Chapter 1
INTRODUCTION

- PHYSICAL AND ECONOMIC SETTING
- STATE GENERAL PLAN LAW
- PLANNING HISTORY - COUNTY
- PLANNING HISTORY - COASTAL
- 1994 GENERAL PLAN AND LOCAL COASTAL PROGRAM
- ORGANIZATION AND CONTENTS
- PREPARATION, MONITORING AND REVIEW
- INTERPRETATION
- ENVIRONMENTAL REVIEW
- PLANNING AND DEVELOPMENT CONSIDERATIONS WITHIN OTHER JURISDICTIONS

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PURPOSE

The General Plan is a set of policies and programs to guide future growth and development in a manner consistent with the goals and quality of life desired by Santa Cruz County citizens. These policies become the basis for all decisions related to the use of land and future expansion of the community.

The policies and underlying philosophy of the General Plan have an effect upon all County residents and visitors. Planning for the County budget, water and sewer systems, roads, natural resource protection, police protection, fire and emergency services, libraries, schools and parks are all connected to the policies and programs contained in the plan.

Because of the direct or indirect links to all County citizens, the 1994 updated General Plan has broadened its scope to reflect the importance of items previously not included in the 1980 General Plan. It is the intent of this updated plan to strengthen existing natural and agricultural resource protection policies, and to preserve and enhance the economic base and rural character of the County. The plan guides commercial and residential development in a way which accommodates reasonable growth and redevelopment while limiting urban expansion.

The 1994 General Plan serves two functions: it is a regulatory framework against which all proposed development is measured; and it is a vision statement for the desired future of the County. By its nature, the General Plan language must be both legal and philosophical, reflecting the dual purpose of the document.

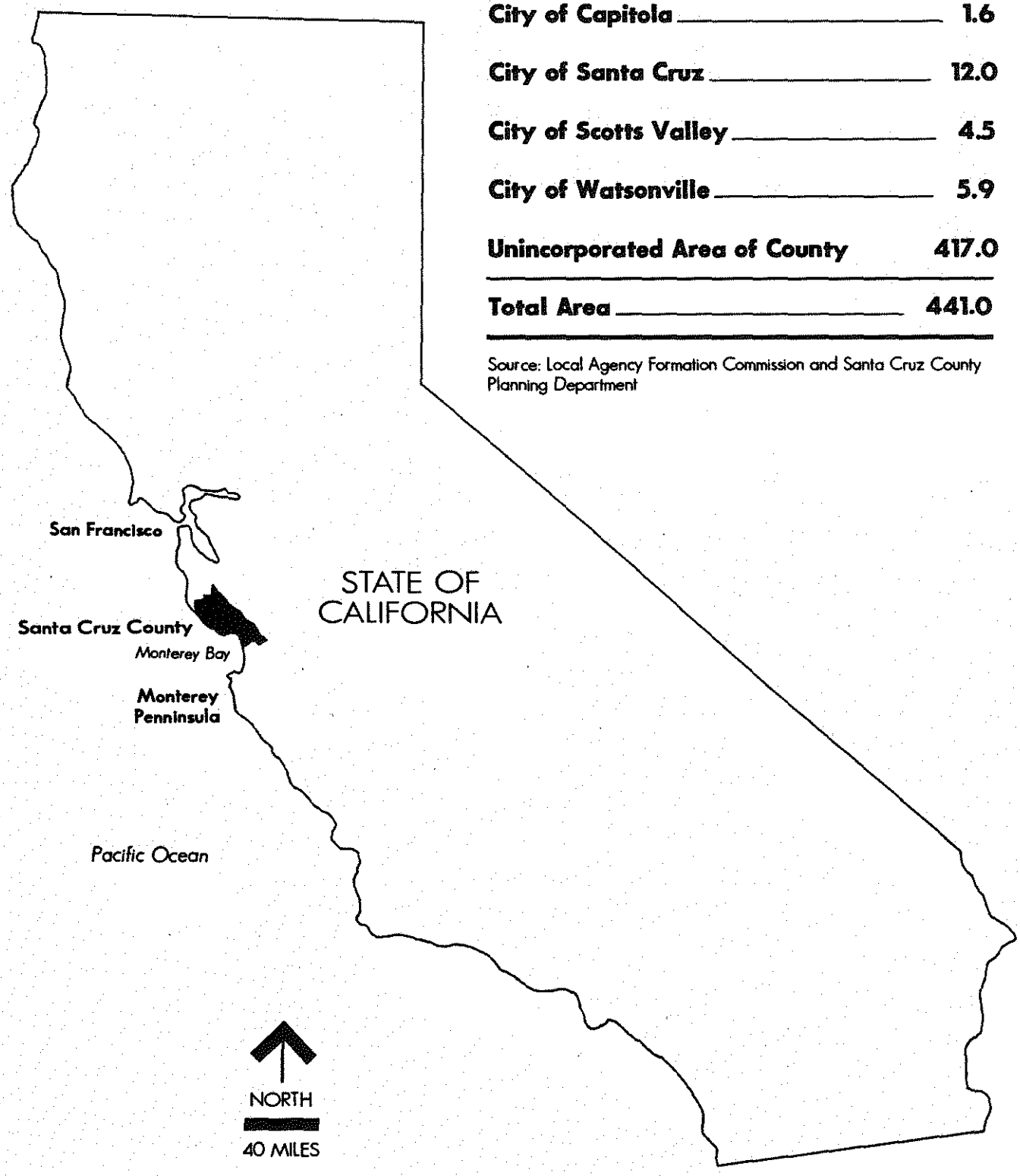
PHYSICAL AND ECONOMIC SETTING

Santa Cruz County is the second smallest county in California, containing a total of 282,240 acres (441 square miles), located between the San Francisco Bay Area and Monterey Peninsula. (Figure 1-1) The 1990 census estimated the County population at about 230,000.

SANTA CRUZ COUNTY SIZE

	Estimated Area in Square Miles
City of Capitola	1.6
City of Santa Cruz	12.0
City of Scotts Valley	4.5
City of Watsonville	5.9
Unincorporated Area of County	417.0
Total Area	**441.0**

Source: Local Agency Formation Commission and Santa Cruz County Planning Department



County of Santa Cruz

VICINITY MAP

Figure 1-1
Page 1-3

The physical environment of Santa Cruz County is truly one of the most beautiful and diverse in California. The topography of the County is varied in character, containing such features as the forested Santa Cruz Mountains in the north and northeast, the mid-County coastal terraces where a large portion of the County's population is located, and the alluvial south County which is predominately in agricultural use. The central California coast location and the County's topographic features contribute to the ideal Mediterranean climate of Santa Cruz County.

Due to this climate and the variety of landscape types, the County of Santa Cruz contains a diverse economic base which is often natural resource based and includes visitor serving and service industries, agriculture and manufacturing.

The dominant economic activities are centered in the agricultural and food processing of the south County and in service and tourism in the North County. Other economic activities include quarrying, forestry, wood products, fishing and other manufacturing. Two major educational institutions, Cabrillo Community College and the Santa Cruz campus of the University of California, are located in mid- and north County areas respectively.

With a spectacular coastline, accessible beaches, and wooded mountains all in proximity to several northern California metropolitan areas, Santa Cruz County is an important vacation and recreation area. Within its borders are several state parks and a number of state beaches.

Five major state highways connect Santa Cruz with adjacent counties. Highway 1 leads along the coast from San Francisco south to the Cities of Santa Cruz, Capitola, and Watsonville and then on to Monterey. Highway 9 traverses the County from the City of Santa Cruz through the rural villages of Felton, Ben Lomond and Boulder Creek. Highway 17 also crosses the Santa Cruz Mountains into Santa Clara County passing through the City of Scotts Valley. Highways 129 and 152 join the City of Watsonville with neighboring Santa Clara County. The Southern Pacific Railroad presently provides freight service to the Pajaro Valley along the coast of the County and extends into the San Lorenzo Valley. One small airport accommodating private planes is located in Watsonville.

