

Appendix - I

Land Use and Planning County Land Use Policy Compendium

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Land Use and Planning Policy Compendium

Santa Cruz County General Plan and Local Coastal Program (LCP)

The Santa Cruz County General Plan and Local Coastal Program (LCP) guides land use planning and development activities in the unincorporated area of the County. Applicable goals, objectives, and policies are listed below.

Chapter 2: Land Use Element

Goals:

- **Population and Residential Growth Goals:** To provide an organized and functional balance of urban, rural, and agricultural land use that maintains environmental quality; enhances economic vitality; protects the public health, safety and welfare; and preserves the quality of life in the unincorporated areas of the County.
- **Rural Residential Siting and Density:** To achieve patterns of rural residential development that are compatible with the physical limitations of the land, the natural and cultural resources of the County, the availability of public services, and protection of the natural environment.
- **Urban Residential Siting and Density:** To provide urban residential areas within the Urban Services Line which are protected from noise, traffic congestion, natural hazards, and other objectionable influences of nonresidential land use; and to establish a variety of residential land use categories and dwelling unit densities offering a diverse choice of housing opportunities.
- **Commercial and Industrial Siting and Development:** To provide adequate facilities to meet the shopping, service, and employment needs of County residents and area visitors in a manner compatible with adjacent residential development, availability of public facilities, protection of natural resources, and maintenance of environmental quality and high standards of urban design.
- **Jobs/Housing Balance:** To develop an efficient land use pattern which improves the area's jobs/housing balance and thereby reduces the total amount of vehicle miles traveled and reduces polluting emissions.
- **Village, Town, Community and Specific Plans:** To continue using village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers and other concentrated urban and rural areas; to provide a higher level of planning detail and public involvement; and promote economic vitality and coherent community design within the unique town center areas which are community focal points for living, working, shopping, and visiting.

Objective 2.1 (LCP) – Urban/Rural Distinction. To preserve a distinction between urban and rural areas of the County, to encourage new development to locate within urban areas and discourage division of land in rural areas; and to achieve a rate of residential development which can be accommodated by existing public services and their reasonable expansion, while maintaining economic, social, and environmental quality.

Policy 2.1.4 (LCP) – Siting of New Development. Locate new residential, commercial, or industrial development, within, next to, or in close proximity to existing developed areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on environmental and natural resources, including coastal resources.

Policy 2.1.6 (LCP) – Public Services Adequacy. Consider the adequacy of public service capacity (including without limitation sewer, water, roads), public school capacity, terrain, access, pattern of existing land use in the neighborhood, unique circumstances of public value, location with respect to regional or community shopping and other community facilities; access to transportation facilities including transit, rail, bicycle and pedestrian facilities; and parcel size in the surrounding area in determining the specific density to be permitted for individual projects within each residential range, as appropriate.

Policy 2.1.7 (LCP) – Coordinating Service District Boundaries With the Urban and Rural Services Lines. Coordinate with special districts that provide urban services to amend existing and planned district service boundaries to correspond with the Urban Services Line (USL) and the Rural Services Line (RSL). Permit exceptions to such boundary adjustments: (1) for existing development currently served by the district; and (2) where such service is necessary for water resources protection and enhancement. In these cases, restrict the activities outside the USL and RSL to those consistent with the General Plan, and LCP Land Use Plan policies on locating and planning new development, natural systems, agriculture, and public works.

Objective 2.2 (LCP) – Public Facilities Guidelines. To achieve patterns of development compatible with the availability of required public facilities and services. (See Chapter 7: Parks, Recreation & Public Facilities)

Policy 2.2.1 (LCP) – Public Facility Standards for New Development. Maintain minimum standards for public facilities and services availability for development projects. Proposed General Plan and Local Coastal Program amendments shall comply with these standards without exception. (See Figure 2-1 in Land Use Element)

Policy 2.2.2 (LCP) – Public Infrastructure (Facility and Service) Standards for General Plan and Local Coastal Program Amendments and Rezonings. For all General Plan and LCP amendments and rezonings that would result in an intensification of residential, commercial, or industrial land use, consider the adequacy of the following services, in addition to those services required by Policy 2.2.1, when making findings for approval. Allow intensification of land use only in those areas where all service levels are adequate, or where adequate services will be provided concurrent with development.

- Schools
- Police Protection
- Utilities, including electricity, gas, telephone and cable
- Garbage service and recycling facilities
- Parks
- Drainage
- Fire Protection

In connection with any General Plan and/or LCP amendment or rezoning, the following services shall also be considered in terms of adequacy and availability: library facilities, street lighting, child care.

Objective 2.12 – Mixed-Use Development. To provide a mix of different types of commercial uses or a mix of commercial and residential or public facility uses in appropriate locations where the combination of uses are complementary and contribute to establishing centers of community activity and commerce.

Policy 2.12.3 – Residential Uses in Commercial Designations. Allow a mix of residential and commercial uses in areas designated Neighborhood or Community Commercial or Professional and Administrative Office. Require the inclusion of residential development where provided by adopted village, town, community or specific plans. Limit residential uses to densities which allow good site design that meets the standards of Chapter 13.11 of the County Code and commercial utilization of the property, and which are secondary to the commercial use, not to exceed 50 percent (67% if project is 100% affordable) of the floor area of the development.

