

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST AREA OFFICE  
 725 FRONT STREET, STE. 300  
 SANTA CRUZ, CA 95060  
 (408) 427-4883  
 HEARING IMPAIRED: (415) 904-5200



**TH56**

April 17, 1996

*DN*  
 4/17/96

**TO:** Commissioners and Interested Persons

**FROM:** Tami Grove, District Director  
 Diane Landry, District Legal Counsel  
 Rick Hyman, Coastal Program Analyst

**SUBJECT:** SANTA CRUZ COUNTY DE MINIMIS LCP AMENDMENT NO. 1-96. To be reported to the Commission at its meeting of May 9, 1996, to be held at the Hyatt Regency Long Beach 200 South Pine Avenue, Long Beach 90802.

**COUNTY'S PROPOSED AMENDMENT**

Santa Cruz County is requesting that its certified Local Coastal Program (LCP) Implementation Plan (IP) be amended to:

- change "urban-rural boundary" terminology (Sections 13.03.050(b)2; 13.10.321(a); 13.10.321(f); 13.10.323(a)1; 13.10.700-R; 13.10.700-U; 13.11.030(c); 13.11.040(d); 13.14.040(a); 13.14.060(a)10(b); 16.50.040(c); 16.50.050(e); 17.02; 17.02.010; 17.02.015; 17.02.030; 17.02.040;; 17.02.050; 17.02.060(a); 17.02.060(b); 17.02.060(c); 17.02.060(d); 17.02.070; 17.02.080(a); 17.02.090 of the IP);
- update "General Plan" terminology (Sections 13.14.010, 13.14.030(a));
- conform printed residential height limits in agricultural zones to stated limits in effect, (Section 13.10.313(a)1).

The purpose of this notice is to advise interested parties of the determination by the Executive Director that the filed amendment parts listed above are "de minimus." The full text is available upon request. Other portions of the amendment submittal will be filed and considered by the Coastal Commission separately.

**DE MINIMIS LCP AMENDMENT PROCEDURES  
 APPLIED TO THE CITY'S PROPOSED AMENDMENT**

Coastal Act Section 30514(d) provides for the designation of certain proposed amendments to a Local Coastal Program (LCP) as de minimis amendments by the Executive Director and reporting of that designation to the Commission for review. If three or more commissioners object to the de minimis designation the amendment shall be set for public

hearing; if three or more commissioners do not object to the de minimis designation, then the amendment shall be deemed approved and become part of the certified LCP 10 days after the date of the Commission meeting.

In order to qualify as a de minimis amendment, the following three criteria must be met:

1. The Executive Director must determine that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, and that it is consistent with the policies of Chapter 3;
2. The local government must provide public notice of the proposed amendment at least 21 days prior to submitting the amendment to the Commission, by one of the following methods: posting on-site and off-site in the affected area, newspaper publication, or direct mailing to owners and occupants of contiguous property and;
3. The amendment does not propose any change in use of land or water or allowable use of property.

**1. Executive Director's determination of no impact to coastal resources and consistency with Chapter 3 of the Coastal Act:** The first two parts of the proposed amendment would simply change terminology in the listed ordinances with recently certified new Land use Plan terminology. The third part simply changes a listed height limit, that is incorrect vis a vis the other height limits applying to the agricultural district. The proposal would not have any impact, either individually or cumulatively, on coastal resources, and it is consistent with the policies of Chapter 3 of the Coastal Act.

**2. Provision of public notice:** Santa Cruz County provided public notice by newspaper advertisement on February 16, 1996. The amendment submittal was received by Commission staff on April 2, 1996, thus satisfying the 21 day requirement. No one testified nor wrote to the County regarding this matter.

**3. No change in use of land or allowable use of property:** No change in use is proposed by this amendment.

The Executive Director will report in writing this determination to the Coastal Commission at its May 9, 1996 meeting at the Hyatt Regency Long Beach 200 South Pine Avenue, Long Beach 90802. He will also report any comments made. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Rick Hyman or Diane Landry at the Central Coast District Office in Santa Cruz. If you wish to comment on the proposed "deminimus" amendment determination, please do so by May 3, 1996.

