

## **GENERAL LAND USE POLICIES**

The County will:

### **GOALS AND OBJECTIVES**

#### 7.1 Fiscal

Distribute the designation of land uses to balance the costs of providing public services and facilities with generating public revenues.

#### 7.2 Local Economies

Designate land uses in order to support and strengthen existing local economies (i.e., jobs, incomes and housing to support local populations).

#### 7.3 Infrastructure

Distribute land uses where public services and facilities exist or can be feasibly provided (e.g., sewer and water systems) in order to achieve maximum efficiency.

#### 7.4 Natural Resources

Designate land uses in order to enhance the protection and management of natural resources.

#### 7.5 Energy

Distribute land use designations in order to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.

#### 7.6 Natural and Man-Made Hazards

Designate land uses in order to minimize the danger of natural and man-made hazards to life and property.

#### 7.7 Land Use Patterns

Distribute the designation of land uses in order to achieve orderly, understandable, coherent and workable land use patterns.

## **DEFINITIONS**

### 7.8 Definition of Urban Area

Define urban areas as lands which are generally suitable for urban land use because they meet one or more of the following criteria: (1) surrounded by incorporated areas, (2) adjacent to an incorporated area, generally divided into parcels 5,000 sq. ft. to 5 acres and served by sanitary sewers, or (3) adjacent to an incorporated area and the major transportation corridors of Highways 101 and 280.

### 7.9 Definition of Rural Areas

Define rural areas as lands which are generally suitable for lower density/intensity land uses because they meet one or more of the following criteria: (1) used for agriculture, timber production, general open space, or as a watershed for a public water supply, (2) isolated subdivided areas and commercial centers which are not adjacent to incorporated areas, (3) divided into parcels 5 acres or more next to an urban unincorporated areas, and (4) subdivided areas that use on-site wastewater management systems which are adjacent to but not surrounded by incorporated areas.

### 7.10 Definition of Urban/Rural Boundary

Define an urban/rural boundary as a line separating urban from rural areas in order to indicate clearly where intensive urban development, and less intensive rural development will be permitted in the County.

### 7.11 Definition of Feasible

Define feasible as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

## **DESIGNATIONS**

### 7.12 Designation of Urban Areas

Designate as urban those lands shown within the urban/rural boundary on the Land Use Plan maps.

### 7.13 Designation of Rural Areas

Designate as rural those lands shown outside the urban/rural boundary on the Land Use Plan maps.

#### 7.14 Designation of Urban/Rural Boundary

Designate an urban/rural boundary on the Land Use Plan maps.

#### 7.15 Designation of Land Uses

Establish land use designations in Table 7.1P, describe their primary associated uses which can be accomplished in a feasible manner and apply these designations where appropriate to urban and rural areas to meet land use objectives.

### **URBAN AREAS**

#### 7.16 Land Use Objectives for Urban Areas

Locate land use designations in urban areas (urban unincorporated areas) in order to: (1) maximize the efficiency of public facilities, services and utilities, (2) minimize energy consumption, (3) encourage the orderly formation and development of local government agencies, (4) protect and enhance the natural environment, (5) revitalize existing developed areas, and (6) discourage urban sprawl.

#### 7.17 Appropriate Land Use Designations for Urban Areas

In order to meet land use objectives, primarily plan for the following generalized land use designations in urban areas: (1) Residential, (2) Commercial, (3) Office, (4) Industrial, (5) Airport, (6) Institutional, (7) Recreation, and (8) General Open Space.

### **RURAL AREAS**

#### 7.18 Land Use Objectives for Rural Areas

Locate land use designations in rural areas in order to: (1) preserve natural resources, (2) provide for the managed productive use and monitoring of resources, (3) provide outdoor recreation, and (4) protect public health and safety.

#### 7.19 Appropriate Land Use Designations for Rural Areas

- a. In order to meet land use objectives, primarily plan for the following generalized land use designations in rural areas: (1) Agriculture, (2) Lower Density Residential, (3) Recreation, (4) General Open Space, (5) Timber Production, and (6) Solid Waste Disposal Facility.

