

Appendix H: Definitions and Acronyms

H.1 Definitions

Accessory use. See “Use, accessory.”

Basin Plan. The *Basin Plan for the Los Osos Groundwater Basin* produced in association with the Interlocutory Stipulated Judgment. The purpose of the Basin Plan is to create a management structure to halt seawater intrusion into the basin, and to provide sustainable water supplies for existing and future residential, commercial, institution, and agricultural development within Los Osos. To take effect, the Basin Plan must be agreed to by the water purveyors and approved by the Superior Court.

Basin yield metric. A statistic that compares the total amount of groundwater production in a given year with the maximum sustainable yield under then-current conditions, as determined by the model in the Basin Plan.

Buildout or build-out. The likely maximum population or number of dwelling units within a community or area based on the current General Plan.

Central business district (CBD). An area of concentrated retail trade identified by the Land Use Element for each urban area. The Los Osos Central Business District includes both sides of Los Osos Valley Road between South Bay Boulevard and Bush Drive. The CBD extends northward to include Los Olivos Avenue and both sides of Santa Ynez Avenue between 9th Street and Fairchild Way.

Coastal Development Permit (CDP). A permit required under the Coastal Act for development within the Coastal Zone. The County of San Luis Obispo typically issues CDPs concurrently with a land use permit.

Coastal Zone. The portions of the California Coastal Zone within San Luis Obispo County, as established by the California Coastal Act of 1976. Lands in the Coastal Zone are identified on the official maps (Part III) of the Land Use Element as being within the Local Coastal Plan (LCP) Combining Designation.

Coastal Zone Land Use Ordinance (CZLUO). Title 23 of the San Luis Obispo County Code. This title contains ordinance language pertaining to land use within the Coastal Zone. The CZLUO is also considered to be the Implementation Plan for the County’s Local Coastal Program.

Combining designation. Areas identified in the Land Use Element for which special design and permit requirements are established through Planning Area Standards (Chapter 7 of this Plan) or through Chapter 23.07 of the Coastal Zone Land Use Ordinance.

Conservation and Open Space Element. An element of the County’s General Plan that identifies goals, policies, and implementing actions pertaining to the conservation of natural resources in San Luis Obispo County.

Development. Development is defined as set forth in Section 30106 of the Coastal Act. This definition is as follows:

“On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of a gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity or use of water, or of access thereto; construction, reconstruction, demolition, or alteration of size of any structure, including any facility of any private, public or municipal utility; and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’Berg-Nejedly Forest Protection Act of 1973 (commencing with Section 4511). As used in this section, “structure” includes, but is not limited to, any building road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.”

Development Plan. A discretionary land use permit designed to enable public review of significant land use proposals to ensure proper integration into the community. Development Plans are generally required of uses which, because of their type or intensity, may only be appropriate on particular sites or if they are designed or laid out in a particular manner. Development Plans are processed pursuant to Section 23.02.034 of the Coastal Zone Land Use Ordinance.

Drive-through service. A service associated with a principal commercial land use which allows some or all of the business to be conducted by means of drive-through facilities. Such uses may include, but are not limited to drive-in restaurants, fast food establishments with drive-through take-out windows, photofinishing services, and bank services. Drive-in theatres and service stations are not included in the definition of “drive through service.”

Dwelling, multi-family. A land development project involving simultaneous or sequential construction of more than one dwelling unit, and such units are not detached single-family dwellings on individual lots of records.

Dwelling, single-family. A detached residence constructed on a separate legal lot of record.

EnergyWise Plan. A plan developed to implement several policies in the Conservation and Open Space Element of the General Plan. The EnergyWise Plan seeks to reduce local greenhouse gas emissions, consistent with state regulations.

Environmentally Sensitive Habitat Area (ESHA). A type of Sensitive Resource Area where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily be disturbed or degraded by human activities and development. ESHA may be mapped by the Land Use Element using the Sensitive Resource Area (SRA) combining designation. Unmapped ESHA may also be present on a development site. The County is required to determine the presence of unmapped ESHA prior to accepting a development application.

Estero Area Plan. One of four Coastal Zone area plans that comprise Part II of the Land Use Element. The Estero Area Plan provides regional goals and policies for the coastal portion of the County extending from Cayucos to Los Osos. The Estero Area Plan also includes planning area standards for rural lands outside of the Los Osos Urban Reserve Line.

Framework for Planning, Coastal Zone. Part I of the Land Use Element. The Coastal Zone Framework is a document containing general policies and procedures that apply to the unincorporated area of the Coastal Zone, defining how the land use plan is used together with the Coastal Zone Land Use Ordinance and other adopted plans.

