

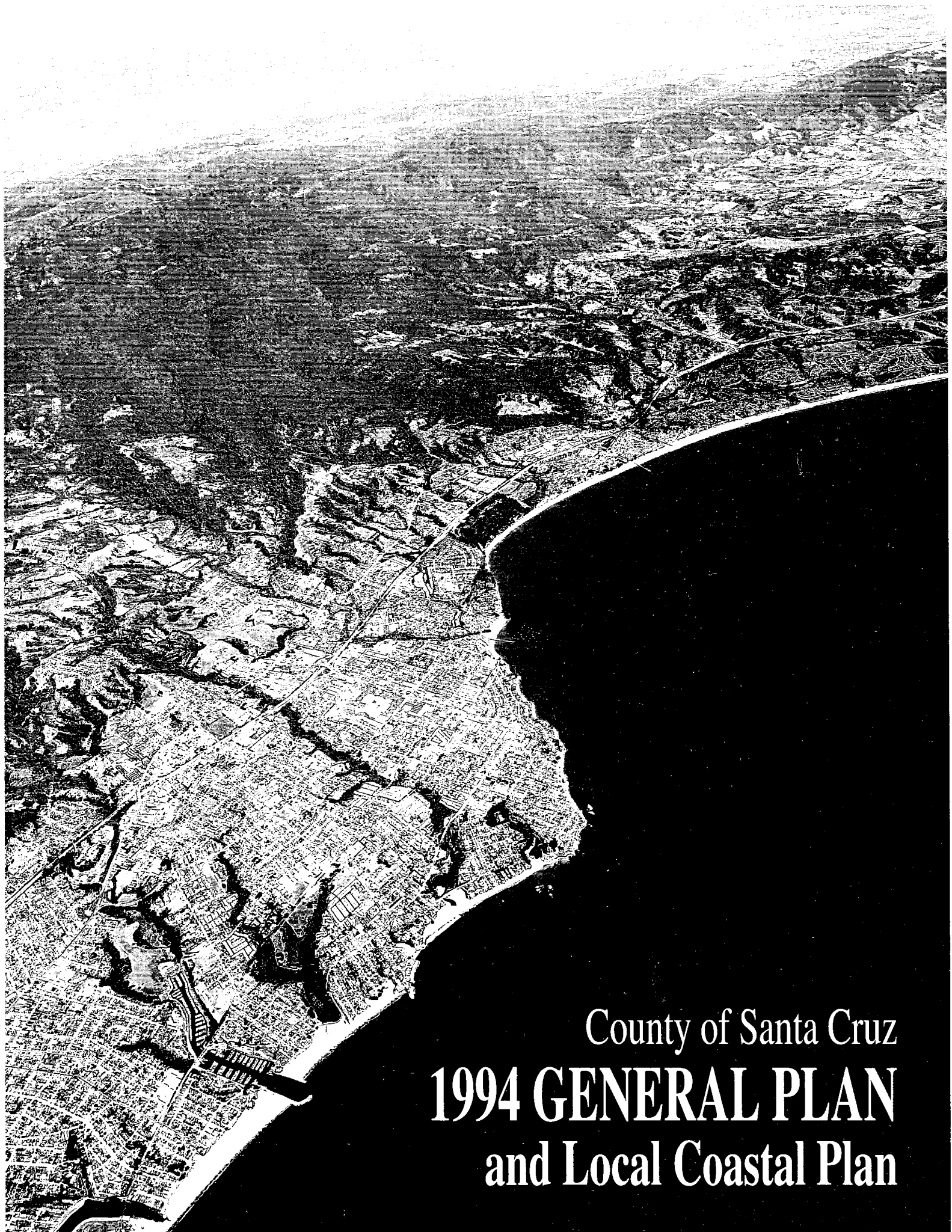
1994



GENERAL PLAN
and LOCAL COASTAL PROGRAM
for the COUNTY OF SANTA CRUZ, CALIFORNIA

ADOPTED by the BOARD of SUPERVISORS • 5/24/94
Certified by the California Coastal Commission • 12/15/94

EFFECTIVE DATE • 12/19/94



County of Santa Cruz
1994 GENERAL PLAN
and Local Coastal Plan

County of Santa Cruz
1994
**General Plan and
Local Coastal Program
Land Use Plan**

Adopted by the Board of Supervisors May 24, 1994
Certified by the California Coastal Commission December 15, 1994
Effective Date December 19, 1994

Board of Supervisors, County of Santa Cruz
Fred Keeley
Walter Symons
Gary Patton, Chair
Jan Beutz
Ray Belgard

