the timing of new or expanded public facilities (such as roads, water supply and sewage disposal systems) which enable new development at the densities planned by the Land Use Element. There are also a variety of other growth management techniques which may be appropriately used by local governments where resource limitations affect the normal operation of the private land development process.

The Land Use Element is not intended to predetermine which techniques would be appropriate in a specific situation, since individual problem circumstances can vary widely. The choice of any implementing actions are chosen by the Planning Commission and Board of Supervisors based on a particular resource problem. Implementation of restrictions will occur after a public hearing and adoption of an ordinance to enact specific measures in a defined area. Techniques for correcting local problems are evaluated in the area plan resource inventories, advisory memos and capacity studies prepared at Levels I, II and III. The Land Use Element and Coastal Zone Land Use Ordinance is the management structure implementing policy decisions as a part of the RMS advisory process.

Some representative examples of methods that could be used to conserve resources and effectively intervene in different situations are summarized in the following list:

1. Density limitations to limit the number of people that could potentially reside in an area.

2. Building intensity or use limitations that would limit the potential scale and intensity of nonresidential development.

3. Target ceiling for the maximum population that could reside within resource capacities, with a limit on the corresponding number of building permits.

4. Controls on the rate of new development and subdivisions to provide more lead time for resource management decisions and for funding to be programmed where it is feasible, by limiting the annual number of permits, or to sustain growth longer under a population ceiling.

5. Phasing policies on the extension of services such as sewage disposal, and on recommended annexations.

6. Locating public improvements to influence the location and direction of growth where resources are identified to be more adequate.

7. Scheduling public capital expenditures to influence growth into more desirable areas with resource availability.

8. Acquisition or transfer of development rights to relocate previously allowable development into other areas with more adequate resources.

9. Development impact fees to provide funding for necessary public facilities that will minimize the impacts of growth.

If a growth management limitation is considered as an amendment of the county's general plan or its enacting ordinances (coastal zone land use ordinance, subdivision ordinance), the government code requires specific findings concerning the efforts the county is making to implement its housing element and the public health, safety and welfare considerations that justify reducing the housing opportunities of the region (Government Code Section 65302.8). The state's zoning and subdivision laws include provisions that cities and counties implementing these state laws through enacting ordinances and other actions must consider their effects upon the housing needs of the region (Government Code Sections 65863.6, 65913.2, and 66412.2). The laws further require cities and counties to balance the housing needs of the region against the needs of their residents for public services and the available fiscal and environmental resources (Government Code Sections 65863.6 and 66412.2).

E. RESOURCE ISSUES AND CRITERIA FOR LEVELS OF SEVERITY

As resources are studied to identify their capacities and rates of use, several countywide resource policy issues become apparent. Their importance demands careful scrutiny and evaluation of alternatives. While the Resource Management System has been designed to support improvement of local situations, long-term solutions may not be possible unless broader issues are also resolved.

Those issues are presented here only to indicate some of the major resource questions that will be facing the county in the near future. More specific resource capacity information is included in the area plans. This chapter, including the following descriptions of those issues, shall not be considered in evaluating individual development proposals or questions of land division consistency.

Each type of resource has unique characteristics that require a different approach to establishing levels of severity for it. This section describes the regional policy issues for resources and the criteria to be used to identify when each level of severity is reached. Table F provides a brief summary of the criteria. Each resource topic also includes recommended subjects for resource capacity studies that will be prepared through the RMS advisory process.

TABLE F

RESOURCE DEFICIENCY CRITERIA FOR LEVELS OF SEVERITY

Resource	Level 1	Level II	Level III
1. Water Supply a. Water Resource	Projected consumption estimated to exceed dependable supply within 9 years.	7 year lead time to develop supplementary water for delivery to users	Resource is being used at or beyond its estimated dependable supply or will deplete dependable supply before new supplies can be developed.
b. Water System	System projected to be operating at design capacity within 7 years	5 year lead time to complete major improvements	System operating at or beyond design capacity or will be at capacity before improvements are constructed
2. Sewage Disposal a. Treatment Plant	Projected average daily flow = plant capacity within 6 years	5 year projected average daily flow = plant capacity	Average daily flow = plant capacity or the plant will be at capacity before improvements can be made
b. Sewage Collection Lines and Lift Stations	Projected flow will equal 90% of system capacity within 2 years	System at 90% capacity; or 5 year projected flow equals capacity; or LUE Absorption capacity effluent would exceed system capacity	System operating at 100% capacity or will be at capacity before improvements can be made
c. Individual Septic Tank Systems	System failures reach 5% by area; RWQCB, Health or Engineering Departments to identify potential health problems	System failure rate reaches 15% by area or community	System failures at 25%; threat to public health and safety exists. 5 years needed to build public sewer system
3. Schools	7 year projected enrollment will be at or above maximum students/classroom ratio established by school district	5 year projected enrollment will be at or above maximum student/classroom ratio	Enrollment at or above maximum student/classroom ratio
4. Roads/ Circulation	Projected traffic volume will reach Level of Service (LOS) D within 5 years	Route will be operating at LOS-D in 2 years or less	Route is operating at LOS-D, (as defined in the 1985 Highway Capacity manual)
5. Air Quality	Infrequent violations of the federal ozone standard, or emissions reach 75% of the standard, or offsets are reduced to less than 50% of baseline levels	Periodic violations of the federal and state ozone standard, or emissions reach 90% of the designated threshold, or offsets are reduced to 25% of baseline levels	Federal ozone standard is exceeded one or more days within three consecutive years, or emissions regularly exceed the standard, or offsets have been depleted

Water Supply

Policy Issues

Water resources have long been a widespread concern in the coastal zone. Major concerns associated with water resources include issues of distribution as well as issues of new supply development. The problem in this county is that potable, plentiful water sources often are not conveniently located for ready distribution to existing urban areas. If the county is to grow beyond the present level, supplemental water resources (including new facilities for distribution of existing remote sources) will be needed.

The most basic policy issue regarding county water resources is how existing supplies should be developed and distributed. The distribution issue regards whether the apparent overdrafting of groundwater in some basins should continue, or whether consumption should be limited to levels within each basin's dependable supply. Goals are stated in Chapter 1 that support balancing the Land Use Element's capacity for growth with the long-term availability of resources. Some groundwater basins are large enough to provide a supply for many years, yet early corrective actions will avoid the effects of a reduced supply that will otherwise become apparent. Overdrafting (or mining) of a groundwater basin can be corrected once it starts through management of water use, but it is complicated and difficult to do so. Besides water conservation, management of the location, density and rate of development can minimize the increased use of the basin and provide lead time for developing supplemental sources. Imported water supplies can be provided to replace overdrafting that would otherwise occur, instead of adding more water to use with increased overdrafting. Besides the cumulative extent of overdrafting caused by the policies of the Land Use Element, the timing and role of supplemental water supplies will affect how serious a problem overdrafting of groundwater could become.

The major water distribution questions are:

1. Whether limited supplies should be consciously divided between urban use and agricultural use; and

2. Whether water should be transported from one basin to serve another.

The question of agricultural and urban water use is likely to become more important over time because urban and agricultural users most often draw from a single groundwater source, and agriculture generally requires significantly more water than urban use. Where formal groundwater management may need to be considered in some areas of the county, agriculture's essential use of this natural resource should have priority. Where a change in the distribution of water does not adequately provide for agricultural production, it may be appropriate to consider a change of the land use category to allow non-agricultural uses.

The Engineering Department has estimated that, countywide, capacities and locations of presently developed water supplies serve a population of approximately 150,000. However, the county population was estimated to be 198,220 in 1987. The dependable supply is about 138,000 acre-feet per year, and demand exceeds this supply by 70,000 acre-feet per year. This demand is currently being met by overdrafting some of the groundwater basins. Although this may be an acceptable short-term solution, continued overdrafting of the groundwater basins can lead to serious consequences in the future.

In March, 1986, the county completed a new version of the Master Water Plan. This plan examines alternative supplemental water sources including:

1. The state water project
2. Utilization of water from Lake Nacimiento
3. Construction of dams on local creeks
4. Desalinization/demineralization
5. Reclamation of wastewater
6. Water conservation

The Master Water Plan identifies the State Water Project as the least costly alternative. Its maximum entitlement is 25,000 acre-feet per year, and some portion would recharge groundwater basins as wastewater. Even with the development of the state water project, overdrafting of the basins will continue to occur given the current deficit in the water supply. The Master Water Plan proposes a series of other supplemental water supply projects to reduce this deficit. However, commitments are needed from water providers that they would stop or reduce groundwater withdrawals once they obtain supplemental supplies in order to make a meaningful reduction in overdrafting. Otherwise, supplemental water supplies would not replace groundwater extraction, but would serve more development and not significantly improve the existing deficit situation.

Water Supply Criteria

Water Resources
A Level of Severity III exists when water demand equals the available resource; the amount of consumption has reached the dependable supply of the resource. A Level III may also exist if the time required to correct the problem is longer than the time available before the dependable supply is reached.

Level II for a water resource occurs when water demand projected over seven years (or other lead time determined by a resource capacity study) equals or exceeds the estimated dependable supply. Seven years is the estimated minimum time required to develop a major supplementary water resource to the point of delivery to users.

Level I is reached for a water resource when increasing water demand projected over nine years equals or exceeds the estimated dependable supply. Level I provides two years for preparation of resource capacity studies and evaluation of alternative courses of action.

Resource Capacity Study
A Resource Capacity Study should: 1) inventory existing water resources available to the agency operating the system; 2) document existing demand for water by all area user-groups; and 3) explore any conservation measures that could reasonably be imposed by the water agency.

Water Systems
Level III exists for a water supply system when water demand equals available capacity; in this case when a water distribution system is functioning at design capacity, or will be functioning at capacity before improvements can be made. The capacity of a water system is the design capacity of its component parts: storage, pipelines, pumping stations and treatment plants.

Level II for a water system occurs at the beginning of the five-year lead time (or other lead time determined by a resource capacity study) needed to design, fund and construct system improvements necessary to avoid a Level III problem.

Level I occurs when the system is projected to be operating at design capacity within seven years of the projection. Two years would then be available for preparation of resource capacity studies and evaluation of alternatives.

Sewage Disposal

Policy Issues

Issues relating to sewage disposal usually affect a specific community, though there may be countywide implications. Methods of sewage disposal can be closely related to groundwater basin conditions. Installation of public sewers could adversely impact a groundwater basin if the system eliminated recharge to the basin previously provided through the use of septic tanks. Conversely, a decision to not install sewers in a specific area could cause degradation of groundwater from septic tank effluent to a point that public health protection would require supplemental water. Related issues associated with wastewater disposal include:

1. Ocean outfall versus land disposal
2. Compatibility of land disposal with neighboring land uses
3. Groundwater basin recharge
4. Minimum lot size requirement
5. Lot merger procedures
6. Subsurface soil conditions

A second group of concerns relating to sewage disposal involves growth inducement. It is important to consider that growth potential can be created if sewers are installed where none formerly existed. Decisions to install major sewer trunk lines or treatment facilities can have substantial impacts on lands traversed by new lines or in proximity to a treatment plant. The growth-inducing effects of such facility improvements must be considered in ongoing planning efforts to enable conscious land use policy decisions about the potential long-range effects of facility improvements.

Since the county does not always have authority over sewer installation, it is important for the county to closely review sewer project proposals by other agencies. Review and coordination enables the county to anticipate and accommodate or mitigate the effects of such projects. Such review is possible through the annual capital improvement program review (discussed in Chapter 2, "Implementation & Administration"), as well as the environmental review done by the Environmental Coordinator's Office.

Sewage Disposal Criteria

Treatment Plant

Level of Severity III, occurs when peak daily flow equals the capacity of a sewage system for both treatment and disposal facilities. Sewer systems must be designed to handle variations in effluent volume from average daily flows. To estimate the capacity of a facility, the average daily flow is increased by a "peaking factor" that allows for higher short-term flow rates. Based upon standard engineering practices, the peaking factor becomes smaller as average daily flow increases.

Level II exists when the five-year projected peak daily flow (or other time period identified by a resource capacity study) equals plant capacity. Five years is estimated as the minimum time needed to design, fund and construct additional capacity for treatment and disposal facilities.

Level I exists when the six-year projected peak daily flow equals plant capacity. Level I provides one year to prepare resource capacity studies and evaluate alternative courses of action.

Resource Capacity Study
Inventory annual flows into the sewage treatment plant; identify any additional capacity that may be available for new connections without creating water quality problems; determine potential effects of water consumption reductions on long-term plant capacity; estimate timing of plant expansion.

Sewage Collection System
Level III is reached when peak flows fill any component of a collection system to 100% capacity. A sewage collection system includes facilities that collect and deliver sewage to a treatment plant for processing and disposal (sewer pipelines, lift station, etc.).

Level II exists when a system is operating at 75% capacity; when the five-year projected peak flow (or other flow/time period) equals system capacity; or when the inventory of developable land in a community would, if developed, generate enough sewage to exceed system capacity.
A Level I concern exists when two year projected flows equal 75% of the system capacity. Two years is the time needed to prepare a resource capacity study.

Septic Tank Systems
Level III exists when failures reach 25% of area's septic systems, the county Health Department and RWQCB find that public health is endangered. At that point, if documentation required by state law suggests a moratorium on further use or expansion of individual disposal systems is required, the necessary five-year period is begun for evaluation of alternatives to septic systems, and for the design, funding and construction of public sewage facilities if that is the alternative selected. Other alternatives could be to initiate a community septic system maintenance program, or install a collection and disposal system to existing on-site treatment tanks.

Level II exists when failures reach 15% when monitoring indicates that conditions will reach or exceed acceptable levels for public health within five years (the time needed to design, fund and construct a public sewer system), based upon current growth rates or programs should be developed to monitor and correct the problem.

Level I for a septic tank area exists when failures occur in 5% of systems in an area, or other number sufficient for the health department to identify a potential public health problem.

Resource Capacity Study
Inventory the extent of existing septic tank leaching field failures and impacts on surface groundwater; locations where additional septic tanks may be approved (if any) and standards for such approval; and need for alternative methods of sewage disposal, including community or package sewer treatment systems.

In areas with septic systems, identifying specific severity levels becomes more difficult. The Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting groundwater resources and surface water bodies from wastewater pollution. The control board's "Water Quality Control Plan" notes that septic systems are sometimes seen as an interim sewage disposal in urbanizing areas, but must often function for years before a community sewer system becomes available. The county Health Department works closely with the RWQCB in determining where potential septic problem areas may exist. The Health Department and RWQCB use the following criteria to identify septic system failures:

1. Evidence of sewage, or waters of sewage origin on the ground surface;

2. Plumbing fixtures that drain improperly because of a problem in individual disposal sewage systems;*

3. Frequent pumping of subsurface sewage systems for reasons other than normally scheduled maintenance;

4. Persistent odors traceable to any individual subsurface sewage system(s);

5. Pollution of wells or underlying groundwater;

6. Restricted use of plumbing fixtures to prevent occurrence of criteria one through five above.

Because of the difficulty of identifying causes for system failures, an area pattern must become apparent before a threat to public health is assumed. The RWQCB has suggested that reasonable failure thresholds for defining the alert levels would occur in 10% increments, beginning at 5% of the systems in a given area.

In areas where soil percolation characteristics particularly favor the use of septic disposal fields, other problems can arise, including degradation of groundwater by nitrate buildup. That condition is of particular concern where septic systems are used over a groundwater basin serving as a community water supply. In rapidly developing areas where adequate data are unavailable, the RWQCB Basin Plan recommends that monitoring of surface and groundwater be initiated to determine whether such problems are developing. Such a program would constitute a Level I resource capacity study.

Roads/Circulation

Policy Issues

The major resource policy question involving roads is whether new major roads should continue to be developed on a "pay-as-you-go" piecemeal basis or whether the county should assume the principal role in providing new roads. Previous policy has required developers to provide roads (or partial roads) with new projects. That approach can sometimes result in confusing, interrupted road systems with varying levels of improvement that cannot meet the needs of developing areas. Alternatives to a piecemeal approach might include the following methods:

1. County or property owner-initiated assessment districts
2. Development fees
3. Countywide sales tax increase
4. Countywide motor vehicle fuel tax
5. Redevelopment agency
6. State or federal matching funds

The San Luis Obispo Area Coordinating Council is assisting in the effort to coordinate planning between the county and Caltrans. Caltrans must compete statewide for funds. Thus many projects proposed in the county general plan are low on Caltrans priority lists. It may be that more aggressive county participation in state planning efforts is desirable to enable working toward greater coordination of state projects with county policies and priorities.

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* Includes septic tank systems or small aerobic systems with subsurface disposal. Typical disposal systems include leach fields, seepage pits, or evapotranspiration mounds.

Roads/Circulation Criteria

Level of Severity III occurs when a road is operating at Level of Service (LOS) "D". Level II occurs when a road is projected to be operating at LOS D within two years. Level I exists when traffic volume projections indicate that Level of Service "D" would be reached within five years.

Resource Capacity Study

When Level I occurs, the Engineering Department should evaluate roadway capacity against the area plan's allowance for development and any proposed and recently approved major projects; identify alternative improvements and their costs at different allowable densities and uses, in cooperation with the Department of Planning and Building; and recommend feasible improvements and/or revisions to the area plan.

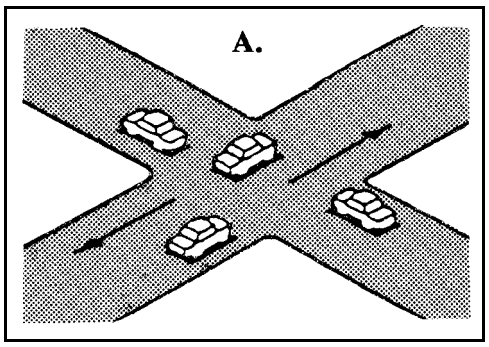
The Engineering Department is in the process of preparing a circulation study for each planning area. The studies will be updated regularly to reflect changes in circulation and thus may be used as resource capacity studies. If a circulation study has not yet been completed for an area, the department of planning and building may recommend to the engineering department that it be placed on higher priority.

Identifying the traffic capacity of roads requires use of several traffic engineering standards. Roads are evaluated for their "level of service" characteristics to assess the ability of a given road segment to satisfy projected travel demand. The Highway Capacity Manual establishes service levels A through E based on such factors as safety, freedom to maneuver, travel time and driver comfort. Table G shows the level of service for various road types. When a road has reached "capacity," it is considered to be at a Level of Service E. That volume represents the maximum number of vehicles per hour the road can safely accommodate.

The Department of Planning and Building and the Engineering Department operate a monitoring and reporting system in order to anticipate potential problems. The Levels of Service are calculated for selected roads in the county on a quarterly and annual basis. This information is supplied to the Department of Planning and Building in order to determine the level of severity.

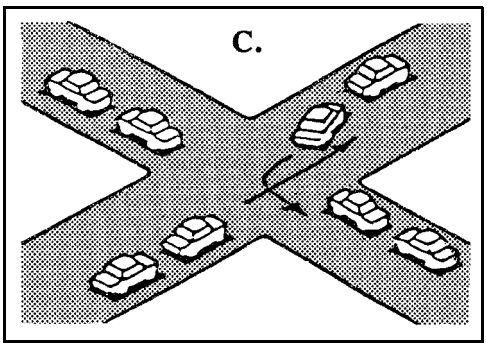
TABLE G
STREETS AND HIGHWAYS LEVELS OF SERVICE CONCEPT

Level of Service A
- Free flow conditions.
- Individual users are virtually unaffected by the presence of others in the traffic stream.

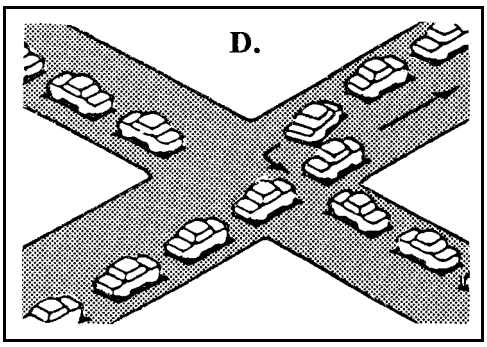


Level of Service B
- Stable traffic flow.
- Freedom to select desired speeds is relatively unaffected, but there is a slight decline I the freedom to maneuver.

Level of Service C
- Sable and acceptable flow but speed and mneuverability somewhat restricted due to higher volumes.
- Operation of individual users becomes significantly affected by the presence of others.

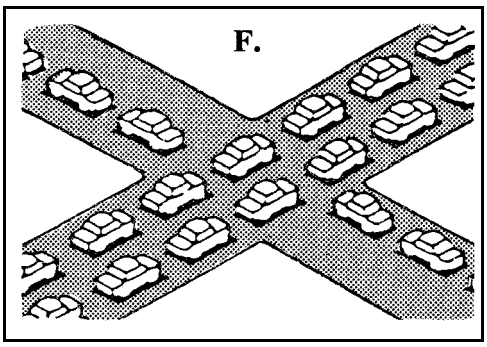


Level of Service D
- High density but stable flow.
- Driver experiences a generally poor level of comfort and convenience.
- Small increases in traffic flow will cause operational problems.
- Maneuverability restricted.



Level of Service E
- Speeds reduced to low, but relatively uniform value.
- Freedom to maneuver is extremely difficult, frustration is high.
- Volume at or near capacity.
- Unstable flow.

Level of Service F
- Forced or breakdown flow conditions.
- Stoppage for long periods due to congestion.
- Volumes drop to zero in extreme cases.



Schools

Policy Issues

Some school districts with substantial growth in recent years have experienced overcrowding. County policies on future development in these school districts are important because new development which occurs faster than school facilities can aggravate existing overcrowding or create overcrowding where it had not been previously experienced. Recent legislation provides money for new school construction; however, school districts are required to match that funding. In order to accomplish this, the legislation permits the school district to collect fees from developers. The fees collected are matched with state funds. This legislation will enable the school district to construct much needed permanent facilities, but cannot be used for operational expenses.

Schools Criteria

The Resource Management System depends upon 'alert criteria' as follows:

A Level III exists for schools when enrollment equals or exceeds the maximum student/classroom ratio.

A Level II problem exists when enrollment projections indicate that school capacity will be reached within five years or other shorter time increment identified by a resource capacity study. It is estimated that five years are needed to plan, finance and construct new school facilities, though that lead time could be extended by using modular classrooms.

A Level I concern would exist when enrollment projections reach school capacity in seven years. Seven years is the maximum period over which school districts can project enrollment with reasonable accuracy. The two years between Levels I & II should be used to prepare a resource capacity study.

Resource Capacity Study

Inventory the number of classrooms available, estimate average daily attendance, project future school populations. In addition, identify facilities needed, possible locations, funding source.

The capacity of a school is the maximum number of students that can be accommodated without exceeding school district standards for the maximum number of students per classroom. Those standards are based upon educational quality and efficient use levels for facilities and personnel.

When determining school capacity, adopted school district standards should be accepted by the county. Most school districts prepare their own population estimates for making enrollment projections. If available, district population projections should be used to determine threshold levels, in conjunction with population projections the planning department has prepared.

Air Quality

Policy Issues

The air quality of the county is not as tangible or easily understood as some of our other resources. Nonetheless, clean air is a valuable and essential natural resource which affects many aspects of our daily lives. It is vital to our health and welfare, to the local agricultural economy, and to the aesthetic beauty and quality of life, enjoyed by county residents. The capacity of the air to absorb environmental contaminants is limited, however, and must be managed wisely to avoid significant deterioration of the resource.

The county of San Luis Obispo has the authority under the police power to protect the health, safety, and welfare of citizens from such environmental hazards as air pollution. The general plan and development regulatory system could be amended where necessary to respond to air quality concerns that may be raised by the resource management system procedures. For example, general plan amendments may be necessary to restrict the location and types of uses as a result of air quality analyses reported through the RMS.

The county and Air Pollution Control District (APCD) have the responsibility of protecting and managing air quality within the county. A primary component of that responsibility involves regulatory and planning efforts to assure that air quality within the county meets the requirements of state and national air quality standards.

State law delegates regulatory authority to the APCD over all non-vehicular sources of air pollution within the district. New and modified stationary sources must comply with the district's new source review rule. This generally requires stringent emission controls and a demonstration that project emissions will not cause a violation, or interfere with the attainment and maintenance, of any California or national ambient air quality standard. The primary pollutants regulated by these standards are ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and particulate matter. With the exception of ozone, ambient concentrations of these pollutants are primarily influenced by nearby sources of emissions. High concentrations of sulfur dioxide, for example, can usually be traced back to a specific source, where regulatory measures or other actions can be implemented to correct an identified problem. Ozone, on the other hand, tends to be regional in nature and is therefore more difficult to control.

Ozone is the pollutant of greatest concern in the county and is the primary focus of this plan. Ozone is not emitted directly to the air, but is formed by an atmospheric chemical reaction between Reactive Organic Gases (ROG) and Nitrogen Oxides (NOX) in the presence of sunlight. These compounds are generally emitted through the combustion of fossil fuels. Motor vehicles represent the largest category of combustion sources and generate over 50% of the ROG and NOX emissions in the county. Land use decisions which result in increased vehicle use will contribute to regional ozone formation. Thus, a number of critical determinants of air quality are related to such issues as population distribution and employment growth. These patterns are largely conditioned by decisions of city and county governments and by developers. Careful and informed planning is essential to the decision-making process to ensure that the air quality resource is adequately protected.

Air quality planning and management strategies are normally developed and executed through the Air Quality Attainment and Maintenance Plan for San Luis Obispo County (AQAMP). The existing AQMP was prepared and adopted by the San Luis Obispo County Council of Governments in 1979. This plan, which is currently in the initial stages of a comprehensive update, is designed to track the existing and future air quality of the county and to provide a comprehensive strategy to protect this resource from significant deterioration. Integral to the AQAMP is the identification of a series of emission control measures, and a schedule for their implementation, which will help to mitigate the impacts of industrial and population growth. Thus, the AQAMP defines a detailed management process for air pollution control within the county. Air quality monitoring and other tracking methods will be used to evaluate the effectiveness of the AQAMP. Resource Management System thresholds will be triggered if an air quality problem develops which cannot be corrected through normal implementation of approved control strategies in the AQAMP.

In order to facilitate the monitoring and tracking process, each area plan contains an air resource inventory. The inventories have the following components:

a. An emissions inventory for every planning area, updated annually or biannually.

b. A description of pollutants most likely to limit growth.

c. A description of existing ambient air quality in planning areas.

d. Identification through the AQAMP of emission reduction measures, control strategies, or other potential alternatives for extending the life of the resource.

Air Quality Criteria

The capacity of the air resource in a given area is the quantity of pollutant emissions that can be sustained without violating ambient air quality standards. Three different indicators can be used to track the status of the resource: ambient air monitoring data, emissions inventory information and the remaining emission control measures available to reduce emissions within the air quality planning area.

A Level III problem exists when one of the following findings is made:

1. Ambient air monitoring at any county monitoring station shows a violation(s) of the federal O_3 standard on one or more days/year for three consecutive years, or such violations are projected to occur; or

2. Emissions in the planning area equal or exceed a pollutant threshold limit determined by regional O_3 modeling; and

3. All ozone control measures approved through the AQAMP have already been implemented in the planning area.

Level III is the most critical level of concern and would require timely development and implementation of control strategies to protect the public health and welfare and bring the air quality resource into compliance with the applicable air quality standards. Permitting of new emission sources within the county may require the adoption of special regulatory restrictions beyond those previously implemented.

Level II for the air quality resource occurs when one of the following is measured:

1. Air monitoring shows one or more violations per year of the state O_3 standard and the county, or a portion of it, has been designated by the state as nonattainment for ozone; or

2. Emissions in the planning area reach 90% of the designated threshold; and are projected to reach 100% within the next three years; and

3. At least 75% of the available emission reductions in the planning area have been utilized through implementation of emission control measures approved through the AQAMP.

Level II would require the preparation of a resource capacity study in conjunction with a re-analysis and adjustment of the implementation schedule for the emission control strategies identified and approved in the AQAMP. Three years is the estimated minimum time required to prepare the study and begin implementation of the most effective control measures to mitigate the problem.

Level I for the Air Quality Resource occurs when:

1. Air monitoring shows periodic but infrequent violations of the state O_3 standard, with no area of the county designated by the state as a nonattainment area; and

2. Emissions in the planning area approach 75% of the designated threshold level, and are projected to reach 100% within the next five years even with implementation of all AQAMP strategies; and

3. At least 50% of the available emission reductions in the planning area have been utilized through implementation of emission control measures approved through the AQAMP.

Level I would require modification and updating of the air quality attainment and maintenance plan to develop additional planning and emission control strategies designed to prevent increased violations of the state O_3 standard. Five years is the estimated minimum time required to update the plan, begin the implementation of control strategies and monitor the results.

CHAPTER 4: PUBLIC SERVICE CONSIDERATIONS

A.INTRODUCTION

A major function of local government is to provide public services within its jurisdiction. However, it has become increasingly difficult to time improvements in pace with development and to deliver adequate services at an affordable price.

