

TO: BOARD OF DIRECTORS

FROM: DON SPAGNOLO  
GENERAL MANAGER



DATE: SEPTEMBER 15, 2010

**AGENDA ITEM  
E-2**

**SEPTEMBER 22, 2010**

**REVIEW DEVELOPMENT PROPOSAL FOR JACK READY PARK**

**ITEM**

Review development proposed for Jack Ready Park [RECEIVE REPORT AND PROVIDE DIRECTION TO STAFF]

**BACKGROUND**

A report has been prepared by the County Department of Planning and Building to be presented to the Planning Commission on September 30, 2010 regarding the development of the proposed Jack Ready Park located at the south end of Illinois Way along the Nipomo Mesa bluff. The proposed project would require an amendment to the County General Plan. The report lists the proposed park elements, project history and environmental determination. The report also contains information related to the County's General Plan considerations and consistency, general goals of the Land Use Element and proposed planning area standards.

The project is located in an area designated for agricultural use. The proposed use of the site is a park with playground equipment which is not allowed in an agricultural land use area and requires a general plan amendment to the Public Facilities land use category. County Ordinance 3090 requires delivery of supplemental water to the Nipomo Mesa Conservation Area prior to approval of any General Plan amendments.

It is anticipated that County staff will make a presentation to the Board at the meeting.

**FISCAL IMPACT**

The specific proposal is not expected to have a significant fiscal impact to the District.

**RECOMMENDATION**

Staff recommends that your Honorable Board review the development proposal for Jack Ready Park and provide comments to staff.

**ATTACHMENTS**

- County Planning Commission Staff Report for September 30, 2010 meeting
- Schematic Site Plan
- Section 22.06.040 – Exemptions from Land Use Permit Requirements of County Title 22 Land Use Ordinance



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING COMMISSION**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> September 30, 2010		<b>CONTACT/PHONE</b> Brian Pedrotti 788-2788		<b>APPLICANT</b> Jack's Helping Hand Inc.		<b>FILE NO.</b> LRP2009-00003	
<b>SUBJECT</b> A request by Jack's Helping Hand, Inc. to: 1) amend the South County Area Plan of the Land Use Element by changing the land use category of approximately 30 acres from Agriculture to Public Facilities, 2) amend Section 22.112.040 of the County Land Use Ordinance (Title 22) to add planning area standards for the site, and 3) amend the Conservation and Open Space Element land use map designation of the site from Agriculture to Multi-Use Public Land. The proposed project is within the Agriculture land use category and is located at the south end of Illinois Way along the Nipomo mesa bluff, southwest of the community of Nipomo. The site is in the South County (Inland) planning area. The purpose of the request is to develop a new community park focusing on universal accessibility.							
<b>RECOMMENDED ACTION</b> Recommend to the Board of Supervisors: 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approval of this general plan amendment as shown in the attached Exhibits LRP2009-00003B and LRP2009-00003C based on the recommended findings contained in this report.							
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 23, 2010 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, noise, public services and utilities, recreation, transportation and circulation, wastewater, water, and land use, and are included as part of the project description and proposed planning area standards.							
<b>LAND USE CATEGORY</b> Agriculture		<b>COMBINING DESIGNATION</b> None		<b>ASSESSOR PARCEL NUMBER</b> 092-031-024, 092-031-025		<b>SUPERVISOR DISTRICT(S)</b> 4	
<b>PLANNING AREA STANDARDS:</b> Section 22.112.020 – Areawide Standards Section 22.112.040 – Rural Standards							
<b>EXISTING USES:</b> Undeveloped							
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Rural / single-family residences <i>East:</i> Residential Rural / undeveloped <i>South:</i> Agriculture / undeveloped <i>West:</i> Agriculture / undeveloped							
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ Fax: (805) 781-1242							

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, Cal Fire, South County Advisory Group, Nipomo Community Services District, APCD, Cal Trans	
TOPOGRAPHY: Nearly level to steeply sloping	VEGETATION: Grasses, forbs, coastal scrub
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: N/A

*DISCUSSION*

The applicant, Jack's Helping Hand, is requesting to: 1) amend the South County Area Plan of the Land Use Element by changing the land use category of approximately 30 acres from Agriculture to Public Facilities, 2) amend Section 22.112.040 of the County Land Use Ordinance (Title 22) to add planning area standards for the site, and 3) amend the Conservation and Open Space Element land use map designation of the site from Agriculture to Multi-Use Public Land. The purpose of the request is to develop a new community park focusing on universal accessibility. Construction of the park and associated facilities was included in the Mitigated Negative Declaration (ED09-157) and will require Conditional Use Permit approval if the General Plan Amendment is approved.

The proposed park includes the following elements:

- 15,500 square-foot universally-accessible playground with themed play structures and sand play area
- Three (3) restroom buildings, a shelter, and gazebo
- Surface parking areas for 61 vehicles
- Therapeutic horse riding center with 30,000 square foot covered arena, 8 horse stalls, hay storage, 100 square-foot office, and 1,200 square foot caretaker's residence
- An 18,400 square-foot horse trailer parking area
- A 41,800 square-foot grass sports field area
- A 3,500 square foot sand volleyball court, and a 3,500 square foot paved basketball court.
- Bicycle and pedestrian trails
- Community garden
- Picnic and barbeque areas
- Events of up to approximately 200 people
- Water well for domestic and irrigation
- Water storage tank

The park is proposed on land owned by San Luis Obispo County which will be leased, constructed and maintained by Jack's Helping Hand, Inc., a non-profit organization. The project includes off-site road improvements to Illinois Way, an unimproved road. The project is anticipated to be developed in phases with initial site grading and infrastructure improvements, playground, active play and sports area, and passive recreation and trails improvements in the



first phase, and the arena and stables as a later phase. If funding is not available for all portions of a phase, the development may be broken down further and developed as funding is available.

#### *PROJECT HISTORY*

In April 2010, the Board of Supervisors authorized the processing of the applicant's request to amend the South County Area Plan of the Land Use Element by changing the land use category on a 30-acre parcel from Agriculture to Public Facilities.

The proposed park has been anticipated at the site for a number of years. The project is shown in the County Parks and Recreation Element, which identifies the Jack Ready Park as an undeveloped 30-acre park in the March 2006 County Parks Inventory list. The County has taken several actions in the implementation of the park, including a General Plan conformity report in 2005 (DTM2004-00001) for the donation of the 30 acres of property to the County of San Luis Obispo for a future park, a Public Lot determination in 2005 (PL 05-0375/SUB2005-00114) for the acquisition of the property for the purpose of a park, and a General Plan conformity report in 2008 (DTM2008-00014) for the long-term lease agreement for the proposed park.