**SANTA CRUZ COUNTY LOCAL COASTAL  
PROGRAM AMENDMENT # 1-96 DEMINIMUS**

**ATTACHMENT**

**FULL TEXT OF PROPOSED AMENDMENTS**

CHANGES SHOWN BY ARROWS IN MARGIN (⇐)  
CHANGES INDICATED BY STRIKE-OUTS AND HIGHLIGHTS  
AS ADOPTED BY SANTA CRUZ COUNTY  
(CLEAN COPY OF FINAL ADOPTED ORDINANCE ON FILE AT COMMISSION OFFICE)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING VARIOUS COUNTY CODE SECTIONS INCLUDING LOCAL COASTAL PROGRAM IMPLEMENTING ORDINANCES FOR CONSISTENCY WITH THE 1994 GENERAL PLAN AND LOCAL COASTAL PROGRAM: AMENDING SECTIONS 13.03.050(b)2, 13.10.312(b), 13.10.313(a), 13.10.321(a), 13.10.321(f), 13.10.323(a)1, 13.10.353(a), 13.10.373(a), 13.10.700-R, 13.10.700-U, 13.11.030(c), 13.11.040(d), 13.14.010, 13.14.030(a), 13.14.040(a), 13.14.060(a)1, 13.14.060(a)9, 13.14.060(a)10(b), 13.20.071(a), 13.20.072 (a), 13.20.078(d), 13.20.078(e) 16.50.040(c), 16.50.050(e), 16.50.085(a), 17.02 - TABLE OF CONTENTS, 17.02.010, 17.02.015, 17.02.030, 17.02.040, 17.02.050, 17.02.060(a), 17.02.060(b), 17.02.060(c), 17.02.060(d), 17.02.070, 17.02.080(a), and 17.02.090.

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

Subsection (b)2 of Section 13.03.050 of the County Code is hereby amended to read as follows:

**13.03.050 LOCAL COASTAL PROGRAM ADOPTION.**

- (b) **Program Components.** The Santa Cruz County Local Coastal Program shall consist of the following components:
2. The implementing ordinances consisting of the following County Code Chapters:

Chapter 7.73	Individual Water Systems
Chapter 7.38	Sewage Disposal
Chapter 7.70	Water Well Control
Chapter 7.78	Preservation of Monterey Bay and Coastal Water Quality - Regulation of Wastewater Discharge
Chapter 12.01	Building Permit Regulations
Chapter 12.06	Demolition of Habitable Residential Structures Suitable for Relocation
Chapter 13.01	General Plan Administration
Chapter 13.03	Local Coastal Program Administration
Chapter 13.10	Zoning Regulations
Chapter 13.11	Site, Architectural and Landscape Design Review Ordinance
Chapter 13.14	Rural Residential Density Determinations
Chapter 13.20	Coastal Zone Permits
Chapter 13.36	Development Agreements
Chapter 14.02	Condominium Conversion Regulations
Chapter 15.01	Park Dedication and Public Access Requirements
Chapter 15.10	Roadway and Roadside Improvements
Chapter 16.10	Geologic Hazards
Chapter 16.20	Grading Regulations
Chapter 16.22	Erosion Control
Chapter 16.30	Riparian Corridor and Wetlands Protection

Chapter 16.32	Sensitive Habitat Protection
Chapter 16.34	Significant Trees Protection
Chapter 16.40	Native American Cultural Sites
Chapter 16.44	Paleontological Resource Protection
Chapter 16.50	Agricultural Land Preservation and Protection
Chapter 16.52	Timber Harvesting Regulations
Chapter 16.54	Mining Regulations
Chapter 17.02	Urban Services Line and Urban Rural Boundary <u>Rural Services Line</u>
Chapter 17.04	Annual Population Growth Goals for Santa Cruz County
Chapter 18.10	Permit and Approval Procedures



## SECTION II

Subsection (b) of Section 13.10.312 of the County Code is hereby amended to read as follows:

- (b) Allowed Uses. The uses allowed in the agricultural districts shall be as provided in the Agricultural Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the agricultural zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123. All Level V or higher Approvals in the "CA" and "AP" zone districts are subject to the special findings required by Section 13.10.314(a) in addition to those required in Section 18.10.230.