This chapter describes how the Land Use Element identifies areas for different levels of public services, and how expansion of services is coordinated between public agencies.

B. MAJOR ISSUES

1. While new development sometimes provides some financial support for the increased service demands it creates, the cost to government of providing needed services frequently exceeds the return.

2. Development often occurs before the up-front costs to improve facilities and services are available, thus overburdening existing facilities.

3. The economics of land use often result in development occurring first in urban fringe areas where land cost is less, instead of adjacent to existing development. Such development results in higher costs for extension than of services and can also lead to inappropriately timed land use conversions.

4. Public and private service agencies and purveyors may not actively coordinate their provision of services with planned growth areas.

5. While county facilities fees will offset much of the cost for new development, other funding methods must be found to pay costs of existing development.

C. GOALS AND OBJECTIVES FOR PUBLIC SERVICES

Goals identify public desires to address planning issues and provide a reference point to determine how they should be resolved. The following goals are also listed in chapter 1 along with other land-use and service-related goals.

Objectives identify types of actions that relate to the major issues as well as implementing the general goals. More area-specific objectives and policies are provided in the area plans.

Goal:

1. Provide additional public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities.

Objective:

Schedule development to occur when needed services are available or can be supplied concurrently. This could include limiting development below the maximum density permitted, until service improvements are available.

Goal:

2. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominantly agriculture, low-intensity recreation, residential and open space uses which will preserve and enhance the pattern of identifiable communities.

Objectives:

Direct the extension of urban services to areas within urban and village reserve lines, and restrict urban services from being provided outside urban or village areas.

Fund improvements that would primarily benefit the residents or users of new development, and that are necessary to maintain an adequate level of public services, through impact fees.

Establish funding methods that pay for necessary capital improvements and operation of necessary facilities.

D. URBAN RESERVE LINES

A basic problem in providing services is defining appropriate boundaries between urban and non-urban areas, and proper levels of service for each. The Land Use Element establishes such boundaries through the urban reserve line, urban service line, and village reserve line.

The Urban Reserve Line (URL) is a boundary separating urban/suburban land uses and rural land uses. It is based upon both the needs of individual communities for areas of additional growth during the term of the LUE which is a 20-year period. It relates to the capacities of community resources to support such growth. The Urban Reserve Line defines growth areas around urban centers in which the county, or the county and affected city, will actively coordinate plans, policies and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, and other matters related to the orderly development of urban areas.

The amount of land included in each community URL by the Land Use Element is based on the following factors:

1. Community population projections.

2. The land absorption rate (how much land is actually being converted to urban uses each year).

3. Existing and planned capability of local services, such as water and sewer, to support continuing local development.

4. Community preferences about the amount and timing of growth.

The land use policies in the LUE area plans give particular attention to identifying suitable areas within the urban reserve line for the full range of urban and suburban land uses, where such uses can be readily supported by services. Urban reserve lines are reviewed in the five-year plan update cycle to determine the continuing validity and need for change of those boundaries.

Any changes in an Urban Reserve Line require an amendment to the Land Use Element and Local Coastal Program. The amendment must be approved by the Board of Supervisors and the Coastal Commission.

Urban Reserve Lines are established by the Land Use Element for the following cities and unincorporated communities within the coastal zone:

Avila Beach
Cambria
Cayucos
Grover Beach
Morro Bay
Oceano
Pismo Beach
South Bay

E. URBAN SERVICE LINES

Within the Urban Reserve Line of each community is the Urban Services Line (USL). The Urban Services Line is the Urban-Rural boundary as defined in the Local Coastal Plan. The USL encompasses areas where urban services are now provided or where such services are expected to be extended during the next five to 10 years as the community expands toward the full development. Placement of the USL is based upon existing and planned service system capacities and upon community plans. Planned improvements should be included in a capital improvement program with reasonable funding likelihood prior to extension of the USL to new areas.

The Urban Services Line allows for orderly phasing of community expansion within an urban reserve line, as illustrated on Figure 4-1. The USL is reviewed every four years in the LUE update process, along with the growth projections and service capabilities on which it is based. That review updates conditions within the community, correlating community growth with available resources. Review of the USL allows for orderly expansion of the community with timely extensions of necessary urban services as they are available.

The USL defines areas where capital improvement program and community plans should scheduling extensions to public services and utilities needed for urban development. As improvements are scheduled and constructed, the USL may be expanded accordingly. Areas of communities located between the urban service and urban reserve lines are sometimes designated on the LUE maps for urban uses, at Residential Single-Family densities or greater. In such areas the land use categories applied are "holding zones," where development of designated uses would be appropriate when urban services and facilities can be provided and the USL is amended to include those areas. The area plans contain standards identifying appropriate interim uses and densities where particular uses could not be compatibly established in advance of full urban services.

Expansion of a USL is accomplished through an amendment of the Land Use Element and local coastal program and should occur after LAFCo has amended the corresponding sphere of service line (see Section H below).

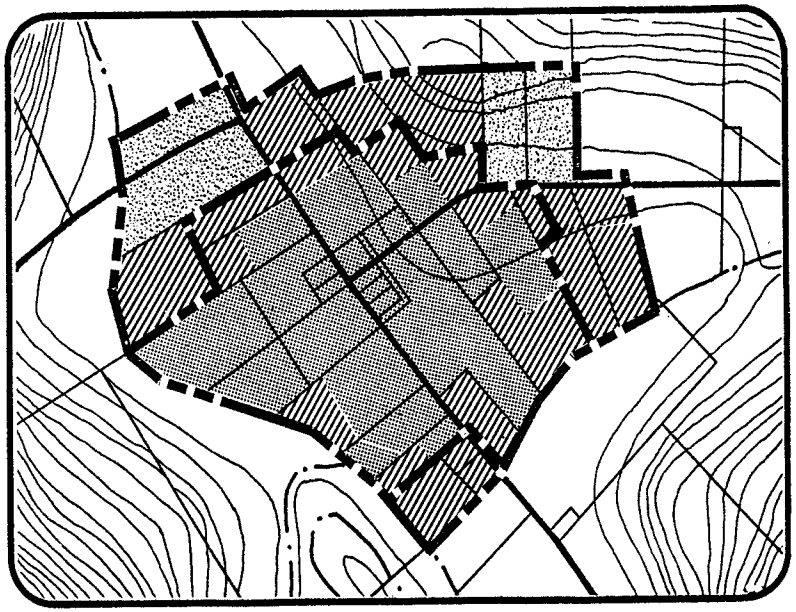
URBAN RESERVE LINE: Boundary between urban land uses and rural countryside. Defines primary area for urban growth during 20 year horizon of Land Use Element.

URBAN SERVICES LINE: Area where urban services exist or are to be extended within the 5 - 10 years after each annual LUE review. USL reviewed yearly to evaluate whether location is realistic in terms of community growth patterns & capacity of community resources.

DEVELOPED AREA: Areas within the community which are already substantially developed.

PROPOSED URBAN EXPANSION AREA: Areas for future urban uses & densities which will need full urban services, especially community water & sewer systems.

PROPOSED SUBURBAN EXPANSION AREA: Planned for future suburban uses & densities, requiring community water but able to accommodate individual septic tanks on an interim basis.



F.VILLAGE RESERVE LINES

There are many areas in the county where homes are grouped in settlements of greater density than surrounding rural areas, but which are not self-sufficient communities. In past planning studies, such communities have often been overlooked, remaining undistinguished from the surrounding countryside. The LUE recognizes these villages as having both individual character and unique problems, as well as needing specialized solutions to their problems. People living in these villages identify with a local character and often feel protective of their village life-style.

The village reserve lines (VRL) distinguish developed areas from the surrounding rural countryside. A land use plan has been developed for each village, with particular attention given to their unique problems, opportunities and development potentials. Village plans are found in the LUE area plans. There are two Village reserve lines within the coastal zone and they have been established for Callender/Garrett, on the Nipomo Mesa in the South County Planning Area, and San Simeon Acres, north of Cambria in the North Coast Planning Area.

G. APPROPRIATE LEVELS OF SERVICE

The urban and village reserve lines establish the boundary between urban and rural (city and country) land uses and the different types of public services needed for area residents. Table H indicates the types of services that generally would be appropriate in areas with urban, suburban and rural densities as shown in the Land Use Element area plans.

TABLE H

LEVELS OF SERVICE

Urban Densities	Suburban Densities	Rural/Agricultural Densities
Community Water System	Community Water System	Individual Wells
Public Sewers	Septic Tank Maintenance	Septic Tanks
Police Service	Police Service	Police Service
Fire Protection	Fire Protection	Fire Protection
Parks	Parks	Parks
Street Improvements	Street Improvements	Road Improvements
Street Trees		
Lighting		
Street Sweeping		
Drainage	Drainage	Drainage
Solid Waste Pickup	Solid Waste Pickup	Solid Waste Pickup
Ambulance/EMT	Ambulance/EMT	Ambulance/EMT
Libraries	Libraries	Libraries (Mobile)
Improvement Districts	Improvement Districts	Improvement Districts
Open Space Maintenance	Open Space Maintenance	
Cultural Facilities		
Schools	Schools	Schools

H. LOCAL AGENCY FORMATION COMMISSION AND SPECIAL DISTRICTS

The California Government Code (Section 54774) states that one purpose of the Local Agency Formation Commission (LAFCo) is "...the discouragement of urban sprawl and the encouragement of the orderly formation and development of local governmental agencies based upon local conditions and circumstances." In order to see that such orderly formation and development is carried out, the code further directs that "...the Local Agency Formation Commission shall develop and determine the Sphere of Influence of each local governmental agency within the county."

The San Luis Obispo County LAFCo has adopted general policies and criteria for spheres of influence. Those criteria contain the following definitions:

> **Spheres of Influence:** Lines adopted by LAFCo that will delineate the probable ultimate physical boundaries and limits of local governmental agency service areas for a 10-20 year period. Many factors are considered including the general plans of the various cities, boundary lines of existing special districts and the county urban reserve lines.
>
> **Sphere of Service:** The area around a community, city or special district where short-term growth (10-year period) will be considered, and within which urban services are planned to be provided. An agency's capital improvement program assists in determining the sphere of service.

The definitions of the sphere of influence and sphere of service lines correspond directly to the definitions of the Urban Reserve and Urban Services Lines (respectively) in the Land Use Element. The Land Use Element provides data useful to LAFCo in establishing Spheres of Influence and fulfilling its mandate to ensure that local governmental agencies undergo orderly formation and development.

Once spheres of influence are adopted by LAFCo they become "...a factor in making regular decisions on proposals over which it has jurisdiction. The commission may recommend governmental reorganizations to particular agencies in the county, using the spheres of influence as the basis for such recommendation..." The factors evaluated by LAFCo in determining the sphere of influence of each local governmental entity include:

1. The maximum possible service area of the agency based upon present and possible service capabilities of the agency.

2. The range of services the agency is providing or could provide.

3. The projected future population growth of the area.

4. The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.

5. The present and probable future service needs of the area.

6. Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.

7. The existence of social and economic interdependence and interaction between the area within the boundaries of a local governmental agency and the areas that surround it and could be considered within the agency's sphere of influence.

8. The existence of agricultural preserves within the area being considered for inclusion within an agency's sphere of influence and the effects of their inclusion on maintaining their physical and economic integrity.

Many of the same factors affecting establishment of the LAFCo spheres of influence are also considered in locating the urban reserve, urban service and village reserve lines in the LUE. Continued coordination in the future between the LUE and the spheres of influence will support the orderly growth of county communities and will also support service agencies in keeping pace with that growth.

CHAPTER 5: CIRCULATION ELEMENT

A.Introduction

Transportation has greater significance in land use planning than being viewed simply as various means of travel. Transportation and land use are interdependent. Critical relationships and interactions exist between transportation and aspects of land use such as housing, open space, recreation and economic development. The close relationship between the circulation system and land use is also recognized in the state guidelines for preparation of a circulation element, which require coordination with the Land Use Element.

This chapter constitutes the Circulation Element of the San Luis Obispo County General Plan, in conjunction with the Circulation Chapters of the Land Use Element (LUE) Area Plans. This Circulation Element supersedes and replaces the 1979 County Transportation Plan. Goals, objectives and policies in this chapter are implemented through the LUE Area Plans, which contain circulation plan maps and recommend street and highway projects.

Where noted in specific sections of this chapter, the Regional Transportation Plan (RTP), which is prepared by the San Luis Obispo Area Coordinating Council, is incorporated by reference as part of the County Circulation Element but is not considered part of the certified Local Coastal Program. Relevant information concerning all non-highway transportation, for example, public transit or bicycles, is more detailed in the RTP than necessary to repeat here. This chapter discusses the system-level considerations and terminology that provide the basis for discussion and recommendations in the area plans.

B. Major Issues

1. The trend of increasing traffic on streets, roads and highways within the unincorporated portion of the coastal zone has resulted in large part from development within the unincorporated urban and rural areas as well as the incorporated cities. Traffic congestion is beginning to occur in many areas as the street system is not designed for the levels of development allowed by the cities and county. If growth continues as projected, the county will need to accommodate increased traffic by funding large scale road improvements and developing alternative programs to minimize impacts on safe public travel. Growth in tourism is equally as important as other commercial and residential growth because of the potential effects on routes to visitor areas, such as Highway 1 to Hearst Castle.

2. Local, state and federal sources of funding for major road and highway improvements are estimated to be insufficient to accommodate projected development and population growth within the land use element's build-out capacity. New sources of funding should be considered, such as a countywide sales tax increase, assessment districts, public improvement bonds, development impact fees, or a visitor occupancy tax. With the uncertainty of new funding sources being approved, the present road and highway system is a constraint on planning for continued growth.

3. Funding from the state for public transit and car pooling has priority status, but a strong constituency for a convenient system has not emerged to justify substantial local commitments of available state funding. Ridership remains low and does not reduce automobile travel significantly.

Transit and car pooling should be increased to reduce projected roadway congestion, energy consumption and air pollution. Increased funding for transit should be considered as an alternative when road improvement funding is proposed.

4. As major new roads, marinas or airport facilities are developed, they can cause unanticipated adverse impacts on the health, safety and welfare of citizens and on the environment. For example, widening of Los Osos Valley Road in Los Osos causes additional noise impacts on adjacent residences; widening of Avila Beach Drive to serve projected traffic would damage the creek and hillside environment and reduce scenic quality. Land use compatibility is a concern due to increasing pressure for development where the land use plan may conflict with transportation capacities and objectives.

C. Goals and Objectives for Circulation

Goals identify public desires to address issues with a certain overall effort and perspective.
The goals also function as criteria to help determine consistency of a circulation improvement or other development proposal with the LUE/LCP. New improvements should be located, designed and built in a manner that furthers these general goals, as well as complying with all other provisions of the LUE/LCP. The following are additional goals for Circulation, which can improve the relationship of land use and transportation by:

1. Providing for a land use pattern and rate of population growth that will not exceed the financial ability of the county and its residents to expand and maintain the circulation system.

2. Planning transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents the year 2010. These improvements should be consistent with the land use patterns allowed by both the land use element and the cities' general plans, so that growth is not facilitated or induced in inappropriate amounts or locations.

3. Coordinating the transportation systems between different modes of travel, sensitive to the needs and desires of citizens in a manner that will provide an optimum benefit for the investment of public funds.

4. Recognizing public transit and car pooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.

5. Developing and coordinating transportation programs that reinforce federal, state, regional and local agency goals.

6. Designing a transportation system that provides for safe travel within attainable, feasible economic and technical means.

7. Designing transportation facilities with the intent to preserving important natural resources and features, promoting the aesthetic quality of the region, and minimize environmental changes.

8. Developing and enhancing a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.

9. Encouraging policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.

10. Encouraging new development to provide public transit access and pedestrian and bicycle pathways from residential areas to shopping areas, businesses and public facilities.

Objectives and Policies

With the perspective provided by these goals, the Circulation Element provides an analysis of issues and recommends actions through the Land Use Element Area Plans, the Regional Transportation Plan, and through Capital Improvement Programs. As area plans are updated, issues are identified and objectives are set for several types of actions. The area plans include standards for development or subdivisions, programs for agencies to complete mapping locations of major thoroughfares, and descriptions of major transportation routes and public utilities, recommended right-of-way improvements are contained within the LUE area plans.

D. Existing Transportation System

San Luis Obispo county's transportation system (both coastal zone and inland) as of 1990 is composed of several state highways, one freeway, numerous county routes, several local and regional transit systems, rail passenger and freight service, three public airports and three harbors. Travel within the county is a function of the distribution and size of population and economic activity within and outside the coastal zone as well as the county.

Travel patterns are increasingly affected by the dispersal of housing away from economic activity and the overall low density of land uses with reliance on the automobile and increased commuting becoming more apparent. Except for long-distance rail transit on amtrak, public transit is primarily used by a dependent population such as the elderly, students and the handicapped.

Road and Highway Network

There are over 1,900 miles of roadway countywide ranging from freeways to unsurfaced roads. Surface travel in the county is concentrated along two major corridors: 1) the north-south corridor along Highway 101 from Santa Maria, just south of the county line, to the northern county line about 14 miles north of Paso Robles, and 2) the Highway 1 coastal corridor. Other significant travel patterns are oriented along the east-west corridors of Highway 41 and 46 and Los Osos Valley Road between San Luis Obispo and Los Osos. There are 341 miles of state highways in the county. The county road system contains 1300 miles, of which almost 50 percent is part of the federal aid select system, with about one-third of that classified as federal aid secondary systems. The remainder of the roads in the county are contained within the incorporated cities

Bikeways

The county and cities establish bicycle paths and/or lanes in coordination with the Regional Transportation Plan, which proposes an extensive bikeway network. Bikeways receive funding from state grants, local general funds and developer contributions with new development. Bicycle travel is increasing throughout the county as a vital transportation means as traffic congestion, recreation preferences and concern for the environment increase.

Public Transit

Local transit systems are presently in operation in the coastal communities of Cambria, Morro Bay, Grover Beach, Pismo Beach and Oceano. Dial-A-Ride systems provide intra-community transit in Morro Bay and Los Osos. Inter-urban systems operate between San Luis Obispo City and South County, Los Osos and the North Coast. For interregional travel, the Greyhound Lines provides service along Highway 101.

Rail Transit

Rail passenger service is provided by Southern Pacific under contract to the National Railroad Passenger Corporation, commonly referred to as Amtrak. At the present time, service is provided to only one station in the county, at San Luis Obispo. One train a day travels each way to San Francisco and Los Angeles serving an average of 150 persons per day in each direction.

Air

Scheduled air passenger service is provided by three airlines at San Luis Obispo County Airport, McChesney Field, in San Luis Obispo. Two other public airports operate for general aviation. One is at Paso Robles and the other is within the Coastal Zone at Oceano. Both the Oceano Airport and McChesney Field are operated by the county.

Harbors

Harbor usage is concentrated in three major activities - petroleum shipping, commercial fishing, and recreational boating. The major harbors in the county are San Luis Bay, Morro Bay and Estero Bay. San Luis Bay contains two piers and a boat mooring area operated by Port San Luis Harbor District, and one tanker pier operated by Unocal. Estero Bay has a tanker pier owned by Standard Oil Company, and there are also moorings jointly used by Texaco, PG&E, and the U.S. Navy. The city of Morro Bay operates a harbor with moorings, berths, commercial and recreational piers and a Coast Guard station.

Pipe and Transmission Lines

There are presently three types of pipelines in the county: aqueducts operated by various water agencies, natural gas lines operated by the utility companies, and petroleum product pipelines under a number of private firms and governmental agencies. Two electric generating plants operate in the coastal zone and export power out of the county over high voltage transmission lines to the east and northeast.

Terminals

The county contains numerous terminals which serve as the interface between various modes. Examples of major terminals include the Amtrak station in San Luis Obispo, the harbor facilities in Morro Bay and at Port San Luis, the aircraft facilities for cargo and passengers at San Luis Obispo and Paso Robles Airports, and the Greyhound Bus Terminal at San Luis Obispo, among others.

E. Circulation System Definitions

The area plans of the Land Use Element provide road classifications on the basis of local circulation needs with detailed information regarding the location of proposed improvements. Where appropriate, the area plans also set special programs and standards for areawide or local improvements. In general, the Standard Improvement Specifications and Drawings, published by the Engineering Department, provide minimum standards and criteria for the design and review of proposed streets and roadways throughout the county.

The following definitions of the various components of the street circulation system are used in the Land Use Element to describe how roads function to carry traffic between destinations. The circulation plan maps in the area plans show the locations of roads according to these functional classifications. Right-of-way (R/W) widths are mentioned for general information only since the actual right-of-way widths are determined by the county Standard Improvement Specifications and Drawings, based on the volume of traffic. The improvement standards should be reviewed periodically for consistency with the objectives and policies of the Land Use Element Area Plans.

Principal Arterial Roads
A freeway, expressway or principal county road which connects major population centers and other points of traffic generation. These roads have controlled access and are not intended for local trips. (Right-of-way (R/W) varies)

Urban/Rural Arterial Road
A road that carries traffic between principal arterial roads, centers of population, or carries large volumes of traffic within an urban or rural area. Arterials are not intended to provide primary access to residences and are best used for controlled access to areas of retail and service commercial uses, industrial facilities and major community facilities. (Divided - 108-foot R/W) (Undivided - 92-foot R/W)

Urban/Rural Collector Road
A road that enables traffic to move to and from local roads, arterial roads and activity centers. Collectors are the principal arterial of residential areas and carry a relatively high volume of traffic. A collector also has the potential for sustaining minor retail establishments. Limits on residential driveway access should be based upon traffic volumes, parcel sizes and sight distances. (60-foot R/W)

Local Road
A road that is used primarily for access to adjacent property. (50-foot R/W)

Interchange
A grade separation which includes ramps connecting the separated roadways to allow traffic to change between routes.

F. Street Design Considerations

The location and design of streets can have a major effect on adjacent land uses. The design of residential streets is particularly important since improper design of such routes can have a long-term adverse effect on residents using them. The following guidelines offer general design parameters for providing safe, convenient routes for movement of automobiles, bicycles and pedestrians within residential neighborhoods and local commercial areas.

General Design Guidelines

1. Street and pedestrian circulation patterns in newly developed areas should be compatible with the land use recommendations of the community plans for the planning areas.

2. Arterial roads and streets should be developed to provide appropriate service for local trips, to minimize traffic on principal arterials.

3. Pedestrian circulation should be expressly addressed in street designs so that walking is accommodated by various methods of implementation.

4. New street network designs should minimize the overall length of streets.

5. Driveway entrances should be avoided on arterials.

6. Local residential streets should generally be designed to serve limited, localized access needs, rather than through traffic.

7. All dwellings and structures should be readily accessible to emergency and service vehicles.

8. Street standards should be developed using the guidelines of the "Guide to Urban and Rural Street Design" published by the Association of State and Highway Transportation Officials.

9. Horizontal and vertical street alignments should be located to minimize grading and to incorporate natural ground contours as much as possible without creating hazards to traffic, and should be consistent with other design objectives.

10. Street layouts should be planned to avoid adverse concentration of storm water runoff, and functional location of utility lines such as electric, natural gas, and cable television.

11. Street design should promote safe bicycling by considering the placement of bike lanes that will provide for the safety of the cyclist as well as the automobile driver with whom they share the streets. These lanes may be located separate from vehicle lanes for safety and convenience.

Local Street Intersections

1. Residential street layouts should generally be designed to consider the use of four-way local street intersections by including where appropriate conventional gridiron street layout patterns.

2. Alternative street intersections and corner radii may be appropriate when based upon good design practices.

Parking

Adequate off-street parking for residents and guests, including spaces for recreational vehicles, should be provided in both urban and rural areas.

Street Landscaping

1. Street landscaping should be included in planned street designs to improve the appearance and aesthetic value of urban and village areas.

2. Landscaping should be planned for safety and beauty, to provide buffering to minimize conflicts between streets, parking, structures, and pedestrian paths.

3. New street development projects should include landscaping along with funding for its installation and maintenance, either through the county or other agencies such as Community Service Districts.

4. The design and construction of new roads or the expansion of existing roads to the degree that right-of-way and traffic safety allow should incorporate and preserve natural features, such as native woodlands or significant mature trees, rock outcrops and other landmarks.

5. Implementation of street landscaping projects should occur after the assignment of departmental responsibilities for installation and maintenance and discussion of funding sources and methods by the Board of Supervisors. For example, the Engineering and General Services Departments may develop a coordinated program for design and funding mechanism through the Engineering Department, and installation and maintenance by the General Services Department. These decisions should be made to avoid problems with inadequate staffing or financial capability to develop and maintain projects.

Alternative Street Design

Due to the considerations listed above, special street designs may be necessary in unique local situations, such as in developments where public roads are not a consideration. In such cases, special design standards or criteria may be utilized that do not conform to the county standard improvement specifications and drawings.

Some special design needs are noted in the Land Use Element Area Plans as guidelines in the circulation chapter programs or as requirements in the Planning Area Standards. Special designs that are available in the "Guide to Urban and Rural Street Design," or other design guidebooks will be necessary to implement them. Other special design needs may come to light during review of applications for land use permits and subdivisions or capital improvement projects, for example to preserve a woodland or to create a paved pathway separate from a street. In such cases, streets should be designed to accommodate those needs if traffic safety can be assured.

Street Construction

Before the construction of new or expanded streets and roads, detailed plans must be developed. At that stage, engineering feasibility studies and geometric designs should carry out the guidelines listed in the previous sections with the coordination of Planning and Engineering Department staff as a general plan conformity report is prepared.

An Environmental Impact Determination is then made by the office of the Environmental Coordinator for the preliminary design of each project. The Engineering Department prepares construction drawings based on the process of plan development and the environmental determination.

G. Scenic Highways

The designation of scenic highways is intended to conserve and enhance the natural scenic beauty occurring along portions of county roads and state highways. The Coastal Zone portion of San Luis Obispo County has many scenic attributes that contribute to the pleasure of driving through it. Whether these features of the landscape are highly unusual, such as the volcanic Morros between San Luis Obispo and Morro Bay, or the more typical Pacific Ocean views, they play an important role identifying the coastal zone as a special place. Agricultural operations and facilities in the rural areas also help make many of the roads very scenic and contribute to the quality of the rural areas along the coast. Together, these natural and built features provide a scenic environment that encourages the growth of recreation and tourist industries that are major parts of the local economy. Development and enhancement of the scenic roads and highways system should be accomplished without undue restrictions on private property or unnecessary burdens on agricultural operations.

This section of the Circulation Element incorporates the Scenic Highways Element contained in the Open Space Element, which includes detailed mapped designations and policies for the protection of scenic highway corridors.

The following local objectives are stated to implement the Open Space Plan Policy that scenic highway provisions should be applied to all highways so designated within the county:

1. Identify scenic areas and features within view of state highways, city streets, and county roads in the open space plan and incorporate them into the applicable Land Use Element Area Plan, designating them within sensitive resource areas.

2. Adopt programs and standards in the Land Use Element Area Plans to protect the scenic quality of identified areas and to maintain views from designated scenic roads and highways. Provide special attention to the location, siting and design of visible structures, access roads and outdoor advertising, while ensuring that there will not be undue restrictions on private property or agricultural operations. Encourage area native plants in landscaping. Promote placing utilities underground where feasible.

3. Ensure that the location, design and construction of each scenic road or highway blends into and complements the scenic corridor, by coordinating among involved agencies for the integrated design of the project.

4. Promote special scenic treatment and design within scenic road and highway rights-of-way, to include highway directional signs, guardrails and fences, lighting, provisions of scenic outlooks, frontage roads, grading, vegetation and highway structures.

H. Bikeways

Bikeways are designed in a number of ways to provide safe bicycle travel, including fully separated paths, restricted bike lanes, or signed streets. The Circulation Element incorporates the Bikeways Element of the Regional Transportation Plan as though fully set forth here, for detailed planning and implementation of regionally significant bikeways. Local bikeways are addressed in the circulation chapters of the Land Use Element Area Plans.

I. Public Transit

Public transit serves the transportation needs of large numbers of people and low-mobility groups (those without cars) more efficiently than automobiles. Transit policies and plans of the county are integrated with local and regional systems in the Transit portion of the Regional Transportation Plan, which is incorporated here by reference as though it were fully stated. (Note that the Regional Transportation Plan is not considered part of the certified Local Coastal Program).

The county has an important role in planning and expanding the Regional Transit System because the road system in unincorporated areas is projected to be increasingly impacted by vehicle travel. A more productive and convenient transit system will be necessary to offset increasingly congested streets and highways effectively.

Objectives for Public Transit

1. Utilize transit planning as an equal consideration in decisions on using transportation funding for street and highway improvements, during the county budgetary process and the Area Coordinating Council's Unmet Transit Needs process.

2. Expand the land use planning process to include the consideration of transit facility needs in the location and intensity of development, by integrating commercial and residential areas with transit networks.

