City of Santa Cruz

LOCAL COASTAL PROGRAM
and
COASTAL LAND USE
POLICIES AND MAPS

GENERAL PLAN/LOCAL COASTAL PROGRAM, 1990-2005
Adopted October 27, 1992

Amended:
October 12, 1993 by Resolution No. NS-21,291;
June 14, 1994 by Resolution No. NS-21,685; and
October 25, 1994 by Resolution No. NS-21,902
2002-Beach/South of Laurel Comprehensive Area Plan
2004-San Lorenzo Urban River Plan
2007-Citywide Creeks and Wetlands Management Plan
November 14, 2017 by Resolution No. NS29, 327

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LOCAL COASTAL PROGRAM

NOTE:

1. This section starts on page 408 of Volume I of the 1990-2005 General Plan/LCP and goes through Table LCP-9.

2. Coastal policies from the 1990 GP/LCP are included after the first section.

3. Area Plan Summaries & coastal policies from the 1990 GP/LCP are included after the second section. Beach and San Lorenzo Plans updated per B/SOL and SLURP LCP amendments.

4. Tables inserted into text.

5. All maps are included in the last section.

6. The following have not been incorporated into the above and are separate documents:

    - Beach/South of Laurel Design Guidelines
    - City-wide Creeks and Wetlands Management Plan

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A. INTRODUCTION

In 1972, California voters adopted Proposition 20 creating the California Coastal Act and Coastal Commission. The Coastal Commission was given the mandate of implementing Coastal Act policies by preparing a comprehensive plan for the California coastline and reviewing locally-approved projects within a coastal zone of approximately 1,000 yards along the coastline. In 1976, the Coastal Act was revised with specific provisions that coastal permit processing authority be transferred from the Coastal Commission to local government upon the adoption of a Coastal Land Use and Implementation Plan. The Coastal Land Use Plan must contain planning policies and land use designations relating to the coastal zone and Coastal Act. The Coastal Implementation Plan must contain regulations and programs necessary to carry out the Coastal Land Use Plan.

The City of Santa Cruz has developed a Coastal Land Use Plan and referenced the Regulations that form its Coastal Implementation Plan and guide both coastal planning and permit processing. This Local Coastal Program is an integral part of the City's General Plan since planning and land-use policies within the coastal zone are issues of concern to the community as a whole. Adoption of the General Plan coastal policies and maps and the Local Coastal Program chapter of the General Plan along with the actual Implementing Regulations by the California Coastal Commission gives the City the necessary policy basis and regulations to continue issuance of coastal permits under its jurisdiction.

B. SCOPE OF THE CALIFORNIA COASTAL ACT AND LOCAL COASTAL PROGRAM

The California Coastal Act requires that the City's Local Coastal Program determine where and the extent to which various land uses and coastal activities are appropriate and necessary within the Coastal Zone and to issue land-use permits accordingly. (See Map LCP-1 and the Land Use Diagram for the City's Coastal Zone).

The Coastal Act's basic goals for conservation and development in the coastal zone are: (1) protect, enhance, and restore the natural resources of the coast; (2) protect, enhance and restore the built resources of the coast — the special communities and neighborhoods that have unique cultural, historic, and aesthetic qualities; (3) give priority to coastal-dependent development — uses of land and water that by their very nature require coastal sites — over other development on the coast; (4) maximize access to the coast for people of all income ranges consistent with the protection of coastal resources; and (5) encourage orderly, balances development that avoids wasteful sprawl by concentrating new growth in already developed areas with adequate public services or in other areas near major employment centers consistent with resource protection policies.

The following is a description of Coastal Act policies and issue areas relevant to coastal planning and the issuance of coastal permits within the City. They are: Marine Resources, Coastal Water Quality, Coastal Habitat Areas and Sensitive Species, Agriculture and Grazing, Visual Resources and Special Communities and Neighborhoods, Orderly and Balanced Development, Coastal Hazard Areas, Dredging, Filling and Shoreline Structures, Shoreline Access, Recreational and Visitor-Serving Uses, Industrial Development, and Energy.

1. **Marine Resources** issues focus upon maintaining and enhancing biologically and economically significant marine resources, providing for marine research and educational facilities, providing for adequate harbor and mooring facilities, and protecting and improving of commercial fishing facilities.
   Policies focus upon: designating appropriate uses of the marine environment; protecting the quality plant and animal life ocean ecosystem and coastal/rocky strand areas; protecting sensitive resource areas within the harbor; encouraging the development and maintenance of commercial fishing (as needed); encouraging the development of marine research and educational facilities and programs, where appropriate.

2. **Coastal Water Quality** issues focus upon protecting and, where possible, enhancing coastal water quality by: ensuring that the intensity and pattern of development does not deplete groundwater supplies and that aquifer recharge areas are protected; outlining any proposed alterations to rivers and streams and incorporating appropriate mitigation features, ensuring land use designations and development controls for watershed areas prevent harmful runoff and interference with surface waterflow; preventing long-term, cumulative or adverse impacts on coastal water quality from non-sewered developments, based on analysis of soils, density and other necessary requirements; and reducing urban runoff into coastal streams and the ocean.

3. **Coastal habitat areas and sensitive species** issues focus on the preservation and protection of environmentally sensitive coastal habitat areas (coastal/rocky strand, esturaine, wetland and riparian areas) and species by: identifying and acquiring environmentally sensitive coastal habitat areas; developing, where appropriate, restoration or management plans to preserve coastal habitat areas; develop appropriate public-use criteria for coastal habitat areas which will ensure their preservation; designating areas adjacent to these coastal habitat areas for compatible land uses; designating conservation areas and conservation buffers where necessary to protect riparian and other coastal habitat areas and sensitive species.

4. **Agriculture and Grazing** issues focus on preserving prime coastal agricultural and grazing lands from development. Policies aim at: establishing a stable urban-rural boundary line; designating prime and non-prime agricultural and grazing lands to remain in agriculture and grazing uses; and designating areas adjacent agricultural and grazing lands for compatible land uses with appropriate buffer zones in the case of agricultural lands. It should be noted that, before existing agricultural lands in the open space areas in the Coastal Zone are converted to urban uses, the findings of the Coastal Act Sections 30241 and 30242 must be made and the Land Use Plan amended.

5. **Visual Resources and Special Communities and Neighborhood** issues focus upon the protection of coastal views and visual quality, highly scenic coastal areas, and special

communities and neighborhoods by: identifying highly scenic coastal areas and special communities and neighborhoods; developing land use designations that will protect scenic and visual qualities of coastal areas and the unique characteristics of communities and neighborhoods; developing uniform sign and design criteria; and encouraging landmark registry programs such as the National Register of Historic Sites to preserve individual historic areas.

6. **Orderly and Balanced Development** issues focus upon the type, pattern, intensity, location and phasing of new development, the expansion of new and protection of existing coastal-dependant land uses, and the provision of adequate community services and facilities in conjunction with development. Policies are aimed at: identifying environmental constraints to development within the coastal zone; protecting historical, archaeological and paleontological resources; designating areas where divisions of land are to be limited or prohibited; designating appropriate parcel sizes; designating appropriate land use categories for existing and planned community facilities; designating areas in appropriate land use categories consistent with remaining and planned water, sewer and road capacities; allocating a portion of existing and proposed public service system capacities needed to serve visitors to the coast; and phasing and funding programs for necessary community facilities

7. **Coastal Hazard Area** issues focus on reducing geologic (earthquake, landslide, cliff erosion), fire and flooding hazards within the coastal zone. Policies aim at: designating appropriate land uses for areas subject to geologic and flood hazards; develop warning system for potential tsunami inundation areas; and developing appropriate setbacks and development criteria for bluff and cliff developments.

8. **Dredging, filling and shoreline structures** issues focus upon developing criteria for appropriate shoreline structures and criteria for dredging, and filling activities along the coast. Policies aim at: providing appropriately placed and designed shoreline protection structures; limiting negative effects of coastal structures such as sand loss; monitoring the effects of harbor dredging; and preserving designated wetlands, estuaries and areas adjacent to them in compatible uses.

9. **Shoreline access** issues focus upon providing, maintaining and managing public shoreline access by: preventing development from encroaching into shoreline areas; designating existing and proposed shoreline access areas and accessways for public use; protecting areas where public prescriptive access rights may exist; developing alternative transportation systems for access to shoreline areas; and acquiring, improving and managing public access areas and accessways.

10. **Recreational and Visitor-Serving Uses** issues focus upon distributing public and private recreational opportunities, visitor accommodations and support facilities, in a manner which ensures public access, equality of coastal recreation and visitor opportunities, and coastal resource protection. Policies aim at designating shoreline areas appropriate for recreation and visitor-serving uses; indicating general and desirable types and intensity of recreational and visitor-serving uses; designating appropriate types and intensity of recreational uses of bodies of water; development and maintenance of harbor, recreational boating, mooring and support facilities (as needed); developing a coastal trail system; designating upland areas for non-coastal

dependent recreation, visitor accommodations and support facilities; and developing circulation and alternative transportation programs and facilities (including parking) to serve recreational and visitor-serving uses.

11. **Industrial Development** issues focus upon the provision of adequate and appropriate coastal and non-coastal dependent industrial uses and the provision and protection of affordable housing within the coastal zone. Policies are aimed at: developing consistent policies regarding the expansion and location of coastal-dependent industrial facilities; designation of appropriate land use categories for coastal-dependent facilities; and the expansion and location of non- coastal-dependent industrial development.

12. **Energy** issues focus on the use of potential energy resources along the coast. Policies aim at: reducing the pressure for off-shore oil drilling by encouraging energy conservation, alternative energy development and energy efficient design; designating desirable and compatible uses; and development, if necessary, of appropriate energy facility siting, design and compatible land use criteria.

C. COASTAL LAND USE PLAN

The City's Coastal Land Use Plan consists of three components: General Plan Policies and Maps, Area Plan and Specific Plan policies and maps, and a Coastal Access Plan. The City's coastal land use policies and maps apply to public as well as private projects within the Coastal Zone and are necessary to carry out the purposes of the Coastal Act.

1. General Plan Policies and Maps

Coastal land use policies, programs, maps and definitions within the General Plan are identified by the following symbol: within the General Plan. These policies, programs maps, and definitions provide the basis for coastal permit requirements, changes to them require amendments to the Coastal Program. For convenience, they have also been organized to address twelve coastal act subject matters and are found in Table LCP-2.

Table LCP-2

General Plan Coastal Land Use Policies, Programs, Implementing Regulations, Maps and Tables

Policies and Programs:	Coastal Act Policy	Implementing Regulations:	Maps and Tables:
1. Marine Resources	**30230**		
EQ 4.1, et al; CD 2.1.3; LU 3.7 et al; ED 1.6.6; 3.1.1 CF 2.2.1		Zoning Ordinance 24.08, Part 3 24.10, Part 14, 20. 25, 26 24.14, Part 1, 2, 3, 4 Misc. Ordinance 85-70 CEQA Federal Water Quality Act RWQCB Standards	
2. Coastal Water Quality	**30231**		
EQ 2.1 et al; 2.3, 2.3.1, 2.3.1.3, 2.3.1.5, 2.3.1.6, 2.3.1.8, 2.3.2, 2.3.3; 2.4; 2.6; 4.1.6; 4.2.7; CF 8.3.2		Zoning Ordinance 24.08, Part 3 24.14, Part 1, 2, 3, 4 Municipal Code 6.20.020 Subdivision Ordinance 23.16.050.5 Miscellaneous CEQA Federal Water Quality Act RWQCB Standards	EQ-2
3. Coastal Habitat Areas and Sensitive Species	**30240**		
EQ 3.1 et al; 3.2 et al; 4.1 et al; 4.2 et al; 4.3; 4.4; 4.5, 4.5.2, 4.5.3, 4.5.3.2; 4.5.4; 4.6; 4.7 CD 6.1, 6.1.2, 6.1.4 LU 1.4; 2.2.4, 2.2.5, 2.2.7; 3.4, 3.4.4, 3.4.5, 3.4.6, 3.4.7, 3.4.8, 3.4.9, 3.4.10, 3.4.11, 3.4.12; 3.7 et al. ED 1.6.6; PR 1.9.3; CF 7.2.2.2; 9.4, 9.6		Zoning Ordinance 24.04 (all) 24.08, Part 3 24.10, Part 23, 26 24.14, Part 1, 2, 3, 4 Municipal Code 9.56 Subdivision Ordinance 23.24.020.3 23.24.030.3 23.16.050.4 23.16.070 Miscellaneous CEQA Federal/State Endangered Species Acts	EQ-8; EQ-9; EQ-10; EQ-12 L-10; L-11; L-12
4. Agriculture and Grazing	**30241**		

EQ 3.4;	Zoning Ordinance	EQ-6,

LU 3.1.3, 3.1.3.1; ED 1.6.5;		24.08, Part 3 24.10, Part 19, 23	EQ-7; L-10, L-12
5. Visual Resources and Special Communities and Neighborhoods	**30251, 30244**		
CD 2.1 et al; 2.2 et al; 3.4; 3.5, 3.5.4; 5.4.1; 6.1.1 LU 1.4; 1.6; 2.6.5; 3.4; 3.5; 3.5.1 C 5.9.7 ED 4.1.1; 5.3.1; 5.6.4 CR 2.1; 2.2.2; 2.3, 2.3.2		<u>Zoning Ordinance</u> 24.04 (all) 24.08, Part 1,3,5,6,8,9,10,20 24.10.150 24.12, Part 5 24.14, Part 1 <u>Municipal Code</u> 9.56 <u>Subdivision Ordinance</u> 23.24.020.3 23.24.030.3 <u>Miscellaneous</u> CEQA	CD-2 CR-1 CR-2 CR-3
6. Orderly and Balanced Development	**30250, 30252** **30253(4), 30254**		
EQ 1.1; 3.2.4; CD 1.1 et. al; 1.3, 1.3.1, 1.3.1.2, 1.3.2; 1.4; 2.1 et al; 3.4; 3.6; 3.7; 5.2, 5.2.4; 5.4.1; 6.2.4 LU Section H (Land Use Diagram and Designations); 1.7; 2.1 et al; 2.2.1; 2.2.2; 2.2.4, 2.2.5, 2.2.7, 2.2.8, 2.4.2, 2.4.3, 2.4.4; 2.6.3, 2.6.3.1, 2.6.4.3, 2.6.5; 2.9.1; 3.1.2; 3.3 et al; 3.6; 4.1; 4.1.1; 4.2; 4.4; 4.5; 5.3; 5.3.1; 5.3.5 et al; 5.5.1; 5.5.2; 5.6, 5.6.2 C 1.7, 1.7.1; 3.5; 4.2; 5.8, 5.8.2; 5.9.7; 6.4.6 H 3.4; 5.3.3 ED 2.4.6; 3.1, 3.1.1; 3.5; 4.1.1 CF 1.7.1; 2.2.1; 6.5; 7.1.2; 7.2; 7.2.2.2; 7.2.4; 7.2.5; 7.2.6; 7.3.1; 8.3.2; 8.4; 9.4; 9.5; 9.6; PR 1.2; 1.2.2; 1.2.11; 1.8.1; 1.8.2; 2.1; 4.2; 4.2.2; 4.2.3 bullets 2, 3 CR 1.1.2; 1.2, 1.2.2; 1.2.2.1; 1.2.3 et al; 1.2.4 et al; 1.2.5; 1.3 et al. ; 2.1; 2.2.2; 2.3; 2.3.2 S 1.1.1; 1.2 et al; 2.1; 2.2; 2.7; 3.1.1; 3.1.2; 3.3 et al except 3.3.1; 4.3; 4.3.1; 4.3.2; 4.3.3; 4.5; 4.10; 7.4		<u>Zoning Ordinance</u> 24.04 (all) 24.08, Part 1,2,3,5,6,8,9,10,20 24.10.105 24.10, Part 3,4,5,6,7,8,11, 12,14,16,18, 20,21,23,25,26,28 24.12, Part 1,2,3,4,5,9 24.14, Part 1,2,3,4 24.18 (all) 24.20 (all) <u>Municipal Code</u> 1.12.050 16.08.080 <u>Subdivision Ordinance</u> 23.04.030 23.16.050.3 23.16.050.4 23.16.050.5 23.16.070 23.16.080 23.20.020.9 23.24.020.2 23.28 <u>Miscellaneous</u> CEQA AQMP, RWQCR standards	CF-4 CF-6 CF-7 CR-1 CR-2 CR-3 L-10 L-11 L-12