The project site is on the top of a prominent bluff, which is the southern edge of the Nipomo Mesa. The property includes both the area along the top of the bluff, as well as the steeply sloping bluff face. The portion along the top of the bluff gently slopes back from a ridge at the south edge to a low point near the center of the property, then begins to rise again at the northern property boundary. The site is undeveloped and site vegetation includes grasses, forbs, and patches of coastal dune scrub. The site is within the "Edge of Nipomo Mesa" area described in the South County Area Plan, which requires a 50-foot setback from the top of the bluff for structures, and a 150-foot setback from the top of the bluff for leach fields.

#### **ENVIRONMENTAL DETERMINATION**

Following project submittal and authorization by the Board of Supervisors in 2010, an initial study was completed for the project and the Environmental Coordinator determined that a Mitigated Negative Declaration (MND) per CEQA should be prepared. The MND identifies a number of potential environmental impacts along with mitigation measures that reduce the severity of the impacts to a level of insignificance. The MND will be available following the Nipomo Community Services District (NCSD) meeting on September 22, 2010 to ensure that any of their recommendations can be incorporated, if appropriate. The MND will be distributed to your Commission under separate cover as soon as possible after the NCSD meeting.

#### **Water Resources**

The subject site is currently in the Agriculture land use category. Since the proposed use of a playground and park is not allowed in Agriculture, the project necessitates a general plan amendment to the Public Facilities land use category. Per Section 22.102.040 of Title 22 (County Land Use Ordinance), general plan amendment applications on the Nipomo Mesa require the applicant to obtain supplemental water if the proposed non-agricultural water demand exceeds the current non-agricultural water demand. Staff has determined that due to the history of the project, the unique nature of the proposed use, and the water conservation measures included in the project description, the general plan amendment is consistent with Title 22 of the LUO.

It has been recognized that additional park and recreation facilities are needed to serve the Nipomo area. The County Parks and Recreation Element identified the proposed facility in the list of projects anticipated to be developed to serve the community in the South County. Due to the fact that the specific location of the proposed park requires a land use category change from Agriculture to Public Facilities, strict interpretation and implementation of the requirements of the Nipomo Mesa Water Conservation Area standards (which are planning area standards) would require the provision of supplemental water in order for the park to be developed. An exception to this provision may be considered if it is found that, while a general plan amendment is required, the development of park facilities at this location was anticipated by the General Plan (by serving existing residents) and the Parks and Recreation Element, including public hearings for General Plan conformity reports for the property transfer to County ownership and the lease to the project sponsors, as well as approval of a public lot determination (PL 05-0375/SUB2005-00114) for the site.

Additionally, the proposed project represents a unique use of water, in that the primary use of water is for irrigated ball fields, a use that is historically lacking in this part of the Nipomo Mesa. In comparison to other water users, such as residential uses, water use for a park can be adjusted drastically downward during times of drought, thereby representing a potential reserve of water. The construction of a regional public ball field area has the added benefit of mitigating the impact of higher water use for local individual property owners developing their own play fields at their private residences.

Finally, water conservation measures have been incorporated into the project description. The ball field will have a dual purpose, operating as a drainage basin during the wet months of the year, which will percolate and be used to water on-site landscaping. A Drought Management Water Plan will also be required. The applicant has included a proposal for cisterns to access water from the roofs of structures on the site.

## AUTHORITY

### Land Use Element Amendment

The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- a. **Necessity.** *Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 (see Exhibit C), to determine if those policies make the proposed amendment unnecessary or inappropriate.*
- b. **Timing.** *Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.*
- c. **Vicinity.** *Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.*

## Issues

This requested amendment raises the following issues:

1. Is the request consistent with applicable Land Use Element policies relating to the purpose and character statements for the requested Public Facilities land use category?
2. Is this category consistent with the surrounding land uses?
3. Is there a need to designate land in the Public Facilities category in this area of the County?

## GENERAL PLAN CONSIDERATIONS AND CONSISTENCY

### **Necessity - Land Use Element Amendment**

The stock of existing Public Facilities (PF) land was considered within the general vicinity of the site. Few properties are within the Public Facilities land use category in the South County area, and each are primarily dedicated to specific public buildings or uses. For example, a portion of the Nipomo Regional Park as well as a number of schools are within the PF land use category.

The amendment meets the Guidelines for Land Use Category Amendments, as set forth in the Land Use Element, since the proposed map change is consistent with the following:

1. Existing goals and policies in the general plan,
2. Consistent with the applicable purpose and character statements,
3. Character of the general area,
4. Convenient access to a road system in the area that is adequate to accommodate the traffic generated,

### **General Goals of the Land Use Element**

The following general goals describe the fundamental purposes for the Land Use Element and Circulation Element. These general goals provide the basis for defining the 13 land use categories and for determining the land areas to which they are applied. More detailed goals, objectives and policies that address specific planning issues are presented in the other chapters of this report and in the area plans. The provisions of the Land Use and Circulation Elements are designed to carry out these goals. Proposed amendments to specific policies or the land use category maps should also carry out these goals. The policies and provisions of the Land Use Element should:

- Preserve and protect the air quality of the county by seeking to attain and maintain state and federal ambient air quality standards.
- Provide additional public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities.
- Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.
- Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions.

- Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.

A complete listing of the General Goals of the Land Use Element is included in Exhibit E.

Changing the site from Agriculture to Public Facilities to allow a park appears to be consistent with a number of the general goals listed above. Potential air quality impacts have been addressed and mitigations will be included as conditions of approval at the Conditional Use Permit stage. This type of public facility (regional park) is lacking in both the South County area as well as Countywide. Expansion of the Public Facilities land use category is implementing the overall vision in the General Plan to incorporate a park at this location. Neighborhood compatibility and service levels for the proposed park have been addressed in the Mitigated Negative Declaration.

#### Purpose and Character Statements

The statements of purpose and character in Framework of Planning, Part I of the Land Use Element of the general plan are to be used as criteria for evaluating whether a general plan amendment is appropriate for a specific site (See Exhibit C). These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

The purpose statements for the Public Facilities land use category include: to identify lands and structures committed to public facilities and public agency uses that benefit the public, to provide areas for development of public facilities to meet public needs, to identify adequately sized facility locations that satisfy both community and regional needs relating to the population levels being served, and to identify facility sites based on the character of the area being served and also compatible with and supportive of the comprehensive plans of agencies within the facility service area.. The character statements describe areas with existing public or quasi-public facilities and uses, or publicly-owned lands intended for development with public facilities, areas that satisfy the specialized site location requirements of public agencies, where facilities will be visible and accessible to their users, and areas without known natural or man-made hazards.

The site generally meets these definite purpose and character statements. The site is located where there will be a definitive benefit to the public, both at a local and regional level. The property is publicly-owned and has been acquired specifically for the purpose of a playground and park. Future development will be set back from the Nipomo Mesa to ensure there will be no impact to the natural slope at the mesa edge.

