

Santa Cruz County List of Objective Standards¹

General Plan

Website: <https://cdi.santacruzcountyca.gov/Planning/PolicyPlanning/General,TownVillagePlans.aspx>

Chapter 2: Built Environment Element

Policies

- BE-2.1.1 (LCP) Urban Residential Land Use Designations
- BE-2.1.2 (LCP) Urban Very Low Density Residential (R-UVL)
- BE-2.1.3 (LCP) Urban Low Density Residential (R-UL)
- BE-2.1.4 (LCP) Urban Medium Density Residential (R-M)
- BE-2.1.5 (LCP) Urban High Density Residential (R-H)
- BE-2.1.6 (LCP) Urban High Density Flex Residential (R-UHF)
- BE-2.1.7 (LCP) Urban Residential Infrastructure Requirements
- BE-2.2.1 (LCP) Rural Residential Land Use Designations
- BE-2.2.2 (LCP) Mountain Residential Designation (R-MT)
- BE-2.2.3 (LCP) Rural Residential Designation (R-R).
- BE-2.2.4 (LCP) Suburban Residential Designation (R-S)
- BE-2.2.5 (LCP) Rural Density Matrix
- BE-2.2.9 Small Rural Parcels
- BE-2.5.2 (LCP) Short-Term Rentals and ADUs
- BE-3.1.1 (LCP) Commercial Land Use Designations and Building Intensity
- BE-3.1.2 (LCP) Neighborhood Commercial (C-N)
- BE-3.1.3 (LCP) Community Commercial (C-C)
- BE-3.1.4 (LCP) Professional and Administrative Offices (C-O)
- BE-3.1.5 (LCP) Visitor Accommodations (C-V)
- BE-3.1.6 (LCP)(EJ) Service Commercial and Light Industrial (C-S)
- BE-3.1.7 (LCP)(EJ) Heavy Industrial (I)
- BE-3.1.8 (LCP) Commercial and Industrial Infrastructure Requirements
- BE-3.2.1 (LCP) Residential Uses in Commercial Designations
- BE-3.2.6 (LCP) Permanent Room Housing (“PRH”) Uses in Commercial Designations
- BE-3.6.3 (LCP) Non-Retail Commercial Cannabis Siting
- BE-3.6.4 (LCP) Ancillary Uses in Residential Areas
- BE-4.1.1 Objective Design and Development Standards
- BE-4.2.1 (LCP) *Climate Action Strategy* (CAS)
- BE-4.3.4 (EJ) Accessible Streetscape
- BE-5.1.1 (LCP) Requirement for Development Permit
- BE-5.1.3 (LCP) Maintaining Coastal Priority Uses
- BE-5.1.6 (LCP) Avoid Impacts to Environmentally Sensitive Coastal Habitats
- BE-5.3.4 (EJ) Services for Legacy Communities
- BE-5.4.1 (LCP) Airport Influence Area
- BE-5.4.2 (LCP) Airport Land Use Compatibility
- BE-5.4.3 (LCP) Safety Zones
- BE-5.4.4 (LCP) Land Use Limitations in Airport Safety Zones

Chapter 3: Access and Mobility Element

Policies

- AM-1.1.1 Vehicle Miles Traveled Impacts
- AM-1.1.2 (EJ) Transit Infill Development
- AM-1.1.3 Land Use Form and Street Types
- AM-1.1.4 Activity Centers
- AM-1.1.5 15-Minute Neighborhoods
- AM-1.1.6 Rail Facilities
- AM-1.1.8 (EJ) Clean Air Vehicles
- AM-1.1.9 Transportation Demand Management
- AM-1.2.1 (LCP) Recreational Transit Facilities
- AM-1.2.2 Eco Tourism
- AM-2.1.1 (EJ) Layered Network.
- AM-2.1.4 Multimodal Performance Measures
- AM-2.1.5 Maintenance Opportunities
- AM-2.2.1 (EJ) Vision Zero
- AM-2.2.2 (EJ) Safe Routes to School
- AM-2.2.3 (EJ) Infrastructure Safety
- AM-2.2.4 Maintenance Safety
- AM-2.3.1 People with Disabilities
- AM-2.3.4 Bus Enhancements
- AM-2.3.5 Accessible Pedestrian Access
- AM-2.3.6 Delivery Services
- AM-3.1.3 Transit Facility Design
- AM-3.1.5 (EJ) Healthy Food Access
- AM-3.2.2 Design
- AM-3.2.3 Prioritize Bicycle Connectivity
- AM-4.1.2 (LCP) Pedestrian Coastal Vistas
- AM-4.1.4 (LCP) Maintaining and Enhancing Public Right-of-way Access
- AM-4.1.5 (LCP) Protecting Public Access
- AM-4.1.7 (LCP) (EJ) Enhancing Public Access
- AM-4.1.8 (LCP) Existing Access
- AM-4.1.9 (LCP) Prescriptive Rights
- AM-4.1.10 (LCP) Vertical Access
- AM-4.1.11 (LCP) Lateral Access
- AM-4.1.12 (LCP) New Development.
- AM-5.1.1 Corridor Design Guidelines
- AM-5.1.2 Specific and Area Plans
- AM-5.1.3 Support Placemaking
- AM-5.2.1 Land Use Context
- AM-5.2.3 Limiting Traffic Volumes
- AM-5.2.4 Commercial Traffic
- AM-5.2.5 (EJ) Buffers
- AM-6.1.1 Fire and Emergency Response Access
- AM-6.1.6 Functional Classification System