Objective 2.13 (LCP) – Neighborhood Commercial Designation (C-N). To provide compact, conveniently-located, and well-designed shopping and service uses to meet the needs of individual urban neighborhoods, rural communities and visitors.

Policy 2.13.1 (LCP) – Location of Neighborhood Commercial Uses. Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions, or centrally located to serve rural communities.

Policy 2.13.2 (LCP) – Location of Visitor Serving Neighborhood Commercial Uses. Designate on the General Plan and LCP Land Use Maps Neighborhood Commercial areas specifically suitable for visitor serving commercial uses, based on: proximity to public beaches, the yacht harbor, state parks, or other tourist or recreational attractions.

Policy 2.13.3 (LCP) – Allowed Uses in the Neighborhood Commercial Designation. Allow a variety of retail and service facilities, including neighborhood or visitor oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

Policy 2.13.4 (LCP) – Expansion of the Neighborhood Commercial Designation. Only allow Neighborhood Commercial uses that are small scale, appropriate to a neighborhood or visitor service area, and which will not have adverse traffic, noise, and aesthetic impacts on the adjacent residential areas. Allow the expansion of Neighborhood Commercial land use designations only where:

- A need and market exists, and
- The use will not adversely affect adjacent residential neighborhoods.

Objective 2.14 (LCP) – Community Commercial Designation (C-C). To provide well-designed centers of concentrated commercial use accommodating a mix of activities serving the general shopping, service and office needs of community-wide market areas.

Policy 2.14.1 (LCP) – Location of Community Commercial Uses. Designate on the General Plan and LCP Land Use Maps Community Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

Policy 2.14.2 (LCP) – Allowed Uses in the Community Commercial Designation. Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational rental housing units, rental services, and similar types of retail and service activities.

Policy 2.14.3 – Cottage Industries with On-Site Retail Sales. Allow cottage industry with on-site retail sales to locate within the Community Commercial Designation.

Policy 2.14.4 – Provision of Commercial Development Sites. Provide suitable sites for commercial development within unincorporated urban areas to provide services for area residents, revenue sources to support local government services, and focal points for community activity areas.

Policy 2.14.5 – Vacant Commercial Land. Promote the availability of vacant land designated for commercial uses, consistent with the environmental and economic goals of the County.

Policy 2.14.6 (LCP) – Quality of Commercial Design. Ensure quality commercial development through Commercial Development Permit procedures to regulate signage, landscaping, buffering, on-site circulation, parking, drainage, site and building design, and traffic patterns and access. Require commercial facilities to be compatible with adjacent land uses and neighborhood character, to utilize and complement the scenic and natural setting of the site and area, and to provide proper management and protection of the environment. (See Chapter 8: Community Design)

Policy 2.14.7 – Expansion of Community Commercial Land Use Designations. Allow expansion of Community Commercial designations through a General Plan amendment only under an integrated development plan, and when large building sites or additional commercial space is required and cannot be located within one of the village centers.

Objective 2.17 (LCP) – Service Commercial and Light Industrial Designation (C-S). To meet the service and employment needs of the community by providing for commercial services and light industrial activities in areas having adequate access and public services and where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses.

Policy 2.17.1 (LCP) – Location of Service Commercial/Light Industrial Uses. Designate on the General Plan and LCP Land Use Maps areas appropriate for Commercial Services or Light Industrial use based on proximity to major streets and rail transportation, provision of adequate services, and compatibility with adjacent land uses and the environment.

Policy 2.17.2 (LCP) – Location of Light Industry within the Coastal Zone. Permit light industry to locate within the Coastal Zone only on sites currently designated Service Commercial/Light Industry. Designation of additional sites for light industry shall require an amendment to the General Plan and LCP Land Use Plan. Designate new sites only when:

- (a) No other feasible alternatives exist,
- (b) There is a demonstrated need for new sites,
- (c) The site is not suitable for or designated for a coastal priority use,
- (d) A compelling public need is demonstrated, and
- (e) Development of the site would be consistent with all General Plan and LCP Land Use Plan resource protection policies.

Policy 2.17.3 (LCP) – Allowed Uses in Service Commercial and Light Industrial Designations. Allow light industrial facilities such as assembly and manufacturing; commercial services facilities such as auto repair, contractors’ yards, and warehousing; and outdoor sales facilities, such as nurseries, lumber yards, and boat and auto sales in the Commercial Services/Light Industry land use designation. Limit the permitted uses in this category to those without major pollution or nuisance factors. Limit general retail uses in this designation to those which require large showrooms or outside sales area, or those which are ancillary to a manufacturing use and market items produced on site. Allow child care facilities intended to serve the employees of the light industrial development. Allow limited office uses and those which are accessory to the approved service commercial or light industrial use.

Policy 2.17.4 – Design of Service Commercial/Light Industrial Uses. Ensure compatibility with adjacent uses through the Commercial Development Permit procedures with careful attention to landscaping, signage, access, site and building design, drainage, on-site parking and circulation, fencing, and mitigation of nuisance factors.

Policy 2.17.5 – Service Commercial Uses on Small Parcels. Encourage assembly of existing small parcels and restrict intensity of use on small parcels to minimize impacts on traffic and adjacent properties.