USE	CA	A	AP
Over 100,000 gallons annual production on any size parcel	6	6	6
Zoos and natural science museums	--	5	--

### SECTION III

Subsection (a) of Section 13.10.313 of the County Code is hereby amended to read as follows:

#### 13.10.313 DEVELOPMENT STANDARDS

##### (a) Site and Structural Dimensions.

1. General. The following site area per dwelling unit, site width, frontage, yard dimensions, and building height limits shall apply to all agricultural zone districts except that maximum height limits and exceptions therefrom for residential structures in all agricultural districts shall be determined in accordance with the provisions of Section 13.10.323 applicable to parcels in the Residential Zone Districts. On legal lots of record less than 2.5 acres in size, all site and structural dimensions of the residential districts as indicated in Section 13.10.323, shall apply, based on the pre-existing parcel size.

#### AGRICULTURAL SITE AND STRUCTURAL DIMENSIONS CHART

Designation	Parcel Size	Width	Frontage	Yard Front	Setbacks:		Max. Hgt. for Ag. Structures	Max. Ht. for Res. Structures
					Side	Rear		
A	Less than 5 ac	100'	60'	20'			40'	25' 28'
A	5 ac or more	300'	100'	20'			40'	25' 28'
CA	(All)	300'	100'	20'				
AP	(All)	300'	100'	20'				
A					20'	20'	40'	25' 28'
A					20'	20'	40'	25' 28'



CA	20'	20'	40'	25' 28'
AP	20'	20'	40'	25' 28'



2. Size and Design of Structures - Exceptions. No residential structure shall be constructed or enlarged which will result in ~~4500~~ 7000 square feet of floor area or larger, inclusive of accessory structures associated with the residential use, unless a Level V approval is obtained pursuant to the provisions of Section 13.10.325.

(major)

#### SECTION IV

Subsection (a) of Section 13.10.321 of the County Code is hereby amended to read as follows:

#### 13.10.321 PURPOSES OF RESIDENTIAL DISTRICTS.

(a) General Purposes. In addition to the general objectives of this Chapter (13.10.120) the residential districts are included in the Zoning Ordinance in order to achieve the following purposes:

1. To provide areas of residential use in locations and at densities consistent with the County General Plan.
2. To preserve areas for primarily residential uses in locations protected from the incompatible effects of non-residential land uses.
3. To establish a variety of residential land use categories and dwelling unit densities which provide a choice of diversified housing opportunities consistent with public health and safety.
4. To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.
5. To ensure adequate light, air, privacy, solar access, and open space for each dwelling unit.
6. To maximize efficient energy use and energy conservation in residential districts, and to encourage the use of locally available renewable energy resources.
7. To provide adequate space for off-street parking of automobiles.
8. To provide areas of residential use consistent with the capacity of public services, the Urban Services Line and ~~Urban/Rural Boundary~~ Rural Services Line and the reserve capacity policy of the Local Coastal Program Land Use Plan for tourist services. To minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them.
9. To protect residential properties from nuisances, such as noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic



congestion, and hazards such as fire, explosion, or noxious fumes. (Ord. 560, 7/14/58; 1092, 6/8/65; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83; 3501, 3/6/84)

#### SECTION V

Subsection (f) of Section 13.10.321 of the County Code is hereby amended to read as follows:

##### 13.10.321 PURPOSES OF RESIDENTIAL DISTRICTS.

(f) Specific "RM" Multi-Family Residential District

Purposes. To provide for areas of residential use with a variety of types of dwellings in areas which are currently developed to an urban density or which are inside the Urban Services Line or ~~Urban/Rural Boundary Rural Services Line~~ and have a full range of urban services. ←

#### SECTION VI

Subsection (a)1 of Section 13.10.323 of the County Code is hereby amended to read as follows:

##### 13.10.323 DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS.

(a) Site Area

1. In "RA" and "RR" Residential Districts, the minimum land areas in net developable acres required for each dwelling unit on each site shall be as established by the Rural Residential Density Determination matrix (Chapter 13.14) outside the USL and ~~U/R Boundary Rural Service Line~~ or shall be 1 acre inside the ~~U/R Boundary Rural Service Line~~ and shall be consistent with the General Plan, Local Coastal Program Land Use plan, the Geological Hazards Ordinance (Chapter 16.10), and the Minimum Parcel Size Standards in Section 13.10.510(g). ←

#### SECTION VII

Subsection (a) of Section 13.10.353 of the County Code is hereby amended to read as follows:

##### 13.10.353 DEVELOPMENT STANDARDS IN THE PARKS, RECREATION AND OPEN SPACE "PR" DISTRICT.

- (a) Site and Structural Dimensions. The following site width, frontage, yard dimensions, and building height limit shall apply within the "PR" District.



