

II. LAND USE PLAN MAP AND GENERAL LAND USE POLICIES

A. LAND USE PLAN MAP

Section 30108.5 defines a land use plan as follows:

"'Land Use Plan' means the relevant portion of a local government's general plan, or local coastal element which is sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions."

The land use designations depicted on the Land Use Plan map (Figure 4) reflect those policies contained in the chapters which follow and the discussion of land use in this chapter.

The Land Use Plan is intended to amend the City's General Plan. The Land Use Plan does not offer specific methods to implement policies; that task will be accomplished in Phase III of the City's Local Coastal Program. When this Land Use Plan is approved the other Elements of the General Plan must then be made consistent with the LUP.

B. COASTAL ACT POLICIES RELATING TO DEVELOPMENT

There are many sections of the Coastal Act that address, either directly or indirectly, the issue of development. In the Act, development is broadly defined to include the placement of, or construction of, any solid material or structure; land division; removal of major vegetation other than for agricultural purposes, kelp harvesting, or timber operations. Refer to Appendix A for other definitions. Coastal Act policies which are addressed in other sections of the Plan also apply.

Sec. 30106. "Development means, 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 any 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 of use of water, or access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of a major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice 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."

Sec. 30220. "Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses."

Sec. 30221. "Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area."

Sec. 30222. "The use of private lands suitable for visitor-serving commercial/recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry."

Sec. 30223. "Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible."

Sec. 30250. "(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or 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 usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

"(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

"(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors."

Sec. 30252. "The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans and with the provision of on-site recreational facilities to serve the new development."

C. LAND USE DESIGNATIONS

1. Residential Land Uses

Five residential land use categories are established to provide for a wide range of densities. The purpose is to ensure that residential land is developed to a density suitable to its location and physical characteristics.

One type of residential development that the City would encourage is cluster development. Some of the advantages include increased open space, better visual qualities, additional

preservation of sensitive sites, decreased cost of municipal services and an opportunity to provide more affordable housing.

Density ranges area as follows:

Limited Density	-	up to 2 dwelling units per acre
Low Density	-	up to 4 dwelling units per acre
Low-Medium Density	-	4 - 7 dwelling units per acre
Medium Density	-	7 - 15 dwelling units per acre
High Density	-	15 - 27 dwelling units per acre

2. Commercial Land Uses

Six commercial land use categories have been established to meet the varieties of commercial needs within the City.

Neighborhood Commercial: This land use designation is intended to provide for those commercial uses which cater to the daily needs of residents within a one-to-two mile radius. Typical land uses are grocery and convenience food stores, laundries, hardware and drug stores.

District Commercial: This land use designation is intended to provide for commercial uses which cater to the needs of more than one neighborhood. It would provide for suitable land area, primarily in the Central Morro Bay Planning Area, for commercial businesses offering major household and personal goods and services.

Service Commercial: Many commercial uses must be located carefully with respect to residential neighborhoods. Those commercial businesses that create noise, require outdoor work areas, or have other characteristics which are not suitable to be located near residential land uses should be located in the areas designated for service commercial uses.

This land use category is intended to accommodate some forms of light industrial/manufacturing uses particularly relating to commercial fishing needs. Specifically, it is intended to encourage the continuation of boat building land uses and fish processing which does not require canning or extensive cooking facilities.

The City recognizes the need to preserve land for service commercial use, and will with any LUP amendment and zone change request carefully, recognizing the need for such uses as boat storage and repair, and light industry. Areas most suitable for service commercial/light industrial activities shall be protected as such. The characteristics of such areas include good vehicle access, buffers from residential areas and the principal commercial districts, and larger lot size. Some service commercial areas must also be preserved near the waterfront but care must be exercised to minimize conflicts with other uses.

Visitor-Serving: The visitor-serving land use category is especially important to the City since tourism is a significant contributor to the local economy. This category encourages concentration of tourist-intensive uses at major destination points in the City or at locations easily accessible to travelers along State Highway One. Visitor-serving uses that should be developed in those areas designated as such are hotels/motels, overnight RV facilities,

restaurants, gift shops, goods and supply stores, commercial recreation and other uses typically found to accommodate tourist needs and activities.

Mixed Commercial/Harbor Dependent Land Use: This land use designation allows a mixture of visitor-serving commercial uses, and harbor dependent land uses. It is intended to preserve the working harbor existing along the Embarcadero while facilitating visitor needs, since the Embarcadero is a major tourist destination. Examples of land uses that would be accommodated in this category are sportfishing facilities, fish stores, dockage for commercial fishing boats, restaurants, gift shops, visitor access and facilities, some fish processing facilities requiring the use of ocean water, recreational boat dockage and other similar activities.