Policy 2.17.8 – San Lorenzo Valley. Ensure that any Commercial Services/Light Industrial development does not adversely impact the water supply watershed in the San Lorenzo Valley area. Utilize the Commercial Development permit process to evaluate potential impacts, including drainage and run-off, and require needed mitigation measures as conditions of approval.

Objective 2.19a (LCP) – Heavy Industry Designation (I). To provide for limited heavy industrial activities such as lumber mills and major manufacturing plants, to encourage the productive utilization of the County’s natural resources and provide employment for County residents, while ensuring compatibility with the environment, available infrastructure, and adjacent land uses.

Objective 2.19b (LCP) – Quarry Designation (Q). To allow the orderly economic extraction of mineral resources with conditions to require minimal adverse impacts on environmental and scenic resources, and surrounding residential land uses.

Policy 2.19.1 (LCP) – Siting of Heavy Industries and Quarries. Identify on the General Plan and LCP Land Use Maps, the sites of existing operating facilities for quarries and heavy industries. Any change in use or major expansion shall be subject to full environmental and economic analysis and review by the County for the adequacy and appropriateness of the site for the proposed use and shall be subject to a General Plan and LCP amendment.

Policy 2.19.4 – Environmental Review for New Heavy Industry or Quarries. Require full environmental impact analysis and amendment of the General Plan and LCP Land Use Plan to establish new heavy industrial facilities or for new quarries outside the areas designated as Mineral Resource Areas on the General Plan and LCP Resources and Constraints Maps.

Policy 2.19.5 (LCP) – Siting of Coastal-Dependent Heavy Industry. Require that all proposals for rezoning to permit coastal-dependent heavy industry within the coastal zone meet the following conditions:

- Alternative locations would be infeasible or more environmentally damaging;
- National economic and security interests would be adversely affected by not approving the proposed project;

- Adverse environmental effects will be mitigated to the maximum extent feasible;
- The proposed coastal-dependent industrial use is consistent with General Plan and LCP Land Use policies; and
- Voter approval is obtained for any on-shore facility serving off-shore oil and gas development.

Policy 2.19.6 (LCP) – Bonny Doon and North Coast. No new, substantially expanded, or different heavy industrial uses shall be permitted in the Bonny Doon or North Coast Planning Areas. As the existing heavy industrial uses are discontinued, development shall be permitted for uses and intensities consistent with the land use designations on surrounding properties.

Policy 2.19.8 – San Lorenzo Valley. Ensure that any industrial development does not adversely impact the water supply watershed in the San Lorenzo Valley area. Utilize the Commercial Development permit and environmental review processes to evaluate potential impacts, including drainage and runoff, and require needed mitigation measures as conditions of approval.

Objective 2.20 – Home Occupations. To encourage appropriate small businesses conducted as Home Occupations, provided that they are compatible with surrounding residential land uses.

Policy 2.20.1 – Home Occupations as Accessory Uses. Permit small businesses as Home Occupations in residential areas and residential zone districts as accessory uses to the primary residential use of the property.

Policy 2.20.2 – Siting and Administration of Home Occupations. Maintain regulations for Home Occupations in Volume II of the County Code to control the allowable Home Occupation activities and prevent adverse impacts on surrounding properties. When Home Occupations expand to the extent that they significantly impact adjacent residential uses, require relocation to a Commercial or Industrial area as appropriate.

Objective 2.22 (LCP) – Coastal Dependent Development. To ensure priority for coastal-dependent and coastal-related development over other development on the coast.

Policy 2.22.1 (LCP) – Priority of Uses within the Coastal Zone. Maintain a hierarchy of land use priorities within the Coastal Zone:

- First Priority: Agriculture and coastal-dependent industry
- Second Priority: Recreation, including public parks; visitor serving commercial uses; and coastal recreation facilities.
- Third Priority: Private residential, general industrial, and general commercial uses.

Policy 2.22.2 (LCP) – Maintaining Priority Uses. Prohibit the conversion of any existing priority use to another use, except for another use of equal or higher priority.

Objective 2.23 (LCP) – Conservation of Coastal Land Resources. To ensure orderly, balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of Santa Cruz County.

Policy 2.23.2 (LCP) – Designation of Priority Sites. Reserve the sites listed in Figure 2-5 (of the Land Use Element) for coastal priority uses as indicated. Apply use designations, densities, development standards, access, and circulation standards as indicated.

Policy 2.23.3 (LCP) – Master Plan Requirements for Priority Sites. Require a master plan for all priority sites, with an integrated design providing for full utilization of the site and a phasing program based on the availability of infrastructure and projected demand. Where priority use

sites include more than one parcel, the master plan for any portion shall address the issues of site utilization, circulation, infrastructure improvements, and landscaping, design and use compatibility for the remainder of the designated priority use site. The Master Plan shall be reviewed as part of the development permit approval for the priority site.

Objective 2.24 (LCP) – Village, Town, Community and Specific Plans. To continue to use village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers and other concentrated urban and rural areas; to provide a higher level of planning detail and public involvement; and to promote economic viability, coherent community design and enhancement of the unique characteristics of the village areas and community centers as focal points for living, working, shopping and visiting.

Policy 2.24.1 (LCP) – Development Review in Areas with Adopted Village, Town, Community and Specific Plans. Review all new development and require compliance with any adopted village, town, community or specific plan. Encourage all land owners and businesses in these areas to follow to guidelines adopted as suggestions in the plans.