(13.10.700-R)

of the licensee's family, are provided. (Ord. 3632, 3/26/85)

Riparian Corridor. Those areas as defined in Chapter 16.30, Riparian Corridor Protection, Section 16.30.030(M).

"RM" - Multi-Family Residential Zone District (Section 13.10.320).

"RR" - Rural Residential Zone District (Section 13.10.320).

Rural. Outside the Urban Services Line ~~or the Urban/Rural Boundary.~~

Rural Services Line (RSL). A fixed boundary line defining those areas located outside the Urban Services Line which have recognized urban densities which may or may not have full urban services.

## SECTION X

Section 13.10.700-U of the County Code is hereby amended to read as follows:

### 13.10.700-U "U" DEFINITIONS.

"U" - Use Approval (Section 13.10.220)

Under Floor. For planning and zoning purposes, under floor is the space between the underside of the floor framing (joists or girders that directly support the floor sheathing) and the grade below.

To qualify as an under floor there must be no stairway access.

If any point of the under floor is 7 feet 6 inches or more in height, then all the area in the under floor that is 5 feet 0 inches or more in height shall count as area for the Floor Area calculations.

Under floors are not considered as a story.

Unobstructed Sunlight. Energy from the sun which is not blocked by any visible matter or structure and which is devoid of shadows.

Urban. Inside the Urban Services Line ~~or the Urban/Rural Boundary.~~

Usable Open Space. An outdoor area which is required under Section 13.10.323(1) to be available for use by occupants of a multiple dwelling unit.

Use. The purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered or enlarged or for which either a site or a structure is or may be occupied or maintained.

Use, Accessory. A use subordinate to any main use and customarily a part thereof, which use is clearly incidental and secondary to the main use and which does not change the character thereof

Use, Allowed. Any use which may take place in a particular zone district.

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Use. Principal Permitted. A use allowed in the basic zone district, the approval of which is not appealable to the Coastal Commission except in the geographic areas and certain cases specified in Chapter 13.20.

User Day. One participant for one day, including overnight, except in the case of specified day use only occupancy.

## SECTION XI

Subsection (c) of section 13.11.030 of the County Code is hereby amended to read as follows:

### 13.11.030 DEFINITIONS

- (c) Coastal Special Communities means those areas designated in the Local Coastal Program and General Plan Land Use Maps as Special Communities due to their unique characteristics and visitor destination qualities, specifically: Davenport, the Yacht Harbor, East Cliff Village tourist area, Pleasure Point/41st Avenue, the Rio Del Mar Flats/Esplanade, Seacliff Beach Area, and that area within the ~~urban/rural boundary~~ Rural Services Line on the Local Coastal Program map for the land use plan of La Selva. ←

## SECTION XII

Subsection (d) of Section 13.11.040 of the County Code is hereby amended to read as follows:

### 13.11.040 PROJECTS REQUIRING DESIGN REVIEW

- (d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or an ~~Urban/Rural Boundary~~ Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the urban services line and the urban/rural boundary, which effect sensitive sites; and, all land divisions of 5 parcels (lots) or more. For all subdivisions where actual construction of homes is not part of the application, design guidelines for development shall be required as part of the application submittal package. For all subdivisions where actual construction of homes is part of the application, both design guidelines and prototypical house and landscape design plans shall be required as part of the application submittal package, it will be a required part of any design approval to include either conceptional prototypical house and landscape design plans as part of the submittal package, or design guidelines for future home construction. Any major revisions to approved construction prototypes or design guidelines shall be processed pursuant to Section 18.10.134 and shall be subject to the Design Review process. ←

## SECTION XIII

Section 13.14.010 of the County Code is hereby amended to read as follows:

13.14.010 PURPOSE. The purpose of this chapter is to allow for a consistent determination of the development potential of rural land parcels based upon the availability of services, environmental and site specific constraints, and resource protection factors mandated by Measure J, the growth management system, its implementing ordinances and policies, the County's General Plan, and the Local Coastal Program Land Use Plan. ←

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## SECTION XIV

Subsection (a) of Section 13.14.030 of the County Code is hereby amended to read as follows:

### 13.14.030 DEFINITIONS

- (a) Allowable Average Density. The matrix system shall allow averaging of parcel sizes in order to obtain required lot sizes. (No lot may be created, however, through use of the averaging provision which would be smaller than an absolute minimum parcel size established by the General Plan and Local Coastal Program the Land Use Plan within the Coastal Zone except where allowed by a Development Permit.)