Priority will be given to access and coastal-dependent development on the bay side of the Embarcadero from Olive Street to Beach Street for vacant parcels, or in the case of redevelopment of existing structures which involves additions equaling 50 percent or more of the square footage, or 2,000 square feet, whichever is greater.

Priority will be given to coastal-dependent projects and commercial fishing activities on the bay side of the Embarcadero from Beach Street north to Coleman Drive; however, existing uses may remain and be redeveloped in the same use as long as the intensity is not increased (i.e., parking demands unmet on the site).

Commercial/Recreational Fishing: This category is intended to implement Measure "D" of the June 2, 1981, City ballot, passed by the citizens of Morro Bay, which states in its full text (as a permitted use in the Planned Development "P.D." Zone):

"The City shall not grant any permit, authorization or other approval of any state owned tidelands subject to city lease between Beach Street and Target Rock, unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or is clearly incidental thereto. For purposes of illustration only, and not by way of limitation, no approval shall be granted for any new passenger-for-hire boats or supporting facilities, or for any new restaurant, cafe, gift shop or other retail establishments serving the general public, and any existing such uses shall hereafter be considered nonconforming and shall not be expanded or enlarged."

It is also noted that the Coastal Act of 1976 has preemptory status over local zoning.

Measure "D" added Section 17.36.020, to the Morro Bay Municipal Code (Zoning Ordinance); it is noted that by doing so, the described "nonconforming uses" become subject to the other provisions of that Municipal Code Title; also see LUP Policy 7.01.

3. Industrial Land Uses

Two industrial land use categories have been established, General (Light) Industrial and Coastal Dependent Industrial land uses. Both designations reflect the existence of two basic industrial uses in the City, commercial fishing and processing and public utility and energy land uses.

General Industry: Light industry land uses which do not require materials or equipment which emit excessive air, audio, water or land pollutants, or would require considerable outdoor storage, are allowable in this designation. The City would like to encourage the location of light industries that would specifically cater to commercial fishing and regional needs, such as machine shops, auto mechanic shops, black smith, cold storage, warehousing and food processing, light manufacturing, component assembling and small parts processing.

Coastal-Dependent Industrial Land Use: This land use specifically relates to those industrial land uses which are given priority by the Coastal Act of 1976 for location adjacent to the coastline. Examples of uses in this designation are thermal power plants, seawater intake structures, discharge structures, tanker support facilities, and other similar uses which must be located on or adjacent to the sea in order to function. The Morro Bay wastewater treatment facilities are protected in their present location since an important operational element, the outfall line, is coastal-dependent; see Policy 5.03.

Interim/Open Space Uses in Industrial Categories: This designation allows interim or temporary land uses in both industrial categories until such time as the area is needed for its primary use. These uses must have relocatable (not permanent) structures which are subordinate to the character of the visual setting and are limited to visitor-related, recreational or commercial fishing temporary uses as listed in Policy 5.02.

4. Other Land Uses

There are eight additional land uses which are designated within the City. These are Agriculture, Mariculture and Marine Research, Harbor and Navigational Ways, Environmentally Sensitive Habitat, Open Space/Recreation, Golf Course, School, and Mixed Uses.

Agriculture: This land use designation is intended to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation shall include lands with prime soils, prime agricultural land, land in existing agricultural use, land with agricultural potential and lands under Williamson Act contracts.

Mariculture and Marine Research: This designation applies to areas within the City that, because of their location adjacent to sources of seawater, and their relationship to adjacent land uses, have been determined to be suitable for the propagation and rearing of ocean fish and shellfish. Uses allowed in these areas are coastal dependent mariculture activities that must be served by seawater intake and discharge pipelines in order to function, and includes other directly related uses.

Mariculture facilities include buildings, tanks, raceways and pipelines used for breeding, hatching, grow-out, and related research, and administrative offices and educational facilities. Processing of mariculture products such as cleaning, shelling, canning or packaging is expressly prohibited in such areas.

Harbor and Navigable Ways: This use designation specifically addresses that area of the City covered by seawater and includes the mouth of the bay to the southern city limits. Uses allowed in the harbor are those which must be located on the water in order to function, including intake and discharge structures, mariculture, commercial and recreational boating and support facilities, visitor-serving uses where public access is enhanced or facilitates coastal-dependent use, open space for navigation, habitat preservation and viewshed.