Chapter 5: Conservation and Open Space Element

Objective 5.1 (LCP) – Biological Diversity. To maintain the biological diversity of the County through an integrated program of open space acquisition and protection, identification and protection of plant habitat and wildlife corridors and habitats, low-intensity and resource compatible land uses in sensitive habitats and mitigations on projects and resource extraction to reduce impacts on plant and animal life.

Policy 5.1.2 (LCP) – Definition of Sensitive Habitat. An area is defined as a sensitive habitat if it meets one or more of the following criteria:

- (a) Areas of special biological significance as identified by the State Water Resources Control Board.
- (b) Areas which provide habitat for locally unique biotic species/communities, including coastal scrub, maritime chaparral, native rhododendrons and associated Elkgrass, mapped grasslands in the coastal zone and sand parkland; and Special Forests including San Andres Live Oak Woodlands, Valley Oak, Santa Cruz Cypress, indigenous Ponderosa Pine, indigenous Monterey Pine and ancient forests.
- (c) Areas adjacent to essential habitats of rare, endangered or threatened species as defined in (e) and (f) below.
- (d) Areas which provide habitat for Species of Special Concern as listed by the California Department of Fish and Game in the Special Animals list, Natural Diversity Database.
- (e) Areas which provide habitat for rare or endangered species which meet the definition of Section 15380 of the California Environmental Quality Act guidelines.
- (f) Areas which provide habitat for rare, endangered or threatened species as designated by the State Fish and Game Commission, United State Fish and Wildlife Service or California Native Plant Society.

- (g) Nearshore reefs, rocky intertidal areas, sea caves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, sandy beaches, shorebird roosting, resting and nesting areas, cliff nesting areas and marine, wildlife or education/research reserves.
- (h) Dune plant habitats.
- (i) All lakes, wetlands, estuaries, lagoons, streams and rivers.
- (j) Riparian corridors.

Policy 5.1.3 (LCP) – Environmentally Sensitive Habitats. Designate the areas described in 5.1.2 (d) through (j) as Environmentally Sensitive Habitats per the California Coastal Act and allow only uses dependent on such resources in these habitats within the Coastal Zone unless other uses are:

- (a) Consistent with sensitive habitat protection policies and serve as a specific purpose beneficial to the public;
- (b) It is determined through environmental review that any adverse impacts on the resources will be completely mitigated and that there is no feasible less-damaging alternative; and
- (c) Legally necessary to allow a reasonable economic use of the land, and there is no feasible less-damaging alternative.

Policy 5.1.4 (LCP) – Sensitive Habitat Protection Ordinance. Implement the protection of sensitive habitats by maintaining the existing Sensitive Habitat Protection ordinance. The ordinance identifies sensitive habitats, determines the uses which are allowed in and adjacent to sensitive habitats, and specifies required performance standards for land in or adjacent to these areas. Any amendments to this ordinance shall require a finding that sensitive habitats shall be afforded equal or greater protection by the amended language.

Policy 5.1.5 (LCP) – Land Division and Density Requirements on Sensitive Habitat. Allow land divisions in sensitive habitats on when the density and design of the subdivision are compatible with protection of these resources as determined by environmental assessment and applicable County land use and zoning standards. Apply the following land division and density standards to the habitats listed:

- (a) Grasslands – Prohibit land division of native and mixed native grassland habitat mapped in the Coastal Zone unless the area to be divided is removed from the mapped grassland habitat area by General Plan-Local Coastal Program amendment. On parcels with existing mapped native and mixed native grasslands and which contain developable land outside those habitats, allow development at the lowest density of the land use designation and require that development be clustered and located outside the habitat areas. Allow one single family dwelling unit per existing parcel or record. Where property owners upgrade grasslands on their parcels, outside of mapped areas, through resources management activities, the prevailing General Plan densities shall not be reduced.
- (b) Special Forests – Prohibit land divisions within designated Special Forests unless the area to be divided is removed from the mapped special forests habitat area by General Plan-Local Coastal Plan amendment. On parcels with existing mapped special forest areas which contain developable land outside those habitats, allow development at the lowest density of the land use designation and require that development be clustered and located outside the habitat areas. Allow one single family dwelling unit per existing parcel or

record. Where property owners upgrade special forest areas on their parcels, outside of mapped areas, through resources management activities, the prevailing General Plan densities shall not be reduced.

Policy 5.1.6 (LCP) – Development Within Sensitive Habitats. Sensitive habitats shall be protected against any significant disruption of habitat values; and any proposed development within or adjacent to these areas must maintain or enhance the functional capacity of the habitat. Reduce in scale, redesign, or, if no alternative exists, deny any project which cannot sufficiently mitigate significant adverse impacts on sensitive habitats unless approval of a project is legally necessary to allow a reasonable use of the land.

Policy 5.1.7 (LCP) – Site Design and Use Regulations. Protect sensitive habitats against any significant disruption or degradation of habitat values in accordance with the Sensitive Habitat Protection ordinance. Utilize the following site design and use regulations on parcels containing these resources, excluding existing agricultural operations:

- (a) Structures shall be placed as far from the habitat as feasible.
- (b) Delineate development envelopes to specify location of development in minor land divisions and subdivisions.
- (c) Require easements, deed restrictions, or equivalent measures to protect that portion of a sensitive habitat on a project parcel which is undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels.
- (d) Prohibit domestic animals where they threaten sensitive habitats.
- (e) Limit removal of native vegetation to the minimum amount necessary for structures, landscaping, driveways, septic systems and gardens;
- (f) Prohibit landscaping with invasive or exotic species and encourage the use of characteristic native species.

