

Chapter 5. Land Use Element

5.1 Introduction

The Land Use Element provides for the distribution, location and extent of uses of land for housing, business, industry, natural resources, open space, recreation and other uses. The Element guides patterns of development for the County, providing a long-range context for decisions made regarding zoning, subdivision and public works. For each appropriate land use category, it includes standards for population density and building intensity.

The Land Use Element and its policies propose to guide growth and the development and use of land through 2025. The County recognizes that the policies of this plan represent a legislative balance between the individual rights of property owners and the health, safety, and welfare needs of the community at large. Decisions made pursuant to this plan shall further community goals and objectives while not unconstitutionally abridging property rights.

5.2 Background

Statutory authority for a general plan is expressed in Title 7, Division 1 of the Government Code of the State of California. Section 65302(a) of the Government Code establishes the requirements for the Land Use Element of the general plan. The Land Use Element guides the decision makers, planners and the general public as to the ultimate pattern of development within the unincorporated areas of the county.

The Land Use Element balances the various goals and objectives of the other elements of the general plan and is required by state law to be internally consistent. For example, the amount, distribution and timing of growth expressed within the Land Use Element must correlate with the anticipated road capacity and performance standards established in the Circulation Element. Similarly, the location and density of uses prescribed in this Element are integrally linked to policies for the protection of resources included in the Conservation and Open Space Elements. This Element must also provide opportunities for adequate land use in order to meet regional housing needs.

The general goals, objectives, and policies apply throughout the County and are the basis for the more specific area policies, programs, and land use map designations. Future amendments to the Land Use Element should be reviewed based upon this policy framework and must conform to it.

The land use maps and text must be used together in order to fully understand the policies applicable to any particular situation. The land use maps have been prepared, to the extent possible, using the goals, objectives, and policies of the land use and other elements as well as those of previously adopted plans. Plan designations are based upon an evaluation of natural and cultural characteristics of the lands of Humboldt County as

well as the countywide land use policy framework and specific area policies. Overlay zones are included to ensure protection for specific environmental resources and hazards, including wetlands, steep slopes, floodplains, sensitive habitat, earthquake hazard zones, and landslide areas.

5.3. Land Use Classifications

Residential Land Use Designations

Residential Low Density (RL)

The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. The designation can accommodate a mix of housing types including detached single family units and common-wall clustered units. To make efficient use of services, the plan promotes slightly higher densities in areas served by public water and sewer.

Density Range specified in designation:

| | |
|--------------------------|--------------------------|
| RL1: (1 unit/acre) | Density: 1 acres/unit |
| RL1- 4: (1-4 units/acre) | Density: 0.4 acres/unit |
| RL1- 7: (1-7 units/acre) | Density: 0.25 acres/unit |
| RL3- 8: (3-8 units/acre) | Density: 0.2 acres/unit |

Residential Medium Density (RM)

The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate. Design review can be used to ensure compatibility with neighborhood character.

Density Ranges:

| | |
|--------------------------|---------------------------|
| RM7-30 (7-30 units/acre) | Density: 0.066 acres/unit |
| RM7-16 (7-16 units/acre) | Density: 0.083 acres/unit |

Urban Reserve (UR/)

Purpose: to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available.

Principal Use: open space uses including agriculture and timber production while services are unavailable or if specifically planned for urban uses, when services become available, those uses permitted under that respective designation if the development can satisfy on-site water and wastewater requirements.

Conditional Use: same as those associated with the designated principle permitted use.

Density: As specified by the planned density indicated under that specific urban plan designation (e.g. UR/RL3-8).

Residential Estates (RE)

This designation is used for lands adjacent to urban areas or rural communities and with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Clustering policies are suggested to

assist in buffering adjacent resource production or open space uses and to retain contiguous open space. This classification is commonly used in water-only service areas.

Density Ranges:

RE1-5 Density: 1-5 acres/unit
RE2.5-5 Density: 2.5-5 acres/unit

Rural Residential (RR)

This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.

Density Range specified in designation:

RR5-20 Density: 10 acres/unit
RR20 Density: 20 acres/unit
RR40 Density: 40 acres/unit
RR60 Density: 60 acres/unit
RR160 Density: 160 acres/unit

Mixed-Use Designations

Town/Neighborhood Center (TC/NC)

The Town/Neighborhood Center (TC/NC) classification is intended to classify lands in central areas of urban communities where the presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The Town Center designation is intended for larger areas serving an entire community. The Neighborhood Center designation is intended for larger communities that can sustain more than one center serving one or more residential neighborhoods. The maximum residential density is 16 dwelling units per acre and the maximum allowable non-residential FAR (Floor to Area Ratio) is 0.35.

Village Center (VC)

The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The Village Center allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable non-residential FAR is 0.40.

Rural Community Center (RCC)

The Rural Community Center (RCC) classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services.

Commercial Designations

Commercial General (CG)

Character: The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.

Primary and Compatible Uses: General retail trade, business and professional services, motels, hotels, restaurants, offices, public assembly, and apartments provided they occur on the upper floors of multistory structures where below are establishments engaged in other uses designated "Primary and Compatible" in the CG Plan designation.

Density: determined by level of available services and by community character.

Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

Commercial Services (CS)

Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).

Primary and Compatible Uses: Heavy retail trade, repair services, construction services, wholesale trade, research and development, medical facilities, institutional uses, and apartments provided they occur on the upper floors of multistory structures where below are establishments engaged in other uses designated "Primary and Compatible" in the CS Plan designation.

Density: determined by level of available services and by community character.

Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

Commercial Recreation (CR)

Character: Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.

Primary and Compatible Uses: visitor serving facilities, transient habitation, bed and breakfast establishment; commercial recreation, recreational vehicle park, private recreation, retail sales, retail service, neighborhood commercial, cottage industry, research/light manufacturing, serving as visitor destination points such as cheese factories, wineries, and burl works; residential use subordinate to the permitted use.

Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans.

Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans.

Industrial Designations

Industrial, General (IG)

Character: In urban areas, convenient access to transportation systems and full range of urban services are required. May be accommodated in rural areas where full urban services are not required for the intended use.

Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.

Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

Industrial, Resource Related (IR)

Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.

Uses shall not be dependent on urban type services, such as public sewage disposal and public water.

Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.

Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands.

Business Park (MB)

Industrial, Coastal Dependent (MC)

Purpose: to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.

Principal Use: any coastal-dependent industrial use that requires access to a maintained navigable channel in order to function, including, but not limited to: public docks, water-borne carrier import and export operations, ship building and boat repair, commercial fishing facilities, including berthing and fish receiving, and fish processing when product is for human consumption (fish waste processing and fish processing of products for other than human consumption are considered coastal-related uses) marine oil terminals, OCS service or supply bases, ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities, aquaculture and aquaculture support facilities.

Conditional Uses: visitor-serving recreational facilities that require channel access, including, but not limited to marinas serving other than solely commercial vessels, fishing piers, and boat launching facilities; coastal-related industrial uses, including, but not limited to fish waste processing and fish processing and treatment facilities, electrical generating facilities or other facilities which require an ocean intake, outfall, or pipeline. Such facilities shall not be sited on sites with channel access unless associated with a

terminal. Alterations, improvements, and relocations of existing general industrial uses within the MC designation.

Resource Dependent (MR/)

Purpose: to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.

Principal Use: resource-dependent activities, including, but not limited to, aquaculture, wetland restoration projects carried out under Coastal Act Section 30233 a (7), nature study facilities, and minor alterations or repairs to existing structures.

Conditional Uses:

- a. Uses specified in Section 30233 a (1) and (5) of the Coastal Act. (This includes: new or expanded port, energy, and coastal-dependent facilities and incidental public service purposes such as burying cables, pipes, etc.)
- b. Permitted uses in transitional agricultural lands.
- c. On uplands only, uses permitted in residential, commercial recreation, commercial general, natural resource and coastal-dependent industrial land use designations as indicated by the Land Use Maps. No division of land shall be permitted which would separate uplands from wetlands unless part of a wetland restoration project as described in 'd', below. Dedication of easements for conservation and restoration of any wetlands on the parcel shall be encouraged.

Whenever development over planned densities is permitted, as described in the density bonus policies of the plan Section 3.16B 2 the project shall include irrevocable offers to dedicate an easement for conservation and restoration of all wetlands on the parcel.

- d. In degraded wetlands identified by the Department of Fish and Game pursuant to Section 30411 of the Coastal Act, wetland restoration projects which consolidate areas of upland or wetland in order to restore or enhance wetland habitats, provided that:
 - i. Any such project be carried out as a planned unit development which includes wetland buffer policies as specified in Section 3.30B 6 of the land use plan, and shall include offers of dedication of easements for restoration and enhancement of any wetlands resulting from the project (except where the resulting wetlands are already owned by a public agency or appropriate non-profit organization.)
 - ii. Use of an uplands shall be limited to uses permitted in the residential, commercial (including boating facilities), or industrial designations of the land use plan. Use of any uplands resulting from such a project shall give priority to visitor-serving commercial uses over general industrial, general commercial, or residential development.
 - iii. The resulting wetland acreage shall be at least equal to that which existed before the project.

Open Space and Public Lands Designations

Public Facility (PF)

Character: The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.

Primary and Compatible Uses: Schools, parks, educational and recreational facilities, and other public facilities.

Minimum Parcel Size Range: Not applicable.

Public Recreation (PR)

Purpose: *to protect publicly owned lands suitable for recreational development or resource protection.*

Principal Use: *public recreation and open space (per Section 3.25).*

Conditional Uses: *caretaker dwellings, maintenance buildings.*

Public Lands (PL)

Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.

Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, oil and gas extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.

Minimum Parcel Size: Not applicable.

Conservation Flood Plain (CF)

Character: Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.

Primary and Compatible Uses: General agriculture, watershed management, management of fish and wildlife habitat, gravel extraction, and public access facilities.

Minimum parcel sizes variable.

Conservation Flood Plain Recreation (CFR)

Character: Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable.

Primary and Compatible Uses: General agriculture, watershed management, management of fish and wildlife habitat, gravel extraction, public access facilities and temporary recreational vehicle parks. Residential uses are conditionally allowed where flood hazards can be mitigated. This creates a possible density range of 0-5 acres per dwelling unit. (7 & 8/99 revision)

Minimum parcel sizes variable.

Natural Resources (NR)

Purpose: to protect and enhance valuable fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.

Principal Use: management for fish and wildlife habitat.

Conditional Uses: wetland restoration, development of hunting blinds and similar minor facilities, improvement of boating facilities in estuaries consistent with LCP Section 3.50 of the plan, accessway development and improvement, and removal of trees for firewood, disease control and public safety purposes. Uses as per LCP Sections 3.30B 4 & 3.30B 11

Open Space (OS)

Character: land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.

Primary and Compatible Uses: Watershed management, management of fish and wildlife habitat, accessway development and improvement, and vegetation management for disease control and public safety purposes.

