

RURAL LAND USE POLICIES

The County will:

GOALS AND OBJECTIVES

9.1 Goal for Land Use Planning in the Rural Area

Provide a compatible and harmonious arrangement of land uses in the rural area by concentrating development in specific areas in order to encourage the conservation and the managed production of natural resources which meet general social and economic needs.

9.2 Land Use Objectives for Rural Service Centers

Encourage the continuation and development of Rural Service Centers in order to: (1) provide commercial facilities which support local residents and the surrounding agricultural, timber harvesting, resource extraction and recreational economy; (2) meet the housing needs which are generated by local employment; (3) concentrate development and services to minimize impact upon surrounding resources and maximize compatibility of land uses; (4) facilitate the provision of services and infrastructure; and (5) promote local employment opportunities and enhance creative enterprise through development of appropriately zoned parcels and/or adaptive reuse of non-residential structures that are consistent with the protection of neighborhood quality.

9.3 Land Use Objectives for Rural Residential Subdivisions

Encourage the continuation and development of designated Rural Residential Subdivisions in order to: (1) provide housing opportunities in the rural areas; (2) concentrate new residential development in existing residential areas where services are likely to be available; and (3) protect surrounding resources from the potential adverse impacts of development.

9.4 Land Use Objectives for the Rural Lands

Protect and enhance the resources of the Rural Lands in order to: (1) protect and conserve vegetation, water, fish and wildlife resources, productive soil resources for agriculture and forestry, and other resources vital to the sustenance of the local economy; (2) carefully manage and enhance the use, production, conservation or extraction of soils, timber, minerals and other natural resources; (3) protect and enhance the unique scenic quality and pastoral character of the rural lands; (4) provide a diversity of outdoor recreational opportunities for existing and future County residents; (5) protect the public health and safety by minimizing the location of new development in

potentially hazardous areas and directing infrastructure improvements to areas that will benefit the greatest number of rural residents and visitors; (6) minimize the amount of environmental damage caused by construction of major and minor roads or other infrastructure improvements; and (7) promote local employment opportunities and enhance creative enterprise by encouraging visitor-serving facilities, ancillary and accessory uses vital to resource production operations, and adaptive reuse of existing non-residential structures consistent with protection of surrounding resources.

DEFINITIONS

9.5 Rural Service Centers

Define Rural Service Centers as small rural communities having a combination of land uses which provide services to surrounding rural areas.

9.6 Rural Residential Subdivisions

Define Rural Residential Subdivisions as clusters of residential development subdivided into parcels that are generally less than or slightly larger than five acres. Rural Residential Subdivisions can include vacant parcels or neighborhood commercial uses, but are predominately developed with single-family homes.

9.7 Rural Lands

Define Rural Lands as those rural areas outside of Rural Service Centers and Rural Residential Subdivisions. Rural lands include, but are not limited to, those generally developed to lower residential densities, agricultural activities, resource extraction, timber harvesting, resource conservation, public or private recreation or open space. Rural lands can also include institutional uses and public service uses, such as solid waste disposal sites.

DESIGNATIONS

9.8 General Plan Land Use Designations for Rural Areas

- a. Adopt the land use designations of the Local Coastal Program, the Skyline Area General Plan Amendment, other future area plans, and amendments to these plans as the General Plan land use designations in the rural areas.
- b. Reflect these adopted area plan land use designations on the General Plan Proposed Land Use map.

- c. Use the policies of the General Plan Rural Land Use Chapter to provide guidance when: (1) designating the remaining portions of rural areas on the General Plan Proposed Land Use map; (2) preparing future area plans; and/or (3) amending the land use designations of existing area plans.

9.9 Designation of Existing Rural Service Centers

Designate San Gregorio, Pescadero and La Honda as existing Rural Service Centers.

9.10 Designation of Existing Rural Residential Subdivisions

a. Skyline Area Rural Residential Subdivisions

Designate as Rural Residential Subdivisions: (1) Quail Lane, (2) Sierra Morena Woods, (3) Redwood Park, (4) Kings Mountain Park, (5) Sky Ranch Estates, (6) Skylonda, (7) La Honda Vista, (8) Heacox Road, (9) Middleton Tract, and (10) Bear Gulch Road-East.

b. La Honda/Loma Mar Area Rural Residential Subdivisions

Designate as Rural Residential Subdivisions: (1) Alpine Creek Tract, (2) La Honda/Redwood Properties, (3) Redwood Terrace, (4) Loma Mar, (5) Pescadero Creek Park Subdivision, and (6) Guthrie Subdivision.

c. Coastal Zone Rural Residential Subdivisions

Designate as Rural Residential Subdivisions: (1) Dearborn Park, (2) Butano Falls, and (3) Portola Heights.