Policy 5.1.8 (LCP) – Chemicals Within Sensitive Habitats. Prohibit the use of insecticides, herbicides, or any toxic chemical substances in sensitive habitats, except when an emergency has been declared, when the habitat itself is threatened, when a substantial risk to public health and safety exists, including maintenance for flood control by Public Works, or when such use is authorized pursuant to a permit issued by the Agricultural Commissioner.

Policy 5.1.9 (LCP) – Biotic Assessments. Within the following areas, require a biotic assessment as part of normal project review to determine whether a full biotic report should be prepared by a qualified biologist:

- (a) Areas of biotic concern, mapped;
- (b) Sensitive habitats, mapped & unmapped.

Policy 5.1.10 (LCP) – Species Protection. Recognize that habitat protection is only one aspect of maintaining biodiversity and that certain wildlife species, such as migratory birds, may not utilize specific habitats. Require protection of these individual rare, endangered and threatened species and continue to update policies as new information becomes available.

Policy 5.1.11 (LCP) – Wildlife Resources Beyond Sensitive Habitats. For areas which may not meet the definition of sensitive habitat contain in policy 5.1.2, yet contain valuable wildlife resources (such as migration corridors or exceptional species diversity), protect these wildlife habitat values and species using the techniques outlined in policies 5.1.5 and 5.1.7 and use other mitigation measures identified through the environmental review process.

Objective 5.13 (LCP) – Commercial Agricultural Land. To maintain for exclusive agricultural use those lands identified on the County Agricultural Resources Map as best suited to the commercial production of food, fiber and ornamental crops and livestock and to prevent conversion of commercial agricultural land to non-agricultural uses. To recognize that agriculture is a priority land use and to resolve policy conflicts in favor of preserving and promoting agriculture on designated commercial agricultural lands.

Policy 5.13.5 (LCP) – Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land. Maintain a Commercial Agricultural (CA) Zone District for application to commercial agricultural lands that are intended to be maintained exclusively for long-term commercial agricultural uses. Allow principal permitted uses in the CA Zone District to include only agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production and, outside the coastal zone, timber harvesting operations.

Policy 5.13.6 (LCP) – Conditional Uses on Commercial Agricultural (CA) Zoned Lands. All conditional uses shall be subject to standards which specify siting and development criteria including: size, location and density. Allow conditional uses on CA zoned lands based upon the following conditions:

- (a) The use constitutes the principal agricultural use of the parcel; or
- (b) The use is ancillary incidental, or accessory to the principal agricultural use of the parcel; or
- (c) The use consists of an interim public use which does not impair long term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation, and that minimizes and offsets the loss of agricultural land resulting from facility construction; and
- (d) The use is sited to avoid conflicts with principal agricultural activities in the area; and
- (e) The use is sited to avoid, where possible, or otherwise minimize the removal of land from agricultural production.

Policy 5.13.8 – Location of Agricultural Support Facilities. Require agricultural support facilities, where permitted on designated Agricultural lands, to locate either off good agricultural soils, or when this is not feasible, on the perimeter of good agricultural soils.

Policy 5.13.10 (LCP) – Water and Sewer Lines in the Coastal Zone. Prohibit the placement of water or sewer lines on commercial agricultural lands in the Coastal Zone. Allow exceptions to this policy only under the following circumstances and require safeguards (See 5.13.11) to be adopted which ensure that such facilities will not result in the conversion of commercial agricultural lands to non-agricultural uses:

- (a) Allow water transmission lines from the North Coast to the City of Santa Cruz and allow service lines to be placed on commercial agricultural lands for the purpose of irrigation and related agricultural uses.
- (b) Allow sewer transmission lines to and from the City of Watsonville sewage treatment plant to cross commercial agricultural lands without service to the affected parcels.

(c) Allow water and sewer lines to be placed on commercial agricultural lands to serve existing development which has failing wells and/or sewage disposal systems.

Policy 5.13.11 (LCP) – Protection for Water and Sewer Lines. For the purposes of policy 5.13.10, safeguards shall include, but not be limited to:

- (a) Prohibiting hookups to trunk lines through commercial agricultural lands; and
- (b) Prohibiting the levying of assessment fees against commercial agricultural land for the construction of sewage transmission lines running through them.

Policy 5.13.12 – Energy Efficiency and Resource Protection. Encourage energy-efficient and resource protection agricultural practices such as organic farming, integrated pest management, biodynamic cultivation and utilization of agricultural wastes for on-site energy production.

Policy 5.13.13 (LCP) – Composting Agricultural Wastes. Encourage the composting of agricultural wastes and the use of composts in agriculture production, as a means of reducing irrigation water demand and reducing solid waste disposal requirements. Allow the commercial composting of source separated organic material such as yard waste on agricultural land with an approved development permit, including coastal development permits, subject to health and water quality requirements.

Objective 5.14 (LCP) – Non-Commercial Agricultural Land. To encourage and provide for limited agricultural uses, such as small-scale agriculture and community gardens, on the limited amount of agricultural land remaining in the County which is not designated as commercially viable, in order to maintain a diversity of farm operations and to maintain productive open space and rural character.

