
Chapter 2

LAND USE

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LAND USE

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Language identified with (LCP) is not restricted to the Coastal Zone; language which includes the (LCP) initials is part of the Local Coastal Program and applies countywide unless specifically stated that the policy, etc. is limited to the coastal zone.

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AUTHORITY AND PURPOSE

The purpose of the Land Use Element is to guide the future physical development of the County of Santa Cruz and to address the historic, current and future distribution, location, density and intensity of all land uses in the unincorporated portion of the County. The requirements for a Land Use Element are established by State Planning Law (Section 65302(a)). This legislation requires that a General Plan contain:

“ . . . a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The Land Use Element has the broadest scope of the seven General Plan elements required by State law and plays a central role in combining land use issues, constraints, and opportunities. Utilizing both text and diagrams, the Land Use Element establishes a pattern of land utilization and sets out standards for both the density of population and the intensity of development for each of the land use classifications described.

Additionally, the Land Use Element:

- Reflects opportunities and constraints affecting land uses that have been identified in other elements;
- Fosters policies and programs to reduce loss of life, injuries, damage to property, and economic or social disruption that can result from physical hazards or natural disasters;
- Guides public and private investment; and
- Promotes a balanced and functional mix of land uses consistent with community needs, desires, and values.

RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Land Use Element is the heart of the General Plan. It can be described as a summary of the issues expressed in other elements, and a translation of those concerns into clear and consistent land use policies. The goals, objectives, policies and programs detailed in other elements are reflected in the distribution of land uses described in the text and diagrams of the Land Use Element. For example, residential uses described in the Land Use Element must be compatible with the physical limitations of the land and potential sources of excessive noise, described in the Public Safety and Noise Elements, as well as with natural resources protected by policies of the Conservation and Open Space Element. An adequate amount of land for various housing types is allocated in the Land Use Element to meet, within identified fiscal and environmental constraints, the objectives of the Housing Element; and the types and location of housing will directly influence the need for park and recreation facilities and other public services discussed in the Parks, Recreation, and Public Facilities Element. The distribution and type of land uses will also determine the need for road and transportation system enhancements addressed in the Circulation Element; and the area, village and community plans which are part of the Land Use Element contain design criteria that are referenced in the Community Design Element. In addition, State Planning Law (Government Code Section 65300.5) requires that General Plan elements be consistent with one another:

“ . . .the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”

SUMMARY OF THE ELEMENT

This chapter is divided into five main sections that describe land use classifications, diagram the distribution of land uses throughout the unincorporated County, and address the policies established in individual village, town, community and specific plans.

The first section addresses general policies that guide the land use “framework” for the County, including the delineation of rural and urban land use, a description of growth management in the County of Santa Cruz and a description of public facilities requirements for new development.

The second section describes residential land use designations, dividing the policies into those which address rural land uses and those which are directed toward urban land uses located within the Urban Services Line (USL) or Rural Services Line (RSL). In addition to listing the requirements applicable to various density categories, this section includes descriptions and policies for the “Rural Density Matrix” and “Residential Density Bonuses.”

The third section describes commercial, industrial and public facility land use designations, including policies for commercial services, professional and administrative uses, visitor-serving facilities, service commercial and industrial uses, and quarries. Also addressed are policies for home occupations, public facility uses (including churches), existing commercial development, and “mixed-use” development.

The fourth section describes policies that are specific to individual areas, including coastal priority uses, and includes diagrams that illustrate the distribution of land uses throughout the County. Included in this section are general diagrams representing the distribution of land use designations in each planning area.

The fifth section describes policies for airport land use compatibility and safety. (*Resolution 197-2019*)

The village, town, community and specific plans are included in the General Plan and LCP Land Use Plan Volume II and are incorporated herein by reference. The issues addressed in these plans are generally more site-specific than those addressed in the General Plan and LCP Land Use Plan. This specificity reflects the unique character of each of the areas for which a plan

was developed. It also reflects the extensive public participation from the local community that was essential to developing these plans. The policies in these plans are consistent with, and complementary to, the broader policies in the Land Use Element, and also reflect the concerns and values of the community’s residents.

GENERAL LAND USE POLICIES PLANNING FRAMEWORK

During the decades of the 1960’s and 1970’s, Santa Cruz County experienced rapid growth in both population and development. As a response to growth pressures and the voter approval of Measure J, the County implemented a series of measures intended to provide high quality development, and ensure adequate public services and protection for the County’s natural and agricultural resources. These measures include General Plan and LCP Land Use Plan policies, a voter mandated growth management system, and programs intended to address specific land use, housing, and resource conservation concerns.

The body of land use policies and programs encompassing the General Plan and LCP Land Use Plan includes the General Plan and LCP Land Use Plan policy text, Land Use and Facilities maps and diagrams, Resources and Constraints Maps, and the ordinances contained in the Santa Cruz County Code. In the broadest perspective, the County has utilized these land use policies and regulations to define precisely when and where urban development should and should not occur; thereby regulating the quality of development, controlling the pace of development consistent with the availability of public services, and protecting the natural resources that maintain and enhance the County’s unique environment.

A basic land use policy of the County is to separate urban and rural areas. A distinct boundary between urban and rural areas serves to encourage new development to locate in urban areas and protect agricultural land and natural resources in the rural areas. The County separates urban and rural areas with an Urban/Rural Boundary. The Urban/Rural Boundary is illustrated in Figure 1-2 by two lines; the Urban Services Line (USL) and the Rural Services Line (RSL).

The Urban Services (USL) Line is a boundary, illustrated on General Plan and LCP Land Use and Facilities Maps and diagrams, that defines where urban services may be provided. The USL guides the extension of public services and the subsequent creation of urban densities, and coordinates new residential development with the provision of public services and facilities. Generally, areas within the Urban Services Line are served by public water systems, sanitary sewer facilities and receive an urban level of fire protection. In addition, roads within the Urban Services Line are designed to standards specified in the County Design Criteria, and are generally wider than those in rural areas.

A more detailed description of the Urban Services Line is found in the County's Urban/Rural Boundary: Urban Services Line and Rural Services Line ordinance and in sections 2.3 (Rural Residential Siting) and 2.7 – 2.11 (Urban Residential Siting) of the General Plan and LCP Land Use Plan. In general, the communities of Live Oak, Soquel, Aptos, and portions of the Pajaro Valley and Carbonera are included within the Urban Services Line.

In some rural areas, there are existing enclaves which are developed at urban densities. These unique communities and subdivisions are outlined with a Rural Services Line (RSL). Generally, these enclaves have some urban-level services, and County policy allows the provision of full urban services, including public sanitation facilities, to serve these communities. Infill development within RSL boundaries is allowed at urban densities when community sewage disposal systems become available; but expansion of the Rural Services Line into rural areas is prohibited. Areas within the RSL include the communities of Davenport, Boulder Creek, Boulder Creek Country Club, Bear Creek Estates, Ben Lomond, Felton, Paradise Park, La Selva Beach, Place de Mer, Sand Dollar Beach, Canon Del Sol, Sunset Beach, Pajaro Dunes North, and Pajaro Dunes South. Specific policies addressing the RSL are included in the General Plan and LCP Land Use Plan section 2.1 (Land Use and Development Framework) and the County's Urban/Rural Boundary: Urban Services Line and Rural Services Line ordinance. Sections 7.19 through 7.21 of chapter 7 contain urban and rural sewage disposal policies and programs.

In areas outside of the Urban Services Line and Rural Services Line, the "Rural Density Matrix" provides for parcel-specific determination of allowable densities based on the availability of services, environmental and

site specific constraints, and resource protection factors required by the Growth Management System and the General Plan and LCP Land Use Plan.* The application of this system results in densities that are appropriate for the protection of resources in rural areas by assessing nine criteria or factors which, when taken together, determine the development potential for a particular rural site. These factors include: access, water supply, type of groundwater basin, timber resources, sensitive plant or animal habitats, erosion, potential seismic activity, landslide activity, and fire hazards. Assessment of these criteria allows development flexibility that reflects site specific resources and concerns. The "Rural Density Matrix" is described in section 2.3.1 of this Land Use Element, and a detailed description of the matrix is included in the County's Rural Residential Density Determinations ordinance.

In addition to directing where growth will occur in the County, policies have been established to manage the rate of growth as well. The Annual Population Growth Goal is determined as part of the Growth Management System enacted to implement Measure J, which was approved by County voters in 1978. This system requires that a goal be established for population growth in the unincorporated areas of the County, and that this goal represent the County's "fair share" of statewide population growth that can be accommodated given environmental and economic constraints. Further controls allocate the majority of building permits to urban areas to protect rural resources and open space within the County. The growth goal and permit allocations enable the County to plan for long range future population growth while protecting natural resources and allowing the orderly provision of public services that keep pace with development. A complete description of the annual population growth goal for the unincorporated area of the County can be found in the County Code ordinance entitled "Annual Population Growth Goals for Santa Cruz County."

Although Santa Cruz County was formed in 1850, the first Zoning Ordinance was not adopted until the late

* School employee housing as defined in the Santa Cruz County Code (SCCC) proposed in the Public Facility Zone district is considered a quasi-public use and is not subject to residential density determinations in the Rural Density Matrix. In addition, Agricultural Employee (Farmworker) Housing on a site in an agricultural zone district is considered an agricultural land use and is not subject to residential density determinations in the Rural Density Matrix. (*Resolution 274-2019*)

1950's, and it has been amended frequently since that time. Consequently, there are legally established uses that do not conform with uses currently allowed by the zone district or General Plan land use designation, and many legally built structures that do not conform to current site standards for the zone district. Although nonconforming, these legal uses and structures often contribute to the community, providing housing, architectural character, a sense of history, and contributing to economic vitality. Allowing legal nonconforming uses and structures to be appropriately maintained and improved contributes to the upkeep and appearance of residential and commercial areas; supports existing businesses and housing; and reducing the pressure to develop outside the Urban Services Line by encouraging the continued use of previously developed sites and existing buildings. Policies in the Housing Element, Land Use Element, as well as regulations the Zoning Ordinance, support the continuation, maintenance, and improvement of existing, legal nonconforming structures and uses within defined parameters. (*Resolution 52-2012*)

In 1990, voters adopted an environmental ordinance known as Measure C which addresses future growth and environmental protection. Approved by the voters in 1990, Ballot Measure C proclaimed the 1990's the "Decade of the Environment," and established principles and policies that guide the County to protect and restore the local environment, confronting on a local level those environmental concerns that are global in scope. This ordinance seeks to ensure that future growth and development in Santa Cruz County adheres to the natural limits and carrying capacity of the environment. The subjects addressed by Measure C are broad and varied, and policies and principles established in the ordinance cover a number of issues including offshore oil drilling, global warming and renewable energy sources, protection of the ozone layer, forest and greenbelt protection and restoration, recycling, toxic materials, endangered species and biological diversity, development of a sustainable local economy and future growth and development. These issues are addressed in the following elements of the General Plan and LCP Land Use Plan: the Land Use Element discusses policies for future growth and development in detail, the Conservation Element addresses natural resource and open space protection and the effective utilization of resources, and the Circulation Element encourages the prudent use of energy resources and improvement of air quality.

Because commute patterns can have a negative impact on traffic, energy use, and air quality, the relationship between jobs and housing is important. Although the jobs/housing balance is an issue addressed primarily in the Land Use Element, it is a problem that is covered in several other elements of the General Plan and LCP Land Use Plan. The jobs/housing balance concerns land use to the degree that sound land use planning can influence the locational decisions of business and industrial developers, government and other job providers. It concerns housing, as adequate housing opportunities for a variety of income groups must exist for potential employees. It concerns circulation, as the effects of increased commuting place a burden on existing transportation systems and reduce air quality. Residential choices are not made on the basis of commute time or distance alone, however. The heart of the jobs/housing balance issue lies in recognizing the different types of commute behavior, providing adequate housing opportunities, and encouraging a job base that supports a diversity of income levels.

GOALS

The overall goals of the Land Use Element are as follows:

- **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.

*Agricultural land use is discussed in chapter 5: Conservation and Open Space.

- **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.

- **Public Facility/Institutional Siting and Development:** To ensure adequate present and future availability of land for both public and quasi-public facility uses including schools, hospitals, cemeteries, sanitary landfills, and water supply and sewage treatment facilities.

- **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.

- **Airport Land Use Compatibility and Safety:** To Require compatibility between the Watsonville Municipal Airport and future land uses in the unincorporated area of the County that surround the Airport, and comply with State of California statutes, and regulations, and other laws governing land uses surrounding and within the airport, including consistency with the California Airport Land Use Planning Handbook which contains the mandatory criteria for safety, land use and density restrictions in the vicinity, and federal aviation regulations. (*Resolution 197-2019*)

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LAND USE AND DEVELOPMENT FRAMEWORK

Objective 2.1 Urban/Rural Distinction

(LCP) 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.

Policies

2.1.1 Delineating Urban Areas

(LCP) Designate on the General Plan and LCP Land Use and Facilities Maps an Urban Services Line (USL) and a Rural Services Line (RSL) to clearly delineate areas appropriate for future urban density development; and to define the boundary between areas with limited services and full urban services. Program the timing and location of public service extensions to support projected levels of development and to maintain economic, social and environmental quality. Coordinate , public service planning with cities, special districts, and LAFCO. (See chapter 7: Parks, Recreation and Public Facilities.)

2.1.2 Maintaining an Urban Services Line

(LCP) Require that any proposal to expand the Urban Services Line demonstrate that:

- Full urban services, including water supply, sewage treatment and road capacity, are available or planned to serve the expansion area; and
- The proposed expansion will not have an adverse impact on service levels for existing development or future development accommodated in the General Plan and LCP Land Use Plan; and
- The proposed expansion will not result in the loss of prime agricultural land or have significant adverse affects either individually or cumulatively on environmental and natural resources, including coastal resources; and
- No significant adverse impact on regional infrastructure will occur from the proposed expansion; and
- There are overriding public benefits from the proposed expansion which outweigh the unavoidable adverse effects on regional infrastructure and agricultural lands.

2.1.3 Maintaining a Rural Services Line

(LCP) Maintain a Rural Services Line to serve as a distinct boundary between rural areas and existing enclaves with urban densities. Prohibit the expansion of the Rural Services Line.

2.1.4 Siting of New Development

(LCP) 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.

2.1.5 Urban Development in Watsonville Sphere of Influence

Support extension of urban services adjacent to the City of Watsonville only in conjunction with annexation by the city. Prohibit subdivision of lands outside the Urban Services Line and in the Watsonville Sphere of Influence until annexation, unless the division would not adversely affect the City's General Plan affordable housing goals, and is determined to be of an overriding public benefit. (See policy 5.13.22.)

2.1.6 Public Services Adequacy

(LCP) 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 density range, as appropriate.

2.1.7 Coordinating Service District Boundaries With the Urban and Rural Services Lines

(LCP) 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 resource protection and enhancement. In these cases, restrict the activities outside the Urban Services Line and Rural Services Line 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.

2.1.8 Population Growth Goals

(LCP) Maintain long range (10 year) and short range (yearly) population growth goals for Santa Cruz County which limit the County's growth rate to a fair share of the state's population growth and ensure that future growth and development adheres to the limits and carrying capacity of the infrastructure and environment.

2.1.9 Urban and Rural Growth Rates

(LCP) Maintain growth rates for Urban and Rural portions of the County (as defined by the Urban Services Line). Encourage residential development to locate within existing urban areas where adequate levels of public services exist. Discourage new development and divisions of land in urban and rural areas, where such public services are not available and where the impact on environmental resources cannot be mitigated.

2.1.10 Annual Limitation of Building Permits

(LCP) Control the County's rate of growth through an annual limitation on the approval and issuance of building permits. Allow exemptions from the building permit allocation quotas for residential projects specifically operated, restricted, and permanently maintained for affordable housing or temporary visitor accommodations. Affordable housing units, as defined in the County Code ordinance titled "Annual Population Growth Goals for Santa Cruz County" shall also be exempt from permit allocation limitations and shall, to the extent feasible, equal an average of not less than 15% of newly constructed units.

2.1.11 Annual Review of Public Services

Annually review the adequacy of public services for existing and anticipated growth when establishing the annual population growth goal and building permit allocations for the unincorporated portion of Santa Cruz County. The annual review shall include an analysis of the number of new residential units and amount of commercial development by planning area and what public services have been provided to address said development. Revised buildout projections by planning area based on General Plan amendments or rezoning approvals in the preceding year and since adoption of this General Plan shall also be provided in this annual review. If the revised buildout projection in any planning area exceeds the buildout projection for that planning area contained in the General Plan Final EIR, the Board of Supervisors shall take action to ensure that development beyond the buildout projection, in that area, will not occur without the preparation of amended Land Use Plans and/or area-wide rezoning, including all CEQA documentation, to address the additional growth.

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2.1.12 Urban/Rural Boundary - San Andreas Planning Area (LCP)

Maintain a stable urban rural boundary and protect rural agricultural land, wetlands, and other environmentally sensitive habitat areas by ensuring that there will be no additional urban development outside the western boundary of the City of Watsonville, and by providing for concentrated urban development within City of Watsonville city limits. Any amendments to this policy, including revocation, require a super-majority vote of the Board of Supervisors. *(Resolution No. 342-2003)*

2.1.13 Prohibition On Utility Extensions - San Andreas Planning Area (LCP)

Prohibit the extension of new wastewater and/or potable water utilities, emanating from within the City of Watsonville into the San Andreas Planning Area, except for one wastewater and one water line to serve permitted high school development on City of Watsonville Coastal Zone Area C, by establishing a Utility Prohibition Strip along and immediately adjacent to the City's boundaries west of Highway One, so as to discourage additional urban development in the Coastal Zone west of the City of Watsonville. Any amendments to this policy, including revocation, require a super-majority vote of the Board of Supervisors. *(Resolution No. 342-2003)*

2.1.14 Minimize Utility Sizing - San Andreas Planning Area (LCP)

Any new wastewater or potable water supply pipelines emanating from within the City of Watsonville City limits shall be limited in size to the minimum capacity necessary to serve the intended existing and/or proposed development so as to discourage additional urban development in the coastal zone west of the City of Watsonville. Any amendments to this policy, including revocation, require a super-majority vote of the Board of Supervisors. *(Resolution No. 342-2003)*

2.1.15 Watsonville Utility Pipeline Non-Access Strips - San Andreas Planning Area (LCP)

In the San Andreas Planning Area, designate one-foot wide Pipeline Non-Access Strips along all sides of any existing or new: 1) wastewater or potable water supply pipeline easements granted to the City of Watsonville by the County; and/or 2) wastewater or potable water supply pipelines emanating from the City of Watsonville and crossing County right-of-way or other County land. The one-foot wide Pipeline Non-Access Strips shall completely surround any such pipelines and/or pipeline easements, and will prohibit any future pipeline attachments and/or extensions to the affected pipeline, thus discouraging additional urban development in the Coastal Zone west of the City of Watsonville. Any amendments to this policy, including revocation, require a super-majority vote of the Board of Supervisors. *(Resolution No. 342-2003)*

2.1.16 Harkins Slough Road Improvements (LCP)

Harkins Slough Road (including any Highway One overpass/interchange improvements) shall be limited to the minimum width/capacity necessary to provide for roadway, bikeway and/or pedestrian access: 1) to serve permitted high school development on City of Watsonville Coastal Zone Area C, and/or 2) as needed to meet minimum County or Caltrans design standards. Any such road improvements shall be designed in tandem with the development to be served by the road improvements in such a way as to minimize the linear extent of any such road improvements; Harkins Slough Road improvements not necessary to serve the permitted development to be served are prohibited. Any such improvements made to Harkins Slough Road pursuant to this policy shall also be consistent with Policy 5.1.16. Any amendments to this policy, including revocation, require a super-majority vote of the Board of Supervisors. *(Resolution No. 342-2003)*

2.1.17 Nonconforming Uses and Structures

- a. **Nonconforming Uses:** Allow existing legal nonconforming uses in use for three or more of the previous five years to continue, and require discretionary review to reestablish a nonconforming use that has lapsed. Require discretionary review for expansion, changes, or intensification of legal nonconforming uses with appropriate conditions to address potential impacts to public health, safety and welfare. Provide a process whereby the Board of Supervisors may terminate any nonconforming use that is significantly detrimental to public health, safety, welfare or the environment. For a structure accommodating a nonconforming use, encourage maintenance, repairs, and improvements. Require appropriate discretionary review for reconstruction, subject to appropriate findings and conditions to ensure that the proposed project will not be detrimental to public health, safety or welfare.
- b. **Nonconforming Structures:** Encourage legal nonconforming structures to be maintained and improved. Allow reconstruction after a catastrophic event, and require discretionary review for voluntary reconstruction. Require an increased level of review for modifications to nonconforming structures with a greater potential to impact public health, safety or welfare.
(Resolution No. 52-2012)

Programs

- a. Maintain a 10-year population growth goal for Santa Cruz County that reflects regional growth. Base this 10-year population growth goal on regional and state population projections and the carrying capacity and natural limits of the County's infrastructure and environment. (Responsibility: Board of Supervisors, Planning Commission, Planning Department).
- b. Establish an annual population growth goal and building permit allocations for the unincorporated portion of Santa Cruz County to implement the 10-year population growth goal. Establish separate rates for urban and rural areas and a limitation on the number of rural land divisions, based on consideration of the growth rates of the cities, patterns of urban annexations the 10-year County population goal, the available levels of public services, and the 5-year Capital Improvement Program. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- c. Maintain and update the ordinances and procedures which regulate the allocation of building permit approval. Base this update on the adopted growth goals and factors such as urban/rural allocations, type and size of project, location in the County, cumulative impact on infrastructure, amount of very low, lower and moderate income housing provided, and other adopted criteria and policies. Consult with the various special districts and agencies providing public services when establishing permit allocations to coordinate infrastructure projected development. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- d. Add requirements to the Annual Population Growth Goal ordinance to annually review the adequacy of public services when establishing the annual population growth goal and building permit allocations. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- e. Establish and maintain, upon County-owned lands in the San Andreas Planning Area (including County rights-of-way), a one-foot wide Pipeline Non-Access Strip along all sides of any existing or future: 1) wastewater or potable water supply pipeline easements granted to the City of Watsonville by the County; and/or 2) wastewater or potable water supply pipelines emanating from the City of Watsonville and crossing County right-of-way or other County land. The one-foot wide Pipeline Non-Access Strips shall completely surround any such pipelines and/or pipeline easements. New pipeline connections to the existing wastewater or potable water pipeline will be prohibited through, over, or under the Pipeline Non-Access Strips. *(Resolution No. 342-2003)*

- f. Create a Utility Prohibition Combining Zone overlay district that establishes and maintains a one-foot wide wastewater and potable water supply Utility Prohibition Strip, across, over, or under which wastewater and/or potable water utility pipelines or pipeline extensions will not be permitted. The Utility Prohibition Combining Zone overlay district will be applied to parcels located to the west of and abutting the western edge of the Highway One right-of-way. Where the Watsonville City limits encompass parcels west of Highway One, the combining zone overlay district shall apply to all parcels directly abutting the Watsonville City limits (and to parcels abutting any County right-of-way that is contiguous with the Watsonville City limits west of Highway One). The Utility Prohibition Strip will be located along the parcel boundaries that directly abut either the Highway One right-of-way or the Watsonville City limits, as applicable. The Utility Prohibition Strip shall extend north of Watsonville to Buena Vista Drive and south to the Monterey County line, to the points where Buena Vista Drive and the County line each intersect the western edge of the Highway One right-of-way. If additional County land is annexed into the City of Watsonville, extend the Utility Prohibition district to abut and surround the new City area as necessary to maintain a continuous utility prohibition zone along the western edge of all new City lands and/or Highway One so as to discourage urban development in the farmlands, wetlands and other environmentally sensitive habitat areas in the Coastal Zone west of the City.

The Utility Prohibition Combining Zone District shall initially be applied to the parcels with the following Assessor Parcel Numbers:

052-011-46, 052-011-57, 052-011-66, 052-011-67, 052-011-77, 052-511-01, 052-511-05, 052-511-06, 052-511-08, 052-511-10, 052-511-11, 052-511-12, 052-511-13, 052-021-15, 052-021-21, 052-021-30, 052-021-31, 052-081-37, 052-081-38, 052-081-39, 052-091-41, 052-091-42, 052-103-13, 052-103-14, 052-221-14, 052-221-15, 052-221-17, 052-222-10, 052-222-22, 052-581-09, 052-581-10, 052-581-11, 052-271-03, 052-271-04, 052-272-01, and 052-272-02.

New wastewater and potable water supply utility pipelines/easements from the City of Watsonville shall also be prohibited from crossing or otherwise occupying any and all County rights-of-way (including those on Harkins Slough Road, Lee Road, and Ranport Road) where they border or contact the Watsonville City limits west of Highway One. Wastewater and/or potable water utility pipeline extensions will not be permitted through or across the one-foot wide Utility Prohibition Strip, except for one wastewater and one water line to serve the permitted high school development on City of Watsonville Coastal Zone Area C.

- g. Endeavor to acquire, or to encourage other appropriate third parties (e.g., land trusts or other non-profit organizations) to acquire, the one-foot wide Utility Prohibition Strip, as described above in Program f, as permanently held easements on each affected parcel.

(Also see programs in sections 2.2 and 7.28.)

Objective 2.2 Public Facilities Guidelines

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

Policies

2.2.1 Public Facility Standards for New Development

(LCP) 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.)

Figure 2-1 Facility Standards for New Development and General Plan and Local Coastal Program Amendments										
Residential Designation	Maximum Response Time from Fire Station	Rural Road Standards	Urban Road Standards	Public Water	Public Sewer ④	Within the Urban Rural Boundary		Near Neighborhood, Community or Regional Commercial	Near Mass Transit	Access onto Collector or Arterial Streets
						USL	RSL			
Mountain	20 min. ①	✓								
Rural	20 min. ①	✓								
Suburban	20 min. ①	✓		✓ ③						
Urban Very Low	②		✓	✓	✓	✓	✓			
Urban Low	②		✓	✓	✓	✓	✓			
Urban Medium	②		✓	✓	✓	✓		✓	✓	✓
Urban High	②		✓	✓	✓	✓		✓	✓	✓
①		If response time exceeds 20 minutes, development may only take place at lowest General Plan and LCP density. See Public Safety & Noise, Section 6.5.4								
②		See Public Safety & Noise, Section 6.5.3 for fire standards inside USL								
③		Public water is desirable; parcel size without public water shall be a minimum of 2.5 gross acres.								
④		Areas inside the Rural Services Line shall have the potential for some type of public sanitation system.								
Note: These standards shall apply fully to General Plan and LCP Amendments. This Figure is to be used for general facilities guidelines for development projects.										

2.2.2 Public Infrastructure (Facility and Service) Standards for General Plan and Local Coastal Program Amendments and Rezoning

(LCP) 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.

2.2.3 Reservation of Public Works Capacity for Coastal Priority Uses

(LCP) In the Coastal Zone, reserve capacity in existing or planned public works facilities for Coastal Priority Uses. For a description of those uses, see sections 2.22 and 2.23.

Program

- a. Manage the allocation of building permit approvals in areas where an adequate water supply for domestic use and for fire protection cannot be made available, as indicated by, or at the request of, a water district or fire district. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, Water Districts, Fire Districts)

Objective 2.2.1 Non Retail Commercial Cannabis Activities

(LCP) State law authorizes and implements a comprehensive regulatory and licensing system governing a range of commercial cannabis activities. The objective of this section of the General Plan is to ensure a structure for local regulation of cannabis activities that allows the issuance of discretionary licenses and land use permits for commercial cannabis activities in some locations, subject to any applicable environmental review pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code, in a manner that protects the County's fragile environmental resources, coastal resources, quality of life of neighborhoods, and public health, safety and welfare. *(Added with Resolution 88-2018)*

Policies

2.2.1.1 Ancillary Uses in Residential Areas

(LCP) Require that any commercial cannabis activities that are licensed and permitted on lands designated for residential uses be designed and of a scale that is ancillary to the primary residential use of the property. Disallow commercial cannabis cultivation on lands designated for residential uses within the Coastal Zone.