General Plan Coastal Land Use Policies, Programs, Implementing Regulations, Maps and Tables		
7. Coastal Hazard Areas 30232, 30253		
EQ 3.1 et al; 3.2 et al; 3.3; S 1.1.1; 1.2 et al; 2.1; 2.2; 2.7; 3.1.1; 3.1.2; 3.3 et al except 3.3.1 3.7.1, 3.7.3; 4.3; 4.3.1; 4.3.2; 4.3.3; 4.5; 4.10; 6.1 et al, 6.3, 6.4; 7.4 LU 3.7.1, 3.7.3	Zoning Ordinance 24.08, Part 9 24.10, Part 20, 21, 28 24.14, Part 1, 4 Subdivision Ordinance 23.16.020.3(c) 23.16.080 23.20.020.9 23.24.020.2 Miscellaneous CEQA	EQ-7; EQ-8; S-1, S-2; S-5; S-6; S-7; S-8; S-9; S-10; S-11
8. Dredging, Filling and Shoreline Structures 30233		
EQ 4.1.3; 4.2.2.3 S 3.1.3	Zoning Ordinance 24.10, Part 14, 20 24.14, Part 4 Miscellaneous CEQA	
9. Shoreline Access 30210, 30211, 30212		
CD 5.2 and 5.2.4; 5.3 LU 3.5 et al; 5.6.2; C 4.4.3; 4.4.4; 4.4.5; 5.6; 6.4.2.7; ED 5.3 et al; 5.6.3.6; 5.6.4 PR 1.4.2; 1.4.5; 1.4.6; 1.7 et al; 4.2; 4.2.2 LCP Section D	Zoning Ordinance 24.08, Part 3 24.10, Part 20, 25, 26 24.12, Part 3 Subdivision Ordinance 23.28 23.16.070 23.16.050.4 Miscellaneous Administrative Procedure Order: "Obtaining Coastal Basements and Dedications" 1980 Coastal Access Standards and Recommendations	C-3, C-6, C-15, C-23; PR-7; PR-11; LCP-6
10. Recreational and Visitor-Service Uses 30213, 30220, 30221, 30222		
LU 2.2.1, 2.2.2, 2.2.4, 2.7.2; 2.7.3.3; 3.5 et al; 3.6; 5.3.5 et al; C 1.7.1; 3.5; 4.4.3, 4.4.4, 4.4.5; 5.6; 6.2; ED 2.4.3; 2.4.5; 2.4.6; 5.2, 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.6; 5.3 et al, 5.5 et al; CF 9.4 PR 1.2; 1.2.2; 1.2.11; 1.2.13; 1.2.14 et al, 1.4.2, 1.4.5, 1.4.6, 1.7 et al; 1.8.1, 1.8.2; 1.9.3; 2.1; 3.7, 3.7.1; 4.2, 4.2.2; 4.2.3,	Zoning Ordinance 24.08, Part 1, 2, 3, 5, 6 24.10, Part 16 24.18, Part 9 Miscellaneous CEQA	L-10, L-12; C-3, C-6, C-22; PR-11; LCP-5

General Plan Coastal Land Use Policies, Programs, Implementing Regulations, Maps and Tables			
bullets 2, 3			
11. Industrial Development	**30234, 30260**		
ED 3.1; 3.1.1		Zoning Ordinance 24.08, Part 1, 2, 3, 5, 6 24.10, Part 16 Miscellaneous CEQA	
12. Energy	**30253**		
EQ 5.1; 5.3 et al; 5.4 et al; 5.5; 5.6, 5.6.1 LU 3.7 et al; 5.3, 5.3.1 ED 3.1		Zoning Ordinance 24.08, Part 5 Miscellaneous State Title 24	

2. Area and Specific Plan Policies and Maps

In addition to utilizing General Plan policies, a few areas within in the City's coastal zone are addressed more specifically by Area and Specific Plans. (See Table LCP-3 for Area and Specific Plans in the Coastal Zone.) While some areas are under the land-use jurisdiction of other agencies, they are subject to the Coastal Act and must obtain coastal permits. For the City to issue coastal permits, it must have a basis for action therefore, the State Department and Recreation's land-use plans for Natural Bridges State Park, Twin Lakes and Lighthouse Field State Parks, UCSC's Long Marine Lab facilities and Santa Cruz Yacht Harbor are incorporated into the City's Local Coastal Plan and are summarized with other area and specific plans in the General Plan's Area/Specific Plan Summary chapters. These policies, programs and maps provide the basis for coastal permit requirements and changes to them constitute amendments to the Local Coastal Program. For convenience, these policies and programs have also been organized to address 12 Coastal Act subject matters and are found in Table LCP-4.

Table LCP-3

Area and Specific Plans in the Coastal Zone

	Code to Table
Beach Area (all)	BAP
Downtown Recovery Plan (portions in Coastal Zone)	DRP
Lighthouse Field (all)	LF
Moore Creek Access and Management Plan (all)	MC
Natural Bridges State Park Plan (all)	NB
Neary Lagoon Management Plan (all)	NL
San Lorenzo River Design and Enhancement Plan (portions in Coastal Zone)	SLR
Santa Cruz Harbor Development Plan (all)	HB
Seabright Area Plan (all)	SB
Twin Lakes State Beach Plan (all)	TL
UCSC Long Marine Lab (all)	
Western Drive Master Plan (portions in Coastal Zone)	WD

Table LCP-4

Area and Specific Plan Coastal
Land Use Policies, Programs, Implementing Regulations, Maps and Tables

Policies and Programs:	Coastal Act Policy:	Implementing Regulations:	Maps and Tables:
1. Marine Resources	**30230**		
BAP Wharf 4.1D HB 1.1, 1.4, 1.7		Zoning Ordinance 24.08, Part 3 24.10, Part 14, 20. 25, 26 24.14, Part 1, 2, 3, 4 Misc. Ordinance 85-70 CEQA Federal Water Quality Act RWQCB Standards	
2. Coastal Water Quality	**30231**		
LF 4.1 MC 1.3, 1.3.1; 1.3.2; 1.3.5; 1.3.6; 1.4 et al NL 2.1 et al, 2.2 et al, 2.3 et al SLR 1.6 HB 1.6		Zoning Ordinance 24.08, Part 3 24.14, Part 1, 2, 3, 4 Municipal Code 6.20.020 Subdivision Ordinance 23.16.050.5 Miscellaneous CEQA Federal Water Quality Act RWQCB Standards	
3. Coastal Habitat Areas and Sensitive Species	**30240**		
LF 1.1, 1.2, 1.3, 1.4, 1.5; 1.5.4; 4.2 MC 1.1, 1.1.1; 1.1.2; 1.1.4; 1.1.5; 1.2; 1.2.1; 1.2.3; 1.4 et al NB 1.1, 1.2, 1.3, 1.4, 1.5, 1.5.1; 1.6, 1.7, 1.8, 1.9; 2.2 NL 1.3, et al; 3.1 et al, 3.2 et al, 3.3 et al, 3.4 et al, 3.5 et al, 3.6 et al, 3.7 et al; 3.8 et al; 4.1 et al, 4.2 et al, 4.3 et al, 4.4 et al, 4.5 et al, 4.6 et al, 4.7 et al, 4.8 et al; 5.2 et al, 5.3 et al; 6.2 et al; 6.3 et al SLR 1.1, 1.3, 1.4, 1.4.1, 1.4.3, 1.4.5, 1.4.6, 1.5; 3.6 TL 1.1; 1.2 WD 1.1, 1.2, 1.3 HB 1.3, 1.5, 1.8, 2.2		Zoning Ordinance 24.04 (all) 24.08, Part 3 24.10, Part 23, 26 24.14, Part 1, 2, 3, 4 Municipal Code 9.56 Subdivision Ordinance 23.24.020.3 23.24.030.3 23.16.050.4 23.16.070 Miscellaneous CEQA Federal/State Endangered Species Acts	ASP-12; ASP-13; ASP-14; ASP-15

Area and Specific Plan Coastal
Land Use Policies, Programs, Implementing Regulations, Maps and Tables

Policies and Programs:	Coastal Act Policy:	Implementing Regulations:	Maps and Tables:
4. Agriculture and Grazing	**30241**		
		Zoning Ordinance 24.08, Part 3 24.10, Part 19, 23	
5. Visual Resources and Special Communities and Neighborhoods	**30251, 30244**		
BAP 1.1; 1.8; 3.21, 3.22 LF 2.1; 3.4 MC 3.6 NL 5.1 et al, 5.3 et al, 5.4 et al, 5.5 et al, 5.6 et al SB 1.3; 1.4; SLR 3.7; TL 2.1; WD 2.1, 2.4, 2.5, 2.7 HB 2.1		Zoning Ordinance 24.04 (all) 24.08, Part 1,3,5,6,8,9,10,20 24.10.150 24.12, Part 5 24.14, Part 1 Municipal Code 9.56 Subdivision Ordinance 23.24.020.3 23.24.030.3 Miscellaneous CEQA	ASP - 3 ASP - 4 ASP - 5 ASP - 6 ASP - 22 ASP - 23
6. Orderly and Balanced Development	**30250, 30252, 30253(4), 30254**		
BAP 1.1; 1.8; 2.1; 2.2, 2.3, 2.4; 3.1, 3.2, 3.3, 3.4, 3.5, 3.8, 3.9, 3.10, 3.13, 3.14, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23; 3.24; 5.1, 5.2, 5.3, 5.4, 5.4.1 DRP 3.3.3; LF 3.1, 3.2, 3.3, 3.4; 4.2; 4.3, 4.4; 5.2 MC 3.1, 3.5, 3.6; 4.1, 4.2, 4.3, 4.4; 5.1.1; 5.1.2 NB 2.1, 2.3.2.4; 2.5, 2.6; 5.1, 5.2; 6.5 NL 5.1 et al; 5.7 et al; 6.1 et al, 6.2 et al, 6.3 et al; 8.1 et al; 8.2 et al; 8.3 et al; 8.4 et al; 8.5 et al; 8.6 et al; 8.7 et al; 8.8 et al; 8.9 et al; 8.10 et al; 9.1 et al SLR 3.8; 3.9, 3.9.5; 3.10, 3.11 TL 3.1; 3.2; 4.1; 6.1 WD 1.4, 1.5; 2.8, 2.9, 2.10, 2.11, 2.12, 2.13; 5.1 HB 2.3; 3.1, 3.6, 3.7, 3.8 et al; 4.1, 4.2, 4.3, 4.4 et al, 4.6, 4.7		Zoning Ordinance 24.04 24.08, Part 1,2,3,5,6,8,9,10,20 24.10.105 24.10, Part 3,4,5,6,7,8,11, 12,14,16,18, 20,21,23,25,26,28 24.12, Part 1,2,3,4,5,9 24.14, Part 1,2,3,4 24.18 (all) 24.20 (all) Municipal Code 1.12.050 16.08.080 Subdivision Ordinance 23.04.030 23.16.050.3 23.16.050.4 23.16.050.5 23.16.070 23.16.080 23.20.020.9	ASP - 2 ASP - 3 ASP - 4 ASP - 5 ASP - 6 ASP - 8 ASP - 9 ASP - 10 ASP - 11 ASP - 18 ASP - 20 ASP - 21 ASP - 24

Policies and Programs:	Coastal Act Policy:	Implementing Regulations:	Maps and Tables:
		23.24.020.2 23.28 Miscellaneous CEQA AQMP, RWQCB standards	
7. Coastal Hazard Area	**30232, 30253**		
LF 5.1, 5.2, 5.3 NB 1.1; 6.2, 6.3, 6.4, 6.6 NL 1.1 et al, 1.2 et al, 1.4 et al, 1.5 et al SLR 5.1 TL 5.2; 7.1 et al; 7.2; 7.3; 7.4 WD 1.4, 1.5 HB 1.9		Zoning Ordinance 24.08, Part 9 24.10, Part 20, 21, 28 24.14, Part 1, 4 Subdivision Ordinance 23.16.020.3(c) 23.16.080 23.20.020.9 23.24.020.2 Miscellaneous CEQA	ASP - 17
8. Dredging, Filling and Shoreline Structures	**30233**		
LF 5.3 NB 2.1; 6.2 HB 1.2		Zoning Ordinance 24.10, Part 14, 20 24.14, Part 4 Miscellaneous CEQA	
9. Shoreline Access	**30210, 30211, 30212**		
BAP 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.13, 3.17, 3.20 DRP 3.3.3 LF 3.2 HB 3.10; 4.10, 4.12; 5.1 et al, 5.2 et al, 5.3 NB 4.3 NL 3.3 et al; 7.1 et al, 7.2 et al; 8.1 et al; 8.2 et al; 8.3 et al; 8.4 et al; 8.5 et al; 8.6 et al; 8.7 et al; TL 4.1; 5.1 LCP-Section D		Zoning Ordinance 24.08, Part 3 24.10, Part 20, 25, 26 24.12, Part 3 Subdivision Ordinance 23.16.050.4 23.16.070 23.28 Miscellaneous Administrative Procedure Order: "Obtaining Coastal Basements and Dedications" 1980 Coastal Access Standards and Recommendations	

Area and Specific Plan Coastal Land Use Policies, Programs, Implementing Regulations, Maps and Tables			
Policies and Programs:	**Coastal Act Policy:**	**Implementing Regulations:**	**Maps and Tables:**
10. Recreational and Visitor-Serving Uses	**30213, 30220, 30221, 30222**		
BAP 2.1; 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.13, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24; 5.1, 5.2, 5.3, 5.4, 5.4.1 HB 3.7 et al, 3.10; 4.4 et al, 4.5; 5.1 et al; LF 3.2; 4.3, 4.4 MC 4.3, 4.4; 6.1, 6.1.1, 6.2, 6.2.1, 6.2.2 NB 1.9; 2.3, 2.4, 2.5, 2.6; 3.1, 3.2, 3.3, 3.4, 3.5, 3.6; 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8; 6.1 NL 6.1 et al, 6.2 et al, 6.3 et al,; 8.1 et al; 8.2 et al; 8.3 et al; 8.4 et al, 8.5 et al, 8.6 et al, 8.7 et al, 8.8 et al; 8.9 et al; 8.10 et al SLR 3.9, 3.10, 3.11; 4.1, 4.2, 4.3, 4.4, 4.5, 4.6 TL 4.1; 5.1; 5.2; 5.3 et al; 5.4; 5.5; 5.6; 5.7; 5.8 WD 5.1		Zoning Ordinance 24.08, Part 1, 2, 3, 5, 6 24.10, Part 16 24.12, Part 9 Miscellaneous CEQA	ASP - 8 ASP - 9 ASP - 10 ASP - 11 ASP - 12 ASP - 13 ASP - 20
11. Industrial Development	**30234, 30260**		
BAP 5.4.1, wharf 4 HB 3.2, 3.3, 3.4, 3.5, 3.6, 3.7 et al, 3.9 et al		Zoning Ordinance 24.08, Part 1, 2, 3, 5, 6 24.10, Part 16 Miscellaneous CEQA	
12. Energy	**30253**		
HB 1.10		Zoning Ordinance 24.08, Part 5 Miscellaneous State Title 24	

D. COASTAL ACCESS PLAN

Coastal access routes and points provide the public with direct access to the shoreline and coastal recreation and preservation areas in the City. Direct access points are found all along the City's coastline and provide entrances to the City's 10 coastal areas. (See Table LCP-5 for Coastal Recreation and Preservation Area and Map LCP-6 for the City's existing coastal access routes and points.)

Table LCP-5

Coastal Recreation and Research Areas

Coastal Recreation Areas

•Cowell/Main Beach (City of Santa Cruz)
•East Cliff Drive (City of Santa Cruz)
•Lighthouse Field State Park (State Department of Parks and Recreation)
•Natural Bridges State Park (State Department of Parks and Recreation)
•Santa Cruz Yacht Harbor (Santa Cruz Port District)
•Seabright Beach (City of Santa Cruz)
•Twin Lakes State Beach (State Department of Parks and Recreation)
•West Cliff Drive (City of Santa Cruz)
•Wharf (City of Santa Cruz)

Coastal Preservation/Research Areas

•Long Marine Lab/Younger Lagoon (University of California)
•Monterey Bay National Marine Sanctuary (National Oceanic and Atmospheric Administration)

1. Existing Access

Westside Lands/Long Marine Lab (1)

Westside Lands/Long Marine Lab area is located at the City's western edge. Long Marine Lab is a marine research area operated by the University of California at Santa Cruz. The Westside Lands area, located between Long Marine lab and DeAnza Mobile Home Park, is privately-held property designated for the development of coastal-dependent uses adjacent to the shoreline area. The coastline here is characterized by a sharp cliff that drops straight to the sea. Coastal activities include ocean viewing and tour of the marine research facilities. Unrestricted access to Younger Lagoon is not permitted in order to protect the area as a Natural Reserve, however docent-led, bird watcher, researcher and visual access is available.

Access Point: Access to Westside Lands/Long Marine Lab is possible via Natural Bridges Drive to Delaware Avenue and Delaware Avenue Extension, leading to the

Long Marine Lab Facilities. There is no direct access to the water area below the cliff.

Roadway Access: Roadway access is possible from Highway 1/Mission Street (via Natural Bridges Drive to Delaware Avenue and Delaware Avenue Extension.)

Mass Transit: Metro Route 3C provides access as far as Natural Bridges. Park along Delaware Avenue.

Bike/Pedestrian Access: A bike route runs to the end of Delaware Avenue just past Antonelli Pond. There are no sidewalks leading to the area.

Natural Bridges State Beach (2)

Natural Bridges is a State beach located near the Western edge of the City utilized for public recreation and beach access. The beach area is surrounded by a natural amphitheater and lagoon with eucalyptus trees and coastal prairie vegetation towards the rear. Coastal activities include ocean viewing, walking, surf fishing, jogging, sunbathing, swimming, picnicking and a full range of beach activities permitted by large open areas (i.e. Frisbee).

Access Points: Access to Natural Bridges is possible via several gradual trails from public parking areas along West Cliff Drive, Swanton Blvd. and within the park. Access is also possible along a gradually sloping pathway beginning at the northwest end of the park on Horizon Drive within De Anza Mobile Home Park. Some potential hazards exist at this access point since portions of the beach are under water at high tide.

Roadway Access: Roadway access is possible from West Cliff Drive and also Highway 1/Mission Street (via Natural Bridges Drive - Delaware Avenue - Swanton Boulevard or Delaware Avenue - De Anza Mobile Home Park - Cascade Drive - Horizon Drive). Several paved parking areas are contiguous to the beach. Parking within De Anza Mobile Home Park is private and by permit only.

Mass Transit: Metro route 3C (Mission Via Delaware Avenue) provides direct access to Natural Bridges at the corner of West Cliff Drive and Swanton Boulevard.

Bike/Pedestrian Access: A bicycle and pedestrian pathway leads directly to Natural Bridges via West Cliff Drive. Bike and pedestrian ways are also along Swanton Boulevard and Delaware Avenue.