Policy 5.14.1 (LCP) – Uses Allowed on Non-Commercial Agricultural (A) Zoned Lands (Agricultural Land Use Designation with Agricultural Zone District). On land designated Agricultural on the General Plan and LCP Land Use Maps, but not Agricultural Resource on the Agricultural Resources Maps, allow the following range of uses based on parcel size.

- (a) On parcels 2.5 acres or smaller in size, allow one residence and accessory uses; agricultural uses; open space uses; recreational uses and community facilities where these uses can be shown to not conflict with any adjacent agricultural activity.
- (b) On parcels over 2.5 acres in size, allow a range of agricultural uses, including both commercial and non-commercial agricultural activities; one residence; publicly owned and operated landfill as an interim use; or other uses where these uses are consistent with the Coastal Act, and where these uses can be shown to not conflict with any adjacent agricultural activity.
- (c) Agricultural service establishments according to siting criteria for the location of such businesses. Siting criteria shall include the following: the business shall be compatible with the agricultural area and support farming operations in the area; potential business sites will not conflict with agricultural practices or residential uses; and potential business sites will afford maximum protection of agricultural production and resource values.

Policy 5.14.10 – Development on Non-Commercial Agricultural Land. Apply policies 5.13.9, 5.13.11 and 5.13.12 to discretionary development on non-commercial agricultural land.

Policy 5.14.11 (LCP) – Visual Mitigations For Large Agricultural Structures. Require large scale agricultural structures, such as greenhouses, packing sheds, and closed storage structures to minimize their visual impact on designated scenic roads, beaches, or recreation facilities. Visual impacts shall be minimized by locating structures within or near existing groups of structures; using materials and colors which blend with the building cluster or the natural vegetative cover

of the site (except greenhouses); and/or using landscaping to screen or soften the appearance of structures. Prohibit location of such structures where they would block public ocean views. Shoreline facility structures shall be well screened. (See policies in section 5.10 and chapter 8: Community Design.)

Objective 5.15 (LCP) – Specialized Agricultural Uses. To recognize and provide for a variety of agricultural uses such as greenhouses, aquaculture and wineries on lands which are appropriately suited for these specialized uses in order to maintain the optimum agricultural diversity.

Greenhouse Agriculture

Policy 5.15.1 (LCP) – Agriculture Inside Structures. Recognize that certain forms of agriculture requiring production of crops, livestock or related products inside structures (e.g. greenhouses, insectories, aquaculture) may be a necessary part of an agricultural operation. Require any such uses to mitigate any impacts created by such facilities to minimize land use conflicts and/or environmental problems.

Policy 5.15.2 (LCP) – Runoff Retention. In primary recharge areas, require storm water runoff to be retained on site for percolation; in other areas require detention.

Policy 5.15.3 (LCP) – Preserving Prime Soil. Prohibit removal of indigenous prime soil used as a growing medium for container plants which are sold intact.

Policy 5.15.4 (LCP) – Limiting Impervious Surfaces. Limit flooring or impervious surfacing within the structure which impairs long-term soil capabilities to the minimum area needed for access, loading, and storage, and prohibit the use of long-term sterilants under impervious surfacing.

Policy 5.15.5 (LCP) – Maximize Energy Efficiency. Encourage the use of alternative energy sources such as passive solar design techniques to maximize energy efficiency, when feasible.

Policy 5.15.6 (LCP) – Ventilation. Encourage open ventilation where feasible. When exhaust fans are proven to be necessary, the fans should be located away from non-agricultural uses, and should maximize energy efficiency.

Policy 5.15.7 (LCP) – Water Conservation. Require irrigation systems to be water conserving.

Agricultural Land in State Parks

Policy 5.15.18 (LCP) – Agricultural Land in State Parks. In processing State Parks and Recreation Department development plans and projects for park units within the Coastal Zone:

- (a) Retain the maximum amount of commercial agricultural land in agricultural production within each state park unit.
- (b) Require a site-specific justification demonstrating the overriding public access or recreational need, for removing agricultural lands from production or for not offering lands capable of farm production for lease.

Santa Cruz County Village Plans

The goal of the village plans is to preserve and build on the unique attributes of each of the village areas as stated in General Plan Objectives 8.4.1 and 8.4.2; “To preserve the unique characteristics of the village areas as community focal points for living, working, shopping and visiting.” “To provide a

planning framework to guide future public and private improvements in the village areas and to promote economic viability and coherent community design.”

The Program would apply to only two of the seven village plans, since the majority of these plans are located within the Urban and Rural Services Lines, outside of the Coastal zone + 1 mile buffer area, or else are located within the Coastal zone + 1 mile buffer area, but do not include the allowable zoning districts.

Felton Town Plan

The Program would apply to areas of the Felton Town Plan that are located outside of the RSL and would overlap with the Program’s area of eligibility.

Adopted in 1987, the Felton Town Plan was prepared to establish design and development guidelines for the village center of Felton, and is used to guide and coordinate future public and private developments in this town center. The Plan provides a more detailed examination of this community center of social and commercial activity than could be included in the County General Plan. Felton is an unincorporated village located approximately 6 miles north of the City of Santa Cruz, and is the gateway village to the San Lorenzo Valley, an area of steep, redwood hills and a narrow valley bottom along the San Lorenzo River, which flows through Felton just east of the Village.