2.2.1.2 Special Use (SU) Zoning Limitations

(LCP) Only allow licenses and land use permits for commercial cannabis activities on property zoned Special Use (SU) where the General Plan designation is R-R (Rural Residential), R-M (Mountain Residential), AG (Agriculture), Heavy Industry (I), or Service Commercial/Light Industry (C-S). Regulations regarding cannabis licensing for the Residential Agriculture (RA) zone district shall apply to SU zoned parcels designated R-R, R-M, or AG. Disallow commercial cannabis cultivation on lands designated Special Use (SU) within the Coastal Zone.

2.2.1.3 Improve Existing Environmental Conditions

(LCP) Impose conditions of approval on discretionary land use permits for commercial cannabis activities, where appropriate, to reduce environmental impacts from existing disturbed areas, including but not limited to restoration related to site work and to roadways.

2.2.1.4 Cannabis Industry and Commercial, Manufacturing and Industrial Economic Diversity

(LCP) In order to ensure that the cannabis industry does not create loss of healthy diversity in the economy, to foster a balanced and resilient economy, and to ensure that commercial, manufacturing and industrial space is available for a variety of economic enterprises, monitor and evaluate the scale and location of cannabis enterprises to avoid over-concentration of cannabis sector activities or loss of diversity in the economy.

Programs

- a. Develop discretionary licensing systems and discretionary land use permit requirements, which shall include any applicable environmental review pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code, to regulate the location and operations of non-retail commercial cannabis activities (cultivation, manufacturing and distribution) in order to protect the public health, safety, and welfare in Santa Cruz County.
- b. Monitor the effectiveness of commercial cannabis regulatory programs, including licensing and land use regulations, to ensure effectiveness of protection of natural resources, coastal resources, neighborhood compatibility, and public health, safety and welfare. Where appropriate, modify programs over time.
- c. Establish a cannabis enforcement program to address unlicensed and unpermitted commercial cannabis activities, and to ensure that licensed operations are operating consistent with licensing requirements, permit conditions, and all applicable provisions of the County Code.

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RESIDENTIAL LAND USE

The General Plan and Local Coastal Program Land Use Plan goals relevant to residential land use reflect the commitment of the County to define where development should and should not occur: to encourage high quality development, to match the pace and type of development to the availability of public infrastructure, and to protect natural and agricultural resources. The policies and programs explained in the Planning Framework section in the introduction to this element help to define the location and intensity of new development, while the goals and objectives of the Housing Element describe the types and amount of new housing that may be needed for current and future County residents, and the constraints involved in attaining those goals.

The residential land use policies and programs were developed, in part, from the goals and objectives of the Housing Element, County policies outlined in the "Planning Framework" section, and ideas gathered from hundreds of County residents during the General Plan Update and Community Plan public participation process. These policies are divided into two different categories that reflect the different types of public infrastructure available and the location of development in the County. First, residential land use designations include rural areas outside the Urban Services Line (USL) and Rural Services Line (RSL). Second, residential land use designations include designations for communities with urban densities defined by the Rural Services Line, and areas within the Urban Services Line boundary. Designations indicate overall densities, and are not intended to call for a particular building type. Attached housing types may be allowed in lower density residential areas in response to a variety of terrain, topography, and natural resources. Non-residential uses such as churches, schools, day care centers and recreation uses may also be accommodated in the residential designations in accordance with the Public Facility land use criteria set forth in section 2.21.

In the lowest rural density range, "Mountain Residential," minimal public services are usually available. This category includes various open space and natural resource conservation areas unsuitable for more intense development. The next highest density range, "Rural Residential," requires access from roads maintained to rural road standards. The "Suburban Residential" category requires service from a public water system to develop at the highest allowed density.

Urban residential densities, for new development, require service from a public sewer or sanitation district as well as public water and fire protection. The lowest density, "Urban Very Low," is used in areas within the Urban Services Line and Rural Services Line where environmental constraints prevent development at higher urban densities or in areas where a transition is needed to adjacent rural densities. The next designation, "Urban Low," consists of those areas suited to larger-lot, predominately detached residential units. "Urban Medium" Density offers a broad range of housing types; including small-lot detached units and lower density attached housing. This category calls for access from a collector street and proximity to community shopping facilities. The "Urban High" Density designation allows those housing types found in the Urban Medium Density designation, as well as garden apartments and congregate senior housing. A full range of urban services is usually required, including access from an arterial or collector street and proximity to public transit and shopping facilities. All urban residential categories include density bonus incentives for the provision of affordable housing.

According to 1992 Department of Finance (DOF) data, there were an average of 2.65 persons per household in the unincorporated area of the County. To determine the approximate density in residents per acre, the dwelling unit density ranges can be multiplied by the average number of persons per household (2.65).

RURAL RESIDENTIAL SITING AND DENSITY

Objective 2.3 Rural Land Divisions and Density

(LCP) To establish a clear set of land use suitability criteria for determining rural residential density within the General Plan density ranges, giving consideration to site resources, environmental constraints and the availability of public services and facilities.

Policies

2.3.1 Rural Density Matrix

(LCP) Maintain a "matrix system" to determine the allowable residential density on lands designated Mountain, Rural, or Suburban Residential. The specific numerical values and the maps used in this evaluation system should be refined periodically as new information becomes available, but the matrix system shall generate an actual distribution of parcel densities over the full range of the appropriate land use designation. Specific requirements for updating maps are described in chapter 1: Introduction. The system includes mitigation measures to be included in development proposals to alleviate adverse conditions. Factors included in the point/matrix system are described below. Generally, higher point scores generated for a particular parcel would result in higher density development, within the allowed density range for the General Plan designation. A full description of the Matrix criteria and allowable parcels sizes in each land use category can be found in The Rural Residential Density Determination ordinance of the Santa Cruz County Code. The specific standards contained in that ordinance are incorporated into this element by reference, and shall not be amended without a General Plan and LCP Land Use Plan amendment.

- (a) **Road Access:** Access is one of the most important factors after water availability in assessing density in rural areas, and shall be weighted higher than most other factors. Matrix ratings reflect the ability of the road system to meet the service requirements of the proposed development. Type of access is dependent upon the existing County road network and the level of improvements that will be supplied by the development.
- (b) **Water Supply:** Water supply determination involves the adequacy of a project's source of water including the type of supply system, availability and quality of the water. Matrix ratings reflect both the adequacy of the water supply and the general availability of water sources in the area.
- (c) **Water Resource:** The type of sanitation system utilized by developments can have great effects on overall water quality in water supply watersheds and this factor is reflected in matrix ratings for this category.
- (d) **Timber Resources:** The evaluation of timber resources involves assessment of the opportunities for long-term sustained timber yield and disturbance to existing residential development. Matrix ratings reflect the viability of timber harvest based on parcel size and distance to urban areas. The development potential of a parcel is related to its potential for timbering, with those parcels not designated as a timber resource receiving a higher rating for development than those parcels which are designated as a Timber Resource.

- (e) **Sensitive Habitat:** Matrix ratings are based on the ability to avoid critical or important biotic resource areas. The matrix is designed so that a developer may improve the initial "score" by relocating development activities away from designated habitat areas. While population growth in general inevitably impacts an area's vegetation and wildlife resources, only the most important or unique County habitats are incorporated into this analysis and designated on the County Resources and Constraints maps. See policy 5.1.2 of the Conservation and Open Space Element for a definition of Sensitive Habitats.
- (f) **Erosion:** The evaluation of erosion potential is based on the degree of erodability associated with various surface and bedrock formations and slope criteria. Erosion hazard may increase dramatically with increases in slope, and also varies according to rock type. By limiting the degree of land disturbance in highly erodable areas, erosion related adverse impacts can be controlled.
- (g) **Seismic Activity:** Evaluation of seismic hazards weighs the relative risks from actual surface rupture, ground shaking and liquefaction during seismic events. A major seismic event in Santa Cruz County (Loma Prieta Earthquake, 1989) resulted in extensive damage to structures and loss of life. The density of development in areas of high seismic activity can be correlated to the amount of damage to property and personal injury. Matrix values are derived from data gathered by the United States Geological Survey (USGS) based on past activity, and depend on the activity of the fault zone and the mapped potential for liquefaction and ground shaking.
- (h) **Landslides:** The matrix ratings regarding landslides are developed from detailed research done by the United States Geological Survey, and from a statistical analysis of known slope failures in the Santa Cruz mountains. Ratings reflect a combination of geologic bedrock types and slope.
- (i) **Fire Hazards:** Due to the relative importance of fire safety considerations, this factor shall be weighted more heavily than other concerns. Criteria for response times, secondary access roads, dead-end roads and road design standards are presented as part of the County's Fire Safety policies, and are included in this rating along with the location of the project relative to Critical Fire Hazard Areas. Critical Fire Hazard Areas are those locations in which a fire could, under certain conditions, spread uncontrollably.

2.3.2 Special Land Division and Density Requirements

(LCP) Maintain special land division and density requirements based on resources and constraints shown in Figure 2-2. Utilize these criteria in conjunction with the Rural Density Matrix system outlined in policy 2.3.1.

**Figure 2-2 (page 1 of 2)
Special Land Division and Density Requirements (1)**

Type of Resource	Land Division Requirements (Minimum average area required PER PARCEL) (2)	Density Requirements (Minimum average site area required PER RESIDENTIAL UNIT) (3)
AGRICULTURAL LANDS (Section 5.13): Type 1 Commercial Agricultural land Type 2 Commercial Agricultural land *Type 3 Commercial Agricultural land	(only under special conditions) 10 arable acres 20 arable acres 20 arable acres	1 unit per parcel 1 unit per parcel 1 unit per parcel
NON-COMMERCIAL AGRICULTURAL LANDS (Section 5.14): Land designated Agricultural on land use maps, not designated as Agricultural Resource land	10 – 40 net developable acres, or 2 1/2 - 20 net developable acres with Special Findings; based on Rural Density Matrix	10-40 net developable acres or 2 1/2-20 net developable acres with Special Findings; based on Rural Density Matrix
SPECIAL FORESTS (Section 5.1)	No division of mapped special forest habitat	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
*MAPPED GRASSLANDS in the Coastal Zone (Sections 5.1 and 5.10)	No division of mapped grassland habitat	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
MINERAL RESOURCE LANDS (Section 5.16)	40 gross acres	40 gross acres
TIMBER RESOURCE LANDS (Section 5.12): *Land with Timber Production Zone District inside the Coastal Zone Land with Timber Production Zone District outside the Coastal Zone Parcels over 20 acres in size in designated timber resource areas, not zoned Timber Production	160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan has been approved 40 gross acres, or 10 gross acres if clustered and a joint Timber Management Plan has been approved Same requirements as Timber Production zoned lands if found to have equivalent resources	160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan is approved 40 gross acres unless clustered, then 10 gross acres Same density as Timber Production zoned lands if found to have equivalent resources
WATERSHEDS (Section 5.5): Water supply watersheds in Coastal Zone Water supply watersheds outside Coastal Zone (except San Lorenzo River watershed and under other circumstances) Least disturbed watersheds Proposed reservoir protection areas	20 gross acres 10 gross acres 40 gross acres No division of parcel	20 gross acres 10 gross acres 40 gross acres 1 unit per parcel
GROUNDWATER RECHARGE AREAS (Section 5.8)	10 gross acres	10 gross acres

* Denotes policies which only apply inside the Coastal Zone.

(1) This table summarizes special land division and density requirements of General Plan and LCP Resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections noted.

(2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.

(3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.

Type of Constraint	Land Division Requirements (Minimum average area required Per Parcel) (2)	Density Requirements (Minimum average site area required PER RESIDENTIAL UNIT) (3)
COASTAL HAZARD AREAS* – bluffs and beaches (Section 6.2)	New parcels must provide building sites outside areas of coastal hazards	Density consistent with General Plan designation
CRITICAL FIRE HAZARD AREAS (Section 6.5): Building site in Critical Fire Hazard Area <ul style="list-style-type: none"> - with through road or secondary access - with dead end road Mitigable Critical Fire Hazard Areas if all mitigations approved	<ul style="list-style-type: none"> - Parcel size consistent with the lowest density in the range allowable by the applicable General Plan Designation - No division allowed Parcel size consistent with General Plan land use designation	<ul style="list-style-type: none"> - The lowest density in the range allowable by the applicable General Plan Designation - 1 unit per parcel Density consistent with General Plan Land Use designation
100 YEAR FLOODPLAIN (Section 6.4)	Permitted only under special conditions	Density consistent with General Plan designation excluding floodway area
SEISMIC REVIEW ZONES – Fault zones (Section 6.1)	20 net developable acres outside USL/RSL. See 6.1.12 for exception for parcels meeting certain specific criteria. Consistent with General Plan designation inside USL/RSL. (Amended by Res 204-2008)	Density consistent with the General Plan designation and Geologic Report

* Denotes policies which only apply inside the Coastal Zone

(1) This table summarizes special land division and density requirements of General Plan and LCP Resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections noted.

(2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.

(3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.

2.3.3 Averaging Parcel Sizes for Rural Land Divisions

(LCP) Allow averaging of required minimum parcel sizes for new rural land divisions only under the following conditions:

- (a) the development envelopes shall be clustered as appropriate to minimize grading, impervious surfaces, and overall site disturbance;
- (b) the maximum number of new parcels resulting from a land division shall not exceed the total number of parcels otherwise allowable without averaging, based on consistency with the Rural Density Matrix and all other applicable General Plan and LCP Land Use Plan policies and zoning regulations; and
- (c) the resulting parcels from any land division which contain new developable acreage used in density calculations shall be restricted by deed and conditioned to ensure that the acreage used in density calculations cannot be further divided.

2.3.4 Rural Development Clustering

(LCP) Where proposed development on an existing parcel of record exceeds a density of one dwelling (or equivalent) per parcel, require development envelopes to be clustered as appropriate to minimize grading, impervious surfaces, and overall site disturbance.

2.3.5 Areas Within the Rural Services Line

(LCP) Utilize a Rural Services Line (RSL) to recognize and delineate Davenport, Boulder Creek, Boulder Creek Country Club, Bear Creek Estates, Ben Lomond, Felton, Paradise Park, La Selva Beach, Place de Mer, Sand Dollar Beach, Cañon del Sol, Sunset Beach, Pajaro Dunes North and Pajaro Dunes South as areas which exist outside the Urban Services Line but have services and densities of an urban nature. Designate residential lands in these areas as Urban Low or Urban Very Low Density Residential on the General Plan and LCP Land Use and Facilities Maps, except as designated by the Boulder Creek Specific Plan, and allow infill development consistent with designated urban densities only where served by a community sewage disposal system. In areas within the Rural Services Line, permitted densities shall be limited to Suburban Residential densities as determined by the Rural Density Matrix system if community sewage disposal systems are not available. (See Section 7.20: Sanitation Facilities Within Rural Services Line Areas).

2.3.6 San Lorenzo Valley: Properties Adjacent to Felton Faire Shopping Center

Include assessor parcels 071-331-05 and -06 within the Rural Services Line of Felton in order to facilitate the development of 100 percent affordable housing on the property at Residential Urban Very Low density to be serviced by a community sewage disposal system. If the property is not developed for 100 percent affordable housing, or if development is not served by a community sewage disposal system, the residential density shall be limited to Suburban Residential with density based on the Rural Density Matrix system. All development on the above noted assessor's parcel shall be designed to be consistent with the scenic corridor protection policies of the Felton Town Plan, and may include an appropriately sized community center or similar facility.

2.3.7 Recognize existing legal residential parcels outside the Urban Services Line that are less than one acre in size as conforming with the General Plan/Local Coastal Program Land Use Plan. Maintain these parcels in the R-1-5 to R-1-40 zone district and apply the site standards of the zone district to all development.
(added by Res. 341-98)

Programs

a. Review and update all County General Plan and LCP Resources and Constraints maps used in the matrix system as new information becomes available from technical sources, including project applicants. The County shall adopt the best available technical means of determining the factors covered by the matrix. (See chapter 1: Introduction for more information on updating Resources and Constraints maps). (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. Review the General Plan and LCP Land Use and zoning designations in the rural areas of the County, especially the Highway 9 corridor in the San Lorenzo Valley, to evaluate conformance between the existing use, the General Plan and LCP Land Use Plan designation, and the zoning designation. (Responsibility: Planning Department, Planning Commission and Board of Supervisors)

Objective 2.4 Mountain Residential Designation (R-M)

- (LCP) To provide for very low density residential development (10-40 net developable acres per dwelling unit) in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities; and to maintain a large proportion of the County in open space to retain the existing rural scenic character and a sustainable environment.

Policies

2.4.1 Parcel Size Determination

- (LCP) Allow residential development in the Mountain Residential Land Use category at densities based on the following criteria:
- (a) If the average (mean) parcel size of the surrounding parcels exceeds 40 gross acres, the minimum parcel size allowed (or maximum development density) for new land divisions shall be the average area of the surrounding parcels or 40 acres, whichever is greater. The average shall include all parcels which are designated Mountain Residential and which are wholly or partially within a 1/2 mile radius from the subject parcel boundary, excluding "paper subdivisions" and other non conforming parcels under 1 acre.
 - (b) If the average parcel size as calculated above is below 40 acres, the minimum allowable parcel size for new land divisions (or maximum development density) shall be between 10 and 40 net developable acres and shall be determined by the Rural Residential Density Determination ordinance of the Santa Cruz County Code.
 - (c) Where other General Plan and LCP Land Use Plan policies would require a greater parcel size for adequate resource protection, those policies shall prevail over the policies described in this section.

2.4.2 San Lorenzo Valley: Blake Hammond Manor

Recognize three residential units on parcel 079-291-25 (Blake Hammond Manor) as pre-existing, non-conforming uses; and recognize one residential unit (the main structure on the site) as a conforming use in the Mountain Residential General Plan land use designation. Any proposed changes to the uses and structures on this property shall conform to all requirements of the County General Plan and zoning ordinance.

Program

- a. Maintain a matrix with specific criteria to establish minimum parcel sizes allowed within the Mountain Residential density range of 10-40 net developable acres per dwelling unit (ac/du) Base the criteria on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.5 Rural Residential Designation (R-R)

(LCP) To provide low density residential development (2.5-20 net developable acres per unit) on lands suitable for rural development which have access from roads maintained to rural road standards and adequate fire protection, and where limited public services and facilities, physical hazards and development constraints including water availability and septic capability and the desire to maintain rural character restrict more intensive development of these areas.

Policies**2.5.1 Rural Residential Density Determination**

(LCP) Utilize the rural density matrix to determine the minimum allowable parcel sizes sizes for new land divisions within the density range of 2.5 to 20 net developable acres per unit.

2.5.2 Bonny Doon

(LCP) Require minimum parcel sizes to be between 5 and 20 net developable acres in the designated Rural Residential areas in the Bonny Doon planning area.

2.5.3 Eureka Canyon: Spring Hills Golf Course

Allow clustered residential development at the Spring Hills Golf Course, APN 109-151-12 and -16, at a Rural Residential land use designation density consistent with the Rural Density Matrix.

Programs

(LCP) a. Maintain a matrix with specific criteria to establish minimum parcel sizes allowed within the Rural Residential density range of 2.5 to 20 acres per dwelling unit (ac/du). Base the criteria on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available and the existing land use pattern in the area. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. In recognition of differences in physical settings and community character, maintain two types of rural residential zoning: one of a primarily residential character and another permitting some agricultural uses such as limited horticulture, crop raising, and livestock raising including private stables. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.6 Suburban Residential Designation (R-S)

(LCP) To provide suburban density residential development (1-5 net developable acres per unit) in areas with developable land, access from adequate roads maintained to rural road standards, water service, soils of good septic suitability, and fire protection meeting standards outlined in section 6.5 of the Public Safety and Noise Element.

Policies

2.6.1 Suburban Residential Density Determination

(LCP) Utilize the rural density matrix to determine the minimum allowable parcel sizes for new land divisions within the density range of 1 to 5 net developable acres per unit. The minimum parcel size in Suburban designations without public water service shall be 2-1/2 gross acres

2.6.2 Aptos Hills

Allow a maximum density of 2.5 net developable acres per dwelling unit (ac/du) and encourage cluster development in the Suburban Residential area of Day Valley in the Aptos Hills planning area.

Program

(LCP) a. Maintain a matrix with specific criteria to establish minimum parcel sizes allowed within the Suburban Residential density range of 1 to 5 net developable acres per dwelling unit (ac/du). Base the criteria on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available and the existing land use pattern in the area. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.7 Urban Very Low Density Residential Designation (R-UVL)

To provide areas of residential development on large lots at very low densities (1.0 to 4.3 units per net developable acre) inside the Urban Services Line which have a full range of urban services, or in Urban or Rural Services Line areas currently developed to an urban density. This designation is appropriate in areas with significant environmental constraints, or as a transition to adjacent rural density development.

Policies

2.7.1 Minimum Lot Sizes

(LCP) Allow residential development at densities equal to or less than 4.3 units per net developable acre. This density range is equivalent to 10,000 square feet to one acre or net developable parcel area per dwelling unit. Include increased density incentives for projects with a large percentage of very low or lower income housing in accordance with State law. (See section 2.11)

2.9.2 Specific Density Determination

(LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban Medium Density Residential designation. (See Chapter 8: Community Design)

Programs

- a. Establish design and development standards in the zoning ordinance for the Urban Very Low Residential designation. Determine allowed uses and zoning districts appropriate to very low density residential neighborhoods. (Responsibility: Planning Department, Planning Commission, and Board of Supervisors)

**Figure 2-3
Allowable Densities for
Urban Residential Land Use Designations**

Urban Designation	Density ¹	Lot Size Requirements ^{2,3}
Urban Very Low	1.0 - 4.3 units per acre	10,000 sf – 1 acre
Urban Low	4.4 – 7.2 units per acre	6,000 sf – 10,000 sf
Urban Medium	7.3 – 10.8 units per acre	4,000 sf – 6,000 sf
Urban High ⁴	10.9 – 17.4 units per acre	2,500 sf – 4,000 sf

¹ All densities are in units per net developable acre. Refer to the Glossary for a definition of net developable area.

² All lot sizes are square feet of net developable parcel area per unit. Refer to the Glossary for a definition of net developable area.

³ The minimum lot size for the creation of new parcels for detached units is 3,500 square feet. (see Policy 2.10.2)

⁴ Except for sites designated with the "R" combining district, which require a density of 20 units per acre and a lot size of 2,000 sf. (Amended by Res 190-2007)

Objective 2.8 Urban Low Density Residential Designation (R-UL)

- (LCP) To provide low density residential development (4.4 to 7.2 units per net developable acre) in areas within the Urban Services Line which have a full range of urban services, or in Urban or Rural Services Line areas currently developed to an urban density. Housing types appropriate to the Urban Low Density designation may include detached houses, duplexes, and clustered small lot detached units at allowable densities.

Policies

2.8.1 Minimum Lot Sizes

- (LCP) Allow residential development at densities equivalent to 6,000 to 10,000 square feet of net developable parcel area per unit. Increased density incentives for projects with a large percentage of very low, or lower income housing are also allowed in accordance with State law. (See section 2.11.)

2.8.2 Specific Density Determination

- (LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban Low Density Residential designation. (See chapter 8: Community Design.)

2.8.3 Development Density Less than Lower Limit of Range

Where an applicant has filed an application for residential development within the designated density range, do not approve the application at a density less than the lowest end of the designated density range, except in the following circumstances:

- (a) Where the proposed residential development fails to comply with the General Plan and LCP, zoning or development policies in effect at the time that the application for such residential development is determined to be complete; or
- (b) Where the written findings required by Government Code Section 65589.5 have been made.

When planning or environmental review demonstrates that development in the designated density range will cause significant health, safety, nuisance or other significant policy or environmental impacts that cannot be feasibly mitigated, the proposed development shall be denied and the County shall initiate a General Plan and LCP amendment and rezoning (as appropriate) to redesignate the parcel with density range consistent with those unmitigable impacts.

Nothing in this policy shall preclude a property owner from voluntarily filing an initial application for development at less than the lowest end of the designated density range.

2.8.4 Aptos: Parcel Size Restrictions

Prohibit reduction in parcel size on those parcels in the Deer Park Villas area with a Salamander Protection (SP) Combining Zone District. Cooperate with Fish and Game Commission efforts to create a wildlife refuge in this area.

Program

- a. Implement the Urban Low Density land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.9 Urban Medium Density Residential Designation (R-UM)

(LCP) To provide medium density residential development (7.3 to 10.8 units per net developable acre) in areas within the Urban Services Line (USL) served by a full range of urban services, with access onto collector or arterial streets, and location near neighborhood, community or regional shopping facilities. Housing types appropriate to the Urban Medium Density Residential designation may include: detached houses, duplexes, townhomes, mobile home parks, and small lot detached units at allowable densities.

Policies

2.9.1 Minimum Parcel Sizes

(LCP) Allow residential development at densities equivalent to 4,000 to 6,000 square feet of net developable parcel area per unit. Increased density incentives for projects with a large percentage of very low or low income housing and for senior housing projects are also allowed in accordance with State law. (See section 2.11.)

2.9.2 Specific Density Determination

(LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban Medium Density Residential designation. (See chapter 8: Community Design.)

2.9.3 Development Density Less than Lower Limit of Range

Where an applicant has filed an application for residential development within the designated density range, do not approve the application at a density less than the lowest end of the designated density range, except in the following circumstances:

- (a) Where the proposed residential development fails to comply with the General Plan and LCP, zoning or development policies in effect at the time that the application for such residential development is determined to be complete; or
- (b) Where the written findings required by Government Code Section 65589.5 have been made.

When planning or environmental review demonstrates that development in the designated density range will cause significant health, safety, nuisance or other significant policy or environmental impacts that cannot be feasibly mitigated, the proposed development shall be denied and the County shall initiate a General Plan and LCP amendment and rezoning (as appropriate) to redesignate the parcel with density range consistent with those unmitigable impacts.

Nothing in this policy shall preclude a property owner from voluntarily filing an initial application for development at less than the lowest end of the designated density range.

Program

- a. Implement the Urban Medium Density land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.10 Urban High Density Residential Designation (R-UH)

- (LCP) To provide higher density residential development (10.9 to 17.4 units per net developable acre, except for those sites designated in the “R” combining district where the density would be 20 units per net developable acre) in areas within the Urban Services Line (USL). These areas shall be located where increased density can be accommodated by a full range of urban services and in locations near collector and arterial streets, transit service, and neighborhood, community, or regional shopping facilities. Housing types appropriate to the Urban High Density designation may include: small lot detached houses, “zero lot line” houses, duplexes, townhomes, garden apartments, mobile home parks, and congregate senior housing. *(Amended by Res. 190-2007)*

Policies

2.10.1 Minimum Parcel Sizes

Allow residential development at densities equivalent to 2,500 to 4,000 square feet of net developable parcel area per unit. Include increased density incentives for projects with a large percentage of very low or lower income housing and for senior housing projects in accordance with State law. (See section 2.11)

2.10.2 Minimum Lot Size

- (LCP) Establish a minimum lot size of 3,500 square feet of net developable parcel area per residential parcel for the creation of new lots in detached unit residential subdivisions.

2.10.3 Specific Density Determination

- (LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban High Density Residential designation. (See chapter 8: Community Design.)

2.10.4 Development Density Less than Lower Limit of Range

Where an applicant has filed an application for residential development within the designated density range, do not approve the application at a density less than the lowest end of the designated density range, except in the following circumstances:

- (a) Where the proposed residential development fails to comply with the General Plan and LCP, zoning or development policies in effect at the time that the application for such residential development is determined to be complete; or
- (b) Where the written findings required by Government Code Section 65589.5 have been made.

When planning or environmental review demonstrates that development in the designated density range will cause significant health, safety, nuisance or other significant policy or environmental impacts that cannot be feasibly mitigated, the proposed development shall be denied and the County shall initiate a General Plan and LCP amendment and rezoning (as appropriate) to redesignate the parcel with density range consistent with those immitigable impacts.