#### **Timing**

The proposed amendment to the site from Agriculture to Public Facilities is not premature as the park has been contemplated in the Parks Element of the General Plan for a number of years. The change to Public Facilities became appropriate in 2005 when the ownership of the property was transferred to the County through a public lot determination.

#### **Vicinity**

Residential Rural and Agriculture land use categories surround the site. Rural residences are primarily located along the top of the bluff, while agricultural operations exist at the bottom of the bluff. The agricultural operations are significantly separated from the site due to topography. The rural residential areas to the north and west are located on large lots with significant open space between uses. The Public Facilities land use category provides uses that are generally compatible with the surrounding area in terms of aesthetics, traffic generation, and noise impacts.



**COMMUNITY ADVISORY GROUP COMMENTS:** The project was referred to the South County Advisory Group (SCAC) for comments. The SCAC unanimously supported the project.

### **PROPOSED SOUTH COUNTY AREA PLAN STANDARDS**

To implement to proposed General Plan Amendment, Chapter 22.112.040.B (Article 9 of the County Land Use Ordinance, South County Plan Area, Rural Area, Agriculture) would be changed by adding new standards that are shown in Exhibit LRP2009-00003:B.

### **AGENCY REVIEW:**

#### Cal Fire

The application was referred to Cal Fire for review. Their evaluation of the CUP for the park included conditions to improve Illinois Way, as well as structural and operational requirements to ensure fire safety is adequate. The site will be designated as a Safe Refuge Area "SRA" in the event of emergencies per the attached letter dated March 18, 2010.

#### Agriculture Department

The application was referred to the Agricultural Commissioner for review. Their review included measures to maintain consistency with County Agriculture Policy 24, including fencing (to be required by the CUP) and minimization of groundwater use to ensure the protection of agricultural supplies (see attached letter dated June 15, 2010).

#### Nipomo Community Services District

The application was referred to the NCS D and staff has had multiple discussions with NCS D staff regarding the project. Planning staff initially presented the project informationally at the September 8, 2010 NCS D meeting, and the NCS D have agenda'd the project for their meeting on September 22, 2010. Planning staff will forward and incorporate their recommendations into the MND, where appropriate.

### **Attachments**

- Exhibit A -- Findings
- Exhibit B -- LRP2009-00003:B - Proposed Planning Area Standards
- Exhibit C -- LRP2009-00003:C – Proposed Land Use Category Map and Conservation and Open Space Element Map Changes
- Exhibit D -- Mitigated Negative Declaration (to be provided under separate cover)
- Exhibit E -- General Goals of the Land Use Element
- Exhibit F -- Guidelines for Land Use Category Amendments
- Exhibit G -- Purpose and Character Statements for Public Facilities

Staff report prepared by Brian Pedrotti and reviewed by Bill Robeson



## EXHIBIT A – FINDINGS

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 23, 2010 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, noise, public services and utilities, recreation, transportation and circulation, wastewater, water, and land use, and are included as part of the project description and as proposed planning area standards.

### *Land Use Ordinance/Land Use Element*

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all proposed uses, as limited by the proposed planning area standard, are allowed under Table N for the Public Facilities land use category.
- C. The proposed amendment is consistent with the guidelines for amendments to land use categories as the site is a logical extension of the Public Facilities land use category consistent with applicable policies of the general plan, and the site can physically accommodate the use.
- D. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area in conformance with the existing and proposed planning area standards.
- E. The proposed amendment is consistent with the purpose and character statements in the Land Use Element of the general plan for the Public Facilities land use category as the site is located where there will be a definite benefit to the public, both at a local and regional level. The property is publicly-owned and has been acquired specifically for the purpose of a playground and park. Future development will be set back from the Nipomo Mesa to ensure there will be no impact to the natural slope of the mesa edge.
- F. The proposed amendment is consistent with Section 22.102.040 of the County Land Use Ordinance because:
- a. The proposed project at this location was anticipated by the General Plan and the Parks and Recreation Element, including public hearings for General Plan conformity reports for the property transfer to County ownership and the lease to the project sponsors, as well as approval of a public lot determination (PL 05-0375/SUB2005-00114) for the site.
  - b. The proposed project represents a unique use of water, in that the primary use of water is for irrigated ball fields, a use that is historically lacking in this part of the Nipomo Mesa. In comparison to other water users, such as residential uses, water use for a park can be adjusted drastically downward during times of drought, thereby representing a potential reserve of water. The construction of a

regional public ball field area has the added benefit of mitigating the impact of higher water use for local individual property owners developing their own play fields at their private residences.

- c. The proposed project includes water conservation measures have been incorporated into the project description, including a dual purpose ball field/retention basin, cisterns to capture roof water, and low-flow fixtures in all facilities.

**EXHIBIT B - Proposed Planning Area Standards**  
**LRP2009-00003:B**

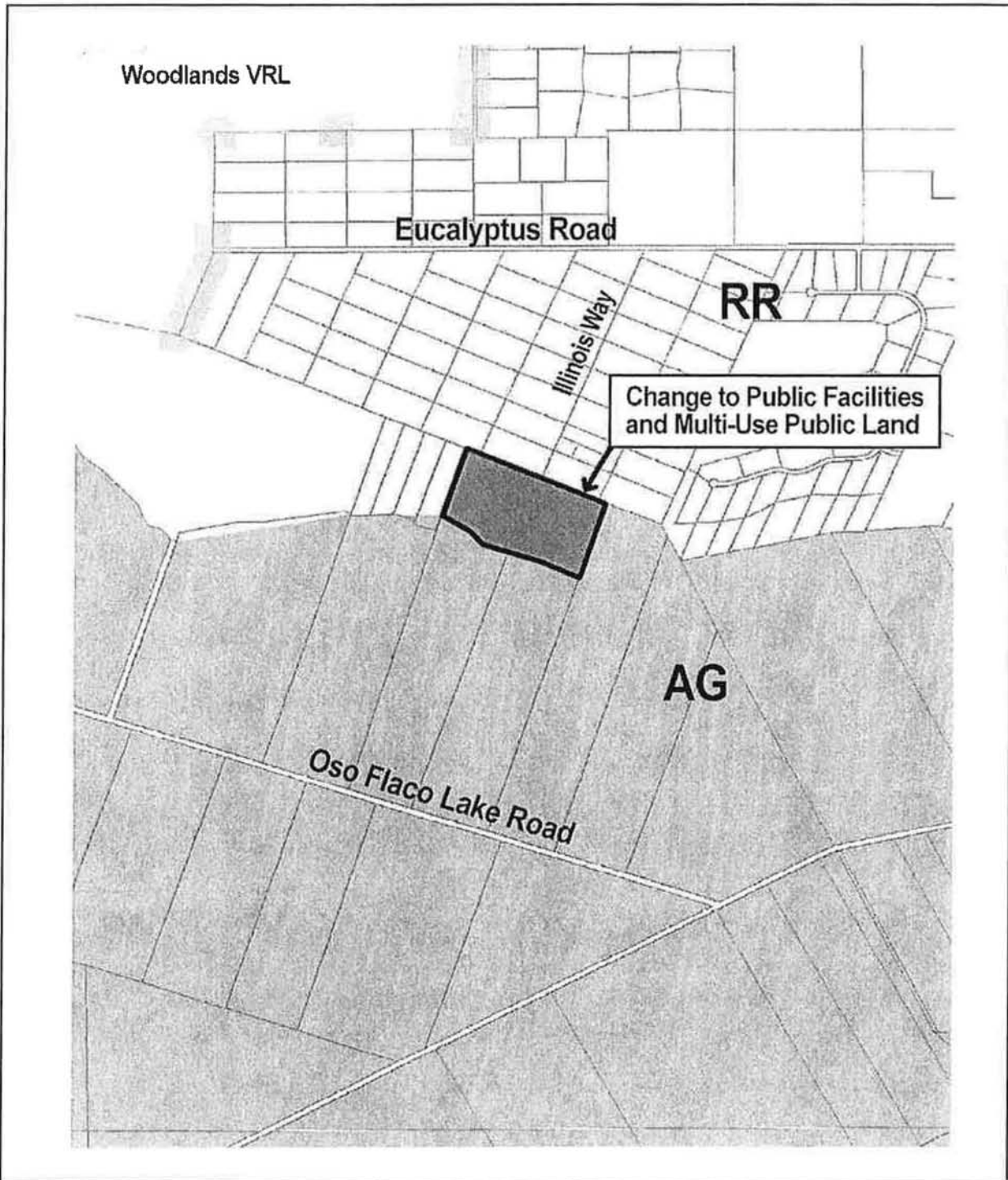
Revise Chapter 22.112.040.B (Article 9 of the County Land Use Ordinance, South County Plan Area, Rural Area; Page 9-329), by adding new standards as follows, and adding new Figure 112-45 and renumbering all existing Figures as appropriate:

- J. Public Facilities (PF).** The following standards apply within the Public Facilities land use category.
1. **Jack Ready Property.** The following standards apply only to land shown in Figure 112-21 at the south end of Illinois Way along the Nipomo mesa bluff.
- a. Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the PF land use category may be authorized in compliance with the permit requirements of that Section except: mines and quarries, petroleum extraction, recycling, swim and racquet clubs, schools, residential care, outdoor retail sales, cemeteries and columbariums, correctional institutions, health care services, lodging, waste disposal site, airfields and heliports, and vehicle storage.

**EXHIBIT C**  
**LRP2009-00003:C**

Proposed LUE Land Use Category Map and Conservation  
and Open Space Map Changes





**EXHIBIT LRP2009-00003:C**

INITIATING A PRECISE LAND USE DESIGNATION AS SHOWN ON THE:

**A - LUE LAND USE CATEGORY MAP DESIGNATION BOUNDARY AMENDMENT FROM AGRICULTURE TO PUBLIC FACILITIES**

**B - CONSERVATION AND OPEN SPACE ELEMENT MAP BOUNDARY AMENDMENT FROM AGRICULTURE TO MULTI-USE PUBLIC LAND**

**EXHIBIT D**

Mitigated Negative Declaration (to be provided under separate cover)

## EXHIBIT E

### General Goals of the Land Use Element

#### A. GENERAL GOALS

The following goals describe the fundamental purposes for the Land Use Element and Circulation Element. These general goals provide the basis for defining the 13 land use categories and for determining the land areas to which they are applied. More detailed goals, objectives and policies that address specific planning issues are presented in the other chapters of this report and in the area plans. The provisions of the Land Use and Circulation Elements are designed to carry out these goals. Proposed amendments to specific policies or the land use category maps should also carry out these goals. The policies and provisions of the Land Use Element should:

##### Environment

1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.
2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.

##### Air Quality

3. Preserve and protect the air quality of the county by seeking to attain and maintain state and federal ambient air quality standards.
4. Determine, and mitigate where feasible, the potential adverse air quality impacts of new development.
5. Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation.

##### Population Growth

6. Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the county's and citizens' financial ability to provide them.

##### Distribution of Land Uses

7. Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community.
8. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.
9. Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.
10. Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.

### **Phasing of Urban Development**

11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.
12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development.

### **Residential Land Uses**

13. Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.

### **Commercial and Industrial Land Uses**

14. Designate a pattern of strategically located commercial and/or industrial areas compatible with overall land use that is convenient to patrons, realistically related to market demand and the needs of the community, and near areas designated for residential use.

### **Public Services and Facilities**

15. Provide additional public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities.
16. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.
17. Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions.
18. Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.

### **Circulation**

19. Integrate land use and transportation planning in coordination with cities to ensure that traffic and transportation demands can be safely and adequately accommodated.
20. Design a transportation system that provides safety within feasible economic and technical means, preserves important natural resources and features, promotes the esthetic quality of the region and minimizes adverse environmental changes.

### **Administration**

21. Work toward minimizing administrative delays and costs to fee payers in the administration of the Land Use Element. Simplify development review procedures and provide incentives for development to locate where plan policies encourage it to occur.
22. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.



## EXHIBIT F

### GUIDELINES FOR LAND USE CATEGORY AMENDMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

1. Existing planning policies. Whether the proposed land use category is consistent with the following:
  - a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);
  - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
  - c. The purpose and character statements for land use categories in Section B, description of land use categories;
  - d. Uses listed in Table 2.2, list of allowable uses; and
  - e. The text, standards and maps of the area plans (Part II of the Land Use Element).
2. Area character. Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. Environmental impacts. The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. Accessibility/circulation. Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. Soils classification. Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. Slope and other terrain characteristics. Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.
7. Vegetation. Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native

plant communities that provide wildlife habitat or include rare and endangered plant or animal species.

8. Hazards. Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. Existing parcel size and ownership patterns. Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. Availability of public services and facilities. Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. Land inventory. Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