West Cliff Drive (3)

West Cliff Drive is a publicly owned right-of-way with an adjacent bicycling and pedestrian path paralleling the coastline. Access to sandy beaches and rocky cliff areas are possible along the length of West Cliff Drive. Coastal activities include ocean viewing, sunning, surfing, surf fishing, rock fishing, wind surfing, biking and walking.

Access Points: A bicycle-pedestrian pathway and stairs leading down to several beach areas provide access to the area. The coastal bluffs are subject to erosion and tidal rocks are slippery when wet, thus limiting access at a few points along the area.

Roadway Access: West Cliff Drive runs the length of the area and several side streets such as Bay, Woodrow, Fair, and Swanton connect to West Cliff Drive. Limited parking is available along West Cliff Drive and on adjacent streets.

Mass Transit Metro route 3c (Mission) provides services along Modesto, Wanzer and Fair Avenue leaving one to two block walks to West Cliff Drive.

Bike/Pedestrian Access: Direct access along the West Cliff Dr. bike-pedestrian pathway.

Lighthouse Point/Steamers Lane (4)

Lighthouse Point is the geographic feature which defines the northern end of Monterey Bay. The point projects markedly into the Pacific Ocean, creating a prime surfing point (called Steamer Lane, located to the east of Lighthouse Point). The area is publicly owned and utilized for surfing, ocean viewing, and walking.

Access Points: The area is immediately accessible by West Cliff Drive, however the promontory itself is not accessible due to dangers presented by wave action and erosion. Steamer Lane is accessed by a wooden stairway descending riprap to water level.

Roadway Access: Roadway access is possible via the length of West Cliff Drive or Highway 1/Mission Street (via Bay Street).

Mass Transit: Metro route 7 (Beach), provides access to the corner of Pelton and Lighthouse Avenues approximately 1/4 mile from Lighthouse Point and Steamer Lane.

Bike/Pedestrian Access Direct access along the West Cliff Dr. bike-pedestrian pathway.

Cowell Beach (5)

Cowell beach is a municipal beach and one of the main beaches utilized by people in the City. It is a relatively large, deep, gradual beach, with a gradual drop off at the water line located at the foot of West Cliff Drive, Beach Street and the Wharf. Uses include ocean viewing, sunning, walking, surf fishing, rock fishing, swimming and volleyball. The beach is relatively safe for swimming by virtue of the protected nature of the water and lifeguards provided by the City of Santa Cruz (during peak use periods).

Access Points: he principal access to the sight is via cement stairs at the foot of the Wharf (westside) or from Main Beach by walking under the Wharf.

Roadway Access: Access is possible via Bay to West Cliff Drive, Front to Washington Street, or Riverside Bridge to Second Street to Front Street. Parking is available immediately contiguous to the site in small parking lots or adjacent streets.

Mass Transit: Metro route 7 (Beach) provides direct access to the Cowell Beach at the foot of Washington and Beach Street.

Bike/Pedestrian Access: Direct access is provided by the West Cliff Drive bicycle-pedestrian pathway, a bike lane along Beach Street (eastbound) and pedestrian access along the Beach Street promenade.

Main Beach (6)

Main Beach is an intensely utilized public beach running the length of Beach Street from the foot of the Wharf to the mouth of the San Lorenzo River. The beach is long and deep with a gradual drop-off into the surf. Swimming is relatively safe during peak months when patrolled by City lifeguards. Coastal activities include ocean viewing, sunning, walking, surf fishing, swimming, volleyball, jogging, frisbee, etc.

Access Points: Main Beach can be accessed along Beach Street and the Boardwalk from 10 stairways at different locations. Access is also possible near the mouth of the San Lorenzo River at the corner of Beach and Third Streets and via the railroad track right-of way and then down a stairway to the beach.

Roadway Access: Roadway access is possible from West Cliff Drive to Beach Street, Front Street to Washington Street Extension to Beach Street, or Riverside Avenue to Third Street. Parking is available along Beach Street, several side-streets, and various parking lots totaling approximately 5,900 spaces.

Mass Transit: Metro route 7 (beach) provides direct access to Main Beach along Beach Street between Washington Street Extension and Cliff Street.

Bike/Pedestrian Access: Direct access is possible from the end of the West Cliff Dr. bicycle-pedestrian pathway and along the Beach Street Promenade and eastbound bike lane on Beach Street.

Wharf (7)

The Municipal Wharf extends out into the Bay for approximately half a mile between Cowell and Main Beaches. The Wharf is owned and operated by the City a major tourist attraction featuring restaurants, fishing areas, fish markets, gift and curio shops and other businesses.

Access Points: The area is accessible via its entrance at the foot of Beach and Washington Streets. Access for individuals on boats is also possible via docking areas at the base of the wharf.

Roadway Access: Roadway access is possible to the base of the wharf from Washington Street Extension or West Cliff Drive via Bay Avenue and also along the length of the wharf.

Mass Transit: Metro route 7 (Beach) provides direct access to the Wharf at the foot of Washington and Beach Street.

Bike/Pedestrian Access: Direct access along the West Cliff Drive bike-pedestrian pathway. Bike and pedestrian access is also possible along the length of the wharf.

San Lorenzo Point (8)

San Lorenzo Point is a long, narrow promontory projecting into Monterey Bay, located at the end of East Cliff Drive to the east of the mouth of the San Lorenzo River. The Point is owned by the State of California and provides opportunities for ocean viewing, sunning and walking.

Access Points: The area is immediately accessible from East Cliff Drive and a path leading to the end of promontory.

Roadway Access: Access is possible via Murray Street to East Cliff Drive (Ocean Street to San Lorenzo Blvd to Murray or Seabright Avenue to Murray). Parking is limited on East Cliff Drive.

Mass Transit: Metro Route 7n (Beach Night), provides access to the site during the evening at the corner of East Cliff and Murray Streets. Metro Route 6 (Seabright), provides service to the corner of Seabright Avenue and Murray Street, leaving a walk of approximately one-quarter mile.

Bike/Pedestrian Access: Bicycle lanes run the length of Murray Street leaving a quarter of a mile ride to the corner of East Cliff Drive. Pedestrian access is possible via East Cliff Drive.

Seabright/Twin Lakes Beaches (9)

Seabright/Twin Lakes Beach is a long and relatively narrow public beach running from the mouth of the San Lorenzo River to the Santa Cruz Yacht Harbor. Coastal cliffs at the retreat of the beach are subject to erosion and wave action during storms. The beach is intensively utilized and provides opportunities for ocean viewing, sunning, walking, surf-fishing, surfing, swimming and frisbee.

Access Points: Access to the beach is possible from many points: a short trail descending to the beach beginning from East Cliff Drive at the foot of Mott and Cypress Avenues; stairs at the end of Third Avenue; and a pathway at the eastern end of Atlantic Avenue near the Santa Cruz Yacht Harbor.

Roadway Access: Roadway access is possible via Seabright Avenue to Atlantic Avenue and East Cliff Drive. The demand on this beach as a recreational resource far exceeds the number of available parking spaces in the immediate area.

Mass Transit: Metro route 6 (Seabright) stops at the foot of Seabright and Murray Street. From here a walk of approximately one to three-quarters of a mile remains to the site.

Bike/Pedestrian Access: Bicycle lanes exist down the length of Murray Street to Seabright, and also on Atlantic Avenue. The site is accessible from the corner of Seabright and East Cliff Drive.

Yacht Harbor (10)

The Santa Cruz Small Craft Harbor is composed of an upper and lower harbor area (separated by Murray/Eaton Streets) and forms the eastern edge of the City. While the Harbor is owned and operated by the Santa Cruz Port District, it remains accessible to the public. Uses of the Harbor include: ocean viewing, sunning, walking, surf fishing, boat fishing, rock fishing, and boating.

Access Points: The Harbor is immediately accessible from Lake Avenue, Brommer Street and East Cliff Drive (on the eastside of the harbor), and pedestrian sidewalks, pathways and dock areas which circumscribe most of the actual harbor area. Access is also possible along the western bluff of the Harbor from paths beginning at Frederick Street Park. There are stairs from the bluff to the Harbor at the park and Heritage Landing and from Melb Lane on the eastern bluff. Boating access is possible at the mouth of the Harbor which must be periodically dredged to provide safe ingress and egress for boats.

Roadway Access: Roadway access is possible via Seabright and Seventh Avenues to Murray/Eaton and then from Murray/Eaton to Lake Avenue to the Yacht Harbor entrance. There are a limited number of on-street parking spaces in the vicinity and demand for parking generally exceeds supply during summer months. There is a paid parking lot at the Yacht Harbor.

Mass Transit:	Metro Route 6 (Seabright) provides direct access to the site at the corner of Lake Avenue and East Cliff Drive.
Bike/Pedestrian Access:	Bicycle lanes exist down the length of Murray and Eaton Street, leaving a short distance down Lake Avenue to the Yacht Harbor.

2. Access Improvements

See policies under the Shoreline Access section of Table LCP-2 and Table LCP-4.

E. COASTAL PERMIT PROCESS AND IMPLEMENTATION PLAN

The City reviews projects in the coastal zone according to adopted regulations prescribing the permit process, public notice requirements, the extent of coastal commission review and authority, and the requirements of it's Coastal Land Use Plan and Implementation measures in its Coastal Land Use Matrix. Coastal concerns generally addressed by the coastal land use plan include issues such as coastal recreation, public access, marine or possible biological impacts, erosion, and grading. The implementation measures for particular land use policies are referenced in the Coastal Land Use Matrix. See Table LCP-7 for a step-by-step approach to Coastal Permit Processing in the City.

1. Extent of Coastal Commission Review and Authority

The extent of coastal commission review of and authority over local projects is defined by three areas. The first area consists of **lands below the mean high-tide line and lands where the public trust may exist**, i.e., the Yacht Harbor **and within 100 feet of any wetland, estuary or stream**. Within these areas the Coastal Commission exercises final authority on all applications.

The second area is those **properties generally within 300 feet of the beach's mean high-tide line or coastal bluff or to the first public road paralleling the sea**. Within these areas, the Coastal Commission reviews projects only if there is an appeal from the decision of the local jurisdiction. This area is designated by the SP-O shoreline protection overlay zoning district.

The third area is **coastal properties which fall between the coastal zone boundary and that area more than 300 feet from the mean high-tide line bluff or beach line**. Coastal permits are required for various types of projects within this large area; however, the local decision on coastal permits is final unless the project involves major public works projects or energy facilities which may be appealed to the Coastal Commission. (See Map LCP-8 for areas of permit authority.)

2. Coastal Land Use Implementation Matrix

To explain the relationship between the City's Coastal Land Use Policies and implementation measures, each of the coastal land use policies in Table LCP-2 and LCP-4 are referenced with various implementing regulations. This reference is a key element in the processing of coastal permits and allows a direct link between coastal policies and implementation measures which must be considered at the time of permit processing. See Tables LCP-2 and LCP-4.

3. Implementation Regulations

Several different land use regulations are utilized to implement the Coastal Land Use Plan and include: Zoning Ordinance Regulations and Designations, Subdivision Ordinance regulations, Municipal Code Regulations, CEQA guidelines, as well as Coastal Land Use Plan policies, programs, maps and definitions which are composed of General Plan and Area Plan land use policies, programs, maps and definitions pertinent to coastal issues.

Zoning ordinance regulations consist of development regulations, such as the conservation regulations and specific land use zoning districts, including the Shoreline Protection Overlay District, Coastal Zone Overlay District and the Small Craft Harbor District. Subdivision ordinance regulations consist of development regulations such as map and dedication requirements. Coastal Land Use Plan/General Plan regulations and designations are found within Tables LCP-2 and LCP-4, the General Plan and Area and Specific Plan summaries and include land use policies, programs, maps and definitions for specific coastal sites, natural resources and other. The Local Coastal Program Implementing Regulations are referenced in Table LCP-9. A Local Coastal Implementation Plan, which is an appendix to this chapter, provides the text of the actual Implementing Regulations.

Table LCP-7

Coastal Permit Processing Procedure

1) Initial Consideration. The first step in processing any permit is to determine whether a property is located within the coastal zone and, if so, what portion of the property is in the coastal zone. This can be determined initially through consulting the City's Zoning Map. Other preliminary considerations should be a determination as to whether a property is a "special coastal site", is located in a natural resource or sensitive area.

2) Coastal Policy Tables. Reference the coastal policy tables LCP-2 and LCP-4 to determine if any special or unique circumstances apply to the property. If any of these situations arise, further evaluation of the project and the Local Coastal Plan will be necessary to determine what special conditions should be considered when processing a coastal permit.

3) Application of Implementation Regulations. Once a determination is made that no unique or unusual circumstances exist for any application, then the regulations in the Coastal Implementation Plan may be used to handle permit processing. In many circumstances, a project's small size, scale, or location may exclude it from coastal permit applications. If this is the case, these exclusions and exemptions waive any further necessity of coastal permits. (See Map LCP-8.) If a coastal permit is required, then the remaining regulations in the Coastal Implementation Plan should be applied as part of normal coastal permit processing.

4) Administration of Coastal Permits. Specific administrative regulations for processing of coastal permits are called for. These regulations outline public notice requirements and other administrative regulations necessary to carry out the requirements of the California Coastal Act.

Table LCP-9
Local Coastal Program Implementation Regulations

The following table references Zoning Ordinance, Subdivision, Municipal Code and other regulations that together with the Coastal Land Use Matrix form the basis of the Coastal Implementation Plan. See the Coastal Implementation Plan which forms an appendix to this chapter for the actual Implementing Regulations.

a. **City of Santa Cruz Zoning Ordinance**

Chapter 24.04, Administration (all)

Chapter 24.08, Land Use Permits and Findings

Part 1: Use Permits Part 2: Variances
Part 3: Coastal Permit Part 5: Design Permit
Part 8: Planned Development Permit Part 9: Slope Regulations
Part 10: Historic Alteration Permit Part 20: Reconstruction Permit
Part 21: Watercourse Development Permit
Part 22: Watercourse Variance

Chapter 24.10, Land Use Districts

24.10.105 Substandard Lots
24.10.150 Development of Known Archaeological Sites
Part 3: R-S Residential Suburban District
Part 4: R-1 Single-Family Residential District
Part 5: R-L Multiple Residential—Low/Medium Density
Part 6: R-M Multiple Residence—Medium Rise District
Part 7: R-T Tourist Residential District
Part 8: C-C Community Commercial District
Part 10: C-T Thoroughfare Commercial District
Part 11: C-N Neighborhood Commercial District
Part 12: C-B Beach Commercial District
Part 14: SC-H Small Craft Harbor District
Part 14A: C-D/R Coastal Dependent Related District
Part 16: I-G General Industrial District
Part 18A: P-K Parks District
Part 18B: P-F Public Facilities District
Part 19: E-A Exclusive Agricultural District
Part 20: OF-R Ocean Front (Recreational) District
Part 21: F-P Flood Plain District
Part 23: GB-O Greenbelt Overlay District
Part 24: Central Business District
Part 25: SP-O Shoreline Protection Overlay District
Part 26: CZ-O Coastal Zone Overlay District
Part 27: Mixed Use Overlay District

Part 28: FP-O Flood Plain Overlay District
Part 29: HD-O High-Density Overlay District
Part 31: CON Neighborhood Conservation Overlay District
Part 42: West Cliff Drive Overlay District

Chapter 24.12, Community Design

Part 1: General
Part 2: General Site Design Standards
Part 3: Off-Street Parking and Loading Facilities Part 5: Historic Preservation
Part 9: Bed-and-Breakfast Inns

Chapter 24.14, Environmental Resource Management

Part 1: Conservation Regulations Part 2: Performance Standards
Part 3: Environmental Review Regulations Part 4: Flood Plain Management

Chapter 24.16, Affordable Housing Provisions

24.16.262: Local Coastal Plan Consistency

Chapter 24.18, Nonconforming Uses and Structures (all)

Chapter 24.20, Zoning Map (all)

b. **Subdivision Ordinance**

23.04.030	Conformity
23.16.020.3(c)	Engineering Geology and/or Seismic Safety Report
23.16.050.3	Approval of Tentative Map
23.16.50.4	Findings for Denial
23.16.50.5	Waste Discharge Determination
23.16.070	Final Map
23.16.080	Submittal for City Approval
23.20.020.9	Conditions of Approval
23.24.020.2	Minimum Requirements
23.24.020.3	Street Trees and Landscaping
23.24.030.3	Existing Trees
23.28	Dedications; Access to Public Resources; Reservations

c. **Municipal Code**

1.12.050	Authority to Give Notice to Appeal and Release Citations
6.20.020	Septic Tanks and Cesspools
9.56	Protection of Heritage Trees
16.08.080	Limitations and Prohibitions on Wastewater Discharges

d. **Miscellaneous**

Resolution Adopting CEQA Guidelines, NS-19-300
Ordinance 85-70: Opposing Oil and Gas Drilling off the Coast of Central and Northern California
Administrative Procedure Order: Obtaining Coastal Access Easements and Dedications (Standard Form for Access Easements)
1980 Coastal Access: Standards and Recommendations
Resolution of Known Archaeological Sites, NS-14,427
Archaeological Resource Protection Procedures, NS-14,835

* Monterey Bay Unified Air Pollution Control District Air Quality Management Plan (AQMP)
* Regional Water Quality Control board (RWQCB) Standards
* Federal and State Endangered Species Acts
* Federal and State Water and Air Quality Acts
* State Title 24

(*Federal, State and regional regulations, standards, and Acts with which the City must comply and are included for reference only.)

Table I-3

General Plan and Local Coastal Program Amendment process

A. Prior to filing an official application for a General Plan and/or Local Coastal Program amendment, the prospective applicant should discuss the proposed amendment with the City's Planning Director. This gives the applicant a first-hand opportunity to find out the details of the amendment process as well as any concerns the City may have about the proposed changes.