Minimum parcel size: consistent with the needs to identify and maintain the designated open space area.

5.3.3 Forest Resources *(distributed earlier under separate cover)*

5.3.4 Agricultural Resources *(distributed earlier under separate cover)*

5.3.5 Public Lands

Background

Lands in public ownership constitute a significant portion of the total land area of Humboldt County. Federal and State agencies are responsible for managing over 630,000, or nearly 28 percent of the total area of the County. This percentage falls far below the statewide average though, where the Federal Government alone owns almost 50 percent of the land in California. Public lands are managed under numerous different principles, ranging from resource protection and production to recreation. At the State level, and to some extent, at the Federal level, there is a significant amount of legislation passed each year that affects public lands. The legislation can also affect Humboldt County's planning and enforcement programs. While the County has no

direct regulatory control over projects proposed on State and Federal lands, it does have the opportunity to comment on environmental documents and specific actions.

The General Plan outlines policies for commenting on public land proposals. This in turn will enable the County to actively coordinate its planning activities with the planning activities of public land agencies. The County can transmit public concerns of the Board of Supervisors regarding numerous public land issues such as adequacy of management plans, land acquisition proposals, compatible land uses and access to public lands.

Goal

To encourage coordinated planning between the County of Humboldt and Federal and State agencies.

Policies

1. The County should encourage applicable public land agencies that prepare management plans to:
 - A. Ensure consistency with the General Plan.
 - B. Promote and protect adjacent private resource production lands.
 - C. Effectively utilize the multiple use concept.
 - D. Emphasize the provision of low cost recreational opportunities, provided such opportunities do not compete with private enterprise.
 - E. Place priority on development and maintenance of facilities over future acquisition.
 - F. Maximize local employment.
2. Full fee acquisitions should only be supported by the County where the acquisition:
 - A. Is a part of an adopted management plan; and
 - B. is within the management boundaries of the public lands, or is for the consolidation of management units; and
 - C. is made from willing sellers; and
 - D. is the last option after discussion with the property owner of all less than full fee alternatives.
3. Discourage acquisition and conversion of resource production lands to other uses.

4. The County shall not support acquisitions through eminent domain, unless it is found to be:
 - A. The last option after the opportunity for mutual agreement has been exhausted; or
 - B. In the interest of public health, safety, and welfare; or
 - C. Required to protect public rights; or
 - D. Necessary to national security.
5. Development adjacent to multiple use public lands shall be consistent with applicable resource production policies of the General Plan.
6. Development in areas adjacent to public lands where resource production activities are not permitted shall be consistent with applicable rural development policies.
7. Development within community planning areas adjacent to public lands shall be compatible with the management doctrines of applicable public land agencies.
8. Subdivision of land within community planning areas adjacent to public lands should not be permitted, unless it can be found that creation and development of additional parcels will not be detrimental to the quality or activities conducted on public lands.
9. The County should encourage the provision of the maximum amount of access to public lands and waterways consistent with:
 - A. Public safety;
 - B. Nearby access;
 - C. Rights of private property owners;
 - D. Natural resource protection;
 - E. The Map Act.
10. The County supports the disposal of surplus public lands to private ownership.
11. Private ownerships designated Public Lands (P) may be developed, consistent with other regulations, where the proposed development is:
 - A. Consistent with the resource production policies; or
 - B. When in, or adjacent to a Community Planning Area, or Rural Community Center, consistent with existing or planned uses of the adjacent properties.

Standards

1. "Less than full fee acquisition alternatives" includes, but is not limited to the purchase of easements, development rights, major vegetation, or buffer areas.
2. "Resource Production Lands" are defined in the General Plan as Timberland or Agricultural land.

5.3.6 Rural Development

Background

Humboldt County is 3,573 square miles in size and contains over 2,287,000 acres. After deducting the total acreage in public ownership, incorporated cities, community planning areas, coastal zone and Timberland and Agricultural designations, there are over 200 square miles or 131,000 acres available for remote rural development. This area is approximately 6% of the total county area. Over 87,000 acres of this total was formerly large ranches which were subdivided into 20 to 100 acre parcels over the last 18 years.

Within this potentially available area for rural development (131,000 acres), there are presently about 3,500 parcels (excluding Shelter Cove). A current population of approximately 6,500 people is distributed over the Rural Lands, Timberlands and Agricultural land use designations. Over half of this remote and thinly distributed population is located in the southern third of the County.

Rural population trends historically rise or decline with the sentiment of a varied ownership pattern, as this is tied to social and economic values and opportunities. The growth assumption of this General Plan is not defined as a percentage per se, since it is not possible to predict growth with any accuracy over a long period of time. The philosophy of this plan is to define flexible growth densities within the General Plan land use designations so that zoning can provide the necessary community land development control.

The remote rural development background study examined a number of considerations relevant to the development of rural lands. The subject included: natural hazard areas (wildfire and slope instability), erosion, parcel supply, County services, and sensitive habitats. Although no single study element in itself is conclusive, in aggregate, the need for site- specific evaluation is demonstrated.

The study provided direction in establishing goals and policy considerations for planned development of rural lands. The policies support the need to maintain and conserve resource lands, reduce exposure to safety hazards, encourage a reduction in the cost of providing services, and conservation of energy. Future rural development should be encouraged to occur in or near previously developed areas or within proximity to roads which can bear additional use pressure. Lands containing sensitive habitats should be

developed to densities consistent with the maintenance requirements of the habitat. Land developments should be designed to minimize erosion and sedimentation.