- AM-6.2.1 Level of Service Criteria
- AM-6.3.1 Parking Requirements
- AM-6.3.2 Shared Parking
- AM-6.3.3 Neighborhood Parking Spillover
- AM-6.3.5 (LCP) Coastal Access Parking.
- AM-6.3.6 (LCP) Coastal Parking Fees.
- AM-7.1.1 Truck Traffic
- AM-7.1.2 Rail Freight
- AM-7.1.3 Peak Hour Goods Movement
- AM-7.1.4 Loading

Chapter 4: Housing Element

Policies

- H-3.1 (AFFH) Inclusionary Housing
- H-3.5 (AFFH) Long-Term Affordability Controls
- H-3.6 (AFFH) Minimize Displacement
- H-3.8 Interest on Security Deposits
- H-5.1 Sustainable Design

Chapter 5: Agriculture, Natural Resources + Conservation Element

Policies

- ARC -1.1.1 (LCP) Designation of Commercial Agricultural Land
- ARC-1.1.2 (LCP) Types of Agricultural Resource Lands
- ARC-1.1.3 (LCP) Land Use Designations for Agricultural Resource Lands
- ARC-1.1.4 (LCP) Development Density and Intensity on Commercial Agricultural Land
- ARC-1.1.5 (LCP) Zoning of Agricultural Resource Land
- ARC-1.1.6 (LCP) Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land
- ARC-1.1.7 (LCP) Conditional Uses on Commercial Agricultural (CA) Zoned Lands
- ARC-1.1.8 (LCP) Agricultural Land in State Parks
- ARC-1.1.9 (LCP) Coastal Access and Agricultural Uses in the Coastal Zone
- ARC-1.1.10 (LCP) Biomedical Livestock Operations
- ARC-1.1.11 Agriculturally Oriented Structures
- ARC-1.1.12 Location of Agricultural Support Facilities
- ARC-1.1.13 (LCP)(EJ) Utility District Expansion
- ARC-1.1.15 (LCP) Protection for Water and Sewer Lines in the Coastal Zone
- ARC-1.2.1 (LCP) Type 1, 2 and 3 Land Division Criteria
- ARC-1.2.2 (LCP) Dividing Off Non-Farmable Land
- ARC-1.2.3 (LCP) Division Must Not Hamper Long-Term Agriculture
- ARC-1.2.4 (LCP) Dividing Off Non-Designated or Non-Viable Land for Public/Quasi-Public and Related Purposes
- ARC-1.3.1 (LCP) Conversion of Commercial Agricultural Lands
- ARC-1.3.2 (LCP) Determining Agricultural Viability.
- ARC-1.3.3 (LCP) Conversion to Non-Agricultural Uses Near Urban Areas
- ARC-1.4.1 (LCP) Agricultural Buffers Required

- ARC-1.4.3 (LCP) Agricultural Policy Advisory Commission Review
- ARC-1.4.5 (LCP) Siting to Minimize Conflicts
- ARC-1.4.6 (LCP) Residential Single-Family Dwellings on Commercial Agricultural Lands Located within the Coastal Zone
- ARC-1.4.7 Accessory Dwelling Units on Commercial Agricultural Land within the Coastal Zone
- ARC-1.4.8 (LCP) Residential Use Ancillary to Commercial Agriculture
- ARC-1.4.9 (EJ) Farmworker Housing Approval
- ARC-1.4.13 (LCP) Agricultural Statement of Acknowledgment
- ARC-1.4.14 Density on Parcels Adjacent to Commercial Agricultural Lands
- ARC-1.5.4 (LCP) Visual Mitigations for Large Agricultural Structures
- ARC-2.1.1 (LCP) Agriculture Inside Structures
- ARC-2.1.2 (LCP) Runoff Retention
- ARC-2.1.7 (LCP) Water Conservation
- ARC-3.1.1 (LCP) Sensitive Habitat Designation
- ARC-3.1.2 (LCP) Definition of Sensitive Habitat
- ARC-3.1.5 (LCP) Land Division and Density Requirements in Sensitive Habitats
- ARC-3.1.6 (LCP) Development Within Sensitive Habitats
- ARC-3.1.9 (LCP) Biotic Assessments
- ARC-3.1.10 (LCP) Species Protection
- ARC-3.2.1 (LCP) Habitat Restoration with Development Approval
- ARC-3.2.2 (LCP) Habitats Damaged from Code Violations
- ARC-3.2.5 (LCP) Priorities for Restoration Funding
- ARC-3.3.2 (LCP) Riparian Corridor and Wetland Protection Ordinance
- ARC-3.3.3 (LCP) Activities Within Riparian Corridors and Wetlands
- ARC-3.3.4 (LCP) Riparian Corridor Construction Buffer Setback at Arroyos
- ARC-3.3.5 (LCP) Setbacks from Wetlands
- ARC-3.3.8 (LCP) Environmental Review for Riparian Corridor and Wetland Protection
- ARC-3.3.9 (LCP) Management Plans for Wetland Protection
- ARC-3.3.10 (LCP) Development in Wetland Drainage Basins
- ARC-3.3.11 (LCP) Breaching of Lagoon, River, Stream, or Creek Sandbars
- ARC-3.4.4 (LCP) Coastal Dunes and Strand
- ARC-3.4.5 Anadromous Fish Streams
- ARC-4.1.1 (LCP) Protecting the Monterey Bay National Marine Sanctuary from Adverse Impacts
- ARC-4.1.3 (LCP) Wastewater Discharges into Coastal Waters
- ARC-4.1.4 (LCP) Disclosure of Chemical and Biological Characteristics of Wastewater
- ARC-4.1.5 (LCP) Levels of Wastewater Treatment
- ARC-4.1.6 (LCP) Monitoring Wastewater Treatment
- ARC-4.1.7 (LCP) Location and Methods of Wastewater Discharge
- ARC-4.1.8 (LCP) Baseline Tests for Wastewater Discharge Sites
- ARC-4.1.9 (LCP) Toxicity Studies for Proposed Wastewater Discharges.
- ARC-4.1.10 (LCP) New and/or Increased Wastewater Discharges
- ARC-4.1.12 (LCP) Disturbances of Coastal Waters, Wetlands, Estuaries and Lakes
- ARC-4.1.13 (LCP) Redistribution of Dredged Materials