## EXHIBIT G

### PURPOSE AND CHARACTER STATEMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT PUBLIC FACILITIES

#### *Purpose and Character Statements*

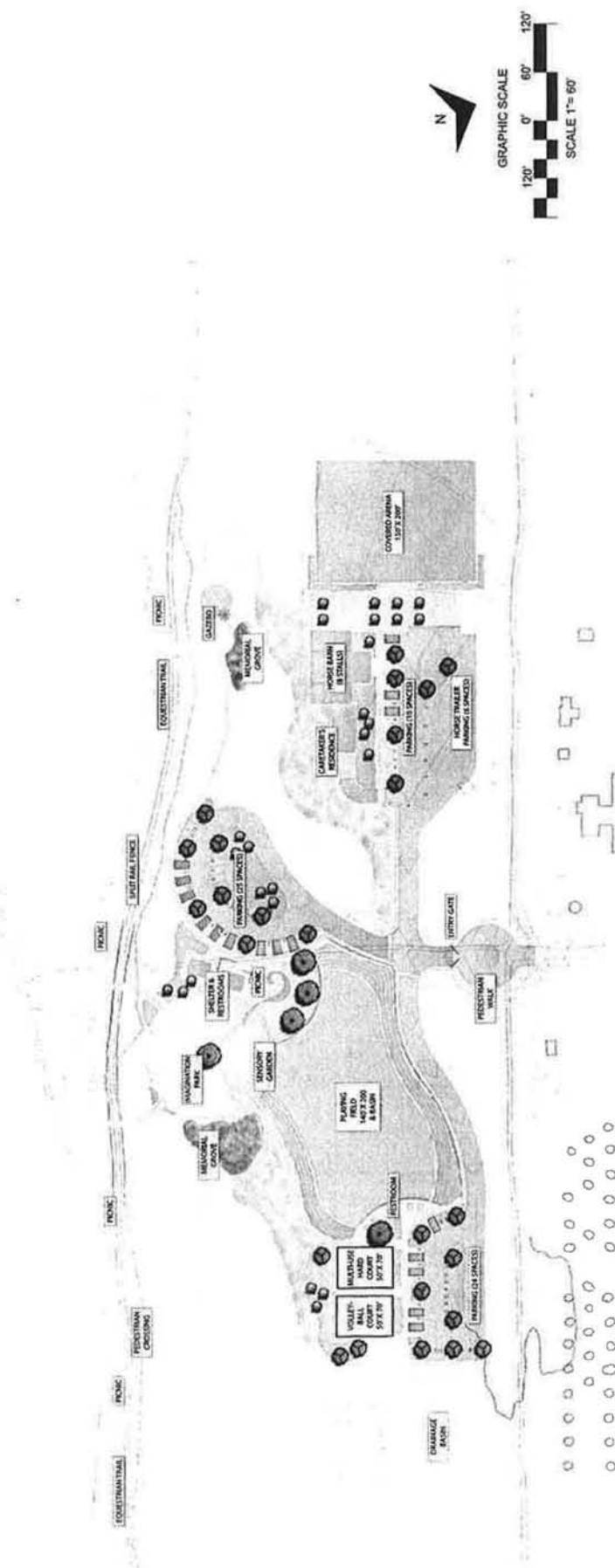
The purpose and character statements for the Public Facilities land use category are:

#### **Purpose**

- a. To identify lands and structures committed to public facilities and public agency uses that benefit the public. For proposed public facilities, where site selection has not occurred, site selection criteria are included in the chapter entitled "Combining Designations and Proposed Public Facilities," with development guidelines for establishing the uses.
- b. To provide areas for development of public facilities to meet public needs.
- c. To identify adequately sized facility locations that satisfy both community and regional needs relating to the population levels being served.
- d. To identify facility sites based on the character of the area being served and also compatible with and supportive of the comprehensive plans of agencies within the facility service area.

#### **Character**

- a. Areas with existing public or quasi-public facilities and uses, or publicly-owned lands intended for development with public facilities.
- b. Areas that satisfy the specialized site location requirements of public agencies, where facilities will be visible and accessible to their users.
- c. Areas without known natural or man-made hazards.



**JACK READY PARK Nipomo, CA**  
 SCHEMATIC SITE PLAN  
 March 2, 2010





**22.06.040 - Exemptions from Land Use Permit Requirements**

The land use permit requirements of this Title do not apply to the activities, uses of land and/or structures identified by this Section. However, nothing in this Section shall be construed as exempting construction activities from the necessity of obtaining grading, building, and/or other construction permits prior to starting any work.

- A. County projects.** Public works projects constructed by the county or its contractors;
- B. Repairs.** Ordinary repairs to buildings, provided that such repairs shall not include any change in the approved land use of the site or building, or increase in the total floor area of the building; or
- C. Walls and fences:**
1. Walls or fences of 6'-6" or less in height, located in compliance with Section 22.10.080 (Fencing and Screening); or
  2. Open wire fences of any height in the Agriculture and Rural Lands land use categories; or
- D. Minor construction.** The erection, construction, enlargement, removal or conversion of any building or structure, where:
1. The total valuation of work does not exceed \$1,500 as determined by the county fee ordinance, and both the building or structure and the proposed expansion or modification are in conformity with all applicable provisions of this Title; or
  2. A one time expansion of the structure does not exceed 10 percent of the total floor area, and both the building or structure and the proposed expansion or modification are in conformity with all applicable provisions of this Title.
- E. Agricultural uses:**
1. **Agricultural accessory buildings.** Structures designed and built to store farming implements, hay, grain, poultry, livestock, or horticultural products (not including commercial greenhouses or buildings associated with agricultural processing activities (Section 22.30.060)), in which there is no human habitation and which is not used by the public, are not required to have a land use permit unless the structure meets one or more of the following criteria:
    - a. The structure is proposed in an area designated other than Agriculture or Rural Lands by the Land Use Element; or
    - b. Is located within an airport review or flood hazard area combining designation; or
    - c. Is located on a site of less than 20 acres; or

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	

**TRANSPORTATION, COMMUNICATIONS & UTILITIES**

Airfields & Heliports	CUP(6) (6)		CUP(6) (6)	CUP	SP(5)	CUP	CUP	22.30.080
Broadcasting Studios	A1	A1	A1	A1			A1	
Communications Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	22.30.180
Wireless Communication Facilities	A2	A2	A2	A2	A2	A2	A2	22.30.180
Pipelines & Transmission Lines	A2	A2	A2	A2	SP(5)	A2	A2	22.30.360
Public Utility Facilities	CUP	CUP	A1	A1	SP(5)	CUP	CUP	22.30.370
Transit Stations & Terminals	SP	SP	SP	A1		SP	A1	
Truck Stops			A1	A1				
Vehicle & Freight Terminals			A1	A1				
Vehicle Storage	SP	SP	A1	A1		SP	A1	22.30.630

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Allowable use limited to heliports.