B. Should the applicant decide to proceed with an amendment, the next step is to file an official application with the Planning Department and pay the required processing fees.

City policy requires that all applications for changes in land use designation be accompanied by a development plan of sufficient detail to ascertain the potential impacts of the proposed project on the site and the surrounding area. What constitutes sufficient detail is determined by the Planning Director on a case-by-case basis.

Environmental review in accordance with the provisions of the California Environmental Quality Act (CEQA) will be required of every General Plan and Local Coastal Program amendment.

C. Once an application is submitted, it will be placed on an agenda for public hearing before the City Planning Commission according to the schedule established by the Planning Commission for General Plan and Local Coastal Program amendments. Prior to the Planning Commission hearing, the City, in accordance with State Government Code, will provide notice to the public of the hearing date and the item to be discussed. For an individual amendment, this typically involves a legal notice in the *Santa Cruz Sentinel* and a mail notice to all property owners within 300 feet of the subject property. (Major amendments affecting the entire community, such as an update of the Plan, are noticed differently because of their scale. In such cases, state law provides alternative methods of notification that do not require mailing to individual property owners.) Local Coastal Program amendments will also require a summary of measures taken to ensure public participation including a list of hearing dates; sample notice; indication of where and when notice published and/or to whom mailed; names and addresses of all hearing participants and commenters; copies or summaries of significant comments received at the local hearing, and an indication of local government response to each comment.

D. Planning Department staff will prepare a report to the Planning Commission for the public hearing, describing in detail the proposed amendment, discussing the amendment's relationship to and effect on other sections of the General Plan or LCP, any environmental or other impacts that may result, measures necessary to carry out the amendment, and comments from other City departments or affected government agencies. The staff also will state whether the Planning Commission should recommend the amendment to the City Council for approval. The staff report is sent to the Planning Commission, the applicant, and in the case of a Coastal amendment, to the Coastal Commission staff. The staff report, comments from the applicant, and other public testimony become factors in the Planning Commission, City Council and, in the case of a Local Coastal Program, the Coastal Commission's final actions.

State law requires that any decision on a General Plan and Local Coastal Program amendment be supported by findings of fact. These findings are the rationale for making a decision either to approve or deny a project. While specific findings may be applied on a project-by-project basis, at least the following standard findings should be made for each General Plan and Local Coastal Program amendment:

(1) The proposed amendment is deemed to be in the public interest.
(2) The proposed General Plan and/or Local Coastal Program amendment is consistent and compatible with the rest of the General Plan and LCP and any implementation programs that may be affected.
(3) The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
(4) The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process and requirements described above to ensure consistency and compatibility with the Plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by Council resolution.

5. Amendments to the General Plan and/or Local Coastal Program will go from the Planning Commission to the City Council for approval. Once approved by the City Council the General Plan amendment will become effective, except in the case of a Local Coastal Program amendment which must be approved by the Coastal Commission before becoming effective.

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COASTAL POLICIES FROM 1990 GP/LCP CHAPTERS ARE PRESENTED ON THE FOLLOWING PAGES

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ENVIRONMENTAL QUALITY ELEMENT

B. AIR QUALITY

Policies and Programs:

1.1 Ensure that population growth does not exceed AQMP population projections and review proposed land-use projects for their consistency with the AQMP and for potential air quality impacts. (See Policies L 5.1, S 6.1., CF 4.6)

C. WATER QUALITY

Policies and Programs:

2.1 Meet or exceed State Water Resources Control Board standards for discharge of sewage and storm waters to the Monterey Bay.

2.1.1 Oppose discharges into Monterey Bay waters by communities outside of the drainage basin.

2.1.2 Implement policies and recommendations resulting from the joint County Hazardous Materials Ocean Response Plan. (See policy S 6.1.1)

2.3 Ensure that new development or land uses near surface water and groundwater recharge areas do not degrade water quality.

2.3.1 Design and site development to minimize lot coverage and impervious surfaces, to limit post-development runoff to predevelopment volumes, and to incorporate storm drainage facilities that reduce urban runoff pollutants to the maximum extent possible. (See policies under CF 9.6.)

2.3.1.3 Require low-flow-velocity, vegetated open channels, area drains incorporating grease and sediment traps, groundwater recharge facilities and detention ponds directly connected to impervious areas.

2.3.1.5 Ensure that all parking lots, roads, and other surface drainages that will flow directly into coastal waters have oil, grease and silt traps.

2.3.1.6 Require a maintenance program and oil, grease and silt traps for all parking lots over 10 spaces and also investigate methods of retrofitting existing parking lots with grease, oil and silt traps.

2.3.1.8 Continue annual fall cleaning of the underground storm drainage system and investigate the feasibility of increasing street sweeping intervals. (See policy CF 9.3 and L 5.9.5)

2.3.1.9 Coordinate with the Department of Fish and Game to assure that development that involves alteration of or discharge into wetlands or streams and riparian vegetation is reviewed by the Department and their recommendations incorporated into project plans prior to approval of the coastal development permits.

2.3.2 Within undeveloped groundwater recharge areas, new parcel divisions shall be limited to one unit per 10 acres and new uses that would pollute the groundwater shall be prohibited.

2.3.3 Require any new development with a septic system to meet County health standards and where relevant, require soil percolation potential to be a part of development review.

2.4 Evaluate the water quality of natural springs and streams in the City and devise strategies to protect and restore these areas. (See Policies under EQ 4.2)

2.6 Cooperate with private and public agencies to protect water quality throughout the region.

D. SOILS

Policies and Programs:

3.1 Require site design and erosion control measures in areas subject to erosion hazards or adjacent to streams and wetland areas to minimize grading activities and vegetation removal. (See Maps EQ-6, EQ-8 and EQ-11)

3.1.1 For areas with very high or high erosion hazards, develop guidelines requiring structures to be clustered, access roads and driveways to avoid cutting across slopes, foundations which minimize excavation or fill, and recompaction and stabilization of sidecast materials.

3.1.2 Prohibit grading and earth disturbance during wet winter months and ensure that any grading or stockpiles are stabilized and revegetated (or covered) before winter months.

3.1.2.1 The rainy season will be between November 1 through April 1, with the City's Grading Ordinance establishing other premissible winter grading periods correlated with erosion risk for those developments that are not subject to Department of Fish and Game requirements.

3.1.3 Require an erosion control plan for all new projects located within or adjacent to erosion hazard areas, and for all development proposals involving slopes exceeding 10%. (See policies under S 1.1)

3.1.4 Work with the County and Port District to reduce erosion and sedimentation occurring in Arana Gulch. (See policies EQ 4.2.1, L 3.4.5)

3.1.5 Evaluate new development adjacent to the Moore Creek corridor for adequacy of erosion control measures. (See Policies EQ 4.2.1, L 3.4.12)

3.2 Limit development and control excavation and grading on and in the vicinity of unstable slopes or slopes over 30% to diminish erosion hazards and protect natural land forms and plant and animal habitats. (See Map EQ-7.) (See policies under S 1.1. and policy CD 2.1.2)

3.2.1 Prohibit development on slopes greater than 50%.

3.2.2 Prohibit development on slopes between 30% and 50% unless a project meets the following criteria: a physical hardship exists; impacts are mitigated to an insignificant level; structures are designed to conform to the terrain; mass and bulk of structures are minimized; fire safety measures are incorporated; geological and structural reports establish safety of construction; and alteration of the natural landform is minimized. (See policy CD 2.1.2)

3.2.3 Generally require at least a 20-foot setback from slopes over 30%, unless the criteria in EQ 3.2.2 are met; in no case shall the setback be less than 10 feet from the top edge of the slope.

3.2.4 Prohibit land divisions that could degrade distinctive natural features or result in development on lands within slopes over 30%. (See policy CD 2.1.1)

3.3 Protect ocean cliffs and cliff edges from human activity that creates erosion and cliff retreat. (See policies under S 1.2)

3.4 Protect significant agriculture and grazing lands within and along the periphery of the City from development utilizing exclusive agriculture/grazing zoning and Williamson Act contracts. (See Map EQ-5, policy L 3.1.3 and policies under L 3.1.4.)

E. BIOTIC DIVERSITY AND STABILITY

Policies and Programs:

4.1 Protect the natural ecosystem of the Monterey Bay Marine Sanctuary and the shoreline. (See policies under L 3.7.)

4.1.1 Cooperate with appropriate agencies to protect and manage offshore kelp beds.

4.1.2 Preserve the habitat of and minimize disturbance to seabird rookeries and roosting areas along the coastline. (See policies under EQ 4.5.4)

4.1.3 Require coastal protective structures, signs and public facilities to be sensitive to the natural setting and minimize the alteration of the natural shoreline. (See policies under L 3.5, PR 1.7, and S 1.2.3)

4.1.4 Work with the California Department of Parks and Recreation and other agencies to protect tidepool areas below DeAnza Mobile Home Park and along Natural Bridges State Beach and West Cliff Drive.

4.1.5 Protect the quality of water discharged into the Bay and allow no dumping of materials into the Monterey Bay. (See Policy EQ 2.1.)

4.1.6 Manage Bay waters under City control pursuant to the terms of the State Lands Commission Public Trust Grant and coordinate with the State Lands Commission on matters affecting all Bay waters.

4.2 Preserve and enhance the character and quality of riparian and wetland habitats, as identified on Maps EQ-8 and EQ-11, or as identified through the planning process or as designated through the environmental review process.

4.2.1 Develop, adopt and implement management plans for City-owned wetland and riparian areas including: San Lorenzo River, Neary Lagoon. Require

management plans for sites not owned by the City in connection with development, and/or encourage other agencies to implement management plans for: Younger Lagoon, Jessie Street Marsh, Arana Gulch, Moore Creek, Natural Bridges Marsh, and Antonelli Pond. The need for management plans for other significant environmental resource systems in the Coastal Zone, where ownership is fragmented, will be evaluated on a case-by-case basis when identified in the planning process. When a management plan is prepared, mechanisms will be adopted to implement the plan through permit conditions and other measures to enhance the natural resource. (See Policies EQ 3.1.4, EQ 3.1.5 and policies under L 3.4)

4.2.2 Minimize the impact of development upon riparian and wetland areas through setback requirements of at least 100 feet from the center of a watercourse for riparian areas and 100 feet from a wetland. Include all riparian vegetation within the setback requirements, even if it extends more than 100 feet from the water course or if there is no defined water course present.

4.2.2.1 Require that all development within 100 feet of these areas be consistent with the applicable management plan provisions under EQ 4.2.1 and L 3.4, if one has been established.

4.2.2.2 For Neary Lagoon, provide at least a 100-foot buffer between non-recreational land uses (e.g., parking, housing) and the lagoon. Exceptions may be granted for the City Secondary Wastewater Treatment Plant (to the limits shown in the Neary Lagoon Management Plan) project provided that mitigation measures as specified in the environmental impact report and management plan are concurrently implemented. (See also policy CF 7.2.2.2)

4.2.2.3 Prohibit uses such as construction of main or accessory structures, grading or removal of vegetation within riparian and wetland resource and buffer areas and allow permitted uses (such as previous non-motor vehicular trails, incidental public services, maintenance and replacement of existing Public Works facilities, maintenance of existing or restoration of previously dredged depths in flood control projects and navigational channels, small-scale facilities (500 sq. ft. or less) associated with nature study or resource-dependent activities, construction, grading or removal of vegetation necessary for maintenance, landscaping designed to provide a natural buffer and grading necessary as a part of such landscaping plan, passive recreation, habitat preservation and restoration) that are consistent with the environmental quality policies of the Plan, Section 30222 of the Coastal Act, and adopted management plans. Development in wetlands can be undertaken only where there is no feasible, less

environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. If any exceptions to this policy are to be considered, it shall be within the context of a resource management plan which plan shall be approved by the Coastal Commission as an amendment to the Land Use Plan.

4.2.3 Minimize increased runoff into riparian and wetland areas unless biological evaluation recommends increased inflows. (See Maps EQ-8 and EQ-11.)

4.2.4 Preserve riparian and wetland vegetation by minimizing removal and allowing only for uses dependent on the resources, passive recreational use, and maintenance of existing uses according to adopted management plans with compensating mitigation.

- Remove non-native invasive plants as specified in the management plans.
- Where consistent with the protection of riparian and wetland areas, provide actual or visual access of a low-impact nature (e.g., unpaved, narrow trails, boardwalks and vista points).

4.2.5 Protect and minimize the impact of development on bird, fish and wildlife habitat in and adjacent to waterways.

4.2.6 River or stream alterations must be consistent with the natural characteristics of the stream and limited to those allowed under Coastal Act Section 30236 which includes those necessary for water supply, flood control and habitat improvement projects. (See policy S 3.1.2)

4.2.7 Develop an Adopt-a-Stream program on a trial basis and determine its potential to protect, enhance and restore stream resources within the City. (See Map EQ-11 and policy EQ 2.4)

4.3 Preserve the character and quality of grassland habitats, as identified on Map EQ-8 by minimizing disturbance and removal of native grasslands and design landscaping to provide a natural buffer.

4.4 Preserve the character and quality of brush, mixed evergreen forest, Monterey pine, redwood forest and eucalyptus habitats, as identified on Map EQ-8 by minimizing removal of trees and brush where they are an integral part of the community or habitat and requiring introduced landscaping to be compatible with the established tree and/or brush community.

4.5 Continue the protection of rare, endangered, sensitive and limited species and the habitats supporting them as shown in Map EQ-9 or as identified through the planning process or as designated as part of the environmental review process. (See Map EQ-9)

4.5.2 Preserve the Santa Cruz Tar Plant by requiring appropriate buffers from any development and a management plan for on-site preservation.

4.5.3 Protect monarch butterfly overwintering sites and ensure adequate buffering of these sites from development.

4.5.3.2 Require development in the vicinity of designated monarch sites to undergo environmental impact analysis and for development affecting sites prepare a management plan addressing preservation of the habitat that includes criteria such as:

- Prohibiting the cutting, thinning, pruning or removal of any tree or shrub (especially nectar plants used by monarchs) except as necessary for safety of homes or persons and requiring replacement of comparable vegetation;
- Prohibiting pesticide use and keeping all water sources clean;
- Allowing construction only during the months when monarchs are not present; and
- Keeping smoke from infiltrating monarch roosting sites.

4.5.4 Preserve Black Swift and Pigeon Guillemot habitat by monitoring the effects of erosion repair work along West Cliff Drive and timing construction in areas near these habitats to avoid disturbing them during the nesting season ensuring that no significant adverse impact occurs. (See policy EQ 4.1.2)

4.6 Encourage the planting and restoration of native rather than non-native vegetation throughout the City and also in areas where plants or habitats are diseased or degraded.

4.7 Minimize the impact of grading and filling on plant and animal life. (See programs under EQ 3.1 and EQ 3.2.)

4.9 LUP resource maps shall be updated as new environmental information identifies additional natural resource areas and the updated maps submitted to the Coastal Commission for their files.

F. ENERGY

Policies and Programs:

5.1 Meet or exceed all local and state standards for energy conservation and use in all City operations providing on-going energy management of City operations, including monitoring energy use, rate analysis, energy accounting and reports, technical support for energy-related departmental purchases, replacement of lights with high-efficiency tubes and ballasts and also replacement of older, inefficient (ozone-depleting) heating, lighting, ventilation and air conditioning systems. (See policy PR 1.9.1).

5.3 Adopt and implement energy conservation and renewable energy design ordinances and/or design guidelines for new construction and major remodeling with, if feasible, energy efficiency standards surpassing State Energy Commission standards. (See policy H 4.1.2)

5.3.1 Investigate requiring energy efficiency and consumption analysis for all new projects, public and private, proposed for construction and consider prioritizing permit processing and reducing permit fees for projects where total annual energy use is demonstrated to be significantly less than in conventional projects. (See policy H 1.9.2.1)

5.3.2 Encourage reduction in the use of non-renewable energy resources for street lighting, decorative lighting and advertising, indoor lighting and cooling and also, where practical, require natural ventilation and natural lighting of interior spaces.

5.3.3 Develop and adopt a solar access ordinance to protect solar access rights and require solar orientation to maximize utilization of solar potential.

5.3.4 Require new swimming pools, spas and hot tubs to be heated by renewable energy sources to the maximum extent possible (e.g. solar or cogeneration).

5.3.5 Review building codes to remove obstacles to utilizing renewable energy systems, and provide incentives in obtaining permits for such systems.

5.4 Develop and implement a retrofit program of incentives and requirements to improve the energy efficiency of existing structures (including swimming pools and spas) with cost-effective conservation and renewable energy systems.

5.4.1 Consider requiring the seller of a structure to make available to the buyer and lender the last full year of energy utility bills and rate the energy efficiency of a building at time of sale. Investigate the potential of helping a buyer of an energy-

efficient building to obtain a larger loan when it is clear projected energy expenses are very low.

5.5 Promote industries that use energy efficiently and encourage them to locate in the City, including industries that rely on labor intensity rather than non-renewable energy, utilize energy efficient production methods and renewable energy systems and are consistent with environmental protection policies. (See policy ED 3.1.)

5.6 Encourage development of locally generated and managed energy resources by investigating the uses of methane, solar and wave technologies and others and also seeking funding for pilot projects.

5.6.1 Investigate the potential for development and financing of privately owned renewable energy sources and promote their establishment where feasible.

G. NOISE

Policies and Programs:

None.

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COMMUNITY DESIGN ELEMENT

B. URBAN FORM

Policies and Programs:

1.1 Infill and intensify land uses consistent with existing neighborhood or commercial district patterns in developed areas currently served by municipal services. (See policy L 2.1 and policies under L 2.6.3)

1.1.1 Focus development in the Central Core, and along arterial and mass transit corridors. (See policies under L 2.6.3)

1.1.2 Develop design criteria to ensure compatibility of infill development with existing neighborhoods and proposed development patterns (including intensities and land uses.) (See policies under CD 4.3)

1.3 Preserve open space land uses at the edge of the City to inhibit urban sprawl and maintain identity. (See Policies under L 3.1.)