The land use planning process recognizes the benefits of intensive and alternative resource production pursuits. Such endeavors are encouraged to occur in areas where parcelization and land use pressures impact the viability of historic practices. Although these lands are subjected to residential and recreational uses, continued agricultural and timber production are viable, and should be encouraged by appropriate land use and zoning designations, by adoption of policies and implementation which provide affordable parcels and by minimizing land use conflicts. Diversity and continued viability of resource production lands can lead to a sustained, stable local economy, employment, self-sufficiency, and innovation in maintaining a productive environment.

Goal

To provide for orderly development of rural lands consistent with the needs to encourage sustained resource production without land degradation; reduce public exposure to safety hazards; minimize costs of providing services; conserve energy; encourage recreational development on appropriate lands; and encourage development along existing public corridors.

Policies

1. Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.
2. Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.
3. Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat. (Sections 3400- 3433).
4. Lands which contain identified hazards shall be developed consistent with the objective to reduce public exposure to the hazards.
5. All development should be designed to minimize erosion and sedimentation.
6. Any development plan or concept should be given consideration, provided that the intent of the General Plan is carried out.
7. Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.
8. Community plans shall address the needs and standards for Cottage Industries within the urban development areas; in addition, standards for rural areas will be refined.

Standards

1. When TPZ is intermixed with areas designated as Agriculture Grazing (AG) the TPZ shall have a minimum parcel size the same as the minimum parcel size established for the AG designation but no less than 40 acres on Site III or lower, or 20 acres on Site I or II, whichever is less.
2. Establishment of incompatible uses on private lands (inholdings) within the boundary of national forests should be discouraged.
3. Land divisions within the following four areas as designated on the Biological Resources Map are restricted to 40 acre minimum parcel size to preserve these areas' natural values:

Horse Mountain
Kings Range National Conservation Area (KRNCA)
Scotia Bluffs
Luffenholtz Creek Bishop Pine Stand
4. All development within the boundaries of the Bureau of Land Management's KRNCA shall be consistent with the management plan.
5. Parcels not zoned TPZ in areas of predominantly Timber Sites III and above shall be timberlands designated "Agricultural Lands" for County planning purposes.
6. New tourist, commercial and retail outlets should be located within the Rural Community Center Land Use Designation or designated Community Planning Areas or other existing developed areas with development of a similar nature. (Res. 85-55, 5/7/85)
7. Development in areas subject to 100 year floods shall comply with applicable provisions of the County Flood Plain Regulations.
8. Densities should reflect road constraints, identified by the County Public Work Department.
9. Subdivision of land may be approved for residential purposes, if it can be found that:
 - A. There is proof of adequate water for domestic use (400 gallons per day minimum) and fire suppression (See 3291.4) provided through either:
 - 1) Certified dry weather tests of individual developed water supply systems on each parcel using wells, creeks, or springs (Res. 85-55, 5/7/85); or
 - 2) Four or fewer connections to a developed private water system including certified dry weather testing of source, storage and transmission facilities, with recorded easements and legal agreements; or

- 3) Evidence of connection to a public water supply meeting the water works standards of the State of California.
 - B. There is proof that adequate sewage disposal capability will be provided through either:
 - 1) Individual on-site systems approved by the Humboldt-Del Norte Health Department; or
 - 2) Evidence of connection to a public waste disposal system.
 - C. Identification of building sites that are not subject to adverse impacts caused by: (Res. 85-55, 5/7/85)
 - 1) geologic instability, steep slopes and erosion;
 - 2) seismic activity; or
 - 3) flooding.
 - D. Recorded access or other acceptable access to a publicly maintained road that is: (Res. 85-55, 5/7/85)
 - 1) Adequate for ultimate development at planned densities; and
 - 2) Adequate for use by emergency vehicles.
 - 3) Not subject to adverse impacts caused by:
 - a) geologic instability, steep slopes and erosion;
 - b) seismic activity; or
 - c) flooding.
10. Findings a, b, and c of Section 9 may be replaced by the following:
 - a. All parcels created and any remainder are each in excess of 160 acres; and
 - b. The purpose of the parcels is resource production; and
 - c. A transfer of development rights for residential purposes executed in favor of the County of Humboldt. Note: Residential development rights may be reclaimed by meeting the standards in 9 a, b, and c. (Res. 85-55, 5/7/85)
11. Cottage industries are conditionally allowed in all rural land use designations.
12. Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:

- a. Are conducted by occupants on the premises and not more than 3 non-resident employees in a manner which does not substantially affect the primary use of the parcel; and
- b. Does not require use of buildings or structures occupying more than 2 acres; and
- c. Involves no sales of merchandise other than that grown or processed on the premises or merchandise directly related to and incidental to the industry; and
- d. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.

NOTE: the section below will fall out of the ‘final’ version found in the GP, but will be critical to the process of review.

5.6 Staff Analysis and Alternatives

State Requirements

California Government Code Section 65302(a) sets out the components of the Land Use Element:

The Land Use Element designates the proposed general distribution and general location and extent of the uses of the land for all of the following

1. Housing
2. Business and industry
3. Resource production including agriculture, timber production, mining
4. Open space including natural resources, recreation, and enjoyment of scenic beauty
5. Public facilities such as schools, airports, waste disposal facilities
6. Other categories of public and private uses of land.

The Land Use Element is mostly comprised of two parts: the land use designations, which identify the categories of land use, and the land use maps, showing which designations are applicable to specific properties.

The land use designations and maps for the County reflect a patchwork of plans that have been applied and updated over time beginning in 1968, when each property in County was given a Plan designation. Designations of some properties were changed in the early 1980's in specific communities, such as Jacoby Creek and Freshwater.