Environmentally Sensitive Habitat: This designation is intended to protect those areas in which 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 be easily disturbed or degraded by human activities and developments. Resource-dependent activities such as fishing, clamming, hiking, viewshed enjoyment, etc., are allowable within this designation.

Open Space/Recreation: This designation includes that open space which is not defined environmentally sensitive habitat and is intended to accommodate more intensive recreational activities. Allowable uses include golf courses, boating clubs, athletic fields, stables, campgrounds and other commercial recreation uses.

Golf Course: This designation provides for golf courses and related facilities such as club houses, pro-shops, maintenance buildings, parking areas, and irrigation systems, and also provides for passive recreation activities including walking and bicycle paths, picnic areas, play areas and similar quiet recreational activities.

School: This land use category is applied to areas devoted to public school sites.

Mixed Uses: The mixed uses land use designation combines neighborhood and visitor-serving commercial uses, high density residential and professional uses. It recognizes those areas in the City which have existing mixed use development patterns which appear to be a positive land use function worth maintaining. Uses allowed in this designation will be those which can function compatibly and include but are not limited to apartments and condominiums, professional offices, small convenience stores and gift shops, and small capacity restaurants. Businesses which have later hours or tend to be noisy would be encouraged to locate in other areas with more appropriate land use categories.

In addition, the mixed land use designation may apply to certain vacant parcels, that because of their large size, can accommodate two or more types of uses with careful planning. The following descriptions of these areas shall be the basic planning policy for these areas. These mixed uses, designated by specific areas on Figure 5, are defined as follows:

Mixed Use Area A: Vacant lots or major developments (involving new Structures or additions of more than 50 percent of the total floor area to existing structures or 2,000 square feet, whichever is greater) shall have priority for visitor-serving uses. Existing uses shall be allowed to remain excepting the above development requirement. In Mixed Use Area A, the primary permitted use is visitor-serving recreational/commercial. The secondary permitted use is residential, however, the number of individual residential and office units or office space floor area within Mixed Use Area A, shall at no time exceed the amount existing at the time of the certification of the LUP.

Mixed Use Area B: Existing coastal-dependent and coastal-related uses shall be protected, maintained and provided where feasible in new development. Mixed Harbor Uses shall be for recreational boating and fishing rather than commercial fishing. Visitor-serving commercial /recreational uses shall have priority over other land uses consistent with traffic, circulation and parking constraints in the Embarcadero.

For the area of the City west of Main Street between Acacia and Barlow (ie: those parcels west of Main Street between APN 66-251-01 and 07, inclusively), the following policies shall apply:

1. All existing residences and commercial establishments in this area shall be considered conforming; existing commercial use above the bluff shall not be permitted to expand.
2. Vehicular accessways and parking lots serving commercial properties below the bluff may be permitted above the bluff.
3. The entire area shall be designated with a "P.D." overlay so that CUP's (and public hearings) are required for new development. In approving a CUP for new uses the Planning Commission shall make the following findings:
 - a. That any proposed commercial use is generally serving a water-borne clientele or serving a water-oriented purpose.
 - b. That the proposed commercial use, by its nature or design, will result in minimal noise, glare, odor and traffic impacts on other nearby uses.
 - c. That any new residential development shall be of a density and design which minimizes potential exposure to and would not unreasonably restrict water-oriented commercial activities.
 - d. That any new use shall not generate significant traffic/circulation impacts and shall include adequate parking, loading and access (turning and driveway) facilities.
 - e. That any new use shall not result in any harmful (eg: toxic waste) discharge into the bay.

Mixed Use Area C: Lower cost visitor-serving uses shall be protected, encouraged, and where feasible provided in this area. Existing lower cost uses shall be protected and maintained; vacant parcels suitable in size and location shall be designated for such use.

In Mixed Use Areas A, B and C, additional general commercial, general office, professional office and non-priority use commercial development shall be prohibited.

Mixed Use Area D: These areas serve as transition zones between the downtown and adjacent, established residential neighborhoods. Allowable uses shall be high density residential, offices and visitor-serving commercial uses such as hotels or motels.