**TABLE 7.1P**

**GENERAL PLAN LAND USE DESIGNATIONS**

<u>LAND USE DESIGNATION</u>	<u>DESCRIPTION OF PRIMARY FEASIBLE USES ASSOCIATED WITH LAND USE DESIGNATIONS</u>
<p>The primary feasible uses associated with land use designations are described below and are intended to be very general. A detailed list of permitted uses may be found in specific zoning district regulations.</p>	
<u>Very Low Density Residential</u>	At densities ranging from 0-0.2 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Low Density Residential</u>	At densities ranging from 0.3-2.3 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Medium Low Density Residential</u>	At densities ranging from 2.4-6.0 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Medium Density Residential</u>	At densities ranging from 6.1-8.7 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Medium High Density Residential</u>	At densities ranging from 8.8-17.4 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>High Density Residential</u>	At densities ranging from 17.5 plus dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>General Commercial</u>	Trade and distribution uses including but not limited to wholesale trade, retail trade; service uses including but not limited to business and professional offices, hotels, and motels.
<u>Neighborhood Commercial</u>	Trade and distribution uses including but not limited to retail trade; service uses including but not limited to business and professional offices.

**TABLE 7.1P (continued)**

**GENERAL PLAN LAND USE DESIGNATIONS**

<u>LAND USE DESIGNATION</u>	<u>DESCRIPTION OF PRIMARY FEASIBLE USES ASSOCIATED WITH LAND USE DESIGNATIONS</u>
<u>Coastside Commercial Recreation</u>	Trade and distribution uses including but not limited to retail trade; service uses including but not limited to commercial amusement, hotels, and motels.
<u>Office Commercial</u>	Service uses including but not limited to business and professional offices; trade and distribution uses including but not limited to retail trade.
<u>Office/Residential</u>	Service uses including but not limited to business and professional offices; residential uses including but not limited to space for non-transient housing.
<u>Solid Waste Site</u>	Utility uses including but not limited to sanitary landfills, transfer stations, and waste-to-energy facilities.
<u>General Industrial</u>	Manufacturing and processing uses including but not limited to fabricating, assembling, and storing products.
<u>Heavy Industrial</u>	Manufacturing and processing uses including but not limited to refining, smelting, fabricating, assembling, and storing products.
<u>Airport</u>	Transportation uses including air transportation and related terminal transfer, maintenance and landing area facilities.
<u>Institutional</u>	Cultural and educational and public service uses including but not limited to schools, libraries, hospitals, and churches.
<u>Public Recreation</u>	Recreation uses including but not limited to publicly-owned park and recreation facilities such as playgrounds, parks, golf courses, and natural preserves.
<u>Private Recreation</u>	Recreation uses including but not limited for privately-owned park and recreation facilities such as golf courses, camps, and beaches.

**TABLE 7.1P (continued)**

**GENERAL PLAN LAND USE DESIGNATIONS**

<u>LAND USE DESIGNATION</u>	<u>DESCRIPTION OF PRIMARY FEASIBLE USES ASSOCIATED WITH LAND USE DESIGNATIONS</u>
<u>General Open Space</u>	Resource management and production uses including but not limited to agriculture, oil and gas exploration. Recreation uses including but not limited to stables and riding academies; and residential uses including but not limited to non-transient housing. Service uses including but not limited to hotels and motels.
<u>Agriculture</u>	Resource management and production uses including but not limited to agriculture and uses considered accessory and ancillary to agriculture.
<u>Timber Production</u>	Resource management and production uses including but not limited to growing, harvesting, and processing of timber products.

- b. Additionally, plan for the following land use designations in rural service centers: (7) Residential, (8) Commercial and (9) Institutional.

## **GROWTH MANAGEMENT**

### 7.20 Countywide Coordinated Land Use Planning

Promote the cooperation and coordination among the County, Cities, LAFCo and the Regional Planning Committee (RPC) in planning for the present and future location of urban and rural land uses.

## **SPHERES OF INFLUENCE**

### 7.21 Suitable Land Within City Sphere of Influence

Consider that lands may be included within a city sphere of influence only if they are generally suitable for urban services (e.g., public sewer systems, public water supplies, fire and police protection) and urban land uses.

### 7.22 Unsuitable Land Within City Sphere of Influence

Consider that rural lands should not be included within a city sphere of influence (and therefore consider it not suitable for urban land uses) if they are in one of the following areas: (1) flood hazard areas, (2) seismic and geotechnical hazard areas, (3) solid waste disposal sites, (4) productive soil resources in rural areas, and (5) watershed lands.

### 7.23 Sphere and Urban/Rural Boundary Conformance

Promote the establishment of city sphere of influence lines in conformance with the urban/rural boundary.

### 7.24 Urban Unincorporated Areas Within City Sphere of Influence

Encourage cities to annex urban unincorporated areas within designated city spheres of influence.

### 7.25 Rural Unincorporated Areas Within City Spheres of Influence

Encourage LAFCo, when conducting sphere of influence studies, to evaluate the suitability of retaining rural areas within city spheres of influence.