

## LAND USE ELEMENT DESIGNATION DESCRIPTIONS

<b>Rural Area</b>	Development is limited to agriculture and related uses, mineral (including oil) extraction and related uses and activities, recreation (public or private), low density residential and related uses and uses of a public or quasi-public nature. The minimum lot size permitted within this area is 40 acres, with the sole exception of any parcel(s) to be owned and used solely by a public agency, consistent with the "Public Facilities" Policies of this Element. Existing smaller lot neighborhood developments are permitted within the Rural Area only in designated locations.	Land Use Element
<b>Existing Developed Rural Neighborhood</b>	A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the Rural Neighborhood boundary, infilling of parcels at densities specified on the land use plan maps is permitted.	Land Use Element
<b>Agricultural Commercial (AC) (40 acres minimum parcel size)</b>	Commercially farmed, privately owned land which is subject to Williamson Act contract. Parcels forty (40) acres or greater, whether or not currently being used for agricultural purposes, but otherwise eligible for Williamson Act Contract may be included if they meet requirements of Uniform Rule No.6.	Land Use Element
<b>Agriculture II (40 acres minimum parcel size)</b>	Farm lands and agricultural uses. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.	Land Use Element
<b>Rural Residential (40-100 acres minimum parcel size)</b>	Provides for low density residential development that will preserve the rural character of an area and minimize the services required by smaller lot development. Rural residential lands are generally of marginal agricultural value. Uses permitted within these areas include single family dwellings, all forms of agriculture permitted under the Agriculture I designation, except greenhouses, buildings and structures incidental to light agriculture, and agricultural hobbyist activities. However, these agricultural uses are permitted and encouraged only as long as appropriate performance standards	Local Coastal Plan

	<p>regarding noise, traffic, dust, etc. can be met. Livestock for commercial sale, kennels, and market gardens may be permitted subject to a conditional use permit. Intensive commercial animal husbandry would not be permitted.</p>	
<p><b>Existing Public or Private Recreation and/or Open Space</b></p>	<p>Opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may be permitted. More intense commercial recreational development shall be limited to areas classified as commercial. For example, fairgrounds, amusement parks, and large indoor recreational complexes shall be classified as commercial uses.</p>	<p>Land Use Element</p>
<p><b>Proposed Public or Private Park/Recreational Facility Overlay</b></p>	<p>Those lands suitable for future inclusion within the recreational designation. These lands include areas designated by advisory committees; shoreline areas designated within the County coastal zone; and additional access along creeks and drainage ways.</p>	<p>Land Use Element</p>
<p><b>Coastal Dependent Industry</b></p>	<p>This land use designation recognizes that certain industrial uses are coastal-dependent industrial uses. Coastal-Dependent Industrial Uses are those industrial uses which require a site on, or adjacent to, the sea to be able to function at all. Determination of what types of uses qualify as coastal dependent industry shall be made on a case by case basis because the project-specific variables so directly influence such determination. Examples of coastal-dependent industrial uses, as identified in Section 30001.2 of the Coastal Act, include offshore petroleum and gas development, commercial fishing</p>	<p>Local Coastal Plan</p>

	<p>facilities and ports (i.e., those industrial components of commercial fishing facilities and port/harbor areas). Additional examples of industrial uses which could be determined to be coastal-dependent based on the project-specific variables include: oil and gas processing facilities, marine terminals, industrial piers and staging areas, port and harbor areas, fishing facilities, ocean-oriented aquaculture including fish hatcheries, and areas for deploying oil spill cleanup equipment. Uses that are not strictly coastal-dependent, but either need access to the ocean under special conditions (for example, thermal power plants sited to take advantage of ocean cooling water) or are directly dependent on a coastal-dependent use (such as processing facilities which do not require a site on or adjacent to the sea to be able to function at all) are classified as Coastal-Related Industry (see definition below).</p>	
<b>Coastal Related Industry</b>	<p>This designation recognizes that certain industrial uses are coastal-related industrial uses. Coastal Related Industrial Uses are those industrial uses which are directly dependent on coastal-dependent development or uses. Determination of what types of uses qualify as coastal-related industry rather than coastal-dependent industry shall be made on a case-by-case basis since the project-specific variables so directly influence such determination. Examples of coastal related industry include those industrial and energy facilities which directly support coastal dependent uses as offshore oil platforms, but may not require a site on or adjacent to the sea to function at all.</p>	Local Coastal Plan
<b>Highway Commercial</b>	<p>When shown in small centers long highways and freeways, this designation permits only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations. Additionally, overnight recreation-vehicle facilities may be permitted subject to a conditional use permit.</p>	Land Use Element
<b>Environmentally Sensitive Habitat Areas</b>	<p>This designation applies to sensitive ecological communities or significant natural habitats.</p>	Land Use Element
<b>Mineral Resource Area</b>	<p>An area of known deposit of metallic and non-metallic resources and mineral fuel. Extraction is permitted in</p>	Land Use Element

	these areas with the required permits and environmental safeguards.	
<b>Waste Disposal Facility</b>	An area for the disposal of waste materials.	Land Use Element
<b>Petroleum Resource Industry</b>	An area for the processing with or without extraction of petroleum products.	Land Use Element
<b>Transportation Corridor</b>	<p>Transportation corridors such as railroads and highways which are typically formed by long, continuous stretches of narrow parcels of land. Permitted Transportation Corridor uses are listed in the associated zoning district and include freeways, highways, streets, roads, bikeways, recreational trails, railroad lines, and accessory equipment and structures necessary for railway and roadway use. Highway-related commercial uses are not permitted in the TC designation. The TC land use preserves and protects established and proposed corridors and regulates land uses within and adjacent to such corridors, thereby providing uniform TC development standards and ensuring consistency with the Coastal Plan and other elements of the Comprehensive Plan.</p>	Local Coastal Plan
<b>View Corridor</b>	The view corridor overlay delineates areas where there are views from a principal public road to the ocean and along the coast.	Local Coastal Plan
<b>Flood Hazard</b>	The flood hazard overlay indicates the 100-year flood plain, which is the largest area inundated by the 100-year flood.	Local Coastal Plan