FIGURE 5
MIXED USE AREAS



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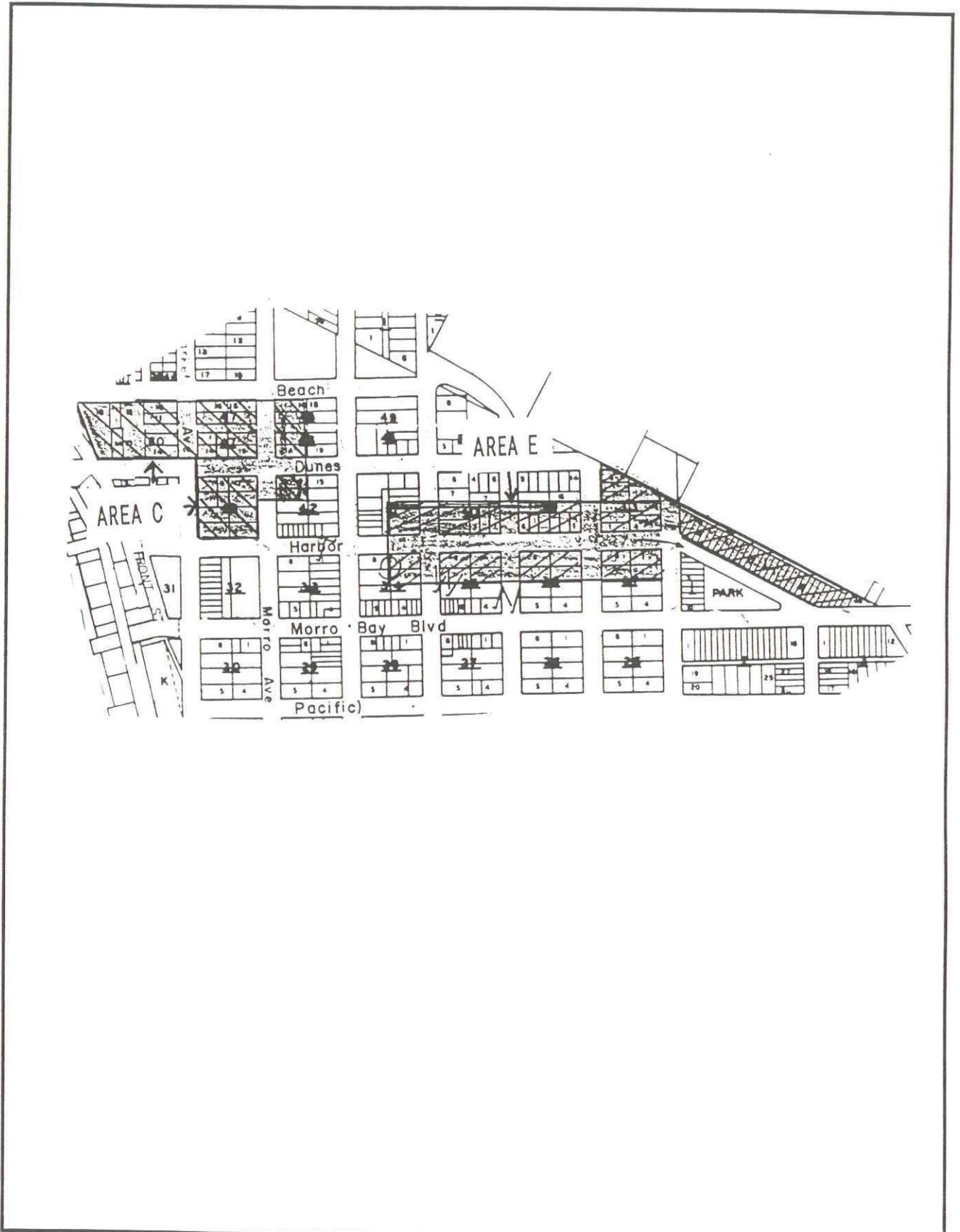