- ARC-4.2.4 (LCP) Minimum Size for Existing Parcels in Water Quality Constraint Areas
- ARC-4.2.5 (LCP) Minimum Size for Developing Existing Parcels of Record in Water Supply Watersheds
- ARC-4.2.6 (LCP) Land Division and Density Requirements in Water Supply Watersheds
- ARC-4.2.7 (LCP) Land Division and Density Requirements in Least Disturbed Watersheds
- ARC-4.2.8 (LCP) Allowed Uses in Water Supply and Least Disturbed Watersheds
- ARC-4.2.9 (LCP) Development Activities Within Water Supply and Least Disturbed Watersheds
- ARC-4.2.12 (LCP) Drainage Design
- ARC-4.3.4 (LCP) On-stream Storage Reservoirs
- ARC-4.4.1 (LCP) Impacts from New Development on Water Quality
- ARC-4.4.2 (LCP) Minimum Septic System Setback from Natural Waterways
- ARC-4.4.3 (LCP) Erosion Control for Stream and Lagoon Protection
- ARC-4.4.4 (LCP) Protecting Riparian Corridors and Coastal Lagoons
- ARC-4.4.5 (LCP) MAINTAINING SALTWATER INFLOW TO COASTAL LAGOONS
- ARC-4.5.2 (LCP) LAND DIVISION AND DENSITY REQUIREMENTS IN PRIMARY GROUNDWATER RECHARGE AREAS
- ARC-4.5.3 (LCP) USES IN PRIMARY GROUNDWATER RECHARGE AREAS
- ARC-4.5.5 (LCP) DEVELOPING GROUNDWATER RESOURCES
- ARC-4.5.6 (LCP) WELL CONSTRUCTION STANDARDS
- ARC-4.5.8 (LCP) WELLS WITH POOR WATER QUALITY
- ARC-4.5.9 (LCP) DEVELOPMENT DENSITIES WITH POOR GROUNDWATER AVAILABILITY
- ARC-5.1.6 (LCP) PRESERVING OCEAN VISTAS
- ARC-5.1.7 (LCP) OPEN BEACHES AND BLUFFTOPS
- ARC-5.1.8 (LCP) PROTECTING RIDGETOPS AND NATURAL LANDFORMS
- ARC-5.1.9 (LCP) SIGNIFICANT TREE REMOVAL ORDINANCE
- ARC-5.1.10 (LCP) RESTORATION OF SCENIC AREAS
- ARC-5.1.11 (LCP) DESIGNATION OF COASTAL SPECIAL SCENIC AREAS AND SPECIAL COMMUNITIES.
- ARC-5.1.12 (LCP) SWANTON ROAD COASTAL SPECIAL SCENIC AREA
- ARC-5.2.2 (LCP) DEVELOPMENT VISIBLE FROM RURAL SCENIC ROADS
- ARC-5.2.3 (LCP) Development Visible from Urban Scenic Roads
- ARC-5.2.4 Development Visible from the Highway Scenic Corridor
- ARC-5.2.5 (LCP) Landscaping Requirements
- ARC-5.2.6 (LCP) Protecting Views in the North Coast and Bonny Doon
- ARC-5.2.7 Design Review for Public Projects Visible from Scenic Roads
- ARC-5.2.8 (LCP) Signs Visible from Scenic Roads
- ARC-5.2.12 (LCP) Requirement for Sign Plans
- ARC-5.2.13 (LCP) Utility Service Lines
- ARC-5.2.14 (LCP) Access Roads for Transmission Lines
- ARC-7.1.4 (LCP) Land Division and Density Requirements for Timber Production Zoned

- Lands
- ARC-7.1.5 (LCP) Conditions for Clustered Development Envelopes on Timber Production Zoned Lands
- ARC-7.1.6 (LCP) General Conditions for Development Proposals on Timber Production Zoned Lands
- ARC-7.1.11 (LCP) Review of Timber Harvests
- ARC-7.1.12 (LCP) Timber Statement of Acknowledgment
- ARC-7.1.13 (LCP) Zone Districts Where Timber Harvesting is Allowed
- ARC-7.2.2 (LCP) Uses in Mineral Resource Areas
- ARC-7.2.3 Review of Incompatible Uses
- ARC-7.2.4 Minimizing Conflicts Between New Development and Mineral Resource Areas
- ARC-7.2.5 (LCP) Land Division and Density Requirements on Mineral Resource Land
- ARC-7.2.6 (LCP) Quarry (Q) Land Use Designation
- ARC-7.2.9 Environmentally Sound Quarry Operations
- ARC-7.2.11 New or Expanded Quarries
- ARC-7.2.12 Environmental Review for New Quarries
- ARC-7.2.13 (LCP) Resource Based Industry Within the Coastal Zone
- ARC-8.1.2 (LCP) Site Surveys
- ARC-8.1.4 (LCP) Archaeological Evaluations
- ARC-8.1.5 Accidental Discovery of Archaeological Resources
- ARC-8.1.6 (LCP) Environmental Review
- ARC-8.1.7 (LCP) Consultation for Discretionary Projects
- ARC-8.1.8 (LCP) Consultation for General Plan Amendments
- ARC-8.2.4 Historic Resources Commission Review