1.3.1 Support the preservation of open space character and County land-use designa- tions of the Gray Whale Ranch and agricultural lands to the west of the City's boundaries and east of Wilder Ranch.

1.3.1.2 Work with the County to maintain lands between Moore Creek Canyon (west branch), the City's western boundary below Highway 1, Younger Lagoon and Wilder Ranch State Park in open space land uses through agricultural zoning, Williamson Act contracts, and open space easement agreements. (See policies under L 3.1)

1.3.2 Establish the City's urban development boundary at Moore Creek Canyon (east branch above Highway 1) and along the City limits below Highway 1 by assigning exclusive agricultural and very-low density and intensity land-use designations to areas west of the boundary, and prohibiting the extension of wastewater services beyond this line. Extension of other urban services may be permitted only if sized and designed to serve permitted uses where on-site services are unavailable and if consistent with Environmental Quality policies. (See policies under L 3.1 and L 4.1.1 and Map CF-6)

1.4 Where development abuts open space land uses, utilize careful site planning to emphasize the natural edges provided by topography and vegetation and maintain visual and physical access to open space areas. (See Policies under L 3.3 and Map L-6)

C. NATURAL SETTING AND SCENIC RESOURCES

Policies and Programs:

2.1 Preserve natural features providing visual definition to an area within the City. (See policy EQ 4.3, L 4.3.)

2.1.1 Prohibit land divisions that could degrade distinctive natural features.

2.1.2 Minimize the impact of grading and development on important natural features such as bluffs and foothills.

2.1.3 Protect the Monterey Bay National Marine Sanctuary and the shoreline and views to and along the ocean, recognizing their value as natural and recreational resources. (See policies under EQ 2.1, EQ 4.1 and L 3.7.)

2.1.4 Enhance the prominence of the San Lorenzo River as a natural feature giving structure, orientation and recreational enjoyment to the City. (See policies under EQ 4.2, L 3.4, PR 1.4.5 and also the San Lorenzo River Design and Enhancement Plan Summary.)

2.1.5 Protect and enhance unique natural areas including but not limited to Jessie Street Marsh, Pogonip, Arana Gulch Flood Plain, Neary Lagoon, Antonelli Pond, Arroyo Seco and Moore Creek Canyon. (See policies under EQ 4.2 and L 3.4.)

2.2 Preserve important public views and viewsheds by ensuring that the scale, bulk and setback of new development does not impede or disrupt them.

2.2.1 Develop siting, scale, landscaping and other design guidelines to protect visually sensitive areas and ensure that development is compatible with the character of the area. Areas to be protected include: open-space land uses, foothills, bluffs, scenic coastal areas, Beach Hill, Pogonip, Far West Side, Mission Hill, Moore Creek, DeLaveaga Park, and San Lorenzo River. (See policies CD 1.4, CD 3.5.4)

2.2.2 Identify important vistas and view corridors of community wide value to be preserved and require development to provide visual and physical breaks to allow access to these areas. (See policy CD 3.5.2)

D. UNIQUE CHARACTER AND SCALE OF THE BUILT ENVIRONMENT

Policies and Programs:

3.4 Develop and maintain physical and visual linkages between key areas in the City.

- The River — adjacent land uses. (See also policy PR 1.2.2.9)
- The Shoreline — adjacent land uses. (See also policies under L 3.5 and PR 1.7)
- West Cliff Dr. — Beach — East Cliff Dr. (See also policies under PR 1.4.2 and PR 1.7.6)
- UCSC — Downtown.
- Downtown — South-of-Laurel — Wharf — Beach.
- Cross-town linkage between City Hall and the County Government Building.

3.5 New or renovated development shall add to, not detract from City-identified landmarks, historic areas and buildings, and established architectural character worthy of preservation. (See Maps CD-4 and CD-5, policies under goal CR 4, L 4.3, S 2.3.1, S 2.4, and the Santa Cruz Historic Building Survey.)

3.5.4 Maintain the prominence of Beach and Mission hills when development is proposed on or near them. (See policies CD 2.2.1, ED 5.3.1 and CR 2.2.2)

3.6 In pedestrian areas, require building design to be responsive to the pedestrian environment. These areas include but are not limited to Downtown, South of Laurel, the Beach, wharf, shoreline, and commercial shopping areas.

3.7 Require development to incorporate features to promote pedestrian use including new linkages to the pedestrian system. (See policy C 2.2.6)

E. NEIGHBORHOOD QUALITY

Policies and Programs:

F. IMAGEABLE PATHS AND ENTRANCES

Policies and Programs:

5.2 Prepare and implement corridor plans for imageable paths addressing visitor-serving uses, high traffic volumes, pedestrian and bicycle access, building and parking siting and design, landscaping theme, undergrounding of utilities, commercial/residential transition, comprehensive signs and other amenities. (See Policy CD 6.2.1 and C 5.9.7)

5.2.4 Prepare a corridor plan for Ocean Street that provides for understandable visitor access to the Beach. (See policy L 2.2.9)

5.3 Develop a comprehensive, City-wide directional sign program to provide a clear and continuous sign system providing accurate directions and easier access to destination points.

- Ensure that signs are not excessive in number (by reducing and/or consolidating signs to present a more coherent message), are conspicuously posted, compatible with their surroundings, don't block views, are continuous from beginning points to destinations, and convey community character to residents and visitors.

- Distinguish and provide separate information for motor vehicle, pedestrian and bicyclist signs.

5.4.1 Development near the Western entrances of the City should take into account the rural/urban transition and protect natural views. (See policy L 2.2.9)

G. LANDSCAPING

Policies and Programs:

6.1 Protect existing significant vegetation and landscaping that provides scenic as well as wildlife habitat and forage value. (See policies under Goal EQ 4.)

6.1.1 Protect Heritage Trees and Shrubs by reviewing all construction plans to determine their impacts on Heritage Trees or Shrubs and providing technical information to assist owners in maintaining Heritage Trees and Shrubs on private property.

6.1.2 Require a two-for-one or more replacement planting and maintenance program when tree removal is necessary for new development.

6.1.4 Minimize tree cutting between the nearest through public road and the coast.

6.2 Develop landscape design plans to create a more coherent visual environment, showcase

6.2.4 Develop and adopt a landscape ordinance for new and rehabilitated landscaping with specific irrigation designs, planting and maintenance plans emphasizing unity, aesthetics, water efficiency and stressing the planting of a diversity of native, drought-resistant species. (See policies CF 6.1.6 and PR 1.9.3)

- Compose a list of recommended landscaping species that are native, drought tolerant and have forage value for wildlife.
- Compose a list of noxious and invasive species and educate the public about their disadvantages.
- Make drought resistant trees and native species a part of the Master Street Tree List.

Table CD-8
Proposed Imageable Paths

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B. BALANCED COMMUNITY

Policies and Programs:

1.4 Utilize the environmental review process and maintain Zoning Ordinance Conservation Regulations to ensure protection of natural resources, significant vegetation communities, wildlife habitats, archaeologically sensitive areas, scenic views and also mitigate and protect development from environmental hazards such as earthquakes, floods and fires in the process of land development. (See Policy CR 1.2.2, L 3.2, and policies under Goals EQ 4, CD 6, S 2, S 3, S 4).

1.6 Minimize, when practical, obstruction of important views and viewsheds by new development. In the Coastal Zone, development shall be sited and designed to and along the ocean and in scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and to restore visual quality in visually degraded areas. (See policies under CD 2.2.)

1.7 Ensure that future growth and development of Santa Cruz occurs consistent with the City's carrying capacity and that such growth and development does not lead to the overdraft of any water source, the creation of unacceptable levels of air pollution, or the loss of prime agricultural land. (See Policy CF 4.6)

C. RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS

Policies and Programs:

2.7.1 Assign lesser densities to lands that carry significant development constraints.

2.7.2 Maximize land intensity or densities in areas unconstrained by resources or hazards and having adequate service capabilities. (See policy L 2.6.5)

2.7.1 Update land use and design guidelines for the Beach and Wharf area addressing the area's importance as both a center of tourism and residential area. (See policies under C 4.4, C 6.4.2, H 1.3.1.2, ED 2.4.3, ED 2.4.5, PR 1.2.13, PR 1.4.2, PR 1.7.12, PR 3.7.1)

2.7.2 Prepare an area plan for the South of Laurel area providing for a mix of multi-family and commercial uses. The plan should be guided by the objective of creating an in-City, people-friendly, medium to high-density neighborhood with neighborhood commercial areas that coexists with visitor-

serving commercial development linking the beach area to downtown.

- The area shall accommodate a minimum of 300 additional dwellings and the area plan should evaluate the possibility of increasing this number by combining residential development with commercial development in the regional/visitor commercial areas.

- The historic and architectural character of the residential neighborhood in the vicinity of Spruce, Sycamore, Center and Washington must be preserved, while integrating the neighborhood into the larger area through design considerations, landscaping, building orientation, and the street system.

- The area offers important opportunities for visitor, community and neighborhood commercial development. The area's proximity to the beach offers an opportunity for visitor serving uses connecting to other visitor destinations. The desire to connect the beach to the downtown through this area, and the expectation for a significant permanent resident population also suggest community and neighborhood commercial uses or nodes.

- The expectation that the area will see significant housing together with commercial development requires that development occur in mixed use projects. Mixed use development should be clustered along the major corridors of Pacific Avenue, Front Street, and the rail right of way, but may also be appropriate elsewhere.

- The transportation system must serve a number of purposes. Streets are important linkages to the beach, downtown and residential neighborhoods. The street system should endeavor to separate tourist from local traffic. Tourist traffic needs to be directed to and through collection and distribution points in order to move large volumes of visitors. Local streets should be designed to discourage tourist traffic. Additionally, landscaping and other design techniques should develop streetscapes that link the Beach to Downtown along Pacific Avenue and other major travel corridors, the Downtown neighborhood, and the San Lorenzo River.

- As an in-town high density residential area, pedestrian, bike and transit systems are important. If feasible the Plan should provide for exclusive right of way for transit. Trip reduction measures may reduce the overall impact of traffic.

- The existing rail line holds promise for a future passenger rail system. One or more transit stops should be planned for in this area. Areas within walking distance of a potential station should be developed at higher densities or intensities.

- The permanent residential as well as the visitor population, will require

amenities, in particular parks and recreation facilities. Recognizing the intensive nature of expected development, open space should include promenades, plazas, pocket parks, and paseos. The resident population has additional needs that could be satisfied by an open space around which residential development is focused. (See Policy PR 1.2.11)

- The Plan needs to take into account existing plans for surrounding areas, including Downtown Recovery Plan, San Lorenzo River Design and Enhancement plans, Neary Lagoon Management Plan, Factory Outlet Master Plan, and the Beach Area Plan.

- Any major public use building or facility shall take into account the area's location in a flood and liquefaction hazard area.

2.7.7 Require a specific plan for the Arana Gulch site prior to any development which preserves the area's open-space character, protects sensitive biotic habitats and relates proposed development to its surroundings and develop a management plan for the property addressing environmental and safety concerns related to development.

- Protect the floodplain by maintaining it in a natural state and rehabilitating damage from erosion. Minimize and mitigate impacts from adjacent lands, such as runoff and erosion.

- Protect the Tar Plant habitat through an on-site management program established by a professional biological study.

- Protect animal habitats through preservation and buffering, minimize the impacts of development upon tree communities, and provide for wetland and riparian restoration of Arana Gulch.

- Prohibit exceptions to the setback and buffer requirements of the Zoning Ordinance conservation regulations.

- Cluster development in the area designated (on the land use diagram) as very low-density residential on the northern portion of the site to reduce visual and site altering impacts, taking into account building height, impacts on environmental resources, environmental hazards, the relative impacts of different housing types and maintenance of public view corridors allowing the Environmental Review Process to address issues of access, topography and habitat values.

- Provide for a variety of housing including 35% affordable or equivalent.

- Provide for pedestrian and bicycling linkages to other segments of the Arana Gulch corridor via the Harbor and other public access points.

- Provide for public viewing points of the floodplain and riparian corridor.

- Provide for a possible community facility including a school and neighborhood park of at least 10 developable acres. School yards and playgrounds should be jointly planned by the School District and the City to provide for neighborhood park as well as school needs. The school should be sited and developed in a way that maximizes convenience and safety for children, consistent with environmental protection. A pedestrian and bicycle connection from Broadway should be provided.

- Require Soquel Avenue and Soquel Avenue/South Park Way intersection improvements before occupancy of any residential or school

development.

2.7.8 Combine the Western Drive Master Plan and the Moore Creek Access and Management Plan and other General Plan policies regarding land-use and environmental protection for the area. (See policies CD 1.3.1.2 and 1.3.2)

2.4.2 Evaluate provisions dealing with "nonconforming" regulations to achieve the flexibility necessary to deal with future uses of existing buildings and evaluate the feasibility of providing incentives to encourage the desired type of development.

2.4.3 Review Zoning Ordinance provisions and establish guidelines for buffers between commercial and adjacent residential uses and where separation of traffic and parking from residential uses is not feasible provide guidelines for cooperation between uses.

2.4.4 Establish guidelines for transition of development at the City's edge. (See policies under CD 1.3 and CD 1.4)

2.6.3 Prioritize development of high-density mixed residential and commercial development in the City's Downtown Central Business District, North River Street, and South of Laurel areas over undeveloped lands at the periphery of the City. (See policies under CD 1.1, H 1.3.1.1, and H 1.3.1.3)

2.6.3.1 Use the high-density residential (overlay) district in areas of the North River Street, South of Laurel, Downtown and Beach having sufficient services.

2.6.4.3 Allow and encourage residential development in non-residential districts and develop appropriate design guidelines and incentives for this type of development. (See policies under L 2.9)

2.6.5 Protect neighborhood quality through improvement of blighted areas, traffic management, design guidelines, adequate buffers and other development techniques. (See L 2.4.3 and policies under goal CD 4.)

2.6.8 Designate the Granite Construction Company corporation yard on Shaffer Road for residential use in the long term. Maintain the industrial zoning in the interim, and limit future development of Granite Construction to the type which will not preclude the potential for future residential development.

2.7.2 Improve the character and quality of visitor-serving commercial areas to encourage more off-season and overnight visits. (See policies under goal ED

5)

2.7.3.3 Within the Seabright/Murray Street neighborhood commercial designations, give priority to commercial uses that also serve visitors to Seabright Beach such as food markets, eating establishments, and marine-related hardware stores.

2.9.1 Identify areas where mixed-use development opportunities exist and develop appropriate guidelines and incentives to encourage that type of development.

D. OPEN SPACE LANDS

It should be noted that, before existing agricultural lands in the Open Space Areas in the coastal zone are converted to urban uses, the findings of the Coastal Act, Sections 30241 and 30242, must be made and the Land Use Plan amended.

Policies and Programs:

3.1.2 Apply for open-space acquisition funds as they become available through the State, Federal government, and other agencies and/or encourage acquisition of open space by land trusts or conservancies.

3.1.3 Support County policies and programs aimed at preservation of agricultural/grazing uses on the North Coast and utilize exclusive agriculture/grazing zoning, Williamson Act contracts, agricultural easements and transfers of development rights to preserve agricultural/grazing lands within the City. (See Policies EQ 3.4 and CD 1.3.1.2.)

3.1.3.1 Encourage organic farming practices on agricultural lands and community gardens within the City. (See policies PR 1.3 and S 6.5.2)

3.3 Require development adjacent to natural areas and agricultural/grazing lands to be compatible with adjacent lands in terms of land use, visual transition and siting. (See Policies under CD 1.4 and CD 2.2)

3.3.1 Utilize planned development and other techniques that allow clustering to protect resources and views and allow for siting that is sensitive to adjacent uses.

3.3.2 Where important natural areas would be impacted, require management plans as a condition of development and develop and implement an ordinance requiring the dedication of or granting of an easement to natural areas appropriate for passive recreation or open space uses.

3.3.3 Require or maintain an appropriate buffer to agricultural fields in the County and allow non residential uses (such as community gardens and/or recreational uses) within portions of the buffer that are found to not adversely impact or be adversely impacted by the agricultural operations.

3.3.4 Protect visual access to nearby natural areas as part of environmental review.

3.4 Develop, implement and maintain updated management plans for the protection and enhancement of natural areas throughout the City including: Jessie Street Marsh, Arana Gulch, Lighthouse Field, San Lorenzo River, Pogonip, Arroyo Seco, Moore Creek, Neary Lagoon, Antonelli Pond, Natural Bridges Marsh and portions of DeLaveaga Park. Management plans should address the following: description of the resource, preservation objectives, strategies to fulfill the objectives, and the means to carry out those strategies (e.g. timeline, funding, authorities). (See policies EQ 4.2.1, EQ 4.2.2.1 and PR 1.6)

3.4.4 Work with the Land Trust to implement the Antonelli Pond Management Plan pursuant to policy MC 1.2 and complete and revise in accordance with the recommendations and Moore Creek policies in ASP pp. 453-458.

3.4.5 Require preparation of and implementation of a management plan for Arana Gulch in accordance with policy L 2.2.7 and building upon the "Arana Gulch Mitigation/Sedimentation" report by Harvey and Stanley Associates, 1982. (See policy EQ 3.1.4)

3.4.6 Implement recommendations for restoration of Jessie Street Marsh including preparation of a marsh management plan pursuant to policies SLR 1.4.3 - 1.4.6 in ASP pp. 494-509.