Planning Commission, County of Santa Cruz
Robert Bremner
Jim Hamlin
Renee Shepherd
Dale Skillicorn
Denise Holbert

Prepared for: the Citizens of Santa Cruz County

Prepared by: Santa Cruz County Planning Department
Daniel Shaw, AICP, Director

Principal Staff

Mark Deming	Steve Matarazzo
Joan Brady, AICP	Mike Ferry, AICP
Cathy Graves	Cherry McCormick, AICP
Ron Powers	Celia Udall
John Warren	Toby Goddard

Contributors

Tom Burns	Don Bussey	Gale Conley
Dan DeGrassi	Connie Gardner	Sue Gilchrist
Chris Hirsch	Dave Hope	Dave Johnston
Bruce Laclergue	Steve Laine	David Lee
Brent Levin	Betsy Lynberg	Sheryl Mitchell
Dan Neubauer	Pete Parkinson	John Presleigh
Erik Shapiro	Jack Sohriakoff	Kim Tschantz

Consultants

Wilbur Smith & Associates	Circulation Element
Freitas & Freitas	Housing Element
Crawford, Multari & Starr	Economic Analysis

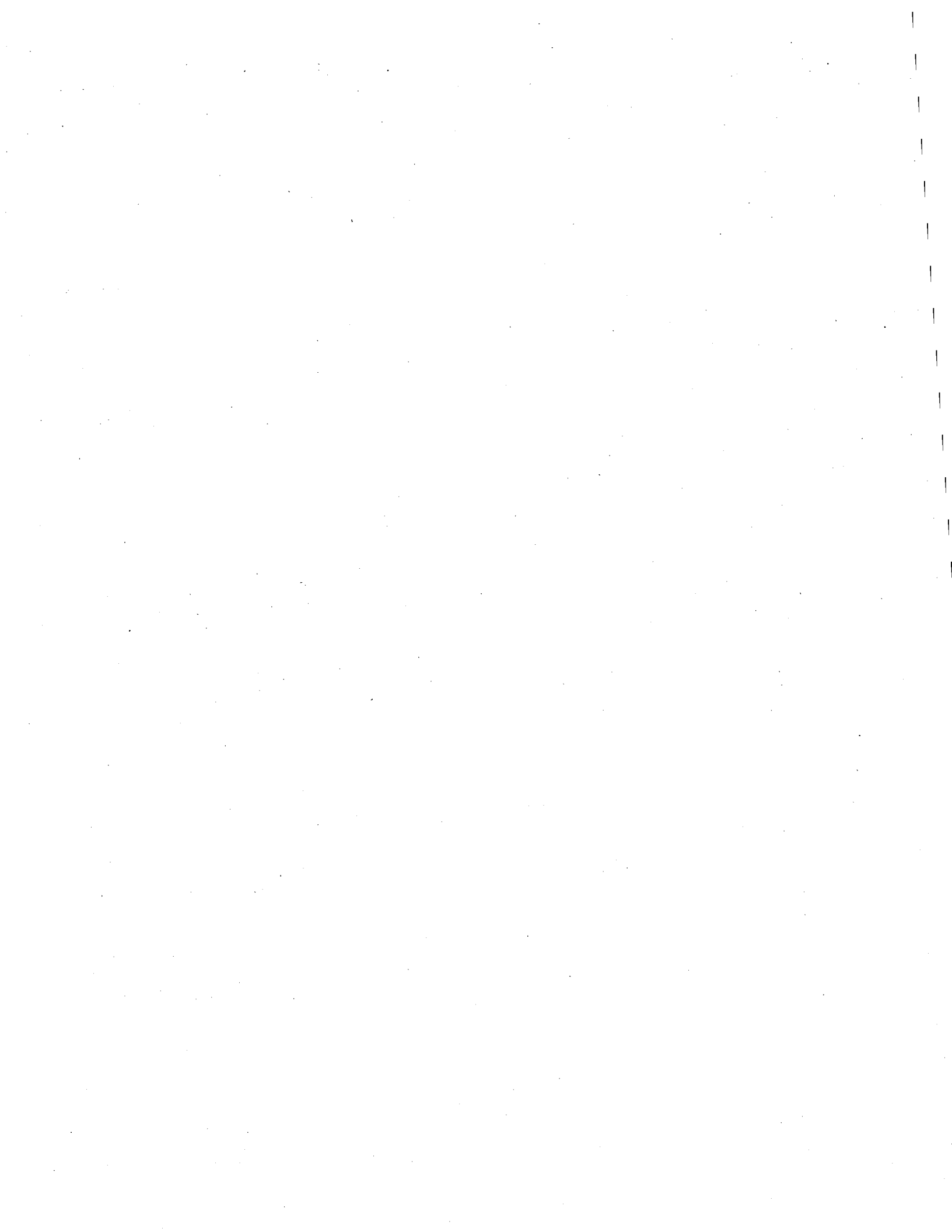


TABLE OF CONTENTS

	Page
1. INTRODUCTION	
Purpose.....	1-1
Physical and Economic Setting.....	1-1
State General Plan Law.....	1-6
Planning History - County.....	1-8
Planning History - Coastal.....	1-9
The 1994 General Plan and Local Coastal Program.....	1-12
Organization and Contents.....	1-13
Preparation, Monitoring and Review.....	1-18
Interpretation.....	1-20
Environmental Review.....	1-21
Planning and Development Considerations Within Other Jurisdictions.....	1-22
2. LAND USE	
Authority and Purpose.....	2-1
Goals.....	2-4
Land Use and Development Framework.....	2-5
Rural Residential Siting and Density.....	2-11
Urban Residential Siting and Density.....	2-19
Commercial, Industrial and Public Facility Land Use.....	2-25
Land Use Policies for Specific Areas.....	2-46
Land Use and Public Facility Maps.....	2-56
Airport Land Use Compatibility.....	2-72
3. CIRCULATION	
Authority and Purpose.....	3-1
Goals.....	3-4
Transportation System Management.....	3-5
Parking.....	3-7
Public and Special Needs Transit and Passenger Rail.....	3-9
Bicycle and Pedestrian Facilities and Programs.....	3-14
Streets and Highways.....	3-25
Commodities Movement.....	3-51
Implementation.....	3-53

4. HOUSING	
Introduction.....	4-1
Community Profile.....	4-9
Housing Needs.....	4-25