Then in 1984, the Framework Plan was written, which updated the land use designations for most of the County. Coastal plans were developed afterward, which revised the land use designations for properties in the coastal zone to be consistent with the California Coastal Act of 1972. More recently, the community plans for Eureka (1995), the Avenue of the Giants (2000) and McKinleyville (2002) updated the land use classifications for properties in these areas.

Attached are the land use designations from the Framework General Plan and the Local Coastal Programs for purposes of comparison.

2700 LAND USE DESIGNATIONS

2710 OVERVIEW

The following designations have been generated from the land use goals, policies, and standards of the General Plan. These designations are divided into chief characteristics and primary and compatible uses. The character component of the designation aggregates distinctive land use qualities while the primary and compatible use component describes principal uses and other uses capable of existing harmoniously with adjacent lands. The various designations used in the General Plan are described in the following paragraphs and are represented on the land use map.

2715 DENSITY BONUSES AND PLANNED UNIT DEVELOPMENTS

Density ranges described in land use designations may be exceeded to encourage affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of common open space areas within subdivisions.

2720 RESOURCE PRODUCTION

2721 Timber Production (T)

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.
2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:
 - A) Watershed management.
 - B) Management for fish and wildlife habitat.

- C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
 - D) The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.
 - E) Grazing and other agricultural uses.
 - F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.
 - G) Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.
 - H) Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I) All prudent reforestation activities including site preparation.
3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.
- A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:
 1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 3. Uses and parcel sizes in the adjoining area are compatible; and
 4. It is consistent with a comprehensive view of all relevant plan policies.

- B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:
 - 1. The timber site designation is Site II or above; and
 - 2. Each parcel has frontage on an existing publicly maintained road; and
 - 3. All such zoning is within 1/4 mile of an existing maintained public road.

- 4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:
 - A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and
 - B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
 - D. Access to the remainder is consistent with the uses of the remaining property.
 - E. A joint timber management plan will be prepared on the division.

- 5. Lot Line Adjustments of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.

- 6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)

2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:
 - A. Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
 - B. Land which qualifies for rating 80 through 100 in the Storie Index Rating. (Res. 85-55, 5/7/85)
 - C. Land that has a livestock carrying capacity of one animal unit per acre.
 - D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.
 - E. Land capable of producing an unprocessed plant production adequate for economically viable operations.
 - F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.

2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

- A. Hog production.
- B. Animal feed yards and sales yards.
- C. Agricultural and timber products processing plants.
- D. Animal hospitals.
- E. Rental or sale of agricultural equipment and storage thereto.
- F. Watershed management.
- G. Management for fish and wildlife habitat.

- H. Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
 - J. Farm labor housing and temporary labor camps.
 - K. Cottage industries.
3. Minimum Parcel Size: Sixty (60) acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit or special permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Total homesite coverage shall not exceed two acres for both dwellings and accessory structures. (Res. 89-106, 6- 27-89).

2723 Agriculture Grazing (AG)

- 1. Character: Agriculture Grazing includes lands characterized by any of the following:
 - A. Lands which are not prime agricultural lands, but are in agricultural uses shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.
 - B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use. These lands can contribute to the maintenance of the long term viability and integrity of the County's grazing lands.
 - C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture.
- 2. Primary and Compatible Uses: (See 2722.2)

3. Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 20 acres. The following findings must be made in determining appropriate density ranges.
 - A. Zoning based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the following findings:
 1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and
 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 3. Uses and parcel sizes in the adjoining area are compatible; and
 4. It is consistent with a comprehensive view of all relevant plan policies; and
 5. Each parcel has frontage on an existing publicly maintained road; and
 6. All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:
 - A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and
 - B. An agricultural economic feasibility plan is approved on the significant production improvements; and
 - C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - D. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and
 - E. Access to the remainder is consistent with the uses of the remaining property.

5. Lot line adjustments of AG lands may be approved without regard to the standards of 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of the Plan and shall not result in a net reduction of the area of land available for agricultural management.
6. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures (Res. 89-106, 6-27-89).

2724 Agricultural Lands (AL)

1. Character: Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.
2. Primary and Compatible Uses: Resource production allowing intensive management opportunities, recreational uses, single family residences and cottage industries.
3. Density Range: One dwelling unit per 160 to one dwelling unit per 20 acres.
4. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures (Res. 89-106, 6/27/89).

2725 Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.
2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.
3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

2730 RESIDENTIAL

2731 Agricultural Suburban (AS)

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.
2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.
3. Density Range: One dwelling unit per 2.5 to 5.0 acres.

2732 Residential Low Density (RL)

1. Character: The Low Density Residential designation is intended to be applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.
2. Primary and Compatible Uses: Residential, mobilehome parks, educational and religious activities; bed and breakfast establishments, and non-commercial recreational facilities. (Res. 86-79, 6/24/86)
3. Density Range: 1-7 dwelling units per acre.

2733 Residential Medium Density (RM)

1. Character: The medium density residential designation is intended to be applied in urban areas of the County where, topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community character.
2. Primary and Compatible Uses: Single and Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, noncommercial recreational facilities. (Res. 86-79, 6/24/86)
3. Density: 7-30 du/acre.

2740 COMMERCIAL

2741 Commercial General (CG)

1. Character: Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.

2. Primary and Compatible Uses include: neighborhood commercial, retail sales, retail service, office and professional service, private institution, visitor serving facility, bed and breakfast establishment, transient habitation, heavy commercial, warehousing, storage and distribution; cottage industry, and residential uses subordinate to the permitted use.
3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plan.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans (Res. 85-81, 8/20/85).