When two or more parcels are averaged for the purpose of creating a smaller parcel, the larger parcel(s) shall be appropriately conditioned so that the larger acreage may not be counted again toward other subsequent land divisions, and such conditions be required to be stated as restrictions in any deed conveying the larger acreage.

## SECTION XV

Subsection (a) of Section 13.14.040 of the County Code is hereby amended to read as follows:

### 13.14.040 APPLICATION

- (a) This Chapter shall apply to the rural areas of the County outside of the Urban Rural Boundary Services line and the Rural Services Line (URB USL and USL RSL), and shall include all Tentative Map approvals for land divisions and all Development Permits issued pursuant to Chapter 18.10. Included in these categories are all applications to create additional parcels, additional housing units, additional visitor accommodations, or additional organized camp facilities on land designated in the General Plan as Suburban Residential, Rural Residential, Mountain Residential, Parks and Recreation, Resource Conservation, or Non-commercial Agriculture. Existing development on a parcel shall be deducted from the intensity of use allowed by this Chapter in determining the amount of additional development (if any) to be allowed on the property.

## SECTION XVI

Section (a)(1) of 13.14.060 of the County Code is hereby amended to read as follows:

### 13.14.060 MATRIX CALCULATION.

- (a) Individual matrix calculations are based upon a site specific analysis of resources and constraints, using the best available data (see Section 13.14.080), for each of the following ten matrices. Any property which is split by a general plan or matrix designation shall have points awarded proportionate to the amount of developable acreage within each designation.

### SECTION XVIII

Subsection (a)(10)(b)I of Section 13.14.060 of the County Code is hereby amended to read as follows:

#### (10) CUMULATIVE CONSTRAINT POINTS

(b) Preliminary Average Allowable Density is determined by referring the total numerical score (based upon the 10 matrices above) to the following tables:

(I) Suburban Residential Table (To be used for any portion of the property outside the Urban Services Line and ~~Urban Rural Boundary~~ Rural Services Line designated as Suburban Residential, 1-5 acres/unit) ←

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Total Number of Points Obtained	Minimum Average Parcel Size Allowed for Development
60 and under	5 acres
61 - 65	4-1/2 acres
66 - 70	4 acres
71 - 75	3-1/2 acres
76 - 80	3 acres
81 - 85	2-1/2 acres
86 - 90	2 acres
91 - 100	1 acres

The minimum parcel size in Suburban designations without public water service shall be 2-1/2 acres.

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### SECTION XIX


Subsection (a)(10)(b)ii of Section 13.14.060 of the County Code is hereby amended to read as follows:

(ii) Rural Residential Table. (To be used for any portion of the property designated as Rural Residential or Non-Commercial Agricultural in the following case: outside the Coastal Zone; where the Agricultural Policy Advisory Commission has made a written finding that the land is not viable for Commercial Agriculture and where the land is not surrounded less than to the extent of 50 percent by lands of the land area within 1/4 mile of the subject property is designated Commercial Agricultural Resource, Mountain Residential or Resource Conservation and all proposed building sites are within 1/2 mile of a through County maintained road (see G.P. Policy 5.14.12). (major)


### SECTION XXIII

Subsection (c) of Section 16.50.040 of the County Code is hereby amended to read as follows:

(c) Type 3 - Coastal Zone Prime Agricultural Land

This category includes all of the following lands outside the Urban Services Line and the ~~Urban-Rural Boundary~~ Rural Services Line within the Coastal Zone in Santa Cruz County: 

1. Land which meets the U. S. Department of Agriculture Soil Conservation Service criteria of prime farmland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use.
2. Land which meets the California Department of Food and Agriculture criteria for prime rangeland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use.
3. Land planted with fruit or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years, and which normally return during the commercial bearing period on an annual basis from the production of unprocessed plant production not less than \$200 per acre; the \$200 per acre value shall be utilized to establish a base value per acre as of 1965. This base value per acre figure shall be adjusted annually in accordance with any change in the San Francisco Bay Area Consumer Price Index to reflect current values.
4. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than \$200 per acre for three of the five previous years, as provided in subsection 3. above.
5. Land which meets the California Department of Food and Agriculture criteria for unique farmland of statewide importance and which is physically available (i.e., open lands not forested or built on) for agricultural use.