3.4.7 Require preparation of and implement a management plan for the natural areas of Lighthouse Field in accordance with the Lighthouse Field policies in ASP pp. 442-447.

3.4.8 Encourage UCSC to implement the "Management Plan for the Joseph M. Long Marine Laboratory", 1987, as it applies to Younger Lagoon and update as necessary.

3.4.9 Encourage the State Department of Parks and Recreation to prepare and implement a management plan for Natural Bridges Marsh pursuant to policies NB 1.5, NB 1.5.1-1.5.4 in ASP pp. 461-468.

3.4.10 Implement the Neary Lagoon Management Plan as excerpted in ASP pp. 473-491.

3.4.11 Implement the San Lorenzo River Enhancement and Design Plans as summarized in ASP pp. 494-509.

3.4.12 Implement the Moore Creek Corridor Management and Access Plan as excerpted in ASP pp. 453-458. (See policy EQ 3.1.5)

3.5 Protect coastal recreation areas, maintain all existing coastal access points open to the public, and enhance public access, open space quality and recreational enjoyment in a manner that is consistent with the California Coastal Act. (See policies under EQ 4.1 and PR 1.7)

3.5.1 Protect coastal bluffs and beaches from intrusion by non-recreational structures and incompatible uses and along the shoreline, require new development or remodeling to be sited and designed so as to avoid a "wall" of buildings.

3.5.2 Ensure that development does not interfere with the public's right to access the ocean (where acquired through use or other legislative authorization).

3.5.3 Require new development and public works projects to provide public access from the nearest public roadway to the shoreline and along the coast, except where it is inconsistent with public safety, protection of fragile coastal resources, or where adequate access exists nearby.

3.5.4 Wherever feasible and appropriate, distribute public facilities (including parking areas) throughout the coastal recreation area to mitigate the impacts of overcrowding or over-use by the public of any single area.

3.5.5 Develop and implement plans to maximize public access and enjoyment of recreations areas along the coastline. (See Policy PR 1.7.)

3.6 Maintain existing park lands and ensure that adequate park land is provided in conjunction with development. (See policies under goal PR 1)

3.7 Recognize and protect the Pacific Ocean and Monterey Bay as a valuable open space, natural resource, and National Marine Sanctuary. (See also Policies under EQ 4.1, ED 3.1.1, ED 5.2.2)

3.7.1 Work with the County and other groups to take all actions possible to oppose exploration for and development of offshore oil off the California coast, oil tanker traffic along the coast of Monterey Bay, and on-shore support facilities, and to establish a permanent ocean sanctuary for all portions of the California coast in which drilling is not already proceeding.

3.7.2 Support the designation of Santa Cruz as an informational center for the Monterey Bay Sanctuary.

3.7.3 Participate in the development of and implement a Regional Oil Spill Contingency Plan to guide emergency response efforts in the event of an offshore oil spill.

E. CONCURRENCY

Policies and Programs:

4.1 Ensure that facilities and services necessitated by the development anticipated by this Plan are available, proportionate and appropriate to development densities and use intensities (not oversized) and that development provides its fair share of the services and infrastructure. (See policies under L 5.4, C 1.5, H 1.9.4, ED 1.9, ED 1.10, CF 6.6, CF 1.2, and PR 1.8)

4.1.1 Extend no sanitary sewer services beyond the eastern branch of Moore Creek Canyon above Highway 1 and the City's western boundaries and Younger Lagoon below Highway 1 except for a leachate line serving the landfill site. (See policy CF 7.2.6 and Map CF-6)

4.2 Consider natural and developed resources in the siting and construction of community facilities ensuring that development relates both visually and functionally to the surrounding environment and that natural resources are protected.

4.4 Public works projects (including new roads, wastewater facilities and water facilities) in any area within the City (including the Coastal Zone) will be subject to the same land use policies as private development. (See policy L 3.5.3)

4.5 Any public works project in a natural area (see Land Use Diagram) shall be consistent with adopted management plans or be limited to the following: maintenance and replacement of existing facilities; maintenance of existing or restoration of previously dredged depths in existing flood control projects and navigation channels; replenishment of beaches using dredged materials placed within the reaches of normal waves; incidental public service projects (including but not limited to the burying of cables and pipes, inspection of piers and maintenance of existing intake and outfall lines) and nature studies or similar resource dependent activities. (See policies under EQ 4.2 and L 3.4)

F. LAND USE AND CIRCULATION

Policies and Programs:

5.3 Provide for high-density development and mixed uses, where appropriate, as well as transit- and pedestrian-oriented land use patterns to reduce dependence on the automobile and support the use of mass transit and other alternative transportation modes. (See Policies L 2.9, H 5.3.2 and H 5.4.)

5.3.1 Encourage the development of home delivery, tele-commuting, and expand home occupations to reduce the need for automobile travel. (See policy ED 1.3.3, CF 5.1)

5.3.5 Ensure that visitor-serving facilities are arranged and developed in a compact, integrated manner to reduce automobile circulation and emphasize pedestrian movement. (See policy ED 5.3)

5.3.5.1 Tie visitor-serving facilities in with potential shuttle and rail system improvements to offer opportunities for commercial economic expansion while ensuring reduced number of automobile trips.

5.3.5.2 Vary and group visitor-serving activities in accordance with the degree of compatibility between them.

5.4 Ensure that new streets required by new development are proportionate and appropriate to development densities and use intensities, and not oversized. (See policies L 4.2, L 5.4 and C 5.8.3)

5.5.1 Incorporate a transit center with central parking and shuttles at the rail line in the Washington Street vicinity and develop linkages between the wharf, beach, hotels, South of Laurel and Downtown, to collect and disburse visitors.

5.5.2 Ensure the provision of adequate land to develop transit centers at rail lines in the Seabright/Murray Street Area, Westside lands area, Harvey West, the Sashmill, and Bay/Columbia.

5.6 Require land use development to integrate into the larger circulation system by interconnecting its system of roads, pedestrian and bike paths with existing facilities and also design access to nearby areas in a manner that minimizes the necessity for automobile travel and potential automobile and pedestrian/bike conflicts. (See policies under C 1.7)

5.6.2 Provide public access from and through new development to adjacent or nearby schools, parks, natural areas and coastal recreation areas. (See policy CF 2.4, PR 1.7.1.4)

H. LAND USE DIAGRAM AND DESIGNATIONS

The Land Use Diagram depicts the geographic distribution and location of land uses and supplements land use policies in the General Plan and the Local Coastal Program (LCP). (See Map L-10, the Land Use Diagram.) While it attempts to be a parcel-specific map like the Zoning Map, some flexibility in the interpretation of the Land Use Diagram is critical since land use information is not specific enough to allow very precisely drawn lines in all instances. However, where it is possible, the Land Use Diagram is precise in order to provide information about what the General Plan and LCP mean in terms of land use for a certain area. See Table L-11 for guidelines in interpreting the Land Use Diagram. After each land use update or change in the General Plan and LCP, the Zoning Map will be brought into conformance with the Land Use Diagram.[1] See Table L-12 for General Plan and LCP land use designations and the densities, zoning districts and overlay zones associated with each.

1. Residential Land Use Designations

Very-Low, Low-, Low-Medium, Medium- and High-Density Residential indicate where residential development may occur at particular densities. These designations are intended to indicate densities and not building type. Thus cluster developments may be allowed even in lower density designations to provide flexibility in accommodating development in response to a variety of terrain, topography and habitats. A number of non-residential uses such as churches, day care and small businesses are also accommodated in the residential designations. The average number of persons per household is 2.5,[2] hence, density ranges can be multiplied by the average number of persons per dwelling unit to yield the densities in residents per acre.

Very-Low Density Residential designations are .1 to 1 dwelling unit per acre densities used in rural transition areas and areas where environmental constraints are high.

Low-Density Residential designations are typically single-family housing areas with densities of 1.1 to 10 units per acre. However, in some areas, required clustering of development and transfer of development densities to developable portions of the site will yield higher residential densities on the developed portion of the site.

[1] It is important to note that while the City's land use diagram shows land-use designations for UCSC lands, the City is not establishing land use policy for University lands and therefore the Land Use Diagram merely reflects the UCSC LRDP.

[2] AMBAG, 1990 U.S. Census.

Low-Medium, Medium and High-Density Residential designations are typically multi-family residential areas with apartments, condominiums, cooperative, cohousing, townhouses and detached units at densities ranging from 10.1 to 55 units per acre.

2. Commercial/Office Land Use Designations

Neighborhood, community and regional/visitor commercial designations allow for various commercial uses and **office designations** are restricted to small scale office uses. Multiple residential developments are allowed within all of these land use designations.

Neighborhood Commercial designations serve residential neighborhoods with small scale commercial uses such as laundromats, grocery and convenience stores, and mixed use projects. These areas usually involve only a few stores and can minimize automobile trips out of a neighborhood and possibly serve to reinforce a neighborhood focus.

Community Commercial designations primarily serve the general needs of the community and include retail, service, and office establishments. Allowable uses in these areas include furniture, restaurants, grocery, appliance, auto parts, general merchandise, doctors' offices, legal offices, and mixed use projects. These areas are located along many arterial streets.

Regional/Visitor Commercial designations cover three distinctive areas (the Downtown Central Business District, the South of Laurel Area and the Beach), each emphasizing a different intensity, type and mix of regional/visitor commercial development. The designation in the Downtown Central Business District emphasizes the development of a mix and concentration of regional office and retail uses, residential and mixed-use developments, and also visitor attractions such as major restaurants, retail and entertainment areas. The designation in the South of Laurel area emphasizes the development of mixed-use and residential areas, neighborhood commercial areas and visitor-serving uses that help link the Beach Area to the Downtown. The designation in the Beach Area primarily emphasizes the development of visitor-serving uses such as hotels, motels, restaurants, amusements and also allows for the development of mixed-use and residential areas.

Office designations consist of small scale office uses such as dental offices, limited hour medical clinics, and psychologists as well as residential and mixed use projects. Office designations act to break up strip commercial development and as a transition area between commercial areas and residential zones.

3. Industrial Land Use Designations

Industrial designations include **general industrial and coastal-dependent** designations and allow for varying densities and types of industrial uses.

General Industrial designations identify lands that will be used for industrial development while allowing for protection of the environment and nearby land uses from possible hazards, noise and other disturbances.

Coastal-Dependent designations identify lands along or near the coastline that will be utilized for coastal-dependent industries such as small craft harbors, fisheries, boating, marine research and

education, agriculture, aquaculture, mariculture, and attendant facilities that require direct proximity to the ocean. Allowed harbor uses are limited to the Port District area.

4. Mixed Uses

Mixed-Use developments are allowed in all commercial, office and industrial land-use designations. Uses may include residential, office, service, retail, recreation, light-industrial, and others. Mixed-use development will become more likely given the limited amount of land in the City, because commercial/industrial land uses are developing in directions that make them more compatible with residential uses and due to a desire to limit reliance on the automobile. To find consistency with residential designations in the General Plan, the dominant component of a development must be residential. Dominance is determined by area devoted to uses; that is, the residential use must have more than 50% of the total area. Any residential development on commercial and office land is considered consistent with the General Plan.

5. Community Facilities

Community facilities designations identify existing and potential community facilities to acknowledge their location and to ensure that suitable area will be set aside to accommodate the need for these facilities, including schools, government offices, post offices, sewer and water facilities, the Civic Auditorium, and the landfill.

6. UCSC

UCSC is a State institution with its own development plan; therefore, a distinctive land use designation is assigned to that portion of the campus within the City boundaries, excluding Long Marine Laboratory. Land uses in the UCSC designation include: student dormitories, single-family homes, apartments, research laboratories, auditoriums, libraries, indoor and outdoor recreation facilities, an extensive natural reserve, classrooms, administrative offices, police and fire stations, an agroecology farm and grasslands for cattle grazing.

7. Open Space Land Use Designations

Park lands designations include neighborhood, community and regional park lands used for passive and/or active recreational uses by residents and visitors. Natural areas can also be used as low-density park lands providing hiking trails and other recreational amenities. Parks mapped on the Land Use Diagram are owned by the City or the State Department of Parks and Recreation.

Coastal Recreation designations include lands along the coastline including beaches, and outdoor and open water areas used for outdoor recreational activities such as swimming, boating, fishing, surfing, picnicking and parking.

Agriculture/Grazing designations include land that is used for production of food and fiber. This designation is limited to grazing land on the western edge of the City and grasslands of UCSC. Small-scale agricultural uses also exist in Golf Club Drive, Harvey West area, the UCSC agroecology farm and in many private gardens and a few community gardens throughout the community but are not designated in agriculture/grazing uses.

Natural areas designations include land that, for reasons of vegetation and wildlife habitat protection, aesthetic and recreational purposes and safety should remain in an undeveloped state. This includes land with habitat value (such as the ocean, riparian areas and marshes), land vital to soil and water conservation and protection, lands providing aesthetic and recreational enjoyment, such as scenic views, hiking and interpretive areas, and lands susceptible to seismic hazards, landslides, fire hazards or subject to flooding or tidal inundation from the possibility of development. Allowable uses such as recreational uses, educational uses, and public facility uses relating to the natural area are dependent upon the environmental sensitivity of each area and as such, the allowable types and intensities of uses must be individually evaluated and determined on a case by case basis ensuring consistency with the Environmental Quality policies in this Plan.

Table L-10
Guidelines for Interpreting the Land Use Diagram
And
Table L-11
General Plan and LCP Land Use Designations

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CIRCULATION ELEMENT

B. CIRCULATION PLANNING

Policies and Programs:

1.7 As a condition of development, expansion or change of land use, developers or employers shall mitigate their impacts on circulation (consistent with circulation planning policy and the CMP), provide incentives to enhance the use of alternative transportation and when necessary shall prepare transportation impact studies, and phase improvements to reduce traffic impacts and ensure that circulation facilities are adequate to serve the development. (See policies under L 4.2, L 5.1, L 5.6, C 6.1 and policies C 2.2.3, C 2.2.6, C 3.1.3, C 3.1.6, C 3.5, C 4.2, C 4.5.2, C 5.3)

1.7.1 Reduce automobile parking requirements for developments/land-uses that provide effective incentives for alternative transportation (mixed-use/-neighborhood commercial areas, bus passes, subsidies, preferential carpool parking and shuttle services) and investigate ways to mitigate potential impacts on neighborhoods, possibly through residential parking permit programs. (See policies L 5.7, C 6.4.6)

C. PEDESTRIAN SYSTEM

Policies and Programs:

2.1 Develop a Pedestrian Master Plan prioritizing development of complete, continuous and structurally adequate system of pedestrian paths and walkways taking people to destinations throughout the City. (See policy C 1.2, C 3.1.7)

D. BIKE SYSTEM

Policies and Programs:

3.5 Revise the Zoning Ordinance and parking district requirements to require secure, covered bicycle parking and/or storage lockers at private and public facilities including but not limited to multi-family developments (10+ units), employment centers with over 50 employees, schools, park and ride lots, recreational areas, mass transit centers, bus stops, and movie theaters. Provide design guidelines for safe and secure bicycle parking and promote bicycle access for special events. (See policies C 1.7, PR 1.7.1.5)

E. MASS TRANSIT

Policies and Programs:

4.2 Protect existing and potential railroad lines and rights-of-way from land uses that would prevent the development of rail or fixed guideway services or other transportation related uses in the future and require developments near existing and potential rights-of-way to dedicate locations for future passenger stations and mitigate for noise and views in preparation for future transit. (See policy L 5.5, C 1.7, H 5.3.1)

4.1.3 Continue and improve the Beach and Wharf bus shuttles to enhance their appeal and utility to visitors and develop a Downtown/Beach bus shuttle by 1993 along the route of the trolley proposed in the Downtown Recovery Plan.

4.1.4 Work to develop weekend/summer shuttle service along the coastline and to specific beaches and destinations such as Seabright, Boardwalk, Santa Cruz Yacht Harbor, Natural Bridges, and Lighthouse Point as well as developing weekend/summer bus service from Santa Clara Valley to Santa Clara. (See policy ED 5.6.5)

4.1.5 Analyze the costs and benefits of replacing portions of beach area parking with expanded parking and shuttle services at the County building, Downtown, South of Laurel, and the Harvey West-Sashmill area. (See policies C 6.4.2.7 and C 6.5.2)

F. ROAD SYSTEM

Policies and Programs:

5.6 Develop a Visitor/Coastal Access plan consistent with circulation planning goals and promoting alternative transportation modes, to provide convenient and clear access into and out of major destination areas, reduce conflicts with residential traffic, and make Santa Cruz an "inviting" place to visit. (See policy CD 5.5, C 1.3.4, C 4.4, and ED 5.6.4)

5.8 Mitigate the impacts of existing and proposed roads on adjacent land uses, neighborhoods, environmental quality and alternative transportation modes.