Consistent with the California Coastal Act of 1976 and Measure J, the growth management referendum of 1978, the County maintains a distinction between urban and rural areas through the use of a stable Urban/Rural Boundary. The Urban/Rural Boundary is represented by an Urban Services Line (USL) and a Rural Services Line (RSL).

Urban concentrations of development are located within the four incorporated cities of Scotts Valley, Santa Cruz, Capitola and Watsonville; and in the unincorporated areas of Live Oak, Soquel, Aptos, and Freedom, as defined by the Urban Services Line. It is basic County policy to direct a large share of the County's growth into the areas within the USL to facilitate the provision of services for future growth and preservation of the character of the rural portion of the County.

In addition to the areas within the Urban Services Line, there are also urban enclaves (located outside the USL) which are recognized a having urban densities which may or may not have all urban services. These enclaves are defined by a Rural Services Line (RSL) and 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.

Chapter 2 (Land Use: General Land use Policies - Planning Framework) contains an expanded description of the distinction between urban and rural areas of the County.

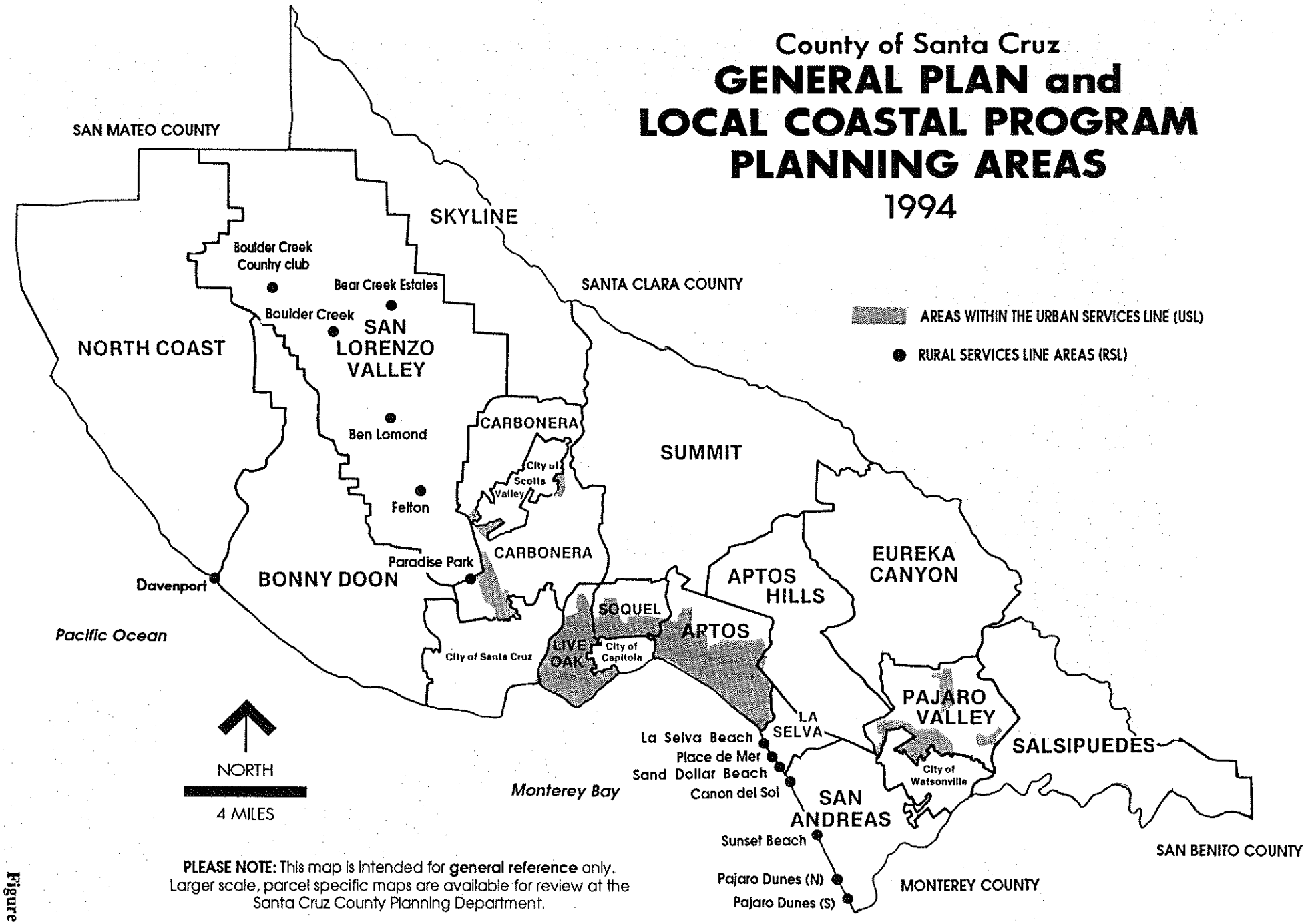


Figure 1-2
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STATE GENERAL PLAN LAW

The California Planning and Zoning Law (Section 65300 et seq. of the Government Code) requires adoption of a comprehensive long-term General Plan for the physical development of a county. Certain elements are required by law to be included in the General Plan, such as Land Use, Circulation, Housing, Conservation, Open Space, Safety and Noise; other elements, such as Community Design, Parks and Recreation, and Public Facilities are optional. Figure 1-3 indicates which chapters address the issues of the required General Plan elements as well as identifies which chapters incorporate Local Coastal Program policies. The Local Coastal Program is required by separate law and is described in the Planning History-Coastal section of this chapter.

Figure 1-3
Chapters Which Address General Plan Elements and the Local Coastal Program

	CHAPTER							
	1	2	3	4	5	6	7	8
REQUIRED ELEMENTS:								
LAND USE	X	X	X	X	X	X	X	X
CIRCULATION			X					
HOUSING		X		X				
CONSERVATION					X			X
OPEN SPACE					X	X		
SAFETY						X		
NOISE			X				X	
OPTIONAL ELEMENTS:								
PARKS & RECREATION							X	
PUBLIC FACILITIES							X	
COMMUNITY DESIGN								X
The LOCAL COASTAL PROGRAM LAND USE PLAN is incorporated in 7 chapters of the General Plan and the Glossary	X	X	X		X	X	X	X

The Land Use Element is shown to be implemented by all of the chapters of this General Plan. Because Land Use policies are spread throughout the document, policies relating to Land Use Designations (Classifications) are also found in several separate chapters. Figure 1-4 lists each of Santa Cruz County General Plan and Local Coastal Program Land Use Designations followed by the chapter which contains the primary policies corresponding to the Designation.

Figure 1-4
General Plan Land Use Designations

		Chapter
AG	Agriculture	5
C-O	Office Commercial	2
C-N	Neighborhood Commercial	2
C-C	Community Commercial	2
C-V	Visitor Accommodations	2
C-S	Service Commercial/Light Industrial	2
I	Heavy Industrial	2
Q	Quarry/Mining	5
O-U	Urban-Open Space	5
O-C	Resource Conservation	5
O-L	Lake, Reservoir, Lagoon	5
O-R	Parks, Recreation and Open Space Proposed Parks and Recreation (Overlay) Designation	7
P	Public Facility	2
R-M	Mountain Residential	2
R-R	Rural Residential	2
R-S	Suburban Residential	2
R-UVL	Urban Residential, Very Low Density	2
R-UL	Urban Residential, Low Density	2
R-UM	Urban Residential, Medium Density	2
R-UH	Urban Residential, High Density	2

PLANNING HISTORY - COUNTY

Santa Cruz County's first comprehensive General Plan was prepared in the late 1950s and adopted in 1961. At that time, the County's population was 82,000, and the projected 1985 population was 200,000. The 1961 plan showed urban development along the coastal terrace and around the City of Watsonville, with rural development extending into portions of the foothills and mountains. Large areas were designated for commercial recreation and farming, allowing for development of private recreational facilities such as camps, conference centers and resorts, as well as residences on large parcels. Also large portions of the County in the mountains along the Summit/Skyline ridge and in the North Coast area were set aside as "conserved" areas to be afforded full protection from any uses that would harm their natural character.