Nothing in this policy shall preclude a property owner from voluntarily filing an initial application for development at less than the lowest end of the designated density range.

2.10.5 Live Oak: Pacific Family Mobile Home Park

Recognize the Pacific Family Mobile Home Park (025-161-13) as existing residential area and allow a density bonus to increase the park from 34 to 37 spaces, subject to obtaining all appropriate development permits.

Program

- a. Implement the Urban High Density land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

2.10.6 Addressing Regional Housing Need

Recognize that sites will be designated to meet the Regional Housing Need for the County. These sites also carry a 40% affordability requirement. Under certain circumstances, these sites may be subject to a reduced review process as required by state law. *(Amended by Resolution 190-2007)*

Objective 2.11 Flexible Land Use Strategies for Affordable and Attainable Housing

To provide opportunities for, and encourage the production of, affordable and attainable housing by creating incentives for housing production; including a density increase over residential densities which would otherwise be allowed by the zoning and General Plan designation, and other flexible land use strategies. See Housing Element for additional policies and programs regarding density bonus and provision of affordable housing. *(Amended by Resolution 14-2020)*

Policies

2.11.1 Density Bonus for Housing Development

The Density Bonus provisions of State law are hereby incorporated into the General Plan and are implemented in Chapter 17.12 of the County Code which reflect the standards and requirements of the State Density Bonus Law. Appropriate housing types for density bonus development are the same as those appropriate to the General Plan land use and zoning designation in which they are located. *(Amended by Resolution 14-2020)*

2.11.2 Density Allowance for Permanent Room Housing Combining District

Regardless of residential land use designation, on properties within the “Permanent Room Housing” Combining District, allow existing densities at the time of rezoning to remain, consistent with an approved Use/Development Permit. *(Added by Resolution 14-2020)*

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COMMERCIAL, INDUSTRIAL AND PUBLIC FACILITY LAND USE

Commercial areas in Santa Cruz County are designed to respond to five different levels of need for goods and services. At the neighborhood level, commercial areas reduce the need for residents and visitors to travel long distances for specific types of goods. Small local stores within walking distance of urban neighborhoods, near visitor attractions, or centrally located in rural communities are appropriately designated Neighborhood Commercial.

The second level, Community Commercial, is designed to satisfy a broader need for goods and services and provide concentrated centers of commercial development. Existing Community Commercial areas are generally found along arterial streets such as Soquel Avenue, Soquel Drive, 41st Avenue, and Freedom Boulevard. In addition, some uses in the Community Commercial designation may attract residents from other areas of the County. Large, more “regional” uses may be appropriate in unincorporated urban areas where sufficient land is available and impacts on the surrounding neighborhoods can be mitigated.

The designation for Professional and Administrative Offices provides lower impact, non-retail commercial uses in areas between residential development and more intensive commercial and industrial development. In addition, this designation is appropriate where a demonstrated need for professional services exists, such as in medical center areas and near commercial centers.

The Visitor Accommodations designation focuses on the needs of visitors to the County. This designation is located near areas of active tourist activity, such as beaches and State Parks. A wide variety of lodging can be found in this designation, including motels, inns, and camping facilities. The location of visitor accommodations is significant, to complement the scenic and natural setting in which they are located, and to provide proper protection of the environment.

The fifth level of commercial development, Commercial Services and Light Industry, helps meet the needs of the community for both services and employment. A wide variety of services and light industry are found in this designation, including facilities for auto repair, warehouses, lumberyards, automobile dealers, electronics assembly and manufacturing. Service Commercial designations are located near major transportation corridors in areas where adverse effects on surrounding land uses can be reduced.

All commercial areas have the potential to conflict with adjacent residential areas. Noise and traffic impacts, incompatible design and insufficient buffering can cause problems that are difficult to mitigate. To reduce these problems, the General Plan and LCP Land Use Plan focuses on the development of commercial clusters, the need for greater attention to both building and site design, and the designation of appropriate land uses near commercial areas.

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, housing, and/or commerce. *(Amended by Resolution 14-2020)*

Policies

2.12.1 Office Uses in Commercial Designation

Allow the development of professional and administrative office uses in all commercial land use designations of the General Plan and LCP Land Use Plan, where allowed by zoning. Encourage office uses to provide a lower intensity buffer between commercial uses and adjacent residential and public facility development. (For additional information on office uses in the Service Commercial designation, refer to section 2.17.)

2.12.2 Public Facility Uses in Commercial Designations

Limit public and quasi-public facility uses in areas designated for commercial use to public utility and public service activities, child care facilities and small art and technical schools (such as music studios and schools, professional, trade, business and technical schools), to reserve commercially designated land for retail and employment generating uses.

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. *(Revised by Resolution 455-98)*

2.12.4 Permanent Room Housing Uses in Commercial Designations

(LCP) Regardless of commercial land use designation, with the exception of the Visitor Accommodations Designation (C-V) in the coastal zone, allow 100% residential use on properties within the “Permanent Room Housing” Combining District. *(Added by Resolution 14-2020)*

Program

a. Develop and implement specific design criteria for the inclusion of residential uses in commercial development to preserve the commercial focus and functionality of the project, and the residential character and quality living area. Include adequate buffering of potential disruption from commercial activity. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.13 Neighborhood Commercial Designation (C-N)

(LCP) To provide compact, conveniently-located, and well designed shopping and service uses to meet the needs of individual urban neighborhoods, rural communities and visitors.

Policies

2.13.1 Location of Neighborhood Commercial Uses

(LCP) 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.

2.13.2 Location of Visitor Serving Neighborhood Commercial Uses

(LCP) 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.

2.13.3 Allowed Uses in the Neighborhood Commercial Designation

(LCP) 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.

2.13.4 Expansion of the Neighborhood Commercial Designation

(LCP) 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.

2.13.5 Visitor Services within Coastal Special Communities

(LCP) Encourage the provision of visitor serving commercial services within Coastal Special Communities, as follows:

- (a) Davenport: Highway 1 frontage.
- (b) Seacliff Beach Area: Entire Special Community.
- (c) Rio del Mar Flats/Esplanade Area: Esplanade frontage to Stephen Road.

2.13.6 Compatibility with Adjacent Development

Ensure compatibility between Neighborhood Commercial development and adjacent areas through Commercial Development Permit procedures to regulate siting, design, landscaping, signage, parking and circulation, drainage, and access. [See chapter 8: Community Design]

2.13.7 Aptos: Cabrillo Drive Neighborhood Commercial

Recognize the existence of neighborhood commercial uses on parcel 037-241-39 and require conformance to current sign code for any proposed expansion. The intent of this policy is to eliminate advertising oriented towards Highway 1. For additional information refer to the Conservation and Open Space Element, section 5.10.

2.13.8 Live Oak: 17th Avenue Neighborhood Commercial

Allow a Neighborhood Commercial use of parcels 026-193-47 and -48 if commercially developed as an integral part of the adjacent neighborhood commercial center without separate vehicle access from 17th Avenue.

2.13.9.1 Live Oak: Soquel Drive Neighborhood Commercial

Apply the following policies to APN's 025-201-42, -44, -49 and -50:

APN's 025-201-42 and -44: Any change, including but not limited to the inclusion of additional uses, to the existing restaurant use shall require a Level V (Zoning Administrator) public hearing. Any change of use shall require approval of the Board of Supervisors, based on a recommendation of the Planning Commission.

APN's 025-201-49 and -50: Maintain the existing low intensity neighborhood commercial uses on these parcels. Any change of use that results in an intensification of use, as defined in the County Code, shall be subject to a Level V (Zoning Administrator) public hearing. *(Added by Res. 347-98)*

2.13.9.2 Summit: Summit Professional Center (APN 098-011-82)

Within the area designated Neighborhood Commercial, allow commercial uses appropriate to the needs of the Summit community, including professional and medical offices, veterinary offices, neighborhood retail uses and neighborhood commercial services. *(Added by Res. 353-98)*

Program

- a. Implement the Neighborhood Commercial designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.14 Community Commercial Designation (C-C)

(LCP) 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.

Policies

2.14.1 Location of Community Commercial Uses

(LCP) 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.

2.14.2 Allowed Uses in the Community Commercial Designation

(LCP) 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.

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.

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.

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.

2.14.6 Quality of Commercial Design

(LCP) 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)

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.

2.14.8 Aptos Village Community Commercial

Limit Community Commercial uses in Aptos Village to those which are low traffic-generating and which reinforce a sense of community by providing a pedestrian scale, in accordance with the Aptos Village Design Framework. (See Volume II of the General Plan and LCP Land Use Plan.)

2.14.9 Skyline and Summit: Commercial Development

Allow only limited expansion of the existing restaurant uses on Highway 17 at the Summit if mitigation measures can be developed and implemented for existing and potential traffic impacts.

2.14.10 Coordination with City of Capitola

Ensure the compatibility of the 41st Avenue Regional Center in the City of Capitola with surrounding uses located in the County. Consider traffic patterns, noise, lighting, and the provision of adequate landscaping buffers or land use buffers such as professional offices between the regional shopping area and nearby residential uses.

Programs

a. Implement the Community Commercial land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. Maintain a list of commercially designated land that is vacant or that could be developed further. Update the list as needed and make it available to potential commercial developers. (Responsibility: Planning Department, Redevelopment Agency)

Objective 2.15 Professional and Administrative Office Designation (C-O)

(LCP) To establish professional and administrative office areas where there is a recognized need for office uses, such as medical center areas and adjacent to commercial centers, and to provide for lower impact, non-retail commercial uses as a buffer between residential areas and more intensive commercial and industrial activities.

Policies

2.15.1 Location of Professional and Administrative Offices

(LCP) Designate on the General Plan and LCP Land Use Maps those areas suitable for Professional and Administrative Office uses which are:

- located on a major arterial, and
- in an area where such uses will be a buffer between residential uses and major commercial centers or industrial uses, or
- in an area where medical offices are appropriate due to proximity to a major hospital, provided that such placement shall not conflict with agricultural or resource protection policies.

2.15.2 Allowed Uses

(LCP) Allow offices such as medical offices, business offices, branch banks, and real estate offices, as well as personal services, in areas designated for Professional and Administrative Offices. Allow restaurants of 500 square feet or less, intended to serve employees or clients of the office development, or restaurants with hours of operation that would allow parking to be shared with the office uses, subject to an approved parking plan. Restaurants are not allowed where the office designation is utilized as a buffer to residential areas. Allow retail sales associated with nearby medical facilities and also allow small schools and studios. Allow child care facilities intended to serve the employees of the office development. Exclude other retail, wholesale, service commercial and industrial uses.

2.15.3 Compatibility with Adjacent Development

Ensure the compatibility of Professional and Administrative uses with adjacent land uses through Commercial Development Permit procedure to regulate signage, landscaping, on-site circulation, parking, drainage, site and building design, and traffic patterns. (See chapter 8: Community Design.)

2.15.4 Aptos; Soquel Drive and Ledyard Way

Designate assessor parcels 039-102-14, 16, 20, 21, 29, 47, 48, 49 and 50 located on the north side of Soquel Drive between the two intersections with Ledyard Way for special design treatment:

- (1) New development, remodels or reconstruction of existing structures to professional offices shall in all cases be designed to maintain a residential architectural style, and
- (2) New development, remodels or reconstruction shall in all cases maintain a maximum height limit of sixteen (16) feet, as measured from the highest point of the roof line to existing grade.

2.15.5 Aptos; Soquel Drive Area, Southwest of Aptos Village

Recognize parcels 041-051-03, 05, 06, and 07, designated Professional and Administrative Office, as being constrained by the slope of Valencia Creek embankments, and allow single family residential use as a principal permitted use for each parcel, subject to the residential development standards appropriate for the size of the parcel. When office use is proposed, encourage mutual access and shared parking arrangements.

2.15.6 San Lorenzo Valley

Allow only small-scale office use in the designated Professional and Administrative Office area on the west side of Highway 9 north of the Boulder Creek Village Center consistent with the Boulder Creek Specific Plan, sanitation limitations of the area (possible septic haul-away required), potential traffic impacts, and the residential and scenic road setting. Building scale and design should blend with and enhance the view from the scenic road and residential character of the area, and joint development and use of parking facilities out of view of Highway 9 should be encouraged where feasible. For additional information, see the Boulder Creek Specific Plan in Volume II of the General Plan and LCP Land Use Plan.

2.15.7 Soquel Village Mixed Use Area

In accordance with the Soquel Village Plan, recognize assessor parcels 030-141-04, 22, 25, 33, 34, and 51 as a transition area between residential and commercial development and designate these parcels Professional and Administrative Office allowing office uses, medium density residential use, or any combination of both uses. Where mixed development is proposed, utilize the development criteria for the Professional Administrative Office zone district. Where residential development is proposed, allow a maximum density of one unit per 4,000 net developable square feet.

Program

- a. Implement the Professional and Administrative Office land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.16 Visitor Accommodations Designation (C-V)

(LCP) To provide for a variety of short-term residential uses in both urban and rural areas which provide for visitor needs, including protection, encouragement and provision of lower-cost visitor accommodations within the Coastal Zone, while also preserving the unique environmental settings that attract visitors to the County and protecting residential communities in the County. *(Amended by Resolution 14-2020)*

(Also see policies in section 7.9, Organized Camps and Conference Centers, and Figure 2-5 for visitor accommodating priority sites.)

Policies

2.16.1 Location of Visitor Accommodation Designations

(LCP) Designate on the General Plan LCP Land Use Maps those areas existing as or suitable for Visitor Accommodations. Require all visitor serving facilities to be located where adequate access and public services and facilities are available, to be designed and operated to be compatible with adjacent land uses, including residential uses, to utilize and complement the scenic and natural setting of the area, and to provide proper management and protection of the environment.

2.16.2 Location of Visitor Accommodations in Rural Areas

(LCP) 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, where adequate public services, such as water, public sanitation facilities, roads and fire protection are available.

2.16.3 Allowed Uses in the Visitor Accommodations Designation

(LCP) Allow a variety of visitor-serving uses in the Visitor Accommodations Designation, including motels, hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and, where appropriate, limited appurtenant public restaurants, visitor services and retail shops. Allow child care facilities intended to serve both visitors and employees of the visitor-serving development. Require a Commercial Development Permit to establish and maintain such uses and closely monitor each use to prevent significant adverse impacts on adjacent residential areas.

2.16.4 Allowed Visitor Accommodations in Urban Residential Areas

(LCP) Allow small scale Visitor Accommodations such as inns or bed and breakfast accommodations in urban residential areas and within the Rural Services Line where the use would be compatible with neighborhood character, surrounding densities, and adjacent land uses.

2.16.5 Allowed Visitor Accommodations in Rural Areas

(LCP) Allow small-scale visitor lodging facilities, such as bed and breakfast accommodations, in rural areas utilizing existing historic or other rural structures. Ensure compatibility with adjacent land uses consistent with rural density and character, available infrastructure capacity, agricultural, visual, and natural resource protection, and other General Plan and LCP Land Use Plan policies. In designated agricultural resource areas, allow such facilities only as conversion of a historic residential structure.

2.16.6 Allowed Visitor Accommodations at Commercial Recreational Facilities

(LCP) Allow development of appurtenant overnight visitor accommodations at appropriate commercial recreation facilities where such use is consistent with maintaining recreational use, and with other General Plan and LCP Land Use Plan policies.

2.16.7 Design of Visitor Accommodations

(LCP) Ensure quality of design for visitor accommodations through Commercial Development Permit procedures, including the Zoning ordinance, to regulate density as appropriate, signage, landscaping, buffering, on-site circulation and access, parking, and site and building design. *(Amended by Resolution 16-2014)*

2.16.8 Condominium Beach Development

(LCP) Recognize short-term rental use of existing condominium beach development as a resource for visitor accommodations. Limit urban density, beach oriented housing for visitor accommodations to those areas within the Urban Services Line or Rural Services Line.

2.16.9 Conversion of Visitor Accommodations to Residential Use

(LCP) Prohibit conversion of visitor accommodations in the coastal zone to any lesser priority use unless it is demonstrated that it is economically infeasible to use the property for a higher-priority use. Absolutely prohibit the conversion of hotels or motels with “Visitor Accommodation” or “Tourist Commercial” zoning and/or “Visitor Accommodations” land use designation in the coastal zone. Require any visitor accommodations that are converted to a permanent occupancy residential use to conform to applicable General Plan and LCP Land Use Program policies and comply with requirements of the Permanent Room Housing (PRH) Combining District and all conditions of approval of the Use/Development Permit for the PRH use where applicable. *(Amended by Resolution 14-2020)*

Program

a. Maintain a Visitor Accommodations zone district as part of the Santa Cruz County Code to implement the Visitor Accommodations land use designation which provides for a variety of overnight or extended stay lodging for visitors and which shall, as feasible, protect, encourage and provide lower cost visitor-serving facilities. (Responsibility: Planning Department, Planning Commission, Board of Supervisors) *(Revised by Resolution 16-2014)*

Objective 2.17 Service Commercial and Light Industrial Designation (C-S)

(LCP) 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.

Policies

2.17.1 Location of Service Commercial/Light Industrial Uses

(LCP) 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.

2.17.2 Location of Light Industry within the Coastal Zone

(LCP) 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.

2.17.3 Allowed Uses in Service Commercial and Light Industrial Designations

(LCP) 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.

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.

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.

2.17.6 Aptos Hills

Exclude M-1 industrial uses in the area designated Commercial Services/Light Industry at the northeastern corner of Freedom Boulevard and Highway 1. Utilize the Commercial Development permit process to assure adequate mitigation of potential adverse impacts on traffic, the groundwater aquifer, nearby Valencia Lagoon, and adjacent residential neighborhoods.

2.17.7 Live Oak

Allow a Service Commercial/Light Industrial use of the rear portions of parcels 026-311-11,-12,-13 if integrated into a development with access from 17th Avenue. Conversely, allow a residential use of parcel 026-311-46 if integrated with the residential development of the adjacent parcels.

2.17.8 San Lorenzo Valley

Ensure that any Commercial Service/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.

Programs

a. Implement the Commercial Services/Light Industry land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. Investigate means to create incentives for bringing light, clean, non-polluting industry to Santa Cruz County. (Responsibility: Economic Development Division, Planning Commission, Board of Supervisors)

Objective 2.18 Non-Conforming Commercial or Light Industrial Development

To recognize that legally established nonconforming commercial and light industrial uses and structures may benefit the community, and that preserving and improving existing commercial and light industrial uses, structures, and the buildings accommodating these uses may further benefit the community by supporting the local economy, improving the appearance of commercial and industrial buildings, and allowing for the sustainable reuse of existing resources. Considering these community benefits, allow legal nonconforming uses to continue and to be improved, within appropriate limits established in the County Zoning Ordinance that address potential impacts to public health, safety and welfare. Phase out commercial and light industrial nonconforming uses that are determined by the Board of Supervisors to be significantly detrimental to public health, safety, welfare or the environment. (*Resolution No. 52-2012*)

Policies

2.18.1 Continuation of Non-Conforming Commercial or Light Industrial Uses

Allow existing legal commercial or light industrial uses in use for three or more of the previous five years to continue (see definition in the Glossary for "Continuous History of Commercial or Light Industrial Use"), and allow maintenance of and improvements to the structure in which they are located in accordance with the provisions in the building code and County Zoning Ordinance. (*Resolution No. 52-2012*)

2.18.2: Changes to Nonconforming Commercial and Light Industrial Nonconforming Uses, or to Buildings Accommodating Non-conforming Commercial or Light Industrial Uses

Allow changes to a nonconforming use, including expansion of an existing nonconforming use throughout the building, change from one nonconforming use to another, or intensification of a nonconforming use; subject to discretionary review and appropriate findings and conditions to ensure that the change in the use will not be detrimental to public health, safety or welfare. Allow additions to or reconstruction of the building accommodating a nonconforming use with appropriate discretionary review, and subject to appropriate findings and conditions to ensure that the proposed project will not be detrimental to public health, safety or welfare. (*Resolution No. 52-2012*)

2.18.3 Commercial and Light Industrial Nonconforming Structures

Encourage legal nonconforming structures to be maintained and improved. Allow reconstruction after a catastrophic event, and require discretionary review for voluntary reconstruction. For nonconforming structures with a greater potential to impact public health, safety or welfare due to their location relative to a property line, right of way, or riparian corridor, require discretionary review for extensive modifications to the structure and for reconstruction after a catastrophic event, subject to appropriate conditions and findings to ensure that the proposed project will not be detrimental to public health, safety or welfare. (*Resolution No. 52-2012*)

2.18.4 Non-Conforming Signage for Commercial or Light Industrial Uses

Require that all signage be brought into conformance with current County Sign ordinance standards as a condition of any discretionary development permit.

2.18.5 Live Oak

Brommer Street

Allow the existing auto service facility on APNs 026-311-27 and -36 to be operated, maintained and remodeled as a conforming Commercial Service/Light Industrial use, consistent with the C-4 zone district site and use standards of the Santa Cruz County Code, provided that mitigating site landscaping, fencing and signage improvements and roadside improvements as approved by the Planning Director are installed within one year from the date of General Plan adoption. Any expansion, intensification or reconstruction of the auto service use or facilities on these parcels shall be subject to approval by the Board of Supervisors. Any subsequent change in the use of this property shall conform to the Professional Administrative Office land use designation.

El Dorado Avenue

Allow the service commercial facilities on APNs 026-311-19, -38, -39 and -56 to be operated, maintained and remodeled as conforming Commercial Service/Light Industrial uses, consistent with the C-4 zone district site and use standards of the Santa Cruz County Code, provided that mitigating site landscaping, fencing and signage improvements and roadside improvements as approved by Planning Director are installed within one year from the date of General Plan adoption. Any expansion, intensification, reconstruction or change of use of the Service Commercial/Light Industrial uses or facilities on these parcels shall be subject to approval by the Board of Supervisors.

Raemakers

Recognize the existing veterinary office on APN 025-111-18 as a conforming Commercial Service/Light Industrial use, and allow the business to be operated, maintained and remodeled consistent with the C-4 zone district site and use standards of the Santa Cruz County Code. Any expansion, intensification or reconstruction of the veterinary use or facilities on this property shall be subject to approval by the Board of Supervisors. Any subsequent change in the use of this property shall conform to the Professional Administrative Office land use designation.

Waste Management Facility

Recognize the continued Commercial Service/Light Industry use (parcel 029-042-10) for the existing facilities of Waste Management until expiration of the current service agreement with the County in January 1995. After that date, only residential uses shall be allowed unless the service agreement is extended through amendment prior to that date by the Board of Supervisors.

2.18.6 Salsipuedes

Sergi Ready-Mix

Allow the concrete ready-mix use on APN 051-221-01 to continue operation pursuant to the current use permit and permit expansion, remodeling and reconstruction of ready-mix facilities consistent with the M-1 zone district site and use standards of the Santa Cruz County Code. Any change in use on this property shall conform to the Agricultural land use designation. All conditions of the current Use Permit shall be completed within one year of final General Plan adoption. Failure to comply with all conditions of the Use Permit will result in the initiation of permit revocation proceedings.

2.18.7 Soquel

Bay Photo Lab

Recognize the Bay Photo Lab on APN 037-211-37 as a conforming Commercial Service/Light Industrial use and allow the business to be operated, maintained and remodeled consistent with the C-4 zone district site and use standards of the Santa Cruz County Code. Any expansion, intensification or reconstruction of the Commercial Service/Light Industrial uses or facilities on this parcel shall be subject to approval by the Board of Supervisors. Any subsequent change in use of this property shall conform to the Professional Administrative Office land use designation.

San Lorenzo Lumber

Recognize the San Lorenzo Lumber Company on APN's 030-181-04, -66, -79 and 030-121-25, -29, -32 as a conforming Commercial Service/Light Industrial use and allow the business to continue operating, and permit expansion, remodeling and reconstruction consistent with the M-1 zone district site and use standards of the Santa Cruz County Code, provided that landscaping and fencing is approved by the Planning Director and installed prior to August 1, 1994, and maintained along the Soquel Drive frontage, visually to buffer the existing storage area. Any change in use on this property shall conform to the Community Commercial land use designation.

Westerner

Recognize the Westerner on APN 030-101-39 as a conforming Community Commercial retail use and allow the business to be operated, expanded onto parcel 030-101-40, remodeled and reconstructed consistent with the C-2 zone district site and use standards of the Santa Cruz County Code. Any subsequent change in use of these properties shall conform to the Professional Administrative Office land use designation.

Programs

(Resolution No. 52-2012)

a. Actively abate non-conforming uses that are creating a nuisance or have a negative impact on the health, safety or welfare of area residents. (Responsibility: Planning Department, County Counsel, District Attorney's Office)

Objective 2.19a Heavy Industry Designation (I)

- (LCP) 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 Quarry Designation (Q)

- (LCP) 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.

(For specific policies affecting quarries and extraction of mineral resources see section 5.17 of the Conservation and Open Space Element.)

Policies

2.19.1 Siting of Heavy Industries and Quarries

- (LCP) 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.

2.19.2 Operation of Existing Quarries

- (LCP) Allow continued operation of existing quarries and allow expansion within areas designated as Mineral Resources, including those located in the Coastal Zone, where impacts of environmental and scenic resources and surrounding residential uses can be mitigated. Require that all existing quarries meet the requirements of the County's Mining ordinance. Require that all mining operations maintain and implement a County approved reclamation plan as required under the California Surface Mining and Reclamation Act (SMARA), and ensure that the rehabilitation and future uses of depleted quarry sites are in accordance with conservation and open space values.

2.19.3 Operation of Existing Heavy Industries

Allow continued operation of existing heavy industrial uses and their reconstruction, modernization and expansion to the extent compatible with adjacent uses and to the extent that environmental impacts can be mitigated.

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.

2.19.5 Siting of Coastal-Dependent Heavy Industry

(LCP) 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.
- Voter approval is obtained for any on-shore facility serving off-shore oil and gas development.

2.19.6 Bonny Doon and North Coast

(LCP) 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.

2.19.7 Davenport

(LCP) Prohibit the renovation or replacement of the Davenport pier for any industrial purpose. Replacement of the facility is inappropriate due to access constraints, highly erodable coastal bluffs located between the pier and transportation facilities, severe winter seas, and the potential destruction of cormorant habitat.

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.

Programs

a. Refine, maintain and apply performance standards and Industrial Zone Districts, as described in section 13.10.170 of the Santa Cruz County Code, to regulate the location, development, and operation of heavy industries and quarries. Control development and operation impacts through Commercial Development Permit procedures for all heavy industry and through the County Mining ordinance for quarry sites, respectively. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

(LCP) b. Require that the following information be submitted as a part of any General Plan and/or LCP amendment request to permit heavy coastal-dependent industry:

- A plot plan of the entire area under lease or ownership, showing relationship of proposed facilities to ultimate development of all facilities;
- A map showing relationship of proposed facilities to other buildings, structures, and/or natural or artificial features, including sensitive habitats, prime agricultural lands, commercial fisheries, tourist dependent resources, recreational areas, scenic resources and archaeologically sensitive sites within 1,000 feet of the facilities;
- A plan for the consolidation, to the maximum extent feasible, of facilities;
- A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and for decommissioning, where appropriate;
- A plan for eliminating adverse impacts on habitat areas, prime agricultural lands, tourist dependent resources, commercial fisheries, recreational areas, scenic resources, archaeologically sensitive sites, neighboring residents, and neighborhood character due to siting, construction or operation of facilities;
- Plans and profiles of any major grading required for construction and production;
- An analysis of the visibility of proposed facilities from off site public viewing areas and a landscape plan to minimize this visibility including methods and materials for screening such as fencing, plant species, depression below grade or other methods;
- A summary description of the procedures for the transport and disposal of all solid and liquid wastes;
- Fire prevention procedures;
- Compliance with the air quality regulations of the Monterey Bay Unified Air Pollution Control District and other applicable air quality regulations;
- Compliance with all regulations affecting the Monterey Bay National Marine Sanctuary;
- Adequacy of local infrastructure, such as water, sewer, fire protection and road capacity, to service project needs. Water requirements and a detailed description of proposed conservation techniques of the project;
- Procedures for the abandonment and restoration of the site which shall indicate restored contours of the land, topsoil replacement and revegetation upon abandonment, unless abandonment-in-place is determined to be less environmentally damaging.

(Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.20 Home Occupations

To encourage appropriate small businesses conducted as Home Occupations [See Glossary], provided that they are compatible with surrounding residential land uses.

Policies

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.

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.

Program

- a. Administer performance standards to minimize adverse impacts on surrounding land uses and to govern the review and approval of permits for Home Occupations. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Objective 2.21 Public Facility/Institutional Designation (P)

(LCP) To ensure adequate present and future availability of land for both public and quasi-public facility uses including schools and university facilities, which may include school employee rental housing, fire stations, churches, hospitals, cemeteries, sanitary landfills, and water supply and treatment facilities. *(Amended by Resolution 274-2019)*

Policies

2.21.1 Public Facility/Institutional Land Use Designation

(LCP) Utilize a Public Facility/Institutional land use designation on the General Plan and LCP Land Use Maps to designate public and quasi-public facility uses and integrally related public facility support facilities. Recognize an intensity of use for existing public and private institutions at existing levels of development:

- (a) Permit new development or increases in intensity of use for public institutions and private non-residential public facilities uses where consistent with infrastructure constraints, and scenic, natural and agricultural resource protection.
- (b) Recognizing that affordable housing serves a public purpose, essential to the local workforce and economy, and necessary to public health, safety and welfare, allow 100% affordable rental housing projects as an ancillary or primary public/quasi-public discretionary use on land within the Urban and Rural Services Lines with a Public Facility/Institutional Land Use Designation, at the urban high-density range. Within the RSL, affordable housing is exempt from Policy 2.3.5 (Areas within the Rural Services Line). The housing units shall be affordable to lower-income households as defined in Title 25 of the California Code of Regulations.
- (c) Recognizing that housing that is affordable to teachers and other school employees is essential to support education, yet is often in short supply in the County, allow multi-family rental housing for school employee households as an ancillary or primary public/quasi-public discretionary use on sites within the Public Facility/Institutional Land Use Designation that are owned by a private school or a public school district, where consistent with the environmental carrying capacity of the parcel and where the adequate services and appropriate infrastructure are available or will be provided concurrent with development. The density range shall be up to urban high. As a quasi-public use, school employee housing on property owned by a private school or public school district with a Public Facility/Institutional Land Use Designation is not subject to the residential density determinations in the Rural Density Matrix. Additionally, school employee housing proposed on school-owned property is not subject to provisions in the General Plan that limit residential density or require a minimum amount of land area per dwelling, including provisions in Figure 2-2, Policies 5.5.6 (Land Division and Density Requirements in Water Supply Watersheds), 5.8.2 (Land Division and Density Requirements in Primary Groundwater Recharge Areas), and 5.8.9 (Development Densities With Poor Groundwater Availability). If necessary in order to finance the development of school employee housing, as determined by the school, a new parcel boundary encompassing the development envelope of the proposed school employee housing may be created to create a new legal parcel separate from the larger school property. However, any condominium map or subdivision map proposed to create a separate condominium or single family parcel for each school employee housing unit shall be subject to the Rural Density Matrix, where applicable, and to minimum parcel size requirements in the above policies.
- (d) Permit new development or increases in intensity of use for private residential uses that are not either 100% affordable housing or school employee rental housing on school-owned sites, only if determined to be ancillary to the existing Public Facility use, (1) in urban areas equivalent to medium density residential, and (2) in rural areas equivalent to the rural residential density range: 2-1/2 to 20 acres/dwelling unit (or equivalent), as determined by application of the Rural Density Matrix.

(Amended by Resolution 274-2019)

2.21.2 Location of Public Facility/Institutional Land Uses

Allow public facility uses in all urban residential land use designation and zoning districts as well as limited public facility uses in commercial designations and districts as regulated in Volume II of the County Code. (See section 2.12.2 for information regarding public facility uses in commercial designations.)

2.21.3 Allowed Uses in Public Facility/Institutional Designations

Utilize Public Facility/Institutional land use designations exclusively for the public or quasi-public facility activity and appropriate ancillary uses at the site, and prohibit private uses more appropriately found under other General Plan and LCP Land Use Plan designations. (*Amended by Resolution 274-2019*)

2.21.4 Location of Public Utility Transmission Facilities

Public utility transmission and distribution facilities, including substations, shall be allowed in all land use districts, provided, however, that the routes or site plans of all proposed gas and electric transmission lines and substations shall be submitted to the Planning Department for review and recommendations prior to the acquisition of necessary land rights. No discretionary permit shall be required for a proposed land use which is subject to the jurisdiction of the California Public Utilities Commission or the California Energy Commission.

2.21.5 Master Plans for Public Facility/Institutional Uses

Require long-term Master Plans for public facilities prior to establishing new facilities or expanding existing facilities. Master Plans should be coordinated with adjacent uses and consider neighboring development when the public facility use affects adjacent uses or encourages related support service development. Master Plans should also demonstrate that the proposed use and projected expansion area is compatible with County population growth goals. (*Amended by Resolution 274-2019*)

2.21.6 Cooperative Planning of Public Facility/Institutional Uses

Encourage cooperative planning and Master Plan review between appropriate review agencies such as the Regional Water Quality Control Board, Health Services Planning Agency, Air Resources Control District, etc., to assure adequate assessment of public facility needs.

2.21.7 Environmental Review of Public Facility/Institutional Development

Encourage the development of master Environmental Impact Reports for multi-phased public facility developments to guide and facilitate planning and permit processing for projects.

Program

- a. Maintain and apply Public Facility (PF) zoning regulations to govern the location, design, and use of public and quasi-public facilities, and to provide for the review and approval of project Master Plans. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

LAND USE POLICIES FOR SPECIFIC AREAS

Most of the objectives, policies and programs discussed in this element are applicable countywide. However, there are certain well defined areas with unique characteristics which have additional special land use policies. The Coastal Zone is one of these well defined areas and has specific land use regulations which apply to coastal lands.

To protect natural and scenic resources, the Coastal Act defines detailed policies for permanent coastal management. Many of these policies can also offer

protection to other important natural and scenic resources in Santa Cruz County that are not located in the coastal zone; so unless specifically stated, the policies are applicable countywide.

In addition to the Coastal Zone, other areas of the County have special land use policies which focus on the unique characteristics of these areas. The communities of Boulder Creek, Ben Lomond, Felton, Soquel and Aptos all have adopted plans which accompany the General Plan and LCP Land Use Plan. These plans have been prepared with the assistance of the citizens in these communities and have been adopted by the County in a variety of forms. For a list of the adopted and proposed village, town, community and specific plans see Figure 1-6 in chapter 1.

Objective 2.22 Coastal Dependent Development

(LCP) To ensure priority for coastal-dependent and coastal-related development over other development on the coast.

Policies

2.22.1 Priority of Uses within the Coastal Zone

(LCP) 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.

2.22.2 Maintaining Priority Uses

(LCP) Prohibit the conversion of any existing priority use to another use, except for another use of equal or higher priority.

Objective 2.23 Conservation of Coastal Land Resources

(LCP) 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.

Policies

2.23.1 Lower and Moderate Income Housing in the Coastal Zone

(LCP) Restrict conversion or demolition of existing residential units occupied by persons or families of lower or moderate income, unless provision has been made for replacement of those units. Replacement units shall be available to persons of lower or moderate income, and if the units which are converted or demolished are in the Coastal Zone, replacement units shall be located elsewhere within the Coastal Zone, if feasible.

2.23.2 Designation of Priority Sites

(LCP) Reserve the sites listed in Figure 2-5 for coastal priority uses as indicated. Apply use designations, densities, development standards, access, and circulation standards as indicated.

2.23.3 Master Plan Requirements for Priority Sites

(LCP) 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.

Program

a. Develop contract guidelines for the purpose of management and maintenance of coastal access parking at sites with visitor serving priority uses. At a minimum, the contract provisions should include identification of parking spaces, maintenance responsibilities, hours of operation, liability, refuse collection, law enforcement, and signage. (Responsibility: County Counsel, Planning Department, Public Works, County Parks)

Figure 2-5			
Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Coastal Priority Sites - North Coast			
<p>Davenport Bluffs 058-072-01, 02, 03</p>	<p>"Existing Park, Recreation & Open Space": Development of coastal access, overlook, parking and supporting facilities and improvements. Provide public dedication to assure permanent public access.</p>	<p>Depress and landscape the parking area to limit its visibility from Highway 1 and to maintain unobstructed coastal views. Allow landscaping only with ground cover and low growing vegetation which cannot grow to a height that will obstruct coastal views. Eliminate all roadside parking along the property frontage, and provide interior pedestrian circulation to separate pedestrians from Highway 1.</p>	<p>Coordinate improvements with the parking on parcel 058-121-04. Provide improvements to increase safety for pedestrians crossing Highway 1 and the railroad right-of-way. Provide improved trails to the beach and bluffs, including appropriate safety barriers on the bluffs and near the railroad tracks.</p>
Coastal Priority Sites - Bonny Doon			
<p>Wilder Quarry 059-041-26, 27, 30, & -31 059-141-04, 05, 09</p>	<p>Preferred Use: "Proposed Park, Recreation & Open Space": Development of visitor serving recreational uses consistent with the quarry reclamation plan and any permitted mining operation. Alternate Use: "Quarry": Continuation of existing mining operation.</p>	<p>Allow park and recreational activities on portions of the property where consistent with the "PR" zone district, and where health and safety conflicts between any permitted mining and recreational uses can be mitigated. To protect the Highway 1 coastal viewshed, permit the relocation of approved coastal bluff campsites from parcel 059-041-30, to the reclaimed quarry site on the inland side of Highway 1, as part of an amended Public Works Plan for Wilder State Park.</p>	<p>Provide pedestrian and bicycle access connecting campsites to the coastal bluffs.</p>
Coastal Priority Sites - Live Oak			
<p>Eddy Lane Park 026-173-06 (portion) 026- 181-36</p>	<p>"Existing Parks, Recreation & Open Space": Development of a neighborhood park.</p>	<p>Site improvement shall include riparian corridor protection and enhancement.</p>	<p>Develop public trail access connecting with future public trail along the riparian corridor from Capitola Road to Schwan Lake, and with future connections to El Dorado Ave.</p>

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
7th Avenue at Brommer Street (NW corner) 026-211-47	"Community Commercial": Development of visitor serving commercial uses complementing the small craft harbor and potential commercial development on opposite side of Brommer Street.	Coordinate site architecture, landscaping and improvements with development on the opposite side of Brommer Street.	Develop site access only from Brommer Street.
7th Avenue at Brommer Street (SW corner) 026-261-06, 08, 13, 15	Preferred Use: "Proposed Parks, Recreation & Open Space": Development of a community park facility. Alternate Use: "Community Commercial": Development of visitor serving commercial uses with a minimum of 50% of the project devoted to Type A visitor accommodations available for rental to the general public.	Commercial use of the site shall coordinate development on the separate parcels to create an integrated development scheme with common architecture, landscaping and improvements to result in a community focal point at this intersection. Public use areas, such as a restaurant and plaza, must share in harbor view. Private development of the site shall provide a minimum of one acre for neighborhood park facilities.	Develop site access only from Brommer Street. Visitor serving commercial development shall participate in a beach shuttle program. Provide pedestrian and bicycle access connecting the site to the harbor.
Twin Lakes Park Expansion 027-051-09, 24, 25, 29	Preferred Use: "Proposed Parks, Recreation & Open Space": Expanded development of the Twin Lakes neighborhood park and protection of the Schwan Lake riparian corridor. Alternate Use: "Urban Medium Residential."	Site improvement shall include riparian corridor and wetlands protection and enhancement.	Develop public trail access connecting to the adjacent Schwan Lake State Park. Consider use of property for appropriate public parking needs.
17th Avenue Swim Center 027-241-06 027-251-12, 13, 18	"Existing Parks, Recreation & Open Space": Development of a swim center and community park facilities.	None	Develop parking to serve the swim center and community park uses as well as access to the adjacent Schwan Lake State Park. Provide pedestrian and service vehicle access to the adjacent Schwan Lake State Park property.

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Shoreline School 027-241-07 027-251-16, 17	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	Site improvement shall include riparian corridor protection and enhancement, where feasible.	Consider utilizing parking facilities for beach access parking when the school is not in session. Develop public trails to connect the school/park site with the adjacent State and County park properties.
Felt Street Park 028-041-01, 02, 03	Preferred Use: "Existing Parks, Recreation & Open Space": and "Proposed Parks, Recreation & Open Space": Development of a neighborhood park. Alternate Use: "Urban Medium Residential" on parcel 028-041-01.	None	Provide pedestrian connection to adjacent Del Mar School Site.
Del Mar School 028-041-13,14,36,39 028-052-60 028-053-60	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	None	Provide pedestrian connection to adjacent County park property.
Portola Drive at Rodeo Gulch 028-091-24, 25	Preferred Use: "Proposed Park Recreation & Open Space": Neighborhood park developed in conjunction with adjacent excess County road right-of-way and open space dedication on APN 028-361-29. Alternate Use: "Visitor Accommodations": Private development of either Type A or B visitor accommodations.	Site improvement shall include protection, restoration and public dedication of the Rodeo Gulch riparian corridor areas; preparation of a plan line for the adjacent portion of Portola Drive; and dedication and improvement of the Portola Drive frontage consistent with the adopted plan line and street tree program.	Any visitor accommodations development shall participate in a beach shuttle program. Develop and dedicate public trails providing connection to a future trail system along Rodeo Gulch and connecting the adjacent neighborhoods to the recreational and open space resources.
Coastview Drive 028-173-05, 07, 08 028-174-02	"Existing Parks, Recreation & Open Space" & "Proposed Park, Recreation & Open Space": Development of public beach access parking.	Develop adequate paving, landscaping, and drainage improvements to protect the adjacent Corcoran Lagoon and riparian area.	Develop the maximum amount of public beach access parking compatible with the adjacent residential development and riparian area, and the continued use of the right-of-way for access to the fronting properties.

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Corcoran Lagoon Overlook 028-191-01	Preferred Use: 1) Coastal wetland protection and development of coastal access and recreation facilities, potentially including a coastal wetlands interpretive center. 2) "Neighborhood Commercial": Development of visitor serving commercial uses or public uses or offices.	Site improvement shall include protection and restoration of the Corcoran Lagoon wetland and adjacent riparian area.	Commercial development of the site shall improve and dedicate public access facilities including a pathway, seating, and wildlife observation areas along the lagoon frontage.
Portola Drive at 26th Avenue 028-192-01	"Visitor Accommodations": Conference center or Type A visitor accommodations facility.	Future site improvement shall include protection, restoration, and public dedication of the Corcoran Lagoon wetland and riparian corridor; preparation of a plan line for 26th Avenue and the adjacent portion of Portola Drive; and dedication and improvement of the street frontages consistent with the street tree program and adopted plan lines.	Develop site access from 26th Avenue. Participation in a beach shuttle program. Develop and dedicate a public trail along the Corcoran Lagoon riparian corridor.
Lode Street 028-202-18 (portion)	"Public Facility": Development of a neighborhood park on excess land at the site of the sanitation district sewer pump station.	Develop adequate buffering of the sewer pump station facilities including chemical storage and use from the park and adjacent residential development.	Construct cul-de-sacs at the ends of Lode & Quartz streets. Develop public trail access connecting the park to a future public trail along the Moran Lagoon riparian corridor.
Johan's Beach 028-212-13	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach and upland area for coastal access, recreation and supporting facilities.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Any private development of the property shall dedicate the beach area for public use.
Corcoran Beach 028-225-12 028-231-01	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach parcels for coastal access, recreation and protection of coastal biotic habitat.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Provide coastal access parking as feasible.

Figure 2-5

Site Name and Assessor's Parcel Number Site Name and	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
41st Avenue at East Cliff Drive 032-181-04	"Existing Park, Recreation & Open Space": Continued use as a beach access parking facility.	Improve site with paving, landscaping, drainage, and visitor support facilities.	Provide public acquisition of the site to insure permanent public use for coastal access and support facilities. Improve pedestrian connections to the shoreline.
Pleasure Point Overlook 032-242-10	"Existing Park, Recreation & Open Space": Development of coastal overlook and access with supporting improvements.	Locate any private development of the property on the west end of the parcel to preserve public coastal access and views of the coastline.	Improve and dedicate coastal overlook and access for public use.
East Cliff Drive Overlook 032-251-02	"Existing Park, Recreation & Open Space": Development of a coastal overlook with supporting improvements.	None	None
Coastal Priority Sites - Aptos			
McGregor Drive North of Pine Tree Lane 038-041-04	Preferred Use: "Parks, Recreation & Open Space": Expansion of New Brighton State Beach. Alternate Use: "Parks, Recreation & Open Space": Community park with additional beach parking.	Preferred use to include public recreation facilities, public parking for beach access and campground expansion. Future development should be adequately screened from Highway 1. Parking lots must be screened from Highway 1.	Develop public trails to provide beach access.
McGregor Drive Porter Sesnon Property 038-051-03 038-091-01	Preferred Use: "Parks, Recreation & Open Space": Expansion of New Brighton State Beach with open space, public recreation facilities. The Master Plan for the site should consider providing up to 15 acres of neighborhood/community park use on APN 038-037-03 under County management, to be arranged under mutual agreement between State and County Parks.	Recreational and resource protection shall be the primary uses allowed on the site. Development shall not exceed public service capacity for water, sewers, or roads and shall minimize water usage. Natural resource protection shall be consistent with all General Plan policies and special attention shall be given to protection of arroyos as riparian corridors and woodlands, protection of paleontological resources, and protection of critical habitats. Park development should be integrated into a State Park Master Plan.	Development should be low traffic generating and participate in improvements to the State Park Drive/Highway 1 interchange. Traffic loads on Park, McGregor, and State Park Drive shall not increase more than 1,300 vehicles per day and shall maintain level C or better. Participate in improvements in pedestrian circulation, including Mar Vista pedestrian overpass.

Figure 2-5

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
<p>Pot Belly Beach Uplands West side of New Brighton Road 038-231-39</p>	<p>Preferred Use: "Parks Recreation and Open Space": Expansion of New Brighton State Beach. Alternate Use: "Urban Low Density Residential" on portion of the site with remainder in open space uses.</p>	<p>Preferred use to include open space uses and campground expansion. Alternate use shall allow one single family dwelling or if any the existing 17 Pot Belly Beach Association dwelling units on the beach are damaged or destroyed by a natural disaster, allow relocation of those units to the upland property on a one-to-one replacement basis. Require Residential Development and subdivision permits to master plan the entire uplands site with a maximum of 17 dwelling units and preservation of monarch butterfly habitat.</p>	<p>None</p>
<p>McGregor Drive at Searidge Avenue 038-081-34, -35, -36</p>	<p>-34: "Urban High Density Residential": Affordable Housing -35: "Urban High Density Residential": Residential Uses -36: "Urban High Density Residential": Affordable housing on the westerly 1.7 acres and "Proposed Park, Recreation and Open Space": Development of a neighborhood park on the easterly 1.25 acres (Amended by Res.392-2006)</p>	<p>Locate affordable housing adjacent to Seabreeze Subdivision.</p>	<p>Participate in intersection improvements at State Park Drive and in Mar Vista pedestrian overpass. Provide connection to future walkway along State Park Drive</p>
<p>State Park Drive and Highway 1 (SE Corner) 042-011-06 (Poor Clares site)</p>	<p>"Visitor Accommodations": Type A visitor accommodations.</p>	<p>Development should be screened from Highway 1.</p>	<p>Participate in beach shuttle. Major Participant in StatePark Drive/Highway1/Seacliff Drive intersection improvements. Provide safe pedestrian and bicycle connection from site to Seacliff State Beach.</p>

Figure 2-5

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Rio Del Mar Boulevard 044-011-44 (Dennis site)	"Urban Low Density Residential"	The oak woodland on the slopes bordering Deer Park Center and the Marani Apple Orchard shall be maintained. Site development plans shall include common open space recreational facilities appropriate for the type and density of development proposed.	Contribute to improvement of the Rio Del Mar/Clubhouse Drive intersection. Provide pedestrian access to Deer Park Shopping Center.
San Andreas Road and Seascapes Blvd. (Affordable Housing Site of Seascapes Uplands) 053-131-18, -19	"Urban Medium Density Residential": Development of approximately 3 acres of medium density affordable housing.	Development of affordable housing shall comply with Master plan for entire site and shall include measures for protection of salamander habitat.	Development of affordable housing shall comply with Master Plan for entire site.
Coastal Priority Sites – La Selva Beach			
Souther Pacific Railway near San Andreas Road 045-201-11	"Proposed Park, Recreation, and Open Space": Development of coastal overlook and parking.	None	Provide pedestrian access to coastal bluffs and beach, if feasible.

Objective 2.24 Village, Town, Community and Specific Plans

(LCP) 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. *(Revised by Res. 138-2003)*

Policy

2.24.1 Development Review in Areas with Adopted Village, Town, Community and Specific Plans

(LCP) 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 the guidelines adopted as suggestions in the plans. *(Revised by Resolution 138-2003)*

Programs

(LCP) a. Prepare and adopt village, town, community or specific plans, with input from citizens' task forces, for the village areas of Corralitos, Davenport, Live Oak, La Selva Beach and Pajaro Valley. Include in the plans a community design framework, priorities for capital improvements, traffic and parking plans, sign plans, and specific provisions for commercial and residential land uses and siting. (Responsibility: Planning Department, Planning Commission, Board of Supervisors) *(Revised by Resolution 138-2003)*

b. Review and update the Aptos Village Community Design Framework to develop a more specific plan governing land use, circulation, design, and improvements in the village area.
(Responsibility: Planning Department, Planning Commission, Board of Supervisors)

LAND USE AND PUBLIC FACILITY MAPS

The General Plan and LCP Land Use Maps included in this section are diagrammatic in nature and are intended to express relationships rather than parcel specific detail. These diagrams represent approximate locations of land use types, and only a portion of the available maps are reproduced in this document. Parcel specific land use designation information, as well as implementing zoning information, Resources and Constraints Maps, and other informational maps are on file with the County Planning Department. Persons contemplating decisions about particular development proposals on a particular property, should consult the large scale maps available in the Planning Department. The maps in this document are not designed to be used as references for planning decisions.

Black and white and color parcel specific maps at larger scales are available in electronic format on the County's Geographic Information System (GIS), Environmental Management Information System (EMIS), and various maps are available for review in the Planning Department. For more information regarding General Plan maps, see chapter 1: Introduction.

The maps in this section illustrate general land use designations for all fifteen planning areas of the County.

The maps are labeled Figure 2-6 through 2-20 as follows:

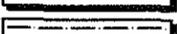
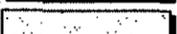
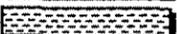
Urban Land Use Designation Maps by Planning Area

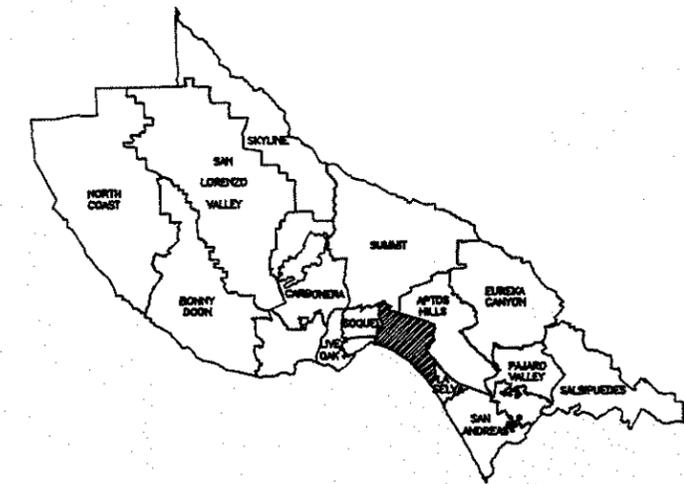
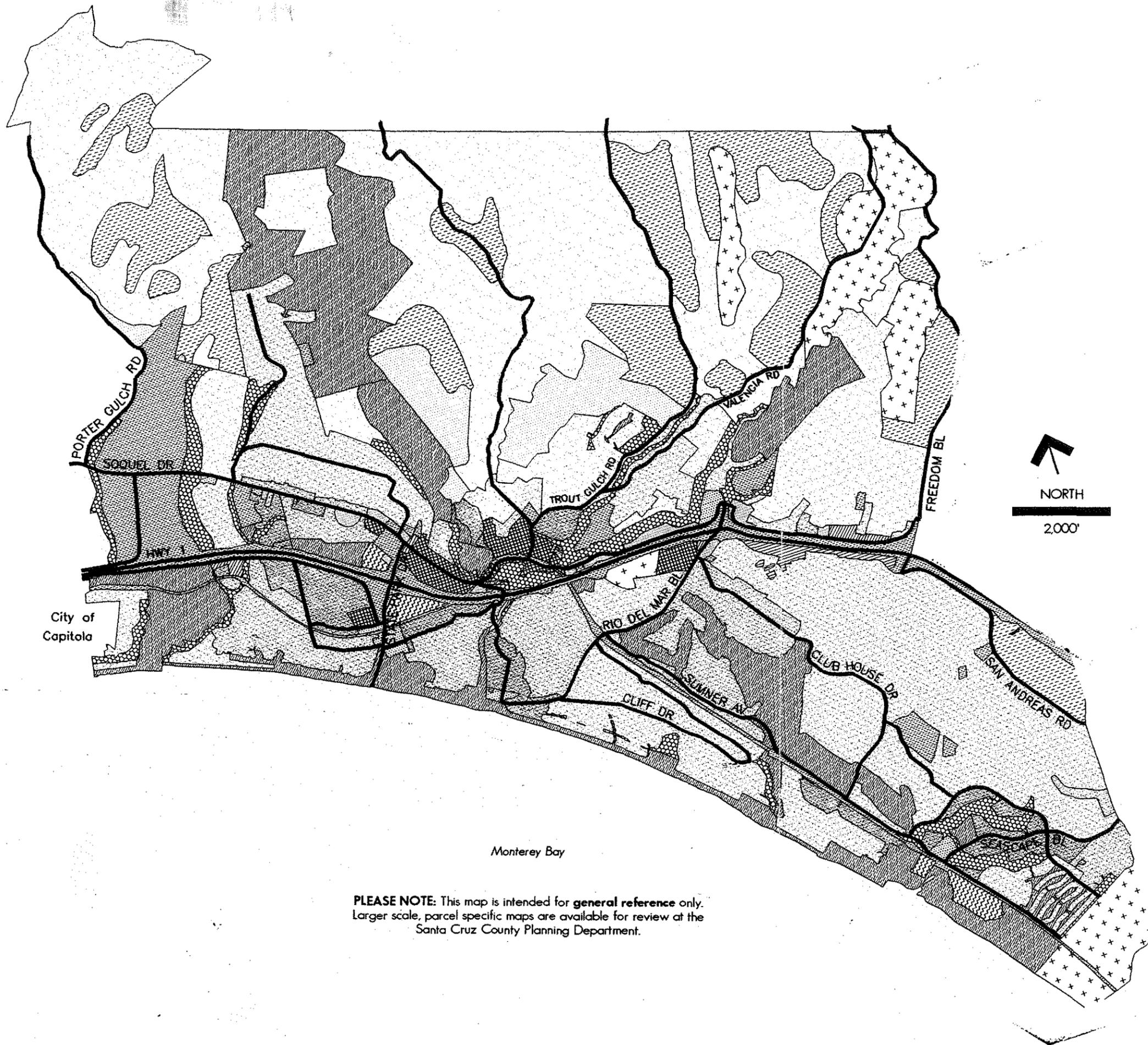
2-6	Aptos
2-7	Carbonera
2-8	Live Oak
2-9	Pajaro
2-10	Soquel