The criteria for "prime farmland soils", "prime rangeland soils", and "unique farmland of statewide importance" are further defined in the General Plan and Local Coastal Program Land Use Plan Glossary. 

## SECTION XXIV

Subsection (e) of Section 16.50.050 of the County Code is hereby amended to read as follows:

### 16.50.050 AMENDMENT OF DESIGNATIONS.

- (e) The Board of Supervisors may, after a public hearing, approve amendments to remove a Type 3 designation and the subsequent conversion (changing the land use designation from agriculture to nonagriculture uses) of agricultural lands, only if it makes the following findings:
1. That there has been new information presented, which was not available or otherwise considered in the original decisions to apply a particular designation, to justify the amendment. Such new information may include, but not be limited to, detailed soils analysis, well output records, water quality analysis, or documented history of conflicts from surrounding urban land uses; and
  2. That the evidence presented has demonstrated that conditions on the parcel(s) in question do not meet the criteria, as set forth in Section 16.50.040 of the Santa Cruz County Code, for the existing agricultural land type designation for said parcel(s); and
  3. That the proposed amendment will meet the intent and purposes of the Agricultural Land Preservation and Protection Ordinance and the Commercial Agriculture Zone District Ordinance; and
  4. That the viability of existing or potential agricultural use is already severely limited by conflicts with the urban uses; the evaluation of agricultural viability shall include, but not be limited to an economic feasibility evaluation which contains at least:
    - a) an analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
    - b) analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of filing application.
  5. That the conversion of such land around the periphery of the urban areas (as defined by the Urban Services Line or the ~~Urban/Rural Boundary~~ Rural Services Line) would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development; and
  6. That the conversion of such land would not impair the viability of other agricultural lands in the area.



SECTION XXVI

Section 17.02 of the County Code is hereby amended to read as follows:

CHAPTER 17.02

URBAN SERVICES LINE AND ~~URBAN/RURAL BOUNDARY~~ RURAL SERVICES LINE.

Section:

- 17.02.010 Purposes
- 17.02.015 Scope
- 17.02.020 Amendment
- 17.02.030 Definitions
- 17.02.040 Establishment of the Urban Services Line
- 17.02.050 Establishment of the ~~Urban/Rural Boundary~~ Rural Services Line
- 17.02.060 Provision of Urban Services
- 17.02.070 Urban Development Standards
- 17.02.080 Amendment of the Urban Services Line and Coincident Portions of the ~~Urban/Rural Boundary~~ Rural Services Line
- 17.02.085 Annual Review
- 17.02.090 Interpretation

←

## SECTION XXVII

Section 17.02.010 of the County Code is hereby amended to read as follows:

### 17.02.010 PURPOSES.

The County General Plan, the Local Coastal Program Land Use Plan and Chapter 17.01 of the Santa Cruz County Code (Growth Management Ordinance) requires the County to preserve a distinction between urban and rural areas, to encourage the location of new development in urban areas, and to protect agricultural land and natural resources in rural areas. These policies are supported by the establishment of an ~~Urban/Rural Boundary (URB)~~ ~~Rural Services Line (RSL)~~ and an Urban Services Line (USL) to define areas which are or have the potential to be urban and areas which are and should remain rural. The establishment of distinct urban boundaries serves the following purposes:

- (a) To administer separate urban and rural growth rates and the allocation of residential building permits;
- (b) To encourage residential development to locate in urban areas and to discourage division of land in rural areas;
- (c) To develop and apply different policies governing urban and rural development;
- (d) To provide a basis for a County Capital Improvements Program;
- (e) To coordinate planning for the public services among the County, cities, special districts, and the Local Agency Formation Commission (LAFCO);
- (f) To ensure that urban development proceeds at a pace consistent with the provision of urban public services;
- (g) To limit the extension of urban services to those areas within the ~~Urban/Rural Boundary Rural Services Line~~ in the Coastal Zone. (Ord. 2657, 4/10/79; 3327, 11/23/82)

## SECTION XXVIII

Section 17.02.015 of the County Code is hereby amended to read as follows:

### 17.02.015 SCOPE.

This Chapter establishes an Urban Services Line and an ~~Urban/Rural Boundary Rural Services Line~~ in the County of Santa Cruz consistent with the General Plan and Local Coastal Program Land Use Plan. It states where urban services may be provided and establishes minimum standards for those services for new development projects within the Urban Services Line and the ~~Urban/Rural Boundary Rural Services Line~~. Provisions are also made for amendment and interpretation of the Urban Services Line.