Chapter 6: Public Safety

Policies

- 6.1.1 Geologic Review for Development in Designated Fault Zones
- 6.1.2 Geologic Reports for Development in Alquist-Priolo Zones
- 6.1.3 Engineering Geology Report for Public Facilities in Fault Zones
- 6.1.4 Site Investigation Regarding Liquefaction Hazard
- 6.1.5 Location of New Development Away From Potentially Hazardous Areas
- 6.1.6 Siting of New Reservoirs
- 6.1.7 Dam Safety Act
- 6.1.8 Design Standards for new Public Facilities
- 6.1.9 Recordation of Geologic Hazards
- 6.1.10 Density Recommendations for Proposed Development
- 6.1.11 Setbacks from Faults
- 6.1.12 Minimum Parcel Size in Fault Zones
- 6.2.1 Geologic Hazards Assessments for Development On and Near Slopes
- 6.2.2 Engineering Geology Report
- 6.2.3 Conditions for Development and Grading Permits
- 6.2.4 Mitigation of Geologic Hazards and Density Considerations
- 6.2.5 Slope Considerations for Land Division Calculations

- 6.2.6 Location of Structures and Drainage Considerations in Unstable Areas
- 6.2.7 Location of Septic Leachfields
- 6.2.9 Recordation of Geologic Hazards
- 6.3.3 Abatement of Grading and Drainage Problems
- 6.3.4 Erosion Control Plan Approval Required for Development
- 6.3.6 Earthmoving in Least Disturbed or Water Supply Watersheds
- 6.3.7 Reuse of Topsoil and Native Vegetation Upon Grading Completion
- 6.3.8 On-Site Sediment Containment
- 6.3.9 Site Design to Minimize Grading
- 6.3.10 Land Clearing Permit
- 6.3.11 Sensitive Habitat Considerations for Land Clearing Permits
- 6.4.1 Geologic Hazards Assessment Required in Flood Hazard Areas
- 6.4.5 New Parcels in 100-Year Floodplains
- 6.4.6 Density Calculations
- 6.4.7 New Construction to be Outside Flood Hazard Areas
- 6.4.8 Elevation of Residential Structures
- 6.4.9 Septic Systems, Leach Fields, and Fill Placement
- 6.5.1 Access Standards
- 6.5.3 Conditions for Project Approval
- 6.5.4 Fire Protection Standards for Land Divisions Outside the Urban Services Line
- 6.5.5 Standards for New Dead End Roads
- 6.5.6 Maintenance for Private Roads
- 6.5.7 Certification of Adequate Fire Protection Prior to Permit Approval
- 6.5.9 Consistency With Adopted Codes Required for New Development
- 6.5.10 Land Divisions Access Requirements
- 6.5.11 Fire Protection Standards for Land Divisions Inside the Urban Services Line
- 6.7.5 Floodplains and Sensitive Habitats

Chapter 7: Parks, Recreation + Public Facilities

Policies

- PPF-1.1.1 (LCP) Public Facility/Institutional Designation (P)
- PPF-1.3.3 Master and Resource Management Plan
- PPF-3.2.2 Mitigating School Impacts from New Development
- PPF-3.4.1 Reviewing New Development for Fire Protection
- PPF-4.1.3 (LCP) Impacts of New Development on Water Agencies
- PPF-4.2.5 Development Linkage to Downstream Sewer System Improvements
- PPF-4.2.6 (EJ) Sizing and Siting Sewer and Sewage Disposal Facilities
- PPF-4.4.1 (LCP) New Development and Redevelopment
- PPF-4.4.3 (LCP) Minimizing Impervious Surfaces
- PPF-4.4.5 (LCP) Control Surface Runoff
- PPF-4.5.3 Materials Acquisition and Handling Practices
- PPF-4.5.10 Storage Requirement for Recyclable Materials
- PPF-4.6.1 (LCP) Undergrounding Lines

Chapter 9: Noise Element

Policies

9.1.2 Under “Objective 9.1 Noise Exposure of New Development and Activities”

9.2.1 Under “Objective 9.2 Noise Exposure of Existing Sensitive Uses and Receptors”

9.2.2 Under “Objective 9.2 Noise Exposure of Existing Sensitive Uses and Receptors”

9.2.4 Under “Objective 9.2 Noise Exposure of Existing Sensitive Uses and Receptors”

9.2.6 Under “Objective 9.2 Noise Exposure of Existing Sensitive Uses and Receptors”

9.5.1 Under “Objective 9.5 Aircraft Noise”

9.5.2 Under “Objective 9.5 Aircraft Noise”

Table 9-2: Acceptable through Unacceptable Ranges of Noise Exposure by Land Use

Table 9-3: Maximum Allowable Noise Exposure Stationary Noise Sources

General Plan Appendices

General Plan Website:

<https://cdi.santacruzcountycalifornia.gov/Planning/PolicyPlanning/General,TownVillagePlans.aspx>

Appendix F: Natural Resource and Environmental Hazard areas: Maps and Development Constraints

- Development Constraints: Land Division and Residential Density on Resource Lands Table

Appendix K: Sensitive Habitat Plant + Animal Species

- Special Status Plants Table

Appendix M: Santa Cruz County Parks and Recreation Facilities

- Parks and Recreation Facilities Table
- Guidance For Proposed Park Site Development
 - **Aptos:** “Porter Sesnon. Establish a 15 acre community park facility adjacent to McGregor Drive with a primary focus on the provision of sports playing fields as part of the expansion of New Brighton State Beach. Vigorously pursue inclusion of such community facilities in the planning and funding of the State park improvements.” (Page M-4)