9.11 Designation of Rural Lands

Designate as Rural Lands the remaining rural areas outside of the Rural Service Centers and Rural Residential Subdivisions.

GENERAL POLICIES

9.12 Land Use Designations and Locational Criteria for the Rural Areas

- a. In order to meet the land use objectives for the Rural Service Centers, Rural Residential Subdivisions, and Rural Lands, utilize as guidelines the land use designations and the range of allowable densities shown in Table 9.1P.



**The Rural Land Use Map is
Located in the Map Component
on page 9.2M.**

TABLE 9.1P

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<u>Very Low Density Residential</u> (approximately or slightly less than 0.2 d.u./net acre)		X	X	(1) Substantially divided to densities of approximately 1 d.u./5 acres, or slightly above 5 acres. (2) Developed with existing very low density residential uses. (3) Located in proximity to existing developed areas. (4) Hazardous areas.
<u>Low Density Residential</u> (0.3-2.3 d.u./net acre)	X	X		(1) Substantially divided to low density residential densities. (2) Developed with existing low density residential uses. (3) Septic systems can be accommodated on lots divided to a maximum of 2.3 d.u./net acre. (4) Water supply is limited. (5) Hazardous areas.
<u>Medium-Low Density Residential</u> (2.4-6.0 d.u./net acre)	X	X		(1) Substantially divided to medium-low density residential densities. (2) Developed with existing medium-low density residential uses. (3) Septic systems can be accommodated on lots divided to a maximum of 6.0 d.u./net acre. (4) Located near major transportation corridors. (5) Water supply is available. (6) Hazards are easily mitigable.
<u>Medium Density Residential</u> (6.1-8.7 d.u./net acre)	X			(1) Substantially divided to medium density residential densities. (2) Developed with existing medium density residential uses. (3) Septic systems can be accommodated on lots divided to a maximum of 8.7 d.u./net acre or other sewage disposal technologies that meet local and regional public health requirements can be provided. (4) Located near major transportation corridors or major junctions. (5) Water and other public services are available. (6) Hazards are mitigable.

TABLE 9.1P (continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<u>Neighborhood Commercial</u>	X	X		<ul style="list-style-type: none"> (1) Developed with existing neighborhood scale commercial uses. (2) The proposed commercial use will complement and serve the surrounding neighborhood. (3) Located near major transportation corridors where there is convenient automobile, transit, bicycle or pedestrian access. (4) Septic systems can be accommodated or other sewage disposal technologies that meet local and regional public health requirements can be provided. (5) Water and other public services are available. (6) Adequate parking can be made available. (7) On-site hazards are mitigable. (8) There is a market for neighborhood commercial services.
<u>General Commercial</u>	X			<ul style="list-style-type: none"> (1) Developed with existing, more intensive scale general commercial uses. (2) The proposed commercial use will complement and serve the surrounding neighborhood and can be adequately buffered from or blend with the surrounding neighborhood. (3) The proposed commercial use will not adversely impact surrounding resource lands. (4) Located, immediately adjacent to major transportation corridors where there is convenient automobile, transit, bicycle or pedestrian access. (5) Septic systems can be accommodated or other sewage disposal technologies that meet local and regional public health requirements can be provided. (6) Water and other public services can feasibly be provided. (7) Adequate parking can be made available. (8) On-site hazards are mitigable. (9) There is a market for general commercial services.

The Land Use (Rural Service Centers) Map is Located in the Map Component on page 9.3M.