See *KEY TO PERMIT REQUIREMENTS* on previous page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	

**TRANSPORTATION, COMMUNICATIONS & UTILITIES**

Airfields & Heliports	CUP	CUP	CUP				22.30.080
Broadcasting Studios							
Communications Facilities	CUP	CUP	CUP				22.30.180
Wireless Communication Facilities	A2	A2	A2	A2	A2	A2	22.30.180
Pipelines & Transmission Lines	A2	A2	A2	A2	A2	A2	22.30.360
Public Utility Facilities	CUP	CUP	CUP	CUP	CUP	CUP	22.30.370
Transit Stations & Terminals							
Truck Stops							
Vehicle & Freight Terminals							
Vehicle Storage							22.30.630

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
<b>SERVICES</b>								
Auto & Vehicle Repair & Service			A1	A1				22.30.120
Banks & Financial Services	A1	A1				SP		
Business Support Services			A1	A1				
Car wash - Full Service			A1	A1				22.30.120
Car wash - Self-Service			A2	A2				22.30.120
Cemeteries and Columbariums							CUP	22.30.150
Child Day Care - Family Day Care Homes	A2					A2		22.30.170
Child Day Care Centers	CUP					CUP		22.30.170
Construction Contractors			A1	A1				
Consumer Product Repair Services		A1	A1	A1				22.30.190
Correctional Institutions							CUP	
Health Care Services	A1	A1				MUP	A1	
Laundries & Dry Cleaning Plants			A1	A1				
Lodging - Bed & Breakfast Inns, 3 or fewer units	P	P	P			P		22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units	MUP	MUP	MUP			MUP		22.30.260
Lodging - Homestays								22.30.270
Lodging - Hotels & Motels, 39 or fewer units	MUP	MUP	MUP			CUP	MUP(6)	22.30.280
Lodging - Hotels & Motels, 40 or more units	CUP	CUP	CUP			CUP	UP(6)(6)	22.30.280
Lodging - Hotels & Motels, condominium	CUP	CUP	CUP			CUP		22.30.290
Lodging - Recreational Vehicle Parks		CUP(8)(8)	CUP(8)(8)			CUP(8)(8)		22.30.300
Offices	A1	A1	A1	A1			A1	
Offices - Temporary during construction	P	P	P	P		P	P	22.30.600
Offices - Temporary in advance of construction	MUP	MUP	MUP	MUP		CUP	CUP	22.30.600
Personal Services	A1	A1	A1			MUP		22.30.350
Public Safety Facilities	MUP	MUP	MUP	MUP	SP(5)	MUP	MUP	
Social Service Organizations	A1	A1	A1	MUP			MUP	
Storage - Accessory	A2	A2	A2	A2	SP(5)	A2	A2	22.30.040
Storage - Outdoor Storage Yards			A1	A1		A1(7)	A1	22.30.560
Temporary Construction Yards (Off-Site)		SP	SP	SP		MUP	MUP	22.30.620
Waste Disposal Sites				CUP			CUP	

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Allowable use limited to sites with public airport or port facilities
- (7) Allowable use limited to storage yards for recreational vehicles and boats.
- (8) Use also requires authorization from the California Department of Housing and Community Development.

See KEY TO PERMIT REQUIREMENTS on previous page.

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	
<b>SERVICES</b>							
Auto & Vehicle Repair & Service							22.30.120
Banks & Financial Services							
Business Support Services							
Car wash - Full Service							
Car wash - Self-Service							
Cemeteries and Columbariums			CUP	CUP			22.30.150
Child Day Care - Family Day Care Homes		A2	A2	A2	A2	A2	22.30.170
Child Day Care Centers		CUP	CUP	CUP	CUP	CUP	22.30.170
Construction Contractors							
Consumer Product Repair Services							22.30.190
Correctional Institutions		CUP					
Health Care Services							
Laundries & Dry Cleaning Plants							
Lodging - Bed & Breakfast Inns, 3 or fewer units	P	P	P	P		P	22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units	MUP	MUP	MUP	MUP		MUP	22.30.260
Lodging - Homestays				P	P		22.30.270
Lodging - Hotels & Motels, 39 or fewer units							22.30.280
Lodging - Hotels & Motels, 40 or more units							22.30.280
Lodging - Hotels & Motels, condominium							22.30.290
Lodging - Recreational Vehicle Parks							22.30.300
Offices							
Offices - Temporary during construction	P	P	P	P	P	P	22.30.600
Offices - Temporary in advance of construction	MUP	MUP	MUP	MUP	MUP	MUP	22.30.600
Personal Services					CUP	CUP	22.30.350
Public Safety Facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Social Service Organizations							
Storage - Accessory	A1	A2	A2	A2	A2	A2	22.30.040
Storage - Outdoor Storage Yards							22.30.560
Temporary Construction Yards (Off-Site)	MUP	MUP	MUP	MUP	MUP	MUP	22.30.620
Waste Disposal Sites	CUP	CUP					

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
<b>RETAIL TRADE USES</b>								
Auto, Mobile Home & Vehicle Dealers - Indoor		A1	A1	A1				22.30.110
Auto, Mobile Home & Vehicle Dealers - Outdoor		MUP(5)	MUP	MUP				22.30.330
Automobile Service Stations/Gas Stations		MUP	SP	SP		MUP		22.30.130
Building Materials and Hardware		A1	A1	A1				22.30.140
with retail "ready-mix" concrete sales			CUP	A1				22.30.140
Convenience & Liquor Stores	MUP	A1	A1	SP		CUP		22.30.570
Farm Equipment & Supplies Sales			A1	A1				22.30.210
Fuel Dealers			A1	A1				22.30.220
Furniture, Home Furnishings & Equipment		A1	A1					
General Retail		A1	A1			CUP		
Grocery Stores	MUP	A1	A1	SP		CUP		22.30.570
Mail Order & Vending		A1	A1	A1				
Outdoor Retail Sales	A2	A2	A2	A2		A2	A2	22.30.330
Restaurants	MUP	A1	A1	MUP		CUP		22.30.570
Roadside Stands - Permanent						SP(6)		22.30.510
Roadside Stands - Temporary						SP(6)		22.30.510
Sales Lots			A2	A2				22.30.530
Swap Meets			MUP	MUP				22.30.530

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use not allowed within a central business district.
- (6) Minor Use Permit approval required if a public hearing is requested in compliance with Section 22.30.510.B.

See KEY TO PERMIT REQUIREMENTS on previous page.



**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	

**RETAIL TRADE USES**

Auto, Mobile Home & Vehicle Dealers - Indoor							22.30.110
Auto, Mobile Home & Vehicle Dealers - Outdoor							22.30.330
Automobile Service Stations/Gas Stations							22.30.130
Building Materials and Hardware							22.30.140
with retail "ready-mix" concrete sales							
Convenience & Liquor Stores							22.30.570
Farm Equipment & Supplies Sales	A2	A2	A2				22.30.210
Fuel Dealers							22.30.220
Furniture, Home Furnishings & Equipment							
General Retail							
Medical Marijuana Dispensaries							22.30.225
Grocery Stores			CUP	CUP	CUP	CUP	22.30.570
Mail Order & Vending							
Outdoor Retail Sales	A2	A2	A2				22.30.330
Restaurants	CUP		CUP	CUP		CUP	22.30.570
Roadside Stands - Permanent	SP	SP	SP(6)				22.30.510
Roadside Stands - Temporary	P	P	SP	SP			22.30.510
Sales Lots							22.30.530
Swap Meets							22.30.530