Community Commercial District

The objective of Community Commercial Centers according to Chapter 6.2.2 of the General Plan is: “to provide Community Commercial areas with definite boundaries such that the concentration of public and private investment and planning effort will result in more viable commercial areas which serve a role as special places for working, shopping and cultural activities and which increase the efficient use of transportation.”

The Felton Town Plan aims to focus future development and revitalization in the Community Commercial District per the following policies:

- 1) The Community Commercial Center boundaries shall be established as illustrated on the map to the left (see Felton Town Plan page 11).
- 2) The expansion of Community Commercial uses beyond these boundaries shall not occur until such time as the Community Commercial District can no longer support additional commercial activity through:
 - Infill development as illustrated in this plan.
 - Second story expansion of existing structures.
 - Redevelopment of existing structures, or at such time when parking and/or sanitation requirements preclude further development within the proposed Community Commercial Center.
- 3) Redesignate and Rezone the west side of Gushee Street to Residential, with Bed & Breakfast Inns and small scale Professional offices allowed as Conditional Uses.

Planned Development

The plan for infill development in the Village Core was generated in response to goals established during the public workshop process, including:

- Utilizing available land in the Village Core for new development.
- Providing “infill” housing opportunities in the Village Core.
- Providing new development which overlooks the San Lorenzo River and the Felton Covered Bridge.
- Providing new parking opportunities in back of existing Highway 9 businesses.

Boulder Creek Specific Plan

The Program would apply to areas of the Boulder Creek Specific Plan that are located outside of the RSL and would overlap with the Program’s area of eligibility.

The Boulder Creek Village Specific Plan was prepared in 1992, and is a policy document used to guide and coordinate public and private sector actions within the Boulder Creek Village Planning Area. It balances goals for preserving Boulder Creek’s unique character with goals to improve local services and the community’s overall quality of life.

Boulder Creek Village is located in the Mountain Region in San Lorenzo Valley, within an area of steep, redwood covered hills formed by the San Lorenzo River, which flows through Boulder Creek. State Highway 9 runs through the center of the village and serves as an alternate commute route to Silicon Valley, as well as access to two State Parks, Big Basin to the north and Henry Cowell State Park to the south. Boulder Creek has three general sub-areas, referred to for planning purposes as the “Village Core,” “South Village,” and “Outlying Village Areas.”

Village Plan Objectives

1. Village Core
 - b. Concentrate commercial development in the Core to include the east side of Pine Street and Big Basin Way; retain businesses, and encourage property renovation and redevelopment with supportive parking policies and improvements.
 - c. Preserve the scale and character of the Village Core’s residential areas.
 - e. “Anchor” the Village Core on the north and south with public or private-sector investment as opportunities arise.

Village Core Policies

1. **“Community Commercial District.”** “Village Core Commercial” development standards and guidelines apply to this area. The policy recommendations in this section reflect the General Plan and the Village Core objectives listed above.
2. **Focus Improvements and Development.** Future public and private development and revitalization efforts should be focused in the Core Commercial area. They should promote the Core as a place where people come and spend some time, rather than drive in for one purpose and leave. Public improvements should be concentrated and reduced, and flexible parking requirements should be applied to encourage private sector investment. Strip commercial development south along Highway 9 should remain limited to existing commercial sites only.

- 4. Retain and Promote Investment.** The County and local merchants should retain a “Village(s) Coordinator” who would perform ombudsman/promotion duties, resolving landlord-tenant disputes and promoting the occupation of existing vacant spaces. Perceptions regarding rent levels, County policies, and the general business environment need to be explored and clarified to ensure that the Village Core remains a vital business environment. “Creeping disinvestment” in the form of vacancies should be halted, in part by expanding the commercial core.
- 5. Accommodate Commercial District Expansion.** Expansion of the Community Commercial District is allowed under General Plan Policy 6.2.8, but only when the Community Commercial District is unable to accommodate additional activity through (1) redevelopment of existing structures or (2) construction on undeveloped parcels. The Specific Plan provides for existing commercial zoning to be expanded in the Village Core, consistent with the County General Plan. The “Village Commercial” designation extends along the easterly frontage of Pine Street, the easterly frontage of Big Basin Way, and north from Big Basin Way across Lorenzo Street to the banks of Bear Creek. Development Standards and Design Guidelines ensure that new development will reflect the historic qualities of the district.

South Village Policies

- b. Discourage new commercial development which will dilute the concentration of goods and services in the Village Core, while at the same time maintaining the existing mixed use.
- c. Preserve the scale and character of the South Village’s residential areas.

Outlying Village Areas Policies

- b. Maintain a rustic character of residential development in areas surrounding the Village.

Santa Cruz County Code

Chapter 13.10 – Zoning Regulations

The zoning ordinance of the County of Santa Cruz implements the General Plan and LCP Land Use Plan by providing specific regulations as to the allowable uses of land and structures; promotes and protects the public health, safety, peace, morals, comfort, convenience, and general welfare; protects the character, stability, and satisfactory interrelationships of residential, commercial, industrial, agricultural, recreational, and open space areas of the County; and protects the natural environment in compliance with the California Environmental Quality Act. The zoning ordinance determines what uses, design criteria, densities, and similar information may occur within different zoned areas of the County, regulating the uses of land and structures within the County consistent with legislative acts.