TABLE 9.1P (continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<u>Institutional</u>	X	X	X	(1) Developed with existing educational facilities, government facilities or other public facilities. (2) Owned by public agencies. (3) Suitable for development for institutional uses.
<u>General Open Space</u> (Density generated at a rate between 1 density credit per 5 acres and 1 density credit per 160 acres, as determined to be consistent with the protection of open space)	X	X	X	(1) Suitable for very low density development because of hazards or conflict with surrounding resources. (2) Where there is managed production of resources. (3) Where a complementary buffer for other resource extraction or production uses is needed. (4) Where outdoor recreation and open space is or could be suitably provided. (5) Used for watershed or other resource protection.
<u>Public Recreation</u> (Density generated at a rate between 1 density credit per 5 acres and 1 density credit per 160 acres, as determined to be consistent with the encouragement of public recreation)	X	X	X	(1) Owned and/or managed by public agencies for recreational and open space purposes. (2) Hazards are easily mitigable.
<u>Private Recreation</u> (Density generated at a rate between 1 density credit per 5 acres and 1 density credit per 160 acres, as determined to be consistent with the encouragement of private recreation)	X	X	X	(1) Privately owned and/or managed for recreational and open space purposes. (2) Hazards are easily mitigable.

TABLE 9.1P (continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<p><u>Agriculture</u> Prime Agricultural Land⁴ Land Suitable For Agriculture⁵ Ancillary Lands⁶</p> <p>(Density generated at a rate between 1 density credit per 5 acres to 1 density credit per 160 acres, as determined to be consistent with the protection of agriculture)⁷</p>			X	(1) Contain soils with agricultural capability. (2) Under cultivation. (3) In use for the grazing and browsing of livestock. (4) Necessary for protection of agriculture from incompatible uses due to strategic location.
<p><u>Timber Production</u> (Density generated at a rate between 1 density credit per 5 acres to 1 density credit per 160 acres, as determined to be consistent with the protection of productive timberlands)</p>			X	(1) Contain productive timber resources or soils with timber capability. (2) Within a timber production zoning district. (3) In use for timber harvesting under State Department of Forestry Permit. (4) In use for Christmas Tree farms.
<p><u>Solid Waste Disposal Facilities</u></p>			X	(1) Currently being used for solid waste disposal. (2) Adjacent to or near an existing solid waste disposal site that may be needed to expand the site. (3) Containing enough surrounding area to buffer the solid waste disposal area from surrounding uses.

Notes: 1. Land use designations may be divided into more specific subcategories with the General Plan, as necessary to reflect local circumstances and achieve local land use objectives.

2. The question of allowable density in rural lands is determined through a density analysis which incorporates the opportunities and constraints to site development, including but not limited to the presence of resources, hazards and adequacy of access in determining the density allowed for each individual parcel. Although the densities for the rural lands could be as low as 5 acres, generally a minimum of 40 acres to 160 acres for each density credit is appropriate for the rural land uses.

3. The locational criteria are intended to be guidelines to be used when making appropriate land use designations for rural service centers, rural residential subdivisions, and rural lands. They link the policies of the General Plan to the designations on the proposed land use map. When using the table, any individual criterion or combination of criteria may justify a particular land use designation. However, the presence of one or more criteria does not necessarily make that designation mandatory, nor the most appropriate because other, more important land use objectives may call for another designation. The order of the locational criteria does not indicate a priority ranking.
4. Land which includes any of the following characteristics:
 - Class I and II soils, as well as Class III soils that are capable of growing artichokes or Brussels sprouts; or
 - Ability to produce crops that normally return, on an annual basis, not less than \$692 per acre (1985), or subsequent adjustments for inflation; or
 - Soils that have a good combination of natural, physical, and chemical characteristics for producing agricultural products, and for which a dependable source of water is available; or
 - Feasible production of irrigated row crops and soil dependent floriculture, including but not limited to cultivation of artichokes, Brussels sprouts, and field flowers; or
 - Conforms with the California Department of Food and Agriculture criteria for prime rangeland.
5. Land which includes any of the following characteristics:
 - Feasible production of agricultural products, including but not limited to: (1) cultivation of pumpkins, peas, Christmas trees, hay, oats, and other grains, (2) planting of non-soil dependent floriculture, and (3) grazing of livestock; or
 - A continued record of agricultural activities.
6. Land which is least suitable for agriculture or incapable of agricultural production but which is important for any of the following characteristics:
 - May be necessary to buffer nearby agricultural land from incompatible uses due to its strategic location; or
 - Adjacent to Prime Agricultural Land and Land Suitable for Agriculture where it is most appropriate to direct non-agricultural related development proposed on individual parcels.
7. At the time of adoption of this General Plan, the Board of Supervisors was in the process of choosing a consultant to prepare a Coastside Agricultural Economic Study. This Study may result in recommendations for changes as to how the County will define and protect agriculture in the Coastal Zone.