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to the retail sales and services.
2. Primary and Compatible Uses include: heavy commercial, warehousing, storage and distribution; automotive sales, service, and repair; office and professional Services; cottage industry; research/light manufacturing; commercial recreation, visitor serving facilities, transient habitation, bed and breakfast establishment; retail sales, retail service, neighborhood commercial, residential uses subordinate to the permitted use.
3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans (Res. 85-81, 8/20/85)

2743 Commercial Recreation (CR)

1. Character: Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.
2. Primary and Compatible Uses include: visitor serving facilities, transient habitation, bed and breakfast establishment; commercial recreation, recreational vehicle park, private recreation, retail sales, retail service, neighborhood commercial, cottage industry, research/light manufacturing, serving as visitor

destination points such as cheese factories, wineries, and burl works; residential use subordinate to the permitted use.

3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans. (Res. 85-81, 8/20/85)

2750 INDUSTRIAL

2751 Industrial, General (IG)

1. Character: In urban areas, convenient access to transportation systems and full range of urban services are required.
2. Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans.

2752 Industrial, Resource Related (IR)

1. Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.
2. Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.
3. Minimum Parcel Size: Adequate for proposed uses under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans.

2760 PUBLIC OWNERSHIP

2761 Public Facilities (PF)

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.
2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, hospitals, civic centers, government facilities, and other public facilities.
3. Minimum Parcel Size Range: See Section 4820.6.

2762 Public Lands (P)

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.
2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of the applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.
3. Minimum Parcel Size: See Section 2543.13.

2770 DEVELOPED AREAS

2771 Rural Community Centers (RCC)

1. Character: The Rural Community Center classification is intended to be applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but which may not have developed identifiable commercial or residential districts. The classification may also be appropriate around a central commercial or industrial area. As development occurs, a review of service needs shall be made for the development or expansion of public service facilities such as schools, fire stations, water systems, cemeteries, sewer systems, recreation facilities and solid waste disposal.
2. Primary and Compatible Uses: Residential development, community commercial, tourist commercial, cottage industries, industrial, public facilities, public assemblies.

3. Density Range: One dwelling unit per 2.5 acres with no services; one dwelling unit per acre with community water and sewer. Urban development standards should apply when public water or sewer services are extended.

The following communities are designated as Rural Community Centers:

| | | |
|------------|-------------|-------------|
| Whitethorn | Honeydew | Briceland |
| Fruitland | Bridgeville | Petrolia |
| Blocksburg | Dinsmore | Fort Seward |
| New Harris | | |

2772 Urban Development Area (UDA)

1. Character: The Urban Development Area designation is utilized to classify land provided with urban level services in community planning areas. Land within the urban development area is typically developed to a density of one or more dwelling units per acre, where public water or sewer services are provided.
2. Primary and Compatible Uses: To be determined in community plans.
3. Minimum Parcel Size Range: To be identified in community plans.

2773 Urban Expansion Area (UEA)

1. Character: The Urban Expansion Area designation is utilized to classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future. Development is consistent with rural standards until services are available.
2. Primary and Compatible Uses: To be determined in community plans.
3. Minimum Parcel Size Range: To be identified in community plans.

Local Coastal Program Designations (from Humboldt Bay Area Plan)

A. URBAN LAND USE DESIGNATIONS

RH: RESIDENTIAL/HIGH DENSITY

PURPOSE: to maximize effective use of limited urban lands and promote concentration of urban residential use where public services and overall community design make this both feasible and desirable.

PRINCIPLE USE: multiple-unit residential development for occupancy by individuals, groups or families, exclusive of mobile home developments.

CONDITIONAL USES: Hotels, motels, boarding houses, mobile home development, single family residences, and neighborhood commercial. (Amended by the Board of Supervisors, Resolution 85-65; effective certification 11/25/85).

1. New neighborhood commercial development, which is conditionally permitted in urban residential land use designations, shall be restricted to locating along minor collectors or a higher order road classification (e.g. major collectors or arterials) (Amended by Res. No. 85-55).
2. Neighborhood commercial uses conditionally permitted in urban residential land use designations may be prohibited pursuant to rezoning procedures (Amended by Res. No. 85-55).

RM: RESIDENTIAL/MEDIUM DENSITY

PURPOSE: to make effective use of limited urban land and provide areas for residential use of mobile homes in urban areas, consistent with availability of public services.

PRINCIPAL USE: duplex, multiple unit and mobile home residential development for occupancy by individuals or families.

CONDITIONAL USES: same as RH, plus guest houses, office and professional private institutions, and neighborhood commercial (Amended by the Board of Supervisors, Res. Nos. 85-55 and 85-65; effective certification 11/25/85).

1. New neighborhood commercial development, which is conditionally permitted in urban residential land use designations, shall be restricted to locating along minor collectors or a higher order road classification (e.g. major collectors or arterials). (Amended by Res. No. 85-55)
2. Neighborhood commercial uses conditionally permitted in urban residential land use designations may be prohibited pursuant to rezoning procedures. (Amended by Res. No. 85-55)

GROSS DENSITY: 8-30 units per acre.

RL: RESIDENTIAL/LOW DENSITY

PURPOSE: to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available

PRINCIPAL USE: detached single family residences.

CONDITIONAL USES: private institutions, private recreation facilities, and neighborhood commercial (Amended by the Board of Supervisors Resolution 85-65; effective certification 11/25/85).