In the 1960s, the County adopted several area plans which later were updated and replaced in the 1970s by a series of Area General Plans. The eight area plans that were adopted in the County covered the planning areas of Bonny Doon, San Lorenzo Valley, Live Oak, Soquel, Aptos, La Selva, Pajaro Beach, and Pajaro Valley.

In the late 1960s, comprehensive water planning was expanded with the adoption of the County's Master Plan for Water Development 1968-2020, which identified a series of potential reservoir sites and water facilities to serve the County's water needs. In 1973, the County adopted the Parks, Recreation and Open Space (PROS) Plan providing extensive inventories of County resources and policies for protection as well as development of these resources. That plan served as the Recreation, Open Space, and Conservation elements to the County General Plan. A series of other functional elements to the General Plan, as required by state law at that time, were adopted starting in 1969, including the Housing, Seismic Safety, Fire Safety, Noise, and Scenic Highways Elements.

By 1972, coastal development throughout California had resulted in the degradation and, in some instances, destruction of coastal resources and had greatly decreased opportunities for public access to the shore. Recognizing these trends, California voters passed Proposition 20 which led to the California Coastal Act of 1976, followed by the adoption of the County's Local Coastal Program in 1981. (See the Planning History - Coastal section for additional background.) During this same time period, the growth rate of Santa Cruz County was one of the fastest in the State, due to the natural attractiveness of the coastal and mountain areas, as well as the jobs-to-housing imbalance in adjacent Santa Clara County.

GROWTH MANAGEMENT SYSTEM

The rapid growth rate of the 1970s coupled with the community desire for agricultural and environmental protection, and preservation of quality of life, led to the passage in 1978 of a ballot referendum, Measure J (the growth management referendum). Measure J called for a comprehensive growth management system, including population growth limits, the provision of affordable housing, preservation of agricultural lands and natural resources, the retention of a distinction between urban and rural areas, and an enhancement of the quality of life within the County's urban areas. In the early 1980s, the County adopted a series of reports and ordinances with the 1980 General Plan and Local Coastal Program to implement this ballot referendum.

In addition, from 1977 to 1986, the County adopted several ordinances regulating land use activities. Although these ordinances were not developed solely in response to Measure J, they have also become an integral part of the County's Growth Management System.

An overall evaluation of the Growth Management System was conducted in 1986. The Growth Impact Study encompassed four reports: Growth Trends Report (August 1986), Measure J - A Report on Progress Toward Housing Objectives (September 1986), the Santa Cruz County Growth Management System Environmental Impact Report (December 1986) and the Growth Management Study Final Report (December 1986).

In response to report recommendations, additional emphasis was placed on evaluating the impacts of development on the County's rural resources and the County's policies regarding rural resources. A Preliminary Rural Resources Assessment was completed in 1991 which concluded that the policies relating to rural development have adequately protected the rural natural resources.

THE 1980 GENERAL PLAN

The 1980 General Plan represented a major integration and consolidation of existing planning policy in the County. The Plan brought together the land use and growth management policies previously found in the countywide General Plan and its various functional elements, the several Area General Plans, and other planning documents, resolutions and County ordinances. In addition, the plan included Housing and Transportation Elements, energy policies, and revised General Plan maps prepared to a consistent format and set of mapping designations.

VILLAGE/TOWN/COMMUNITY/ SPECIFIC PLANS

Throughout the 1980s and early 1990s, several companion documents to the General Plan were prepared for various special areas. The purpose of these plans is to provide a more focussed and detailed analysis of an area than is otherwise found in the General Plan. All the adopted plans were prepared with extensive citizen participation at community workshops. These Village, Town, Community or Specific Plans take a variety of forms and address unique land use and character issues relevant to the focus area. Figure 1-6 lists the plans which have been completed, as well as additional plans proposed for future adoption.

PLANNING HISTORY - COASTAL

In 1972, California voters recognized that the California Coastal Zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem. The permanent protection of the state's natural and scenic resources was determined to be a paramount concern to the present and future residents of the state and nation. These fundamental findings led to the passage of Proposition 20 and later formed the basis for the California Coastal Act of 1976. Proposition 20 temporarily set up a State Coastal Conservation and Development Commission and six Regional Commissions to regulate coastal development while the Commission prepared a statewide Coastal Plan.

Based on this statewide Coastal Plan, the State Legislature passed the Coastal Act of 1976. This Act sets up detailed policies for permanent coastal management.

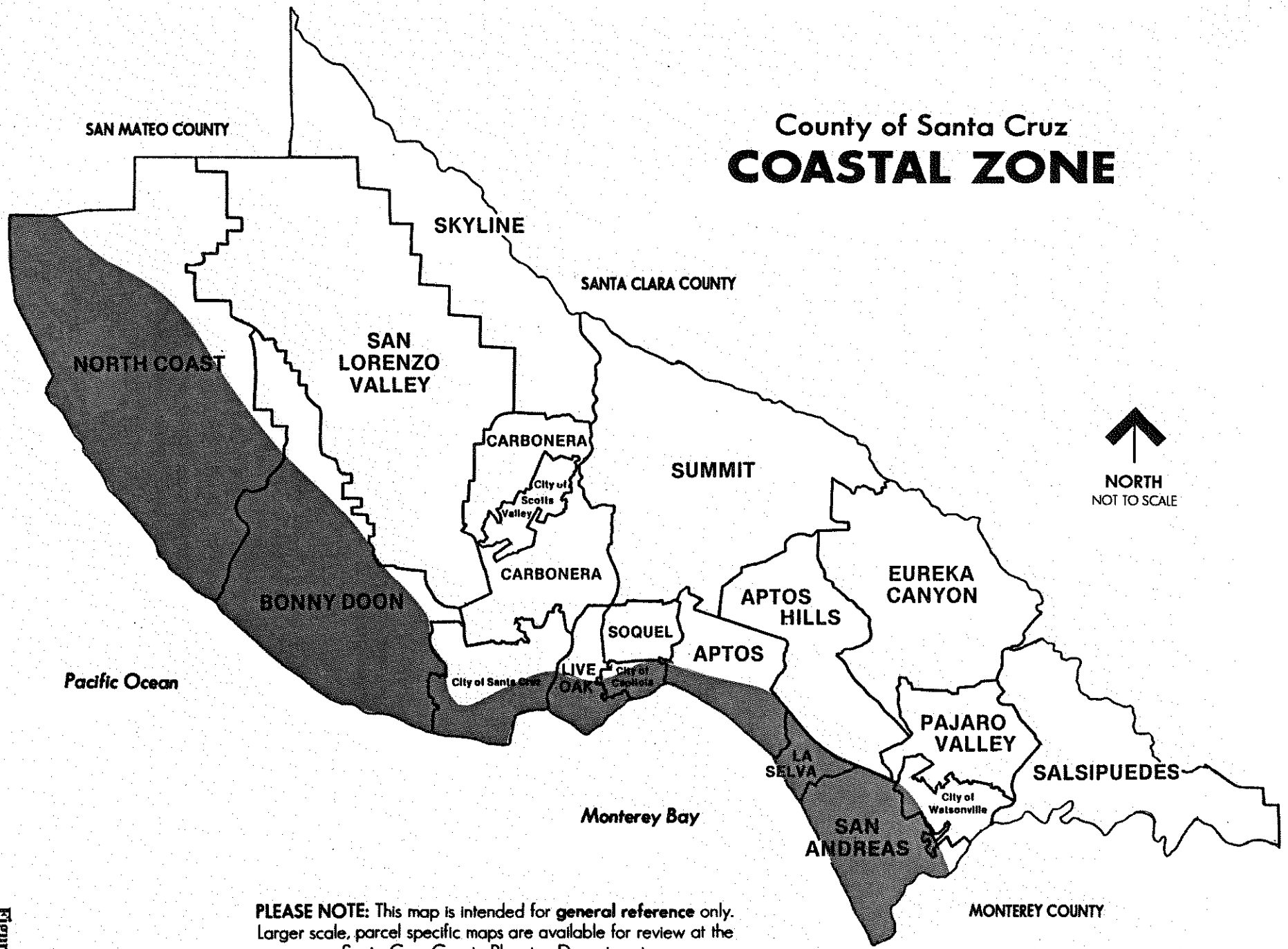
The basic goals of the Coastal Act, as stated in Public Resources Code Section 30001.5 are to:

(a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
(b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
(c) Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
(d) Assure priority for coastal-dependent development over other development on the coast.
(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Most of the authority vested in the California Commission by the Coastal Act is to be transferred to the local governments through adoption and certification of "Local Coastal Programs."

THE 1983 LOCAL COASTAL PROGRAM

As required by the California Coastal Act of 1976, the County prepared and adopted a Local Coastal Program Land Use Plan for the coastal zone of the County. (See Figure 1-5, County of Santa Cruz Coastal Zone.) This Land Use Plan was certified by the California Coastal Commission on January 12, 1982. As a part of the implementation of the Land Use Plan, the plan was adopted on November 16, 1982 as an element of the County General Plan to be effective in the unincorporated portion of the coastal zone of the County of Santa Cruz; and thereby amended the previous General Plan policies where the Local Coastal Program policies were more stringent. The California Coastal Commission certified the County's implementation program and on January 13, 1983, transferred coastal permit authority to the County. Except for coastal inundation and public trust areas, coastal development permits are issued by the County, with right of appeal to the California Coastal Commission in those instances specifically defined in the County Code Chapter titled, Coastal Zone Regulations). The Local Coastal Program Land Use Plan was published as a separate companion volume to the 1980 General Plan, but is now incorporated into the 1994 General Plan document.



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.

Figure 1-5
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THE 1994 GENERAL PLAN AND LOCAL COASTAL PROGRAM

In 1989 the County Planning staff was directed by the Board of Supervisors to begin an update to the 1980 General Plan. The process included information gathering with numerous public meetings culminating in the development of a General Plan Background Report, 1991.

The Background Report and associated technical appendix describe the existing physical conditions and related land use trends of the County and form the base for the policies of the plan. The report was prepared as an informational document and was used as a reference source in creating the 1994 General Plan. (See Appendix A, List of Sources and References.)

During this data collection phase, in 1990, Santa Cruz County voters passed Measure C, a referendum declaring the 1990s as the "Decade of the Environment". The referendum set forth resource protection and development policies and has strengthened the foundation of the 1994 General Plan.

As a result of the findings of the Preliminary Rural Resources Assessment, the 1994 General Plan retains the existing resource protection policies for the rural areas of the County and focuses on development issues in the unincorporated urban areas of the County.

More than thirty public meetings were held to gather input from citizens. (Two urban area plans, Live Oak and Pajaro Valley are expected to be completed in the future as companion documents to the General Plan/Local Coastal Program Land Use Plan.) Based on public input, the four prominent issues outlined in the 1980 General Plan continue to be primary areas of concern as the County approaches buildout.

1. Providing adequate services, particularly water, to the present and future residents,
2. Providing affordable housing,
3. Preserving the County's environmental quality, and
4. Preventing conversions of agricultural lands.

In addition to these issues, many community meeting participants expressed the desire to see infill development compatible with the existing neighborhoods and incorporating reduced urban densities.

The goals of the 1994 General Plan and Local Coastal Program reflect the concerns for these issues. The goals, which are found at the beginning of each chapter, set forth the guiding principles for development and quality of life for Santa Cruz County.

GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN ORGANIZATION AND CONTENTS

The 1994 General Plan consists of several parts which are organized into three volumes; the General Plan/Local Coastal Program Land Use Plan (GP/LCP) document itself; a collection of Village, Town, Community and Specific Plans; and the General Plan and Local Coastal Program Environmental Impact Report. (See Figure 1-6.)

Figure 1-6
Organization of the General Plan

VOLUME I

The 1994 General Plan and
Local Coastal Program Land Use Plan

Appendices

A. Sources and References for the General Plan and Local Coastal Program Land Use Plan
   1. Background Source Documents
   2. Reference Documents

B. Sensitive Habitat Plant and Animal Species

C. Mitigation Measures for Development Impacts on School Facilities

VOLUME II

Village/Town/Community/Specific Plans

- Aptos Village Community Design Framework – 1985
- Aptos Village Parking & Circulation Feasibility Study
- Ben Lomond Town Plan – 1990
- Boulder Creek Specific Plan – 1992
- Corralitos Plan (to be completed)
- Felton Town Plan – 1987
- Live Oak Community Plan (to be completed)
- North Coast Beaches Master Plan
- Pajaro Valley Community Plan (to be completed)
- Seacliff Village Plan – 2003
- Seascape "Benchlands" Specific Plan – 1988
- Soquel Village Plan - 1990

VOLUME III

General Plan and Local Coastal Program
Environmental Impact Report - 1993

The heart of the plan (Volume I) is a combination of this document (which includes the Local Coastal Program Land Use Plan) and associated appendices. This document contains eight chapters, a glossary, and appendices, each addressing specific subject areas, and includes the seven State mandated General Plan elements described in the Authority and Purpose section of each chapter as well as optional elements of Parks and Recreation, Public Facilities and Community Design. This portion of the plan constitutes the operative land use policies of the County and supersedes the policies found in the background source documents of Appendix A.

Appendix A contains two lists of documents; one list includes background source documents which were used to develop this plan; and the other list includes companion documents to the 1994 General Plan which are adopted by reference. The documents which are considered background sources include language which is important historic information, but has been superseded by the adoption of the 1994 General Plan. (Examples of Background Source Documents are the Parks, Recreation and Open Space Plan, 1972 and Master Plan for Water Development 1968-2020; 1968.) The documents which are adopted by reference contain policy language which has not been superseded by the 1994 General Plan, but rather complements this document. (Examples of reference documents are the California Coastal Act and the Hazardous Waste Management Plan.)

Appendix B is comprised of information which is too detailed to include with the bulk of the General Plan text. Appendix B contains lists of Sensitive Habitat Plant and Animal Species and is dynamic in nature. These lists do not require Board of Supervisor approval or California Coastal Commission certification to be updated.

Appendix C contains information regarding mitigation measures for impacts of development projects on school facilities.

Volume II of the General Plan consists of all the village, town, community and specific plans adopted by the County, as well as other detailed adopted planning documents. Those plans that cover areas in the coastal zone are part of the Local Coastal Program. The village, town, community and specific plans have equal policy weight with the General Plan and Local Coastal Program Land Use Plan. These plans require General Plan and Local Coastal Program Land Use Plan amendments when revisions are proposed. (See Interpretation section.) *(Revised by Resolution 138-2003)*

The final volume of the General Plan is the Environmental Impact Report (Volume III). This report considers the environmental impacts that could result from the 1994 General Plan and Local Coastal Program Land Use Plan. The EIR was prepared pursuant to the California Environmental Quality Act, Public Resources Code, Section 2100 et seq. (CEQA), the State CEQA Guidelines, Code of California Regulations, title CIV, Section 15000 et seq. (the CEQA Guidelines), and the environmental guidelines of Santa Cruz County.

