



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

SHORELINE ACCESS/CIRCULATION

The Land Use Maps indicate several shoreline access or circulation features: existing shoreline access, proposed shoreline and blufftop access, view turnout, proposed road alignment, inland pedestrian and equestrian trails and bicycle lanes.

NATURAL ENVIRONMENT

Ten classifications of natural environmental features are shown on the Land Use Maps by patterns or symbols. These classifications, as listed below, represent existing vegetation or soil conditions, plant and wildlife habitats, and other features that influence land use categories or may, in particular instances, limit the intensity of uses permitted on specific sites.

Prime Agricultural Land shown on the Land Use Maps represents land defined by Gov. Code Sec. 51201(c) as being of a certain productivity or capability. (See the second definition in Section 3.2, Agriculture).

Pygmy and Pygmy-type Vegetation designates lands where soil types result in stunted forest growth (See Section 3.1, Habitats and Natural Resources).

Riparian Vegetation is associated with the banks, edges or terrestrial limits of waterways and surface emergent aquifers.

Wetlands may be permanently or periodically covered by shallow water. They include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. Development as specified in policies 3.1-4, 3.1-7 is permitted within wetlands or a designated buffer zone.

Dunes, or sand above mean high tide piled up in hills or ridges by the wind, indicate areas where uses should be limited to foot traffic for scientific, educational and light recreation purposes and to those activities necessary to protect adjoining land and homes from dune encroachment (See Policies 3.1-14 and 3.1-15).

Rare or Endangered Plant Habitats, and Rare or Endangered Wildlife Habitats are designated by approximate location.



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Special Treatment Areas are timberlands designated by the California Coastal Commission where stringent timber harvesting regulations are imposed by the California Department of Forestry (CDF) to protect special scenic and natural qualities.

Flooding designates lands subject to inundation by a 100-year flood, as mapped by the Federal Emergency Management Administration (FEMA), and development shall be governed by the FEMA regulations in addition to the Land Use Plan policies. Mendocino County should, by 1985, actively update all natural habitat and flood plain resource maps.

Information shown on the Resources Maps but not on the Land Use Maps includes:

Habitat/Resource Maps.

Marine and Fresh Water Habitats: Kelp

Wooded Habitats: Redwood, Coastal Forest, Woodland (coniferous, hardwood), Hardwood Forest.

Other Upland Habitats: Coastal Prairie Grasslands, Wooded Grasslands, Scrub, Barren.

Special Habitats: Haulout Areas and Rookeries, Spawning Areas, Anadromous Streams and Special Animal Resources, Pygmy Forest.

Designated Highly Scenic Areas: Highly Scenic Areas are shown on the land use maps.

Land Capability/Natural Hazards Maps

Timberland Classification

Seismic Shaking

Landslides

Faultlines

BOUNDARIES

The land use plan includes boundaries of five types of geographic districts where Coastal Act policies, availability of sewer or water service, or land use restrictions already in effect provide the basis for land use classifications, and for selection of appropriate minimum lot sizes.

Urban/Rural Boundary. The land use plan designates geographic areas within which urban-type development may be permitted. Urban-rural boundaries are designed to meet the criteria established by Section 30250(a) of the Coastal Act which provides that, "New residential, commercial or industrial development, except as otherwise provided in this division, shall be



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located within, contiguous with, in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the useable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels." "Outside existing developed areas" for implementation of this plan is intended to be that area on the rural side of the urban-rural boundary.

Water District. A geographical area within the jurisdiction of a private or governmental entity providing water for domestic use in conformance with the California Domestic Water Quality and Monitoring Regulations, Title 22, California Administrative Code.

Sewer District. A geographical area within the jurisdiction of a public entity or sewage system corporation operating a community sewage disposal system.

Water Service Area. A geographical area served by a public water system providing water for domestic use in conformance with the California Domestic Water Quality and Monitoring Regulations, Title 22, California Administrative Code.

Sewer Service Area. A geographical area served by a community sewage disposal system operated by a public entity or by a sewage system corporation.

Existing Timberland Production Zone. Areas restricted to timber production for a ten-year period, automatically extended each year, and taxed according to timber production value of the land.

Existing Williamson Act. Lands under Williamson Act contracts, which are automatically extended each year, are restricted to agricultural use for a ten-year period and are taxed according to their agricultural value.

[Description of Land Use Plan Map Designations](#)

[Home Occupations](#)

[Cottage Industries](#)

[Nonconforming Uses](#)

[Nonconforming Lots](#)

[Development Limitations Combining District](#)

[Clustering Combining District](#)

[Planned Unit Development Combining District](#)

[Visitor Accommodations and Services Combining District](#)

[Agriculture Land Use Classification](#)



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[Forest Lands Land Use Classification](#)

[Range Lands Land Use Classification](#)

[Open Space Land Use Classification](#)

[Rural Residential Land Use Classification](#)

[Remote Residential Land Use Classification](#)

[Suburban Residential Land Use Classification](#)

[Rural Village Land Use Classification](#)

[Fishing Village Land Use Classification](#)

[Commercial Land Use Classification](#)

[Industrial Land Use Classification](#)

[Public and Semi-Public Facilities Land Use Classification](#)

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