1. New neighborhood commercial development, which is conditionally permitted in urban residential land use designations, shall be restricted to locating along minor collectors or a higher order road classification (e.g. major collectors or arterials). (Amended by Res. No. 85-55)
2. Neighborhood commercial uses conditionally permitted in urban residential land use designations may be prohibited pursuant to rezoning procedures. (Amended by Res. No. 85-55)

GROSS DENSITY: 3-7 units per acre.

RE: RESIDENTIAL ESTATES

PURPOSE: to allow residential development of areas within Urban Limits where community objectives, including resource protection, limit density of potential development, but where urban services are required.

PRINCIPAL USE: detached single-family residences.

CONDITIONAL USES: same as RL.

GROSS DENSITY: 0-2 units per acre.

RV: URBAN RESERVE

PURPOSE: to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available.

PRINCIPAL USE: open space uses including agriculture and timber production while services are unavailable or if specifically planned for urban uses, when services become available, those uses permitted under that respective designation if the development can satisfy on-site water and wastewater requirements.

CONDITIONAL USE: same as those associated with the designated principle permitted use.

GROSS DENSITY: 0-1 unit per acre/or if specifically planned the density indicated under that specific urban plan designation.

CG: COMMERCIAL GENERAL

PURPOSE: to allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well being and convenience of the community.

PRINCIPAL USE: retail sales, retail services, office and professional uses.

CONDITIONAL USES: hotels, motels.

CR: COMMERCIAL RECREATIONAL

PURPOSE: to protect sites suitable for the development of commercial recreational facilities, and for visitor service facilities appropriate to assure recreational opportunity for visitors to the area.

PRINCIPAL USE: commercial recreational, including recreational vehicle parks, hotels and motels for example, and visitor-serving developments, including antique shops, art galleries, restaurants, taverns for example, subject to the requirements of Section 3.15.

CONDITIONAL USES: single-family house on existing lots, a caretaker's residence, and apartment on the upper floor of multi-story structures.

MG: INDUSTRIAL/GENERAL

PURPOSE: to protect sites suitable for the development of general industrial uses.

PRINCIPAL USE: light and general manufacturing, warehousing and wholesaling, research and development.

CONDITIONAL USES: heavy manufacturing, drilling and processing of oil and gas, agricultural-general uses, heavy commercial uses, sand and gravel extraction, electrical generating and distribution facilities, animal and fish reduction plants.

MC: INDUSTRIAL/COASTAL-DEPENDENT

PURPOSE: to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.

PRINCIPAL USE: any coastal-dependent industrial use that requires access to a maintained navigable channel in order to function, including, but not limited to: public docks, water-borne carrier import and export operations, ship building and boat repair, commercial fishing facilities, including berthing and fish receiving, and fish processing when product is for human consumption (fish waste processing and fish processing of products for other than human consumption are considered coastal-related uses) marine oil terminals, OCS service or supply bases, ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities, aquaculture and aquaculture support facilities.

CONDITIONAL USES: visitor-serving recreational facilities that require channel access, including, but not limited to marinas serving other than solely commercial vessels, fishing piers, and boat launching facilities; coastal-related industrial uses, including, but not limited to fish waste processing and fish processing and treatment facilities, electrical generating facilities or other facilities which require an ocean intake, outfall, or pipeline. Such facilities shall not be sited on sites with channel access unless associated with a terminal. Alterations, improvements, and relocations of existing general industrial uses within the MC designation.

MR: RESOURCE DEPENDENT

PURPOSE: to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.

PRINCIPAL USE: resource-dependent activities, including, but not limited to, aquaculture, wetland restoration projects carried out under Coastal Act Section 30233 a (7), nature study facilities, and minor alterations or repairs to existing structures.

CONDITIONAL USES:

- a. Uses specified in Section 30233 a (1) and (5) of the Coastal Act. (This includes: new or expanded port, energy, and coastal-dependent facilities and incidental public service purposes such as burying cables, pipes, etc.)
- b. Permitted uses in transitional agricultural lands.
- c. On uplands only, uses permitted in residential, commercial recreation, commercial general, natural resource and coastal-dependent industrial land use designations as indicated by the Land Use Maps. No division of land shall be permitted which would separate uplands from wetlands unless part of a wetland restoration project as described in 'd', below. Dedication of easements for conservation and restoration of any wetlands on the parcel shall be encouraged.

Whenever development over planned densities is permitted, as described in the density bonus policies of the plan Section 3.16B 2 the project shall include irrevocable offers to dedicate an easement for conservation and restoration of all wetlands on the parcel.

- d. In degraded wetlands identified by the Department of Fish and Game pursuant to Section 30411 of the Coastal Act, wetland restoration projects which consolidate areas of upland or wetland in order to restore or enhance wetland habitats, provided that:
 - i. Any such project be carried out as a planned unit development which includes wetland buffer policies as specified in Section 3.30B 6 of the land use plan, and shall include offers of dedication of easements for restoration and enhancement of any wetlands resulting from the project (except where the resulting wetlands are already owned by a public agency or appropriate non-profit organization.)
 - ii. Use of an uplands shall be limited to uses permitted in the residential, commercial (including boating facilities), or industrial designations of the land use plan. Use of any uplands resulting from such a project shall give priority to visitor-serving commercial uses over general industrial, general commercial, or residential development.
 - iii. The resulting wetland acreage shall be at least equal to that which existed before the project.

PF: PUBLIC FACILITY

PURPOSE: to protect sites appropriate for the development of public and private sector civic service facilities.