Chapter 13.10.613 – Home Occupations. The purposes of these regulations are to allow persons to carry on limited, income-producing activities on their residential property, and to protect nearby residential properties from potential adverse effects of the allowed activity by not allowing home occupations that would create excessive noise, traffic, public expense, or any nuisance.

Chapter 13.20 – Coastal Zone Regulations

The coastal zone regulations establishes the Coastal Zone review and permit process for implementing the California Coastal Act of 1976, as interpreted by and in accordance with the Local Coastal Program of Santa Cruz County. The Coastal Zone review and permit process ensures that all development in the Coastal Zone of the County is consistent with LCP policies and provisions. In

establishing the Coastal Zone review and permit process, this chapter establishes where and for what types of development a coastal development permit approval is required; the application, hearing, notice and appeal procedures, the required findings; and development and design standards. All development located within the Coastal Zone of the unincorporated portion of the County must adhere to this chapter. The regulations of this chapter and Chapter 13.10 SCCC, the zoning ordinance, along with all other applicable provisions of the SCCC shall be applied for regulating development in the Coastal Zone.

Chapter 16.01 – Regulations for Preserving and Enhancing the Environment

The purpose of these regulations is to preserve and enhance the environment of the County of Santa Cruz by providing for the adoption of County environmental review guidelines setting forth regulations and procedures implementing the California Environmental Quality Act (CEQA) and State Environmental Impact Report Guidelines promulgated pursuant thereto. Authority is also granted for the adoption of further measures designed to preserve and enhance the environment of the County as the Board of Supervisors see fit.

Chapter 17.01 – Growth Management

One purpose of this chapter is to state clearly various policies which should govern the future growth and development of Santa Cruz County. A further purpose is to provide for the enactment of a growth management system to regulate the character, location, amount, and timing of future development so as to achieve the stated policies. A further purpose of this chapter is to provide for increased housing opportunities for persons with average and below average incomes who wish to reside in Santa Cruz County. Finally, it is the purpose of this chapter to protect the public health, safety, and welfare by regulating the future use and development of land in Santa Cruz County.

Agricultural Update and Measure J

Measure J was approved by Santa Cruz County voters and became law in 1978, codified as Chapter 17.01 of the Santa Cruz County Code. The proposed update supports and implements Measure J by preserving agricultural land for agricultural use and maintaining essential regulations protecting agricultural land, while responding to input from the local farming community that updates to agricultural regulations are needed to support the evolving and diverse needs of local agriculture.

The update would maintain existing policies preventing the conversion of agricultural land to nonagricultural uses, including: (1) Minimum density of 40 acres per residential dwelling unit required on commercial agricultural land, limiting residential development, and (2) Maintains existing prohibition against subdividing Commercial Agricultural Land, unless for agricultural purposes.

The update would also support the needs of diverse local farming operations, allowing uses on CA land that support agriculture while providing standards and appropriate reviews to protect agricultural land, including: (1) Allow agri-tourism important to many smaller local farms, including classes and field trips, farm stays, and farm to table dinners, with discretionary review required for larger or more frequent events, (2) Allow agricultural service establishments, such as farm equipment repair or sales, on commercial agricultural land with discretionary approval, protecting agricultural land by siting requirements and by allowing only when the use is compatible with and secondary to the main agricultural use, (3) Allow agricultural support uses, such agricultural equipment storage, to serve larger farming operations spread over multiple parcels, while requiring that the storage is compatible with and secondary to the main agricultural use, and (4) Allow housing for agricultural

employees (up to 12 units) on agricultural land as a principally permitted agricultural use, as required by state law. A discretionary site development permit would be required to ensure appropriate siting.

Interim Programmatic Habitat Conservation Plan for the Zayante Sandhills

The Santa Cruz Sandhills are a unique community of plants and animals found only on outcrops of Zayante sand soil in the central portion of Santa Cruz County, specifically Scotts Valley, San Lorenzo Valley, and Bonny Doon areas. Due to their limited geographic range and narrow habitat specificity, the endemic communities and species of the Sandhills are rare, and include State and federally listed endangered species and locally unique species, such as the Mount Hermon June beetle, the Zayante band-winged grasshopper, Scotts Valley spineflower, Ben Lomond wallflower, and silver-leaved manzanita. Estimated to cover 6,000 acres originally, approximately 40 percent of Sandhills habitat has been lost, primarily due to sand quarrying and development. The remaining, fragmented habitat is threatened by future development, while fire exclusion, exotic species, and unlawful recreation degrade habitat even within Sandhills preserves (Sandhills Alliance for Natural Diversity 2005; Santa Cruz County GIS 2016a).

The Interim Programmatic Habitat Conservation Plan (IPHCP) for the Zayante Sandhills addresses the incidental take of endangered species associated with residential projects located in already developed neighborhoods within the Sandhills. The plan describes the specific eligibility criteria for projects and identifies the neighborhoods in which landowners can utilize the IPHCP. Certain parcels within the IPHCP area are eligible to use the Zayante Sandhills Conservation Bank as mitigation for loss of sandhills habitat in conjunction with proposed development (Santa Cruz County GIS 2016b; Zayante Sandhills Conservation Bank 2011).