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MIXED USE AREAS

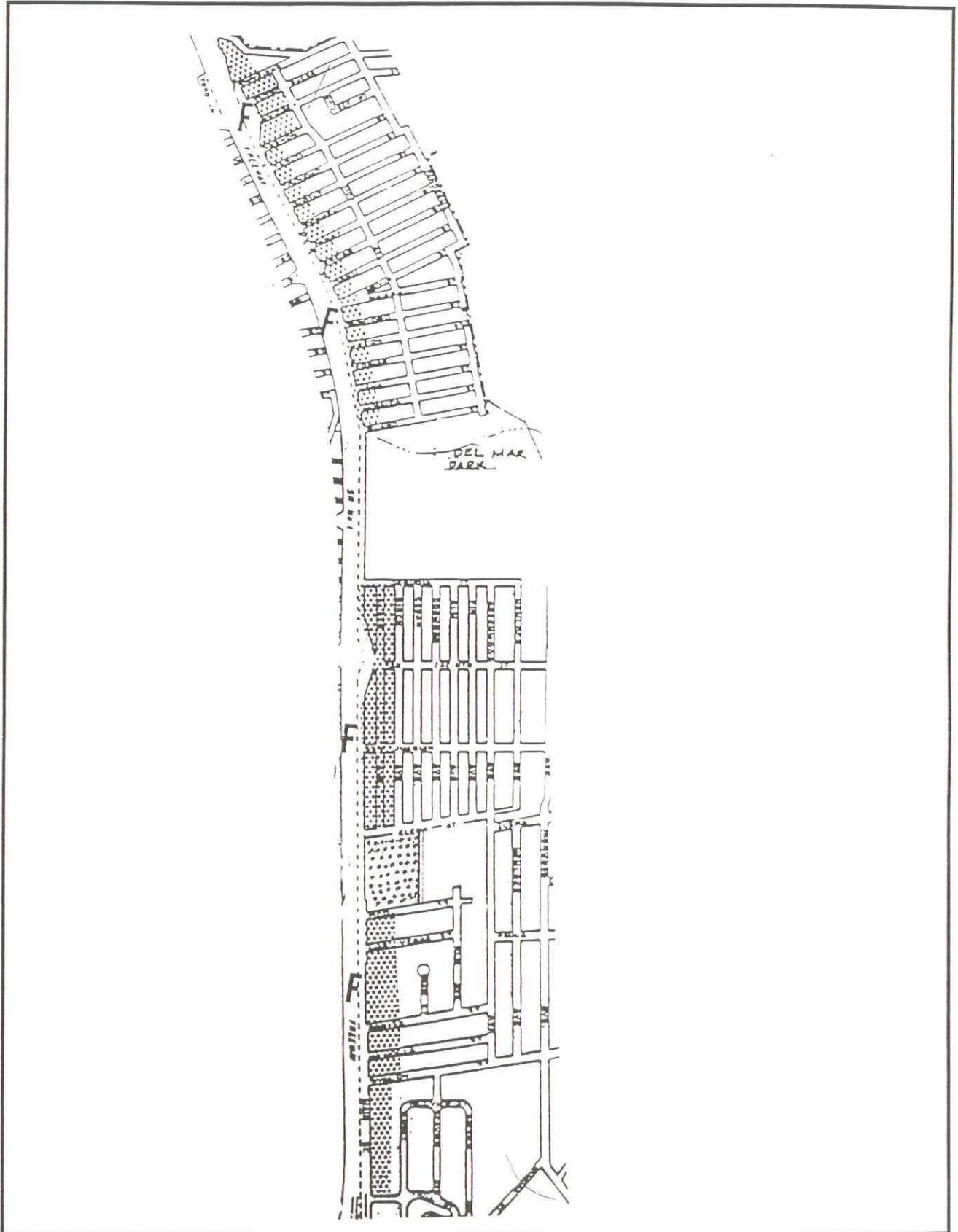
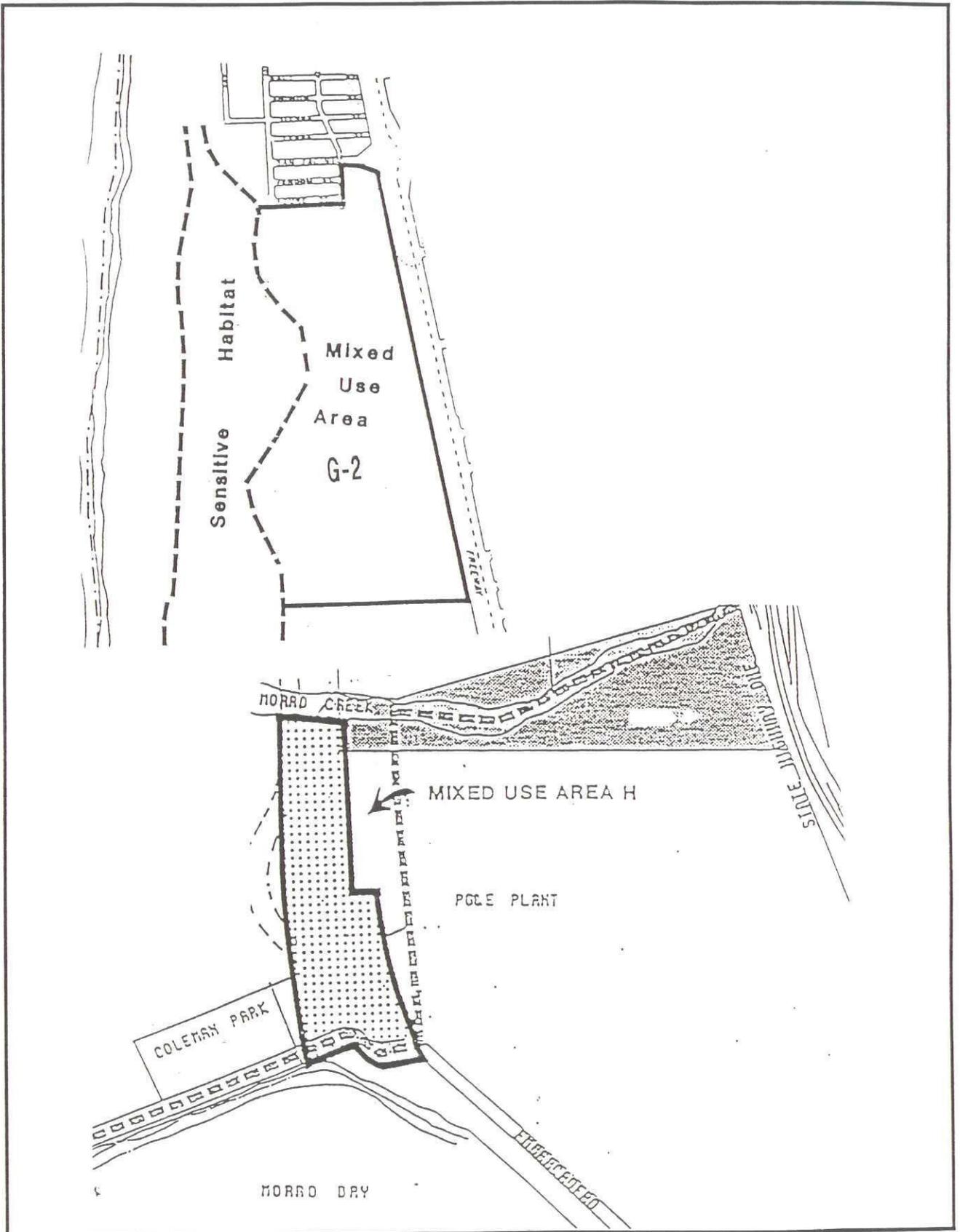