Rural Land Use Designation Maps by Planning Area

2-11	Aptos Hills
2-12	Bonny Doon
2-13	Eureka Canyon
2-14	La Selva Beach
2-15	North Coast
2-16	Salsipuedes
2-17	San Andreas
2-18	San Lorenzo Valley
2-19	Skyline
2-20	Summit

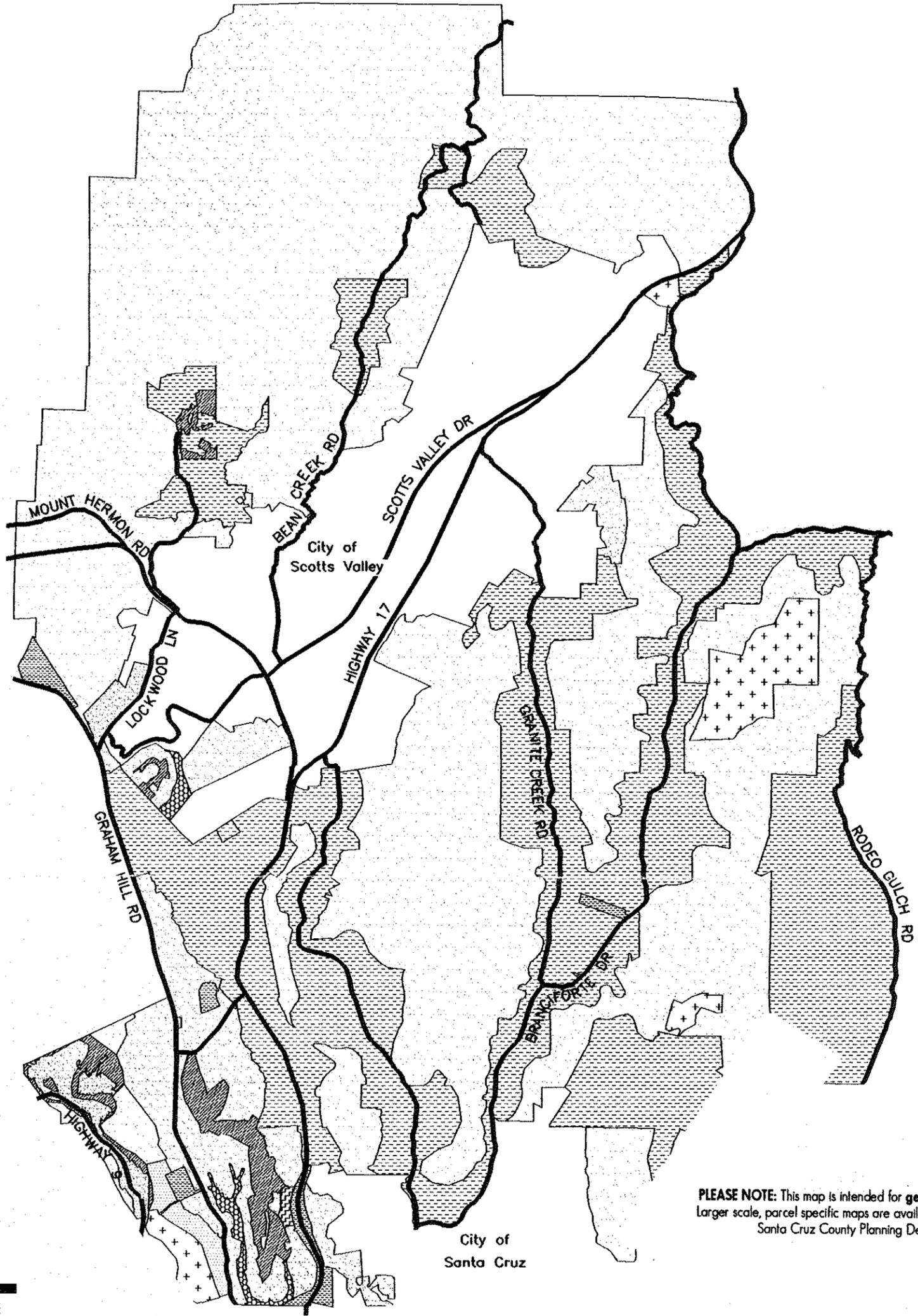
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-  NEIGHBORHOOD COMMERCIAL
-  COMMUNITY COMMERCIAL
-  VISITOR ACCOMMODATIONS
-  SERVICE COMMERCIAL/LIGHT INDUSTRIAL
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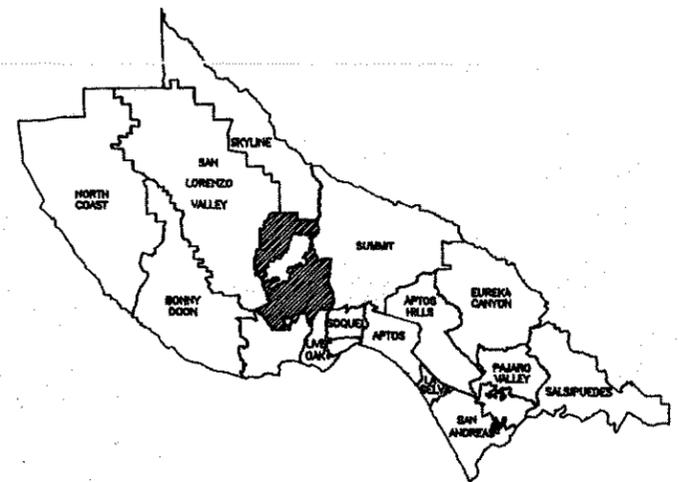
County of Santa Cruz
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APTOS
PLANNING AREA



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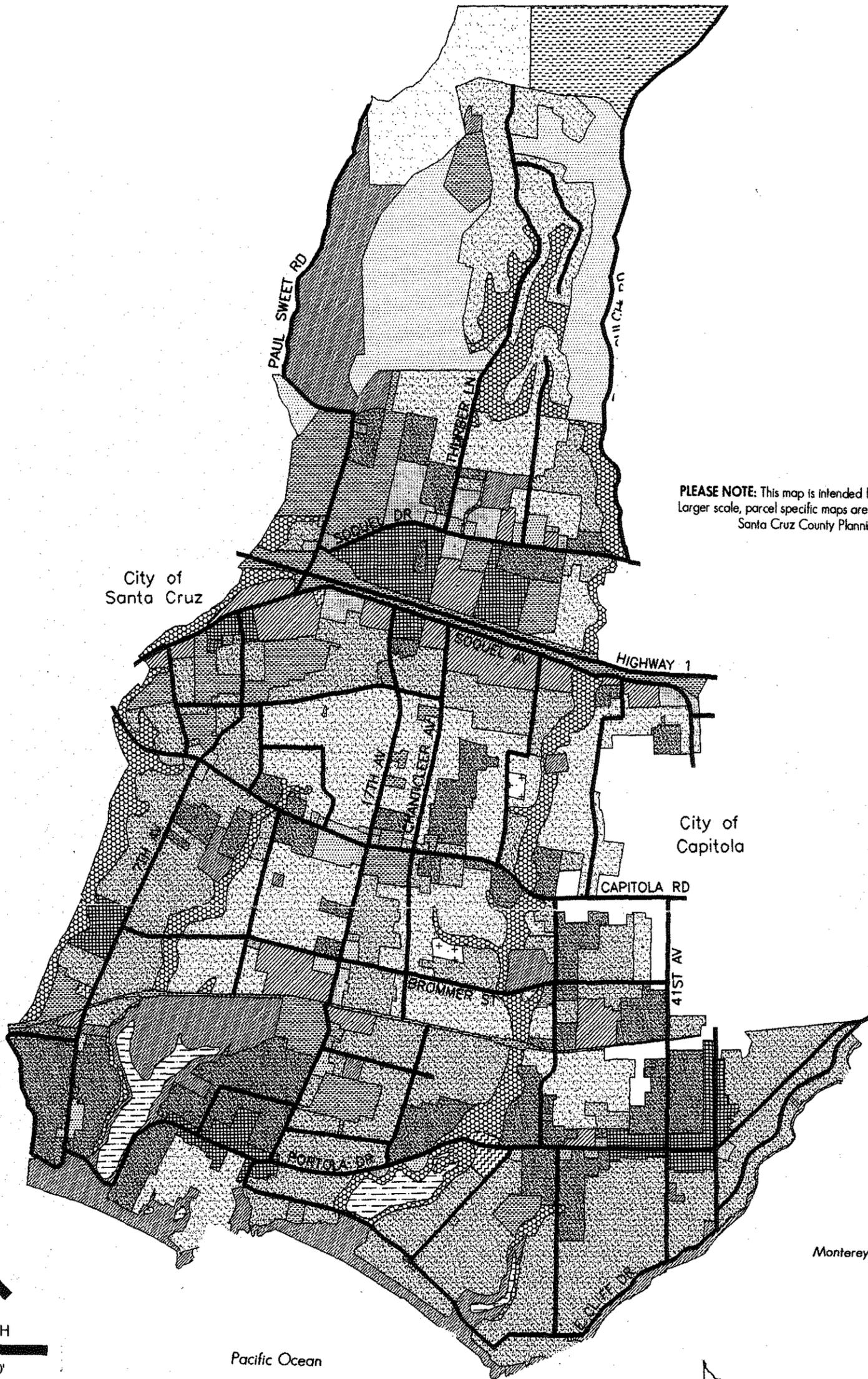
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County of Santa Cruz 1993 GENERAL PLAN

CARBONERA PLANNING AREA



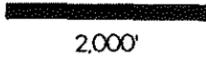
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City of Santa Cruz

City of Capitola



NORTH



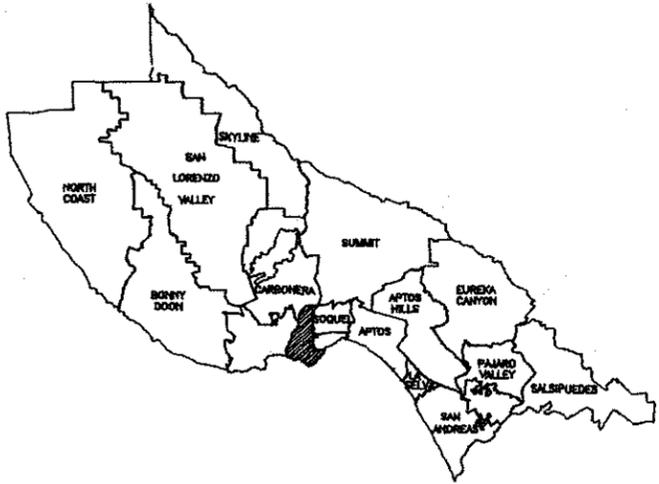
2,000'

Pacific Ocean

Monterey Bay

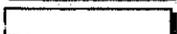
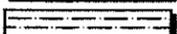
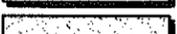
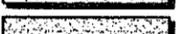
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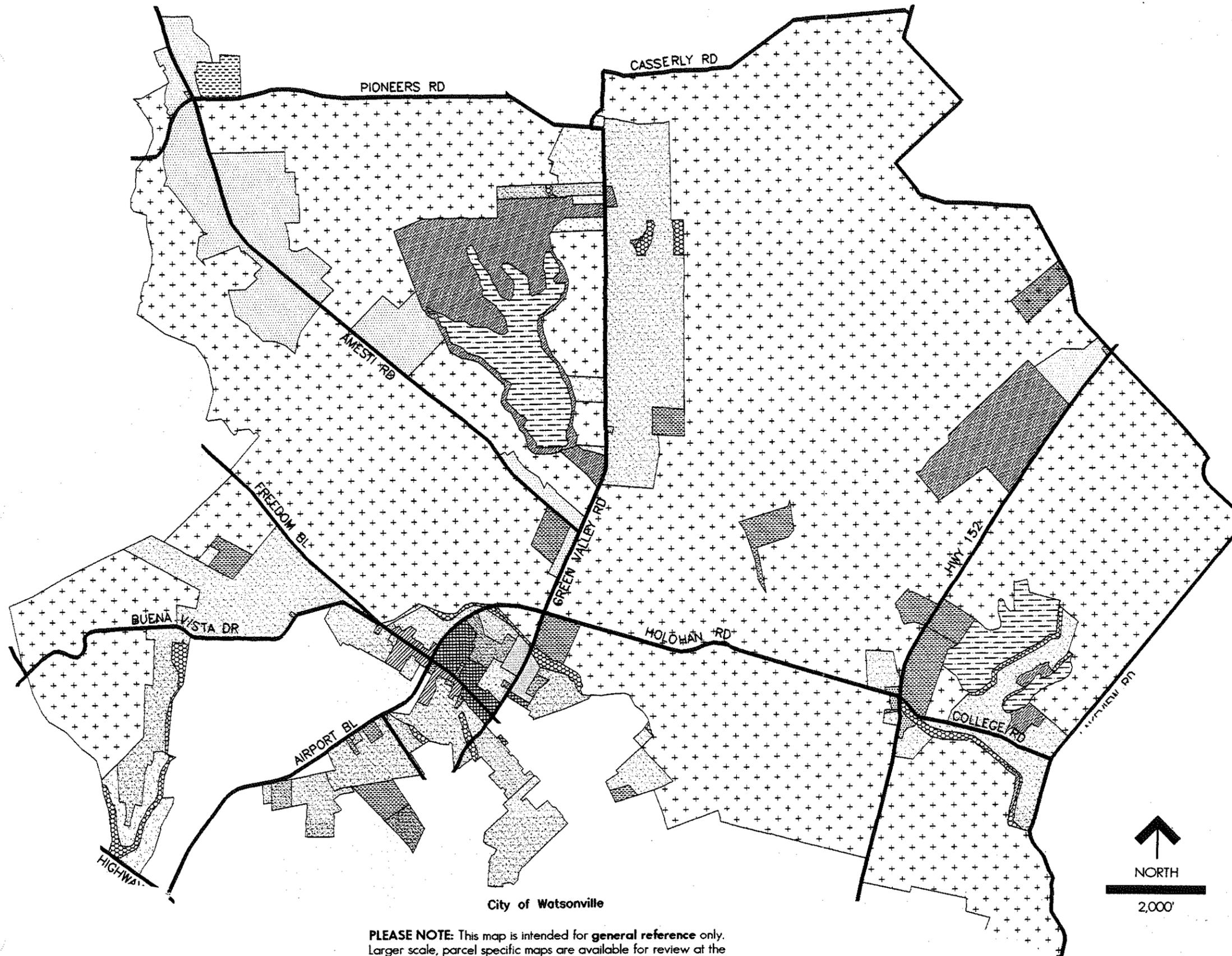
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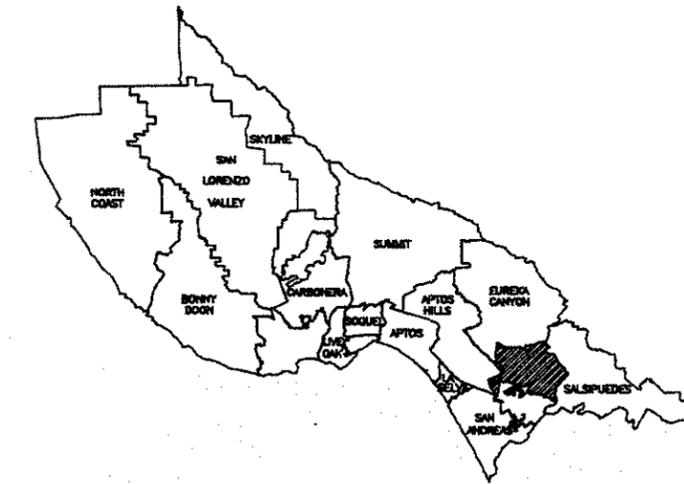
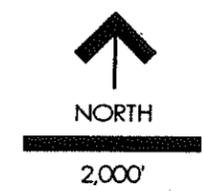
County of Santa Cruz
1993 GENERAL PLAN
LIVE OAK
PLANNING AREA

GENERAL PLAN LAND USE DESIGNATIONS

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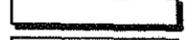
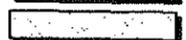
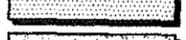
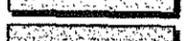
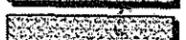


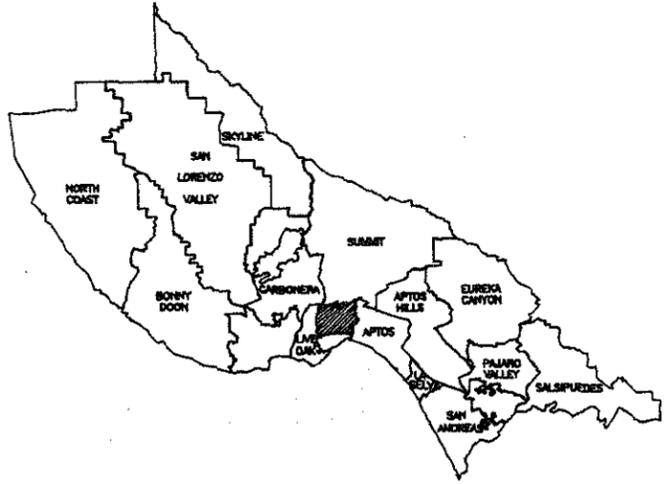
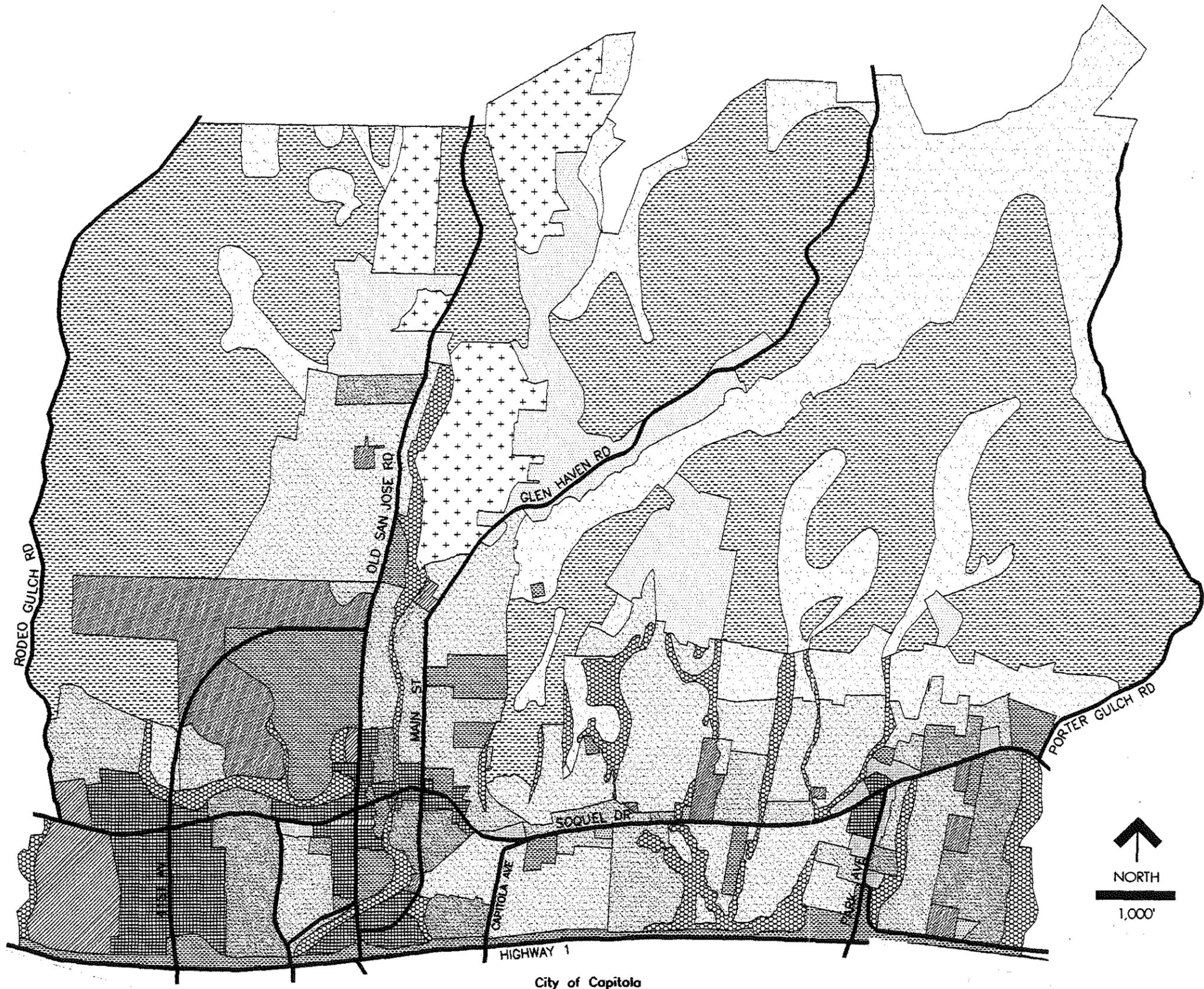
PLEASE NOTE: This map is intended for general reference only. Larger scale, parcel specific maps are available for review at the Santa Cruz County Planning Department.



County of Santa Cruz
1993 GENERAL PLAN
PAJARO VALLEY PLANNING AREA

GENERAL PLAN LAND USE DESIGNATIONS

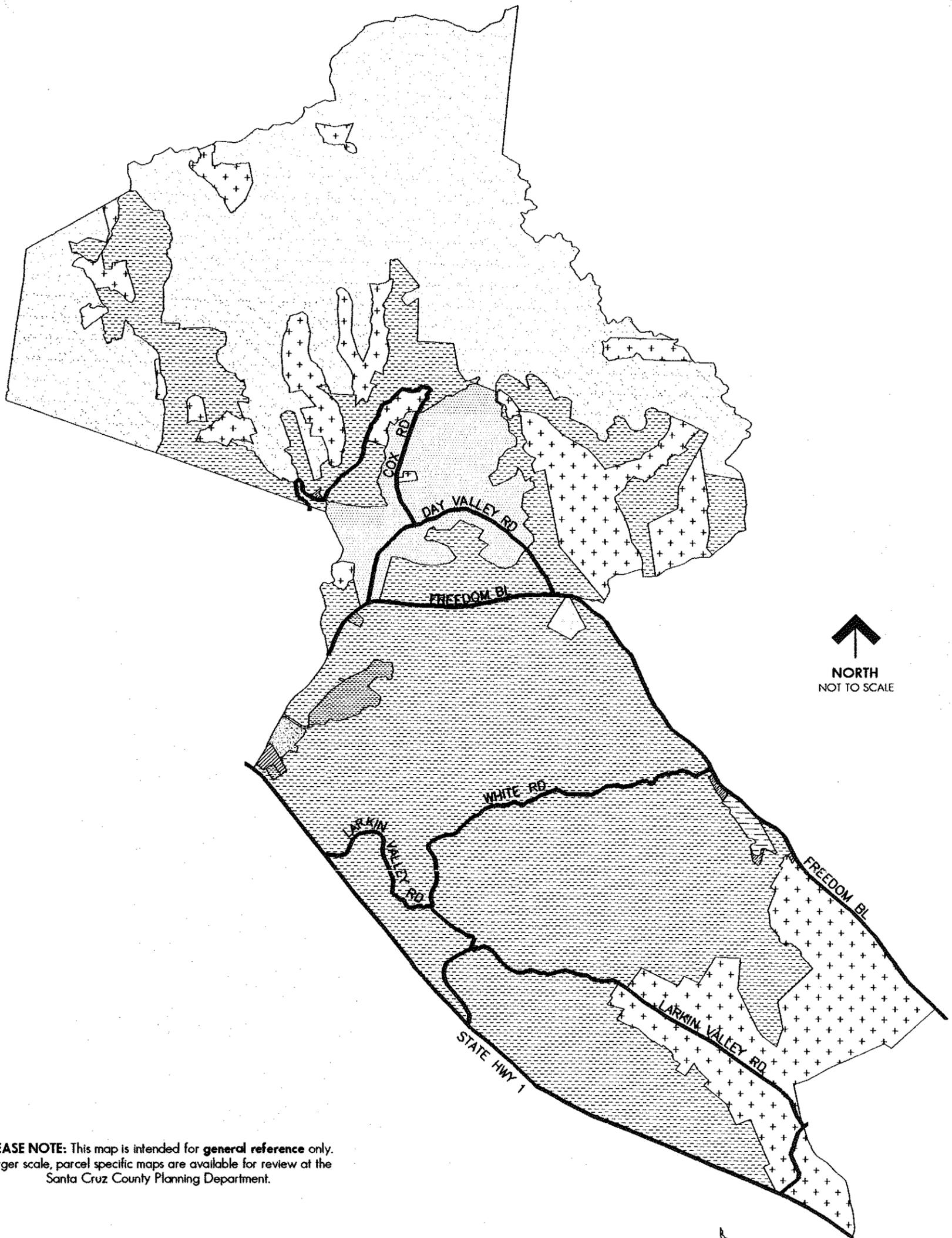
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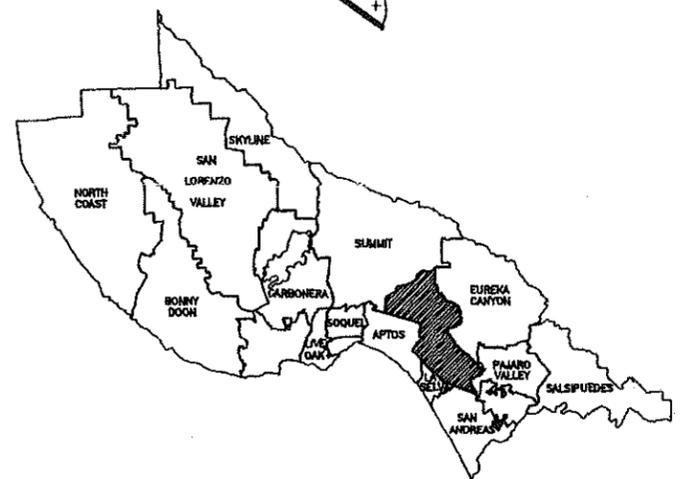
City of Capitola

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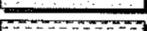
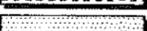
County of Santa Cruz
1993 GENERAL PLAN
SOQUEL
PLANNING AREA



