

**PROPOSED REVISIONS TO CHAPTER 22.92 OF THE
LAND USE ORDINANCE - ADELAIDA PLANNING AREA,
TITLE 22 OF THE COUNTY CODE, TO RUN CONCURRENTLY
WITH THE ESTERO AREA PLAN UPDATE**

**Planning Commission-Recommended Plan
July 2004**

1. **Amend Section 22.92.020 - Areawide Standards, by adding new subsection C to read as follows:**
 - C. Cayucos Planning Impact Area.** Within the planning impact area shown in Figure 92-1, land divisions, general plan amendments and all other discretionary applications shall be referred to the Cayucos Citizens Advisory Council or its successor for review and comment.
2. **Amend Chapter 22.92, by adding new Figure 92-1, Cayucos Planning Impact Area, as shown in attached Exhibit 1, and by renumbering existing Figure 92-1--1996 Assessor Parcel Numbers 026-341-027, 042, 044, and 045--to Figure 92-3, together with the corresponding figure reference in the text (*the Cayucos Planning Impact Area corresponds to the "Cayucos Fringe" secondary study area*).**
3. **Amend Chapter 22.92 by adding new Section 22.92.040 to read as follows, and by renumbering existing Section 22.92.040 - Rural Lands (RL) to Section 22.92.050.**

22.92.040 - Agriculture (AG)

The following standards apply within the Agriculture (AG) land use category.

- A. Estero Marine Terminal.** The following standards apply to the entire Estero Marine Terminal ownership as shown in Figure 92-2.
 1. **Storage Tanks and Related Equipment.** Any unnecessary storage tanks or related above-ground equipment shall be dismantled in accordance with the required Development Plan, and any environmentally hazardous conditions corrected.
 2. **Abandonment of the Marine Terminal**
 - a. **Permit Requirement.** A Conditional Use Permit Development Plan shall be filed within six months from closure of the offshore components of the marine terminal.

b. Application Content. The Conditional Use Permit Development Plan application shall include the following:

- (1) A site characterization study of soil and groundwater contamination.
- (2) A phasing plan for abandonment indicating the anticipated timetable.
- (3) Plans for proposed decommissioning, site restoration, environmental mitigation, and reuse of existing facilities that will facilitate use of the site for uses allowable in the Agriculture category. The plans shall be coordinated with plans for new uses.

3. Subsequent Development. After abandonment of the marine terminal and associated facilities, all subsequent development shall be consistent with the Agriculture land use category.

4. Amend Chapter 22.92 by adding new Figure 92-2, Estero Marine Terminal Ownership, as shown in attached Exhibit 2.