(17.02.030)

- (i) ~~Urban/Rural Boundary (URB). A boundary defined in the Local Coastal Program Land Use Plan, which is coincident with the Urban Services Line in the Coastal Zone but, in addition, includes and defines the limits of designated urban density areas which exist outside of the Urban Services Line; specifically including Davenport, La Selva Beach, Sand Dollar Beach/Canon de Sol, Sunset Beach, and Pajaro Dunes. (Ord. 2657, 4/10/79, 3327, 11/23/82, 3929, 6/28/88)~~
- (i) Rural Services Line (RSL). A boundary defined in the General Plan and Local Coastal Program Land Use Plan defining those areas located outside the Urban Services Line which have recognized urban densities which may or may not have full urban services; specifically including, but not limited to Davenport, La Selva Beach, Sand Dollar Beach/ Canon del Sol, Sunset Beach, and Pajaro Dunes.



**SECTION XXX**

Section 17.02.040 of the County Code is hereby amended to read as follows:

17.02.040 ESTABLISHMENT OF THE URBAN SERVICES LINE.

An Urban Services Line shall be established within the County and the location of that boundary shall be as shown on the maps entitled General Plan Land Use and Facilities maps and the Urban Services Line and ~~Urban/Rural Boundary~~ Rural Services Line interpretive map on file in the Planning Department.



**SECTION XXXI**

Section 17.02.050 of the County Code is hereby amended to read as follows:

17.02.050 ESTABLISHMENT OF THE URBAN/RURAL BOUNDARY RURAL SERVICES LINE.

An ~~Urban/Rural Boundary~~ Rural Services Line shall be established in the Coastal Zone County and the location of that boundary shall be as shown on the maps entitled General Plan Land Use maps and the Urban Services Line and ~~Urban/Rural Boundary~~ Rural Services Line interpretive map on file in the Planning Department.



**SECTION XXXII**

Subsection (a) of section 17.02.060 of the County Code is hereby amended to read as follows:

17.02.060 PROVISION OF URBAN SERVICES.

- (a) Public water systems, sanitary sewer facilities and urban level fire protection service shall be provided consistent with County or special district capital improvement programs to service areas within the Urban Services Line and may be provided to serve other areas within the ~~Urban/Rural Boundary~~ Rural Services Line.



### SECTION XXXIII

Subsection (b) of section 17.02.060 of the County Code is hereby amended to read as follows:

- (b) Public sanitary sewer facilities shall not be established or extended to serve new development projects outside the Urban Services Line or the ~~Urban/ Rural Boundary Rural Services Line~~. ←

### SECTION XXXIV

Subsection (c) of section 17.02.060 of the County Code is hereby amended to read as follows:

- (c) Inside the Coastal Zone, public water systems shall not be established or extended to serve new development projects outside the Urban Services Line or ~~Urban/ Rural Boundary Rural Services Line~~ unless such services are necessary for water resource protection and enhancement. ←

### SECTION XXXV

Subsection (d) of section 17.02.060 of the County Code is hereby amended to read as follows:

- (d) Inside the Coastal Zone, community sewage disposal systems shall not be established or extended to serve new development projects outside the ~~Urban/ Rural Boundary Rural Services Line~~. Within the ~~Urban/ Rural Boundary Rural Services Line~~, only such community sewage disposal systems as are approved by the Regional Water Quality Control Board, the County Environmental Health Services Department and the County Department of Public Works shall be permitted. ←

### SECTION XXXVI

Section 17.02.070 of the County Code is hereby amended to read as follows:

#### 17.02.070 URBAN DEVELOPMENT STANDARDS.

New development projects within the Urban Services Line and the ~~Urban/ Rural Boundary Rural Services Line~~ shall be supported by public services which meet the following minimum standards listed below. Within the Coastal Zone, public service availability shall be confirmed by the providing agency to be in addition to system capacity reserved for coastal priority uses. ←

- (a) Water. All new development projects shall be served by fire hydrants with the following water flows measured in gallons per minute (gpm) at 20 pounds per square inch (psi). These rates are flow guidelines; the exact water flow requirements shall be determined by the County Fire Marshal and the fire protection agency with jurisdiction over the development:
1. Urban Low Residential Densities: 750-1500 gpm for one hour
  2. Urban Medium and High Residential Densities: 1500-3000 gpm for two hours.

3. Commercial and Industrial Development: 1000-4000 gpm, depending upon design factors, for one to four hours.
- (b) Sanitation. New development projects at residential densities greater than one unit per acre shall connect to a public sanitation system having adequate capacity on site and downstream to provide for anticipated peak flows. Within the Urban Services Line, such projects shall connect to public sanitary sewers consistent with the Santa Cruz County Public Works Design Criteria. Projects of 10 or more dwelling units may be required to provide downstream sanitary sewer improvements where the providing district finds that such improvements are required to have adequate capacity to carry proposed and existing sanitation flows. New development projects within the ~~Urban/Rural Boundary~~ Rural Services Line, but outside the Urban Services Line, may be served by a community sewage disposal system subject to the approval of the Regional Water Quality Control Board, the County Environmental Health Service and the County Department of Public Works. Single-family dwellings and non-residential projects on existing lots of record one acre or less may provide sewer service by means of an individual sewage disposal system in accordance with Chapter 11.76 of the Santa Cruz County Code (County sewage disposal requirements). These standards shall not preclude use of such other sewage disposal systems as may be authorized in the future by County individual sewage disposal regulations. ←
  - (c) Fire Protection. New development projects shall be within 10 minutes response time from a fire station; a five minutes response time is desired for urban medium and high density areas.
  - (d) Transportation - Roads. New development projects shall have access from a public or private street with the portion of the street fronting on the project constructed (or funded for construction) according to the street standards specified in the Santa Cruz County Design Criteria. Traffic generated by a new development project shall be within the existing reserve capacity of the road system serving the project at Level of Service C; Level of Service D will be used for major visitor-serving roads during periods of peak recreational traffic, such as weekends.

### SECTION XXXVII

Subsection (a) of Section 17.02.080 of the County Code is hereby amended to read as follows:

17.02.080 AMENDMENT OF THE URBAN SERVICES LINE AND COINCIDENT PORTIONS OF THE ~~URBAN/RURAL BOUNDARY~~ RURAL SERVICES LINE. ←

- (a) Amendments to the Urban Services Line shall be processed as a General Plan Amendment pursuant to the provisions of Chapter 13.01 of the County Code, and, in addition, in the Coastal Zone, as an amendment to the Local Coastal Program Land Use Plan pursuant to the provisions of Chapter 13.03 of the County Code. Amendment to the ~~Urban/Rural Boundary~~ Rural Services Line, where it is not coincident with the Urban Services Line, shall not be permitted, pursuant to Section 13.03.110(a). ←

**SECTION XXXVIII**

Section 17.02.090 of the County Code is hereby amended to read as follows:

17.02.090 INTERPRETATION.

- (a) Parcel-based maps of the Urban Services Line and the ~~Urban/Rural Boundary Rural Services Line~~ shall be maintained by the Planning Department.
- (b) The Urban Services Line and the ~~Urban/ Rural Boundary Rural Services Line~~ shall normally be located along parcel lines; where the location is not coincident with a parcel line, the exact location of the boundary may be determined by the Planning Commission as an interpretation of the General Plan or Local Coastal Program Land Use Plan maps pursuant to Chapters 13.01 or 13.03, respectively, of the County Code.



**SECTION XXXIX**

If any section, subsection, division, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such decision.

**SECTION XL**

This ordinance shall take effect on the 31st day after final passage or upon certification by the California Coastal Commission, which ever occurs later.

PASSED AND ADOPTED BY the Board of Supervisors of the County of Santa Cruz this \_\_\_\_\_ day of \_\_\_\_\_, 1996, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM: \_\_\_\_\_  
County Counsel

*Dem Amd # 1-96*