- b. Use the criteria in Table 9.1P as guidelines for choosing land use designations in Rural Service Centers, Rural Residential Subdivisions, and Rural Lands.

9.13 Master Land Division Plans

Require the preparation of master land division plans when parcels proposed for land division have a development potential of five or more dwelling units. Require the land division plan to specify the road pattern and required improvements, domestic water supply sources, on-site sewage disposal and the phasing of the eventual development of the parcel.

RURAL SERVICE CENTERS

REGULATION OF DEVELOPMENT

9.14 Development Standards for Rural Service Centers

In evaluating proposals for Rural Service Center development, determine: (1) the potential impacts of such development on the visual, timber, agricultural, recreational, and other resources contained in the Rural Lands immediately surrounding the Rural Service Center, (2) the compatibility of the proposed development with the existing development pattern within the individual Rural Service Center, and (3) the need for the proposed development in the community and the surrounding area.

9.15 Overcoming Constraints to Development

Support infrastructure improvements necessary to serve the level of development allowed within Rural Service Centers in order to: (1) provide adequate access, water and sewage disposal facilities necessary to serve that level of development, and (2) mitigate any existing flooding hazards.

9.16 Urban/Rural Boundaries Around Existing Rural Service Centers

- a. Continue the existing urban/rural boundary lines around Pescadero and San Gregorio.
- b. Consider amendments to these boundaries and/or adoption of an urban/rural boundary around La Honda.

- c. Consult with communities regarding proposed amendments to the urban/rural boundary surrounding Rural Service Centers prior to adoption of such amendments.

9.17 Criteria for Expansion of the Urban/Rural Boundary Around Existing Rural Service Centers

Consider expansion of the urban/rural boundary surrounding existing Rural Service Centers when the economic or social needs of the residents of the Rural Service Center and surrounding Rural Lands cannot be achieved by the limited supply of land within the Rural Service Center because: (1) the existing supply of land within the Rural Service Center has been substantially developed to the allowable density (i.e., buildout to maximum allowable density has (a) either occurred or (b) is prevented from occurring because property has not been developed to accommodate the economic or social needs of the residents) or (2) development within the Rural Service Center has become infeasible.

9.18 Criteria for Expansion of the Urban/Rural Boundary Around Rural Service Centers

Prior to approval of the expansion of the urban/rural boundary around Rural Service Centers require that the following criteria be met: (1) the economic or social need for the expansion has been clearly demonstrated; (2) adequate services can be provided to support the new level of development permitted by the expansion; (3) the hazards to any new potential development permitted by the expansion can be adequately mitigated by the developer; (4) the area proposed for expansion is the most environmentally suitable and available location for such expansion; (5) measures for protecting affected resources have been incorporated into the expansion proposal; (6) hearings have been conducted in the Rural Service Centers or surrounding Rural Lands to receive public comment on the proposed expansion.

RURAL RESIDENTIAL SUBDIVISIONS

REGULATION OF DEVELOPMENT

9.19 Establishment of New Rural Residential Subdivisions

Allow the development of new Rural Residential Subdivisions and their designation in the General Plan.

9.20 Criteria for Establishment of New Rural Residential Subdivisions

Allow for the development and designation of new Rural Residential Subdivisions when at least the following conditions are present: (1) land use compatibility and resource protection will be achieved by the design of the land division, (2) environmental impacts and hazard risks can be adequately mitigated, and (3) conformance with State and local land use regulations, as they exist or as they are amended, to provide for establishment of new rural residential subdivisions.

9.21 Development Standards for Rural Residential Subdivisions

In evaluating proposals for development within rural residential subdivisions, consider: (1) the potential impacts of such development on the visual, timber, agricultural and other resources contained in the rural lands immediately surrounding the rural residential subdivision, and (2) the compatibility of the proposed development with the existing development pattern within the individual rural residential subdivision.

9.22 Adjust Density to the Limitations of the Terrain in Subdivided Areas

Adjust minimum building site size allowed in subdivided areas in order to reflect limitations of terrain, environmental and service constraints.