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
<b>RESIDENTIAL USES</b>								
Caretaker Quarters	P	P	P	P	SP(5)	P	P	22.30.030,430
Farm Support Quarters								22.30.480
Home Occupations	P	P	P	P		P	P	22.30.030,230
Mobile Home Parks						CUP(7)		22.30.440
Mobile Homes						P	P	22.30.450
Multi-Family Dwellings	A2	A2				A2		22.30.490,500
Nursing & Personal Care	A1	CUP					A1	22.30.320
Organizational Houses	CUP	CUP						22.30.460
Residential Accessory Uses	P(8)	P(8)	P(8)	P(8)	SP(5)(8)	P(8)	P(8)	22.30.030,410
Residential Care - 6 or fewer boarders							P(6)	22.30.420
Residential Care - 7 or more boarders	CUP						A1	22.30.420
Secondary Dwellings								22.30.470
Single-Family Dwellings	A2	A2				A2		22.30.490,500
Temporary Construction Trailer Parks				CUP(7)				22.30.590
Temporary Dwellings	P	P	P	P		P	P	22.30.600

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) No land use permit required for Residential Care facilities with 6 or fewer clients.
- (7) Use also requires authorization from the California Department of Housing and Community Development.
- (8) Residential antennas may have different permit requirements. See Section 22.30.410.

See KEY TO PERMIT REQUIREMENTS on previous page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	

**RESIDENTIAL USES**

Caretaker Quarters	P	P	P	P			22.30.030,430
Farm Support Quarters	A2	A2					22.30.480
Home Occupations	P	P	P	P	P	P	22.30.030,230
Mobile Home Parks			CUP(7)	CUP(7)	CUP(7)	CUP(7)	22.30.440
Mobile Homes	P	P	P	P	P	P	22.30.450
Multi-Family Dwellings						A1	22.30.490,500
Nursing & Personal Care				CUP		CUP	22.30.320
Organizational Houses						CUP	22.30.460
Residential Accessory Uses	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	22.30.030,410
Residential Care - 6 or fewer boarders	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	22.30.420
Residential Care - 7 or more boarders	CUP	CUP	CUP	CUP	CUP	CUP	22.30.420
Secondary Dwellings			P	P	P		22.30.470
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Temporary Construction Trailer Parks	CUP(7)	CUP(7)	CUP(7)				22.30.590
Temporary Dwellings	P	P	P	P	P	P	22.30.600

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Clubs, Lodges, and Private Meeting Halls	SP	SP	SP	SP		MUP		
Indoor Amusement & Recreation Facilities	A2	A2	A2			A2	MUP	22.30.240
Libraries and Museums	A1	A1				A1	A1	22.30.250
Marinas			CUP			CUP	CUP	
Off-Road Vehicle Courses						CUP		
Outdoor Sports and Recreational Facilities								22.30.340
Amusement Parks			CUP			CUP	CUP	22.30.340
Golf Driving Ranges			CUP			CUP	CUP	22.30.340
Outdoor Athletic Facilities			SP			SP	SP	22.30.340
Public Parks and Playgrounds		SP	SP			SP	SP	22.30.340
Recreation Equipment Rental - Motorized			CUP			CUP		22.30.340
Recreation Equipment Rental - Non-motorized		A1	A1			A1		22.30.340
Swim and Racquet Clubs			SP			SP	SP	22.30.340
Swim and Racquet Clubs with spectator facilities			CUP			CUP	CUP	22.30.340
Swimming Pools (public or membership)								22.30.340
Public Assembly & Entertainment Facilities	A1	A1	A1			A1	A1	
Religious Facilities	CUP	A1	A1			CUP		22.30.400
Rural Recreation and Camping								22.30.520
Camping, Incidental, 10 or fewer units						SP	SP	22.30.520
Camping, Incidental, 11 or more units						MUP	MUP	22.30.520
Camping, Organizational						CUP	CUP	22.30.520
Dude Ranches					CUP(5)	CUP	CUP	22.30.520
Health Resorts and Bathing						CUP	CUP	22.30.520
Hunting and Fishing Clubs					SP(5)			22.30.520
Sport Shooting Facilities							CUP	22.30.520
Schools - College & University	A1						A1	
Schools - Elementary & Secondary	CUP(7)					UP	UP	22.30.540
Schools - Specialized Education & Training	A1	A1	A1	A1		A1	A1	22.30.540
Sports Assembly			UP	UP		UP	UP	
Temporary Events	A2	A2	A2	A2		A2	A2	22.30.610

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Use limited to organizations related to agriculture, including grange halls and farm bureaus.
- (7) Allowable use limited to high schools.
- (8) Use may be allowed only where facility is dependent upon a natural on-site resource such as a lake or hot springs.

See KEY TO PERMIT REQUIREMENTS on previous page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>							
Clubs, Lodges, and Private Meeting Halls	SP(6)					MUP	
Indoor Amusement & Recreation Facilities							22.30.240
Libraries and Museums	MUP	MUP	MUP				22.30.250
Marinas							
Off-Road Vehicle Courses		CUP					
Outdoor Sports and Recreational Facilities							22.30.340
Amusement Parks							22.30.340
Golf Driving Ranges			CUP	CUP	CUP	CUP	22.30.340
Outdoor Athletic Facilities			CUP	CUP	CUP	CUP	22.30.340
Public Parks and Playgrounds			SP	SP	SP	SP	22.30.340
Recreation Equipment Rental - Motorized							22.30.340
Recreation Equipment Rental - Non-motorized							22.30.340
Swim and Racquet Clubs			CUP	CUP	CUP	CUP	22.30.340
Swim and Racquet Clubs with spectator facilities			CUP	CUP	CUP	CUP	22.30.340
Swimming Pools (public or membership)							22.30.340
Public Assembly & Entertainment Facilities							
Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	22.30.400
Rural Recreation and Camping							22.30.520
Camping, Incidental, 10 or fewer units	SP	SP					22.30.520
Camping, Incidental, 11 or more units	MUP	MUP					22.30.520
Camping, Organizational		CUP					22.30.520
Dude Ranches	CUP	CUP					22.30.520
Health Resorts and Bathing	CUP(8)	CUP	CUP				22.30.520
Hunting and Fishing Clubs	SP	SP					22.30.520
Sport Shooting Facilities	CUP	CUP					22.30.520
Schools - College & University							
Schools - Elementary & Secondary		CUP	CUP	CUP	CUP	CUP	22.30.540
Schools - Specialized Education & Training	UP	A1	A1	A1			22.30.540
Sports Assembly							
Temporary Events	A2	A2	A2				22.30.610

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MCUP	Conditional use - Minor Use Permit required. (4)	22.62.050
UP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.