3. Expand the consideration of transit facilities in the land use permit process, by encouraging mixed-use commercial and residential projects, planned unit developments, participation by developers in providing transit facilities, park and ride lots and implementation of vehicle trip-reduction programs.

4. Consider the enactment of traffic mitigation and vehicle-trip reduction ordinances that would reduce the amount of traffic from large-scale institutions, developments or employers that would occur at peak commuting hours, such as staggered hours or car pooling incentives.

5. Pursue transportation demand management strategies as contained in the regional transportation plan that will manage demand by encouraging people to drive less, for instance, with preferential parking for car poolers.

6. Where feasible and practical, consider computer modeling and other analytical methods to fully evaluate design options.

J. Airports

Airports provide base facilities for air transportation and air freight and meet recreational needs. The Land Use Element designates areas around county airports for limited commercial, industrial, recreational or low-density residential uses, as well as agricultural and open space uses, based upon the characteristics of the individual airports. Specific development criteria for airport facilities and identification of types of land uses that may be compatible with airports are defined in the following documents:

1. The Aviation Element of the county Transportation Plan.

2. The San Luis Obispo County Airport Land Use Plan.

3. The Oceano County Airport Land Use Plan.

4. The Paso Robles City Airport Land Use Plan.

Land use recommendations and standards of the above-mentioned documents are refined in the area plans through application of the Airport Review combining designation, discussed in Chapter 7.

K. Equestrian Trails

In areas where there is interest in establishing equestrian trails, the county should work with equestrian groups, property owners, and agriculturalists to determine whether rights-of-way may be secured to serve this need while respecting and protecting adjacent uses and ownerships.

L. Other Transportation Modes

In addition to streets, public transit and airports, other transportation modes affecting land use planning include harbors and seaports, pipelines, transmission lines, rail and transportation terminals. The area plans contain policies for the local development and use of those systems. The Regional Transportation Plan contains a specific discussion of issues, programs and policies for those components of the county circulation system and it is incorporated by reference as though it were fully included here.

CHAPTER 6: LAND USE CATEGORIES & ALLOWABLE USES

A.INTRODUCTION

The LUE land use categories identify areas for similar and compatible land uses. The land use categories provide a basic order for development while allowing a range of uses in support of diversity and choice. The land use categories support the following goals:

GOALS FOR LAND USE

One of the principal goals for land use is to permit orderly and beneficial development, while protecting the character of neighborhoods and communities, and the social and economic viability of the county. This can be accomplished by:

1. Reconciling discordant land uses by identifying the relationships between uses that minimize land use conflicts.

2. Supporting preservation of the county's agricultural industry and the soils essential to agriculture.

3. Supporting protection and preservation of county open space and recreational resources while providing for appropriate development.

4. Providing areas where agricultural, residential, commercial and industrial uses may be developed in harmonious patterns and with all the necessities for satisfactory living and working environments.

5. Protecting coastal resources, public access to the shoreline and visitor-serving areas, as required by the California Coastal Act.

6. Establishing density patterns keyed to both the physical and man-made characteristics of land.

Land Use Categories

Thirteen land use categories provide a response to the variety of natural and man-made features of the landscape, population growth trends and projections, existing county policies as represented by existing general plans and zoning, and public attitudes about land use. The land use categories are (in order of increasing intensity of use):

LAND USE CATEGORIES

Open Space	Agriculture	Rural Lands	Recreation
Residential Rural	Residential Suburban	Residential Single-Family	Industrial
Residential Multi-Family	Office and Professional	Commercial Retail	Public Facilities
Commercial Service			

The text and maps of the Land Use Element apply the land use categories to properties as the adopted county policy for future growth and land use. The official maps, which are available at the Department of Planning and Building, show the actual locations of the land use categories. The LUE area plans include report maps that reflect the official maps at a smaller scale, and they include text, programs and standards that apply to the land use categories.

In evaluating future land use category amendment requests, the following characteristics (which were the basis for applying the land use categories to the county initially) should be used as the basis for determining whether a requested change is appropriate:

- Existing land use
- Accessibility/circulation
- Soils classification (where applicable)
- Slope and other terrain characteristics
- Vegetation
- Natural hazards, fire hazards, flood-prone areas and geologic hazards
- Existing parcel size and ownership patterns
- Availability of public services and facilities
- Existing planning policies
- Area character

Population Density

Residential population is an important measure of the Land Use Element's effects on communities and the environment. Population density is the number of people that can be expected to occupy a given area, expressed in the LUE/LCP as people per acre or acres per person. The densities that can be expected to be achieved in each of the land use categories are listed in Table N.

Residential population densities will occur in all land use categories. However, the Commercial Retail, Commercial Service, Office and Professional, and Recreation categories only allow residences as secondary uses or specially permitted uses in certain situations. Residential density within each of the other land use categories is allowed in a range of parcel sizes or building densities, depending on if the proposed development is a subdivision of land or a project such as apartments or a mobilehome park. Within each category parcel size range, higher density (more people per acre) can be achieved if criteria that apply to these different types of development are met in the Coastal Zone Land Use Ordinance, Chapters 23.04 or 23.08, or in the Planning Area Standards. Table N also refers to the sections in the Coastal Zone Land Use Ordinance that set the exact requirements for property development of residential density.

Population density will vary throughout the county depending on the location of each area and its population characteristics. Household population can vary since some unincorporated areas are bedroom communities with many young families and other areas are popular for senior citizens. The local differences in density are addressed in Chapters 6 and 8 of the applicable planning area document (North Coast, Estero, San Luis Bay or South County) and by the criteria related to site location and characteristics in the Coastal Zone Land Use Ordinance.

Building Intensity

Provision of parking necessary to serve development can utilize substantial site area. Development in the Commercial Retail, Commercial Service, Office and Professional and Industrial land use categories may utilize up to 40 percent of each site in ground floor building area. This amount will normally require 60 percent of each site for parking, landscaping and setbacks required by the Coastal Zone Land Use Ordinance. However, if required on-site parking is reduced by partial waiver or is located off-site, lot coverage may be increased to the amounts set by Table N. In many cases where larger or more intensive uses necessitate larger parking lots, the area for parking spaces, aisles and entrances may reduce the building area. Additional floors may also reduce the amount of a building's site coverage in order to provide room for more required parking spaces, unless a parking structure is also developed. The building intensity ratio is implemented through the standards in Chapters 23.04 and 23.08 of the Coastal Zone Land Use Ordinance or in the area plans, Chapter 8 Planning Area Standards.

Parcel Size Ranges

The Land Use Element uses a range of minimum parcel sizes for the creation of new lots in each land use category (shown in Table N). The ranges identified in each of the land use categories are based upon:

1. The need to provide flexibility in lot sizes to respond to particular site conditions, and also to protect existing and proposed neighborhoods from inappropriate levels of development.

2. The need for new development to be compatible with both existing adjacent uses, as well as planned future developments.

3. The need to provide standards to control the intensity of development in order to reduce or eliminate adverse environmental impacts.

Proposed land divisions and residential development proposals are evaluated by using the standards for minimum parcel size in the Coastal Zone Land Use Ordinance, Chapter 23.04, which includes site design standards that apply to the location and characteristics of a site and its vicinity. These standards are the county's policy on how each category's range of parcel sizes is utilized to determine the minimum lot size for a proposed land division. However, in some cases, more restrictive standards may be contained in other parts of the Local Coastal Program.

Determining the minimum lot size for division of a parcel within any given land use category is accomplished by applying the site design standards of the Coastal Zone Land Use Ordinance (Chapter 23.04) to the particular characteristics of the site and site vicinity. If any lot size standards of an area plan conflict with the minimum lot size standards of the Coastal Zone Land Use Ordinance, the Land Use Element takes precedence over the ordinance.

TABLE N

TYPICAL POPULATION DENSITIES, BUILDING INTENSITIES AND PARCEL SIZE RANGES FOR LAND USE CATEGORIES

LAND USE CATEGORIES	SUBDIVISION PARCEL SIZE RANGE [1]	BUILDING INTENSITY [5]	POPULATION DENSITY [2]	CZLUO SECTION REFERENCES [4]
Agriculture	320 to 20 acres	320 to 20 acres per dwelling [3]	128 to 8 acres per person	23.04.024
		Farm Support Quarters: 320 to 20 acres per dwelling	128 to 8 acres per person	23.08.034
Rural Lands	320 to 20 acres	160 to 10 acres per dwelling	64 to 4 acres per person	23.04.025 23.04.082a
Residential Rural	20 to 5 acres	20 to 5 acres per dwelling	8 to 2 acres per person	23.04.026
		Secondary dwellings at one dwelling per parcel	4 acres to 1 acre per person	23.08.036
Residential Suburban	5 acres to 1 acre	5 to 1 acre per dwelling	2 acres per person to 2.5 persons per acre	23.04.027
		Secondary dwellings at one dwelling per parcel	1 acre per person to 5 persons per acre	23.08.036
		Mobilehome parks to 8 dwelling units per acre inside urban or village areas	20 persons per acre inside urban or village areas	23.08.164
Residential Single Family	1 acre to 6,000 square feet [5]	1 acre per dwelling to 7 dwellings per acre	2.5 to 18 persons per acre	23.04.028
		Secondary dwellings at one dwelling per parcel	5 to 36 persons per acre	23.08.036
		1,750 square feet per dwelling for existing parcels	62 persons per acre	23.04.044e 23.04.082
		Mobilehome parks to 8 dwellings per acre	20 persons per acre	23.08.164
Residential Multi-Family	1 acre to 6,000 square feet [5]	1 to 38 dwellings per acre	2.5 to 95 persons per acre	23.04.084
		Mobilehome parks to 8 dwellings per acre	20 persons per acre	23.08.164

LAND USE CATEGORIES	SUBDIVISION PARCEL SIZE RANGE [1]	BUILDING INTENSITY [5]	POPULATION DENSITY [2]	CZLUO SECTION REFERENCES [4]
Recreation		40% to 100% site coverage for non-residential buildings	23.04 23.08	
	20 ac. to one outside urban and village areas	20 ac. to one per dwelling	8 acres per person to 2.5 persons per acre	23.04.032
	20 acres to 6,000 square feet inside urban and village areas [5]	20 acres per dwelling to 7 dwellings per acre	8 acres per person to 18 persons per acre	
		Mobilehome parks to 8 dwellings per acre	20 persons per acre	23.08.164
		8 to 38 multi-family dwellings per acre	20 to 95 persons per acre	23.08.169
		Recreational vehicle parks at 12 units per acre	30 persons per acre	23.08.266
Office and Professional	2.5 acres to 6,000 square feet [5]	8 to 38 multi-family dwellings per acre (50% of total floor area of buildings); must be incidental to office use	20 to 95 persons per acre	23.04.084 23.08.168
Commercial Retail and Commercial Services		40% to 100% site coverage for non-residential buildings	23.04 23.08	
	2.5 acres to 6,000 square feet [4]	1 to 38 dwellings per acre (50% of total floor area of buildings); must be incidental to primary commercial use	1 to 95 persons per acre	23.04.084 23.08.168
		Recreational vehicle parks to 12 units per acre	30 persons per acre	23.08.266
Industrial	10 acres to 10,000 square feet	40% to 100% site coverage for non-residential buildings	23.04 23.08	
		1 caretaker dwelling per parcel	to 11 persons per acre	23.04.030
Public Facilities	Minimum 6,000 square feet			23.04.031

Notes:

1. The appropriate minimum parcel size for a new land division within the ranges shown above shall be based on the characteristics of the site and vicinity, as determined by the Coastal Zone Land Use Ordinance, Chapter 23.04.

2. Population density is based on 2.64 persons per dwelling, per State Department of Finance, January, 1987.

3. Building intensity assumes one primary dwelling in the agriculture category, two primary dwellings on each parcel in the rural lands category; one primary dwelling allowed on each parcel in other categories, where secondary dwellings are not allowed as use by right but may be permitted by further land use permit review and approval.

4. Overriding requirements for land divisions are found in Section 23.04.021.

5. Condominium parcel sizes are to be established by the appropriate review authority through individual project review, provided the common ownership parcel is within the ranges stated here.

6. Building intensity is dependent on the allowable uses within each land use category, as determined by Coastal Table "O" or by planning area standards, and by the site design standards of Chapters 23.04 and 23.08 in the Coastal Zone Land Use Ordinance.

Guidelines for Amendments to Coastal Zone Land Use Ordinance and LUE Planning Area Standards

Standards in the LUE Area Plans and the Coastal Zone Land Use Ordinance guide new development so as to be in character with its surroundings and to maintain amenities for living. These principles implement the general goals of the Land Use Element that are stated in Chapter 1.

Development of new or amended LUE planning area standards and Coastal Zone Land Use Ordinance standards should be guided by the following principles for implementation of the general plan goals:

1. All developments should be designed with maximum consideration of the characteristics of project sites and their surroundings:

- **a.** To enhance and achieve full use of special site potentials such as natural terrain, views, vegetation, natural waterways or other features;
- **b.** To respect and mitigate (or avoid) special site constraints such as climatic conditions, noise, flooding, slope stability, significant vegetation or ecologically sensitive surroundings;
- **c.** To be compatible with present and potential adjacent land uses within the context of the area's urban, suburban or rural character.

2. Designs for proposed residential uses should include:

- **a.** Provisions for privacy and usable open space;

b. Orientation and design features to shelter from prevailing winds and adverse weather, while enabling use of natural light, ventilation and shade.

c. Buildings should take advantage of solar opportunities where feasible.

3. All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles.

Guidelines for Land Use Category Amendments

In determining whether to approve a proposed Land Use Category Amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the following items where appropriate for the proposed land use category change under consideration:

1. **Existing Planning Policies.** Whether the proposed land use category is consistent with the following:

a. Applicable policies in the various elements of the general plan (land use, open space, conservation, circulation, housing, safety, noise);

b. Applicable policies in the Coastal Plan Policies Document of the Local Coastal Program.

c. The general goals in Chapter 1 of Coastal Framework for Planning (Part I of the Land Use Element);

d. The purpose and character statements for Land Use Categories in Section B, description of land use categories;

e. Uses listed in Coastal Table O, list of allowable uses; and

f. The text, standards and maps of the area plans (Part II of the Land Use Element).

g. Applicable policies in the California Coastal Act pertaining to the amendment of a Local Coastal Program.

2. **Area Character.** Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.

3. **Environmental Impacts.** The proposed amendments should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.

4. **Accessibility/Circulation.** Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.

5. **Soils Classification.** Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, Irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.

6. **Slope and Other Terrain Characteristics.** Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment. Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. **Vegetation.** Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare or endangered plant or animal species.

8. **Hazards.** Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.

9. **Existing Parcel Size and Ownership Patterns.** Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.

10. **Availability of Public Services and Facilities.** Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on site disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are: 1) planned to be available within the time frame anticipated in the applicable area plan; or 2) a capital improvement program is in effect to provide for any such services that are currently deficient; or 3) such services and facilities will be provided as a result of approved development following the amendment.

11. **Land Inventory.** Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

12. **Mineral Resources.** Whether the amendment proposed in an area included within the EX (Energy and Extractive Resource Area) or EX_1 (Extractive Resource Area) combining designations on the official maps of the Land Use Element would preclude resource extraction or would result in uses which adversely affect the existing operation or expansion of extraction uses. Proposals within the EX or EX_1 Combining Designations which would preclude resource extraction, would allow minimum residential parcel sizes of less than 10 acres or would otherwise be incompatible with resource extraction shall be approved only when the need for the particular use is determined by the Board of Supervisors to outweigh the value of keeping the potential mineral resource available for future extraction. The proposed amendment shall not enable development that would adversely affect the continuing operation or expansion of an extraction use.

[Amended 1991, Ord. 2498).

B. DESCRIPTION OF LAND USE CATEGORIES

This section describes the 13 land use categories in detail, including their purpose and intended character. The criteria listed for each land use category are the basis for determining actual locations where the categories should be applied.

The statements of purpose and character are to be used as criteria for evaluating whether a Land Use Element amendment is appropriate for a specific site, neighborhood or community. The statements of category purpose and character are also used to evaluate development proposals. For example, when evaluating a proposed development for consistency with the LUE/LCP, the proposed development should be encouraged when it furthers the purpose and character of the category in which it is to be located. Similarly, a proposed development that does not further the purpose and character of the category cannot be found consistent with the LUE/LCP.

The purpose statements are also objectives related to the goals in Chapter 1. Character statements identify suitable features or conditions for the location, extent and timing of designating a land use category. These statements also are the basis for establishing allowable uses in Coastal Table O.

OPEN SPACE

The Open Space category is applied to lands in public fee ownership, or private lands where an open space agreement or easement has been executed between the property owner and the county. The category may also be applied to areas left open as part of density transfer negotiated through the amendment process. Applying the Open Space category to a parcel of land does not in and of itself, convey or imply any right of public access, use, trespass or violation of privacy. The open space designation may be applied to public or private lands with public easements, including the undeveloped portions of state park properties.

Purpose:

a. To identify land areas having value as primitive or natural areas.

b. To identify environmentally-fragile areas that are capable of supporting only passive recreational activities and non-structural uses.

c. To identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve.

d. To retain areas with fragile plant or animal communities (such as marshes and wetlands) in a natural or undisturbed state.

e. To retain natural beauty and ecological diversity.

Character:

a. National forest, Bureau of Land Management or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation wilderness or wildlife/nature preserves.

b. Sites or portions of a site with natural features such as unique topography, vegetation or stream courses without a quality or extent sufficient to necessitate application of a Sensitive Resource Area combining designation. May also include Environmentally Sensitive Habitat for animal or plant community.

c. Areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc.

d. Areas where only appropriate residential use in an open space category would be ranger or caretaker quarters, established without division of the underlying parcel.

AGRICULTURE

In many instances, coastal agricultural lands, such as areas for cattle grazing and row crops, display a rural and open character, and therefore have open space values. As used in this discussion, 'open space' is meant in the context of the Williamson Act.

Purpose:

a. To recognize and retain commercial agriculture as a desirable land use and as a major segment of the county's economic base.

b. To designate areas where agriculture is the primary land use with all other uses being secondary, in direct support of agriculture.

c. To designate areas where a combination of soil types, topography, water supply, existing parcel sizes and good management practices will result in the protection of agricultural land for agricultural uses, including the production of food and fiber.

d. To designate areas where rural residential uses that are not related to agriculture would find agricultural activities a nuisance, or be incompatible.

e. To protect the agricultural basis of the county economy and encourage the open space values of agriculture to continue agricultural uses, including the production of food and fiber.

f. To recognize that agricultural activities on a small scale can supplement income from other sources, particularly where older subdivisions have resulted in parcels smaller than would currently qualify for new subdivisions within the parcel size range for the agricultural category.

g. To permit conversion of agricultural lands to other uses only when such conversion would be appropriate or because the continuing agricultural productivity of a specific site is not feasible, considering the factors of purpose Statement C above.

h. To give high priority to the protection of commercial prime and non-prime agricultural soils where the commercial viability, siting (whether inside or outside urban reserve lines), and natural resources allow for agricultural uses, including the production of food and fiber.

i. To recognize areas of both prime and non-prime soils as a coastal resource.

Character:

a. Areas of prime and non-prime agricultural soils, and other productive and potentially productive lands located inside and outside of urban and village reserve lines where land use conflicts with other adjacent uses can be mitigated.

b. Areas for agricultural processing and its support services.

c. Areas where the residential uses allowed are for property owners or employees actively engaged in agricultural production on the same property.

d. All lands previously designated as agricultural preserve, whether or not under contract, according to the adopted agricultural preserve rules of procedure.

e. Lands that may be eligible for agricultural preserve if the rules of procedure are satisfied.

f. Areas where existing land uses are mainly truck crops, specialty crops, row and field crops, irrigated crops and pasture, irrigated vineyards and orchards, dry farm orchards and vineyards, dry farm and grain, grazing and rangeland.

g. Areas where parcel sizes and ownership patterns are sufficiently large to make agricultural operations economically viable, given other features such as soil types, water supply, topography and commercial potential through optimum management.

h. Areas with an existing pattern of smaller parcels that cannot support self-sustaining agricultural operations, but where physical factors of soil, water supply and topography would support agricultural production.

RURAL LANDS

Purpose:

a. To permit rural development to very low densities which will maintain the character of rural and open areas, and maximizes preservation of watershed and wildlife habitat areas.

b. To preserve large parcel sizes but allowing rural residences to be established on lands having open space value but limited agricultural potential.

c. To maintain low population densities in rural areas outside of urban and village reserve lines where an open and natural countryside with very low development intensity is intended.

d. To establish areas where commercial agricultural activities are not the primary use of the land, but where agriculture and compatible uses may co-exist.

Character:

a. Areas outside urban and village reserve lines that have open space value for retaining large parcel sizes, in support of large acreage homesites for hobby farming or ranching, but are not feasible for commercial agriculture.

b. Areas of older subdivisions with an average parcel size of 19 acres or less that are located three miles or more from urban reserve lines.

c. Areas outside urban and village areas with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.

d. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.

e. Areas with soils of poorer quality than in agricultural areas; vegetation consisting of grasses, woodlands, chaparral and brush, which constitute a high or extreme fire hazard potential.

f. Areas where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.

g. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

RECREATION

Purpose:

a. To identify areas having recreational potential where private or public development of recreational uses can be encouraged when not in conflict with surrounding rural and agricultural uses.

b. To allow for recreation and resort-oriented development that will be incidental to outdoor recreation on the same site.

c. To allow recreation and resort-oriented development where significant public recreational resources are available in the immediate vicinity.

d. To provide for public park and recreation areas when not in conflict with surrounding rural and agricultural land uses.

e. To provide for visitor-serving priority areas.

Character:

a. Areas of existing and/or proposed private recreational uses that emphasize and retain a recreational resource on a significant portion of the site.

b. Areas shown on an adopted State Park System Master Plan or on acquisition lists of the state or county parks and recreation departments.

c. Areas of existing public recreational uses.

d. Visitor-serving priority areas are:

(1) Areas that presently serve tourists and visitors to the coast and coastal communities, which are protected by preserving the visitor-serving uses within them.

(2) Ocean-front land, upland support areas and private lands and coastal areas suitable for Recreational and Visitor-Serving commercial activities (as reflected on the land use maps) shall be preserved for such developments. Priority is given to the use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent uses.

(3) These areas are identified on the land use maps with the letter "V". The designation applies to the entire Recreation category.

e. Areas with a natural or man-made recreational resource that will serve particular public recreational needs and should be protected from the encroachment of residential and commercial activity.

f. Areas where residential uses can be integrated into a mixed use resort development, secondary to outdoor recreational activities that is to be approved under the Development Plan requirements of the Coastal Zone Land Use Ordinance.

g. Areas reserved for active and intensive recreational activities, such as ~~motels, hotels,~~ golf courses and campgrounds.

h. Existing established state, county or city park holdings, as well as those areas of the national forest where active recreation uses exist.

RESIDENTIAL RURAL

Purpose:

a. To provide for residential development at a low density compatible with a rural atmosphere and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.

b. To allow limited, compatible, non-residential uses commensurate with rural parcel sizes.

c. To permit residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.

d. To encourage agricultural and other open space uses as part-time or incidental "hobby" activities, such as horse raising or specialty farming.

Character:

a. Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.

b. Areas that are outside of urban and village areas and connected to them by county maintained roads, although exceptions may be observed for existing older subdivided areas.

c. Areas with slopes generally less than 30%.

d. Areas with marginal agricultural soils.

e. Areas with a rural landscape high in visual quality (woodlands, hills, rock formations, existing agriculture and agricultural accessory structures) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.

f. Areas generally free of fragile natural resources.

g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.

h. Areas where horses and other similar farm animals are allowed accessory to residential uses.

i. Areas where public service demands are limited (see Table H), and septic tanks and individual wells can suffice for required water and sewer capability.

RESIDENTIAL SUBURBAN

Purpose:

a. To allow for single-family residential development on estate sized lots in a semi-rural suburban setting within the urban and village areas or in older existing rural subdivisions.

b. To allow limited, compatible non-residential uses which complement suburban neighborhoods such as animal raising or hobby farming.

c. To designate areas for lower density residential expansion within urban and village boundaries.

d. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character:

a. Areas at the outer portion of communities where open space is prominent with residences on parcels ranging from one to five acres in size.

b. Areas within urban or village reserve lines, but outside urban service lines and programmed for less than full urban services (see Table H).

c. Areas where soil conditions will enable septic systems to serve adequately on larger parcels.

d. Areas where the majority of land contains slopes less than 30% (with increased lot sizes required as slope increases) and where land with slopes less than 20% is available for building sites on all proposed parcels.

e. Areas with a landscape or viewshed of high visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural accessory structures) where clustering of allowed density to less sensitive portions of a site can occur.

f. Areas of generally marginal agricultural land.

g. Areas generally free of fragile natural resources.

h. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses.

i. Areas where horses and other similar farm animals are allowed accessory to residential uses.

j. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with individual area plans and Coastal Zone Land Use Ordinance standards.

RESIDENTIAL SINGLE-FAMILY

Purpose:

a. To provide areas for single-family homes on urban sized lots of less than one acre and mobilehome developments in communities with full urban services.

b. To allow accessory and non-residential uses that complement single-family neighborhoods.

c. To discourage incompatible non-residential uses in single family neighborhoods.

d. To provide housing within a neighborhood context where social interaction is facilitated by allowing compatible nonresidential uses such as small neighborhood/convenience stores, parks and schools.

e. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character:

a. Areas with single-family dwellings at gross densities from one to seven dwelling units per acre.

b. Areas having (or programmed to receive) appropriate urban level services (see Table H).

c. Areas within an urban or village reserve line and areas within (or programmed by an individual community plan to be within) an urban services line.

d. Areas where the majority of land contains slopes less than 20% (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.

e. Areas generally without fragile natural resources.

f. Areas with a landscape or viewshed of high visual quality where clustering of allowed density to less sensitive portions of a site is encouraged by planning area standards.

g. Areas where residential structures generally should not exceed two stories in height or cover more than 60% of the site.

h. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with the LUE area plan and Coastal Zone Land Use Ordinance location criteria.

RESIDENTIAL MULTI-FAMILY

Purpose:

a. To provide areas for residential development with a wide range of densities and housing types including single-family dwellings, multi-family dwellings and mobilehome developments.

b. To efficiently relate higher density residential development to community utilities and facilities as well as site characteristics.

c. To locate higher residential densities in close proximity to commercial areas and community services and facilities.

d. To offer a wider range of residential living environments than the detached single family residence.

e. To allow diverse non-residential activities compatible with a multi-family neighborhood.

f. To establish densities at three levels related to street capacities, distance from central business areas and public sewer service.

g. To relate allowed densities to adequate outdoor space supportive of private recreational activity.

Character:

a. Areas of existing multi-family development.

b. Areas that have, or are programmed to receive, full urban services (see Table H).

c. Areas within an urban or village reserve line, and within (or programmed by an individual community plan to be within) an urban service line.

d. Areas where the majority of land contains slopes less than 20%, (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.

e. Areas having close proximity to downtown or neighborhood commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities are capable of handling high density residential development.

f. Areas where structures should generally not exceed three stories in height.

g. Multi-family density should be clustered to reserve portions of sites for usable private outdoor space and common landscaped open spaces to increase unit privacy and to visually enhance public areas.

OFFICE AND PROFESSIONAL

Purpose:

a. To provide for office and professional development in community centers and civic areas.

b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.

c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.

d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.

e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

Character:

a. Transitional areas within Central Business Districts (CBD'S) between residential and major commercial or public facilities, rather than components of retail or residential areas.

b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.

c. Peripheral areas within central business districts in close proximity to commercial and public uses.

d. Areas with slopes generally less than 15%, and located outside environmentally sensitive areas or hazardous areas such as floodways or fault zones.

e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.

f. Areas where residential use may be allowed but limited to second floor or "rear half of building" locations, to reserve ground-floor frontages for business use.

COMMERCIAL RETAIL

Purpose:

Central Business Districts (CBD):

a. To provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.

b. To provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.

c. To allow for limited multi-family residential uses only as secondary to commercial uses.

d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

Visitor-Serving Commercial Areas:

e. To provide for Visitor-Serving Priority Areas.

f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.

g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

Neighborhood Commercial Areas:

h. To provide convenient locations for retail and service commercial establishments to meet daily shopping needs of residential areas.

Character:

Central Business District (CBD) Areas:

a. Areas for retail businesses and services that supply a full range of community commercial needs, and located within an Urban Area.

b. Uses that are economically and physically compatible, mutually supportive in function and location.

c. Areas of intense retail commercial use in concentrated centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.

d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.

e. Areas where residential uses are limited to upper floor or "rear-half of building" locations, to reserve ground floor frontages for business use.

Visitor-Serving Commercial Areas:

f. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.

g. Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.

h. Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.

i. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.

j. Areas that are easily accessible and apparent from regional transportation routes.

k. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.

l. Areas in communities that are close to cultural, recreational and entertainment facilities.