RURAL LANDS POLICIES

GENERAL POLICIES

9.23 Land Use Compatibility in Rural Lands

- a. Encourage compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands.
- b. Promote land use compatibility by encouraging the following methods: (1) locate new residential or commercial development immediately adjacent to existing developed areas; (2) where services and site conditions permit, cluster new residential or commercial development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, timber and other resources; (3) buffer existing agricultural activities from adjacent recreational use; and (4) buffer land uses such as mineral extraction, timber harvesting, solid waste disposal sites and other resource extraction uses from surrounding land uses by auditory

and visual screening, isolation in large parcels, and other appropriate methods.

9.24 Determining Appropriate Development Densities for the Rural Lands

Determine allowable densities for each individual parcel in the rural lands, through an analysis of resources, hazards, availability of services, and land use patterns, including but not limited to: (1) the presence of productive soil resources; (2) the presence of geotechnical, fire, and flooding hazards; (3) the degree of slope and slope stability; (4) the adequacy of access to all weather roads; (5) the presence of agricultural preserve or other contracts limiting the intensity of use on the parcel; (6) the presence of scenic corridors or other public recreational facilities; (7) the presence of sensitive habitats and/or threatened or endangered species; or (8) other factors which could affect the use of the rural lands.

9.25 Compatible Land Uses Adjacent to Rural Service Centers and Rural Residential Subdivisions

Encourage land uses in proximity to Rural Service Centers and Rural Residential Subdivisions that are compatible with the visual, economic, and/or social character of the community.

9.26 Coastal Zone Priorities

Address the priorities as mandated by the California Coastal Act in land use decisions in the Coastal Zone.

REGULATION OF DEVELOPMENT

AGRICULTURE

9.27 Definition of Agricultural Activities

Define agricultural activities as feasible activities, including but not limited to the cultivation of land to produce food, fiber, fuel, and flowers, the grazing, growing, or pasturing of livestock, and the handling, processing or marketing of agricultural products.

9.28 Encourage Existing and Potential Agricultural Activities

- a. Encourage the continuance of existing agricultural and agriculturally-related activities.
- b. Encourage agricultural activities on soils with agricultural capability which are currently not in production.

- c. Consider agricultural land use designations for parcels which have existing agricultural activities or which contain soils with agricultural capability that are presently designated General Open Space, during future review of area plans.
- d. Consider open space designations for agricultural parcels that are no longer capable of agricultural activities during future reviews of area plans.

9.29 Criteria for Division

- a. In order to establish and/or maintain agricultural activities, encourage the maintenance and/or creation of appropriately-sized agricultural parcels.
- b. If land division of parcels designated as Agriculture is proposed, prepare a master land division plan which will: (1) designate agricultural and non-agricultural parcels; (2) retain areas containing soils with agricultural capability in appropriately-sized parcels; (3) create or maintain the size of agricultural parcels to ensure that existing or potential agricultural productivity is not diminished; (4) create non-agricultural parcels that are of only the minimum size necessary to meet domestic well water and on-site sewage disposal requirements; (5) cluster non-agricultural parcels in locations which have the least impact upon existing and potential agricultural uses; and (6) clearly define buffer areas between agricultural and non-agricultural uses. Regulations should place priorities according to the relative productive characteristics of the resources.

9.30 Development Standards to Minimize Land Use Conflicts With Agriculture

- a. Avoid to the greatest extent possible locating non-agricultural activities on soils with agricultural capability or lands in agricultural production. Regulations should place priorities according to the relative productive characteristics of the resource.
- b. Locate non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities.
- c. Buffer any non-agricultural activities from agricultural activities by means of distance, physical barriers or other non-disruptive methods.
- d. Ensure that any extension of public services and facilities to serve non-agricultural activities will not impair feasible agricultural activities.

9.31 Protection of Agricultural Lands

- a. Apply methods which assist in the retention and expansion of lands with agricultural activities such as density bonuses, enforceable restrictions

(e.g., easements, contracts or deed restrictions), lease back of agricultural lands owned by public agencies, transfer of development rights, or other appropriate methods.

- b. Make efforts to inform landowners, residents and visitors to adjacent properties of the priority of agricultural activities and the possible inconvenience and/or discomfort resulting from normal agricultural activities.