**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>								
Apparel Products			A1	A1				
Chemical Products Manufacturing				A2				22.30.160
Corrosive, Toxic, Explosive & Gaseous Product				CUP				22.30.160
Concrete, Gypsum & Plaster Products			CUP	A1				
Electronics, Equipment & Appliances			A1	A1				
Food and Beverage Products		A1 (8)	A1	A1				
Furniture & Fixture Products, Cabinet Shops			A1	A1				
Glass Products				A1				
Lumber & Wood Products				A1				
Machinery Manufacturing				A1				
Metal Industries, Fabricated			A1	A1				
Metal Industries, Primary				CUP				
Motor Vehicles & Transportation Equipment				CUP				
Paper Products				A1				
Paving Materials				A1				
Petroleum Refining & Related Industries				A2				22.32.050
Plastics and Rubber Products				CUP				
Printing and Publishing		A1 (9)	A1	A1				
Recycling - Collection stations	SP	SP	SP	SP	SP(5)	SP	SP	22.30.390
Recycling - Scrap & dismantling yards			A2	A2			CUP	22.30.380
Small Scale Manufacturing		A1	A1	A1				22.30.550
Stone & Cut Stone Products			A1	A1				
Structural Clay & Pottery-Related Products				A1				
Textile Products				A1				
Warehousing, Wholesaling & Distribution			A1	A1			A1	22.30.640

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Allowable use limited to manufacturing operations for which the raw materials are extracted on-site.
- (7) Allowable use limited to personal storage ("mini-storage"), primarily serving residents in the same land use category.
- (8) Allowable use limited to bakeries, ice cream and candy shops, and other similar uses, where the majority of production is for on-site retail.
- (9) Allowable use limited to "quick printing" services and newspaper publishers.
- (10) Use limited to facilities that support approved agricultural production or processing on the same site.
- (11) Allowable use limited to the processing of raw materials grown on the site of the processing facility or on adjacent parcels.

See KEY TO PERMIT REQUIREMENTS on previous page.



**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>							
Apparel Products							
Chemical Products Manufacturing							22.30.160
Corrosive, Toxic, Explosive & Gaseous Product							22.30.160
Concrete, Gypsum & Plaster Products	SP(6)	SP(6)					
Electronics, Equipment & Appliances							
Food and Beverage Products	A1(11)	A1(11)					
Furniture & Fixture Products, Cabinet Shops							
Glass Products							
Lumber & Wood Products							
Machinery Manufacturing							
Metal Industries, Fabricated							
Metal Industries, Primary							
Motor Vehicles & Transportation Equipment							
Paper Products							
Paving Materials	SP(6)	SP(6)					
Petroleum Refining & Related Industries							22.32.050
Plastics and Rubber Products							
Printing and Publishing							
Recycling - Collection stations	SP	SP	SP	SP		SP	22.30.390
Recycling - Scrap & dismantling yards	CUP	CUP					22.30.380
Small Scale Manufacturing	MUP	MUP					22.30.550
Stone & Cut Stone Products	SP(6)	SP(6)					
Structural Clay & Pottery-Related Products	SP(6)	SP(6)					
Textile Products							
Warehousing, Wholesaling & Distribution	SP(10)	SP(10)				MUP(7)	22.30.640

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
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SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
<b>AGRICULTURE, RESOURCE, AND OPEN SPACE USES</b>								
Ag Processing			A2	A1				22.30.070
Agricultural Accessory Structures			P	P	SP(5)	P	P	22.30.030,060
Animal Facilities - Specialized, except as follows	CUP	CUP	CUP	CUP		CUP	CUP	22.30.100
Animal hospitals & veterinary medical facilities	A1	A1	A1	A1		MUP	A1	22.30.100
Beef and dairy feedlots				CUP				22.30.100
Fowl and poultry ranches	MUP			MUP			MUP	22.30.100
Hog ranches	MUP			MUP				22.30.100
Horse ranches and other equestrian facilities	MUP	MUP	MUP	MUP		MUP	MUP	22.30.100
Kennels (6)	A1	A1	A1	A1		A1(7)	A1	22.30.100
Zoos - Private, no display open to public	MUP	MUP	MUP	MUP		MUP	MUP	22.30.100
Zoos - Open to public						CUP	CUP	22.30.100
Animal Keeping		A2	A2	A2	A2	A2	A2	22.30.090
Crop Production and Grazing	A2	A2	A2	A2	A1	A1	A1	22.30.200
Electricity generation - Except WECF			A2	A2	A2		A2	22.32
Electricity generation - Wind energy conversion			MUP	MUP	MUP		MUP	22.32.050
Fisheries and Game Preserves					SP(5)	A1		
Forestry					SP(5)	A1		
Mines and quarries					SP(5)	A2	A2	22.36
Nursery Specialties		A2	A2	A2				22.30.310
Petroleum Extraction			A2	A2	SP(5)	A2	A2	22.34

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Licensing of all kennels by the County Tax Collector is required by Section 9.04.120 of this Code.
- (7) Use limited to non-commercial kennels as defined by Section 9.04.110(t) of this Code.

See KEY TO PERMIT REQUIREMENTS on previous page.

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RL	RR	RS	RSF	RMF	
<b>AGRICULTURE, RESOURCE, AND OPEN SPACE USES</b>							
Ag Processing	A2	A2	CUP				22.30.070
Agricultural Accessory Structures	P	P	P	P			22.30.030,060
Animal Facilities - Specialized, except as follows	CUP	CUP	CUP	CUP			22.30.100
Animal hospitals & veterinary medical facilities	MUP	MUP	CUP				22.30.100
Beef and dairy feedlots	CUP	CUP					22.30.100
Fowl and poultry ranches	MUP	MUP	MUP	MUP			22.30.100
Hog ranches	CUP	CUP					22.30.100
Horse ranches and other equestrian facilities	MUP	MUP	MUP	MUP	CUP		22.30.100
Kennels (6)	A1	A1	A1	A1	A1(7)		22.30.100
Zoos - Private, no display open to public	MUP	MUP	MUP				22.30.100
Zoos - Open to public							22.30.100
Animal Keeping	A2	A2	A2	A2	A2	A2	22.30.090
Crop Production and Grazing	A1	A1	A2	A2	A2	A2	22.30.200
Electricity generation - Except WECF	A2	A2	A2				22.32
Electricity generation - Wind energy conversion	MUP	MUP	MUP				22.32.050
Fisheries and Game Preserves	A1	A1	A1				
Forestry	A1	A1	A1	A1			
Mines and quarries	A2	A2	A2				22.36
Nursery Specialties	A2	A2	A2	A2			22.30.310
Petroleum Extraction	A2	A2	A2	A2			22.34

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
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MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

Permit Requirement by Land Use Category

22.06.030

3. Determinations that specific unlisted uses are equivalent to listed uses will be recorded by the Department, and will be considered for incorporation into the this Title through amendment as soon as is practical.
4. At the discretion of the Director, allowable use interpretation requests may be forwarded to the Commission for determination. Determinations by the Director may be appealed to the Commission in compliance with Section 22.70.050.
5. If a proposed use is found by the review authority to not be equivalent to any listed use, the proposed use shall be deemed not allowed.

[22.01.041.d]