Neighborhood Commercial areas:

m. Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.

n. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.

o. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.

p. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

COMMERCIAL SERVICE

Purpose:

a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.

b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.

c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character:

a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.

b. Areas where uses generally serve occasional needs rather than day-to-day needs.

c. Areas and uses that will not create extensive, incompatible land use mixtures.

d. Areas within urban service and reserve lines, or village reserve lines.

e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.

f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.

g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.

h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

INDUSTRIAL

Purpose:

a. To identify areas suited to industrial activities that will not adversely affect adjacent areas of other uses.

b. To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation and energy facilities.

c. To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas. Residences are allowed only as caretaker or accessory uses.

d. Where the Industrial category is located outside of urban or village reserve lines, it is intended to reserve appropriately located areas for industrial uses requiring large areas of land, nearby transportation or energy facilities, or related activities compatible with agricultural and other rural uses.

Character:

a. Areas located within urban service and reserve lines, with full urban services available or programmed to be available within the time frame anticipated in the applicable area plan.

b. Areas located within the peripherally of urban areas where residential or long-term agricultural uses are inappropriate. Areas also appropriate for private on-site water supply and sewage disposal systems.

c. Industrial uses located outside urban services lines should be limited to activities which are not employment intensive and do not require urban services and infrastructure.

d. Areas of existing industrial uses that have been established legally prior to existing plan designations.

e. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

f. Areas that are or can be adequately buffered from adjacent uses in other land use categories.

g. Areas adjacent to major transportation terminals and energy facilities.

h. Areas with access provided by collector or arterial streets and where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.

i. Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure and circulation.

PUBLIC FACILITIES

The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the county will initiate a Land Use Element/Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel.

Purpose:

a. To identify lands and structures committed to public facilities and public agency uses that benefit the public. For proposed public facilities, where site selection has not occurred:, site selection criteria are included in the chapter entitled "Combining Designations and Proposed Public Facilities", with development guidelines for establishing the uses.

b. To provide areas for development of public facilities to meet public needs.

c. To identify adequately sized facility locations that satisfy both community and regional needs relating to the population levels being served.

d. To identify facility sites based on the character of the area being served and also compatible with and supportive of the comprehensive plans of agencies within the facility service area.

Character:

a. Areas with existing public or quasi-public facilities and uses, or publicly-owned lands intended for development with public facilities.

b. Areas that satisfy the specialized site location requirements of public agencies, where facilities will be visible and accessible to their users.

c. Areas without known natural or man-made hazards.

C. ALLOWABLE LAND USES IN THE COASTAL ZONE

The following charts (Coastal Table O) list uses of land that may be established in the land use categories shown by the LUE area plans in the coastal zone. After determining what land use category and combining designation applies to a particular property, the chart can be used to find what uses are allowable. The chart will also show where to look in the Coastal Zone Land Use Ordinance to find the standards that apply to the planning and development of such land uses, as well as what permit is needed before a use can be established.

IMPORTANT: When determining the land use category and combining designation (if any) applicable to a particular property, also check the planning area standards and any policies from the Coastal Plan Policies Document that may apply to the property. (Planning area standards can be found in the LUE area plan that covers the part of the county containing the property in question. The LCP Policy Document may include additional requirements or standards affecting the type of development proposed.) Those standards may limit the uses allowed by the following charts, or set special permit requirements for a particular land use category, community or area of the county.

The column headings at the top of the charts are the land use categories, and the left column lists land uses, grouped under general headings. When the proposed land use is known, reading across the columns will show where the use is allowable. If a proposed use doesn't seem to fit the general land use headings, the definitions of uses in Section D of this chapter can help determine the proper group of uses to look for. A particular use of land need not be listed in the use definitions to be allowable. If a proposed use is not specifically mentioned, the planning director will, upon request, review a proposed use and identify the listed use it is equivalent to, as described in Chapter 2 of this document.

The letter "A" on the chart means that the corresponding use in the left column is "Allowed" in that land use category, if consistent with the LUE, LCP and other applicable regulations. Though some uses with an "A" in various categories (such as crop production) are identified in the Coastal Zone Land Use Ordinance as requiring no permit, in most cases the "A" means a use can be established with a plot plan approval as part of a building permit (or more intensive permit process if required by the CZLUO based on the size of the use), subject to the Coastal Zone Land Use Ordinance standards that must be considered in planning and developing a use.

The letter "S" means that a use is allowable in a particular land use category only when special standards or permit procedures are followed. The number after the "S" refers to the key following the charts, which explains where to look in the Coastal Zone Land Use Ordinance to find the special standards. A "P" means that the use is principally permitted and encouraged over non-principally permitted uses. A "PP" means the same as a "P" where found in the text. A blank space in a land use category column means the corresponding use on the left side of the chart is not allowable in that land use category.

KEY TO COASTAL TABLE O

USE STATUS	DEFINITION
A	Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.
S	Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
P	Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

"S" NUMBER	APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT	
1	23.08.120 b	MISCELLANEOUS USES
2	23.08.120 a	MISCELLANEOUS USES
3	23.08.040	AGRICULTURAL USES
4	23.08.060	CULTURAL, EDUCATIONAL & RECREATIONAL USES
5	23.08.080	INDUSTRIAL USES are allowable subject to the special standards found in Section 23.08.080. For new or expanded uses within the Petroleum Refining and Related Industries and Marine Terminals and Piers use groups, a specific plan is required prior to acceptance of land use permit(s) subject to the standards as set forth in Section 23.08.094.
6	23.08.100	MEDICAL & SOCIAL CARE FACILITIES
7	23.08.140	OUTDOOR COMMERCIAL USES
8	23.08.160	RESIDENTIAL USES
9	23.08.170	RESOURCE EXTRACTION
10	23.08.200	RETAIL TRADE
11	23.08.220	SERVICES
12	23.08.260	TRANSIENT LODGINGS
13	23.08.280	TRANSPORTATION, UTILITIES & COMMUNICATION

"S" NUMBER	APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT	
14	Uses are allowable in the Open Space land use category on privately-owned land subject to Coastal Zone Land Use Ordinance Section 23.08.120a in addition to the special standards in Chapter 23.08, only when authorized by a recorded open space agreement executed between the property owner and the county. On public lands, uses designated are allowable subject to Coastal Zone Land Use Ordinance Section 23.08.120b, in addition to the special standards found in Chapter 23.08.	
15	Listed processing activities are allowable in the Rural Lands and Agriculture land use categories only when they use materials extracted on-site pursuant to Coastal Zone Land Use Ordinance Section 23.08.120a, or when applicable, the Coastal Zone Land Use Ordinance Surface Mining Standards, Section 23.08.180 et. seq.	
16	23.08.020	ACCESSORY USES
17	23.08.240	TEMPORARY USES
18	23.08.050	INTERIM AGRICULTURAL USES
19	23.08.400	WHOLESALE TRADE
20	23.08.300	ELECTRIC GENERATING PLANTS

LOCAL COASTAL PLAN

COASTAL TABLE 'O'

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
A) AGRICULTURE																
Ag Accessory Structures	1	6-39	S-3-P	S-3-P	S-3-P	S-3	S-3	S-3					S-3	S-3	S-3	S-14
Ag Processing	2	6-39	S-3	S-3	S-3		S-3						S-3	A		
Animal Raising & Keeping	3	6-40	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3
Aquaculture	4	6-40		S-3	S-3		S-3						S-3-P	S-3-P		
Crop Production & Grazing	5	6-44	P	P	P	A	A	S-18	S-18	S-18	S-18	S-18	S-18	A	A	A
Farm Equipment & Supplies	6	6-45		S-3	S-3		S-3						A	A		
Nursery Specialties - Soil Dependent	8	6-51	S-3-P	S-3-P	S-3		S-3	S-3				S-3	S-3	S-3		
Nursery Specialities - Non-Soil Dependent	9	6-52		S-3	S-3		S-3	S-3				S-3	S-3	S-3		
Specialized Animal Facilities	10	6-58	S-3	S-3-P	S-3	S-3	S-3	S-3	S-3		S-3	S-3	S-3	S-3	S-3	
B) COMMUNICATIONS																
Broadcasting Studios	1	6-41									P	A	P	A	A	
Communications Facilities	2	6-43		S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13-P	S-13-P	S-13-P	S-13

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
C) CULTURAL, EDUCATION & RECREATION																
Cemeteries & Columbariums	1	6-42					S-4	S-4							S-4	
Churches	2	6-42			S-4		S-4	S-4	S-4	S-4	P	P	P			
Coastal Accessways	3	6-42	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-In Theaters	4	6-44											S-4	S-4		
Indoor Amusements & Recreation	5	6-48				S-4-P					S-4	S-4-P	S-4		S-4-P	
Libraries & Museums	6	6-49				S-2-P	S-2				P	P			P	
Marinas	7	6-50				S-1-P							S-1		S-1-P	
Mbrship. Organization Facilities	8	6-50				S-2				S-1	A	A	A	A	A	
Off-Road Vehicle Courses	9	6-52			S-1	S-1										
Outdoor Sports & Recreation	10	6-53				S-4-P	S-4	S-4	S-4	S-4		S-4	S-4		S-4-P	
Passive Recreation	11	6-53		A	P	P	P	P	P	P	P	P	P	P	P	P
Public Assembly & Entertain.	12	6-55				A					P	P	P		P	
Rural Recreation & Camping	13	6-56		S-4	S-4	S-4-P	S-4	S-4							S-4	S-14
Schools - Specialized Education & Training	14	6-57			S-4	S-4	S-4	S-4			P	P	P	S-4-P	S-4	
Schools - College & University	15	6-57									P				P	
Schools - Pre to Secondary	16	6-57			S-4	S-4	S-4	S-4-P	S-4-P	S-4-P	S-4-P				S-4-P	
Social Service Organizations	17	6-58									P	A	A	S-2	S-2-P	
Sports Assembly	18	6-58				S-1							S-1	S-1	S-1	
Temporary Events	19	6-59		S-17	S-17	S-17	S-17				S-17	S-17	S-17	S-17	S-17	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
D) MANUFACTURING & PROCESSING																
Apparel Products	1	6-40											A	P		
Chemical Products	2	6-42												S-5-P		
Concrete, Gyps. & Plaster Prods.	3	6-43			S-15								S-1-P	P		
Electric Generating Plants	4	6-44		S-20	S-20	S-20	S-20						S-20	S-20-P	S-20-P	
Electrical Equipment, Electronic & Scientific Instruments	5	6-45											P	P		
Food & Kindred Products	6	6-46		S-5	S-5							S-5-P	P	P		
Furniture & Fixture Products	7	6-46											P	P		
Glass Products	8	6-47												P		
Lumber & Wood Products	9	6-49												P		
Machinery Manufacturing	10	6-49												P		
Metal Industries, Fabricated	11	6-50											A	P		
Metal Industries, Primary	12	6-50												S-1-P		
Motor Vehicles & Transportation Equipment	13	6-51												S-1-P		
Paper Products	14	6-53												A		
Paving Materials	15	6-53		S-15	S-15									P		
Petroleum Refining & Related Industries	16	6-54												S-5-P		
Plastics & Rubber Products	17	6-54												S-1-P		
Printing & Publishing	18	6-55										S-11-P	P	P		
Recycling Collection Stations	19	6-56		S-5	S-5	S-5	S-5	S-5		S-5	S-5	S-5-P	S-5-P	S-5-P	S-5	
Recycling & Scrap	20	6-56											S-5	S-5-P	S-5	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
D) MANUFACTURING & PROCESSING (CONTINUED)																
Small Scale Manufacturing	21	6-58											P	P		
Stone & Cut Stone Products	22	6-58		S-15	S-15								P	P		
Structural Clay & Pottery - Related Production	23	6-59			S-15									P		
Textile Products	24	6-59												P		
E) RESIDENTIAL USES																
Caretaker Residence	1	6-42	S-8	S-8	S-8-P	S-8-P	S-8-P	S-8-P			S-8	S-8	S-8	S-8	S-8	S-14
Farm Support Quarters	2	6-45	S-16	S-16-P	S-16-P											
Home Occupations	3	6-48	S-16-P	S-16-P	S-16-P	S-16	S-16-P	S-16-P	S-16-P	S-16-P	S-16	S-16	S-16	S-16	S-16	
Mobilehome Parks	4	6-51				S-8	S-8	S-8	S-8-P	S-8-P						
Mobilehomes	5	6-51	S-8	S-8-P	S-8-P	S-8-P	S-8-P	S-8-P	S-8-P	S-8-P	S-8	S-8			S-8	
Multi-Family Dwellings	6	6-51				S-8				P	S-8	S-8				
Nursing & Personal Care	7	6-52						S-6		S-6	P	S-6-P			A	
Organizational Houses	8	6-53			S-8		S-8	S-8		S-8	S-8	S-8	S-8			
Residential Accessory Uses	9	6-56	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-14
Residential Care	10	6-56			S-6		S-6	S-6	S-6	S-6	S-6				S-6	
Residential Vacation Rental	0	6-56	S-8	S-8	S-8	S-8	S-8	S-8	S-8	S-8	S-8	S-8				
Secondary Dwelling	11	6-57					S-8	S-8	S-8							
Single-Family Dwellings	12	6-57	S-16	S-16-P	P	S-2-P	P	P	P	P	S-8	S-8				
Temporary Dwelling	13	6-59	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
F) RESOURCE EXTRACTION																
Fisheries & Game Preserves	1	6-46		A	A	A	A									S-14
Forestry	2	6-46		A	A	A	A	A								
Mining	3	6-51		S-9	S-9										S-9	S-14
Petroleum Extraction	4	6-54		S-9	S-9		S-9	S-9					S-9	S-9	S-9	
Water Wells & Impoundments	5	6-61	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P
G) RETAIL TRADE																
Auto, Mobilehome & Vehicle Dealers & Supplies	1	6-40										S-10	S-7	S-7		
Building Materials & Hardware	2	6-41										S-10-P	P	A		
Eating & Drinking Places	3	6-44		S-10		S-10-P	S-10	S-10			A	P	A	S-2		
Food & Beverage Retail Sales	4	6-46				S-10-P	S-10	S-10	S-10	S-10	S-10	P	A	S-2		
Fuel & Ice Dealers	5	6-46											S-5	S-5-P		
Furniture, Home Furnishings & Equipment	6	6-47										P	A			
General Merchandise Stores	7	6-47				S-1-P						P	A			
Mail Order & Vending	8	6-50										P	P	A		
Outdoor Retail Sales	9	6-53		S-7	S-7	S-7	S-7				S-7	S-7	S-7	S-7	S-7	
Roadside Stands	10	6-56		S-3	S-3	S-3	S-3	S-3								
Service Stations	11	6-57				S-10						S-10-P	S-10-P	S-10		

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
H) SERVICES																
Auto & Vehicle Repair & Service	1	6-40											S-11-P	S-11		
Business Support Services	2	6-41											P	A		
Construction Contractors	3	6-43											P	A		
Consumer Repair Services	4	6-43										S-11	P	A		
Correctional Institutions	5	6-44													S-1-P	
Financial Services	6	6-46				S-2					P	P				
Health Care Services	7	6-47				S-1					P	A			A	
Laundries & Dry Cleaning Plants	8	6-49											P	P		
Offices	9	6-52									P	A	A	A	A	
Offices, Temporary	10	6-52				S-17	S-17	S-17	S-17	S-17	S-17-P	S-17	S-17	S-17	S-17	
Personal Services	11	6-54				S-1			S-11	S-11	A	P	P			
Public Safety Facilities	12	6-55		S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	P	P	P	P	
Storage, Accessory	13	6-58		A	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-14
Storage Yards & Sales Lots	14	6-59											S-7	S-7	S-7	
Temporary Construction Yards	15	6-59		S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	
Waste Disposal Sites	16	6-60		S-1	S-1									S-1	S-1-P	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
I) TRANSIENT LODGINGS																
Bed & Breakfast Facilities	1	6-41		S-12	S-12-P	S-12-P	S-12-P	S-12-P		S-12	S-12	S-12-P	S-12		S-12	
Homestays	5	6-48						S-12	S-12							
Hotels, Motels	2	6-48				S-12-P					S-12	S-12-P	S-12		S-12	
Recreational Vehicle Parks	3	6-55				S-12-P						S-12	S-12		S-1	
Temporary Const. Trailer Park	4	6-59		S-12	S-12		S-12							S-12		
J) TRANSPORTATION																
Airfields & Landing Strips	1	6-40	S-13	S-13	S-13	S-13	S-13				S-13		S-13	S-13	S-13-P	
Harbors	2	6-47													S-1-P	
Marine Terminals & Piers	3	6-50				S-5							S-5	S-5	S-5-P	
Pipelines & Transmission Lines	4	6-54	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-14
Public Utility Facilities	5	6-55	S-13	S-13	S-13		S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	P	
Transit Stations & Terminals	6	6-60				S-2					S-2	S-2	S-2	A	A	
Truck Stops	7	6-60											A	A		
Vehicle & Freight Terminals	8	6-60											A	A		
Vehicle Storage	9	6-60				S-13					S-13	S-13	P	A	A	
K) WHOLESALE TRADE																
Warehousing	1	6-60		S-19	S-19					S-19			P	A	A	
Wholesaling & Distribution	2	6-61		S-19	S-19								P	A		

D. LAND USE DEFINITIONS

This section contains definitions of the land uses that can be established under the Land Use Element for the area of the county which lies in the coastal zone. The uses defined here are allowed in the various land use categories as determined by the preceding charts. The definitions are intended only to list the various land uses included under each general heading, and do not explain what permit requirements or performance standards may be applicable to a given use. Standards and review procedures for establishing land uses are contained in the Coastal Zone Land Use Ordinance.

The following definitions are correlated wherever possible with the use definitions of the Standard Industrial Classification Manual (SIC), published by the Executive Office of the President, Office of Management and Budget (1987). The SIC is referenced wherever appropriate.

Agricultural Accessory Structure [A1]
An uninhabited structure or building designed and built to store farm animals, implements, supplies or products (not including commercial greenhouses which are included under "Nursery Specialties," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Also includes greenhouses engaged in agricultural research as the primary use. Agricultural Accessory Structures can also include but not be limited to wind and solar powered devices used for direct climate control, and water pumping or other conversion of wind or solar energy to mechanical or thermal power used on-site. Wind energy conversion machines for electric power generation are included under "Electric Generating Plants." Includes barns, grain elevators, silos, and other similar buildings and structures. [Amended 1995, Ord. 2740]

Ag Processing [A2]
Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (Commercial Composting). Green material is any wastes which are derived from plant material, including but not limited to leaves, grass clippings, weeds, tree trimmings or shrubbery cuttings. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings (with the exception of receiving and processing of green material) are included under "Crop Production and Grazing." (SIC: 0723, 0724) [Amended 1995, Ord. 2740]

Airfields and Landing Strips [J1]
Transportation uses including any area of land or water used for the landing and take-off of aircraft as well as any appurtenant areas used for airport buildings, aircraft operations and related facilities. Public airports may include aircraft sales and car rental establishments, eating and drinking places, hotels and motels, restaurants, cocktail lounges, gift shops, newsstands, beauty and barber shops, and other similar commercial uses serving the air-traveling public and airport employees. Also includes agricultural, personal, restricted and public use landing strips, and heliports.

Animal Raising and Keeping [A3]
The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties such as rabbit farms and other fur-bearing animals; bee farms; aviaries; worm farms; household pets, etc. This definition does not include grazing, which involved the keeping of grazing animals at densities less than two animals per acre, and is instead included under the definition-of "crop production and grazing". See also "Specialized Animal Facilities."

Apparel Products [D1]
Manufacturing establishments, known as the cutting-up and needle trades, producing clothing and fabricating products by cutting and sewing purchased woven or knit textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Included in the apparel industries are three types of establishments: (1) "regular" or inside factories; (2) contract factories; and (3) apparel jobbers. Regular factories perform all of the usual manufacturing functions within their own plant; the contract factories manufacture apparel from materials owned by others; and apparel jobbers perform the entrepreneurial functions of a manufacturing company, such as buying raw materials, designing and preparing samples, arranging for the manufacture of the garments from their materials and selling of the finished apparel. Also includes leather and leather products, tanning finished products. Custom tailors and dressmakers not operating as a factory are not included. (SIC: Group 23)

Aquaculture [A4]
The culture and husbandry of aquatic organisms including but not limited to shellfish, mollusks, crustaceans, kelp and algae. (See "Fisheries and Game Preserves" for activities related to fish.)

Auto, Mobilehome and Vehicle Dealers and Supplies [G1]
Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobilehomes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snowmobile and jet-skis (except bicycles and mopeds, which are included under "General Merchandise"). Such dealerships include any sales of vehicles by an individual when more than six (6) vehicles are sold in one (1) calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Does not include establishments dealing exclusively in used parts, which are included under "Recycling and Scrap." Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include "Service Stations," which are separately defined. (SIC: Group 55)

Auto and Vehicle Repair and Services [H1]
Commercial Service establishments engaged in repair, alteration, restoration, towing, painting, cleaning or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. May also include rental of cars, trucks or trailers; leasing of cars and trucks, except finance (equity) leasing which is included under "Financial Services". Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap"). (SIC: Groups 751, 753, 754)

Bed and Breakfast Facilities [I1]
Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include "Homestays" and "Hotels, Motels", and "Residential Vacation Rentals" which are defined separately; rooming and boarding houses (included under "Multi-Family Dwellings"); or the rental of an entire residence for more than 30 days. [Amended 1995, Ord. 2740; 2003, Ord. 2933]

Broadcasting Studios [B1]
Commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and motion picture studios, with facilities entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors and antennas are included under the definition for "Communications Facilities."

Building Materials and Hardware [G2]
Retail trade establishments primarily engaged in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Also includes incidental retail ready-mix concrete operations. Establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale Trade." (SIC: Group 52)

Business Support Services [H2]
Service establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also including: outdoor advertising services; mail advertising services (reproduction and shipping); blueprinting, photocopying, photofinishing, commercial art and design (production); film processing laboratories; services to structures such as window cleaning, exterminators, janitorial services; heavy equipment and business equipment repair services including welding repair and armature rewinding and repair (except vehicle repair which is included under "Auto and Vehicle Repair and Service"; computer related services (rental, repair, and maintenance); research and development laboratories, including testing facilities; soils and materials testing laboratories; protective services (other than office related); equipment rental businesses that are entirely within buildings (equipment rental yards are included under "Storage Yards and Sales Lots"), including leasing tools, machinery and other business items except vehicles; trading stamp services; and other business services of a "heavy service" nature. (SIC: GROUP 73)

Caretaker Residence [E1]
A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Cemeteries and Columbariums [C1]
Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries; cemetery real estate operations; cemetery associations; cemetery, mausoleum and columbarium operations, including funeral parlors accessory to a cemetery or columbarium. Funeral parlors and related facilities as a principal use are listed under "Personal Services."

Chemical Products [D2]
Manufacturing establishments producing basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals such as acids, alkalies, salts, and organic chemicals; (2) chemical products to be used in further manufacture such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption such as drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries such as paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses incurred in the retail trade group on Coastal Table O. (Sic: Group 28, 5161)

Churches [C2]
Religious organization facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools and monasteries, convents and religious residential retreats. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially-related operations (such as a recreational camp) are classified according to their respective activities. [Amended 1995, Ord. 2686]

Coastal Accessways [C3]
Land areas, pathways and improvements that may be used for access to the shoreline or other coastal resource such as a stream. They may include pathways, trails, overlooks and may be improved or unimproved. Typical improvements may include parking, lighting, structural improvements such as retaining walls, stairs, signs, picnic tables and restrooms.

Communications Facilities [B2]
Public, commercial and private electromagnetic and photoelectrical transmission, repeater and receiving stations for radio, television, telegraph, telephone, data network and other microwave applications; includes earth stations for satellite-based communications. Does not include home broadcasting and receiving antennas, which are included under "Residential Accessory Uses," or telephone, telegraph and cable television transmission facilities utilizing direct connections which are instead included under "Pipelines and Transmission Lines." (See also "Broadcasting Studios".)

Concrete, Gypsum, and Plaster Products [D3]
Manufacturing establishments producing concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batchplants, lime manufacturing, and the manufacture of gypsum products, such as plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet or an equipment rental yard is defined under "Building Materials and Hardware" when in conjunction with a building materials outlet and under "Storage Yards and Sales Lots" when in conjunction with an equipment rental yard. (SIC: Groups 326, 327)

Construction Contractors [H3]
Service establishments primarily engaged in construction, including new work, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activities are covered: (1) building construction by general contractors or by operative builders; (2) other construction by general contractors; and (3) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. The installation of prefabricated buildings and equipment is also included. Business offices for such establishments which are not on the same site as work crew dispatching, equipment, vehicle or material storage for the establishment may also be considered under the definition of offices. An outdoor storage yard in conjunction with a contract construction service is defined under "Storage Yards and Sales Lots" or "Temporary Construction Yards," and is also subject to all applicable CZLUO standards for such uses. (SIC: Groups 15, 16, 17).

Consumer Repair Services [H4]
Service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (included under "Personal Services"). Does not include repair or services incidental and accessory to retail sales. Does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (SIC: Group 76)

Correctional Institutions [H5]
Institutions for confinement and correction of offenders sentenced by a court. Halfway houses and homes for delinquents, or other facilities not under court order, are classified in "Social and Service Organizations." (SIC: Group 9223)

Crop Production and Grazing [A5]
Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under "Specialized Animal Facilities". The distinction between feedlots and grazing operations is established by the Coastal Zone Land Use Ordinance Section 23.08. See also "Animal Raising and Keeping".

Drive-In Theaters [C4]
Facilities for outdoor presentation of motion pictures for viewing from vehicles, which may include subordinate eating places. Secondary outdoor uses sometimes associated with drive-in theaters (such as swap meets) are classified under "Storage Yards and Sales Lots."

Eating and Drinking Places [G3]
Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. (SIC: Group 58)

Electric Generating Plants [D4] [Amended 1995, Ord. 2740]
Facilities engaged in the generation and distribution of electrical energy for sale. The electricity may be generated from oil, gas, coal or nuclear fuels or from "alternative" sources including but not limited to water, wind, the sun, bio-gas, municipal or agricultural wastes. This includes "cogeneration," which means the sequential use of energy for the production of electrical and useful thermal energy. The sequence can be thermal use followed by electric power production or the reverse.

"Wind Energy Conservation System" (WECS) means any device which converts wind energy to a form of usable energy. WECS producing electricity are included here; those used for direct climate control, water pumping or other conversion to mechanical or thermal power, are included under "Agricultural Accessory Structures." Transmission lines located off the site of the power plant are included under "Pipelines and Transmission Lines." Electrical substations are included under "Public Utility Facilities."

Electric Generating Plants include but are not limited to electrical power plants; thermal electric power plants with a generating capacity of greater than 50 megawatts and related facilities cannot be sited within designated areas of the Coastal Zone which have been identified pursuant to Public Resources Code Section 30413. (SIC: Group 49)

Electrical Equipment, Electronic and Scientific Instruments [D5]
Establishments engaged in manufacturing machinery, apparatus and supplies for the generation, storage, transmission, transformation and utilization of electrical energy, including: electrical transmission and distribution equipment such as transformers, switch gear and switchboard apparatus: electrical industrial apparatus such as motors and generators, industrial controls, electrical welding apparatus; household appliances such as cooking equipment, refrigerators, home and farm freezers, household laundry equipment, electric housewares and fans, vacuum cleaners, sewing machines; electrical lighting and wiring equipment such as electric lamps, wiring devices, lighting fixtures, vehicular lighting equipment; radio and television receiving equipment such as television and radio sets, phonograph records and pre-recorded magnetic tape, telephone and telegraph apparatus; electronic components and accessories such as radio and TV receiving type electron tubes, cathode ray TV tubes, semiconductors and related devices; miscellaneous electrical machinery, equipment and supplies such as storage and primary batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines. Also includes: manufacturing establishments producing instruments (including professional and scientific) for measurement, testing, analysis and control, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; surgical, medical, and dental instruments, equipment, and supplies; ophthalmic goods; photographic equipment and supplies; watches and clocks; avionics; electronic instruments, components and equipment including but not limited to integrated circuits, semiconductors, calculators and computers. Does not include testing laboratories (research and development, soils and materials testing, etc.), which are defined under "Business Support Services." (SIC: Group 36 and 38)

Farm Equipment and Supplies [A6]
Establishments primarily engaged in sale, rental or repair of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also dairy and other livestock equipment. Includes agricultural machinery (except the sale of trailers, tractors and other motorized, self-propelled farm vehicles, which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"), dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales; retail sales of prepackaged fertilizer and agricultural sprays. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials.

Farm Support Quarters [E2]
Includes residences, rooming and boarding houses with mess halls for farm workers employed on and near land owned by the owner of the building site on which the quarters are located.