Town Plans

Aptos Village Plan

- **Residential Uses:** "...this Plan limits the number of new residential units in the Village Core to not exceed 63 units (this figure includes transitional residential units at the north of the Village Core)" (Page 33).
- **Pedestrian Improvements:** "Making the Village pedestrian friendly is an important Village Plan goal. New development will be required to create a network of sidewalks that provide for pedestrian connectivity. The elements of a pedestrian-friendly neighborhood include:
 - Sidewalks along the edge of all streets, where feasible, and along all building frontages.
 - Sidewalk widths that are comfortable for walking two or three people abreast.
 - Sidewalks within parking areas and connecting parking areas to street frontages.
 - Mid-block sidewalks that connect to parking located at mid-block.
 - Crosswalks of a contrasting color and/or texture to heighten their visibility and aid in calming traffic.
 - Pedestrian amenities such as benches, lights, trash receptors and landscaping.
 - Shading for principal sidewalks with street trees, awnings, canopies and arcades.

It is critical that most of these improvements be installed concurrently with the private commercial and residential improvements, particularly the crossings of Soquel Drive. Needed sidewalk improvements are illustrated in Figure 16" (Page 41).

- **Storm Drainage:** "Future development must provide engineered drainage improvements that will maintain or improve pre-development release rates and include an engineered system of inlets and storm drains designed to convey peak runoff to designated points of discharge near Aptos Creek and Valencia Creek (as conceptually illustrated in Figure 21). Detention basins, bioswales, rain gardens and other similar "Best Management Practices" will be required to maintain or improve pre-development release rates, maintain water quality and supply and protect the two creeks from hydrologic disturbances. Future

developers of the Village Core area will be required to coordinate drainage infrastructure and management” (Page 49).

- **Infrastructure Financing:** “Design and construction of a new east-west street, and new north-south street connecting Soquel Drive to the new east-west street by the developer will qualify for fee offsets.

- The following off-site improvements qualify for fee offsets, based on total costs:

1. Design and construction of drainage systems outside the boundaries of the Village Core.
2. Although not offsite, the active public recreational use area donation (dedication) to the County.
3. Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village.” (Page 53).

- **Private Business Signage:** The following are the sign standards for the Village Plan area:

- The maximum sign area is limited to ½ square foot (72 square inches) per lineal foot of the frontage of the business. Sign area includes:
 1. The area within a well-defined sign border;
 2. On a sign without a defined border, the area within the perimeter which encloses the letters, symbols or logo.

More than one sign per business is allowed as long as the maximum sign area is not exceeded.

- Allowable sign types include (also see Figure 22):
 1. Wall signs
 2. Blade signs: Blade signs may extend out from the façade or hang from porch and arcade soffits. There must be at least 7 feet of headroom to the bottom of the sign. The sign is limited to 24” extending from a wall or hanging from a soffit. Soffit signs must have a 6” gap between the sign and the soffit. One blade sign is allowed per business
 3. A-Frame (Sandwich Board) sign: (one maximum per business) not exceeding 24” in width and 36” in height located inside a dooryard and not impeding pedestrian traffic. The sign shall be removed when the business is not open.
 4. Window Signs: Window signs are allowed in storefront windows except in any portion of the window between 3 feet and 6 feet above the sidewalk. Window sign area must not exceed 20% of the glass area of the window in which it is located.
 5. One monument sign may be allowed for each of those buildings facing Soquel Drive or Trout Gulch Road.

- Prohibited sign types include:
 1. Roof signs.
 2. A-Frame (Sandwich Board) signs located outside of a dooryard or impeding pedestrian traffic.
 3. Monument signs for buildings not facing Soquel Drive or Trout Gulch Road.
- Sign Lighting: Wall, blade and window signs may be lit from above. Monument signs may be lit from below. Internally lit and box signs are not allowed. Neon signs are not allowed; however, accents are allowed.” (Page 56)
- **Defining Opportunity Sites:** “At the time of initial construction, the total number of residential units, and the residential square footage, may be modified up to 10% to allow minor flexibility in the construction of the project. *(Added by Resolution 239-2012)*
 - A. Increases in the residential square footage and the total number of units can only occur within the building sites defined by the Aptos Village Plan. No increase in building height or overall square footage is allowed.
 - B. Residential units are not allowed within the first floor or second floor of Building 4, or on the first floor of any mixed-use commercial building.
 - C. The maximum increase in residential units is not allowed to exceed 6 additional residential units.
 - D. Any increase in residential square footage shall replace approved commercial square footage in the mixed use portion of the development. No additional commercial square footage is authorized.” (Page 59)
- **Figure 23:** Map of Village with Key Features and Development Opportunity (Page 60)
- **Figure 24:** Description of Development Potential of Sites (Page 61-62)
- **Residential Transitional Area:** “Solely residential uses are allowed along the northern edge of the Village Core and on both sides of the existing Granite Way, opposite the Post Office, at densities consistent with the Residential Urban-High and Residential Urban-Medium land use designations. Since land on the south side of Granite Way will be redesignated from commercial to exclusive residential use, future developers will be required to provide 40% of the resulting residential units as affordable units, pursuant to Chapter 17.10 of the County Code. Inclusionary housing requirements can be met by dispersing the units throughout the Village Core area” (Page 71).