FIGURE 5
MIXED USE AREAS



- Mixed Use Area E: Professional offices and public/quasi-public uses shall be encouraged in this area. For that area designated as Mixed Use Area E located along Main Street and north of Surf Street, residential, office uses and a limited range of commercial uses related to offices may be permitted. Prior to approving new development on this site, a concept plan for the entire area shall be submitted to and approved by the City. This concept plan shall include a common access/circulation system which minimizes the number of driveways with direct access to Main Street.
- Mixed Use Area F: A mixture of all uses as appropriate shall be encouraged. An evaluation of appropriate uses on a parcel-by-parcel basis will be conducted during the implementation phase.
- Mixed Use Area G (1): This area is suitable for expansion of visitor-serving and general commercial uses. There are also several existing residences here, as well. The existing character of this area makes it suitable for mixed uses: high density residential with general or visitor-serving commercial. Existing residential projects shall be considered conforming. New residential may be permitted only in conjunction with commercial or office development. At least 50 percent of the floor area of any new development must be devoted to office or commercial uses. (Res 106-84)
- Mixed Use Area G (2): This area is currently owned by the Keyoto- Natalie Corporation, formally known and sometimes referred to herein as the VRM property. It is a large vacant area of approximately 84 acres. The intent of the mixed use designation on this large vacant property is to provide for a range of land use opportunities emphasizing coastal dependent, recreational, and limited, low intensity residential uses, consistent with the priorities of the Coastal Act. These uses include Environmentally Sensitive Habitat areas found within the area, and should retain the traditional public views of the sand dunes, shoreline and ocean from Highway One. Future development proposals for the area will be considered based upon coordinated and integrated plans that are found to be consistent with all applicable provisions of the City's Local Coastal Program and with the Coastal Act and California Environmental Quality Act. Future development plans for this area shall be consistent with the policies set forth in Specific Policy 0.6 below. (Res 127-88)
- Mixed Use Area H: Within this area, uses allowable under any of the applicable land use and zoning designations are encouraged as primary uses of the area. Open space uses or commercial fishing support facilities may be proposed either singly or in a mixed use pattern.