Financial Services [H6]
Service establishments primarily engaged in the field of finance, including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. (SIC: Groups 60, 61, 62, 67)

Fisheries and Game Preserves [F1]
Resource extraction operations engaged in commercial fishing (including marine-related animals, mammals, etc.), and the operation of fish hatcheries, fish and game preserves, and game propagation. (See "Aquaculture" for shellfish, kelp, algae, etc.) (SIC: Group 09)

Food and Beverage Retail Sales [G4]
Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery. Establishments (except for wine tasting facilities) may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

Food and Kindred Products [D6]
Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products. Includes: (1) meat, poultry and seafood products (slaughtering, canning, and curing and by-product processing); (2) dairy products processing; (3) canned and preserved fruit and vegetables and related processing; (4) grain mill products and by-products; (5) bakery products, sugar and confectionery products; (6) fats and oil products, including rendering plants; (7) beverages and liquors (except wineries, which are included under "Ag Processing"); (8) and miscellaneous food preparation from raw products. (Operations on crops subsequent to their harvest are included under "Ag Processing"). (SIC: Group 20)

Forestry [F2]
Establishments primarily engaged in operation of timber tracts, tree farms, forest nurseries, and related activities such as reforestation services; also the gathering of gums barks, sap, moss and other forest products; also includes logging camps and sawmills (except for mills producing finished lumber, which are included under "Lumber and Wood Products"). (SIC: Groups 08, 241)

Fuel and Ice Dealers [G5]
Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. (SIC: Group 598)

Furniture and Fixtures Products [D7]
Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops. (SIC: Group 25)

Furniture, Home Furnishings and Equipment [G6]
Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, other household electrical and gas appliances including televisions and home sound systems and outdoor furniture such as lawn furniture, movable spas and hot tubs. Establishments selling electrical and gas appliances are included only if the major part of their sales consist of articles for home use. Also includes the retail sale of office furniture and large musical instruments. (SIC: Group 57)

General Merchandise Stores [G7]
Retail trade establishments including department stores, variety stores, drug and discount stores, general stores, etc., engaged in retail sales of many lines of new and used merchandise, including: dry goods; apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, musical instruments, parts and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florists and houseplant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales); and other miscellaneous retail shopping goods. (SIC: Groups 53, 56, 591-594)

Glass Products [D8]
Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations, which are listed under "Small Scale Manufacturing." (SIC: Groups 321, 323)

Harbors [J2]
Establishments providing a full range of services relating to commercial and recreational water-based activities such as: commercial and recreational fishing; fisheries and hatcheries; seafood processing; ship and boat building and repair; marine hardware sales and service; yachting and rowing clubs; petroleum storage and handling; eating and drinking places; food and beverage retail sales; sporting goods and clothing stores; personal services; service stations; vehicle and freight terminals; hotels and motels; recreational vehicle parks; boat storage and miscellaneous storage facilities. Also includes all uses listed under "Marinas" and "Marine Terminals and Piers."

Health Care Services [H7]
Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicenced individuals, are included under Offices); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care". (SIC: Group 80)

Home Occupations [E3]
The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Coastal Zone Land Use Ordinance, and no persons employed other than residents of the dwelling.

Homestays [I5]
Residential structures in Residential Single Family and Residential Suburban neighborhoods with a family in permanent residence where no more than two bedrooms without cooking facilities are rented for overnight lodging. Does not include provision of meals. This definition does not include "Bed and Breakfast Facilities", "Hotels, Motels", and "Residential Vacation Rentals" which are defined separately; rooming and boarding houses (included under "Multi-Family Dwellings"); or rental of an entire structure for more than 30 days. [Added 1995, Ord. 2740, Amended 2003, Ord. 2933]

Hotels, Motels [I2]
Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Includes the preceding lodging establishments where developed as planned developments or condominiums in accordance with Section 23.08.264 of the Coastal Zone Land Use Ordinance. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. and accessory meeting and conference facilities. (SIC: Group 701)

Indoor Amusements and Recreation [C5]
Establishments providing indoor amusement or entertainment for a fee or admission charge, such as: arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); card rooms, billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sports activities.

Laundries and Dry Cleaning Plants [H8]
Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services." (SIC: Group 72)

Libraries and Museums [C6]
Permanent public or quasi-public facilities generally of a noncommercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. (Zoos are included under "Specialized Animal Facilities".) Also includes historic sites and exhibits. (SIC: Group 84).

Lumber and Wood Products [D9]
Manufacturing and processing uses including merchant sawmills, lath mills, shingle mills, cooperage stock mills, planing mills, plywood and veneer mills engaged in producing lumber and basic wood products; together with the wholesale and retail sale of such products and establishments engaged in manufacturing finished articles made entirely or mainly of wood or wood substitutes, including wood and cabinet shops. Also included are: truss and structural beam assembly; wood containers, pallets and skids; wood preserving; particle board assembly; turning and shaping wood and wood products on a manufacturing basis; mobilehome and modular home assembly. Logging camps are included in "Forestry"; wood and cabinet shops are included in "Furniture and Fixtures"; craft-type shops are included in "Small Scale Manufacturing". The sale of building materials other than wood products and the sale of construction tools and equipment is included under "Building Materials and Hardware". (SIC: Groups 242, 245, 249)

Machinery Manufacturing [D10]
Establishments engaged in manufacturing machinery and equipment such as: engines and turbines; farm and garden machinery and equipment (except for secondary assembly of such products which is included under Farm Equipment and Supplies); construction, mining and materials handling machinery and equipment such as bulldozers, cranes, dredging machinery, mining equipment, oil field equipment, passenger and freight elevators, conveyors, industrial trucks and tractors; machine tools such as gear cutting machines, die casting machines, dies, jigs, industrial molds, power driven hand tools; machinery for use in the food products, textile, woodworking, paper or printing industries; general machinery and equipment such as pumps, roller bearings, industrial furnaces and ovens; office, computing and accounting machines such as typewriters, computers, dictating machines; machinery for refrigeration and service industries such as commercial laundry and dry cleaning equipment, heating, ventilating and air conditioning equipment, commercial cooking and food warming equipment; miscellaneous machinery such as carburetors, pistons and valves. (SIC: Group 35)

Mail Order and Vending [G8]
Establishments primarily engaged in retail sale of products by catalog and mail order. Also includes vending machine distributorships and suppliers. Does not include product manufacturing, which is included under the applicable manufacturing use. (SIC: Group 596)

Marinas [C7]
Establishments providing water-oriented services such as: yachting and rowing clubs, boat rental, storage and launching facilities; sport fishing activities, excursion boat and sight-seeing facilities, and other marine-related activities, including but not limited to fuel sales, boat and engine repair and sales. Boat storage and launching facilities accessory to a camping facility are also included under the definition of "Rural Recreation and Camping."

Marine Terminals and Piers [J3]
Establishments providing freight, petroleum production and equipment and passenger transportation on water, including support services, facilities and terminals. Also includes towing and tugboat services, marine cargo handling, including operation and maintenance buildings, ship cleaning, salvaging, dismantling, boat building, warehouses and repair. Includes petroleum and petroleum product transportation and storage facilities as well as support services including ballast processing facilities and oil spill cleanup and recovery equipment, but does not include refineries or petroleum storage tank farms. (Amended 1982, Ord. 2106)

Membership Organization Facilities [C8]
Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; grange and farm centers (not including sales activities, which are included under "Farm Equipment and Supplies"); civic, social and fraternal organizations (not including lodging, which is under "Organizational Houses"); political organizations and other membership organizations. Does not include country clubs in conjunction with golf courses, which are included under "Outdoor Sports and Recreation". (SIC: Group 86, except religious organizations which are defined under "Churches".)

Metal Industries, Fabricated [I1]
Manufacturing establishments engaged in assembly of metal parts, including blacksmith and welding shops, sheet metal shops, machine shops and boiler shops, which produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

Metal Industries, Primary [I2]
Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable. Merchant blast furnaces and by-product or beehive coke ovens are also included. (SIC: Group 33)

Mining [F3]
Resource extraction establishments primarily engaged in mining, developing mines or exploring for metallic minerals (ores), coal and nonmetallic minerals (except fuels), or surface mines extracting crushed and broken stone, dimension stone or sand and gravel. (See also "Stone and Cut Stone Products"). (SIC: Groups 10, 11, 12, 14)

Mobilehome Park [E4]
Any area or tract of land where two or more mobilehome lots or spaces are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes used for human habitation. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the lot it occupies. Does not include an area or tract of land in the Agriculture or Rural Lands land use categories where two or more mobilehome lots or spaces are rented or leased to accommodate manufactured homes or mobilehomes for the purpose of housing less than five agricultural employees, which is included under "farm support quarters."

Mobilehomes [E5]
A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. As defined, mobile homes do not include recreational vehicles, commercial coaches, or factory-built housing (which is included under the definition of "Single-Family Dwelling").

Motor Vehicles and Transportation Equipment [D13]
Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. Does not include mobilehome and modular home assembly (listed under "Lumber and Wood Products"). (SIC: Group 37)

Multi-Family Dwellings [E6]
Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums and townhouses; and rooming and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent).

Nursery Specialties - Soil Dependent [A8]
Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. These are uses which require location on prime soils in order to obtain a growing medium and do not involve the use of impervious surfaces to cover prime soil (e.g., concrete, asphalt, wood) or otherwise render soils unusable after discontinuance of use. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses").

Nursery Specialties - Non-Soil Dependent [A9]
Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses").

Non-soil dependent nurseries are those uses which <u>do not</u> require location on prime soils.

Nursing and Personal Care [E7]
Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805)

Offices [H9]
Professional or government offices including: engineering, architectural and surveying services; real estate agencies; non-commercial educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; employment, stenographic, secretarial and word processing services; quick printing, copying and blueprinting services; reporting services; data processing and computer services; management, public relations and consulting services; detective agencies and similar professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"); and government offices including agency and administrative office facilities, and local post offices when located in facilities developed by private parties for occupancy by the postal service or other operator (does not include bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals"). Does not include medical offices (which are allowed under "Health Care Service") or offices that are incidental and accessory to another business of sales activity which is the principal use. Incidental offices are allowed in any land use category as part of an approved principal use. [Amended 1995, Ord. 2740]

Offices, Temporary [H10]
A mobilehome, recreational vehicle or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Off-Road Vehicle Courses [C9]
Rural areas set aside for the use of off-road vehicle enthusiasts including dirt bike, enduro, hill climbing or other off-road motorcycle courses; also, rural areas for competitive events utilizing four-wheel drive vehicles. Does not include sports assembly facilities, or simple access roads which are usable by only four-wheel drive vehicles.

Organizational Houses [E8]
Residential lodging houses operated by membership organizations for their constituents and not open to the general public. Includes fraternity and sorority residential houses. [Amended 1995, Ord. 2686]

Outdoor Retail Sales [G9]
Temporary retail trade establishments including: farmer's markets; sidewalk sales; seasonal sales involving Christmas trees, pumpkins or other seasonal items; semiannual sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales or various products from individual motor vehicles in temporary locations outside the public right-of-way, not including bakery, ice cream and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Does not include flea markets or swap meets, which are included under "Storage Yards and Sales Lots".

Outdoor Sports and Recreation [C10]
Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, (including country clubs and accessory on-site sales of golfing equipment as in a "pro shop", including golf carts), golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g. ATC's and other non-highway motor vehicles, roller skates, surf and beach equipment); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; play lots, playgrounds and athletic fields (non-professional); recreation and community centers.

Paper Products [D14]
Manufacture of pulps from wood, other cellulose fibers and from rags; the manufacture of paper and paperboard; and the manufacture of paper and paperboard into converted products, such as paper coated off the paper machine, paper bags, paper boxes, and envelopes. Also includes building paper and building board mills. (SIC: Group 26)

Passive Recreation [C11]
Non-intensive recreational activities such as riding and hiking trails, nature study, and which requires no more than limited structural improvements such as steps, fences, signs.

Paving Materials [D15]
Manufacturing establishments producing various common paving and roofing materials, including paving blocks made of asphalt, creosoted wood and various compositions of asphalt and tar. (SIC: Group 295)

Personal Services [H11]
Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors and related facilities. These uses may also include accessory retail sales of products related to the services provided.

Petroleum Extraction [F4]
Resource extraction establishments primarily engaged in: producing crude petroleum and natural gas; recovering oil from oil sands and shales; and producing natural gasoline and cycle condensate. Activities include exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sands and shales, and on-site processing only to the extent necessary to permit extraction (e.g. enhanced recovery techniques including the use of steam generators), or to conform on-site extracted crude to pipeline requirements. (SIC: Group 13)

Petroleum Refining and Related Industries [D16]
Establishments primarily engaged in petroleum refining and compounding lubricating oils and greases from purchased materials. Also includes oil or gas processing facilities, liquefied natural gas (LNG) facilities, manufacture of petroleum coke and fuel briquettes; tank farms; and gas compression plants and partial processing facilities to process offshore-derived petroleum resources to pipeline quality oil and gas products. Does not include petroleum bulk stations, surge tanks and pump stations, which are included in "Pipelines and Transmission Lines." (Petroleum and petroleum products distributors are included in "Wholesaling and Distribution".) (SIC: Group 291, 299)

Pipelines and Transmission Lines [J4]
Transportation facilities primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other commodities. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (classified in "Offices"), equipment and material storage yards (classified under "Storage Yards and Sales Lots"), distribution substations (classified under "Public Utility Facilities"), or power plants (classified under "Electric Generating Plants"). (SIC: Groups 461, 491).

Plastics and Rubber Products [D17]
Establishments producing rubber products such as: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic or reclaimed rubber, gutta percha, balata, or gutta siak. Also includes establishments primarily manufacturing tires (establishments primarily recapping and retreading automobile tires are classified in "Auto, Mobilehome and Vehicle Dealers and Supplies"). Also includes establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application service. (SIC: Group 30)

Printing and Publishing [D18]
Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices. (SIC: Group 27)

Public Assembly and Entertainment [C12]
Facilities for public assembly and group entertainment such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; motion picture theaters; amphitheaters; meeting halls for rent and similar public assembly uses.

Public Safety Facilities [H12]
Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional Institutions").

Public Utility Facilities [J5]
Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds and disposal fields. Nothing in this definition is intended to require a land use permit where Government Code Section 53091 would exempt local agencies from permit requirements, except in the coastal zone where permitting requirements are as set forth in the Local Coastal Plan. These uses do not include those uses that are not directly and immediately used for the production, generation, storage, or transmission of water, wastewater or electrical power such as office or customer service centers (classified in "Offices"), or equipment and material storage yards (classified in Storage Yards and Sales Lots"). [Amended 1995, Ord. 2740]

Recreational Vehicle Parks [I3]
Transient lodging establishments primarily engaged in renting, leasing or otherwise providing overnight or short-term sites for motorhomes, trailers, campers or tents, with or without individual utility hookups, but with other facilities such as public restrooms. May include accessory food and beverage retail sales where such sales are clearly incidental and intended to serve RV park patrons only. Does not include incidental camping areas, which are included under "Rural Recreation and Camping."

Recycling Collection Stations [D19]
Facilities for temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing. Includes sites for implementing the California Beverage Container Recycling Act (AB 2020). (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include temporary storage of toxic or radio-active waste materials).

Recycling and Scrap [D20]
Establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Also includes any storage of such materials in an area larger than 200 square feet or higher than six feet. Does not include terminal waste disposal sites, which are separately defined. Does not include temporary storage of toxic or radioactive waste materials.

Residential Accessory Uses [E9]
Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception.

Residential Care [E10]
Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Includes: children's homes; halfway houses; orphanages; rehabilitation centers; self-help group homes. (SIC: Group 836)

Residential Vacation Rentals [E00]
A Residential Vacation Rental is the use of an existing residence, or a new residential structure that has been constructed in conformance with all standards applicable to residential development, as a rental for transient use. Rental shall not exceed one individual tenancy within seven consecutive calendar days. This definition does not include the one time rental of a residence for 14 consecutive days or less in any calendar year, "Bed & Breakfast Facilities", "Homestays", and "Hotel, Motels" which are defined separately; and rooming and boarding houses (included under "Multi-Family Dwellings") or rental of an entire structure for 30 days or longer. [Added 2003, Ord 2933]

Roadside Stands [G10]
Open structures for the retail sale of agricultural products (except hay, grain and feed sales--included under "Farm Equipment and Supplies"), located on the site or in the area of the property where the products being sold were grown. Does not include field sales or agricultural products, which is included under "Crop Production and Grazing."

Rural Recreation and Camping [C13]
Facilities for special group activities such as: outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Indoor Amusements and Recreation"); dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities; hunting and fishing clubs; recreational camps (including incidental RV camping but not RV parks); group or organized camps; incidental seasonal camping areas without facilities. Equestrian facilities including riding academies and schools, boarding stables and exhibition facilities are included under the definition of "Specialized Animal Facilities". Camping facilities may include accessory boat storage and launching facilities where approved pursuant to Section 23.08.072 of the Coastal Zone Land Use Ordinance.

Schools - Specialized Education and Training [C14]
Business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples). (SIC: Groups 834, 829)

Schools - College and University [C15]
Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SIC: Group 822)

Schools - Preschool to Secondary [C16]
Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

Secondary Dwellings [E11] [Amended 1995, Ord. 2740]
A second permanent dwelling allowed on a site pursuant to Section 23.08.036 of the Coastal Zone Land Use Ordinance .

Service Stations [G11]
Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include accessory towing, mechanical repair services and trailer rental, but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two pumps. (SIC: Group 554)

Single-Family Dwelling [E12]
A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Coastal Zone Land Use Ordinance.

Small Scale Manufacturing [D21]
Manufacturing establishments not classified in another major manufacturing group, including: jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. Also included are artisan and craftsman-type operations which are not home occupations, and which are not secondary to on-site retail sales. Also includes small-scale blacksmith and welding services when accessory to another use. (SIC: Group 39)

Social Service Organizations [C17]
Public or quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development. (Does not include child day-care services such as pre-schools which are classified under "Schools - Preschool to Secondary," or "Residential Care", which is separately defined). (SIC: Group 83)

Specialized Animal Facilities [A10]
Intensive agricultural and other animal care or keeping establishments including: hog ranches, dairies, dairy and beef cattle feedlots (the distinction between a grazing operation and a feedlot is established by the Land Use Ordinance or the Coastal Zone Land Use Ordinance and by the definition of "Animal Raising and Keeping"); livestock auction, sales building and sales lot facilities; chicken, turkey and other poultry ranches; riding academies, equestrian exhibition facilities and large scale horse ranches; veterinary medical facilities and services, animal hospitals and kennels; zoos. See also "Animal Raising and Keeping," "Crop Production and Grazing."

Sports Assembly [C18]
Facilities for spectator-oriented specialized group sports assembly that include: stadiums and coliseums; arenas and field houses; race tracks (auto and animals); motorcycle racing and drag strips; and other sports considered commercial. (SIC: Group 794)

Stone and Cut Stone Products [D22]
Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones. (SIC: Group 328)

Storage, Accessory [H13]
The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use.

Storage Yards and Sales Lots [H14]
Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 200 square feet in area. Sales lots consist of any outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobilehomes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental, which is included under "Outdoor Sports and Recreation"); large scale temporary or permanent outdoor sales activities such as swap meets and flea markets; or livestock auctions and sales. Also includes retail ready-mix concrete operations which are incidental to an outdoor equipment rental yard.

Structural Clay and Pottery-Related Products [D23]
Manufacturing establishments primarily producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain electrical supplies and parts. Artist/craftsman uses are included in "Small Scale Manufacturing" or "Home Occupations." (SIC: Groups 325, 326)

Temporary Construction Trailer Park [I4]
A temporary recreational vehicle park provided by the developer of a major construction project to provide short-term construction employees the opportunity to use recreational vehicles for housing during project construction as authorized by Section 23.08.268 of the CZLUO.

Temporary Construction Yards [H15]
A storage yard for construction supplies, materials or equipment, located on a site other than the construction site itself or immediately adjacent to it, for use only during the actual construction of a project.

Temporary Dwelling [E13]
Includes the temporary use of a mobilehome or recreational vehicle as a dwelling unit, following the issuance of a building permit for a permanent residence while the permanent residence is under construction.

Temporary Events [C19]
Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, religious revivals, tent camps, outdoor festivals and concerts.

Textile Products [D24]
Manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; manufacturing woven fabric and carpets and rugs from yarn; dying and finishing fiber, yarn, fabric, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; and the manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles. (SIC: Group 22)

Transit Stations and Terminals [J6]
Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, subway, etc. (SIC: Group 41)

Truck Stops [J7]
Service establishments primarily engaged in the sale of diesel fuel and gasoline to commercial trucks in transit. Such establishments may also include vehicle services incidental to fuel sales including mechanical repair, lubrication, oil change and tune-up, as well as accessory towing services and accessory trailer rental, but does not include the storage of wrecked or abandoned vehicles. May also include driver services such as small convenience store, a restaurant or coffee shop, showers and lockers.

Vehicle and Freight Terminals [J8]
Transportation establishments furnishing services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Includes rail, air and motor freight transportation. This definition does not include sites for the storage or transfer of hazardous waste materials.(SIC: Groups 40, 42)

Vehicle Storage [J9]
Service establishments primarily engaged in the business of storing operative cars, buses and other motor vehicles. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a principal use. Does not include wrecking yards (classified in "Recycling and Scrap") or farm equipment storage (classified in "Storage Yards and Sales Lots"). (SIC: Group 752)

Warehousing [K1]
Establishments primarily engaged in the storage of farm products, furniture, household goods, or other commercial goods of any nature for later distribution to wholesalers and retailers. Does not include warehouse facilities where the primary purpose of storage is for goods for wholesale distribution. Does not include terminal facilities for handling freight (classified in "Vehicle and Freight Terminals"). Also includes warehouse, storage or mini-storage facilities offered for rent or lease to the general public.

Waste Disposal Sites [H16]
County-approved or operated refuse dumps, sanitary landfills and other solid waste disposal facilities of a terminal nature, where garbage, trash or other unwanted materials are abandoned, buried or otherwise discarded with no intention of re-use. This definition does not include disposal sites for hazardous waste materials.

Water Wells and Impoundments [F5]
Water extraction uses or structures for small scale domestic or agricultural use including wells, ponds, water tanks and distribution facilities.

Wholesaling and Distribution [K2]
Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products. (SIC: Group 50, 511-516, 518, 519)

CHAPTER 7: COMBINING DESIGNATIONS & PROPOSED PUBLIC FACILITIES

A.COMBINING DESIGNATIONS

Purpose

Combining designations identify areas with characteristics that are either of public value; or are hazardous to the public. The special location, terrain, man-made features, plants or animals of these areas create a need for more careful project review to protect those characteristics, or to protect public health, safety and welfare. Combining designations are established to achieve the following:

1. To identify the coastal zone and areas within the coastal zone where shoreline access is important.

2. To identify sensitive coastal resources such as archaeologically sensitive areas, wetlands, coastal streams, and habitats.

3. To recognize visitor-serving priority areas in the coastal zone.

4. To relate intensity of development to the sensitivity of natural resources or other environmental features to minimize adverse environmental impacts.

5. To preserve the natural beauty and topography of the county by encouraging intensive development only where appropriate with regard to those natural features.

6. To promote preservation of the historic character of the county and to ensure that new development in historic areas is compatible with historic preservation.

7. To reduce risks to life and property through proper location and design of structures within areas subject to man-made or natural hazards, such as: airports; flooding; or geologic hazards, including active faulting, landsliding, or liquefaction.

8. To inform developers, owners and prospective buyers of property about potential flood or geologic hazards, supporting reduction of future demands for publicly funded flood control, landslide stabilization and emergency aid.

9. To enhance property values and increase economic benefits to the county by promoting the tourist trade and interest in the historic, scenic and environmental amenities of the county.

10. To recognize the importance of continuing availability of mineral and energy resources by avoiding land use decisions which may inhibit the continuing viability of energy and extractive operations and result in unnecessary or premature termination of the use of such resources.

11. To recognize the importance of protecting agricultural land for agricultural uses (including the production of food and fiber) in the application of the combining designations and the siting of development.

12. Consistency of development proposals with the descriptions, and objectives of this chapter is an important goal of combining designations.

Summary of Designations

The LUE uses the following 14 combining designations:

AR **Airport Review:** Applied to areas identified in the various county airport land use plans where proposed developments receive special review (to avoid land uses incompatible with airport operations), as well as areas within airport approach and departure patterns.

ARCH-SEN **Archaeologically Sensitive Area:** Applied to areas of known or suspected archaeological resources. Urban areas are mapped on combining designation maps while rural areas are shown on a separate confidential parcel listing. See also Chapters 23.07 and 23.05 of the Coastal Zone Land Use Ordinance for specific standards and procedures.

CA **Coastal Access:** Locations of existing or proposed public access to the shoreline. See Chapter 23.04 of the Coastal Zone Land Use Ordinance for standards and procedures, and circulation maps in the respective Land Use Element planning area documents for access locations.

GSA **Geologic Study Area:** Applied to: areas identified in the Alquist-Priolo Geologic Hazard Zones Act as "Special Studies Zone" (Public Resources Code Section 2622); to areas within urban and village reserve lines subject to "moderately high to high" landslide risk or liquefaction potential (as identified in the Seismic Safety Element of the county general plan); and to lands outside urban reserve lines subject to high landslide risk potential (also according to the Seismic Safety Element).

FH **Flood Hazard:** Applied to flood-prone areas identified through review of available data from various federal, state, or local agencies. Also includes flood elevations of existing lakes and reservoirs.

H **Historic Site:** Applied to areas of unique historical significance.

SRA **Sensitive Resource Area:** Applied to areas having high environmental quality and special ecological or educational significance. The SRA includes four types of Environmentally Sensitive Habitats: Wetlands, Coastal Streams and Riparian Vegetation, Terrestrial Habitats and Marine Habitats.

- **WET** **Wetlands:** Applied to lands that may be covered by shallow water, including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mud flats and fens.
- **SRV** **Coastal Streams and Riparian Vegetation:** Applied to stream courses (those shown on U.S.G.S. 7.5 quadrangle maps) and adjoining riparian vegetation.
- **TH** **Terrestrial Habitats:** Applied to sensitive plant or animal habitats within land areas.
- **MH** **Marine Habitats**: Applied to sensitive habitat areas for marine fish, mammals and birds.

LCP **Local Coastal Program:** Applied to areas of the county within the coastal zone, to which the Local Coastal Program applies.

EX **Energy or Extractive Area:** Applied to areas where oil, gas or mineral extraction occurs, is proposed, or where the State Geologist has identified petroleum or mineral reserves of statewide significance; and areas of existing or proposed energy-producing facilities.

EX_1 **Extractive Resource Area:** Applied to areas, including active mines, which the California Department of Conservation's Division of Mines and Geology has classified as containing or being highly likely to contain significant mineral deposits. Any such areas which are subsequently formally designated by the state as containing mineral deposits of statewide significance should be included in the EX combining designation subject to an amendment of the Land Use Element.

Note: The classification information developed by the state is contained in a report titled "Special Report 162, Mineral Land Classification of Portland Cement Concrete Aggregate and Active Mines of All Other Mineral Commodities in the San Luis Obispo - Santa Barbara Production-consumption Region, 1989." That report, together with the accompanying classification maps, are incorporated by reference herein as though set forth in full.

R **Reservoir:** Applied to area where reservoir is proposed to occur.

V **Visitor-Serving Priority Area**: Applied to areas designated by the LUE as Commercial Retail or Recreation, that presently or are proposed to serve tourists and visitors to the coast in the Local Coastal Program and LUE. In such areas, visitor-serving uses have priority over non-visitor serving uses, but not over agriculture or coastal dependent uses.

The combining designations are applied through both the text and maps of the LUE, and are used together with the basic land use categories to guide future land use patterns. The designations are applied to the unincorporated portions of the county as detailed in the area plans. In addition, a proposed development should further the applicable general objectives to be found consistent with the LUE/LCP.

Description of Designations

The following are descriptions and purposes of the combining designations, and general objectives to guide development in each of the combining designations (implemented through Chapter 23.07 of the Coastal Zone Land Use Ordinance). These objectives are the policy basis for the detailed combining designation standards in Chapter 23.07 of the Coastal Zone Land Use Ordinance. Additional requirements may be applied to a project located on a site with a combining designation by standards in an individual LUE area plan in the Chapter entitled "Planning Area Standards". If standards in the LUE area plan conflict with those in the Coastal Zone Land Use Ordinance, the LUE area plan standards take precedence. [Amended 1995, Ord. 2740]

AR - AIRPORT REVIEW

Purpose:

1. To implement Federal Aviation Administration regulations by allowing only those land uses which would not generate hazards or obstructions to aircraft operations in the vicinity of an airport. Hazards which must be avoided include excessive height of buildings and structures; electrical interference with radio communications; glare from night lighting which could impair the ability of flyers to distinguish airport lights from others; and glare in the eyes of flyers from reflective building surfaces.

2. To establish compatible land uses adjacent to an airport, as determined by the airport land use plans adopted by the county Airport Land Use Commissions.