The 1994 General Plan and Local Coastal Program Land Use Plan have been combined into one document. The Local Coastal Program (LCP) consists of land use plans, the zoning ordinance, zoning district maps, and other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act. The LCP policies of the General Plan reflect the coastal issues and concerns of the County which is required to be consistent with the statewide policies of the Coastal Act. The LCP is legally binding on the County and provides a permanent program for coastal protection.

The County Local Coastal Program is composed of two major parts: the Land Use Plan and the Implementation Plan.

The Land Use Plan is defined by Section 30108.4 of the Coastal Act as the "relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resources protection and development policies, and where necessary, a listing of implementing actions." This General Plan includes a comprehensive long-term plan for land use and physical development for the County's Coastal Zone. The plan includes policies and programs consistent with the provisions of the Coastal Act.

The Implementation Plan includes zoning, regulation revision, and other programs needed to carry out the goals, policies, and land use designations of the LCP Land Use Plan. The foundation of the Implementation Plan is described in the next section; General Plan and Local Coastal Program Preparation, Monitoring and Review.

TEXT

The text of the General Plan/LCP Land Use Plan is written in the form of goals, objectives, policies and programs. Goals are general statements formulated in light of identified issues and problems. Objectives are specific statements denoting measurable ends to be reached or achieved in the pursuit of goals. Policies are definitive guidelines to shape the day-to-day decisions and actions in order to achieve the stated goals and objectives of the plan. Programs are similar to policies except they represent the commitment of specific effort and resources in an organized manner to accomplish the intended objectives.

IDENTIFICATION OF LCP POLICIES

The text of the General Plan identifies language which applies on a countywide basis and language which is Local Coastal Program text.

- Goals, Objectives, Policies and Programs which have no initials indicate the language applies countywide, but is not LCP text. Changes to this text require General Plan amendments, but no Local Coastal Program amendments or certification by the California Coastal Commission.

- Goals, Objectives, Policies and Programs identified with (LCP) initials indicate the language which is part of the Local Coastal Program. Changes to this text require General Plan and Local Coastal Program amendments and ordinarily require certification by the California Coastal Commission.

Note: 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.

The glossary also identifies which definitions are part of the Local Coastal Program, requiring certification by the California Coastal Commission.

MAPS

For mapping and planning purposes, the County has been divided into 15 planning areas.

- Aptos
- Aptos Hills
- Bonny Doon
- Carbonera
- Eureka Canyon
- La Selva
- Live Oak
- North Coast
- Pajaro Valley
- Salsipuedes
- San Andreas
- San Lorenzo Valley
- Skyline
- Soquel
- Summit

These planning areas were created to correspond to geographic regions as well as generally follow the boundaries of California Census Tracts in order to facilitate future data analysis. (See Figure 1-2.)

Santa Cruz County has entered all General Plan and Local Coastal Program related map information into a computer system which provides for a variety of applications. The maps are maintained on the County's Geographic Information System (EMIS - Environmental Management Information System) and are available in electronic graphical format and in tabular format on the County's mainframe computer. Plots of maps, depicting information in various configurations, are also available. The official adopted General Plan maps are the most current versions residing in the electronic security and controls library.

This computer based system allows for ease of maintenance with systematic recording of authorized changes. Changes to the General Plan and LCP Land Use Maps are made only upon approval of a land use designation change by the Board of Supervisors, and when required, the California Coastal Commission. Changes to the General Plan and LCP Resources and Constraints Maps are made in accordance with Figure 1-7.

The column in Figure 1-7 titled "New Information Acceptable for Updating Maps" applies to broad amendments to the Resources and Constraints Maps which are generally initiated by the County to maintain accurate up-to-date information. The column titled "Parcel Specific Overriding Information" lists criteria under which an individual property may be evaluated. Individual reports prepared under this criteria do not change the overall maps, but may "override" the policies relating to the specific resource or constraint.

The maps which correspond to the LCP Land Use Plan text include the following:

- Land Use Plan Maps
- Resources and Constraints Maps
- Shoreline Access Maps - reference only

The EMIS system consists of numerous layers of specific data unique to each layer, such as parcel boundaries or location of floodplains. For General Plan and LCP purposes, all lands of the unincorporated portions of the County have two sets of these data layers. A series of layers representing Land Use and Facilities information; and another series of layers which represent the land's natural and/or cultural Resources to be protected and other Constraints to development. Both sets of maps must be consulted in order to determine the development potential for any particular property.

The specific conservation and development policies which apply to any particular area or property are determined by reviewing the policies in the General Plan and LCP text which apply to the specific map designations for the given location. Taken together, these policies will determine the allowable use and/or development density allowed for a property.

Given the amount of information necessary to be illustrated, and the required scale for legibility, only a portion of the maps have been reproduced in this document.

Figure 1-7 (page 1 of 2)
General Plan Resources and Constraints Maps

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information
Agriculture	X	Agricultural Resources Map, 1979; LCP LUP R&C Maps	Revised Agricultural Resource Maps, 1991 (Incorporates LCP Maps)	General Plan and LCP amendment	Not applicable
Airport Clear Zone		Watsonville Airport Plan	Source Map	Revised Airport Land Use Plan, Federal Aviation Regulations, staff recommended changes	Not applicable
Archaeological		Resource Maps, County Archaeologic Consultant	Revised resource maps, County Archaeologic Consultant, 1992	Revised maps prepared by archaeologic consultant	Report prepared by qualified professional archaeologist
Critical Fire Hazard	X	Growth Management Environmental Report Natural Fire Hazards Map	Source Map	Report from biologist showing site is not chaparral	Report from biologist showing site is not chaparral habitat
Electric and Magnetic Fields		PG & E Maps	Not converted, will use PG & E Maps for locations of transmission and major distribution lines	Addition or removal of transmission or major distribution lines by any utility	Not applicable
Floodway/Floodplain	X	FEMA Floodway/Flood Insurance Maps	Source Maps	Revised FEMA Floodway/Flood Insurance Maps	Report by certified engineering geologist, licensed surveyor or civil engineer
Mineral Resource					
Location of	X	Growth Mgmt. Environmental Report Timber and Mineral Resource Map	Source Map	General Plan and LCP Amendment	Not applicable
Designations/ Classifications		California Dept. of Conservation, Division of Mines and Geology, Special Report 146 Part IV and SMARA Designation Report No. 7	Source Maps	Revision of State Mines and Geology Designation/ Classification Maps	Not applicable
Noise		Noise Corridor Maps from 1976	To be revised to reflect updated Noise Element	Update of Ground Trans. and Airport Noise Contours by an acoustical engineer	Study of noise levels by an acoustical engineer
Riparian Woodland	X	Land Use/Land Cover Map, S.C. Co. Office of Watershed Mgmt. (based on 1976 satellite images) LCP LUP R&C Maps	Source Maps	Map of extent of riparian vegetation prepared by a qualified biologist	Map of extent of riparian vegetation prepared by a qualified biologist

EMIS = Environmental Management Information System
GP = General Plan
LCP LUP R&C Maps = Local Coastal Program Land Use Plan Resources and Constraints Maps
PROS PLAN = Parks Recreation & Open Space Plan
SMARA = State Mining and Reclamation Act
USGS = United States Geological Survey
X = Used in Rural Residential Density Determinations (See section 2.3)