TIMBER PRODUCTION

9.32 Encourage Existing and Potential Timber Production Land Uses

- a. Encourage the continuance of existing timber production operations that are located on parcels currently designated for timber production.
- b. Encourage expansion of timber harvesting operations on parcels designated for timber production, provided that the impacts of those operations on surrounding resources and adjacent land uses can be adequately mitigated.
- c. Permit the continuance or initiation of timber production operations on parcels designated for other land uses when it can be demonstrated that the timber production use would not disturb sensitive habitats and/or threatened or endangered species and other resources, would not create conflicts with adjacent land uses, and would provide adequate methods of buffering from adjacent land uses and resources.
- d. Prohibit any clear-cutting operations within County jurisdiction.
- e. Evaluate timber production designations for lands containing valuable timber resources that are presently designated General Open Space during future review of area plans.
- f. Designate for timber production parcels that have been zoned for timber production under the Timberland Productivity Act of 1982 or previous zoning regulations.

9.33 Criteria for Division

- a. In order to establish or maintain the viability of timber operations, encourage the maintenance and/or creation of timber production lands in large parcels.
- b. If land division of timber production lands is proposed, prepare a master land division plan which will: (1) designate parcels proposed for timber

production and non-timber uses; (2) identify and retain areas with valuable timber resources in large parcels; (3) create or maintain the size of timber production parcels to ensure that existing or potential productivity is not diminished; (4) create non-timber parcels that are of only the minimum size necessary to meet domestic well water and on-site sewage disposal requirements; (5) cluster non-timber parcels in locations which have the least impact upon existing and potential timber uses; (6) clearly define buffer areas between the timber production areas and adjacent non-timber uses; and (7) clearly indicate the location and scheduling of future harvest operations.

9.34 Development Standards to Minimize Land Use Conflicts With Timber Production Lands

- a. Avoid locating non-timber uses in identified timber resource areas or other areas which are currently in timber production.
- b. Locate non-timber uses in areas of timber parcels which cause the least disturbance to existing feasible timber harvesting operations.
- c. Buffer any new non-timber uses from productive timber resources by means of restricted access, distance, physical barriers or other appropriate methods.
- d. Buffer any new timber operations from surrounding land uses by similar means.

PUBLIC RECREATION

9.35 Encourage Existing and Potential Public Recreation Land Uses

- a. Encourage the continuation and expansion of existing public recreation land uses on non-agricultural lands, including but not limited to, public beaches, parks, recreation areas, wild areas, and trails.
- b. Encourage the continuation and expansion of agricultural activities within the boundaries of public recreation lands that are not in recreational use.
- c. Encourage cooperation between public agencies and adjacent agricultural operations so as to reduce inconvenience to agricultural operators consistent with the protection of the public health.

9.36 Development Standards to Minimize Land Use Conflicts in Public Recreation Lands

- a. Protect public recreation uses from incompatible land uses such as commercial timber harvesting, mineral extraction or other resource recovery uses, whether these uses occur on-site or on adjacent parcels.
- b. Consider agriculture to be a compatible activity in public recreation lands, which must be protected and buffered from significant public intrusion.
- c. Consider selective timber harvesting to be an appropriate use only when forest management (i.e., manipulation of forest growth to assure a safe and healthy forest environment) is necessary. Under no circumstances, permit clear-cutting in public recreation lands.
- d. Provide structural, visual, auditory and other buffering mechanisms to protect portions of the public recreation lands that are used by the public from non-recreational land uses.
- e. Encourage public recreation providers to submit master park development plans for the design and management of recreational and non-recreational land uses.
- f. Require full phased reclamation/restoration of any portion of lands designated for public recreation that are used for resource extraction uses other than agriculture.
- g. Encourage the State to protect agricultural activities.

9.37 Ensure Land Use Compatibility Between Private and Public Recreation Lands

To ensure land use compatibility, incorporate buffering techniques into: (1) land division requests on parcels adjacent to public recreation lands; and (2) public recreation development requests adjacent to private property.

PRIVATE RECREATION

9.38 Encourage Private Recreation Land Uses

- a. Encourage the continuation and expansion of private recreational land uses, including but not limited to visitor serving facilities such as country inns, restaurants, stables, private beaches and other uses.
- b. Encourage the continuation and expansion of agricultural activities on private recreation lands that are not in recreational use.

- c. Encourage cooperation between public agencies and adjacent agricultural operations so as to reduce inconvenience to agricultural operators consistent with the protection of the public health.