3. To reflect land uses on county airport property as contained in adopted airport development plans.

4. To provide supplementary application procedures and development standards for projects located within the Airport Review area to support the establishment of new land uses which maximize compatibility with airport operations.

General Objectives: The Coastal Zone Land Use Ordinance provideS detailed criteria for the review of projects proposed in the Airport Review area combining designation to achieve the following objectives:

1. Projects located within the Airport Review combining designation must be found compatible with the policies of the applicable adopted airport land use plan.

2. Projects within the Airport Review area must meet FAA Part 77 regulations. Projects will be reviewed for compliance with those regulations prior to issuance of any county permit.

3. Proposed new facilities located on the site of the Oceano and San Luis Obispo County airports will be approved only when compatible with the respective adopted airport development plans.

ARCH-SEN - ARCHAEOLOGICALLY SENSITIVE AREAS

Purpose:

1. To implement Section 30244 of the California Coastal Act and the Local Coastal Program Policy Document that recognize and protect archaeological resources as coastal resources.

2. To establish clear procedures and criteria for development that occurs in archaeologically sensitive areas.

General Objectives: The Coastal Zone Land Use Ordinance Chapters 23.07 and 23.05 establish procedures and criteria for development within the combining designation to achieve the following objectives:

1. Development of information prior to commencement of construction by using a record~~'s~~ check or site survey if necessary to avoid construction delays.

2. Where a project may disturb archaeological resources, reasonable alternatives and mitigation measures can be explored prior to site development.

CA - COASTAL ACCESS

Purpose:

1. To identify areas where existing public access to the shoreline exists.

2. To identify proposed access points recommended by the Land Use Element.

3. To identify other areas that may be considered for public acquisition or required by conditions of approval as new development occurs.

4. To implement the public access component of the county's Local Coastal Program as required by Section 30530 of the California Coastal Act.

General Objectives: Coastal Zone Land Use Ordinance Section 23.04.420, Public Access Required sets forth definitions, procedures, and criteria regarding protection of existing access and when new accessways will be required.

1. The access arrows on the LUE Circulation Map shall be used for planning purposes only.

2. When development is proposed at or near the location of an access arrow on the Circulation Map, the project review should consider the effects of the development on the access location, and need for restoration or improvement of the accessway at that location, in addition to any other requirements.

3. The access arrows should also be used by public agencies to locate and prioritize the need for new public acquisitions of coastal accessways.

4. The access arrows do not indicate any right of public use of private property.

GSA - GEOLOGIC STUDY AREA

Purpose:

1. To implement provisions of the California Public Resources Code (Chapter 7.5, Division 2, known as the Alquist-Priolo Geologic Hazard Zones Act) which requires the State Geologist to delineate Special Studies Zones encompassing all potentially and recently active faults in California. These faults constitute a potential hazard to structures from surface faulting. The act requires the county to exercise specified approval authority for new real estate developments and structures. The Alquist-Priolo Geologic Hazard Zone Act, the policies and criteria established and adopted by the State Mining and Geology Board, and the Special Studies Zones maps of the State Geologist that affect the county, are part of this Land Use Element.

2. To be applied to areas of high landslide risk potential, as identified in the Seismic Safety Element, and on lands outside of urban reserve lines.

3. To be applied to areas of moderately high and high landslide risk or liquefaction potential (as identified in the Seismic Safety Element) within urban reserve lines.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Geologic Study Area combining designation to achieve the following objectives:

1. Structures for human occupancy are not to be constructed over an active fault area (identified by the Alquist-Priolo Geologic Hazards Zone Act Maps of the San Andreas Fault, on file in the Department of Planning and Building), without county review and approval.

2. Proposed projects in the Geologic Study Area are subject to site-specific soil and geologic evaluations by a registered civil engineer or engineering geologist (as appropriate) as to the suitability of the site for development in accordance with the Coastal Zone Land Use Ordinances.

FH - FLOOD HAZARD

Purpose:

1. To encourage land development that is designed to minimize adverse effects on drainage ways and watercourses.

2. To avoid damage to property improvements through flood inundation; destruction of natural resources; loss of water retention facilities, open space and wildlife habitats; and impairment of public and private water supplies.

3. To encourage a coordinated land and water management program which will support non-structural land uses in flood-prone areas.

4. To support location of permanent structures and other artificial obstructions to not adversely restrict water flow.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Flood Hazard combining designation to achieve the following objectives:

1. Projects in designated portions of flood areas should not be constructed, moved, or remodeled so as to result, directly or indirectly, in adverse stream channel alteration, or diminish the capacity of a designated stream course. In addition:

a. The utility and service structures such as water and sanitation pipelines, roads, bridges, and similar facilities should include features for protection from design flood water damage.

b. The ground floor of all commercial, industrial, and residential structures should be located at least one foot above the 100 year storm flood profile level, and should be situated to allow any necessary channel and vegetation maintenance.

c. Special design measures may be required to protect structures from bank erosion and to insure public safety. No use should be permitted that would increase the amount of potentially damaging materials in downstream flood flows or increase flood hazards to neighboring properties.

d. Areas of highest flood hazard should remain undeveloped in accordance with the principles of the Federal Flood Insurance Program.

2. Proposed projects should be designed with consideration for natural site features, with particular attention to the following:

a. Substantial physical features should be preserved, and natural vegetation (including individual trees and groves) and land contours retained wherever feasible.

b. Necessary vegetation removal and grading should occur in ways which minimize soil erosion. Seeding and mulching, or other appropriate stabilization measures should be used to protect disturbed land following construction.

c. Topsoil should not be removed from a site except where development is actually proposed. Topsoil in these areas should be distributed on the site to provide a suitable base for landscaping after construction.

3. Projects in the Flood Hazard combining designation be designed so they will not:

a. Adversely increase the height or duration of flood water in or along a designated streamcourse beyond county engineering standards, or cause danger to life or property.

b. Result in incompatible land uses, nor be detrimental to the protection of surface and groundwater supplies.

c. Increase the county financial burdens through increasing the floods and overflows of water along the designated streamcourse.

4. Emergency work and normal maintenance and repair are exempted from the above objectives.

H - HISTORIC SITE

Purpose:

1. To enhance and perpetuate the use of structures, sites, and areas which are:

a. Reminders of past eras, events, and persons important to local, state, or national history; or

b. Representative of past architectural styles; or

c. Are area landmarks in the history of architecture which are unique and irreplaceable assets to the county; or

d. Are features which provide present and future generations with examples of the physical surroundings in which past generations lived.

2. To promote the development and maintenance of appropriate settings and environments for such structures.

3. To promote the enhancement of property values, the stabilization of neighborhoods, communities and rural areas of the county and the promotion of tourism.

4. To promote the enrichment of human life in its educational and cultural dimensions.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Historic Area combining designation to achieve the following objectives:

1. A discretionary land use permit should be required for the construction, alteration or repair of any structure with a Historic designation.

2. A project should not be approved if the project would adversely affect the character or setting of the historic area.

3. Projects within or near the Historic designation should be designed with consideration for the architectural style, design, arrangement, exterior finishes and other features characteristic of the historic site.

SRA - SENSITIVE RESOURCE AREA

Purpose:

1. To identify areas of high environmental quality, including but not limited to important geologic features, wetlands and marshlands, undeveloped coastal areas and important watersheds.

2. To identify Environmentally Sensitive Habitats as coastal resources protected by the California Coastal Act. Such areas include wetlands, coastal streams and riparian vegetation, terrestrial (land) habitats and marine habitats.

3. To enhance and maintain the amenities accruing to the public from the preservation of the scenic and environmental quality of San Luis Obispo county.

4. To provide for review of proposed alterations of the natural environment and terrain in areas of special ecological and educational significance.

5. To identify for the purposes of the Land Use Element areas defined as "Scenic and Sensitive Lands" in the county Open Space Plan, or areas with unique or endangered resources as identified by local, state, or federal governments.

6. To provide locational and design guidelines for siting development that may occur outside of SRA's whenever possible so as to preserve the scenic and environmental qualities of the coastal zone, while retaining the ability to establish proposed land uses and minimum parcel sizes as allowed by the Coastal Zone Land Use Ordinance.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Sensitive Resource Area combining designation to achieve the following objectives:

1. Environmentally Sensitive Habitats should be identified and protected by construction setbacks, use limitations, and other appropriate regulations.

2. Buildings and structures should be designed and located in harmonious relationships with surrounding development and the natural environment.

3. Buildings, structures and plant materials should be constructed, installed or planted to avoid unnecessary impairment of scenic views.

4. Potentially unsightly features should be located to be inconspicuous from streets, highways, public walkways and surrounding properties; or effectively screened from view.

5. Natural topography, vegetation and scenic features of the site should be retained and incorporated into proposed development.

6. Buildings and non-farm structures on agricultural property should be located to cause the least possible conflict with agricultural production by siting them away from the productive agricultural land, while still protecting to the greatest extent possible the scenic and environmental quality of the sensitive resource area.

7. Sensitive Resource Areas should be considered candidate 'sender' areas for possible Transfer of Development Credits programs, and potential resource management districts.

LCP - LOCAL COASTAL PROGRAM

Purpose:

1. To comply with the California Coastal Act of 1976 by identifying the boundaries of the coastal zone as defined in the Coastal Act. Within the Coastal Zone the Local Coastal Program applies.

2. To encourage the protection of coastal resources for the benefit of present and future generations.

3. To identify areas where shoreline access is existing, proposed or needed, and to identify sensitive coastal resources and appropriate visitor-serving priority areas.

4. To identify the portion of the county where the programs, policies, standards and procedures for the protection of coastal resources enacted in the Local Coastal Plan and Coastal Zone Land Use Ordinance are applicable.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Local Coastal Program combining designation to achieve the following objectives:

1. Areas defined on the official Land Use Element maps as the Local Coastal Program combining designation reflect the coastal zone boundary established by the 1976 California Coastal Act.

2. Policies, implementing programs, and standards adopted by San Luis Obispo County and certified by the California Coastal Commission apply to the area of the county within the LCP combining designation.

EX - ENERGY OR EXTRACTIVE AREA

Purpose:

1. To identify areas where mineral or petroleum extraction occurs, is proposed to occur, or where petroleum or mineral reserves of statewide significance exist, as defined by the State Geologist.

2. To protect existing extraction areas so that land uses incompatible with continuing extraction activities will not be developed on adjacent properties.

3. To protect existing energy production areas and regional production facilities so that incompatible uses will not be developed on adjacent properties such that the energy production facilities may become dangerous or detrimental to public health and safety.

4. To protect energy production areas from encroaching urban development or other incompatible land uses that may hinder their continued operation.

General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Energy or Extractive Area combining designation to achieve the following objectives:

1. Proposed projects should be subject to approval of an amendment. The county should initiate an amendment to the Land Use Element to apply this combining designation to the Land Use Category, and comply with the standards of the Coastal Zone Land Use Ordinance.

2. Extraction operations and energy production facilities should be established in areas designated as Scenic and Sensitive lands in the adopted Open Space Plan only when the need for a particular resource or facility location is determined by the Board of Supervisors to outweigh the value of the scenic and sensitive land resource. Scenic and Sensitive lands should be subject to extraction operations or energy facility development only when no feasible alternative sites are available.

3. Extraction operations and energy facilities should be provided with adequate buffering and screening from adjacent land uses.

4. Applications for proposed extraction operations should include plans for preserving the long-term productivity of the site as well as site restoration after termination of extraction operations. In addition, riparian corridors and habitats shall be identified prior to the development and shall be restored and enhanced as a condition of the required land use permit.

5. Extraction site access routes should not create nuisances or hazards for adjacent properties.

6. Wherever possible, oil and gas drilling, production and processing should be in consolidated locations, rather than spread out over numerous sites.

7. Exploratory gas and oil wells should be subject to review procedures separate from those for development/production operations.

8. Extraction operations shall employ the best available pollution control technologies to avoid and reduce adverse environmental impacts to affected lands.

EX1- EXTRACTIVE RESOURCE AREA

Purpose

1. To identify lands which the California Department of Conservation's Division of Mines and Geology has classified as containing or being highly likely to contain significant mineral deposits.

2. To notify landowners and the general public of the presence or high likelihood of significant mineral deposits.

3. To emphasize the conservation and development of the mineral deposits identified by the Division of Mines and Geology, provided that a high level of environmental quality is also preserved and protected through the discretionary approval process.

General Objectives. The Coastal Zone Land Use Ordinance and Framework for Planning, Part I of the Land Use Element should provide detailed criteria for the review of projects proposed in the extractive resource area (EX_1) combining designation to achieve the following objectives:

1. Following approval of a resource extraction project, the county should initiate an amendment to the Land Use Element to apply the EX (Energy and Extractive Resource Area) combining designation to the property to ensure compliance with the applicable standards of the Coastal Zone Land Use Ordinance.

2. Uses which require a discretionary land use permit shall not adversely affect the continuing operation or expansion of an extraction use.

3. Extraction operations may be established in areas designated as scenic and sensitive lands in the adopted Open Space Plan only when the need for a particular resource or facility location is determined by the Board of Supervisors to outweigh the value of the scenic and sensitive land resource. Scenic and sensitive lands may be subject to extraction operations or energy facility development only when no feasible alternative sites are available.

4. Evaluation of proposed extraction operations in areas having open space, scenic, habitat, recreational, or agricultural value shall balance those values against the need for extracting mineral resources from such sites.

5. Extraction operations shall provide and be provided with adequate buffering and screening from adjacent land uses.

6. Applications for proposed extraction operations shall include plans for preserving the long-term productivity of the site and other affected lands, as well as ensuring on-site and off-site restoration of affected lands. In addition, riparian corridors and other sensitive habitats shall be identified prior to the development and shall be restored and enhanced as a condition of the required land use permit.

7. Extraction site access routes shall not create nuisances, hazards or road maintenance problems for adjacent properties.

8. Extraction operations shall employ the best available pollution control technologies to avoid or reduce adverse environmental impacts to affected lands.

9. The guidelines for land use category amendments in Framework for Planning - Inland Portion, Part I of the Land Use Element shall give priority to maintaining Land Use Categories which allow resource extraction and which result in development that is compatible with resource extraction.

V - VISITOR-SERVING PRIORITY AREA

Where used, the visitor-serving priority area combining designation applies to the entire contiguous Commercial Retail or Recreation land use category as shown on the official maps of the Land Use Element.

Purpose:

1. To implement Sections 30220 to 30224 of the California Coastal Act and the Recreation and Visitor-Serving policies of the Local Coastal Program and Land Use Element.

2. To recognize the statewide priority to protect and enhance public opportunities for coastal recreation.

3. To recognize certain areas designated in the Commercial Retail and Recreation land use categories in the coastal zone as priority areas to serve tourists and visitors to the coast.

4. To give priority for visitor-serving uses allowed by the Land Use Element in "V" ~~overlay~~ combining designation areas over non-visitor serving uses, but not over agriculture or coastal dependent uses. Visitor-serving uses include all lodging establishments included in the definition of hotels, motels.

Objectives:

1. Development proposals shall be reviewed for consistency with LCP Recreation and Visitor-Serving policies in the Land Use Element.

B. PROPOSED PUBLIC FACILITIES

Purpose

Because population growth and land development create increased demands for public services and their delivery systems, it is important to anticipate needs for the construction and expansion of new public facilities. It is appropriate for the LUE to suggest locations for new public facilities because the other policies of the LUE will be a major determinant of where new public facilities will be needed. The timing, financing, design and construction of such facilities can be subsequently accomplished through capital improvement programs. Recommended locations for proposed public facilities are shown by symbols on the combining designation maps in the LUE area plans.

Location Criteria

Symbols for the location of proposed public facilities are not site- specific. When shown on area plan maps, they denote a general area rather than a particular property. A proposed facility can be established at any location within a specified distance of the symbol and still be found consistent with the Land Use Element. The various public facilities corresponding to the map symbols (and the radius within which facilities should generally be located) are shown in Table P.

Site Selection

The symbols for proposed public facilities are applied over a basic land use category. As uses are developed in an area it is possible that site options available for locating new facilities could be limited or lost unless review of day-to-day development proposals considers where public facilities are proposed. For properties within the location radius of a proposed public facility, as specified in the previous table, the following process applies:

1. If a property owner initiates a development application, the Department of Planning and Building will notify the appropriate agency (i.e., school district where a proposed school symbol is shown on the map), that the application has been received.

2. The agency has 14 calendar days to respond and indicate whether they intend to purchase the property for the proposed public facility, and to immediately initiate negotiations for purchase.

3. If the agency response is negative, the application will be processed under normal Coastal Zone Land Use Ordinance provisions, and the Department of Planning and Building notifies the Board of Supervisors that the property is being developed and that one possible location for the proposed public facility is eliminated.

4. If the agency response is positive, development application processing will be postponed for a period of 60 days to provide time for negotiations between the affected agency and the property owner. Processing will be resumed after 60 days upon written request by the applicant or upon notification from the affected agency that negotiations were unsuccessful.

5. If all available potential sites for the proposed public facility are eliminated by this process the Department of Planning and Building Department will ask the Board of Supervisors to initiate an amendment to the LUE and LCP to determine a new location for the proposed public facility.

TABLE P

LOCATION CRITERIA FOR PROPOSED PUBLIC FACILITIES

Proposed Facility	Location Radius
College	1 mile
Elementary School	1000 feet
Fire and Police Facilities	1000 feet
Government Facility	1000 feet
High School	1/2 mile
Jr. High School	1/2 mile
Park	1000 feet
Reservoir	5 miles
Sewage Treatment Facilities	1/2 mile
Sewage Waste Facilities	1/2 mile
Water Treatment Facilities	1/2 mile

Conformity of Proposed Public Projects with the General Plan

When the acquisition or disposal of real property, or the construction of structures, is proposed by a public agency within the unincorporated area, the proposal shall be evaluated for consistency with the County General Plan before the action is authorized. In the coastal zone, a Land Use/Coastal Development permit is usually required. If the permit is found consistent with the LUE/LCP, then the following requirements will have been met. Some proposals will not need a permit, such as purchase of property, in this case the following is required.

Pursuant to Government Code Section 65100, the Department of Planning and Building is authorized to prepare and issue conformity reports that are required by California Government Code Section 65402. A request shall be considered submitted when the Planning Director determines that there is sufficient information in which to make a determination of general plan conformity. The time frame for issuance of a conformity report is 40 days from submittal. The Planning Director shall place completed conformity reports on the consent agenda of the Planning

Commission at their next regular meeting. Appeals of the department's determination may be made in accordance with the provisions of the Coastal Zone Land Use Ordinance, Section 23.01.042. Upon an appeal, the effective date of the determination shall be extended until the date of the final appeal decision.

The types of actions for which conformity reports are required include the following:

1. Sale, exchange or acquisition of real property by a public agency or entity also including gifts, dedications or disposal and abandonment;

2. Government construction projects, such as schools and other public buildings, communication facilities, parks;

3. Master plans for parks, streets, government facilities;

4. Proposed public works as described in Government Code Section 65401, which should be reviewed annually as described in the section, "The Capital Improvement Program" in Chapter 2;

5. Other planning for eventual projects that will need conformity review.

The determination of conformity is to be based on the County General Plan including the text, standards, programs and maps contained therein. Factors that may be considered in determining conformity include, but are not limited to the following:

1. The proposed project bears a reasonable relationship to pertinent policies and mapped locations of the most applicable General Plan Elements, Specific Plan or Facility Master Plan (such as an Airport Master Plan).

2. The project is consistent with the goals, objectives and policies of the Land Use Element, Local Coastal Program, and any other applicable General Plan Element.

3. A proposed construction project is designed in conformance with the standards of the Coastal Zone Land Use Ordinance as well as any standards contained in Chapter 8 of the applicable Land Use Element Area Plan.

4. The disposal or sale of public property will not eliminate, delay or unreasonably interfere with the opportunity to develop public sites or structures as identified in the general plan. The proposal should be evaluated for its possible use as a public facility, or for its exchange or sale and subsequent purchase of a better site within the community.

The text of this chapter including the following "development guidelines," as well as Chapter 5, the combining designation maps of the applicable LUE Area Plan, and Chapter 8 of the Coastal Plan Policies Document will be used to determine the need for retaining public property. The development guidelines have precedence over identified public facility locations because their scope is broad in terms of ultimate community needs, particularly where specific facility sites have not yet been identified.

Development Guidelines

The following development guidelines address specific types of public facilities. The actual design of a facility will be determined by specific building programs and site constraints, and may necessarily vary from these general guidelines. Public facilities not discussed will have development guidelines defined through special studies in conjunction with capital improvement programs. Guidelines for solid waste disposal facilities are in the adopted county Solid Waste Management Plan.

Fire Protection and Rescue Facilities

The purpose of fire and rescue services is to save lives, limit injuries, suppress and prevent fires and to provide specialized rescue services. These guidelines mainly address the needs of base facilities in urban settings, though the location and response time criteria are applicable countywide.

Location: Preference should be given to locating fire stations near areas of high fire incidence and where the potential for life and property risk is high.

Access: Urban fire stations should be located on collectors and/or arterials, but should avoid congested areas or locations where terrain features or unnecessary detours hinder rapid response.

Appropriate response time:
Urban areas - 4-6 minutes
Suburban areas - 6-7 minutes
Rural areas - 10 minutes

Site Standards: 20,000 square feet minimum, with one acre being the recommended size. Corner lots are more desirable to allow front and rear equipment entrances. Visual access from the major exit point is crucial to avoid conflicts with other vehicles. Future expansion of the facility should be planned for at the time of site acquisition.

Compatibility: Fire stations are generally acceptable in all land use categories but their visual impact on adjoining properties should be minimized through attractive landscaping, particularly in residential areas. Locations adjacent to parks or service center facilities are desirable, as well as commercial or industrial locations.

Police Service Facilities

The provision of police or public safety services is a personalized and emergency-related endeavor, primarily in crime, traffic safety, and public service situations.

Locations: Police service facilities should be located near major thoroughfares since response time is critical.

Site Standards: Dependent upon the function of the facility and proposed type of operation. Future expansion should be planned for at the time of site acquisition.

Branch Libraries
The provision of library services becomes increasingly important as the county grows. As the range of library services are broadened to include media center and information bank functions, libraries will assume far greater importance.

Location: Libraries should be located within urban or village areas and located in areas of high accessibility and visibility. They should be located on an arterial and/or collector road. Isolated locations should be avoided.

Library Size Standards (Service Area):
10,000 population or less: 0.7-0.8 sq. ft./capita
10,001 - 50,000 population: 0.6-0.65 sq. ft./capita
50,001 population or more: 0.5-0.6 sq. ft./capita

Site Objectives: The construction of new library buildings should occur on sites with a minimum area of 20,000 sq.ft., with one acre recommended. Future facility expansions should be planned at the time of site acquisition. Regional libraries require special studies for standards.

Surrounding Characteristics: Acceptable maximum interior noise levels should be 45 Leq, dB (as determined for a typical worst-case hour during periods of use). Measurement shall be as set forth in the Noise Element of the general plan. [Amended 1995, Ord. 2740]

Schools and Educational Facilities
The provision of educational services is one of the most important local government services and educational facilities are serving increasingly as neighborhood and community focal points for a multitude of community activities for all age groups. The processes of site selection and design for schools should include consideration of the criteria in Table Q.

Public Parks and Recreation Areas
Parklands and recreation areas are designed to serve the permanent residents of the county, as well as the numerous tourists visiting the area. Public parks should be convenient and accessible as prominent land uses throughout the county and particularly within urban areas.

All existing public and private parks and recreational areas should be retained unless a suitable substitute can be provided. Wherever possible, neighborhood parks and playgrounds should be built in conjunction with public schools.

The county adopted a Parks and Recreation Master Plan on August 2, 1988, which contains detailed data, goals and policies for general park development. The Land Use Element and Local Coastal Plan utilizes the following policies from the Parks and Recreation Master Plan for parkland and recreation planning and for land dedications with new subdivisions:

TABLE Q SCHOOLSITE SELECTION CRITERIA					
	Desired Enrollment	Desirable Site Size	Min. Street Frontage	Max. Noise Acceptable (1)	Building Area
E	400 - 700	10 - 15 ac	Collector	45 Leq. dB	55 sq.ft. per pupil
JHS	800 - 1000	20 - 30 ac	Collector	45 Leq. dB	75 sq.ft. per pupil
HS	2200 max.	40 - 50 ac	Collector	45 Leq. dB	74-85 sq.ft. per pupil
C		50 ac min.	Arterial	65 db	
S	Per Coastal Zone Land Use Ordinance.				

KEY:
E = Elementary School
JHS = Junior High/Middle School
HS = High School
C = College/University
S = Specialized Institution

NOTES:
1 As determined for a typical worst-case hour during periods of use. Noise measurements shall be as set forth in the Noise Element of the general plan.

[Amended 1995, Ord. 2740]

Countywide Park System Goals, Objectives and Policies

Goal: To provide an adequate supply of local and regional parks to all San Luis Obispo County residents.

Objective 1: To provide an adequate supply and equitable geographic distribution of regional and local-serving parks based on the existing and projected distribution of the county's population.

Objective 2: To use the park and recreation and open space standards recommended by the National Recreation and Park Association (NRPA), as more fully set forth below, as a goal for establishing the need for additional parklands and facilities.

The following policies are related to public parks and recreation facilities and will allow the county to meet the above goal and objectives:

General County Park Policies

1. The County Parks and Recreation Master Plan should be used as a guide for developing additional park facilities.

2. Any implementation of the County Parks and Recreation Master Plan shall be subject to the recognition of the economic, aesthetic and historical benefits of agricultural land use and shall not be applied to the detriment of such use.

3. The following parkland standards shall be used to evaluate the existing need for parkland and accommodate future population growth: Community Parks - 5.0 acres/Neighborhood Parks - 1.0 acres per 1,000 residents of the unincorporated portion of the county; Regional Parks - 20 acres per 1,000 residents. These calculations will exclude populations at Atascadero State Hospital, the California Men's Colony, the California Youth Authority and the County Jail. A portion of state parklands may be included to meet the standard for regional parks.

4. The County Land Use Element identifies existing and planned parks owned by federal, state, county or local agencies; locations proposed for future county parks are schematic, and may be located on any suitable lands in the general vicinity.

5. Parklands and recreational facilities may be acquired by the county by purchase negotiations, gifts, fees and through conditions placed on land use permits and subdivisions; the scope of such conditions shall bear a reasonable relationship to the nature and extent of such approvals.

As authorized by California Government Code Section 66477 (known as the Quimby Act), the county should enact an ordinance to require the dedication of land and/or the payment of fees in lieu thereof, or a combination of both, for park and recreational purposes as a condition to the approval of a tentative tract or parcel map for residential subdivisions.

6. The county should cooperate with cities and other government entities to provide regional and community parks for existing and future residents.

7. Development of recreation opportunities by the private sector shall be encouraged.

Regional Parks Policies

1. The primary purpose of regional parks shall be to serve county residents.

2. Community and/or neighborhood-serving recreation facilities may be provided in regional parks if needed.

Community and Neighborhood Parks Policies

1. The primary purpose for community and neighborhood parks shall be to serve the local residents of the area.

2. Park development shall be encouraged adjacent to Elementary, Junior and High Schools to benefit from shared use of land and facilities. A joint use program with local school districts should be pursued, where feasible, to develop necessary agreements for cost sharing arrangements for parks near schools and to develop the necessary agreements to cover park maintenance and operation.

Parkland Definitions. The following definitions are utilized by the Parks and Recreation Master Plan and by this Land Use Element and Local Coastal Plan for the various types of parklands found in the Coastal Zone of San Luis Obispo County. Table R describes standards for the classification of park facilities based on these definitions, which reflect the recommendations of the National Recreation and Parks Association (NRPA). These standards should be applied as guidelines since the NRPA recommends that, "... without expensive and extensive long-term research, there is no way to apply the standards in the same manner in all locations. The uniqueness of every village, town, city and county - with their differing socioeconomic, climatic, geographic and cultural characteristics - makes it almost impossible, and undesirable, to apply all of the standards in every community". Using these standards as a guide, new parks which may not necessarily meet the recommended park size may still be considered as valuable opportunities in working toward the overall goal of meeting park need.

Federal Recreation Areas and State Parks - provide the broad range of recreation opportunities described for regional parks (below), but are intended to serve national and statewide populations. Usage data permit a breakdown of the roles performed by federal and state facilities in San Luis Obispo County. No standard or criteria is applicable in Table R.

Regional Parks - provide a variety of passive and active recreation such as picnicking, boating, fishing, swimming, camping, bicycling and trail use. These facilities should be within a one-hour drive from urban areas. Park size ranges from 200 acres to over 1,000 acres. A recommended standard is 20 acres per 1,000 persons. Some existing regional county parks are smaller than 200 acres (such as Biddle Park).

Community Parks - are large enough (25+ acres) to serve all ages with a range of facilities: fields, courts, large play areas, group picnic areas, etc. Located reasonably close to population centers with a one to two mile service radius. Joint use with schools is recommended where feasible. The recommended standard is 5.0 acres per 1,000 persons. Many existing community county parks are smaller than 25 acres.