Figure 1-7 (Page 2 of 2)
General Plan Resources and Constraints Maps

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information
Seismic Review Zones					
State	X	State of CA Special Studies Zones 1976; Seismic Safety Element, 1975	State Special Studies Zones 1992	Revision of State Special Studies Zones	Report by certified engineering geologist
County	X	Growth Mgmt Environmental Report Seismic Hazards Map, 1977; Seismic Safety Element, 1975	Source Maps	General Plan amendment	Report by certified engineering geologist
Liquefaction	X	Seismic Safety Element Liquefaction Map	Not converted, no map of appropriate scale available, USGS bedrock geology will be used when available	General Plan amendment	Report by certified engineering geologist or soils engineer
Sensitive Habitat (Biotic Resources)	X	Growth Mgmt Environmental Report Biotic Resource Maps; California Native Plant Society Maps; LCP LUP R&C maps	Source Maps, CA Dept of Fish & Game Natural Diversity Database Maps	Biotic report prepared by a qualified biologist, changes in State/Federal lists	Biotic report prepared by a qualified biologist
Streams (Riparian Corridor)					
Location of	X	USGS Topographic maps	Streams from topographic maps (in digital format), USGS FEMA flood study area and 701/RDA aerial photos where available	New aerial photogrammetry or revised USGS topographic maps.	Report by qualified biologist
Classification of	X	USGS Topographic maps	Source Maps	Revised USGS topographic maps, biologist or qualified hydrologist	Report by qualified biologist
Timber	X	Timber Production Zone Maps; PROS Plan; LCP LUP R&C Maps	Source Maps	Rezoning of property by the Board of Supervisors to or from Timber Production Zone	Report by registered forester demonstrating that land is/ is not capable of growing and average annual volume of 15 cu.ft. wood fiber/acre
Visual Resources (includes Scenic and Hydrologic/Geologic Features)		LCP LUP R&C Maps	Source Maps	General Plan and LCP Amendment	Visual analysis by architect, landscape architect, planner or other qualified professional
Water Resources					
Water Supply Watersheds	X	Master Plan for Water Development, 1968-2020; Growth Mgmt Environmental Report Water Supply Watershed Map; PROS Plan; LCP LUP R&C Maps; Water Purveyor Information	Source Maps	Water District/Agency Master Plans, General Plan amendment	Topographic survey by licensed surveyor
Least Disturbed Watersheds	X	San Lorenzo Valley Area GP, 1974; PROS Plan; LCP LUP R&C Maps	Source Maps	General Plan Amendment	Topographic survey by licensed surveyor
Primary Groundwater Recharge	X	Growth Mgmt Environmental Report Groundwater Recharge Mapsbased on soils and geology mapping	Source Maps	Report by certified engineering geologist or hydrogeologist	Report by certified engineering geologist or hydrogeologist
Reservoir Protection		Master Plan for Water Development, 1968-2020; PROS Plan	Source Maps; Pajaro Valley Water Mgmt Agency Management Plan, 1993	Water District/Agency Master Plans	Water District/Agency Master Plan

EMIS = Environmental Management Information System
GP = General Plan
LCP LUP R&C Maps = Local Coastal Program Land Use Plan Resource and Constraint Maps
PROS PLAN = Parks Recreation & Open Space Plan
SMARA = State Mining and Reclamation Act
USGS = United States Geological Survey
X = Used in Residential Density Determinations (See section 2.3)

GENERAL PLAN AND LOCAL COASTAL PROGRAM PREPARATION, MONITORING AND REVIEW

The General Plan is drafted by the Planning Department and reviewed by the Planning Commission for adoption by the Board of Supervisors. Citizen input is an important part of this process in formulating basic goals. Citizen input is obtained in public hearings held both before the Commission and Board. The plan expresses the type of physical, economic and social environment sought by the citizens of the community, and provides technical information about the County's resources and environmental constraints so that development may be directed in an orderly manner.

The General Plan is the "constitution" of County land use planning. It is at the top of the heirarchy of land use regulation and serves as the framework for implementing zoning, building, housing, subdivision, environmental and other ordinances and policies. To remain relevant and responsive to a growing and changing community, the General Plan should be updated at least every ten years, or as needed to address changes in the community. In addition to countywide updates of the plan, property owners or interested persons may initiate property-specific General Plan amendments; such amendments may be made up to four times each year.

An Annual Report shall be published each year detailing all amendments to the General Plan which have been adopted during the prior year.

Some of the information contained within the General Plan and Local Coastal Program does not require a General Plan or LCP amendment approved by the Board of Supervisors and California Coastal Commission. This document contains many references to specific assessor parcel numbers and code sections of other documents. As these other documents change from time to time, reprints of the 1994 General Plan and LCP Land Use Plan may be updated to include accurate references to Assessors parcels and code sections without Board of Supervisors approval or California Coastal Commission certification.

The process for review and approval of the LCP and subsequent amendments includes public hearings before the Santa Cruz County Planning Commission and Board of Supervisors, and ordinarily also the California Coastal Commission. When the California Coastal Commission determines the County's Local Coastal Program amendments meet the requirements of the Coastal Act, the California Coastal Commission "certifies" the LCP amendments. Finally, the Board of Supervisors "enacts" the certified LCP amendments which may include revisions to the Zoning ordinance. The County holds the responsibility for implementing the LCP, including permit authority in the coastal zone. The LCP is binding, not only on local public and private development, but also on special districts and state agencies.

Actions taken by the County may be appealed to the California Coastal Commission only under defined circumstances (specified in Public Resources Code Section 30603 and the County Code Chapter titled Coastal Zone Regulations). The California Coastal Commission retains permit authority in certain limited areas, such as tidelands and submerged lands (Coastal Act Section 30519(b), and LCP Regulations Section 00198).

Similar to the General Plan, the Local Coastal Program must remain pertinent and up-to-date in order to be effective. The Coastal Act provides for California Coastal Commission review of each LCP at least every five years, and, in addition, the County may prepare and submit LCP amendments for review by the California Coastal Commission on a periodic basis. Amendments ordinarily must also be "certified" before becoming effective. The Coastal Act permits up to three LCP amendments each year.

The following programs have been developed in order to provide periodic review and update for the General Plan and Local Coastal Program.

PROGRAMS FOR REVIEWING AND UPDATING THE GENERAL PLAN AND LOCAL COASTAL PROGRAM

a. Establish a monitoring program to assess the success of County policies and implementation tools in meeting County goals and objectives. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. Review and update the County General Plan annually based on information gained from the monitoring program, new technical data, changes in County goals, and/or changes in planning factors. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

c. Prepare and submit an annual report on the General Plan to the Planning Commission and Board of Supervisors. The report shall include a description of maps which have been updated based on the criteria outlined in Figure 1-7. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

d. Adopt a yearly work program for the Planning Department, with review by the Planning Commission, as a part of the annual budget process. Establish priorities for General Plan implementation through the work program and the Capital Improvements Program. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, County Administrative Office)

e. Provide for amendments to the General Plan up to four times per year and the Local Coastal Program up to three times per year. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

f. Undertake a major revision and updating of the General Plan a minimum of every 10 years with substantial citizen participation with citizen task forces. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

g. Maintain updated land use maps accurately to reflect the land uses and state of development in the County and for use and review of the General Plan, rezonings, and specific project applications. (Responsibility: Planning Department)

h. Continue to utilize computerized programs for land use planning purposes. (Responsibility: Planning Department, County Assessor, Information Services Department, Board of Supervisors)

INTERPRETATION

The General Plan Land Use maps included in Chapter 2 of this document are diagrammatic in nature and express relationships rather than parcel specific detail. These diagrams represent approximate locations of land use types. Parcel specific land use designation information, as well as implementing zoning information, is on file with the County Planning Department.