9.39 Development Standards to Minimize Land Use Conflicts in Private Recreation Lands

- a. Encourage private recreation providers to prepare long-range plans for the development and land uses of their facilities.
- b. Protect private recreation uses from incompatible land uses such as timber harvesting, mineral extraction or other resource recovery uses, whether these uses occur on-site or on adjacent parcels.
- c. Consider agriculture to be a compatible activity in private recreation lands, which must be protected and buffered from significant public intrusion.
- d. Cluster recreationally oriented residential or group facilities development on private recreation lands to retain the open space character of the site and to protect resources.
- e. Provide structural, visual, auditory and other buffering mechanisms to protect portions of the private recreation lands that are used by the public from other incompatible land uses.
- f. Require full phased reclamation/restoration of any portion of lands designated for private recreation that are used for resource extraction uses other than agriculture.
- g. Develop measures to determine allowable density credits for private recreational development.

GENERAL OPEN SPACE

9.40 Maintenance of the Open Space Character of Lands Designated as General Open Space

Wherever possible, maintain the open space character of lands designated as General Open Space through acquisition and/or performance standards for locating new development.

9.41 Criteria for the Division of Lands Designated General Open Space

- a. Wherever possible in areas designated General Open Space, design land divisions to retain large areas without development in order to protect

resources and maintain the scenic quality and open space character of the rural area.

- b. If land division for residential or commercial purposes is proposed, arrange the resulting land division using the following guidelines: (1) cluster proposed development in smaller parcels in order to maintain large parcels; (2) retain in large parcels areas with valuable resources or scenic quality; and (3) in order to maintain rural character, encourage several small clusters rather than one larger, suburban-type development.

9.42 Development Standards for Land Use Compatibility in General Open Space Lands

- a. Consider agriculture to be a compatible activity in general open space lands which must be protected and buffered from public intrusion and the intrusion of other incompatible land uses.
- b. Locate development in areas of parcels which cause the least disturbance to scenic resources and best retain the open space character of the parcel.
- c. Where possible, locate development in areas that are free from hazardous conditions, including but not limited to, steep slopes, unstable soils, and areas of special flood hazard.
- d. Require full reclamation/restoration of any portion of lands designated as General Open Space that are used for resource extraction uses.

9.43 San Francisco Watershed Lands

Recognize the San Francisco watershed lands as unique areas of special open space significance that should be protected from conflicting land uses in order to retain their value as open space, wildlife, water supply, and recreational resources.

VERY LOW DENSITY RESIDENTIAL

9.44 Criteria for Division of Very Low Density Residential Lands

Discourage division of lands in very low density residential use unless such further division can be served by adequate access, water, and wastewater systems.

9.45 Development Standards for Very Low Density Residential Uses

Buffer residential uses from surrounding resource areas by means of physical barriers, large parcels, distance, visual screening or other appropriate mechanisms.

INSTITUTIONAL AND SOLID WASTE DISPOSAL SITES

9.46 Development Standards for Land Use Compatibility for Institutional Lands and Solid Waste Disposal Facilities

- a. When solid waste disposal facilities or institutional land uses are proposed, the operator shall provide adequate visual and auditory buffering from adjacent land uses by means of distance, large parcel sizes, physical barriers or other non-disruptive methods.
- b. Locate uses in portions of parcels that cause the least disturbance to resources and best retain the open space character of the parcel and surrounding area.

PROGRAM RESPONSIBILITIES

Role of the County:

9.47 Maintain and Update a Land Use Data Base

- a. In order to be adequately informed of existing conditions and changing trends in land use in the rural area, monitor the rate of development and potential impacts on services in the rural area and maintain data, including but not limited to, on the acreage in each land use, the number of dwelling units, rates of land conversion and the number of residential and commercial building permits issued by the County.
- b. Update this information during a periodic review of the General Plan as necessary.
- c. Reflect changes in land use on the Proposed Land Use map during a periodic review of the General Plan as necessary.

9.48 Develop Agricultural Subcategories

Develop subcategories for the designation of agriculture which consider distinctions in agricultural uses and/or the relative productive potential of agricultural lands.

9.49 Coordination With Other Public Agencies and Private Interests

Work closely with Federal and State agencies, cities, special districts and private interests to maintain accurate land use data and to inform them of County land use policies.

9.50 Continue the Cooperative Management of the San Francisco Watershed Lands

Continue the cooperative agreements between the County, the City and County of San Francisco, the State of California and the Golden Gate National Recreation Area for the management of the San Francisco Watershed Lands.