Neighborhood Parks - consist of five to 25 acres within a half mile walking radius of the neighborhood served. Parks are geared toward elementary school age children with a split between "park" (passive use such as picnicking) and "play" areas (swings, toddler, open turf multi-use area). Parks should be sited adjacent to schools for joint use programs. The recommended standard is one acre per 1,000 persons. Most existing neighborhood county parks are smaller than 10 acres.

Mini-parks (Playlot, Vest Pocket Park, etc) - refer to small areas used for open space or recreation by all age groups, depending on the needs of the neighborhood. They may include play apparatus, paved areas, sandpits, wading pools, or they may simply be planted in grass. Their size usually ranges from 2,500 square feet to 5 acres. The effective service radius varies although rarely more than the walking range of a pre-school child or about one-eighth mile.

Miscellaneous. These facilities are not specifically defined but are equally valuable to the county as bridle trails, jogging trails, linear parks and medians, greenbelts and rights-of-way.

Park Site Selection. Site selection for public parks for individual park acquisitions or as part of the Land Use Element update program should utilize the criteria in Table R.

TABLE R

PARK SITE SELECTION STANDARDS

Type of Park	Acres/1000 People	Size Range (Acres)	Radius of Service Area	Street	Population Served
Mini-Park	.5	.18-5	.12-.25 mile	local/coll	500 - 2,500
Neighborhood	1.0	5-25	.25-.5 mile	local/coll	to 5,000
Community	5.0	25+	1-2 mile	coll/art	5,000+
Regional	15-20	200+	within 1 hour driving time	coll/art	30,000+

SOURCE: Recreational, Park and Open Space Standards and Guidelines; National Park and Recreation Associates, 1983.

CHAPTER 8: IMPLEMENTATION & ADMINISTRATION

A.IMPLEMENTATION

The Land Use Element is organized and mapped to be used in evaluating land use proposals and decisions with greater precision than has been possible with former land use plans. Because it covers individual areas in detail, the Land Use Element must have the legal support of implementing ordinances and procedures if the adopted policies are to provide meaningful guidance for land development. It is implemented by the Coastal Zone Land Use Ordinance, the agricultural and open space preserve programs, the Resource Management System (described in Chapter 4), and the county capital improvement program.

Relationship of the LUE to the Coastal Zone Land Use Ordinance

The principal means for applying Land Use Element policies to land development is the Coastal Zone Land Use Ordinance. The Coastal Zone Land Use Ordinance incorporates the LUE land use categories, allowable uses, combining designations, planning area standards and the official maps. It contains the procedures for various permit processes for the review and approval of proposed land uses and divisions, including provisions for public review of such decisions and opportunities for appeal. It requires that all new or altered uses be consistent with the Land Use Element, eliminating the need for the traditional system of separate zoning maps. This policy enables General Plan and Local Coastal Program consistency to be readily determined.

Together, the Land Use Element and Coastal Zone Land Use Ordinance serve the functions of Land Use Plan and Zoning Ordinance. The Land Use Element identifies where specific uses can be established. The Coastal Zone Land Use Ordinance determines how such uses may be planned and developed.

To ensure that coastal zone-wide land use regulations are responsive to conditions within individual communities, the planning area standards of the Land Use Element (also adopted by reference as part of the Coastal Zone Land Use Ordinance) take precedence over the standards of the Coastal Zone Land Use Ordinance in the case of a conflict.

In replacing the former zoning ordinance, the Coastal Zone Land Use Ordinance satisfies the provisions of Government Code, Section 65860, which requires that zoning ordinances be consistent with the adopted general plan. The state statute provides further that consistency is achieved only if:

1. The county has officially adopted a general plan, and

2. The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses and programs specified in the general plan.

The requirements for internal regulatory and policy consistency are met by the Coastal Zone Land Use Ordinance and Land Use Element because the ordinance allows <u>only</u> those land uses that are <u>entirely consistent</u> with the Land Use Element's allowable uses charts (Coastal Table O, Part I), use definitions, planning area standards and official maps. A proposed land use or land division is consistent with the Land Use Element when:

1. The proposed use or division is allowed in the land use category in which the site for the proposed use is located as shown on the official maps (Part III of the Land Use Element);

2. The proposed use or division satisfies the standards of the Land Use Element (Part II) area plan applicable to the specific planning area including any standards that may limit the type of land uses or parcel sizes normally allowable in a given land use category;

3. The proposed use or division is consistent with the General Plan, Land Use Element, and Local Coastal Program, including but not limited to, Coastal Zone Policies Document, purpose and character statements, goals and objectives found in Framework for Planning.

These criteria are used in the Coastal Zone Land Use Ordinance procedures to determine if development projects are consistent with the Land Use Element, and Local Coastal Program.
The Coastal Zone Land Use Ordinance defines how the criteria are applied, and it explains how such determinations may be appealed. A proposed use or division must also satisfy any standards of the Coastal Zone Land Use Ordinance which apply in addition to the standards of the Land Use Element. These criteria are more specific to the type of use or to its function on a performance basis. The Land Use Element standards relate more to the location characteristics of a proposed use.

Implementation of the Local Coastal Program

The Local Coastal Program (LCP) incorporates provisions of the California Coastal Act into the county planning process. The LCP details policies, programs and standards necessary to protect, maintain and enhance coastal resources. The LCP includes three primary parts:

1. **Land Use Plan** - Includes Coastal Framework for Planning, LCP Coastal Plan Policies Document and applicable discussion, programs and standards for the four coastal planning areas: North Coast, San Luis Bay, Estero, and South County.

2. **Implementing Ordinances** - The Coastal Zone Land Use Ordinance (CZLUO), and applicable sections of the Subdivision Ordinance, Water Well Ordinance, and Building and Construction Ordinances.

3. **Other Implementing Actions** - Categorical Exclusions, Post Certification and Appeals Maps and other agreements between the county and the California Coastal Commission relating to the LCP.

The Land Use Plan and Implementing Ordinances are adopted into the Land Use Element of the county general plan for implementation. All changes to the Local Coastal Program must be approved by the California Coastal Commission.

Relationship of the Land Use Element, Coastal Plan Policies Document, and Coastal Zone Ordinances:

The LCP Coastal Plan Policies Document is part of the Local Coastal Program and Land Use Element. Many of its policies include programs and standards, some of which have been implemented in the Coastal Zone Land Use Ordinance (CZLUO) and planning areas standards of the Land Use Element. The following procedures will be utilized in implementing the policies, which will occur through amendments to the Land Use Element and CZLUO, the administration of various county and local agency programs in the coastal zone and through the review of certain development projects:

1. Only the <u>numbered</u> policies (e.g., "Policy 7") shall be used. Other text is for background purposes only.

2. Many policies have previously been implemented in applicable ordinances. Each individual numbered policy states where it has been implemented. When a policy has been implemented through ordinance, the ordinance shall prevail in the event of conflict with the policy.

3. When a policy is partially implemented through an ordinance, only the applicable portion of the policy shall prevail in case of conflict.

4. When a policy is not directly implemented by ordinance it shall be administered in the same manner as a planning area standard or program, where applicable.

5. When a planning area standard conflicts with a policy, the planning area standard shall prevail.

6. When a planning area standard conflicts with an ordinance section, the planning area standard shall prevail.

7. When a policy is a program, it shall be implemented as such.

Agricultural Preserves

Preservation of agricultural, recreational and open space lands through agricultural preserve contracts between the county and property owners is encouraged by the general plan. Agricultural preserve contracts are executed through procedures enabled by the California Land Conservation Act of 1965. A contract may be entered into for property with agricultural, recreational and open space uses in return for decreased property taxes. The county agricultural preserve rules of procedure require certain minimum parcel sizes and land use restrictions applicable to agricultural preserve lands under their respective contracts.

Though most lands in the Agriculture category may be eligible for the agricultural preserve program, other categories may also include land that may be eligible for agricultural preserve. Since other areas are generally not as productive as land in the Agriculture category, establishment of future agricultural preserves will depend on whether each case satisfies current county agricultural preserve guidelines. When not already included in the Agriculture land use category, all lands for which agricultural preserves are approved will be placed in the Agriculture category by the county amending the Land Use Element.

OPEN SPACE PRESERVATION

While the county encourages agriculturally productive lands in any land use category to be entered in the agricultural preserve program, other non-productive open space lands may also be worthy of preservation. Such lands are identified by the Open Space Element, the Area Plans of the Land Use Element and at the time of project review for subdivisions and development. Both extensive areas and small, environmentally sensitive portions of properties may be designated for preservation as natural resource areas, recreation land, scenic viewsheds, water management or natural hazard land.

There are several alternative methods for open space preservation, such as easements, agreements, gifts, transfer of development rights (TDR's) and eminent domain, available as outlined in the open space implementation program in the rules of procedure. That program is administered in a manner similar to the agricultural preserve program, but with different guidelines. Purchase of development rights and outright property acquisition are also possible open space preserve alternatives. Although the power of eminent domain is an option available to the county under law, it should be used very cautiously and only in circumstances where the rights of the individual property owner have been carefully considered and where the county has determined that a public interest will be

served to acquire the property. The circumstances under which any of the above open space preservation methods might be used must be carefully evaluated, and all efforts to preserve open space should work to balance public benefit with the interests of property owners and the requirements of law.

Open Space Zoning

State law (Government Code Section 65910) requires that "...Every city and county shall prepare and adopt an open-space zoning ordinance consistent with the local open space plan...." Open space zoning provides an "enforceable restriction" to enable implementation of voluntary preserve contracts. The agriculture, rural lands, recreation and open space land use categories and the flood hazard and sensitive resource area combining designations fulfill the open space zoning requirements of the government code.

The Agriculture land use category substitutes for the former agricultural zoning districts by including all lands previously zoned A-3 or which are subject to agricultural preserve contract. In addition to being part of the Land Use Element, the adoption of the land use categories by the Coastal Zone Land Use Ordinance establishes the land use categories as effective use districts under the Coastal Zone Land Use Ordinance and provides the necessary basis for compliance with state requirements for open space zoning.

The Capital Improvement Program

The development of public facilities and acquisition of property should be consistent with the general plan. The full potential of a Capital Improvement Program (CIP) can be most effectively realized if the program is based upon the long-range perspective of community needs identified in the General Plan. The county's capital improvement program is the bridge between the general plan and the development of public facilities. The CIP should be annually reviewed by the Department of Planning and Building for conformity with the general plan as required by Sections 65401 of the Government Code. This section requires departments that prepare capital programs and construct capital projects to submit their proposed capital projects annually for inclusion in the capital improvement program report. Likewise, this section also requires, for purposes of coordination, any governmental entity in the county, special district, school district or others to annually file their proposed capital programs with the county planning agency for conformity review. Another section of the Government Code (65403) encourages special districts (school districts and others) to prepare a five-year plan for their capital improvement programs.

The CIP annual review should be coordinated with the annual review of the general plan review process to allow for continuing responsiveness to changes in community conditions, and to determine the ability of the county to finance new facilities. Refer to the section on annual review of the general plan for that discussion.

The general plan itself contains recommendations for the timing or sequencing of various projects. Because major projects are usually planned, funded and constructed over several years, a multiple-year CIP should be developed, the first year of which should be reviewed for general plan conformity.

Status of Existing Plans

All previously adopted general plans for the unincorporated communities of the county have been repealed with the adoption of the LUE, and individual community plans are now contained within the area plans of the Land Use Element. Countywide elements, however, (the Open Space Plan, Seismic Safety Element, etc.) remain in effect, and with the Land Use Element comprise the total San Luis Obispo County General Plan.

The multiple-element nature of the general plan creates special problems with respect to the requirements of state planning law. In the same way that zoning regulations must be consistent with the general plan, the various general plan elements must be consistent with each other. That principle is reinforced by specific statutory requirements. Consistency with the Open Space Plan has been achieved by designing the land use categories in accord with county open space policies, and by applying land use categories in patterns that do not conflict with the Open Space Plan.

Whenever an amendment is proposed to any element of the county general plan, all other elements must be reviewed to determine whether they must also be amended. All elements requiring amendment will be considered concurrently to maintain continuing consistency between the various elements of the general plan.

City General Plans

Land use plans for the urban reserve area around the incorporated cities are shown within the Land Use Element to indicate the continuity in proposed land uses and circulation patterns surrounding city boundaries. While the county has no land use authority over lands within a city, the designations of the LUE outside the city limits and inside the urban reserve line are policies for interim county actions before city annexation. Individual city general plans and zoning regulations must be consulted to determine the regulations affecting development of private land within an incorporated city.

When any city general plans are amended, changes will be reviewed by the county to evaluate their effects, if any, on the county general plan. If county policies are affected, the Land Use Element will be brought to public hearing at the next available general plan amendment hearing date to consider county adoption of city plan changes. As stated in the goals for the Land Use Element in Chapter 1, it is important that the county and cities work continuously together toward reconciliation of divergent land use policies and achieving common land use goals.

Specific Plans and Other "Overlay" Plans

Several specific plans (defined by Government Code Sections 65450 et. seq.) for large residential developments have been included by reference in the Land Use Element. The LUE maps show land uses in accordance with the adopted plans (except where the land uses shown in certain plans have been amended in conjunction with adoption of the LUE), and the area plans include some applicable standards. However, the specific plans contain more detailed information and requirements applicable to their respective projects beyond the scope of the LUE. Consequently, those plans are to be used with the Land Use Element in reviewing projects proposed within specific plan boundaries to determine if they are consistent with the Land Use Element.

Special Purpose Plans

Other plans that relate closely to the Land Use Element include special purpose documents such as the various county airport land use plans, the Air Quality Maintenance Plan and the Local Agency Formation Commission spheres of influence. While the LUE incorporates and refines some of the recommendations and policies of those documents, they also contain procedures, standards and basic information that is beyond the scope of the Land Use Element. As a result, those plans must be used in conjunction with the LUE in evaluating project proposals which come under their jurisdiction. In order to maintain a comprehensive, coordinated approach to county planning, the county general plan will be considered for amendment whenever one of those plans is amended, or a new "overlay" plan is adopted.

B. ADMINISTRATION

Official Maps

The official land use maps of San Luis Obispo County Constitute Part III of the Land Use Element. They illustrate the land use categories and combining designations that are applied to specific parcels throughout the county. The official maps are available for review or purchase from the county Department of Planning and Building. Due to their smaller size, the maps in the LUE Area Plans are for preliminary reference only. The official maps themselves must be referenced to determine the land use designations that apply to specific parcels. [Amended 1993, Ord. 2634]

Interpretation of the Land Use Element

Where uncertainty may exist regarding the location of any land use category or other symbols or designations on the official maps, or any uncertainty concerning the definition of a proposed use of land, the Rules of Interpretation found in the Coastal Zone Land Use Ordinance, Section 23.01.041, are to be referenced. [Amended 1993, Ord. 2634]

Coordination of Land Use Decisions with other Agencies

The Land Use Element applies to all agencies and departments of the county where their actions affect the use of land, and will be used in conformity reports on acquisition or disposal of public property (as required by Government Code Section 65402). The county, the cities, special districts, state and federal agencies have the responsibility to coordinate land use planning.

Incorporated Cities

It is the policy of the county that the incorporated cities and the county should:

1. Coordinate land use planning.

2. Make available to each other for review and comment proposed changes in their general plans, zoning and land use applications that may affect property adjacent to their boundaries.

3. Share population, housing and land use statistics and resource capacity data.

4. Share information on proposed public works recommended for planning, initiation or construction during the ensuing fiscal year that affect other areas or have a possible effect on land use plans (e.g., park expansions, water capability for future urban expansion, etc.) in accordance with the provisions of the capital improvement program.

Special Districts and School Districts

It is the policy of the county that special districts and school districts within the county should:

1. Annually provide the Department of Planning and Building with a report on current service capabilities, including existing levels of service and present or proposed service capacities, in accordance with the requirements of the Resource Management System.

2. Annually the Department of Planning and Building should try to obtain a list of proposed public works recommended for planning, initiation or construction during the ensuing fiscal year, in accordance with the requirements of Government Code Section 65401.

3. Submit proposed construction projects to the county Department of Planning and Building for review, comment and findings on their conformity with the county general plan.

State and Federal Agencies

It is the policy of the county that state and federal agencies conducting land use planning activities or administering projects within the county have the responsibility to:

1. Coordinate land use planning with the county.

2. Provide technical assistance to the county planning process as necessary or as requested.

3. Notify the Board of Supervisors of actions or programs that may affect San Luis Obispo County.

4. Submit to the county annually any proposed public works projects or proposed property acquisitions within the county for review and comment and findings on the conformity of proposed projects and acquisitions with the county general plan.

Annual Review of the General Plan

An annual review of the General Plan is mandated by Government Code Section 65400(b), which requires the planning agency to "... provide an annual report to the legislative body on the status of the plan and progress in its implementation." [Amended 1993, Ord. 2634]

The annual review of the general plan should occur before the Capital Improvement Program (CIP) is reviewed each year, so that decisions to implement general plan programs will be addressed in the CIP and integrated into the budget process. The following subjects shall be presented to the Planning Commission and Board of Supervisors for review:

1. Progress report on the scheduled implementation of the adopted general plan elements, reviewing the status of previously scheduled programs and planned new programs including Land Use Element programs that are contained in the area plans and the area plan update process.

2. Proposals for scheduling continued and new implementation programs in the capital improvement program and the county budget, to maintain a timely and effective implementation schedule.

3. Proposals to initiate amendments to the General Plan and/or the Coastal Zone Land Use Ordinance if information presented demonstrates needs for policy changes.

[Amended 1993, Ord. 2634]

The annual review process is to be used by county departments and made available to other agencies, to consider implementing general plan programs within their capital improvement programs and budget process.

Update of the Land Use Element and Local Coastal Program

The Land Use Element should be updated periodically consistent with state law. The purposes of the updates are to review new information or conditions that affect land use policy and to review the effectiveness of policies in implementing plan goals. [Amended 1993, Ord. 2634]

Several steps are involved in updating the LCP Policy Document, Framework For Planning, and each area plan as indicated in Appendix E located at the end of this document. [Amended 1993, Ord. 2634]

Public Participation During the General Plan Update Process

Early in the update process, the county encourages individuals, groups, organizations, and Board of Supervisors recognized advisory committees and public agencies to comment on issues pertinent to the plan update. This process is encouraged through each step of the update process. It is especially important that community advisory committees, representing the spectrum of groups within their community, participate throughout the plan update process to help define issues, discuss desired community direction, and provide input for overall plan development. [Added 1993, Ord. 2634]

Public comments will likely result in proposed changes in the plan. However, these comments are <u>not</u> considered to be amendments, nor are they subject to the amendment process described here. As comments are received and responded to, the planning director will determine if an actual amendment is being requested. Examples of comments that would not be processed as formal plan amendments might include written or verbal suggestions, identification of minor errors, updated figures and statistics, and generalized areas where the plan can be improved. These changes usually result in changes that benefit the larger community and area, rather than an individual property owner. [Added 1993, Ord. 2634]

Amending the Land Use Element in the Coastal Zone

State law (Government Code Section 65358) provides that no mandatory element of a general plan may be amended more than four times per year. Public Resources Code Section 30514 provides that changes which constitute an amendment to the Local Coastal Program are limited to three times per year. At those times, however, the Planning Commission may consider any number of proposals for individual changes to the LUE or other general plan elements.

The LUE may be amended by changing land use categories and combining designations, programs, standards, or any other provision or policy of the plan. Amendments may be initiated by any individual or group, by the Planning Director, Planning Commission or the Board of Supervisors. These are processed either as separate General Plan Amendment Applications, or are evaluated as property requests for changes submitted during an area plan update. Amendments to provisions of the LUE that are part of the Local Coastal Program are not final until approved by the Coastal Commission. [Amended 1993, Ord. 2634]

Processing of Amendments

General plan amendments may be proposed by filing an application with the Department of Planning and Building. An application will be accepted for processing once it is found to be complete, except for the time period between 90 days before the update of an LUE area plan and 30 days before the Draft Plan is scheduled to be released for public review. However, subject to Board of Supervisors approval, acceptance of applications for individual properties could be resumed two years after the start of an LUE area plan update if the plan update has not been completed, subject to Board approval of such processing. This provision for resumption of normal amendment processing after two years would also apply to area plan updates that have already exceeded the 24 month processing time for the update. [Amended 1993, Ord. 2634]

Consideration of Property Requests for Changes During a General Plan Update.

Timing. During the time period between 90 days before a General Plan Update is scheduled to start and 45 days before the Draft Plan is scheduled to be released for public review, the change shall be considered within the overall update procedure and corresponding time schedule. For example, an application filed on September 15th will not be accepted for separate processing if an update covering the proposed site has begun or is scheduled to begin the following December 15th (within 90 days). This requirement also applies to the situation where the county has scheduled a comprehensive update to other parts of the Land Use Element/Local Coastal Program, such as Framework for Planning, Coastal Zone Policies Document, or Coastal Zone Land Use Ordinance Documents. The determination of when a separate amendment may be made, or when it must be included with an update as a property request for changes, is made by the planning director. However, the Board of Supervisors can consider accepting applications for separate processing if the applicable area plan update is not completed within two years after it is started or if the application qualifies for one of the following exceptions. [Amended 1993, Ord. 2634]

Consideration of Individual Property Owner Requests for Changes Separate from a General Plan Update

In some instances, individual property requests may need to be processed separately from an area plan update if the following circumstances apply to the requested change or proposal: 1) If the request is outside the original scope of work or budget, 2) If the request would adversely affect the completion times already established, and 3) If the request would be considered a "major" project. [Added 1993, Ord. 2634]

Examples of individual property owner requests that are considered as part of the update include but are not limited to the following:

1. Individual property owner requests that adjust or intensify development potential significantly by proposing changes to text or map designations.

2. Amendments necessary to allow major development projects, such as subdivisions, development plans, and specific plans.

3. Major changes proposed to county policy, or where significant issues or public controversy are likely to occur. This category of requested change may be referred by the Board of Supervisors to an update <u>any</u> time in advance of the next scheduled update.

Examples of individual property owner requests that may not be considered as part of the update process include, but are not limited to, the following:

1. When an area plan update by itself would not result in significant impacts sufficient to require preparation of an EIR, any citizen requests that would result in significant impacts and the preparation of an EIR, shall be processed separately from the update.

[Added 1993, Ord. 2634]

"Window" for considering property requests for changes during an update. Property request for changes shall be considered as part of an update during a "processing window" that begins 90 days prior to starting the update, and extends to within 45 days prior to the date that the planning director determines that the Draft Updated Plan is ready for submittal for Environmental Review. After that date, or two years after the plan update is started if it has not been completed sooner, and the Board of Supervisors so authorizes, a separate amendment application may be made and processed.

Members of the public may recommend changes to the LUE Land Use categories, standards, or text as part of the area plan update process by either submitting written recommendations to the Department of Planning and Building prior to the public hearings on the draft plan or by presenting verbal or written comments at scheduled public hearings and workshops, during the Area Plan Update process.

As part of the authorization process, the Board of Supervisors may make exceptions to the above-described limitation on general plan amendment applications such that amendments could be processed during the update "window" under the following circumstances:

1. To correct obsolete references, statistics, or errors in text or maps.

2. To accommodate the development or expansion of a public facility, public works project, or major energy facility, or to change the land use category of a site which is being transferred between public and private ownership.

3. For proposed housing developments where at least 50% of the units will be affordable by low and moderate income households as defined by Section 50093 of the California Health and Safety Code.

4. To satisfy an immediate community need as determined by the Board of Supervisors.

5. For proposed projects that would offer a significant public recreation, economic, or environmental benefit, as determined by the Board of Supervisors.

6. For proposed projects that would involve the preparation of an environmental impact report that would provide important information that will assist the county in the LUE area plan update process, as determined by the Board of Supervisors.

7. Property owner requests for changes to text or map designations that are minor adjustments which do not significantly intensify development potential or contribute to major cumulative impacts, as determined by the Board of Supervisors.

[Amended 1993, Ord. 2634]

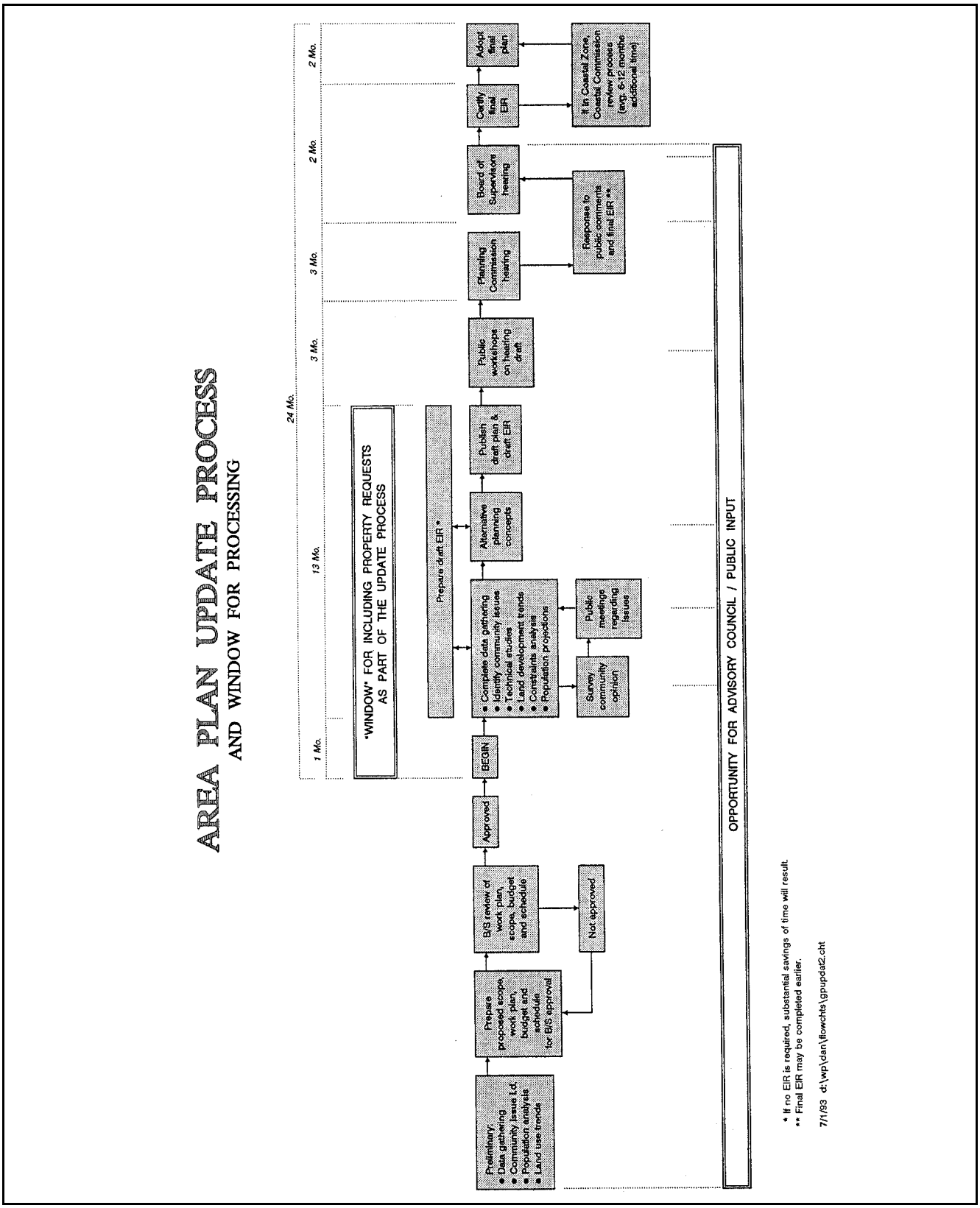


Figure 8-1: Area Plan Update Process, and Window for Processing

Processing Steps

A listing of steps followed by staff when processing individual property owner requests during a general plan update, and for general plan amendments processed normally apart from update are found in Appendices E and F located in the back of this document.

[Added 1993, Ord. 2634]

Environmental Impact Determinations

Procedures are contained in the Coastal Zone Land Use Ordinance and Real Property Division Ordinance by which applications for Land Use Permits and Land Divisions are reviewed. They specifically require a review of potential impacts of proposed projects in accordance with the California Environmental Quality Act (CEQA). Determinations of environmental impacts are made by the Environmental Coordinator for all discretionary projects as defined by CEQA, including land use permits, land divisions, General Plan and Local Coastal Program Amendments, as well as Specific Plans and County Facility Master Plans. [Amended 1993, Ord. 2634]

Particular attention to proposed land divisions is necessary because the Subdivision Map Act no longer allows conditions of approval to require that notes be placed on an approved final or parcel map. Such conditions have often been the means to require mitigation of environmental impacts and still approve a proposed subdivision. When a development plan or minor use permit is required with a proposed subdivision, the land use permit enables the use of conditions of approval that will apply separately after map recordation.