Boulder Creek Village Plan

- **Commercial Development Standards in Village Core:** C-I (Chapter IV, Page 24-27)
- **Design Guidelines for the Railroad Avenue/Junction Area:** A. 1-4 (Chapter IV, Page 31)
- **Development Standards:** 1-9 (Chapter IV, Page 37)
- **Commercial Use Performance Standards:** 1-4, 6-7 (Chapter IV, Page 37-38)

Felton Village Plan

- **Scenic View Corridor #1:** Guideline a2, Application Requirements A-E (Page 14)
- **Scenic View Corridor #2:** Guideline a1&3, Application Guidelines 1-2 (Page 15)
- **Scenic View Corridor #3:** Guidelines 1-3, Application Requirements 1-2 (Page 16)
- **Scenic View Corridor #4:** Guidelines 2, Application Requirements 1-4 (Page 17)
- **Townscape Design Guidelines:**
 - Highway 9 Design Criteria D-H, Highway 9 Circulation D (Page 35)
 - Roof Materials A-D, Street Lighting A-C (Page 36-37)

Seacliff Village Plan

- **Design Recommendations** (pages 62-70):
 - Application Requirements a-c
 - Lighting Program
 - Streetscape Program c-d
- **Design Area 1 – McGregor Site** (pages 71-74):
 - Streetscape b
 - Specific Site Regulations a
- **Design Area 4, Center Street:** Building Design (Page 76)

Soquel Village Plan

- **Soquel Drive Design Policies** (page 31): 5
- **Porter Street Design Guidelines** (page 35): 1 and 5
- **Townscape Guidelines** (pages 36-41):
 - 2b-c, Design Guidelines for New Construction and Remodeling (3) (page 38)
 - Crosswalk Pavers (page 40)
 - Daubenhiss house (2) (page 40)
 - Soquel Drive Daubenhiss Avenue Site (5) (page 41)
- **Village Entryway Design Guidelines:**
 - Soquel Drive West Entry (1-2), Soquel Drive East Entryway (2-3) (Page 42-43)

¹ Per Government Code section 65913.4(a)(5), objective standards are defined as follows: “...objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

Santa Cruz County

List of Objective Standards¹

County Code

Website: <https://www.codepublishing.com/CA/SantaCruzCounty>

Chapter 13.10 Zoning Regulations

- 13.10.140 Applicability.
- 13.10.160 Environmental protection.
- 13.10.170 General Plan and Local Coastal Program, and Village, Town, or Area Plan consistency.
- 13.10.260 Nonconforming uses and structures—General provisions. (C)
- 13.10.261 Nonconforming uses. (B) - (F)
- 13.10.262 Nonconforming structures.
- 13.10.270 Appeals.
- 13.10.275 Violations of zoning use regulations.
- 13.10.276 Violations of conditions of approval.
- 13.10.322 Uses in residential districts.
- 13.10.323 Development standards in residential districts. (B)-(E), (F 1-3, 7-8)
- 13.10.324 Special standards and conditions for residential districts. (A), (B), (C 1), (D), (F)
- 13.10.325 Public facilities requirements for residential districts. (A)-(C), (E)
- 13.10.326 Other standards and conditions for residential districts.
- 13.10.332 Uses in commercial districts. (A) – (D), Table 13.10.332-1, (E 1-3, 5-7)
- 13.10.333 Development standards in commercial districts. (A)-(C)
- 13.10.334 Special standards and conditions for commercial districts.
- 13.10.335 Public facilities requirements for commercial districts. (A) – (C)
- 13.10.336 Other standards and conditions for commercial districts.
- 13.10.343 Development Standards in Industrial Districts
- 13.10.344 Special Standards and Conditions for Industrial Districts
- 13.10.352 Uses in the Parks, Recreation and Open Space (PR) District. (A), Table 13.10.352-1
- 13.10.353 Development standards in the Parks, Recreation and Open Space PR District.(B)-(D)
- 13.10.354 Special standards and conditions for the Parks, Recreation and Open Space PR District. (B), (C 1 & 2a, c, d)
- 13.10.355 Public facilities requirements for Parks, Recreation and Open Space PR District.
- 13.10.356 Other standards and conditions for the Parks, Recreation and Open Space PR District.
- 13.10.362 Uses in Public and Community Facilities PF District. (D), Table 13.10.362-1, (E)
- 13.10.363 Development standards in the Public and Community Facilities PF District. (B) (C 2)
- 13.10.372 Uses in the Timber Production TP District (A) (B) (C) (D) (E 1,2,3,4), Table 13.10.372-1 Timber Production TP Uses Chart
- 13.10.373 Development standards for the Timber Production TP District (A 2) (B),Table 13.10.373-1, (C 1-3), (D), Table 13.10.373-2, (E), (F),
- 13.10.374 Special standards and conditions for the Timber Production TP District (A 1-2), (B), (D 1-7), (F 1-3)
- 13.10.375 Public notification requirements (A 1) (B) (C 1-2)
- 13.10.377 Other standards and conditions for the Timber Production TP district, Table 13.10.378-1