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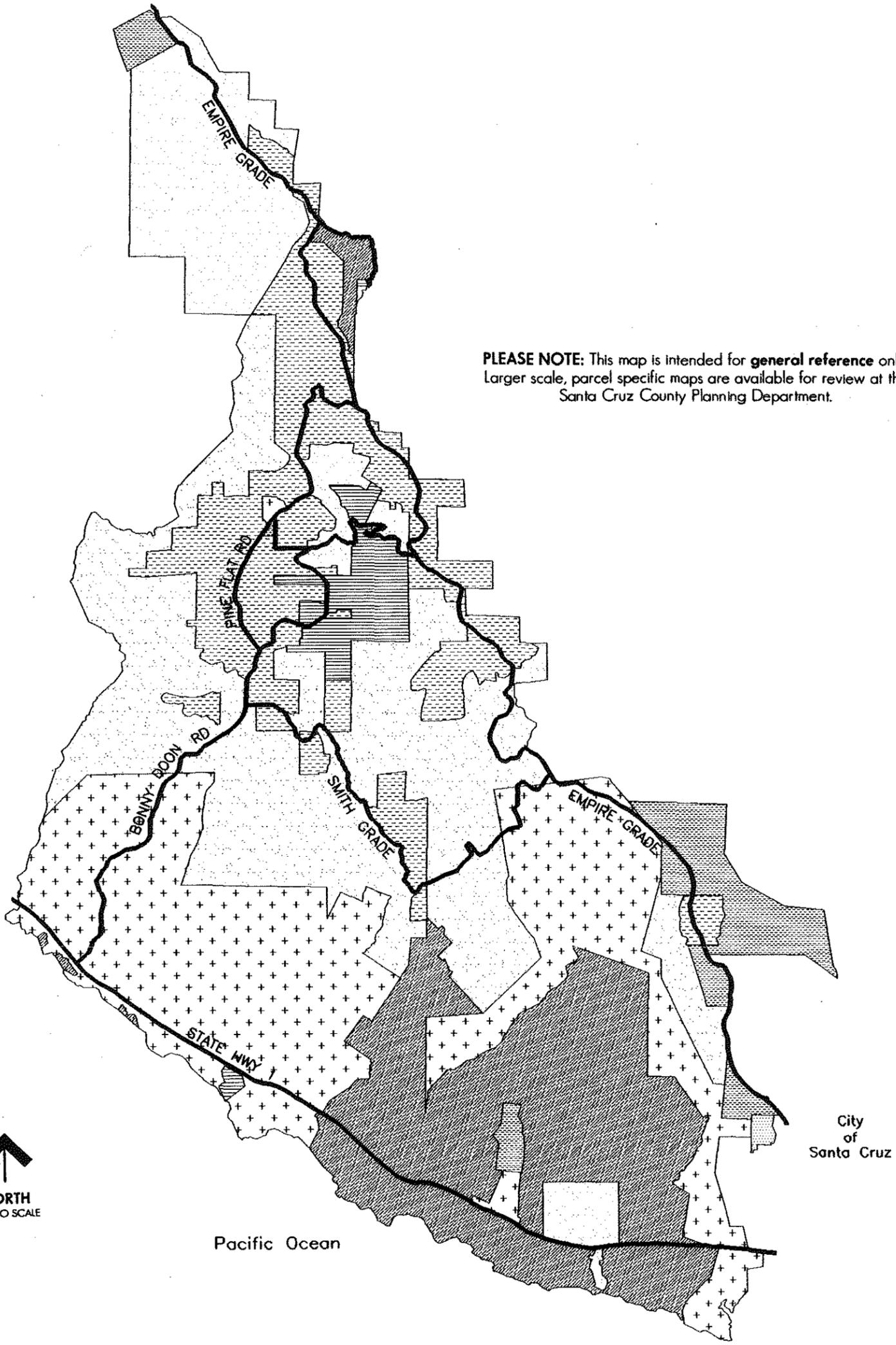


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County of Santa Cruz
1993 GENERAL PLAN

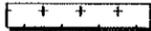
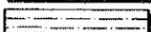
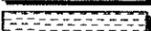
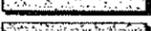
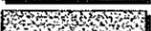
APTOS HILLS
PLANNING AREA

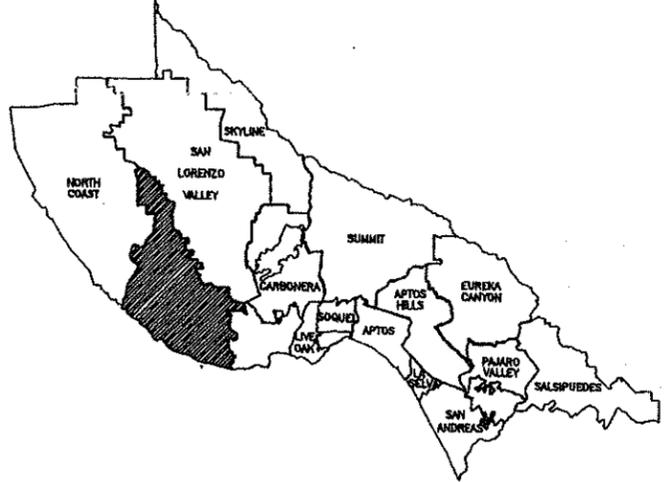


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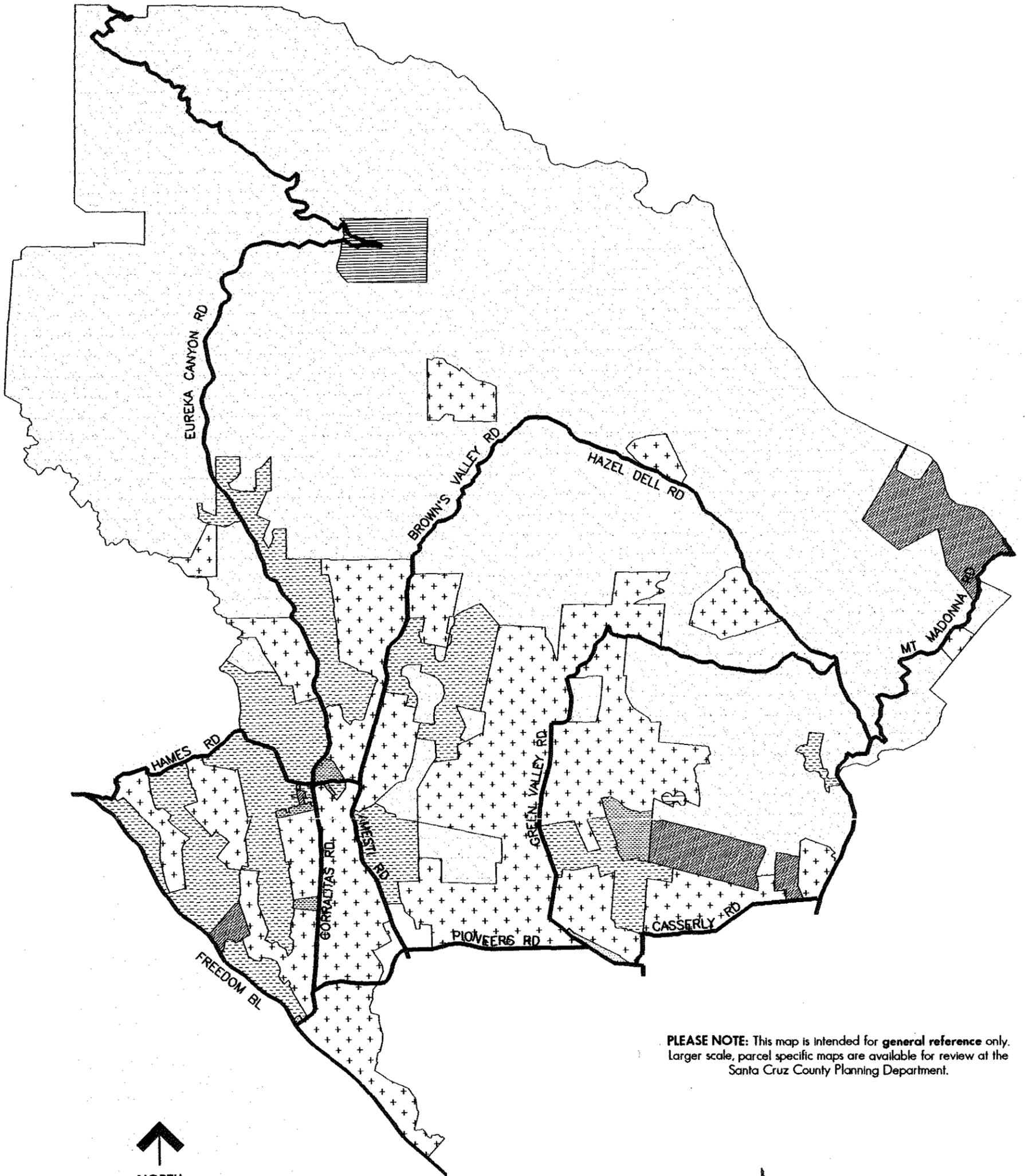
GENERAL PLAN LAND USE DESIGNATIONS

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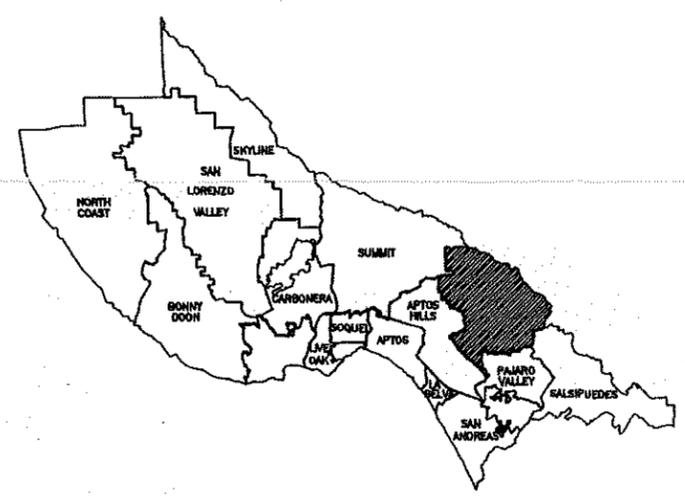


County of Santa Cruz
1993 GENERAL PLAN
BONNY DOON
PLANNING AREA

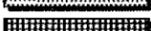
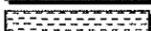
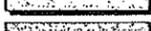
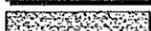
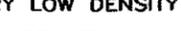
Figure 2-12 • Page 2-63



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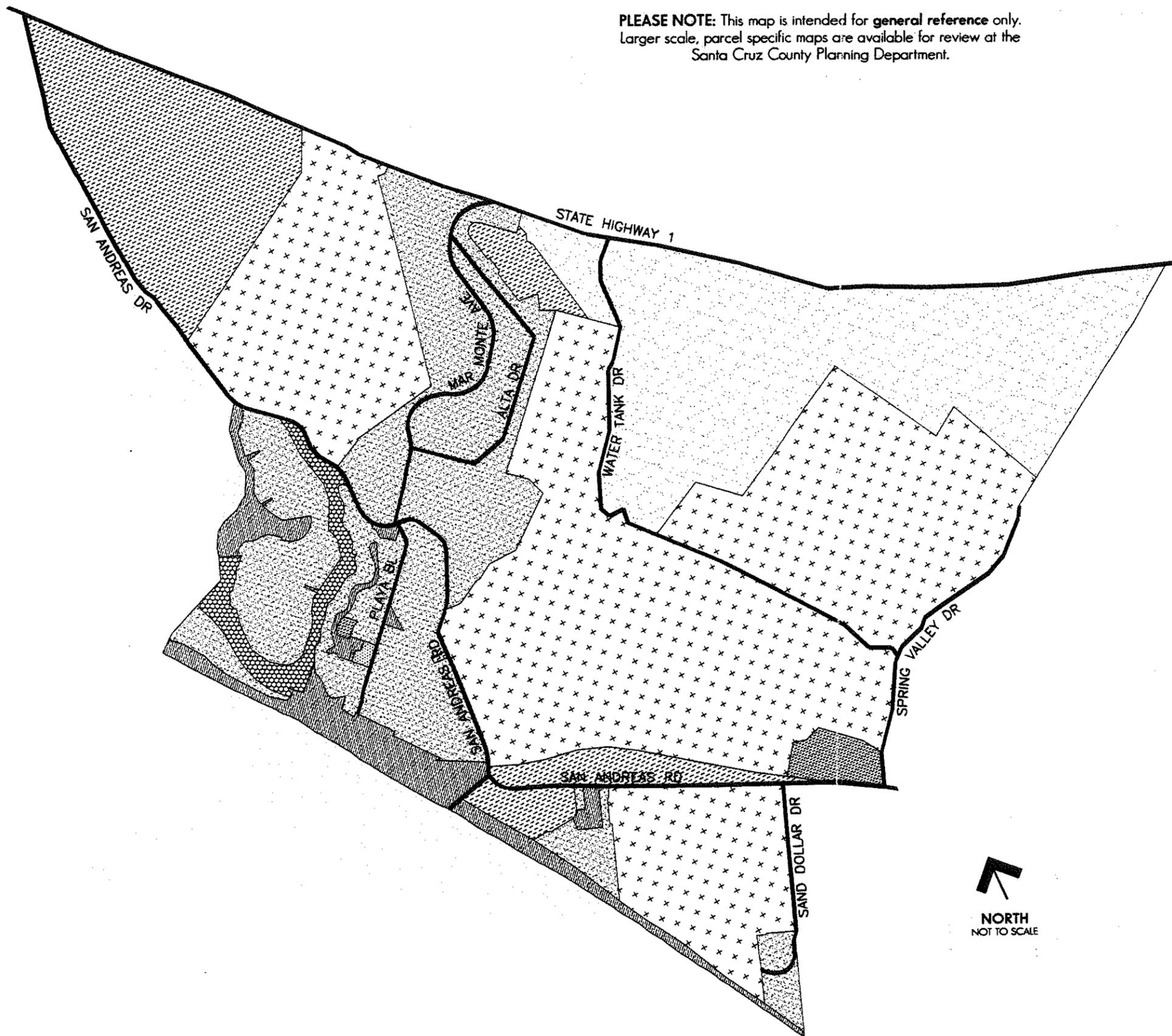


GENERAL PLAN LAND USE DESIGNATIONS

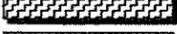
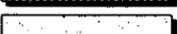
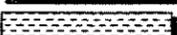
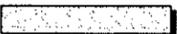
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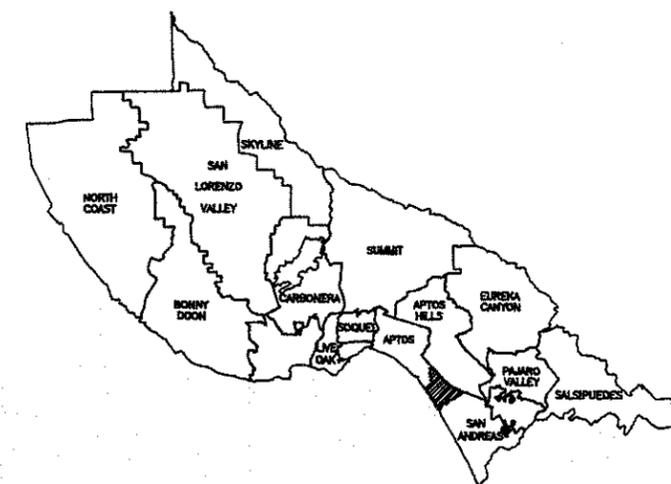
County of Santa Cruz
1993 GENERAL PLAN
EUREKA CANYON
PLANNING AREA

PLEASE NOTE: This map is intended for general reference only. Larger scale, parcel specific maps are available for review at the Santa Cruz County Planning Department.



GENERAL PLAN LAND USE DESIGNATIONS

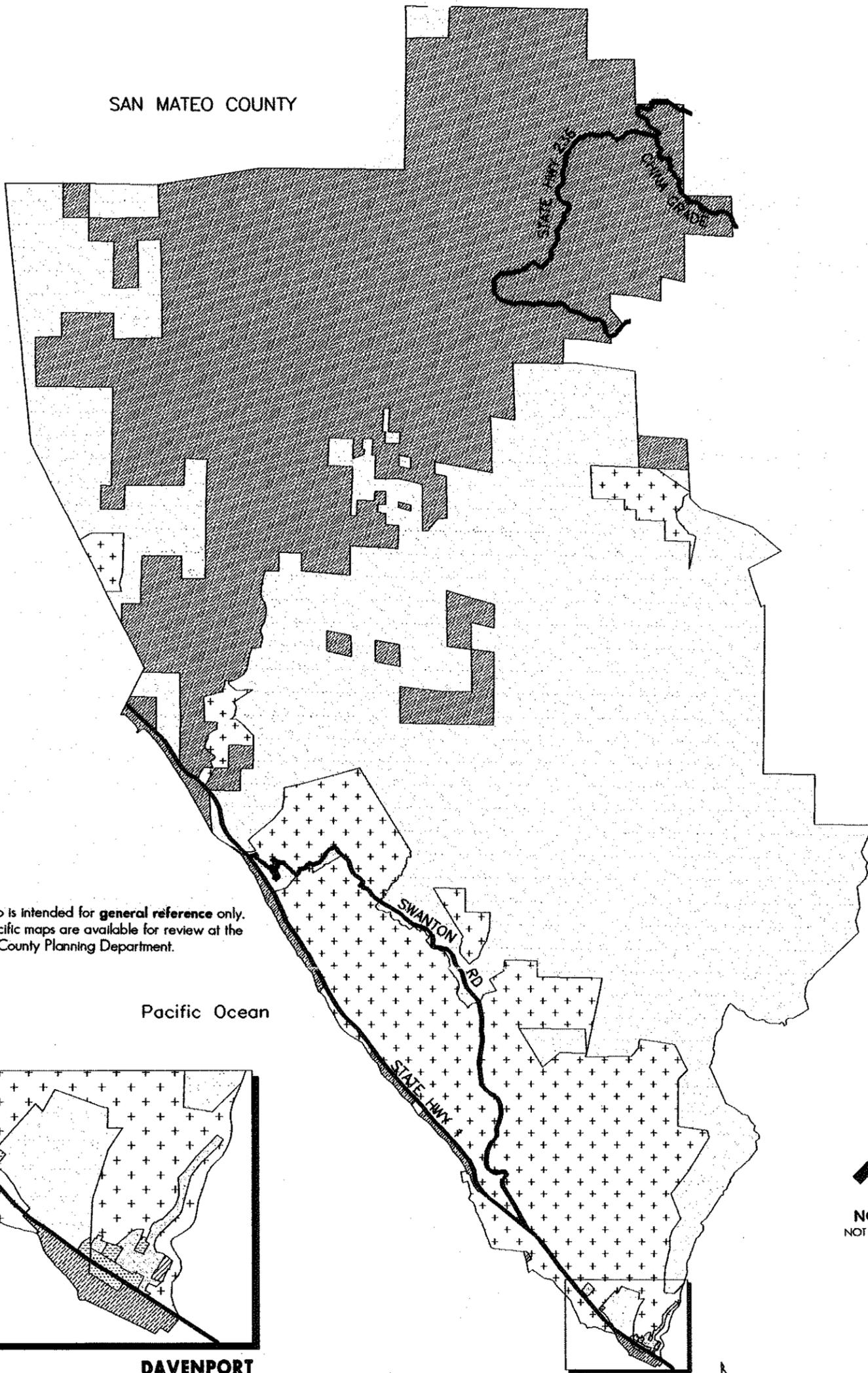
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County of Santa Cruz
1993 GENERAL PLAN

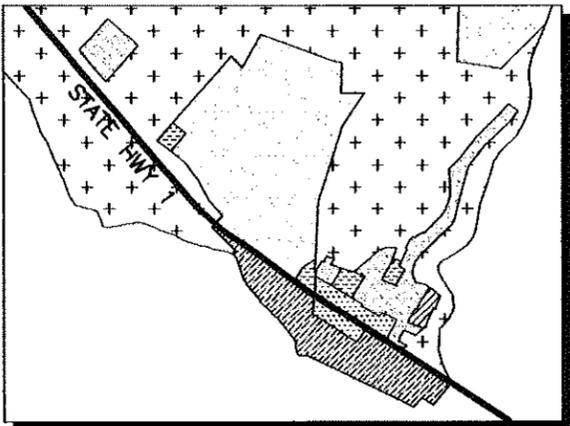
**LA SELVA
 PLANNING AREA**

SAN MATEO COUNTY



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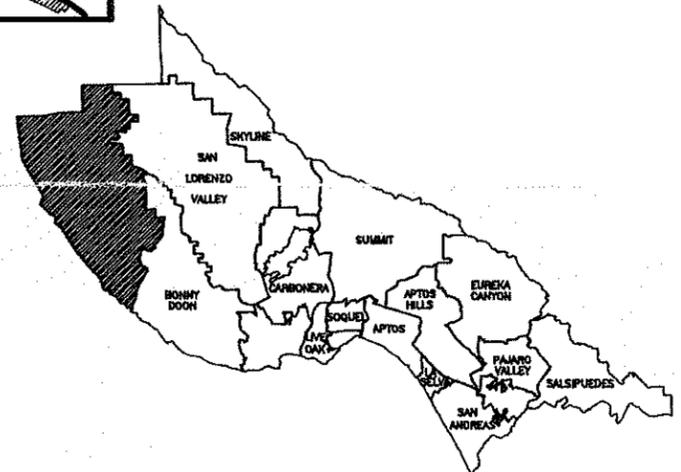
Pacific Ocean



DAVENPORT

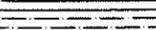
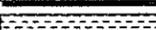
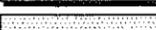
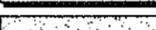
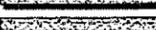
GENERAL PLAN LAND USE DESIGNATIONS

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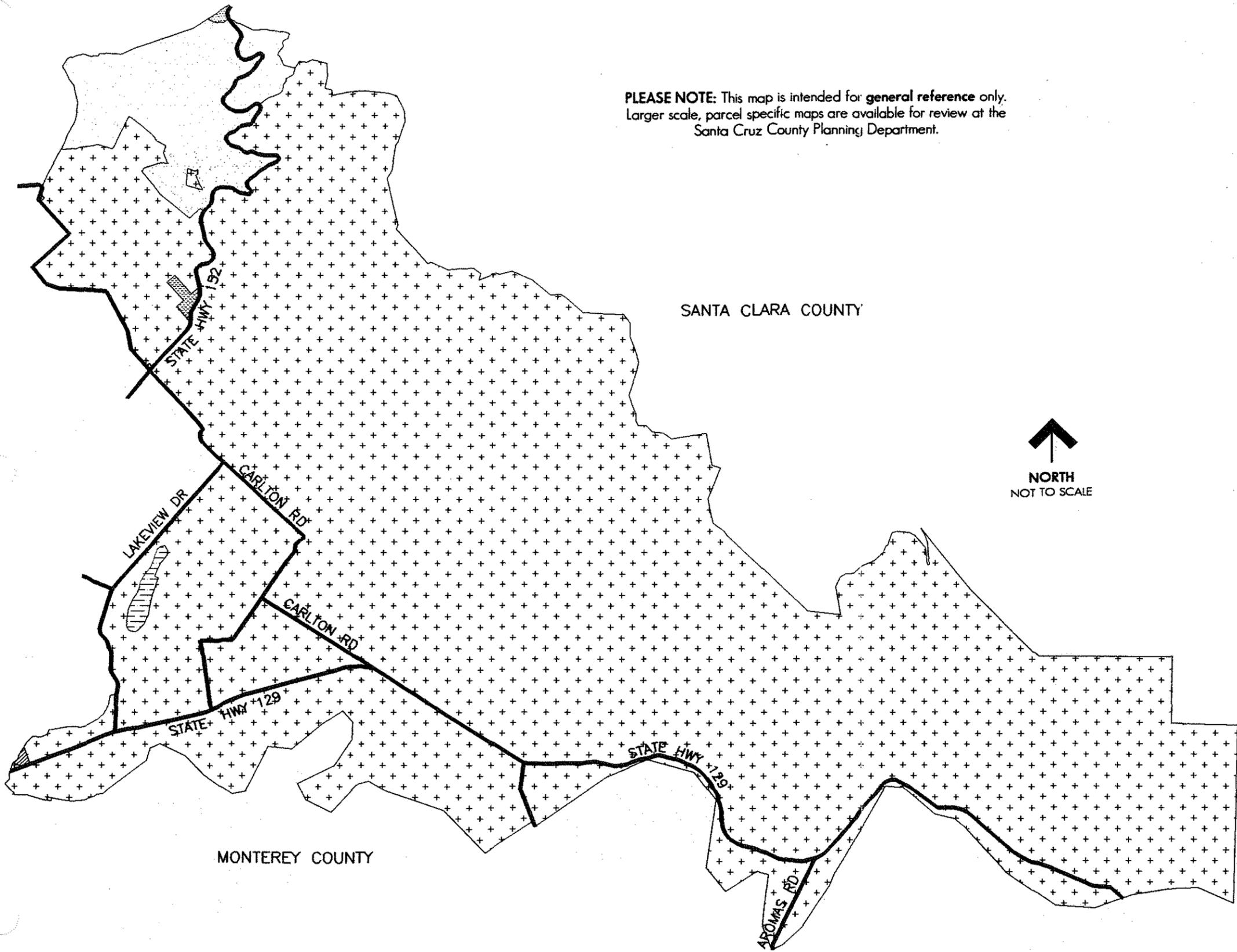


County of Santa Cruz
1993 GENERAL PLAN
NORTH COAST
PLANNING AREA

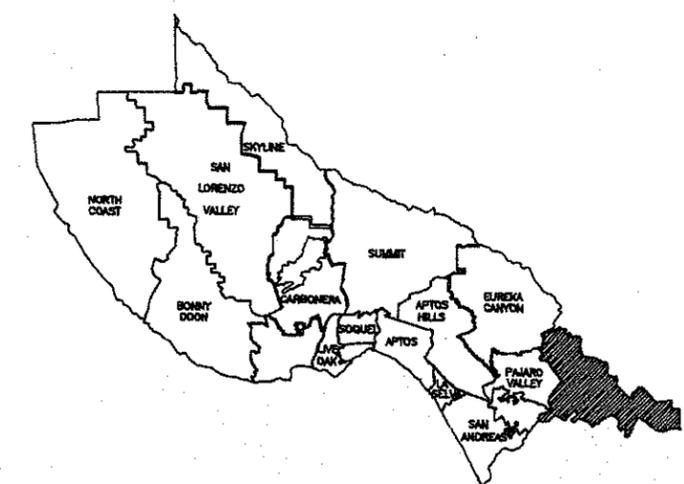
GENERAL PLAN LAND USE DESIGNATIONS

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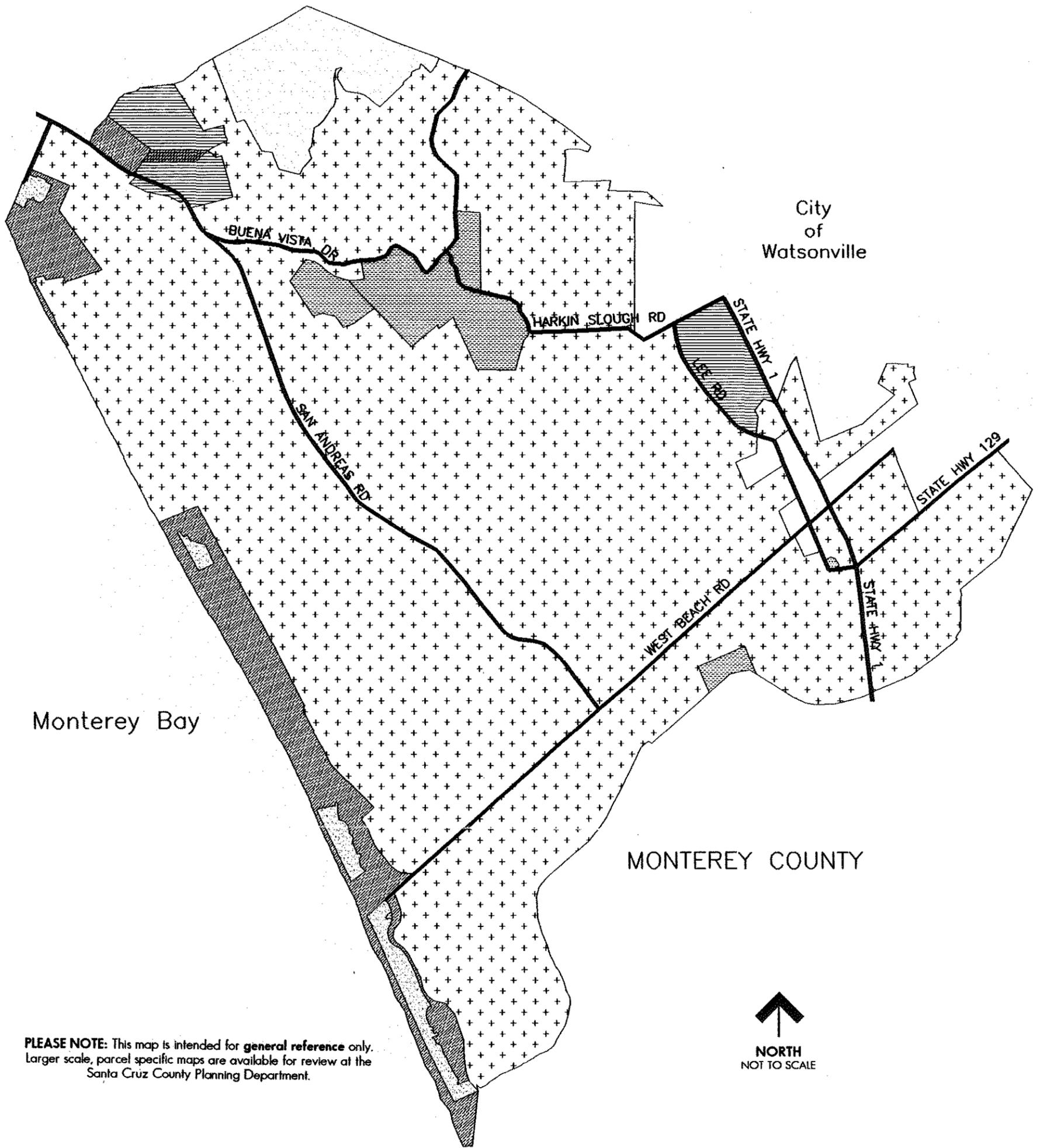
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NORTH
NOT TO SCALE