5.8.2 Incorporate pedestrian, bicycling, and mass transit facilities in the design of bridges and road projects. (See policy C 5.3)

5.9.7 Where possible underground utilities along the City's roads and prioritize utility undergrounding on streets scheduled for reconstruc- tion. (See policies under goal CD 5 and C 5.3)

G. TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

Policies and Programs:

6.2 Develop a program to encourage visitor-serving developments such as hotels to have bicycles and shuttle programs available for patron use. (See policy ED 5.6)

6.4.2.7 Analyze parking supply and demand for the Wharf and Cowell Beach and provide adequate parking or alternative access. The development of preferential parking programs should not be permitted to adversely impact visitor access to the Beach Area. (See policy C 4.4.6)

6.4.6 Consider a reduction in parking requirements for employers, developments, businesses and major destination centers implementing effective alternative transportation programs. (See policies L 5.6, C 6.4.6)

Table C-3
Proposed Pedestrian Improvements
Table C-6
Proposed Bikeway Improvements
Table C-23
Baseline Roadway Projects

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3.4 Allow for density bonuses of up to 25% to encourage the construction of housing units for low- and very low-income households. (See policies H 1.7.1, H 1.7.2)

5.4.3 Reduce parking and other requirements for developments that reduce living cost by emphasizing shared facilities and alternative transportation. Examine the needs for deed restrictions and permit parking in such developments to ensure that parking does not become a problem. (See policy L 5.7)

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B. ECONOMIC PRINCIPLES

Polices and Programs:

1.6.5 Promote protection of significant agricultural lands and sustainable agriculture programs throughout the City and County. (See policies L 3.1.3 and L 3.1.4)

1.6.6 Protect the Monterey Bay National Marine Sanctuary, recognizing that it is integral to the economic health of the County's tourism, recreation, fishing and aquaculture industries. (See policies under EQ 4.1 and L 3.7)

C. RETAIL TRADE AND COMMERCIAL SERVICES

Policies and Programs:

2.4.3 Develop and implement a promotion and management plan for the Municipal Wharf aimed at attracting local residents and enhancing recreational and economic opportunities while protecting the Monterey Bay. (See policy L 2.2.1, PR 1.7.12)

2.4.5 Create a promotion district and water front management zone in cooperation with Beach Area businesses and residences to coordinate visitor services throughout the Beach Area. (See policy L 2.2.1, PR 1.7.12)

2.4.6 Provide for the development of supporting land uses adjacent to retail shopping areas (e.g., motels/hotels around visitor-shopping areas, and residences and offices around resident-serving shopping areas), while assuring protection of existing residential neighborhoods. (See policies under L 2.9, ED 2.3, ED 5.2)

D. INDUSTRY

Policies and Programs:

3.1 Encourage the expansion and selective attraction of industrial uses that do not pollute or use excessive resources, such as water and energy, and are appropriate for Santa Cruz' character and discourage inappropriate uses from considering a Santa Cruz location. (See policy EQ 5.5, and policies under L 2.8.1, ED 1.6, CF 6.1.11, CF 6.1.12)

3.1.1 Encourage the development of appropriate coastal-dependent uses supporting marine research and other activities related to the Monterey Bay National Marine Sanctuary. (See policies under L 2.2.4 and L 3.7)

3.5 Develop and implement design guidelines for industrial areas that encourage shared and public outdoor landscape and recreation spaces and also promote alternative transportation and reduced dependency upon the automobile. (See policy PR 1.2.9, PR 1.2.15)

E. DOWNTOWN REVITALIZATION

Policies and Programs:

4.5.1 Require continuity of active ground-level uses (retail, restaurant, cultural, etc.) along Pacific Avenue.

F. TOURISM

Policies and Programs:

5.2 Encourage upgrades of existing hotel facilities and attract quality hotel and conference facilities in locations and scale appropriate to the City's character to enhance the quality of visitor-serving areas and promote development of the conference tourism market. (See policy ED 2.4.6)

5.2.1 Encourage the development of facilities that would help accommodate conference users in conjunction with existing hotels or new hotel development.

5.2.2 Investigate the attraction of a top-end, full-service hotel to expand and improve the year-round conference segment of the tourism market.

5.2.3 Assess the impacts of an over-supply of inferior hotel/motel rooms and

develop incentives to encourage owners to upgrade existing hotel/motel facilities while also ensuring the retention of moderately-priced accommodations.

5.2.4 Possible conversion of overnight visitor accommodations to non-visitor servicing uses shall by monitored to assure a no net loss of visitor accommodations in the City.

5.2.6 Evaluate the contribution a conference center or assembly space would make in attracting visitors and also consider the opportunity of linking this facility to a performing arts facility. (See policies under CR 4.2)

5.3 Provide careful evaluation and require appropriate design of visitor-serving facilities and services to reduce traffic and also ensure protection of neighborhood, important views and the natural environment. (See policy CD 2.2 and policies under L 5.3.5)

5.3.1 Ensure that development maintains important public views from Beach Hill, especially the view towards Monterey Bay. (See policy CD 3.5.4, CR 2.2.2)

5.5 Work with the CVC and other groups to increase off-peak and off-season tourism by enhancing and promoting off-peak events, improve existing visitor attractions, expand the diversity of visitor attractions, and also emphasize the special features such as natural environment, historic character, cultural and recreational opportunities and visual and performing arts that draw visitors to the City. (See policy ED 1.6.7, PR 3.6 and CR 2.4)

5.5.1 Encourage, sponsor and increase the number and quality of special events and recreational programs that are attractive both for visitors and residents. (See policies under goal PR 3 and policy CR 2.4.1)

5.5.1.1 Coordinate scheduling, promotion, and administration of special events at City facilities among City departments (e.g., Parks and Police), the CVC, hotel and business associations, and other appropriate groups.

5.5.2 Promote the development of ecotourism programs associated with the National Marine Sanctuary, Long Marine Lab, whale watching, the UCSC Farm and Arboretum, and other environmental resources to promote visits by environmentally-minded people and researchers. (See policies under L 3.7)

5.5.3 Identify ways to enhance and promote the identity of existing and potential visitor areas in the City such as Downtown, Beach Area, San Lorenzo River, Yacht Harbor, UCSC, West Cliff and East Cliff Drives, and the Wharf. (See policies under CD 3.2 and the Area Plan and Specific Plan Summary chapter for area plans developed for these areas)

5.6.3 Develop a comprehensive signing program to improve access to tourist designations including routes between conference serving visitor destinations and lodging facilities to encourage the participation of smaller lodging facilities in serving the conference and other markets. (See policies under CD 5.3).

5.5.4 Improve visual appearance of visitor routes and entrances to the City. (See policies under CD 5.2, CD 5.4, CD 5.5 and policy C 1.3.4)

B. CITY GOVERNMENT

Policies and Programs:

1.7.1 Review projects undertaken by, permitted by, and/or funded by federal agencies within the Coastal Zone for conformity with the City's General Plan/Local Coastal Program and provide input through the Coastal Commission's "federal consistency process".

C. EDUCATION

Policies and Programs:

2.2.1 Designate land adjacent to the Long Marine Lab in coastal-dependent uses to allow for related marine research and facility expansion. (See policy L 2.2.4)

D. CHILDREN, YOUTH AND FAMILIES

E. HEALTH AND MEDICAL SERVICES

F. COMMUNICATIONS AND INFORMATION NETWORK

G. WATER SUPPLY, CONSERVATION, QUALITY AND DISTRIBUTION

Policies and Programs:

6.5 Enhance the distribution system by continuing to maintain and upgrade the water lines, pumping stations, and storage tanks as necessary to meet required delivery pressures and fire flow requirements.

H. WASTEWATER TREATMENT

Policies and Programs:

7.5.2 Repair or replace those lines that have deteriorated past the point of useful service or have been identified as deficient under current flow conditions. New pipelines should be sized to handle future flow for for development consistent with the certified General Plan/Local Coastal Program, giving priority to sewer lines in areas adjacent to the San Lorenzo River and other environmentally sensitive designated resources. (See policy L 4.2)

7.2 Maintain and upgrade the wastewater collection and treatment system in an environmentally sound and fiscally efficient manner, as needed, due to increases in population, unit flows, and changes in land use. (See policy L 4.1)

7.2.2.2 In expanding to secondary treatment, provide for the preservation of Neary Lagoon as a unique natural habitat. (See policy EQ 4.2.2.2)

7.2.4 No additional expansion of the capacity of the plant shall be approved or constructed prior to 2005.

7.2.5 Re-examine and reallocate wastewater capacity allocations between the City and County as the need arises.

7.2.6 Prohibit sewer hook-ups to the City's leachate line, with the exception of wastewater from Wilder Ranch if consistent with the policies of and permitted by Santa Cruz County and the Coastal Commission. (See policy L 4.1.1)

7.3.1 Develop and implement wastewater reclamation activities (including the encouragement of private on-site wastewater reclamation) for irrigation and other uses to help conserve the City's water supply. (See policy EQ 2.7, CF 6.1.10, CF 6.1.11)

I. SOLID WASTE DISPOSAL AND RECYCLING

Policies and Programs:

8.3.2 Maintain drainage facilities to prevent surface water from coming into contact with waste and any discharge of leachate to surface waters. (See policy CF 7.2.6)

8.4 By 1995, begin preparation and implementation of plans for the closure and replacement of the Sanitary landfill addressing current and future uses of the site (including design criteria, visual resource protection, water quality, and eventual recreational reuse), the development of various alternative disposal methods, and operational standards.

J. STORM DRAINAGE

Policies and Programs:

9.4 Manage the San Lorenzo River floodway consistent with the requirements of the Corps of Engineers, Coastal Commission, Department of Fish and Game and other responsible and trustee groups and make the San Lorenzo River Design and Enhancement Plan the basis for this management. (See policy S 3.3 and the San Lorenzo River Enhancement and Design Plan Summary)

9.5 Use storm drainage design principles that address drainage within each drainage shed and do not transfer storm drainage problems from one drainage basin to another.

9.6 Analyze and design flood control projects and storm drainage facilities on private or public lands to ensure that retention and detention facilities are used where practical and economical, erosion impacts on natural terrain are minimized, and urban runoff pollutants are reduced to the maximum extent possible. (See policies under EQ 2.3.1.)

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B. PARKS AND RECREATIONAL LANDS

Policies and Programs:

1.2 Establish a standard of 2.0 acres/1000 population for neighborhood and 2.5 acres/1000 for community parks and, where feasible, locate neighborhood parks within a 3/8 mile of the population being served and community parks within 1-1/2 miles. (See policy L 3.6)

1.2.2 Monitor population growth within the City and adjust neighborhood and community parks needs accordingly.

1.2.11 Provide adequate parks and recreational facilities in the South-of-Laurel and North River Street areas that relate to anticipated population growth and demographics by requiring new development to provide dedications and or in lieu of fees towards the development of these facilities. (See policies L 2.2.2, L.2.2.3, L 3.6.1)

1.2.13 In conjunction with consideration of a Third Street Realignment, consider that an area along the San Lorenzo River levee be developed to serve as a neighborhood parkland for the Beach Flats area. (See policy L 2.2.1, the San Lorenzo River Design Plan section of Area and Specific Plan Summaries.)

1.2.14 Convert the Carmelita Cottages into a hostel (while maintaining the historic attributes of the Cottages and landscaping) to provide lower-cost visitor accommodations and maintain a long-term lease with the Hostel Society to continue operation of the hostel. (See policy CR 2.1.4)

1.2.14.1 Continue to allow public use of the grounds for passive, day-time recreational activities.

Community Parks:

1.4.2 Implement the Beach Street Promenade Design Plan and improve pedestrian linkages between West Cliff Drive and the San Lorenzo River. (See policy L 2.2.1)

1.4.5 Implement the promenade aspects of the San Lorenzo River Design Plan. (See the San Lorenzo River Plan Summary)

1.4.6 Implement long-term use and landscape plans for West Cliff and East Cliff Drives.

(See policy PR 1.7.6)

1.7 Develop plans to repair, maintain and maximize public access and enjoyment of recreational areas along the coastline consistent with sound resource conservation principle, safety, and rights of private property owners. (See policies under EQ 4.1, CD 3.4.2, L 3.5.)

1.7.1 Maintain and enhance vehicular, transit, bicycling and pedestrian access to coastal recreation areas and points. (See Maps C-2, 5, 14, and PR-7.)

1.7.1.1 Develop a uniform sign program to promote easier access to coastal recreation areas for all modes of transportation. (See Policy CD 5.3)

1.7.1.2 Expand the use of park-and-ride lots, public transit, shuttle programs, fee and free parking and other mass transit methods to ensure adequate access to beaches and the Wharf. (See policies under C 4.4 and C 6.4.2.)

1.7.1.3 Maintain free bicycle and pedestrian access to the Wharf.

1.7.1.4 Develop plans for improving pedestrian and bike access from the Downtown and other residential neighborhoods and recreational areas to coastal recreation areas. (See policy L 5.6.3)

1.7.1.5 Provide and encourage provision of adequate bike parking at coastal recreation areas along the coast including Natural Bridges, West Cliff Drive pocket beaches, Main Beach, Seabright Beach, and the Yacht Harbor. (See policy C 3.5)

1.7.2 Urge the Port District to maintain and enhance public access and recreational opportunities around the harbor as it redevelops. (See Harbor Access Time Tables submitted in accordance with Coastal Permit #3-82-217 and Santa Cruz Yacht Harbor Plan Summary.)

1.7.2.1 Encourage increased recreational boating opportunities for visitors and residents by cooperating with the Port District, Capitola and the County to provide dry storage facilities for small boats and prohibit coverage of sandy beach areas by new permanent recreational facilities. Limit non-permanent development to that described in PR 1.7.10 and as approved in Beach Management Plans for the areas.

1.7.3 Prepare and implement a beach management plan for Main and Cowell Beaches including all properties, public and private, that addresses drainage onto the beach, litter control and beach maintenance, lagoon levels at Neary Lagoon, special events coordination, distribution of recreational uses, handicapped areas, and interpretive

signs to ensure safe public access and protection of environmentally sensitive areas. Any future land division of properties including sandy beach shall contain use restrictions consistent with this plan. When a management plan is adopted by the Coastal Commission, it is the City's desire to work with the Coastal Commission to provide for long-term coastal development permits for appropriate elements of the management plan.

1.7.4 Encourage State Department of Parks and Recreation to maintain and implement plans for Natural Bridges and Twin Lakes State Beaches. (See Area/Specific Plan Summary section.)

1.7.4.1 Maintain the existing level of public access to Seabright (Twin Lakes) Beach, including parking, while limiting or reducing impacts on residential areas and encouraging alternatives to the automobile. Any residential preferential parking programs proposed in the Seabright subareas: Museum Area and Avenues Area (MAP ASP-18; Seabright Area) shall require an amendment to the Land Use Plan and Zoning, which amendment shall include the details of the program and the criteria used to determine that no negative impact on public access will occur.

1.7.5 Continue to provide adequate lifeguard services between Cowell Beach and the San Lorenzo River between Memorial Day and Labor Day.

1.7.6 Develop and implement an integrated design, land use, recreation, cliff stabilization, and landscaping plan for West Cliff and East Cliff Drives to enhance public access, safety and recreational enjoyment in these areas. (See policy CD 3.4.3, S 1.2.3 and the Seabright Area Plan Summary)

- Create a continuous pathway along the coast by enhancing physical linkages between West Cliff and East Cliff Drives and the Beach Promenade.
- Lay out criteria for maintaining riprap, protection of paleontological resources and bird nests, and trail maintenance. (See policy S 1.2.3 and policies under CR 1)
- Monitor the beach profile and recreational use of beaches to obtain baseline information for analyzing riprap proposals and their recreational impacts and establish criteria for a maximum permitted coverage of sandy beaches by seawalls. (See policy EQ 4.1.3 and S 1.2.3)
- Analyze facilities and the need for additional or rehabilitation of existing lighting, restroom, drinking fountains, artistic and landscape enhancements, benches, bike parking, directional and interpretive signs, accessways, stairways, overlooks, and improved safety proposals.

- Develop design criteria for shoreline structures (e.g., minimize amount of material and coverage; emphasize use of non-glare, non-reflective, natural or natural-appearing materials, incorporation of access facilities). (See policy EQ 4.1.3 and S 1.2.3)

- Ensure continued monitoring of and possible remedial work for wastewater outfall protective rock (pursuant to Moffatt and Nichol's "Santa Cruz Outfall Monitoring Program").

- Develop locational and non-point source pollutant criteria for dealing with drainage discharges.

- Examine the feasibility of periodic street closure or limiting vehicular access along the length of West Cliff Drive and consider opening up West Cliff Drive between Washington and Beach Streets to bicycles and pedestrians only. (See policy C 3.1.7)

1.7.7 Maintain the existing trail from Frederick Street Park along the bluff to Heritage Landing and through Heritage Landing to the Harbor. Close the gap at 120 Frederick Street by requiring an access easement and also appropriate signing on Frederick Street.

1.7.8 Suitable dredged materials from the San Lorenzo River should be used for beach replenishment, where necessary.

1.7.9 Fishing access on the Municipal Wharf shall not be reduced.

1.7.10 Consider only essential recreational improvements and necessary public facility improvements, such as drainage control devices, handicapped ramps, fire rings, non-group picnic tables, and ocean equipment rental etc., as additional conditionally-permitted uses on beaches if approved in a beach management plan.

Additionally a public/private seasonal group portable picnic deck may be established as a conditional use in the area of the existing Seaside Company temporary seasonal deck as long as the parameters of the deck's use, size, security, access and significant public benefit are established in the City's Beach Management Plan.

1.7.11 Establish a Recreation/Waterfront Zone encompassing the portion of the Monterey Bay from the mouth of the San Lorenzo River to Steamer's Lane, from the shore to the kelp line, and provide for management of Municipal Wharf, beach, water activities, parking and recreational activities in a manner that promotes access and protects the Bay. (See policy L 2.2.2, ED 2.4.3, ED 2.4.5)

1.7.12 Continue to use the 1980 Coastal Access: Standards and Recommendations document developed by the Coastal Commission and Conservancy as well as

appropriate UBC codes in the planning, design and construction of coastal access facilities.

1.8.1 Require park land dedications of suitable recreational land at a ratio of 4.5 acres/1000 population generated by a development project and require that the design of park facilities serve the recreational facility needs of the anticipated population.

1.87.2 An in-lieu fee equal to the dedication and improvement of land may be required where the total land area required falls below three acres.