PRINCIPAL USE: essential services including fire and police stations, hospitals and schools; public and private facilities including offices, libraries, cemeteries and clinics, but not including sites or facilities for the storage or processing of materials or equipment.

PR: PUBLIC RECREATION

PURPOSE: to protect publicly owned lands suitable for recreational development or resource protection.

PRINCIPAL USE: public recreation and open space (per Section 3.25).

CONDITIONAL USES: caretaker dwellings, maintenance buildings.

AG: AGRICULTURAL/GENERAL

PURPOSE: to protect agricultural lands with Urban Limits for continued agricultural use where such lands are economically viable, compatible with the development of urban uses and most reasonable included within Urban Limits.

PRINCIPAL USE: production of agricultural crops with a residence incidental to this use.

CONDITIONAL USES: hog production, watershed management, management for fish and wildlife habitat, recreation (exclusive of those requiring non-agricultural development), utility transmission lines, farm labor housing, and timber harvesting.

GROSS DENSITY: 2 1/2 acre minimum.

B. RURAL PLAN DESIGNATIONS

(The standards below apply outside Urban Limits as shown in the Area Plan.)

RX: RESIDENTIAL/EXURBAN

PURPOSE: to allow development of rural community neighborhoods not depending on urban levels of service.

PRINCIPAL USE: residential single-family with neighborhood commercial services as allowed by Section 3.28C of this document.

GROSS DENSITY: see Section 3.21B for a gross density for each specific geographical area.

RR: RURAL RESIDENTIAL

PURPOSE: to allow residential use of rural lands not permanently designated for resource protection and not suitable for rural community neighborhood development.

PRINCIPAL USE: residential.

CONDITIONAL USES: production of food, fiber or plants.

GROSS DENSITY: see Section 3.21B for a gross density for each specific geographical area.

AE: AGRICULTURE EXCLUSIVE/PRIME AND NON-PRIME LANDS

PURPOSE: to protect prime and non-prime agricultural lands for long term productive agricultural use.

PRINCIPAL USE: production of food, fiber or plants, with residence as a use incidental to this activity, including two (2) separate residences where one is occupied by the owner/operator and the other by the parent or child of the owner/operator, and the principle uses permitted under TC; ancillary development such as barns, storage sheds, and similar agricultural structures.

CONDITIONAL USES: hog production, watershed management, management for fish and wildlife habitat, recreation (such as hunting camps and stables except those requiring non- agricultural development), utility transmission lines, farm labor housing, greenhouses, feed lots and similar confined livestock operations.

GROSS DENSITY: 60-acre minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an Agricultural Preserve contract and rezoning (see Section 3.24).

AEG: AGRICULTURE EXCLUSIVE/GRAZING LANDS

PURPOSE: to protect coastal grazing lands for long-term productive grazing use.

PRINCIPAL USE: production of food, fiber or plants, with residence as a use incidental to this activity, including two (2) separate residences where one is occupied by the owner/operator and the other by the parent or child of the owner/operator, and principle permitted uses under TC.

CONDITIONAL USES: same as AE.

GROSS DENSITY: 160-acre minimum parcel size as permitted by Section 3.24C & E.

TC: COASTAL COMMERCIAL TIMBERLAND

PURPOSE: to protect productive timberlands for long-term production of merchantable timber.

PRINCIPAL USE: timber production including all necessary site preparation, road construction and harvesting, and residential use incidental to this use as provided in Section 3.23 of this document, and principle uses permitted under AE, except second dwelling.

CONDITIONAL USES: management of watershed, management for fish and wildlife, utility and transmission lines, second dwellings, temporary labor camps, permanent timber processing plants for commercial processing of wood and wood products.

GROSS DENSITY: 160-acre minimum, except that with a joint timber management plan parcels to 40 acres may be created.

NR: NATURAL RESOURCES

PURPOSE: to protect and enhance valuable fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.

PRINCIPAL USE: management for fish and wildlife habitat.

CONDITIONAL USES: wetland restoration, development of hunting blinds and similar minor facilities, improvement of boating facilities in estuaries consistent with Section 3.50 of the plan, accessway development and improvement and removal of trees for firewood, disease control and public safety purposes. Uses as per Sections 3.30B 4 & 3.30B 11.

CR: COMMERCIAL RECREATION

PURPOSE: to protect sites suitable for the development of commercial recreational facilities, and for visitor service facilities appropriate to assure recreational opportunity for visitors in the area.

PRINCIPAL USE: commercial recreational, including recreational vehicle parks, hotels and motels for example, and visitor-serving developments, including antique shops, art galleries, restaurants, taverns for example, subject to the requirements of Section 3.27 of this document.

CONDITIONAL USES: single-family house on existing lots, a caretaker's residence, and apartments on the upper floor of multi-story structures.

GROSS DENSITY: maximum density of twelve overnight units per gross developed acre.

PR: PUBLIC RECREATION

PURPOSE: to protect publicly owned lands suitable for recreational development or resource protection.

PRINCIPAL USE: public recreation and open space (per Section 3.27).

COMPATIBLE USES: caretaker dwellings, maintenance buildings.

PF: PUBLIC FACILITY

PURPOSE: to protect appropriate sites for essential public services most appropriately located in rural areas.

PRINCIPAL USE: utility substations, schools, and other essential public services most appropriately located in rural areas.

MG: INDUSTRIAL/GENERAL

MC: INDUSTRIAL/COASTAL-DEPENDENT(Same as Urban Plan Designations)

MR: RESOURCE DEPENDENT