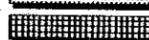
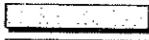
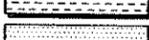
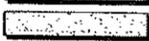
County of Santa Cruz
1993 GENERAL PLAN
**SALSIPUEDES
PLANNING AREA**

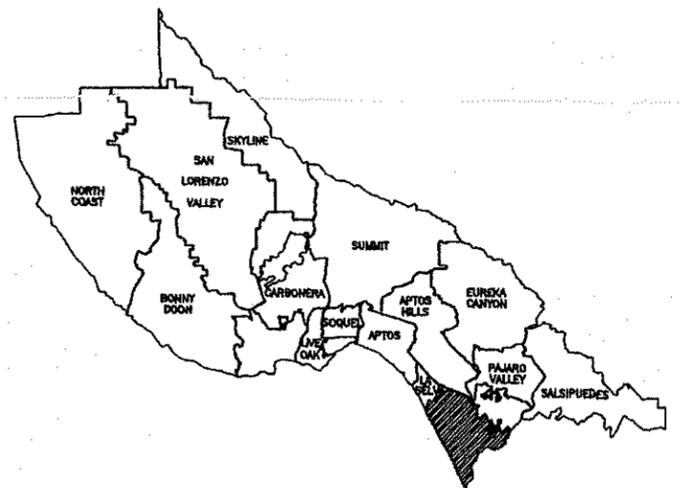


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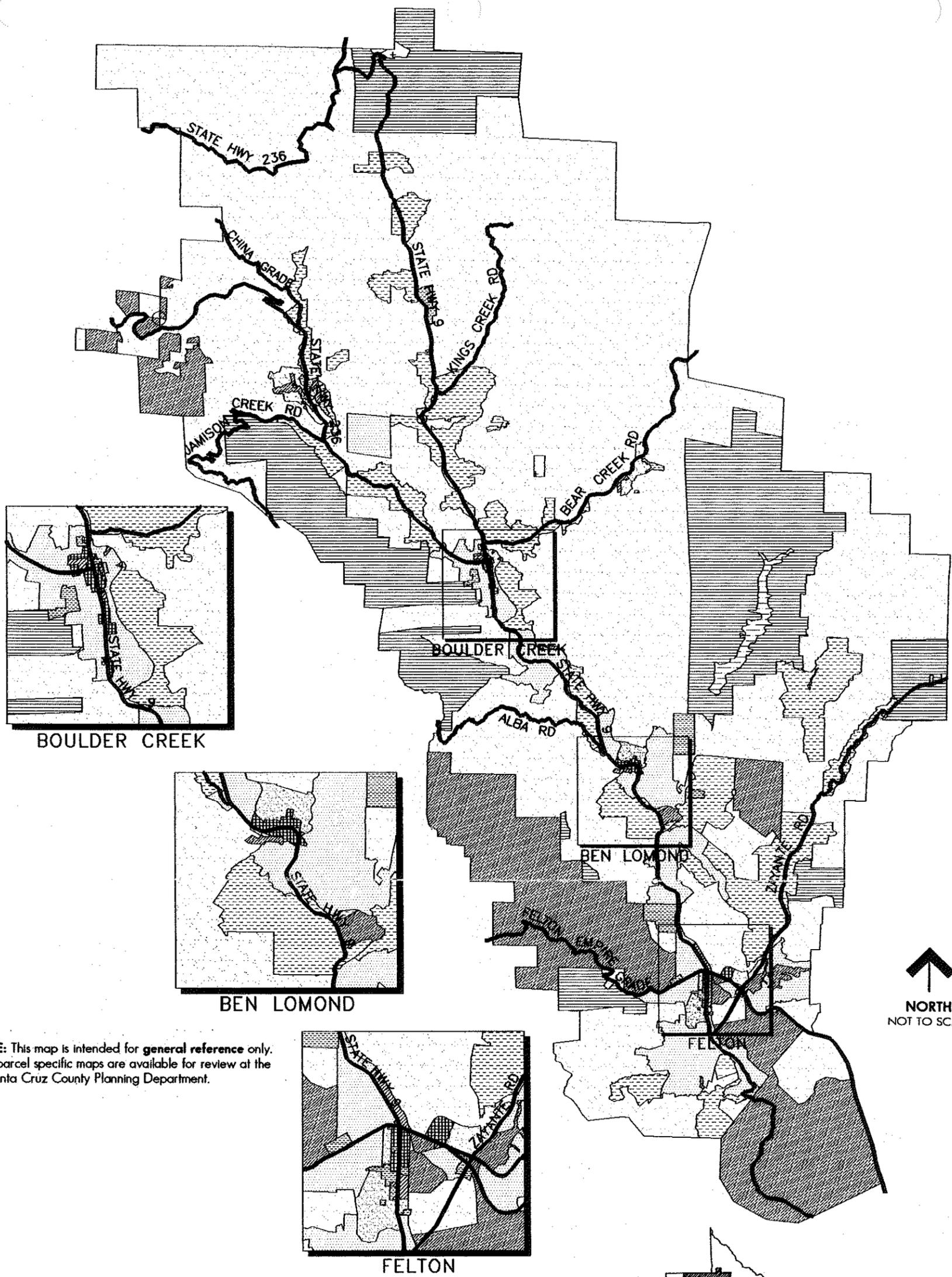


GENERAL PLAN LAND USE DESIGNATIONS

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- URBAN RESIDENTIAL, HIGH DENSITY



County of Santa Cruz
1993 GENERAL PLAN
SAN ANDREAS
PLANNING AREA

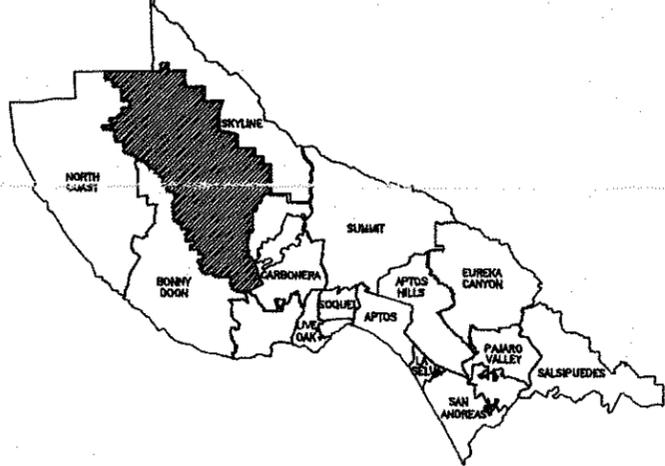


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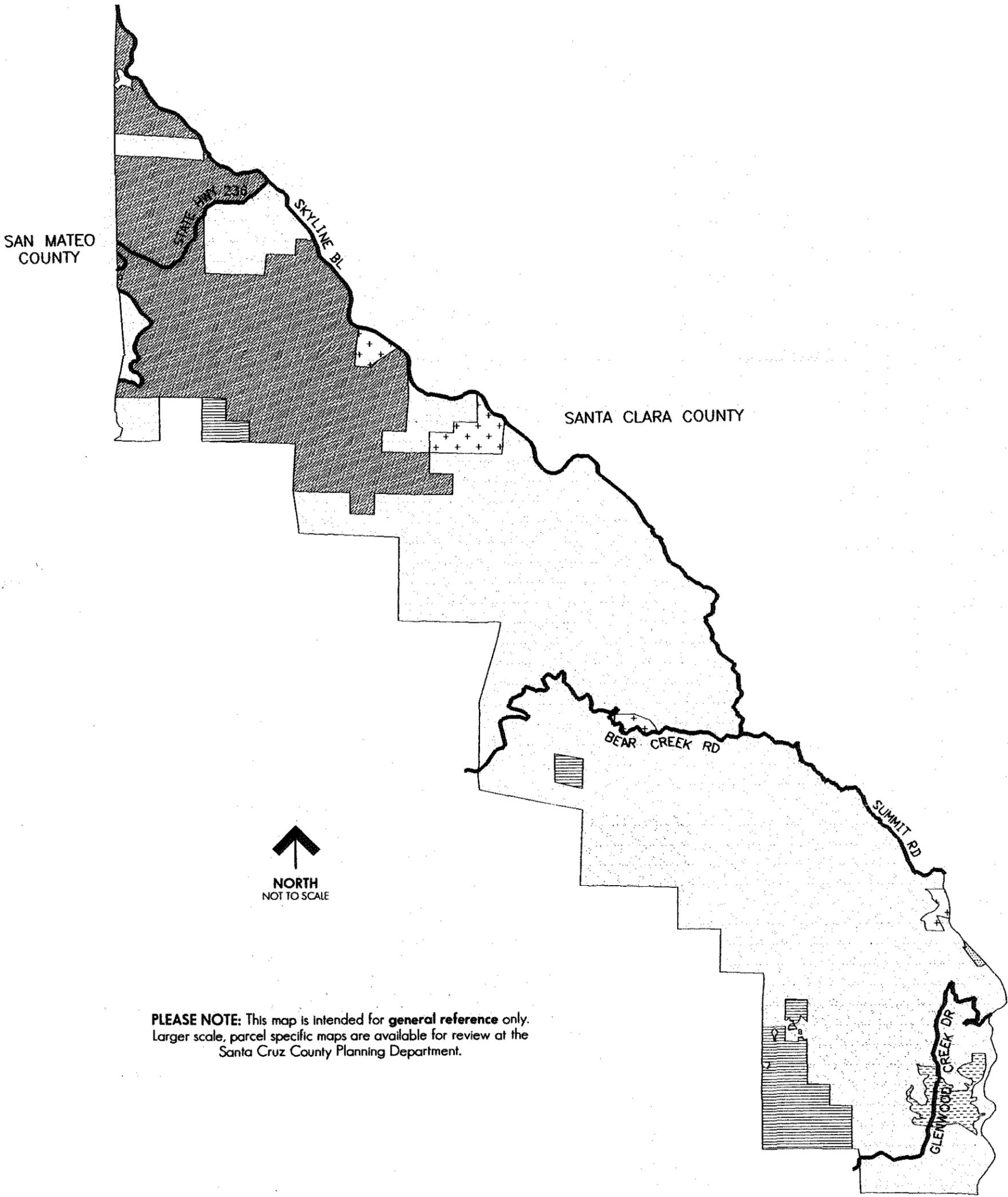
NORTH
NOT TO SCALE

GENERAL PLAN LAND USE DESIGNATIONS

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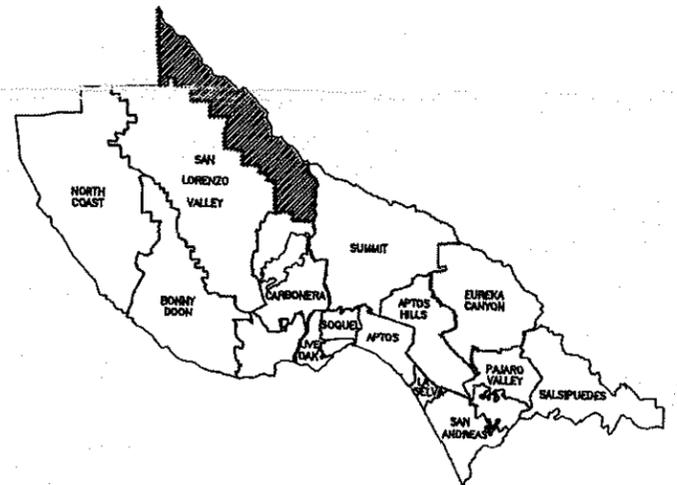


County of Santa Cruz
1993 GENERAL PLAN
SAN LORENZO VALLEY
PLANNING AREA

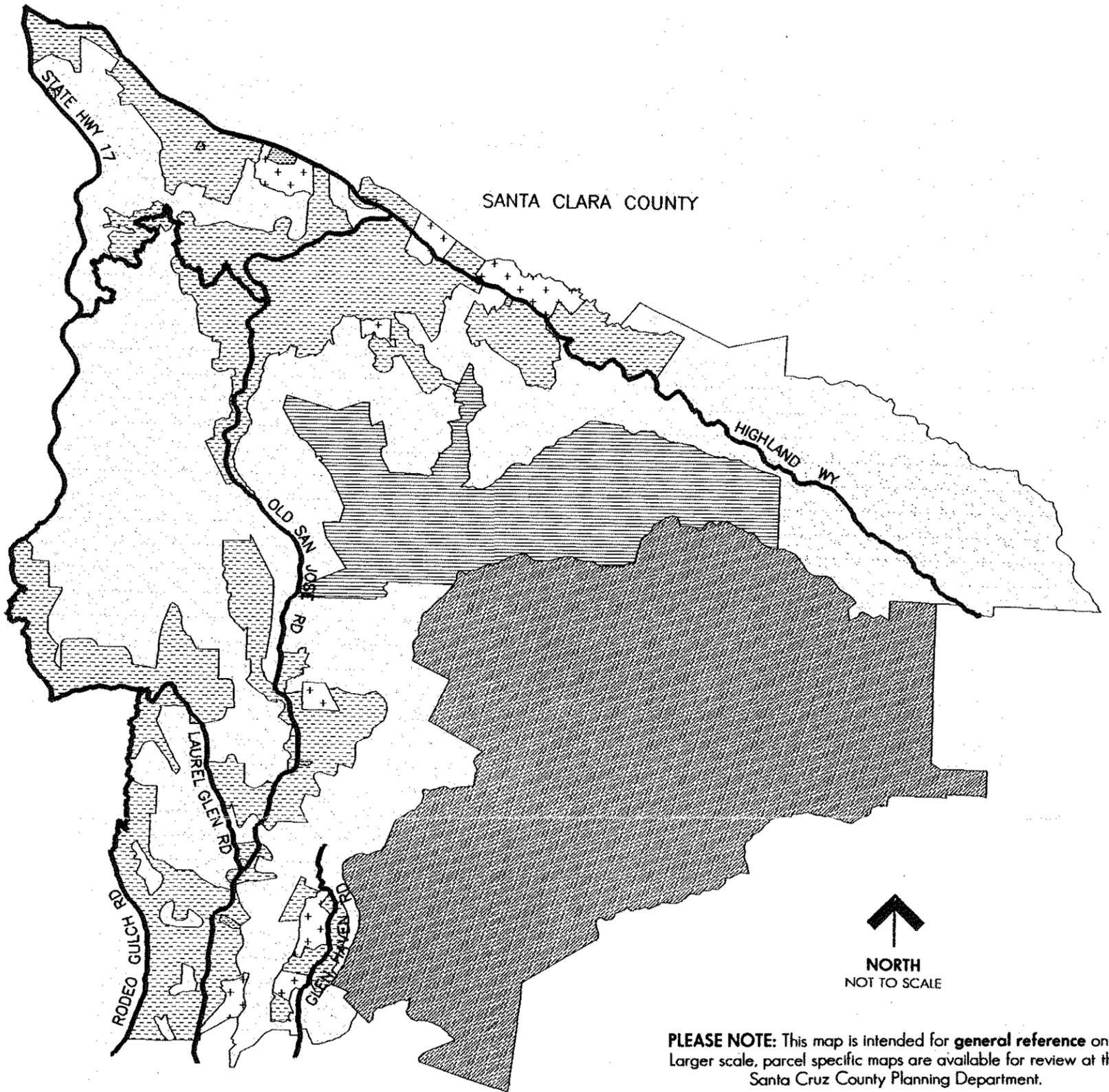


GENERAL PLAN LAND USE DESIGNATIONS

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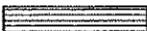
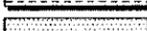
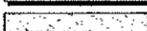
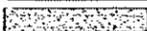


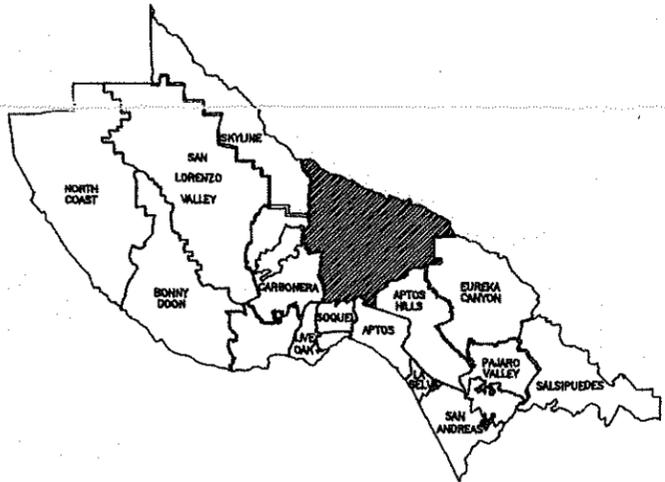
County of Santa Cruz
1993 GENERAL PLAN
SKYLINE
PLANNING AREA



PLEASE NOTE: This map is intended for **general reference** only. Larger scale, parcel specific maps are available for review at the Santa Cruz County Planning Department.

GENERAL PLAN LAND USE DESIGNATIONS

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County of Santa Cruz
1993 GENERAL PLAN
SUMMIT
PLANNING AREA

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AIRPORT LAND USE COMPABILITY

(Added with Resolution 197-2019)

The basic function of airport land use compatibility policy in Santa Cruz County is to promote compatibility between the Watsonville Municipal Airport and existing and future land uses in the unincorporated areas of the County that surround it, to recognize the extent to which these areas may already be developed with incompatible uses, and to comply with State of California statutes, regulations, and other laws governing land uses surrounding the airport.

The Watsonville Municipal Airport is the only public use airport in Santa Cruz County. It is located on the northwest boundary of the city of Watsonville, three miles from the city center. It is a well-constructed, general aviation facility occupying 291 acres with two runways serving single and twin-engine aircraft and helicopters, as well as turboprops and turbine-powered business jets. The Airport includes an additional 53 non-contiguous acres of land for clear-zone protection. Total Airport acreage is approximately 344 acres (Source: Watsonville Municipal Airport Master Plan 2003). Most of the area in the vicinity of the airport is located within the unincorporated area of the County. Land use in these areas must comply with the California Airport Land Use Planning Handbook (Handbook).

The California State Aeronautics Act (Public Utilities Code Sections 21670 *et seq.*) addresses establishment of an airport land use commission. Santa Cruz County qualifies for an exception in the State Aeronautics Act (Section 21670.1(e)) because the County “has only one public use airport that is owned by a (single) city”. Santa Cruz County need not form an airport land use commission provided the County incorporates the height, use, noise, safety, and density criteria that are compatible with airport operations as established by the Handbook published by the California Department of Transportation, Division of Aeronautics, and any applicable federal aviation regulations, including, but not limited to, Part 77 (commencing with Section 77.1) of Title 14 of the Code of Federal Regulations, as part of the general and specific plans of the County. Federal height criteria are provided in FAA Advisory Circular 70/7460-2J Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace, and Advisory Circular 150/5190-4A A Model Zoning Ordinance to Limit Height of Objects Around Airports.

Incorporating criteria from the Handbook 2018 represents the first update to airport land use policies included in the original 1994 County General Plan.

The County must adopt the Handbook’s criteria and incorporate the criteria as part of the General Plan. This has been interpreted to mean that the County has no discretion as to which of the Handbook’s criteria should be incorporated into the General Plan (*Watsonville Pilots Association et al. v. City of Watsonville* (2010) 183 Cal.App.4th 1059). Therefore, wherever the Handbook provides a range of criteria the most restrictive criteria is adopted.

An Airport Influence Area (AIA) is the area or areas in which current or future airport-related noise, overflight, safety, and/or airspace protection factors may significantly affect land uses or necessitate restrictions on land use. According to PUC Section 21675.1(b) the AIA must encompass that land within two miles of the boundaries of the Watsonville Municipal Airport as shown in Figure 2-21.

Land use compatibility concerns fall under two broad headings identified in state law: noise and safety. However, for purposes of formulating compatibility policies and criteria, further dividing these basic concerns into four functional categories is more practical. These categories are: 1) exposure to aircraft noise; 2) land use safety with respect both to people and property on the ground and the occupants of aircraft; 3) protection of airport airspace; and 4) general concerns related to aircraft overflights.

Noise impacts are defined by the exposure to noise attributable to aircraft operations. Noise policies applicable throughout the unincorporated area of the County are included in a separate chapter of the General Plan, Chapter 9. Policies and maps related to noise exposure in the vicinity of the Watsonville Municipal Airport are included in Chapter 9, with the noise policies related to the Airport also restated in this section.

Overflight concerns are defined by the annoyances and other general concerns arising from routine aircraft flights over a community. As the term is applied herein, an overflight means any distinctly visible and audible passage of an aircraft, but not necessarily one which is directly overhead. One method of addressing this impact in the land use permitting process involves the buyer awareness measure which, rather than applying direct restrictions on the types of land uses, seeks to

inform the public of potential annoyances associated with overflight. Prior to issuance of any building permit for a new or expanded building, property owners record an acknowledgement on the property deed, acknowledging the annoyances and inconveniences associated with proximity to airport operations, as required by the Handbook.

Safety concerns include protecting people on the ground and in the air from accidents. There are two components to safety compatibility policies: identification of the locations where the risk of aircraft accidents is a concern, according to the Handbook, and identifying Handbook-required land use measures to address that risk.

Analysis of historical accident location patterns has been used to define a set of generic safety zones. For most airports, these generic zones will serve as the starting place for the zone delineation process. The essential remaining action is to adjust the zones to fit the circumstances of the particular airport and each runway end. The generic safety zones for runway 9-27 were then adjusted to fit the circumstances of the Watsonville Municipal Airport and each runway in accordance with criteria provided in the Handbook.

Using criteria in the Handbook, these policies designate land uses which are acceptable, and which are unacceptable in various portions of the airport environs. The resulting policies are portrayed in the form of a set of compatibility criteria applicable within each of the previously defined safety zones.

Airspace Protection is defined by the protection of airspace from hazards to flight. Limiting the heights of structures to the heights established by the FAR Part 77 surfaces provides an ample margin of safety for normal aircraft operations. A variety of land uses, facilities, and structures on and near airports can create visual, electronic or wildlife hazard attractants that pose a threat to aircraft operations. These policies require an assessment of the potential for these types of hazards on and near airports, using the Handbook and applicable FAA regulations, to avoid the establishment of non-compatible land uses.

Policies require coordination with the City of Watsonville and the Airport Manager on proposed amendments to airport land use compatibility policies, and for considering applications for permits for new or expanded buildings located within the AIA.

The boundaries of the AIA, the safety compatibility zones, and the noise contours in the vicinity of the airport are based on Watsonville Municipal Airport Master Plan (AMP - 2003), on the Handbook, and on FAR Part 77 that reflects the anticipated growth of the airport. The AMP is an airport-sponsored, comprehensive planning study that describes existing conditions as well as interim and long-term development plans for the airport that will enable it to meet future aviation demand. The AMP contains an FAA-approved activity forecast and an Airport Layout Plan. It should be noted the AMP has a fundamentally distinct and separate function from these policies. These policies govern the area outside of the airport property that is within its AIA, while the AMP governs airport operations and the area under the control of the airport.

Objective 2.25 Airport Land Use Compatibility

(LCP) To protect the public from exposure to excessive noise and safety hazards in the vicinity of the Watsonville Municipal Airport, to implement Federal and California law regarding airport safety, and to control the development and use of private air strips and heliports.

Policies

2.25.1 Airport Influence Area

(LCP) The Airport Influence Area (AIA) shall be defined as the area within two miles of the boundary of the Watsonville Municipal Airport. See Figure 2-21.

2.25.2 Airport Land Use Compatibility

(LCP) All land uses and development activity within the AIA shall comply with the height, use, noise, safety, and density criteria that are compatible with airport operations as established by the latest version of the CALTRANS, Division of Aeronautics, Airport Land Use Planning Handbook (Handbook), and any applicable federal aviation regulations, including, but not limited to, Part 77 (commencing with Section 77.1) of Title 14 of the Code of Federal Regulations.

2.25.3 Airport Combining Zone District

(LCP) Establish an Airport Combining Zone District for properties located within the AIA around the Watsonville Municipal Airport.

2.25.4 Safety Zones

(LCP) Establish safety zones around the Watsonville Municipal Airport runways (See Figure 2-23). Within each safety zone establish density standards for residential uses, and intensity standards for non-residential uses compliant with the Handbook. Require that new structures or additions be sited to prevent potential safety conflicts.

2.25.5 Land Use Limitation in Airport Safety Zones

(LCP) New development within the airport safety zones shall comply with the uses, densities and intensities as established by the Handbook and Federal law.

2.25.6 Creation of New Parcels in Airport Safety Zones

(LCP) Density and intensity of new development shall conform to the standards for each airport safety zone. Lot line adjustments shall not increase safety conflicts by placing potential building envelopes in a more hazardous area.

2.25.7 Existing Residential Parcels

(LCP) The policies in this section shall not prevent construction of a main dwelling, and an accessory dwelling unit, on an existing legally created parcel, in all areas of the AIA.

2.25.8 Existing Uses

(LCP) These policies shall not prevent the continuation of existing uses that do not change. Expansion of an existing use, conversion to a different use, or other development activities that require a ministerial or a discretionary permit and that create new or increased airport compatibility conflicts, shall be subject to these policies.

2.25.9 Mixed Uses

(LCP) All uses in a mixed-use development shall meet Airport Land Use Planning Handbook and Federal criteria for allowable uses, density, and intensity. Mixed uses involving residential and nonresidential uses shall meet intensity criteria by converting allowable residential densities into intensity levels using current “persons per household” data from the best available data from state or regional planning agencies.

2.25.10 Nonconforming Structures and Uses

(LCP) Remodeling or expansion of existing nonconforming structures and uses within the AIA is subject to the Handbook, and to County policies and regulations on nonconforming structures and uses.

2.25.11 Airspace Obstructions

(LCP) Limit the height of buildings, antennas, other types of structures, and trees so as not to pose a potential hazard to flight. The criteria for determining the acceptability of a project or other condition with respect to height shall be determined by: the standards set forth in Federal Aviation Regulations (FAR) Part 77, Subpart C, Objects Affecting Navigable Airspace; the United States Standard for Terminal Instrument Procedures (TERPS); and applicable airport design standards published by the FAA. Height ceilings by altitude (airspace protection surfaces) for the Watsonville Municipal Airport are depicted on Figure 2-24. Any object that penetrates one of these surfaces is, by FAA definition, deemed an obstruction. A three-dimensional view of typical airspace protection surfaces is depicted in Figure 2.25.

- (1) Primary surface. A surface longitudinally centered on a runway. The primary surface extends 200 feet beyond each end of each runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is:
 - (a) 250 feet for Runways 9 and 27
 - (b) 1,000 feet for Runways 2 and 20
 - (c) The area of the heliport primary surface coincides in size and shape with the designated take-off and landing area. This surface is a horizontal plane at the elevation of the established heliport elevation.
- (2) Horizontal surface. A horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of 10,000 feet from the center of each end of the primary surface of Runways 2 and 20 and connecting the adjacent arcs by lines tangent to those arcs.
- (3) Conical surface. A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
- (4) Approach surface. A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end. The inner edge of the approach surface is the same width as the primary surface, and it expands uniformly as follows:
 - (a) Runways 9 and 27: Width of 1,250 feet extending for a horizontal distance of 5,000 feet at a slope of 20 to 1
 - (b) Runway 20: Width of 4,000 extending for a horizontal distance of 10,000 feet at a slope of 34 to 1
 - (c) Runway 2: Width of 16,000 feet extending for a horizontal distance of 10,000 feet at a slope of 50 to 1 with an additional 40,000 feet at a slope of 40 to 1
 - (d) The heliport approach surface begins at each end of the heliport primary surface with the same width as the primary surface and extends outward and upward for a horizontal distance of 4,000 feet where its width is 500 feet. The slope of the approach surface is 8 to 1.
- (5) Transitional surface. These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the Runway 2 approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline. Heliport transitional surfaces extend outward and upward from the lateral boundaries of the primary surface and from the approach surfaces at a slope of 2 to 1 for a distance of 250 feet measured horizontally from the centerline of the primary and approach surfaces.