The Resources and Constraints Maps reflect the policies of the General Plan and LCP Land Use Plan, as well as policies of the State of California and the United States government. As such, they are based on mapped features and/or technical data. Map updates are, therefore, performed continuously, based on approved technical data as shown in Figure 1-7. The annual report on the General Plan will report on all map changes made during the previous year.

Although every effort has been made to clarify written policies and clearly to map land uses, resources, and constraints, it may occasionally be necessary to interpret policies and mapped designations. When such interpretations are necessary, the Planning Commission is charged with the responsibility for the review and interpretation of the General Plan (with right of appeal to the Board of Supervisors). Should need for interpretation arise, the Planning Department staff should be consulted and the matter will be referred to the Planning Commission where necessary.

Because of the scale of the General Plan maps and the detail and accuracy of the source data, it is not always possible to show precise boundaries; and actual conditions on specific properties may not coincide with the mapped designation. Interpretation of land use boundaries is dependent on environmental resources, physical hazards, road access, and adequacy of public facilities and services. The application of specific resource and constraint policies [See chapter 5] is dependent on the actual occurrence of the resource or hazard on the property or in the area of development. Information developed on a project or a site specific basis may, therefore, be utilized in interpreting and applying this General Plan. [A list of Resources and Constraints Mapping source documents is provided in Figure 1-7. Many of these sources were updated during the 1994 General Plan adoption process either by additional staff research or by Planning Commission and Board of Supervisors' action.]

The LCP policies set forth in this document shall, upon certification by the California Coastal Commission, govern future development within the coastal zone in the unincorporated portions of Santa Cruz County. The implementing actions required to be enacted as part of the County's Local Coastal Program shall conform to and carry out these policies.

The LCP programs identified in this document are to be carried out by the County in connection with the implementation of the County's Local Coastal Program. In some cases, the interpretation or application of one or more of the Local Coastal Program's Land Use Plan policies might be affected by the results of a program proposed in the Land Use Plan. In any such case, until the program has been completed, the Land Use Plan policies contained in this document shall be interpreted and applied to particular development applications or projects in a manner which will be as protective of coastal resources as is possible.

All of the policies of the General Plan apply in the coastal zone, however, where LCP policies are more protective of coastal resources, the LCP policies shall prevail.

In any case in which the interpretation or application of an LCP policy is unclear, as that policy may relate to a particular development application or project, the application or interpretation of the policy which most clearly conforms to the relevant Coastal Act policy shall be utilized.

Neither the County General Plan, the County LCP Land Use Plan, nor any implementing ordinance shall be construed as authorizing the County or any agency thereof to exercise its power to approve, conditionally approve, or deny any land use application in a manner which will take or damage private property for public use, without the payment of just compensation therefor. The County General Plan, County LCP Land Use Plan, and each and every implementing ordinance thereof shall be interpreted so as to avoid such taking in the absence of a duly adopted resolution of necessity for eminent domain proceedings. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States of America.

ENVIRONMENTAL REVIEW

The California Legislature enacted the California Environmental Quality Act (CEQA) in 1970, one year after Congress enacted the National Environmental Policy Act (NEPA). The purpose of CEQA was to require public agency decision makers to document, quantify and consider environmental implications of their actions.

Santa Cruz County continues to be a leader in environmental protection and in March, 1990, the Board of Supervisors adopted a revised set of Environmental Review Guidelines for new development. Environmental protection policies are located throughout the General Plan text, most notably in chapter 5, Conservation and Open Space. The following broad policies and programs are intended to set the framework for environmental review within the County.

Objective 1.1 Environmental Review

To afford maximum protection to the environmental resources of the County; to ensure adequate consideration of development hazards and constraints in reviewing projects; and to comply with the requirements of the California Environmental Quality Act (CEQA).

Policies

1.1.1 Environmental Review Required
Require environmental review per CEQA guidelines of all new development projects, rezonings, and General Plan Amendments.

1.1.2 Mitigation Measures Required
Require mitigation measures as identified through the Environmental Review process to be incorporated into all approved development projects, or require adoption of overriding considerations.

1.1.3 Projects Impacting the Coastal Zone
(LCP) Review appropriate projects outside the Coastal Zone for Coastal Zone impacts in conformance with the California Coastal Act (per public Resources Code Sec. 30200).

Programs

a. Review and comment on Environmental Impact Reports (EIRs) of other jurisdictions which affect the County. (Responsibility: Planning Department, Planning Commission)

b. Maintain and update the adopted Environmental Guidelines to define and regulate the County's environmental review process in compliance with the California Environmental Quality Act. (Responsibility: Planning Department, Board of Supervisors)

PLANNING AND DEVELOPMENT CONSIDERATIONS WITHIN OTHER SANTA CRUZ JURISDICTIONS

The cities and urban area of the County are relatively small, well-defined and interdependent. Planning policies and large development projects in any of the County's four incorporated cities and the University of California, have the potential for significant impact throughout the County. Because of this, it is important to coordinate each agency's planning efforts for area-wide benefit. The following section summarizes some of the major planning issues and pending development projects for each agency.

CITY OF CAPITOLA

In 1990 the City of Capitola (pop. 10,171) adopted its General Plan which serves as a blueprint for future development. Because of its central location in the urban area of Santa Cruz County and its role as commercial core for the region, what happens in Capitola has a direct impact on the rest of the County.

Coinciding with the 1989 Loma Prieta earthquake that devastated downtown Santa Cruz, was the scheduled expansion of the Capitola Mall at 41st Avenue. Continued development in the Mall vicinity, such as the Brown Ranch Market place, has consolidated Capitola's role as the dominant retail core for the region.

As of 1990, there were 5,282 housing units in Capitola. Of these, approximately 42 percent were single-family units, 13 percent were mobile homes, and the remaining 45 percent were units in structures of 2 or more dwellings.

The City has few vacant parcels available for residential construction, so Capitola has maintained its housing "fair share" responsibilities by enforcing ordinances such as the "Mobile Home Park Conversion Ordinance" and the "Rent Stabilization Ordinance," along with the provision of City subsidized housing projects such as "The Pines" and Grace Street apartments. A housing rehabilitation program is intended to be re-established by the City Redevelopment Agency to enable preservation of existing housing stock.

The City of Capitola receives its water supply from both the Soquel Creek Water District and the City of Santa Cruz Water District. Fire protection is provided by Central Fire District. Sewer and wastewater systems lie under the umbrella of the County of Santa Cruz Sanitation District Zone 5, and solid waste disposal is undertaken by private contractors.

Further evidence of the symbiotic relationship between Capitola City and Santa Cruz County is reflected in the preservation and restoration of natural resources such as the riparian corridors along the west side of Soquel Creek and monarch butterfly habitats in the eucalyptus groves along Soquel Creek and the Escalona Gulch area.

CITY OF SCOTTS VALLEY

Scotts Valley (pop. 8,615) adopted its most recent General Plan in 1994. The plan's housing needs assessment addresses the issue of jobs/housing balance and poses the dilemma that "while new jobs within Scotts Valley will help to reduce the commuter population, it could also draw new residents to the area, creating a demand for housing." The ratio of jobs to residents is much higher in Scotts Valley than the County as a whole.

Through its General Plan, the City has created industrial expansion which has outpaced that of any other jurisdiction in the County.

The City has adopted a target population of 14,000 residents by the year 2005 but continued growth may be limited by the availability of water. Scotts Valley is served primarily by the Scotts Valley Water District with a small portion of the City being served by the San Lorenzo Valley Water District.