- General Plan.** The San Luis Obispo County General Plan, including all elements thereof and all amendments thereto, as adopted by the Board of Supervisors pursuant to Sections 65300 et seq. of the Government Code.
- Goal.** A statement in the General Plan that describes the vision for the future of an area. Goals are expanded on and implemented by policies, programs, and standards found in the General Plan, area plans, community plans, and specific plans.
- Greenbelt.** A concept pioneered by Ebenezer Howard, who envisioned “an agricultural country belt” around a “garden city” to prevent urban areas from spreading into each other. Greenbelts can serve multiple functions: preventing urban sprawl, protecting rural character, preserving agricultural lands, conserving habitat, and maintaining scenic quality.
- Growth Management Ordinance.** Title 26 of the San Luis Obispo County Code. This title creates an allocation system for building permits in order to manage growth in the unincorporated county.
- Guidelines, design.** An advisory statement in a General Plan that provides direction on how to implement the goals and policies of that plan.
- Height, building.** The vertical distance from the average level of the highest and lowest point of that portion of the lot or building site covered by the building to the topmost point of the structure, excluding chimneys or vents. See Figure 11-1 in the Coastal Zone Land Use Ordinance.
- Infill development.** Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.
- Interlocutory Stipulated Judgment (ISJ).** A judgment filed on August 5, 2008 in San Luis Obispo County Superior Court in the case of *Los Osos Community Services District v. Golden State Water Company et al*, wherein the water purveyors overlying the Los Osos Groundwater Basin agree to implement a Basin Management Plan.
- Land division.** A subdivision, such as a Tract Map or Parcel Map. Lot line adjustments are not considered land divisions.
- Land use category.** Any of the districts defined by Chapter 7, Part I of the LUE (Coastal Zone Framework for Planning), which are applied to unincorporated portions of San Luis Obispo County for the purpose of identifying areas of land suitable for particular land uses.
- Land Use Element (LUE).** The Land Use Element (LUE) of the San Luis Obispo County General Plan adopted under Section 65302 of the California Government Code. The LUE is segmented into several documents including the following: Coastal Zone Framework for Planning, Coastal Plan Policies, and Area and Community Plans.
- Land use permit.** A permit that grants the applicant the authority to establish a use of land. A land use permit serves as the local government equivalent of a Coastal Development Permit, in accordance with the Coastal Act. Land Use Permits include the following: Plot Plan, Minor Use Permit, Development Plan, and Variance.
- Local Coastal Program (LCP).** A document certified by the California Coastal Commission, specifying the policies and procedures for permitting development in the Coastal Zone. The County’s Local Coastal Program includes the portions of the Land Use Element that cover the Coastal Zone and the Coastal Zone Land Use Ordinance.

Minor Use Permit. A discretionary land use permit used to enable public review of significant land use proposals and uses which may only be appropriate on particular sites or if they are designed or laid out in a particular manner, but where such projects are not of sufficient magnitude to warrant Planning Commission review. Minor Use Permits are also intended to satisfy the noticing and public hearing requirements established by the California Coastal Act for appealable land use permits. Minor Use Permits are processed pursuant to Section 23.02.033 of the Coastal Zone Land Use Ordinance.

National Pollutant Discharge Elimination System (NPDES). A permitting program under the Federal Clean Water Act, which is overseen locally by the Central Coast Regional Water Quality Control Board. NPDES permits are required for point-source discharges from wastewater plants and industrial facilities. NPDES permits are also required for stormwater discharges from municipal facilities, construction sites, and industrial sources.

No Future Development Scenario (NFDS). A scenario which assumes that no substantial new development would occur in the community of Los Osos beyond baseline conditions (i.e. Year 2014). NFDS assumes the population and land use mix in the community would remain unchanged in the future.

Planning Area Standards. Development criteria established by the Land Use Element for specific areas, adopted as part of the Coastal Zone Land Use Ordinance by Section 23.01.022. Planning Area Standards affecting Los Osos are contained in Chapter 7 of this document. Regional Planning Area Standards for the Estero Planning Area are found in Chapter 7 of the Estero Area Plan.

Policy. A statement in the General Plan that expands on and implements the goals in the plan. Policies are, in turn, implemented by programs and standards.

Principal use. See “Use, principal.”

Program. Recommended, non-mandatory actions found in the General Plan to achieve specific objectives. Programs are implemented by the County, another public agency, or by local community organizations.

Recreation, active. Active recreation tends to involve facilities and usually larger groups of people. Some examples include items such as community centers, skate parks, tennis courts, sports facilities, and swimming pools.

Recreation, passive. Non-intensive recreational activities, such as riding and hiking trails and nature study, that require no more than limited structural improvements such as steps, fences, and signs.

Residential accessory structures. A structure, the use of which is incidental to that of a principal residence on the same lot. Examples include a garage, guesthouse, and workshop.

Residential density. The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely as acres per dwelling unit or square feet per dwelling unit.

Resource Management System (RMS). A system established in Chapter 3 of the Coastal Zone Framework for Planning which estimates capacity levels for essential resources needed to support growth and development. Resources considered in the RMS include water supply, sewage disposal, schools, roads, highway interchanges, air quality, and parks.