- 13.10.382 Uses in the Special Use SU District. (A 3)
- 13.10.383 Development standards for the Special Use SU District.(A 1)
- 13.10.400 Combining districts
- 13.10.418 Use and development standards in the “D” Designated Park Site Combining District.
- 13.10.423 Use and development standards in the Geologic Hazards GH Combining District.
- 13.10.433 Use and development standards in the Assisted Housing H Combining District.
- 13.10.436 Residential development in the SBE Combining District
- 13.10.446 Residential development standards in the Pleasure Point Community Design PP Combining District.
- 13.10.453 Use and development standards in the Historic Landmark L Combining District.
- 13.10.458 Use and development standards in the Mobile Home Park MH Combining District.
- 13.10.463 Use and development standards for the Open Space Easement O Combining District.
- 13.10.473 Use and development standards in the Agricultural Preserve and Farmland Security P Combining District.
- 13.10.476 Density, requirement for planned unit development (PUD), and permit processing standards.
- 13.10.477 Development standards in the Regional Housing Need R Combining District.
- 13.10.483 Use and development standards in the Salamander Protection SP Combining District.
- 13.10.493 Use and development standards in the Watsonville Utility Prohibition W Combining District.
- 13.10.510 Application of site standards. (A)-(C), (D 3), (E) – (H)
- 13.10.520 Site frontage.
- 13.10.525 Regulations for fences and retaining walls within required yards. (B), (C), (D 1,2,3)
- 13.10.556 Outdoor storage of personal property and materials.
- 13.10.580 Signs in Residential and Agricultural Zone Districts.
- 13.10.581 Signs in C, CT, VA, PA, PF and M Districts. (A) – (C), (F), (G), (J) – (K)
- 13.10.582 Signs in the PR District.
- 13.10.583 Temporary signs in all districts.
- 13.10.584 Directional signs.
- 13.10.611 Accessory structures.(B),(C 1-5), (D 1-6a, 7-9), (E), (F)
- 13.10.613 Home occupations as secondary uses (B 1-12)
- 13.10.614 Community events and fundraisers on private residential or agricultural property (A), (B), (C 1-2), (D), (E 1)
- 13.10.615 Secondary Commercial Weddings in the RA, RR , CA and A Zone Districts (A 1-2) (B), (D)
- 13.10.616 Temporary permits, uses, and structures (B 1-2) (C 1-9), (D 1-5)
- 13.10.631 Farm worker/caretaker housing—Mobile homes, farm worker quarters and farm worker camps. (C 2-3), (D 2) (G 1-3, 7-8) (H)
- 13.10.645 Animal Keeping (A 4) (B) (C)
- 13.10.646 Animal Care Facilities (A) (B) (C) (D)
- 13.10.647 Animal raising – Poultry, bird, rabbit or fur-bearing (A) (B)
- 13.10.654 Night clubs, on-site liquor sales, live entertainment.
- 13.10.672 Use of urban open space land.
- 13.10.673 Lot line adjustment applications regarding additional building sites and parcel size. (A),(C),(E)
- 13.10.681 Accessory dwelling units. (C) (D) (F) (G) (H)
- 13.10.682 Permanent occupancy of manufactured homes. (B) – (D)
- 13.10.684 Mobile home parks. (B) (C) (E) (H)
- 13.10.689 Commercial Visitor Accommodations (A) (B 1-2), (C 1-3, 5-9), (D 1-4)

Chapter 13.11 Site Development and Design Review

- 13.11.037 Site development permit chart.
- 13.11.040 Projects requiring design review. (A) – (E)
- 13.11.050 Procedure for design review.
- 13.11.060 Santa Cruz County Design Guidelines. (B)
- 13.11.070 Design review standards. (B 2b,7b,9c), (C 1,2,3a,4,5), (D 1a,b(i) &(iii),c,d), (D 2&3)

Chapter 13.13 Water Conservation – Water Efficient Landscaping

- 13.13.040 Landscape plan or landscape checklist required. (B)
- 13.13.050 Persons qualified to prepare landscape plans.
- 13.13.060 Landscape water conservation standards. (A-B), (C1,5,6,8), (D2-10), (E), (F1-2,4-5)

Chapter 13.16 Parking and Circulation

- 13.10.030 Applicability
- 13.16.040 Bicycle parking requirements. (A) - (C)
- 13.16.041 Shower facility requirements.
- 13.16.050 Off-street vehicle parking spaces required (A), (B), (D) - (I)
- 13.16.060 Vehicle parking design standards. (A), (C), (D 1-3), (E) - (L)
- 13.16.070 Vehicle parking reductions and exceptions. (E)
- 13.16.080 Off-street loading.
- 13.16.090 Site access and circulation. (A), (D), (E), (G) – (I), (K) – (M)
- 13.16.091 Drive-through facilities. (B 1,2,4-6,), (C), (D)
- 13.16.093 Sight distance.
- 13.16.200 Transportation demand management.

Chapter 13.20 Coastal Zone Regulations

- 13.20.050 Projects requiring coastal development permit approval.
- 13.20.061 Improvements to existing single-family residences exemption. (B)
- 13.20.062 Improvements to existing structures (other than single-family residences and public works facilities) exemption.
- 13.20.063 Replacement after disaster exemption.
- 13.20.064 Public roads, parks, utilities and industrial facilities exemption.
- 13.20.071 Residential exclusions.
- 13.20.072 Commercial exclusions.
- 13.20.073 Agricultural exclusions.
- 13.20.074 Tree removal exclusion.
- 13.20.075 Land clearing exclusions.
- 13.20.076 Lot line adjustments exclusion.
- 13.20.077 Grading exclusion.
- 13.20.078 Well exclusion.
- 13.20.107 Coastal development permit review of accessory dwelling units (nonappealable).
- 13.20.108 Coastal development permit review of accessory dwelling units (appealable).
- 13.20.110 Coastal development permit findings.
- 13.20.121 Principal permitted uses.
- 13.20.141 Bonny Doon special scenic area design criteria.
- 13.20.142 Swanton Road special scenic area design criteria. (A), (B)
- 13.20.146 Seacliff Beach area special community design criteria.
- 13.20.148 Pleasure Point Community residential design criteria.
- 13.20.149 Seascape Beach Estates residential design criteria.

- 13.20.150 Special use standards and conditions. (C), (D)
- 13.20.160 Timber harvest standards and conditions.
- 13.20.170 Violations of Coastal Zone regulations.

Chapter 13.30 Mobile Home Park Conversions

- 13.30.030 Applications for mobile home park conversions. (B), (C 1-2), (D)
- 13.30.050 Findings.