CITY OF WATSONVILLE

The Draft 1994 General Plan of the City of Watsonville (pop. 31,099) includes a strong commitment to provide affordable housing to residents. Catastrophic property damage resulting from the Loma Prieta earthquake of October 17,1989 diverted City Planning Department efforts from revising the General Plan to emergency disaster relief.

Rehabilitation of existing housing stock will continue to be an important work item for the City Redevelopment Agency. There were a total of 9,909 existing housing units recorded in the 1990 census; many of these were in need of repair.

The City of Watsonville continues to seek future annexation of property for housing and other purposes, as there are only 523 acres of vacant land for future development of all land uses available within the City limits. Three potential City expansion ares have been identified: the East Lake area to the northeast, the Buena Vista/Airport area to the northwest, and the Harkins Slough/Lee Road areas to the southwest. Policy choices between the compelling issues of farmland preservation and provision of needed housing sites will continue to be areas of discussion among LAFCO, the City and the County.

The achievement of a jobs/housing balance remains a community priority. In this regard, City planners believe that there is a shortage of small industrial space, although the larger industrial parks are maintaining desirable occupancy levels. The continued decline in the food processing industry challenges City leadership to search for alternative employment opportunities and provision of job skill training for displaced workers.

CITY OF SANTA CRUZ

The City of Santa Cruz (Pop. 49,040) updated its General Plan in 1992. Measure I, commonly known as the Greenbelt Ordinance, was overwhelmingly approved by voters in the November 1992 election. The measure gives the City two years to formulate a plan for acquisition and use of the 400 acre greenbelt. There are three main open space areas: the "Westside Lands," 40 acres of which may be developed into multifamily residential use; Arana Gulch, which may be used as an elementary school site, housing site, and tarplant preservation site; and the Pogonip, which may provide access linking Highway 9 with Coolidge at the University of California at Santa Cruz (UCSC). These issues will involve substantial analysis and public debate prior to resolution.

The City identifies the following areas in which County cooperation is needed: provision of better east-west circulation; interest in Live Oak more fully developing its own commercial centers; and the need for more parks and open space on land bordering the eastern boundary of the Santa Cruz City limits.

Economic recovery in the aftermath of the 1989 Loma Prieta earthquake is still of concern to City leadership. The 1984 Downtown Area Plan encouraged more housing downtown and so the earthquake did create new opportunities in this regard. The draft Environmental Impact Report (EIR) "City of Santa Cruz Downtown Recovery Plan" of 1991 notes that the downtown residential population would increase from 201 to 656 residents. Total housing units in the 1990 census was 19,364 for the City of Santa Cruz.

UNIVERSITY OF CALIFORNIA, SANTA CRUZ

The University of California at Santa Cruz is a major component of the economic, cultural and land use framework of the County. The campus is bounded on the south by the City of Santa Cruz' upper westside neighborhoods, on the east by Harvey West Park and the Pogonip, on the north by Henry Cowell Redwoods State Park, and on the west by undeveloped land and the Cave Gulch neighborhood.

In 1988, County voters approved Measure E, a referendum establishing policy concerning university growth and its impact on the County of Santa Cruz. Section 4, Implementation, represents the land use and environmental policy of the ordinance adopted as part of Measure E. In effect, that section requires the Board of Supervisors to assure that the University limits and phases its growth "so that all significant adverse impacts on the community, particularly in the areas of housing, traffic and water resources, are fully mitigated."

In 1989, the University adopted its Long Range Development Plan (LRDP). The introduction to the Plan states that it "is a broad framework that expresses Regental policy governing the future physical planning and development of a UC campus or other University property, such as a field station. This LRDP defines a building program and land use map which are intended to serve as a comprehensive planning framework for the capital construction, infrastructure, and land use programs that will enable the University of California at Santa Cruz to achieve its primary academic goal." As part of this goal, the LRDP recognizes the need to increase UCSC enrollment to 15,000 students by the year 2000, as outlined in its Twenty-Year Academic Plan. The LRDP states that this enrollment level is required in order for UCSC "to fulfill its mission to become a comprehensive university campus of national distinction."

The Community Relationship and Review section of the LRDP addresses the University's responsibility to be a "good neighbor." In this regard, the University proposed annual meetings with the Mayor of Santa Cruz to review the University's capital program. As part of the County's response to the LRDP, it was recommended that this cooperative planning function be extended to the County.

The remainder of the LRDP deals with the planning context of the University and the proposed building additions designed to meet the needs of projected student enrollment. It is an LRDP goal to provide housing for approximately 70 percent of undergraduate students, 50 percent of graduate students, and 25 percent of faculty.

The Board of Supervisors expressed its opinion about the University and its related Plan in 1989 by stating, in part, that the Board "considers UCSC to be an asset to the entire community and wishes it a well-planned future at an enrollment level that is both responsive to its academic and wider community responsibilities. However, in this post-Proposition 13 era, the public service and housing impacts which will result from the implementation of the LRDP must be mitigated by the University to the maximum extent possible because local government can no longer afford these kinds of additional fiscal burden."

As a result of several inter-agency meetings that took place during the adoption of the LRDP, cooperative agreements between the University and City of Santa Cruz transpired with regard to housing provision. This "working relationship" continues. UCSC plans to provide on-campus housing opportunities for students, faculty and support staff as the university expands.

The following policies and programs represent the County's commitment to land use planning coordination among the planning agencies.

Objective 1.2 Interagency Coordination

To encourage cooperation and coordination among the County, the special districts, the incorporated municipalities, the Local Agency Formation Commission, and adjacent counties.

Policies

1.2.1 Interjurisdictional Issues
Cooperate with municipalities, special districts, the Local Agency Formation Commission (LAFCO), Association of Monterey Bay Area Governments (AMBAG), and Santa Cruz County Regional Transportation Commission (SCCRTC) in working out interjurisdictional issues.

1.2.2 Special District and City Spheres-of-Influence
Support the development of and adherence to spheres-of-influence areas.

1.2.3 Growth in City Spheres
Coordinate the allocation of County building permits in a city's sphere-of-influence area with that city's growth plans.

1.2.4 Annexation
Encourage the orderly annexation of urban areas to adjacent cities, giving consideration to balancing the annexation of revenue producing and residential lands, and taking into consideration the goals and objectives of the County General Plan.

1.2.5 Expansion of Special Districts
(LCP) Prohibit special districts from forming or expanding except where assessment for, and provision of, this service would not induce new development inconsistent with the General Plan and LCP Land Use Plan policies.

1.2.6 Requirement for Development Permit
(LCP) Require a development permit from any special district or local or state agency undertaking any development in the Coastal Zone. Require the submittal of capital improvement programs and facility master plans for review and approval in conjunction with action on the project's coastal zone permit to ensure consistency with Coastal Act requirements and Local Coastal Program policies regarding public services and facilities. This policy shall not apply to certain districts which are exempt from County regulation under State law.

Programs

a. Urge LAFCO to develop urban/rural boundary lines and make annexation and service capability decisions consistent with the County General Plan. (Responsibility: Planning Department, County Administrative Office, Special Districts, Cities)

b. Review and comment on annexation and district reorganization proposals under consideration by LAFCO, based on the County General Plan, other established County policy, and general planning considerations. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, County Administrative Office)

c. Work with the City of Watsonville to coordinate urban/rural boundaries in the Pajaro Valley. Begin a process to support appropriate areas to address housing and job needs in the Pajaro Valley through city-centered annexation and development (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

d. Participate in AMBAG planning efforts and programs to identify and resolve regional planning issues. (Responsibility: Planning Department, County Administrative Office, Planning Commission, Board of Supervisors, Transportation Commission)

e. Review all special district capital improvements programs and projects for consistency with the County General Plan (per State Government Code Section 65402(c)). (Responsibility: Planning Department, Planning Commission)