Senior citizen housing. Residential development that is either (a) specifically designed to meet the physical and social needs of a person aged 62 and over, or (b) 35 or more dwellings that are specifically designed to meet the physical and social needs of persons aged 55 and over. Senior citizen housing includes accommodations for independent living and/or assisted living.

Setback. An open area on a lot between a building or structure and a property line or other site feature specified in the Coastal Zone Land Use Ordinance or Planning Area Standards. Setback areas shall remain unoccupied and unobstructed from the ground upwards.

Setback, corner side. A setback measured between a side line of a lot fronting a street and the nearest line of a building, extending between the required front and rear setbacks.

Setback, front. A setback across the front of a lot between the side property lines, and measured from the street line to the nearest line of the building. The front of the lot is the most narrow dimension of the lot parallel to a street and adjacent to that street.

Setback, rear. A setback measured between the rear line of the lot and the nearest line of the building, extending across the full width of the lot.

Setback, side. A setback measured between the side line of the lot and the nearest line of the building, extending between the required front and rear setbacks.

Setback, riparian. A setback measured from the upland edge of riparian vegetation.

Setback, wetland. A setback measured from the upland extent of a wetland area.

Small-Scale Neighborhood. Areas that are primarily used by local residents, but also have a secondary use by the general public to access the scenic shoreline. Baywood Peninsula is identified in the Local Coastal Program as a small-scale neighborhood.

Special Community. Communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. (Reference: Coastal Act, Section 30253)

Sustainable yield. A term used in the Basin Plan that is considered interchangeable with the term “perennial yield.” Perennial yield has been defined by the California Department of Water Resources as “the maximum quantity of water than can be annually withdrawn from a groundwater basin over a long period of time (during which water supply conditions approximate average conditions) without developing an overdraft condition.”

Table O. The chart of allowable uses contained in the Coastal Zone Framework for Planning.

Title 23. See “Coastal Zone Land Use Ordinance (CZLUO).”

Title 26. See “Growth Management Ordinance.”

Total Maximum Daily Load (TMDL). A regulatory term used in the Federal Clean Water Act to describe the maximum amount of a pollutant that a water body can receive while still meeting water quality standards.

Urban Reserve Line (URL). The boundary around a community that separates urban land uses from the adjacent rural area, defining land that is planned for urban growth within the next 20 years.

Urban Services Line (USL). A line within an Urban Reserve Line encompassing areas where urban services are now provided, or where such services are expected to be extended in the next 5 to 10 years. In the Coastal Zone, the Urban Services Line is the urban-rural boundary.

Use, accessory. A use that is customarily a part of a principal use. An accessory use must be clearly secondary and incidental to the principal use and does not change the character of the principal use.

Use, principal. The primary purpose for which a building, structure, or lot is designed, arranged, or intended, or for which they may be used, occupied, or maintained under the Coastal Zone Land Use Ordinance.

H.2 Acronyms

ADA	Americans with Disabilities Act
AS	Archaeologically Sensitive, a combining designation.
BID	Business Improvement District
CAZ	Coastal Appealable Zone
CBD	Central Business District, a combining designation.
CCA	California Coastal Act
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
COJ	Coastal Original Jurisdiction
COSE	Conservation and Open Space Element
CR	Commercial Retail, a land use category.
CS	Commercial Service, a land use category.
CZLUO	Coastal Zone Land Use Ordinance
ESA	Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FH	Flood Hazard, a combining designation.
GIS	Geographic Information System
GSA	General Services Agency
GSA	Geologic Study Area, a combining designation.
GSWC	Golden State Water Company
H	Historic Site, a combining designation.
HCP	Habitat Conservation Plan
ISJ	Interlocutory Stipulated Judgment
LCP	Local Coastal Program; also a combining designation for areas within the Coastal Zone.
LOCAC	Los Osos Community Advisory Council
LOCP	Los Osos Community Plan
LOCSD	Los Osos Community Services District
LOVR	Los Osos Valley Road
LUE	Land Use Element
MBNEP	Morro Bay National Estuary Program
MWC	Mutual Water Company
NFDS	No Future Development Scenario
NPDES	National Pollutant Discharge Elimination System
OP or O/P	Office and Professional, a land use category.
OS	Open Space, a land use category.
PAS	Planning Area Standard
PF	Public Facilities, a land use category.
REC	Recreation, a land use category.
RMF	Residential Multi-Family, a land use category.
RMS	Resource Management System
RR	Residential Rural, a land use category.
RS	Residential Suburban, a land use category.
RSF	Residential Single Family, a land use category.
RWQCB	Regional Water Quality Control Board
SLCUSD	San Luis Coastal Unified School District
SLOCOG	San Luis Obispo Council of Governments
SRA	Sensitive Resource Area, a combining designation.
TDM	Transportation Demand Management
TMDL	Total Maximum Daily Load
URL	Urban Reserve Line

USFWS.....US Fish and Wildlife Service
USLUrban Services Line