2.25.12 Wildlife and Other Hazards to Flight

(LCP) Land uses that may cause visual, electronic, or wildlife hazards, particularly bird strike hazards, to aircraft in flight or taking off or landing at the airport shall be allowed within the airport influence area only if the uses are consistent with the Handbook and FAA rules and regulations. Specific characteristics that are prohibited include:

- Sources of glare (such as from mirrored or other highly reflective buildings or building features) or bright lights (including search lights, lasers and laser light displays)
- Lights that could be mistaken for airport lights
- Sources of dust, steam, or smoke that may impair pilots' vision
- Sources of steam or other emissions that cause thermal plumes or other forms of unstable air
- Sources of electrical interference with aircraft communications or navigation

Any proposed use that creates an increased attraction for wildlife and that is inconsistent with FAA rules and regulations including, but not limited to, FAA Order 5200.5A, Waste Disposal Sites on or Near Airports, and Advisory Circular 150/5200-33, Hazardous Wildlife Attractants On or Near Airports. Of particular concern are landfills and certain recreational or agricultural uses that attract large flocks of birds which pose bird strike hazards to aircraft in flight.

2.25.13 Deed Recordation Acknowledging Aircraft Overflight

(LCP) Require, as a condition to any building permit for the construction of a new structure or the expansion of any existing structure in the Airport Influence Area (AIA), that a statement be recorded on the deed for the parcel acknowledging the property is located in an AIA, and describing the annoyances and inconveniences associated with proximity to airport operations, such noise, vibration, or odors. Individual sensitivities to those annoyances can vary from person to person. Before purchasing the property, individuals should consider whether these annoyances are acceptable to them. Where deed recordation is required, the following statement shall be provided:

“NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”

2.25.14 Outdoor Noise Exposure

(LCP) Limit single-family residential development to no more than one dwelling and an accessory dwelling unit on an existing parcel of record where the existing or future aircraft noise exceeds 65 CNEL or L_{dn} (see Figure 2-26).

2.25.15 Mitigation for Interior Noise

(LCP) Require all residential and other noise sensitive development proposed within the 60 CNEL or L_{dn} aircraft noise contour (Figure 2-26) to mitigate interior noise to 45 (CNEL or L_{dn}) or less, and to limit the maximum A-weighted noise level of single aircraft overflights to 50 dBA or less.

2.25.16 Airport Expansion

(LCP) Require a development permit and environmental review for any new air strip or airport or any proposed expansion of any air strip or airport over which the County has jurisdiction, including any increase in the number of flights which may increase the noise level of surrounding areas.

2.25.17 Coordination with City of Watsonville

(LCP) Encourage the City of Watsonville and its airport manager to review and update noise contour measurements for Watsonville Airport periodically as aircraft operations increase or change in nature, and to forward any new data to the County. Coordinate with the City of Watsonville and its airport manager on proposed amendments to airport land use compatibility policies, and applications for discretionary development permits for proposed projects located within the AIA.

2.25.18 Private Heliports

(LCP) Prohibit private non-commercial heliport construction and helicopter use, and permit heliports and uses only in conjunction with emergency medical treatment, emergency law enforcement, commercial agricultural purposes, and other commercial purposes as may be approved by the County Board of Supervisors.

2.25.19 Private Air Strips

(LCP) Allow the continued operation of an existing private air strip in rural residential and agricultural areas, provided the air strip's use is restricted to the property owner's planes and those of an occasional guest and is consistent with all use permit requirements for the private air strip.

2.25.20 Use Permits for Private Air Strips

(LCP) Require that a Use Permit be approved by the Board of Supervisors for any private air strip and apply the following minimum standards:

- No new air strip may intrude on agriculturally productive land. No less than 75 percent of the proposed air strip shall be on non-agriculturally productive land
- The air strips must be outside of air traffic control zones and a safe distance from existing airports (generally three miles)
- Sites for proposed air strips must be a reasonable distance from urban and suburban residential areas, and compatible with the surrounding neighborhoods.
- The total number of airplanes at any private air strip shall be limited to those owned by the property owner
- A drainage plan for the air strip must be approved by the Department of Public Works if significant drainage problems are identified
- Obtain approval by the State Department of Transportation, Division of Aeronautics (CDOA).

Program

- a. Work with the City of Watsonville, CDOA, aviation interests, and community members to ensure compatibility between the airport and surrounding neighborhoods. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, City of Watsonville)

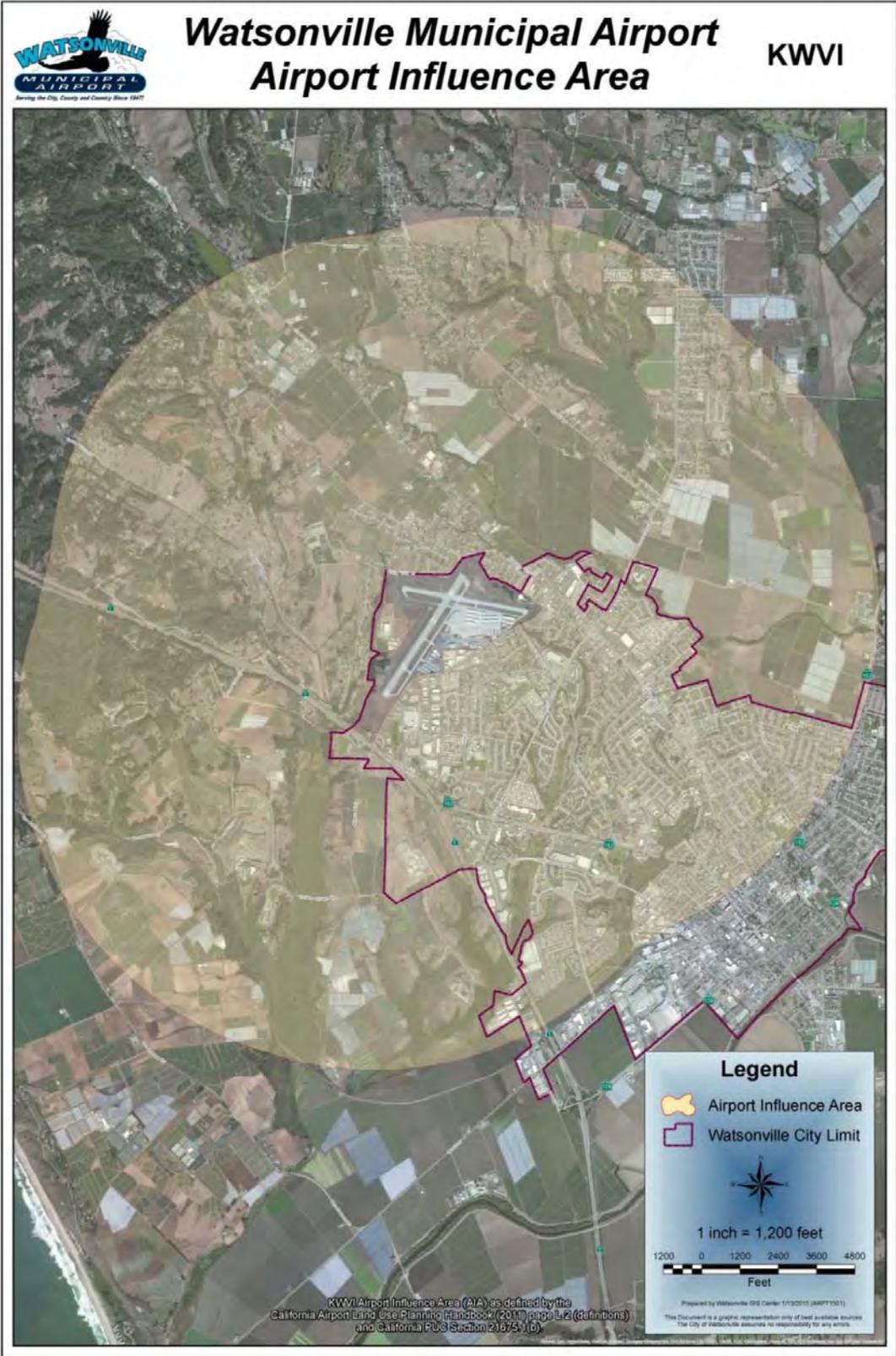


Figure 2-21

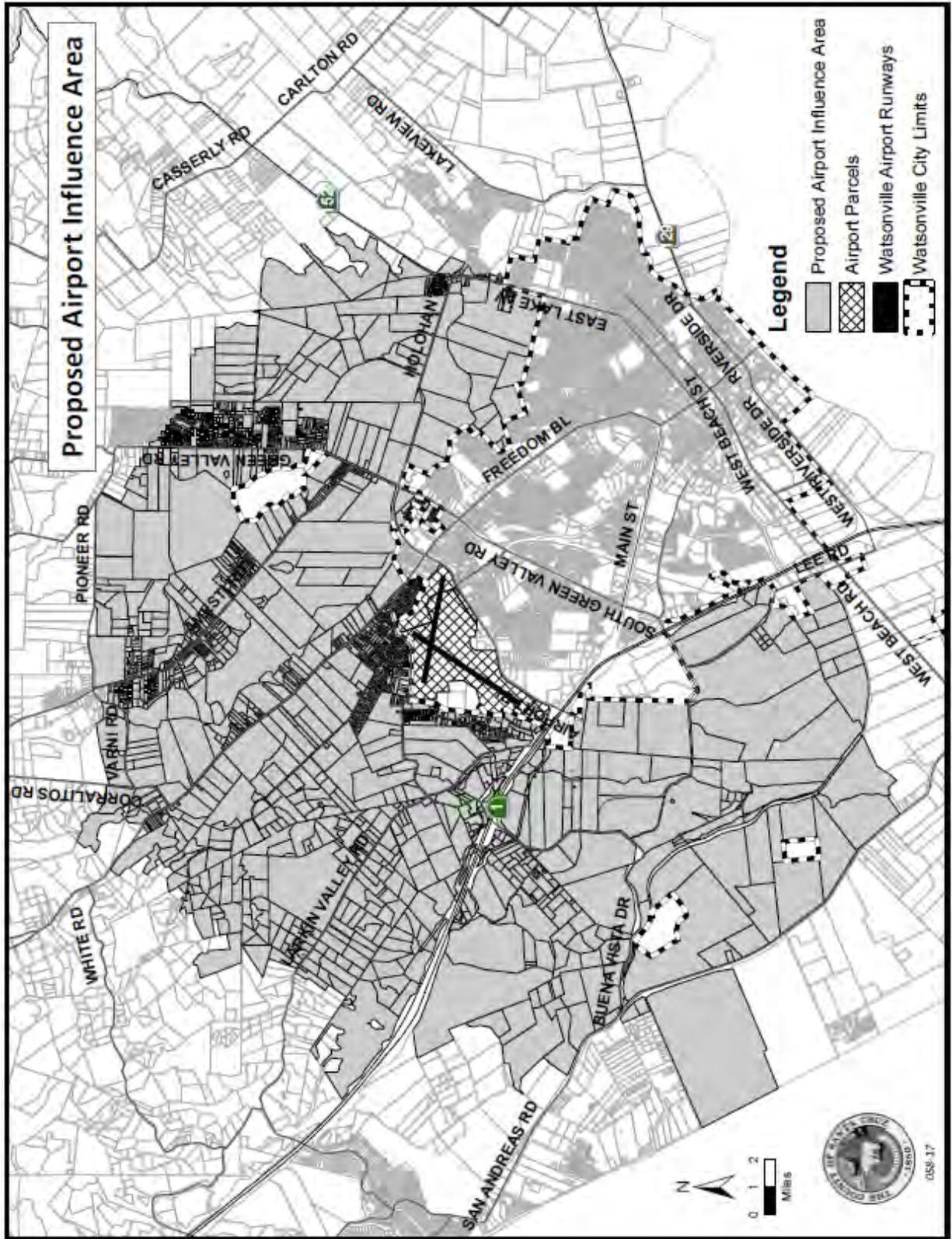
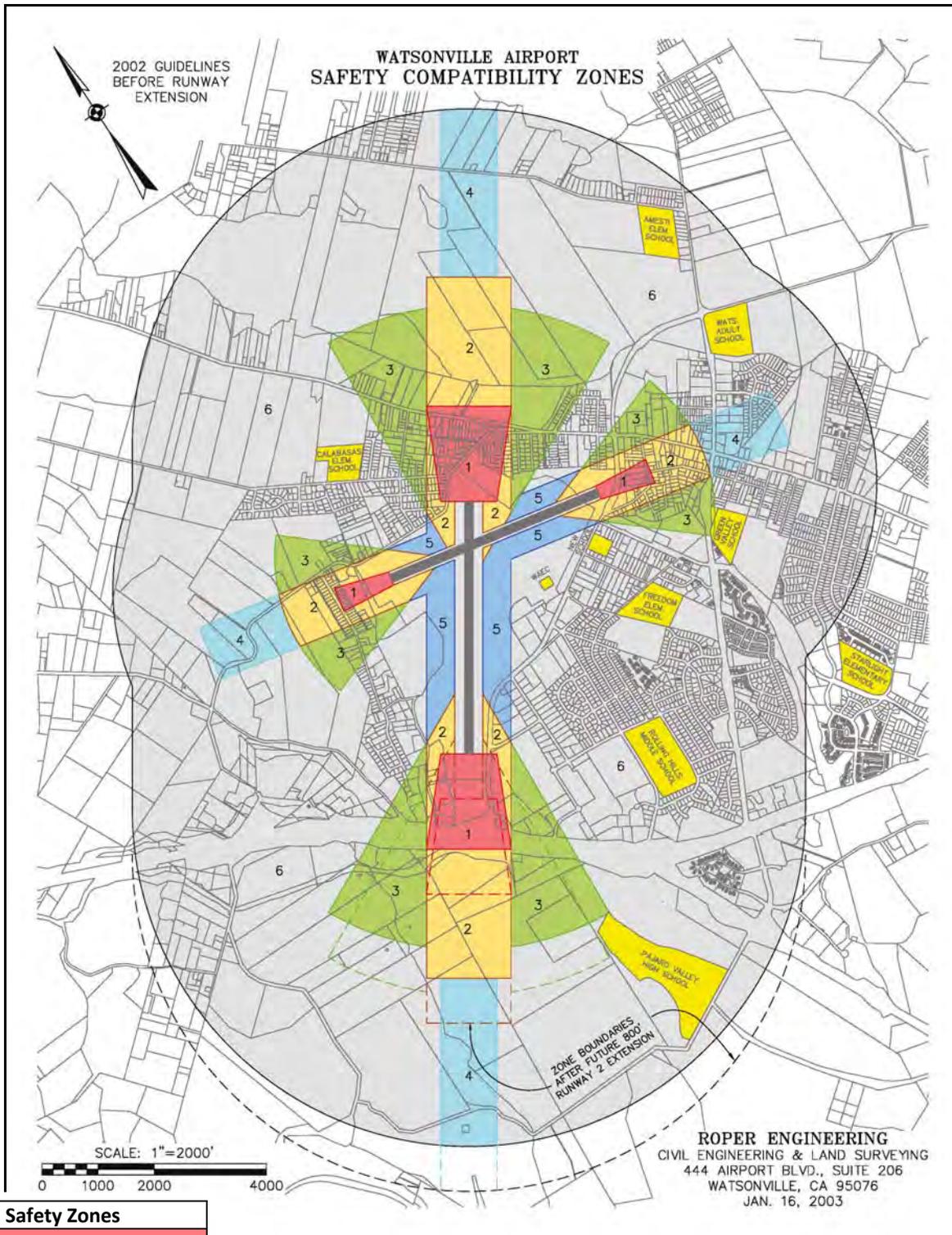


Figure 2-22



Safety Zones	
1	Runway Protection Zone
2	Inner Approach/Departure Zone
3	Inner Turning Zone
4	Outer Approach/Departure Zone
5	Sideline Zone
6	Traffic Pattern Zone

**Safety Compatibility Zones
Watsonville Municipal Airport Master Plan
Figure 2-23**

Graphical Height Ceilings and Altitudes of Airspace Protection Surfaces

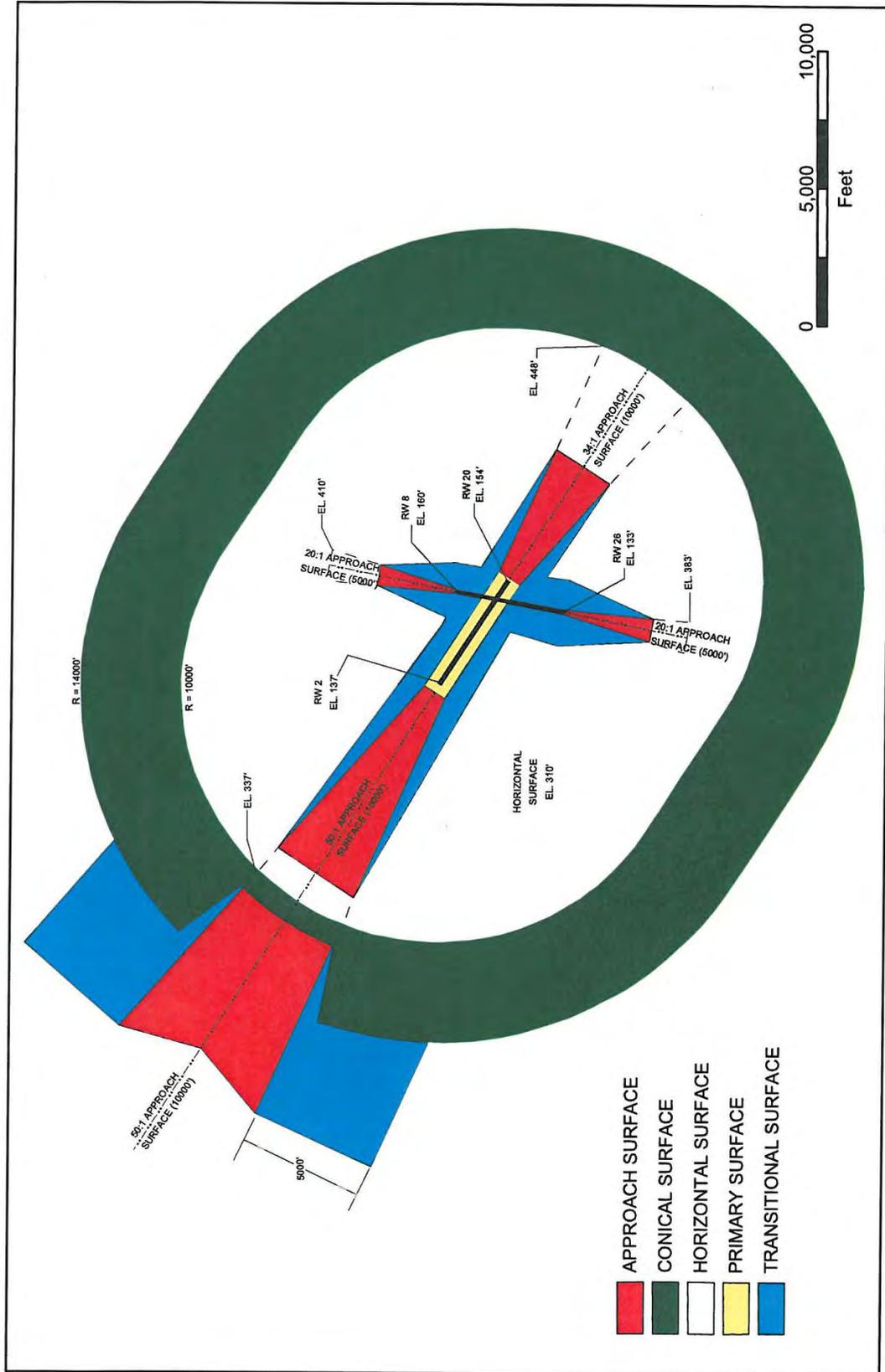


Figure 2-24

3 BUILDING AN AIRPORT LAND USE COMPATIBILITY PLAN

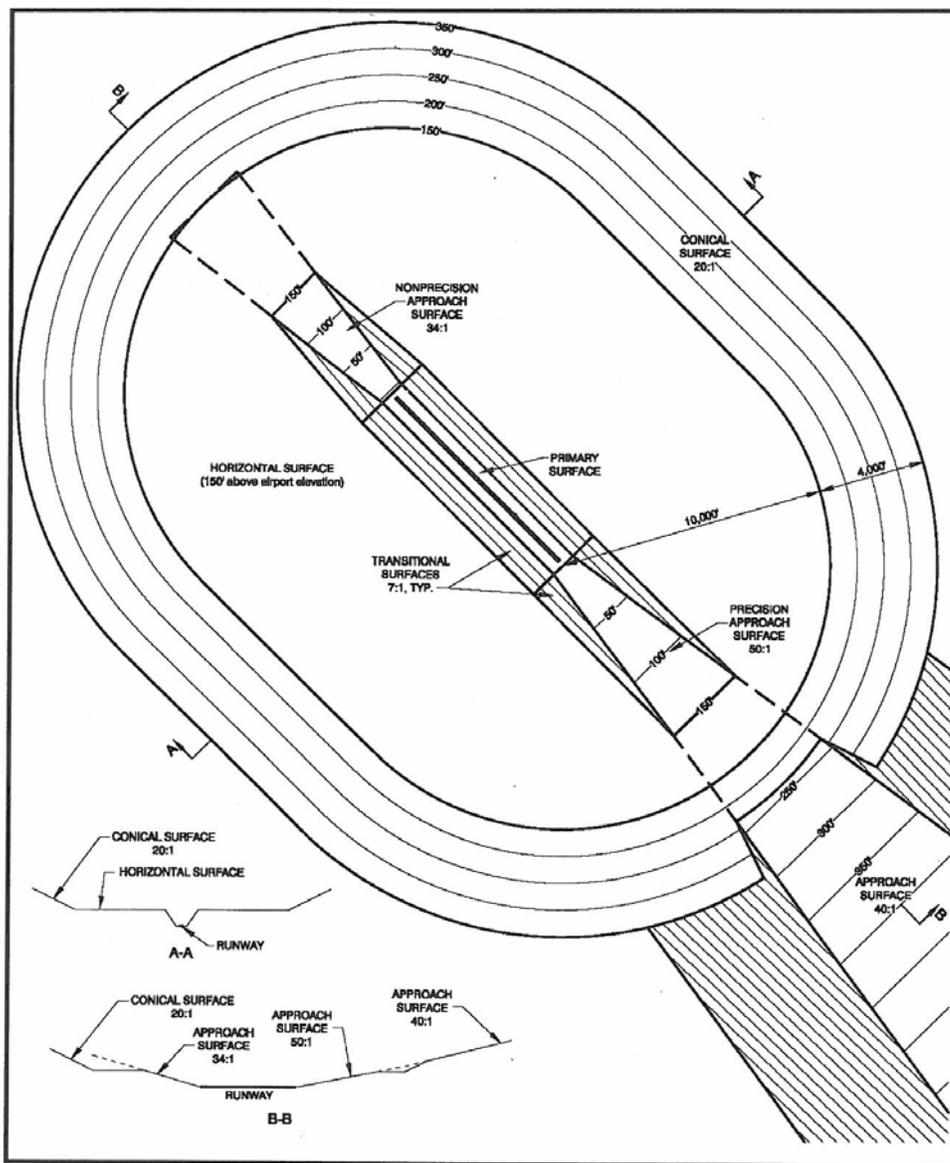


FIGURE 3C
 Example of Civil Airport Airspace Protection Surfaces –
 FAR Part 77

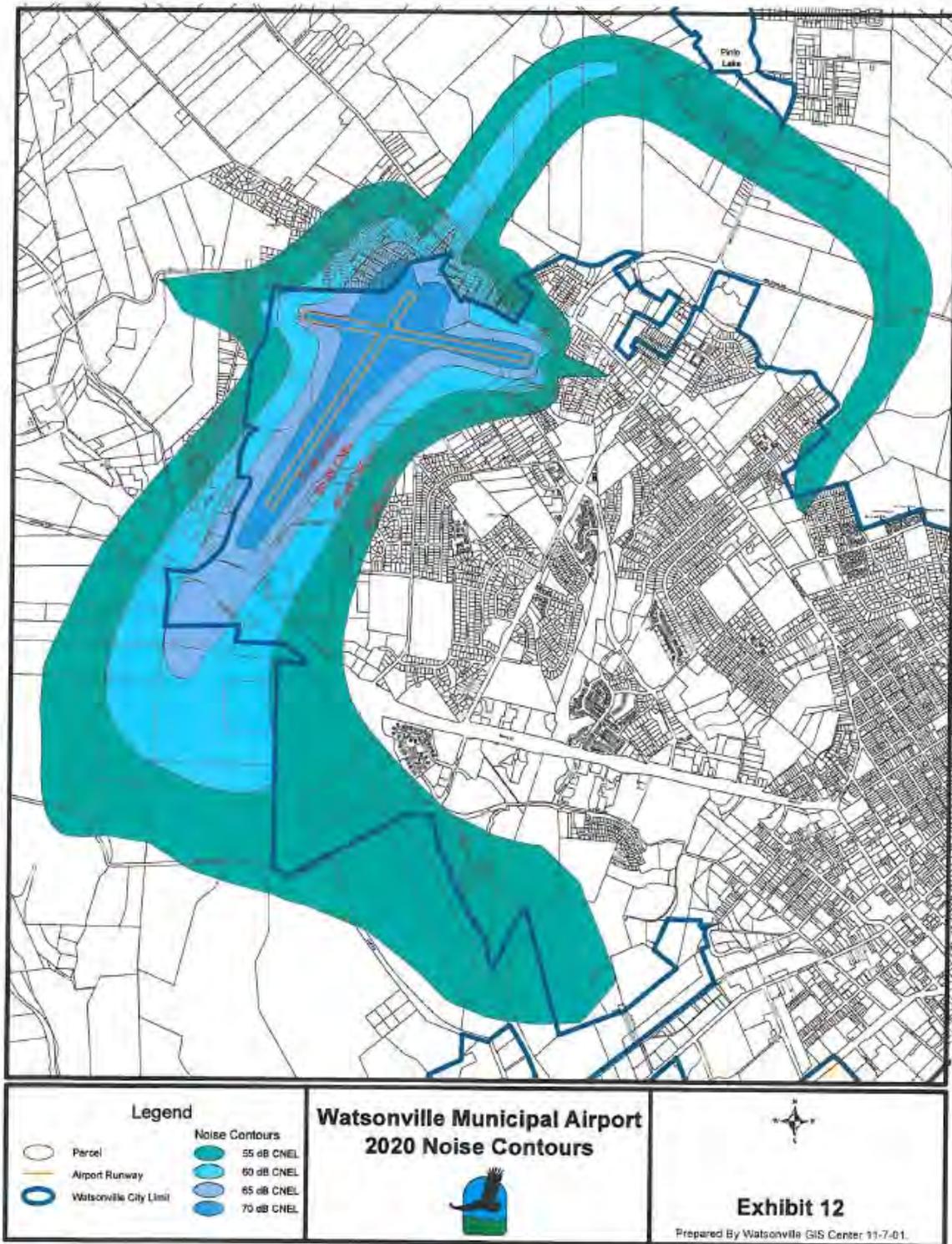


Figure 2-26

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