5. Overlay Designations

Overlay designations provide for land uses which are specific to certain locations within the City and which are allowable in more than one land use designation. The overlays are the exclusive use of the property so designated and are described as follows:

Planned Development: This overlay requires that any development must occur in accordance with a precise development plan, which has received discretionary City approval. If the overlay involves residential uses, they shall be developed in accordance with the density established under the residential land use designation.

Restricted Areas: This overlay identifies those sensitive habitats within the City which have resources so environmentally sensitive that even passive recreational uses must be prohibited. Such areas include the Morro Rock Peregrine Falcon area, the heron rookery near the Stocking site and the wetlands portion of the bay. Additional areas may be added within this definition after consultation with the Department of Fish and Game and U.S. Fish and Wildlife Service.

Park: This overlay identifies where public parks exist or are proposed.

Public-Institutional: This overlay identifies the location of facilities which serve the public such as government buildings, power plant and transmission substations, and the City wastewater treatment facility; and quasi-public institutions such as hospital or facilities of civic, cultural or religious nature.

D. GENERAL LAND USE POLICIES

- Policy 0.1 The City adopts the policies of the Coastal Act (PRC Sections 30310 through 30263) as the guiding policies of the Land Use Plan.
- Policy 0.2 Where policies within the Land Use Plan overlap, the policy which is the most protective of coastal resources shall take precedence.
- Policy 0.3 Where there are conflicts between the policies set forth in the Coastal Land Use Plan and those set forth in any other element of the City's General Plan or existing ordinances, the policies of the Coastal Land Use Plan shall take precedence.
- Policy 0.4 Prior to the issuance of a coastal development permit, the City shall make the finding that the development complies with all applicable Land Use Plan policies.
- Policy 0.5 Land Use Plan policies calling for further studies, initiation of new programs, or acquisition of land or easements will be implemented as staff and funding become available.

E. SPECIFIC LAND USE POLICIES

- Policy 0.6 Development Within Mixed Use Area G. (2)

1. Land Uses Permitted

The following types of land uses may be permitted or conditionally permitted at locations within Mixed Use Area G as designated on Figure 5A, and as shown on the Land Use Plan and Zoning maps.

a. Environmental Sensitive Habitat (ESH): Portions of Mixed Use Area G designated as ESH, generally the sand dunes, shall be limited to uses consistent with existing LUP policies and Morro Bay Municipal Code, Chapter 17.42. No residential density credit accrues from this area.

b. Coastal Resource Residential: Portions of the area, generally adjacent to the Atascadero Beach Tract on the north, Morro Bay High School on the south, and outside the public view corridor designated by Figure 32, may be used for single family detached residences with minimum lot areas of not less than 6,000 square feet and consistent with Chapter 16 of the Municipal Code. Density credit derived from the overall area designated as Coastal Resource (Limited Density) Residential on the Land Use Plan Map with a base density of up to 2 units per acre, may be transferred to the areas outside of the public viewshed, and residences may be developed at higher densities within those areas, subject to the minimum lot sizes set forth above. Such transferred density will allow 120 residential units in a Clustered Residential Development, clustered to the north and south of the view corridors. There shall be no transferred density by reason of the subdivision map recorded in or about 1015.

c. Golf Course. A golf course may be located within any portion of Mixed Use area G, except for the ESH area, and may be developed in combination with other uses, or as the only use. Golf club, pro-shops, and other facilities involving permanent structures shall be located outside the public view corridor. Parking for a golf course may be located within the public view corridor so long as it is adequately screened by landscaping. Passive recreational uses are also encouraged within this area.

d. Mariculture and Marine Research. Mariculture and marine research facilities may be located in the southern one-third of Mixed Use Area G and outside the public view corridor designated in Figure 32, and as provided in the Mariculture and Marine Research land use and Zoning designations. Mariculture grow-out tanks and raceways not exceeding 4 feet in height above grade pursuant to Morro Bay Municipal Code Section 17.12310 (B) and as hereafter amended may be located in other portions of the southerly one-third within the view corridor, but may not be located in those areas designated as ESH area.