Chapter 14.01 Subdivision Regulations

- 14.01.107.4 Approval of lot line adjustment application. (A), (C), (D)
- 14.01.107.5 Designated remainder and omitted parcels.
- 14.01.108 Parcel legality status determination.
- 14.01.110 Combination of parcels by action of owner. (A 1,3,4), (B)
- 14.01.111 Merger. (A), (B 1-3),(C)
- 14.01.201 Map requirements.
- 14.01.203 Parcel map exemptions.
- 14.01.206 Form and content of tentative maps.
- 14.01.207 Preliminary engineered improvement plans.
- 14.01.317 Protection of the environment.
- 14.01.402 Compliance with General Plan—Area plan—Zoning.
- 14.01.407.2 Solar design considerations. (A)-(F), (H)
- 14.01.407.5 Agricultural notification.
- 14.01.422 Banks of waterways—Easements. (A)
- 14.01.423 Designation—Public agencies.
- 14.01.432 Preliminary.
- 14.01.434 Further investigation.
- 14.01.435 Corrective action—Approval.
- 14.01.603 Consistency.
- 14.01.620 Effect of approval or conditional approval of vesting tentative map. (A),(B)

Chapter 14.04 Annual Limit—Rural Land Divisions

- 14.04.030 Annual limitation on new residential parcels that may be created by rural land division.

Chapter 15.10 Roadway and Roadside Improvements

- 15.10.030 Applicability.
- 15.10.050 Development requirements. (A1), (B)-(D)
- 15.10.060 Improvement standards.
- 15.10.070 In-lieu fee.

Chapter 16.10 Geologic Hazards

- 16.10.050 Requirements for geologic assessment.
- 16.10.060 Assessment and report preparation and review.
- 16.10.070 Permit conditions.
- 16.10.080 Project density limitations.
- 16.10.090 Project denial.
- 16.10.110 Appeals.

Chapter 16.20 Grading Regulations

- 16.20.050 Exemptions
- 16.20.060 Application.

- 16.20.080 Approval limitations and conditions.
- 16.20.090 Environmental review.
- 16.20.120 Fees.
- 16.20.130 Securities.
- 16.20.140 Design standards for excavations.
- 16.20.150 Design standards for fills.
- 16.20.160 Cut and fill slope setback.
- 16.20.170 Design standards for drainage facilities and terraces.
- 16.20.180 Design standards for rural private roads and driveways.

Chapter 16.22 Erosion Control

- 16.22.050 Project design.
- 16.22.060 Erosion control plan. (A)-(D)
- 16.22.070 Runoff control.
- 16.22.080 Land clearing approval. (A 1,3), (B)-(E)
- 16.22.090 Winter operations. (A)
- 16.22.130 Fees.
- 16.22.150 Applicable laws and regulations.

Chapter 16.30 Riparian Corridor and Wetlands Protection

- 16.30.040 Protection.

Chapter 16.32 Sensitive Habitat Protection

- 16.32.080 Report preparation and review. (A), (B)
- 16.32.090 Approval conditions – Sensitive Habitat Standards (2-3)
- 16.32.095 Project density limitations.

Chapter 16.40 Native American Cultural Sites

- 16.40.030 Archaeological assessments required.
- 16.40.035 Project approval.
- 16.40.040 Site discovered during excavation or development. (A)

Chapter 16.42 Historic Preservation

- 16.42.050 Historic resource designation.
- 16.42.080 Artifacts discovered during excavation or development.
- 16.42.100 Zoning of historic resources.

Chapter 16.44 Paleontological Resource Protections

- 16.44.040 Paleontological assessments required. (A1)
- 16.44.050 Applications, preparation and review of assessments. (B), (C)

Chapter 16.50 Agricultural Land Preservation and Protection

- 16.50.095 Agricultural buffer setbacks. (A), (B)

Chapter 17.02 Urban Services Line and Rural Services Line

- 17.02.070 Urban development standards.
- 17.02.081 Harkins Slough Road.

Chapter 17.10 Affordable Housing Requirements

- 17.10.030 Ownership residential projects—Inclusionary housing requirements. (A), (B), (D), (E), (F1-2,4)

- 17.10.032 Residential projects—Requirements for on-site affordable units.
- 17.10.034 Residential projects—Affordable housing impact fees. (B),(D1), (E)-(F)
- 17.10.035 Affordable housing requirements and incentives for land division.
- 17.10.039 Residential projects—Rental affordable units.
- 17.10.040 Priority processing.
- 17.10.050 Initial sale and resale of ownership affordable units.

Chapter 17.12 Residential Density Bonuses and Affordability Incentives

- 17.12.020 Eligibility for regulatory incentives.
- 17.12.030 Affordability restrictions.
- 17.12.040 Request for incentive or concession.
- 17.12.050 Request for waiver or reduction of standard.
- 17.12.060 Density bonuses.
- 17.12.065 Enhanced density bonus.
- 17.12.070 Land donations.
- 17.12.080 Child care facilities.
- 17.12.090 Parking.
- 17.12.100 Condominium conversions.
- 17.12.105 Commercial development contributing affordable housing.
- 17.12.110 Application procedures.
- 17.12.120 Review procedures.

¹ Per Government Code section 65913.4(a)(5), objective standards are defined as follows: “...objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

Santa Cruz County List of Objective Standards¹

County Design Guidelines

Website: <https://cdi.santacruzcountyca.gov/UPC/DiscretionaryPermitsZoning/DesignGuidelines.aspx>

Appendix A – Street Zone Standards

- Multimodal Corridor Street Zone Standards Table
- Active Connector Street Standards Table
- Main Street Standards Table
- Local Residential Street Standards Table

¹ Per Government Code section 65913.4(a)(5), objective standards are defined as follows: “...objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”