In cases where there is no development plan or minor use permit required for a subdivision, a substitute procedure may be used. If the initial study conducted for the proposed subdivision identifies potentially significant effects, but the applicant proposes revisions to the project or agrees through a "developers statement" signed by the applicant to revisions in the project that would avoid or mitigate the effects to a point where clearly no significant effects would occur, a negative declaration may then be issued for the proposed subdivision.

The applicant may be required by conditions of approval of the tentative subdivision map to enter into an agreement on behalf of himself and his successors in interest prior to recordation of the parcel or final map or to record an additional map sheet with the final map or parcel map. The agreement or additional map sheet may require the applicant to carry out and perform certain duties and obligations after map recordation including mitigation measures that may have been identified in the initial study and agreed to in a developer's statement or may have been identified in an environmental impact report prepared for the project. Such agreements and/or additional map sheets may address, but not be limited to, building site designations, archaeological constraints, tree removal, landscaping, reduction of visual impacts or other measures necessary to successfully mitigate the impacts of the land division.

[Amended 1993, Ord. 2634]

APPENDIX

The following Appendix is attached to the adopted document for information and reference purposes only. This section is not considered part of the adopted document. The nature of the following statistical and census information, graphs, and projections requires that it be updated at least yearly, and more often than Framework for Planning itself.

Much of the following is based on the 1990 Census for San Luis Obispo County. Adjustments are made where necessary so figures correspond to coastal areas. At the time of writing of this document, the county had not yet made official countywide growth projections for 1992. Using the 1990 census and (1989) growth factors, there are three basic scenarios that are offered here:

Appendix A-1: Resource Constrained (Moderate Growth)

This scenario is considered most likely to occur based on resource limitations, such as lack of water, in many of the coastal communities.

Appendix A-2: **2.3% "Growth Management" Scenario**

The adopted county Growth Management Ordinance sets a growth rate for the unincorporated areas of the county. This scenario is offered for comparison purposes only, as there are many variables to accurate projections.

Appendix A-3: **Department of Finance Scenario**

The State Department of Finance provides the county with periodic statistical information, such as population projections. The projections have been higher than actually occurred in recent years.

FIGURE A-1

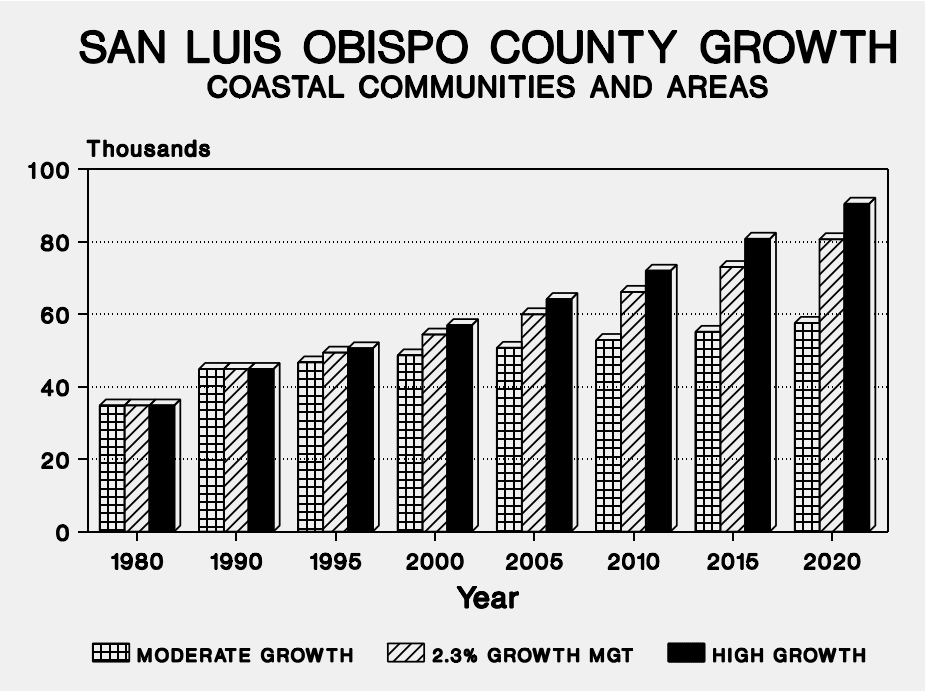


TABLE A-2

COASTAL AREA POPULATION PROJECTIONS
RESOURCE CONSTRAINED SCENARIO (MODERATE GROWTH)

	YEAR							
PLANNING AREAS & COMMUNITIES	1980	1990	1995	2000	2005	2010	2015	2020
North Coast	**3,600**	**5,938**	**6,250**	**6,617**	**6,934**	**7,232**	**7,522**	**7,831**
Cambria	3,100	5,382	5,594	5,876	6,142	6,392	6,648	6,914
San Simeon	150	208	245	277	296	314	327	343
North Coast (Rural)	350	348	411	464	496	526	547	574
Estero	**23,648**	**28,651**	**29,262**	**29,890**	**30,538**	**31,206**	**31,895**	**32,604**
Morro Bay	9,120	9,664	10,051	10,453	10,871	11,306	11,758	12,228
Cayucos	2,329	2,960	2,990	3,020	3,050	3,081	3,112	3,143
Los Osos	11,000	14,377	14,521	14,666	14,813	14,961	15,111	15,262
Estero (Rural)	1,199	1,650	1,700	1,751	1,804	1,858	1,914	1,971
San Luis Bay	**7,184**	**9,799**	**10,666**	**11,621**	**12,672**	**13,831**	**15,108**	**16,516**
Avila Beach	970	1,160	1,167	1,174	1,181	1,188	1,195	1,202
Grover City	1,569	2,072	2,258	2,461	2,682	2,923	3,186	3,473
Oceano	421	568	602	638	676	717	760	806
Pismo Beach	3,872	5,500	6,105	6,777	7,522	8,349	9,267	10,286
San Luis Bay (Rural)	352	499	534	571	611	654	700	749
South County (Rural)	**398**	**479**	**503**	**528**	**554**	**582**	**611**	**642**
Unincorporated	20,269	27,631	28,267	28,965	29,623	30,273	30,925	31,606
Incorporated	14,561	17,236	18,414	19,691	21,075	22,578	24,211	25,987
COASTAL ZONE TOTAL	**34,830**	**44,867**	**46,681**	**48,656**	**50,698**	**52,851**	**55,136**	**57,593**

Notes:

1) This is a moderate growth scenario. Population growth trends are projected as "slowed" by the build-out capacities of city and county general plans. A moderate growth scenario assumes that potential or anticipated resource deficiencies, such as lack of water, will continue to delay population growth.
2) Projects still in the speculative stage are not considered.
3) Population projections for the cities were derived from information supplied from the respective city.
4) Population in areas and communities outside of the coastal zone have been subtracted from the figures.
5) Population projections for 1992 have not been completed. Figures for 1990 taken from the 1990 census. This table reflects factors used in 1990 by the county.
6) Total 1990 population for the cities and towns that are split by the CZ boundary are: Pismo Beach - 7,669, Oceano - 6,169, and Grover City - 11,656 persons. Total for county was 217,162 persons.

TABLE A-3

COASTAL AREA POPULATION PROJECTIONS
2.3% AVERAGE ANNUAL GROWTH SCENARIO (GROWTH MANAGEMENT ORDINANCE)

	YEAR							
PLANNING AREAS & COMMUNITIES	1980	1990	1995	2000	2005	2010	2015	2020
North Coast	**3,600**	**5,938**	**6,654**	**7,456**	**8,355**	**9,362**	**10,490**	**11,754**
Cambria	3,100	5,382	6,030	6,756	7,570	8,482	9,503	10,647
San Simeon	150	208	234	263	295	331	372	418
North Coast (Rural)	350	348	390	437	490	549	615	689
Estero	**23,648**	**28,651**	**31,324**	**34,288**	**37,575**	**41,225**	**45,279**	**49,786**
Morro Bay	9,120	9,664	10,051	10,453	10,871	11,306	11,758	12,228
Cayucos	2,329	2,960	3,316	3,715	4,162	4,663	5,224	5,853
Los Osos	11,000	14,377	16,108	18,048	20,221	22,656	25,384	28,441
Estero (Rural)	1,199	1,650	1,849	2,072	2,321	2,600	2,913	3,264
San Luis Bay	**7,184**	**9,799**	**10,858**	**12,034**	**13,336**	**14,781**	**16,385**	**18,165**
Avila Beach	970	1,160	1,300	1,457	1,632	1,829	2,049	2,296
Grover City	1,569	2,072	2,258	2,461	2,682	2,923	3,186	3,473
Oceano	421	568	636	713	799	895	1,003	1,124
Pismo Beach	3,872	5,500	6,105	6,777	7,522	8,349	9,267	10,286
San Luis Bay (Rural)	352	499	559	626	701	785	880	986
South County (Rural)	**398**	**479**	**537**	**602**	**674**	**755**	**846**	948
Unincorporated	20,269	27,631	30,959	34,689	38,865	43,545	48,789	54,666
Incorporated	14,561	17,236	18,414	19,691	21,075	22,578	24,211	25,987
COASTAL ZONE TOTAL	**34,830**	**44,867**	**49,373**	**54,380**	**59,940**	**66,123**	**73,000**	**80,653**

Notes:

1) This is a growth management scenario, produced for comparison purposes. Population growth trends are projected as a function of 2.3% average annual increase in new dwelling units. Population is computed by factoring the number of persons per household unit. A 'growth management' scenario assumes that under the provisions of Title 26 of the county code, the county will decide that 2.3% is the rate maximum rate for each year. Also, the potential or anticipated resource deficiencies, such as lack of water, will not delay this rate of increase.
2) Projects still in the speculative stage are not considered.
3) Population projections for the incorporated cities are not affected by the '2.3% growth management' rate. City rates are from the 'resource constrained' scenario.
4) Population in areas and communities outside of the coastal zone have been subtracted from the figures.
5) Population projections for 1992 have not been completed. Figures for persons per dwelling unit taken from the 1990 census.
6) Total 1990 population for the cities and towns that are split by the CZ boundary are: Pismo Beach - 7,669, Oceano - 6,169, and Grover City - 11,656 persons. Total for county was 217,162 persons.

TABLE A-4

COASTAL AREA POPULATION PROJECTIONS
DEPARTMENT OF FINANCE SCENARIO (HIGH GROWTH SCENARIO)

	YEAR							
PLANNING AREAS & COMMUNITIES	1980	1990	1995	2000	2005	2010	2015	2020
North Coast	**3,600**	**5,938**	**7,566**	**9,352**	**11,268**	**13,133**	**15,169**	**17,091**
Cambria	3,100	5,382	6,910	8,611	10,476	12,293	14,278	16,155
San Simeon	150	208	245	277	296	314	333	350
North Coast (Rural)	350	348	411	464	496	526	558	586
Estero	**23,648**	**28,651**	**31,730**	**35,246**	**39,270**	**43,882**	**49,175**	**55,260**
Morro Bay	9,120	9,664	10,099	10,553	11,028	11,524	12,043	12,585
Cayucos	2,329	2,960	3,046	3,134	3,225	3,319	3,415	3,514
Los Osos	11,000	14,377	16,778	19,580	22,850	26,666	31,119	36,316
Estero (Rural)	1,199	1,650	1,807	1,979	2,167	2,373	2,598	2,845
San Luis Bay	**7,184**	**9,799**	**10,730**	**11,757**	**12,889**	**14,137**	**15,514**	**17,034**
Avila Beach	970	1,160	1,191	1,223	1,256	1,290	1,325	1,361
Grover City	1,569	2,072	2,267	2,480	2,713	2,968	3,247	3,552
Oceano	421	568	613	662	715	772	834	901
Pismo Beach	3,872	5,500	6,105	6,777	7,522	8,349	9,267	10,286
San Luis Bay (Rural)	352	499	554	615	683	758	841	934
South County (Rural)	**398**	**479**	**547**	**624**	**712**	**812**	**926**	**1,057**
Unincorporated	20,269	27,631	32,102	37,169	42,876	49,123	56,227	64,019
Incorporated	14,561	17,236	18,471	19,810	21,263	22,841	24,557	26,423
COASTAL ZONE TOTAL	**34,830**	**44,867**	**50,573**	**56,979**	**64,139**	**71,964**	**80,784**	**90,442**

Notes:

1) This is a high growth scenario. Population growth trends are projected unconstrained by the build-out capacities of city and county general plans. A high growth scenario assumes that potential or anticipated resource deficiencies, such as lack of water, will be resolved.
2) Projects still in the speculative stage are not considered.
3) Population projections for the cities were derived from information supplied from the respective city.
4) Population in areas and communities outside of the coastal zone have been subtracted from the figures.
5) Population projections for 1992 have not been completed. Figures for 1990 taken from the 1990 census. This table reflects factors used in 1990 by the county.
6) Total 1990 population for the cities and towns that are split by the CZ boundary are: Pismo Beach - 7,669, Oceano - 6,169, and Grover City - 11,656 persons. Total for county was 217,162 persons.

APPENDIX B ESTIMATED COASTAL AREA BUILD-OUT CAPACITY[1] AND PROJECTED BUILD-OUT DATES			
PLANNING AREA/COMMUNITY[2]	BUILD-OUT POPULATION[3]		PROJECTED BUILD-OUT DATE[4]
	TOTAL COMMUNITY OR AREA	COASTAL ZONE ONLY	
North Coast	22,343	22,343	
Cambria	17,716	17,716	2020+
San Simeon	1,750	1,750	2020+
Rural	2,877	2,877	2020+
Estero	39,731	39,731	
Morro Bay[5]	12,200	12,200	2010
Cayucos	4,231	4,231	2020+
Los Osos	21,516	21,516	2020+
Rural	1,784	1,784	2000
San Luis Bay	55,795	16,801	
Avila Beach	1,721	1,721	2020+
Grover City[5]	16,000	2,832	2005
Oceano	15,220	1,400	2020+
Pismo Beach[5]	13,563	9,724	2015
Rural	9,291	1,124	2020+
South County	11,623	709	
Rural	11,623	709	2020+
TOTAL COASTAL BUILD-OUT	124,865	74,957	

Notes:

1. The build-out estimates and population projections are subject to change. Estimates may be revised periodically.
2. Community listings include all land within urban lines, so that city expansion areas are included.
3. The build-out population represents the likely maximum population to inhabit each community or area, under current city and county general plans. The following exceptions apply:
   a. The city of Morro Bay has enacted a development limit to equate to a population of 12,200 by the year 2000, which is listed in this table.
   b. The city of Pismo Beach has provided a 20-year population projection of 13,353 for the year 2008.
4. Projected dates are estimates using population projections in Appendix A, (High Growth Rates).
5. Incorporated city and urban reserve expansion areas.
6. Buildout for the county is approximately 650,000 persons.

APPENDIX C TOTAL AGRICULTURAL VALUATIONS (COUNTYWIDE)			
YEAR	VALUATION	YEAR	VALUATION
1976	$93,381,440	1984	$209,173,400
1977	$92,698,600	1985	$215,704,100
1978	$128,160,000	1986	$232,593,000
1979	$147,849,600	1987	$247,811,000
1980	$160,053,300	1988	$267,285,000
1981	$190,667,500	1989	$280,695,000
1982	$208,159,000	1990	$272,687,000
1983	$229,407,000		

Source: San Luis Obispo County Agricultural Commissioner's Annual Report

APPENDIX D

SUMMARY OF RESOURCE MANAGEMENT SYSTEM LEVELS OF SEVERITY

LEVELS OF SEVERITY						
	RESOURCES					
PLANNING AREA/COMMUNITY	Water Supply	Water System	Sewage Capacity	Schools	Roads	Air Quality
North Coast						
Cambria	*II	III	-	III (1)	III (5)	II
San Simeon Acres	III	-	III	-	III (5)	II
Estero						
South Bay	II	II	III	II	III (2)	II
Cayucos	*III	-	-	III	-	II
San Luis Bay						
Avila Beach Urban	III	-	II	II	III (3)	II
Oceano	II	-	I	II	-	II
Pismo Beach Urban	-	-	-	II	-	II

Notes:

1. Elementary school facilities.

2. Los Osos Valley road and South Bay Boulevard.

3. Avila Beach Drive.

4. Highway 101.

5. Main Street and rural two-lane Highway 1.

*Certified by the County Board of Supervisors

Based on land use element resource severity levels and population thresholds by planning area, 1990 population estimates, 1991 annual resource summary report, additional studies and best available information.

APPENDIX E

UPDATE OF THE LAND USE ELEMENT AND COASTAL ZONE AREA PLANS

I. Plan Update Process

Several steps are involved in updating Coastal Zone Framework for Planning and each Coastal Zone area plans, as follows:

Data gathering and issue identification

1. Review statistical data, such as population projects, available economic base, information, land development trends, changes in population density and building intensity, and resource usage.

2. Review any measures that were previously adopted to implement the general plan and mitigate adverse environmental impacts.

3. Survey community opinion and identify land use, economic, and environmental issues.

4. Hold public meetings and workshops, including meeting with community advisory committees, to discuss area issues and gain public input on possible amendments and the scope of the update.

Approval of work scope, budget, and schedule for update

5. Prepare a scope of work and project schedule for Board of Supervisors approval addressing the preparation of the plan update and environmental review document in response to data collection, public participation, and funding.

Plan and environmental document preparation

6. Prepare environmental and fiscal data base for area plan, identify environmental constraints and fiscal impacts to be considered in plan development.

7. Determine if potential impacts resulting from submitted citizen requests could be significant.

8. Concurrently prepare a coordinated draft plan and environmental review document, and fiscal impact analysis, hold public workshops to review the fiscal and environmental analysis and draft plan alternatives.

9. Complete preparation of the hearing draft plan and a coordinated environmental and fiscal document.

10. Prepare a staff report for the hearing draft plan in response to public comments and proposed mitigation measures in the environmental document.

11. Schedule Planning Commission public hearings on the draft plan and coordinated environmental and fiscal document; Planning Commission to prepare recommendation to Board of Supervisors.

12. Schedule Board of Supervisors public hearings on Planning Commission recommended draft plan and environmental document and adoption of the final plan and environmental review documents; Board of Supervisors adoption of plan update.

13. Submit approved draft plan to Coastal Commission for hearing.

14. Schedule hearing for final action by the Board of Supervisors of Coastal Commission approved plan.

15. Prepare and distribute public copies of the final plan and amended official maps.

II. Processing Individual Property Owner Requests for Changes During a General Plan Update Process in the Coastal Zone.

The following procedure is to be followed in processing property owner requests for changes as part of a general plan update in the Coastal Zone:

1. **Initial meeting.** Before submitting a property owner request for change, applicants are encouraged to meet with staff of the Department of Planning and Building, and the Environmental Coordinator, to identify critical issues and possible alternatives to the request. In order to assist the applicant in making a decision on how to proceed, the applicant should be advised during the meeting if the proposed application has little likelihood for ultimate approval based upon current polices. Staff can also assist in completing the application, explaining the timing of the update, and locating supporting information.

2. **Property owner request filing.** The request is filed with the Department of Planning and Building on the required forms, accompanied by the filing fee established by the Board of Supervisors and any additional information described in the application package.

3. **Acceptance for processing in update.** After the request is determined to be complete and is accepted for consideration during the general plan update, the Department of Planning and Building notifies the applicant in writing.

4. **Consideration of property owner request for change as part of an update.**

During the analysis of proposed changes during the update, staff prepares a report that is a preliminary analysis of the major issues likely to be involved in the request including items that may need to be studied in more detail. The county considers the following factors and any other issues raised by the proposal:

a. **Necessity.** Relationship to other existing LUE/LCP policies, including the guidelines for land use category amendments in Chapter 6, to determine if those policies make the proposed amendment unnecessary or inappropriate.

b. **Timing.** Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.

c. **Vicinity.** Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, fiscal ramifications, and carrying capacity for the area in the evaluation.

d. **Cumulative effects of the request.** Individual property owner requests for changes are evaluated in view of existing buildout, current population and resource capacity conditions, fiscal impacts, and other important information developed as part of the update process.

5. **Environmental Determination.** If it is determined that an area plan be subject to an EIR, all property owner request(s) submitted prior to a board-approved scope of work shall be included for consideration in the area plan EIR. If the citizen request is submitted subsequent to the scope of work approval date, the request will be included in the area plan update if it is a minor insignificant change that will not result in a change to the approved scope of work or substantial time delay. On the other hand, major citizen requests that could result in potentially significant impacts, will not be included in the area plan update at this point and will need to follow the procedure outlined in Appendix F.

   If it is determined that an area plan update, by itself, qualifies for a negative declaration, citizen requests shall only be included if they are minor changes that would not result in significant impacts. All other requests that could result in potentially significant impacts will need to follow the procedure outlined in Appendix F.

6. **Review and public hearing process.** When the environmental review process is complete, the updated plan is scheduled for public hearings before the county Planning Commission, and Board of Supervisors.

7. **Report progress of update.** Periodically, provide a progress report to the Board of Supervisors regarding progress of the area plan updates being conducted. Progress reports should be provided in at least six-month intervals.

APPENDIX F

PROCESSING INDIVIDUAL PROPERTY REQUEST FOR CHANGES IN THE COASTAL ZONE WHEN NOT PART OF A GENERAL PLAN UPDATE

Processing of amendments when not part of General Plan Update

The following procedure is to be followed in processing individual general plan amendment applications in the Coastal Zone when not part of an update:

1. **Pre-application conference.** Before filing a plan amendment application, applicants are encouraged to meet with staff of the Department of Planning and Building, and the Environmental Coordinator, to identify potential major issues and concerns raised by the proposed application as well as possible revisions. During the meeting, the applicant should also be advised if the proposed application has little likelihood for ultimate approval in order to assist the applicant in making a decision on how to proceed. Staff can also assist in completing the application, explaining fees, and locating supporting information.

2. **Application filing.** The request is filed with the Department of Planning and Building on the required forms, accompanied by the filing fee established by the Board of Supervisors, and any additional information described on the application form.

3. **Application acceptance and Board of Supervisors authorization to proceed.** After the application is determined to be complete and is accepted for processing, the Department of Planning and Building prepares a report that is a preliminary analysis of the major issues likely to be involved in the request and the items that need to be studied in more detail. The Board of Supervisors reviews the report in a public meeting and decides whether to authorize processing of the application. The Board should consider the following factors and any other issues raised by the proposal:

    a. **Necessity.** Relationship to other existing policies, including the guidelines for land use category amendments in Chapter 6, to determine if those policies make the proposed amendment unnecessary or inappropriate.

    b. **Timing.** Whether the proposed amendment is unnecessary or premature in relation to the inventory of similarly designated land and the timing of projected growth.

    c. **Vicinity.** Relationship to the site to the surrounding area to determine if the area of the proposed amendment should be expanded or reduced in order to consider surrounding conditions in the evaluation.

4. **Environmental Determination.** The proposed amendments will be reviewed by the Environmental Coordinator for an environmental determination pursuant to the California Environmental Quality Act (CEQA). The review may result in either (1) the project being given an exemption, (2) the issuance of a negative declaration stating the project will not have a negative effect on the environment, or (3) the recommendation by the Environmental Coordinator to the Board of Supervisors that an Environmental Impact Report (EIR) be prepared to identify any significant environmental impacts and appropriate mitigation measures and alternate actions. When complete, the environmental document is reviewed and considered prior to action on the proposed amendments.

5. **Review by Department of Planning and Building.** The Department of Planning and Building reviews the request by considering the guidelines for Land Use Element text and map amendments listed in Chapter 6 in addition to the factors listed in item 3 above. A staff report will then be prepared with a recommendation to the Planning Commission.

6. **Planning Commission hearing.** The staff report and any accompanying environmental documents are placed on the next available Planning Commission agenda for consideration. Notice of the hearing is provided as required by Sections 65353 and 65854 of the Government Code, Title 14, California Code of Regulations, Section 13515, and Public Resources Code Sections 21000 et sec (CEQA).

   At the close of the public hearing, the Planning Commission considers the proposal and recommends or reports to the Board of Supervisors what action should be taken. A vote to recommend approval of an amendment shall be by resolution of the Commission and must be carried by an affirmative vote of not less than a majority of the total voting members of the Commission. Without the required votes for a recommendation for approval, the proposed amendment is transmitted to the Board of Supervisors as a report of the Planning Commission action on the proposed amendment.

7. **Board of Supervisors hearing.** The Board of Supervisors holds a public hearing on the proposed amendment, advertised in accordance with Government Code Section 65353 and 65854, Title 14, California Code of Regulations, Section 13515, and Public Resources Code Sections 21000 et sec (CEQA). At the conclusion of the public hearing, the Board may approve, modify or disapprove the recommendation of the Planning Commission in accordance with Government Code Sections 65354 through 65356 and 65854 through 65857. Approval of the amendment shall be by the affirmative vote of not less than a majority of the total membership of the Board. Any substantial modification to the proposed first be referred to the Commission for its recommendation, in accordance with Government Code Sections 65356 and 65857.

8. **Coastal Commission hearing.** The proposed amendment is scheduled for hearing before the California State Coastal Commission for review and approval.

9. **Board of Supervisors Final Action.** After approval of the amendment by the Coastal Commission, the matter is brought back to the Board of Supervisors for final action and approval.

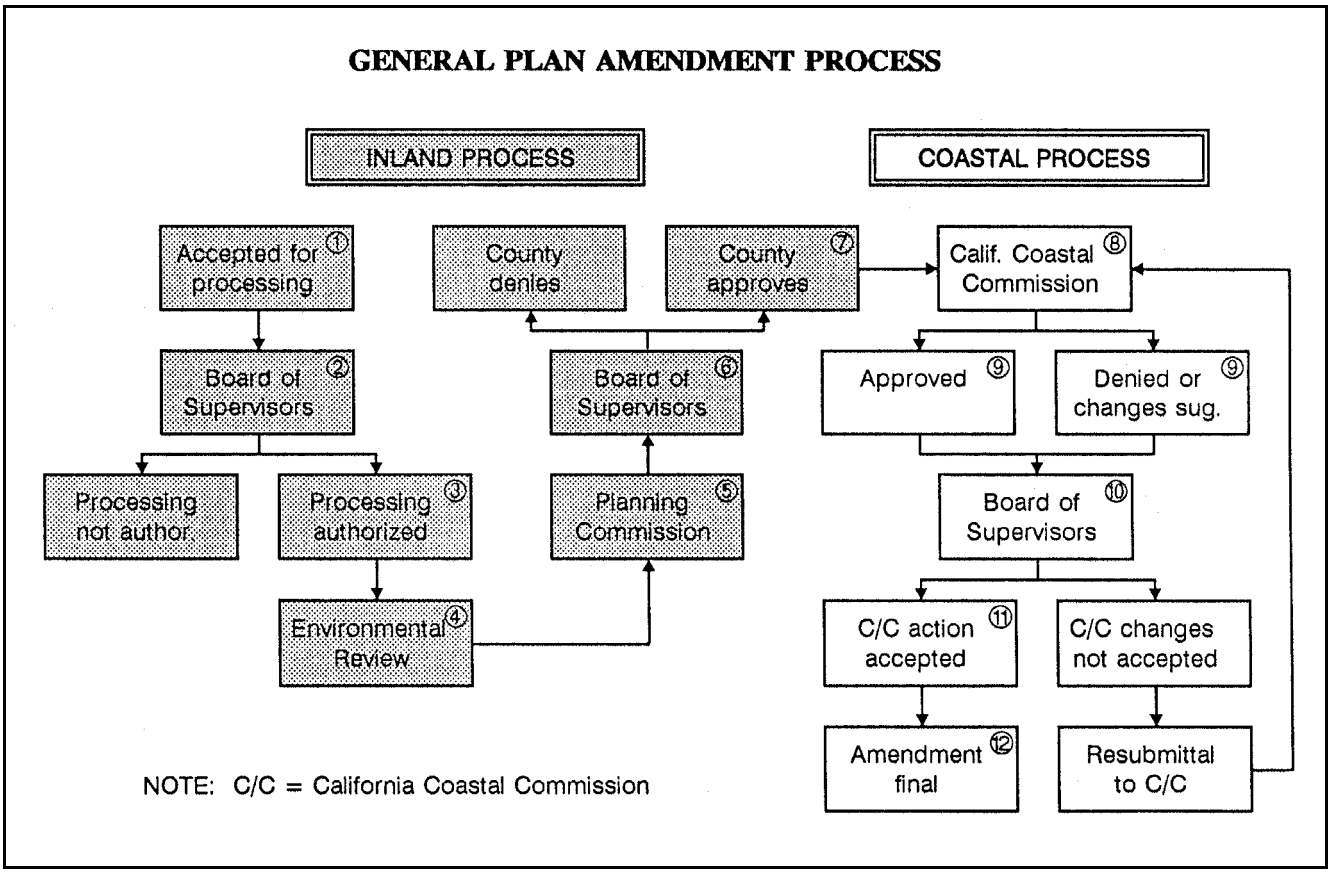


Figure F-1: Individual Property Request Processing When Not a Part of an Update