Housing Constraints.....	4-63
Opportunities for Energy Conservation.....	4-93
Housing Sites Inventory.....	4-97
Quantified Housing Objectives, Goals, Policies and Programs.....	4-107
Conclusion.....	4-131
Appendices.....	4-132
5. CONSERVATION AND OPEN SPACE	
Authority and Purpose.....	5-1
Goals.....	5-2
Biological Resources.....	5-3
Water Resources.....	5-17
Hydrological, Geological and Paleontological Resources.....	5-31
Visual Resources.....	5-32
Open Space.....	5-38
Timber Resources.....	5-40
Agriculture.....	5-44
Mineral Resources.....	5-57
Energy.....	5-60
Air Quality.....	5-63
Archeological and Historic Resources.....	5-65
6. PUBLIC SAFETY	
Authority and Purpose.....	6-1
Goals.....	6-2
Seismic Hazards.....	6-3
Slope Stability.....	6-7
Erosion.....	6-11
Flood Hazards.....	6-13
Fire Hazards.....	6-16
Hazardous and Toxic Materials.....	6-22
Hazardous Waste Management.....	6-24
Electric and Magnetic Energy.....	6-29

7. PARKS AND RECREATION, AND PUBLIC FACILITIES

Authority and Purpose 7-1
Goals 7-4
Park Program Development 7-9
Cultural Services 7-42
Schools 7-44
Child Care 7-46
Libraries 7-47
Fire Protection 7-48
Police Protection 7-50
Water Supply 7-51
Wastewater 7-55
Drainage 7-60
Integrated Solid Waste Management 7-62
Refuse Collection and Disposal 7-67
Energy Facilities 7-69
Public Services and Facilities 7-71

8. COMMUNITY DESIGN

Authority and Purpose 8-1
Goal 8-1
Quality Design 8-3
Site and Circulation Design 8-4
Development Clustering 8-5
Residential Neighborhoods 8-6
Commercial and Industrial Design 8-7
Building Design 8-8
Landscape Design 8-10
Villages and Special Communities 8-11

9. NOISE

Introduction 9-1
Scope and Content of the Noise Element 9-1
Understanding Noise and How it Affects Us 9-2
Existing Noise in Unincorporated Santa Cruz County 9-6
Future Noise Conditions 9-7
County Approach to Noise Control 9-8
Goals, Objectives and Policies 9-10
Noise Compatibility 9-10
Transportation Noise 9-15
Nuisance Noise and Enforcement 9-16
Noise Contour Figures 9-17

GLOSSARY

APPENDICES

- A. Sources and References
- B. Sensitive Habitat Plant and Animal Species
- C. Mitigation Measures for Development Impacts on School Facilities