2. Development Limitations and General Performance Standards

Detailed policies and performance standards affecting development within Mixed Use Area G are contained in various sections of the Land Use Plan and zoning ordinance and must be complied with in any development proposal. Basic policies and standards include but are not limited to:

a. All uses shall be conditional uses subject to use permit procedures of the base zoning district and the Planned Development suffix zone.

b. Structures shall be limited to a single story in height and shall not exceed 14 feet in height on the area north of the view corridor. Structures shall not exceed 25 feet in height on the area south of the view corridor. The above mentioned height limits shall be measured from finished grade, provided however, finished grade shall only exceed existing grade by the minimum fill

necessary to meet flood plain elevation requirements and tract drainage, engineering and utility design criteria as determined by the City Engineer in his sole discretion. Any grading plan for this site shall be reviewed to insure that the natural grade is not elevated beyond the levels necessary to meet flood plain elevation requirements and tract drainage, engineering and utility design as determined by the City Engineer in his sole discretion.

c. All permanent structures in excess of 4 feet in height above grade pursuant to Morro Bay Municipal Code Section 17.12.310 (B) and as hereafter amended shall be limited to the area outside the public view corridor shown in Figure 32. The only exception shall be a small public restroom associated with recreational uses.

d. All development shall conform to City and federal flood control regulations.

e. Subdivision shall be phased if necessary to ensure the orderly provision of public services in compliance with City regulations (including Measure F, Ordinance No. 266) and Coastal Act priorities. The northerly portion of the property shall be subdivided first, or at the same time as the southerly portion of the property. However, the southern portion of the site may be developed with a mariculture use regardless of the timing or level of subdivision or development of the northern area.

f. Permanent structures associated with mariculture and marine research uses should be clustered at the south end of the property as far back as practical from the public view corridors. Rustic architecture should be used and landscaping should be provided to screen buildings, service and parking areas. More than one tenant may occupy the site, and development of a small research and educational complex is encouraged. Mariculture activities shall be limited to research, hatchery, and grow out; processing of mariculture products such as cleaning, shelling, canning or packaging is expressly prohibited.

g. Golf course development shall be carefully controlled to prohibit the use of environmentally damaging herbicides, pesticides, and poisons. Landscaping shall be with native plants, except for tees and greens. Irrigation should be limited to reclaimed wastewater or brackish water, and only if no adverse environmental impacts to the ESH area will result.

h. Restoration and establishment of a permanent management program for the ESH area shall be required as a condition of development within the area.

i. Lateral accessways shall be provided according to the location of historically used portions of the site and projected future use by residents, and shall include the provision of continuous lateral access across the site. Lateral public access through the area shall be provided as a condition of development approval. Excessive vertical access to the shoreline is discouraged due to the presence of nesting Snowy Plovers on the beach and within the dunes. A public bike path in accordance with the Circulation Element of the General Plan shall be provided as a condition of development approval.

- j. Development proposals within Mixed Use Area G may require a greater level of public access to Highway One than is now available via San Jacinto Street. The City shall consider approval of proposals that require a greater level of access, only if the necessary land can be acquired by the developer without financial cost or legal action by the City.
 - k. The suitability of locating or the need to site a future City fire station within the northeast part of Mixed Use Area G should be considered by the City during the review of applications for development of this area.
 3. The developer shall, as a condition of any residential subdivision, agree to and establish an assessment/maintenance district or other mechanism acceptable to the City to maintain the street paving, curbs, gutters, sidewalks and parking lots until the subdivision is ninety percent (90%) built out.
 4. Alternative Water Sources: The City may allow developers of this property to provide alternative water sources for new development within Mixed Use Area G so long as such sources do not compete with City water resources. Such alternative sources, for example desalinization projects, must be built and operated in strict compliance with all government regulations including, but not limited to, Department of Health Services and the Federal EPA. The method of financing, construction and operation, the size and capacity and whether such alternative sources would become a part of the City's water system would be some of the issues to be resolved at the time a specific project was proposed by a developer. The City may consider accepting, as a part of the City's water system, a Desalinization Plant or other approved alternative water source, planned and constructed at the cost of a developer, if such a source has the capacity to serve not only the proposed development but also an equal or greater capacity allocated for general city use and if the total operating, maintenance and repair costs are paid for by an assessment district of the development for which it is proposed or other mechanism acceptable to the City. The provision of such an alternative water source as described above would entitle a residential subdivision to the alternative standard of development of sixty percent (60%) maximum lot coverage for all structures rather than the standard requirement of forty five percent (45%) maximum lot coverage.