1.9.3 Where feasible, plant species that are native, drought-resistant and may be best suited for providing cover and food sources for wildlife and, where appropriate, provide educational signs about water conservation practices and plantings. (See policies under CD 6.2.4)

C. RECREATIONAL FACILITIES

Policies and Programs:

2.1 Beginning in 1997, re-evaluate **recreational facility** needs every five years by monitoring population growth, demographic and recreational trends, facility usage, expected life-span, neighborhood and community needs surveys, and recreational facility standards of: Baseball/Softball: 2 per 5,000; Basketball: 2 per 5,000; Tennis: 2 per 5,000; Soccer: 1 per 5,000; Volleyball: 1 per 5,000; and Swimming Pool: 1 per 20,000. (See Table PR-9)

D. RECREATIONAL PROGRAMS AND CULTURAL FESTIVITIES

Policies and Programs:

3.7 Plan public spaces, particularly in community focus areas such as the Downtown, Beach and South-of-Laurel Areas in ways allowing for the flexibility to adapt them to special events and community activities. (See policies PR 1.4)

3.7.1 Establish a center for Beach Area activities and events that provides space for event assembly, visitor information, public event security, film-making support and other visitor support activities. (See policy L 2.2.1)

E. RECREATION CORRIDORS

Policies and Programs:

4.2 Develop a system of recreational trails providing access to and connections between the City's various parks, recreation facilities, and natural, coastal and urban areas.

4.2.2 Determine appropriate uses, location and design of trail systems and recreational corridors to minimize the impact on areas through which they travel.

- Trails should fit the contour of the land and brush removal and/or grading should be minimal or nonexistent.
- Desirable types of recreational activities must be determined and access controlled using turnstiles, crossbars, etc. (to discourage motorized vehicles) where necessary.
- Appropriate signs will be needed to direct uses along recreational corridors.
- Trails, paths and nature walk areas, or portions of these, shall be constructed with gradients that permit at least partial use by wheelchair occupants. Hard surface paths or walks shall be provided to serve buildings and other functional areas. (See policy CF 1.4)

4.2.3 Develop strategies to acquire necessary land for the development of trails. (See policy L 3.3.2)

- Utilize public or quasi-publicly-owned lands for trails (levees, fire trails, reservoirs and power line and other public utility easements) where possible.
- Obtain trail easements through private donations and by public purchase where required for critical links.
- Require trail dedications or easements for new projects located along planned trail routes.
- Utilize roadside improvement funds to develop bicycle and pedestrian trails.

Table PR-11
Proposed Trails **INSERTED AFTER THIS PAGE**

B. ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Table CR-1

Archaeological Site Numbers and General Description of Location

CA-SCR-12	Beach Hill Area
CA-SCR-24	University Heights Area
CA-SCR-25	University Heights Area
CA-SCR-80	Neary Lagoon Area
CA-SCR-87	Neary Lagoon Area
CA-SCR-89	Seabright Area
CA-SCR-93	Neary Lagoon Area
CA-SCR-94	Westlake Area
CA-SCR-106	Pogonip Area
CA-SCR-114	Mission Hill Area
CA-SCR-116	De Laveaga Area
CA-SCR-142	UCSC Area
CA-SCR-181	UCSC Area
CA-SCR-182	UCSC Area
CA-SCR-183	UCSC Area
CA-SCR-184H	UCSC Area
CA-SCR-185H	UCSC Area
CA-SCR-186H	UCSC Area
CA-SCR-187	Seabright Area
CA-SCR-198H	Westlake Area
CA-SCR-210H	East Water Street Area
CA-SCR-212H	Mission Hill Area
CA-SCR-216H	Mission Hill Area
CA-SCR-217H	Mission Hill Area

Source: Archaeolgical Regional Research Center, Cabrillo College, 6500 Soquel Dr., Aptos, CA 95003/(408) 425-6294

ARCHEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Policies and Programs:

1.1.2 Designate the City museum as a repository for archaeological resources. All artifactual materials taken on public lands shall be placed therein and owners of private properties shall be encouraged to donate such materials to the museum.

1.2 Identify sensitive archaeological and paleontological sites early in land-use planning and/or development process so archaeological and paleontological resources can be given consideration during the conceptual design phase of private or public projects. (See Map CR-1 and Table CR-2.)

1.2.2 Evaluate the extent of on-site archaeological and paleontological resources through archival research, site surveys and necessary supplemental testing as part of the initial environmental assessment on each potentially significant site. (See also Policy L 1.4.2.)

1.2.2.1 Research and site surveys must be performed by qualified professionals. A written report describing the archeological findings of the research or survey shall be provided to the City and the Archaeological Site Survey Central Coast Counties Regional Office.

1.2.3 Develop a mitigation plan for proper site disposition prior to approval of any project that may adversely impact an archaeological site.

1.2.3.1 All reasonable and feasible recommendations as to site disposition (mitigation plan) should be incorporated in information provided by the environmental review process. Mitigation techniques might include site preservation via relocation of project impacts (redesign of project), site preservation via burial of the site; salvage; site supervision during grading and utility trenching.

1.2.3.2 Site preservation should be given the highest feasible priority.

1.2.3.3 The Planning Director will review all reports for recommendations as to site disposition and if, in the opinion of the Planning Director, the recommendations are unusual, disproportionate, or in adequate, he/she may choose to request review and comment by an appropriate advisory group, agency, or expert.

1.2.4 Require consultation of a Native American authority in the identification of burial or most sacred sites and include Native American participation in the development of, and recommendations for, site disposition and mitigation programs.

1.2.4.1 The mitigation plan submitted for a probable burial or sacred site must include Native American observers on site during earth-moving activities and must also reference the disposition of human remains in the case of a discovery.

1.2.5 Develop a mitigation plan for proper site disposition prior to approval of any project that may adversely impact a paleontological site.

1.3 Protect archaeological and paleontological resources after project approval by providing for the evaluation and proper disposition of the resources discovered in the course of a project.

1.3.1 Upon discovery of an archaeological or paleontological resource, work must halt on a project and a mitigation plan be developed to determine the extent and value of the site and its proper disposition, prior to resumption of the project.

10.3.2 Require an archaeological observer on or in the vicinity of known sites for projects involving alterations, reconstruction or a new impact via earth-moving activities and for projects on or in the vicinity of known burial or most sacred sites, require a Native American observer during earth-moving activities.

C. HISTORIC AND ARCHITECTURAL RESOURCES

Policies and Programs:

2.1 Protect and encourage restoration and rehabilitation of historic and architecturally-significant buildings and landmarks. (See policies under CD 3.5.)

2.2.2 Encourage compatible development within historic districts and on sites outside but immediately adjacent to those boundaries. (See policies CD 3.5.4, ED 5.3.1)

2.3 Ensure that City administrative and review procedures effectively recognize and protect historic and architectural resources and coordinate preservation activities with

local, State and federal agencies.

2.3.2 Ensure the identification and protection of historic and archaeologic resources affected by redevelopment and public works projects and design projects in a manner that will protect the quality of these resources. (See policies under Goal CR 1)

D. MUSEUMS

E. VISUAL AND PERFORMING ARTS

SAFETY ELEMENT

B. GEOLOGIC HAZARDS

Policies and Programs:

1.1.1 Require engineering geology reports when, in the opinion of the Planning Director, excavation and grading have the potential to create unstable soil conditions.

1.2 Mitigate hazards posed by cliff retreat. (See policy EQ 3.3)

1.2.1 For development adjacent to cliffs, require setbacks for buildings equal to 50 years of anticipated cliff retreat.

1.2.2 Require site specific geologic investigations for all development within 100 feet of existing coastal bluffs.

1.2.3 Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. (See policies under EQ 4.1.3, PR 1.7.6)

C. SEISMIC HAZARDS

Policies and Programs:

2..1 Require site specific geologic investigations by qualified professionals for residential development of four+ units, and commercial, industrial, public and semi-public development in known potential liquefaction and other seismic hazard areas and require developments to incorporate the mitigations recommended by the investigations. In known liquefaction and other seismic hazard areas in the Coastal Zone, a site specific geologic investigation shall be prepared for all new habitable structures notwithstanding the number of units prior to project approval.

2.2 Adopt new State-approved Uniform Building Codes (UBC) and require that all new construction conform with the latest edition of the UBC.

2.7 Foundations for buildings developed alongside the San Lorenzo River should be set back from the levee to reduce the risk of damage as a result of lateral spreading.

D. FLOODING HAZARDS

Policies and Programs:

3.1.1 Restrict or prohibit uses in undeveloped flood areas and maintain flood plain and floodway regulations in developed flood areas. (See policy L 1.4.3, L 3.2)

3.1.2 Minimize the alteration of natural flood plains, stream channels and natural protective barriers that accommodate or channel floodwaters. (See policy EQ 4.2.6)

3.1.3 Control filling, grading, dredging, and other development that may increase flood potential.

3.3 Provide for 100-year flood protection in the San Lorenzo River levee system to allow for the removal of the river and adjacent areas from FEMA flood plain and flood way designation. (See policy CF 9.4, San Lorenzo River Design and Enhancement Plan Summary.)

3.3.2 Construct a low flood wall adding 1 to 3 feet to the levees and also identify and proceed with necessary levee reinforcements.

3.3.3 Follow San Lorenzo River Enhancement Plan recommendations to minimize or avoid need for sediment dredging. (See policy PR 1.7.9, Area/Special Plan Summary)

E. FIRE HAZARDS

Policies and Programs:

4.3 Minimize wildfire hazards by regulating development in and adjacent to areas with steep canyons and arroyos and fire-prone vegetation.

4.3.1 Where preservation of fire-prone vegetation in undeveloped areas is desirable and appropriate, require development setbacks as determined by the Fire Department on a project-by-project basis.

4.3.2 Require new development in areas susceptible to wildfires to be responsible for fire prevention activities (e.g., visible house numbering, use of fire-resistant and fire-

retardant building and landscape materials) and to also provide a zone to inhibit the spread of wildfires such as an irrigated greenbelt, street, or fuel modification zone.

4.3.3 In no case shall a roadway in the wildfire hazard area be less than 20 feet wide (with the exception of unpaved clear zones and occasional turnouts) and determination of the width of an all-weather surface shall be made at the time of project approval.

4.5 Ensure that new developments allow fire equipment adequate access to all structures on a site.

4.10 Discourage the location of public facilities (other than those associated with open space uses) and above-ground utilities in high or extreme fire hazard areas. When unavoidable, special precautions shall be taken to ensure an acceptable level of risk and uninterrupted operation of these facilities.

F. POLICE SERVICES

G. HAZARDOUS MATERIALS

Policies and Programs:

6.1 Require proper storage and disposal of hazardous wastes to prevent leakage, potential explosions, fires, or escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances. (See policy EQ 2.6.1)

6.1.1 Work with the Environmental Health Services, the County and other groups in the adoption, implementation and updates of a county-wide Hazardous Waste Management Plan and Joint County Hazardous Materials Ocean Response Plan. (See policy EQ 2.1.2)

6.1.2 Implement a program to ensure proper disposal of Household Hazardous Waste. (See policy CF 8.2.12.)

6.1.2.1 Utilize a load-checking program to keep illegally disposed wastes from jeopardizing the landfill and ensuring they are properly disposed.

6.1.2.2 Establish a permanent Hazardous Household Wastes facility for City residents to dispose materials in a safe and legal manner, and allow for temporary drop-off programs until a permanent facility is available.

6.1.2.3 Encourage the formation of an exchange program for households and businesses to utilize unwanted Hazardous Household Wastes.

6.1.2.4 Develop a program for recycling household batteries.

6.1.3 Enforce zoning regulations regarding siting and permitting businesses that handle hazardous materials and ensure that hazardous materials used in business and industry are properly handled and that information on their handling and use is available to fire protection and other safety agencies. (See policies EQ 1.2.2 and EQ 1.3.2)

6.1.3.1 Review and, if necessary, update procedures for land uses that handle, store, or transport lead, mercury, vinyl chloride, benzene, asbestos, beryllium, or other hazardous materials.

6.3 Establish guidelines for hours, methods, routes, and amounts of hazardous waste being transported through the City. (See policy C 5.7)

6.4 Monitor the City's agreement with the County for administration and enforcement of hazardous materials regulations and make recommendations for changes as needed.

H. EMERGENCY PREPAREDNESS

7.4.1 Maintain a system of alternate emergency and evacuation routes serving all areas of the City and ensure that new development design, circulation and access allows for the maintenance of minimum emergency response times.

BEACH/SOUTH OF LAUREL AREA PLAN

Policies and Programs

COMMUNITY DESIGN

1.1 Maintain General Design Guidelines to promote development that respects the physical and environmental characteristics of the community and the site, reflecting functional and attractive site planning and high quality design. (P. 3 Design Guidelines)

1.2 Create a sequence of experiences and views in the landscape that lead to destination points. (P. 11 Design Guidelines)

1.3 Enhance entryways to neighborhoods at definable intersections. (P. 11 Design Guidelines)

1.4 Encourage distinctive architectural treatment at major intersections to accentuate community gateways. (P. 11 Design Guidelines)

1.5 Strengthen the residential quality and character of neighborhoods by improving the appearance of architecture and landscaping. (P. 11 Design Guidelines)

1.6 Protect and enhance the unique historic and architectural qualities that are present by establishing/maintaining historic conservation districts. (P. 11 Design Guidelines)

1.7 Maintain the heritage tree preservation program and use the existing heritage trees as a basis for streetscape design. (P. 11 Design Guidelines)

1.8 Protect historic resources such as rock walls and stairs. Use existing historic resources as a basis for streetscape design. (P. 11 Design Guidelines)

1.9 Expand the economic vitality of Downtown by transforming Beach Street into a "signature street" that will complement and complete the Pacific Avenue "signature" shopping district. Link these commercial areas. (P. 11 Design Guidelines)

1.10 Implement traffic calming measures, such as textured paving and chokers, in Conservation Areas. (P. 11 Design Guidelines)

1.11 Implement hierarchical streetscape design that promotes identification of streets as thoroughfares and residential streets. Use a consistent landscape design theme to create "imagable paths" through the community, such as palm tree lined streets that lead to the beach. (P. 11 Design Guidelines)

1.12 Implement a street tree program to give scale and definition to the public walkways and promote a visually attractive, comfortable street with reduced heat and glare. (P. 12 Design Guidelines)

1.13 Balance the needs of automobiles, pedestrians and bicyclists with wide sidewalks for promenading and pedestrian-oriented activities; narrow roadways to slow traffic; continuous bicycle routes; ample, accessible, at-grade pedestrian crossings or ramps with appropriately textured surfaces; and curbside parking, bike lanes or landscaped parkways to separate pedestrians and moving cars. (P. 12 Design Guidelines)

1.14 Provide unobstructed access to all citizens, in compliance with Uniform Federal Accessibility Standards and State Title 24 Accessibility requirements. (P. 12 Design Guidelines)

1.15 Provide public amenities such as benches, planters, lighting, street name and traffic sign posts, trash receptacles, public restrooms, bicycle racks, public telephones and information kiosks that are functionally and aesthetically integrated into the streetscape for pedestrian comfort, convenience and safety. (P. 12 Design Guidelines)

1.16 Improve the pedestrian connection to Downtown by upgrading and maintaining the two existing pedestrian stairways. (P. 12 Design Guidelines)

1.17 Provide public art for aesthetics and contemplation. (P. 12 Design Guidelines)

1.18 Underground utilities to eliminate visual clutter and provide a more aesthetic streetscape. (P. 12 Design Guidelines)

1.19 Implement an area-wide sign program to eliminate visual clutter of oversized and inappropriate signs. (P. 12 Design Guidelines)

1.20 Maintain the “Wharf Design Criteria” until the results of the proposed wharf study are approved. (P. 111 B/SOLA Plan)

LAND USE

2.1 Stabilize and strengthen the existing neighborhood at the interior of the Beach Flats by establishing a conservation area with a maximum density of 27 units an acre. Develop “New Development Area” with a range of densities from 30 to 36 units an acre to provide better managed multifamily housing opportunities on the perimeter. (P. 28)

2.2 Maintain the RTD zone and a Neighborhood Conservation Overlay in the Conservation Area, which requires conformance with specific design guidelines. (P. 32)

2.3 Maintain the RTE zone - Beach Residential Development - for the “New Development Area” a zone in which the density may range from 30 to 36 units an acre, with reduced parking requirements, flexible setbacks, no specified lot size for planned developments (PDs), and subject to specific design guidelines. (P.32)

2.4 Establish a stronger definition of where the Beach Hill neighborhood begins and ends to protect it from tourist related penetration as well as increasing local traffic along Third Street. (P. 69)

2.5 Formally designate the Beach Hill area as an Historic Preservation District. Modify Cultural Resources Map CR-3 to implement the district. (P. 70, 72)

2.6 Provide significant opportunities for Beach Commercial area redevelopment of underutilized land that will provide attractive retail, entertainment, lodging and support uses that will appropriately extend the operational activities of the Beach. (P. 103)

2.7 Complete a comprehensive analysis of the wharf to include study of its two fundamental and interrelated aspects: its maritime aspect and its retail aspect. Elements of this study should include, but not be limited to:

- the physical inventory,
- access, circulation and parking,
- additional maritime potential,

- marine sanctuary potential,
- design and architectural character,
- signature physical features or programs,
- retail mix and performance,
- market niche, and
- a cost/benefit analysis of recommendations stemming from analysis.

The study should examine the feasibility of: expanding maritime activity, expanding visitor amenities, and expanding local resident marketing. (P. 110, 111)

2.8 Complete a community-based planning process to determine the ultimate development parameters for the main beach parking lot site. Any proposal for development of the site will require preparation of initial studies or similar environmental documents to determine whether the certified B/SOLA Final EIR remains legally adequate for purposes of action on the proposal or if a new EIR is required. If future proposed development for the Main Beach parking lot site is incompatible with retention of the historical cottages that occupy the eastern portion of the parking lot, the cottages shall be preserved and relocated to another appropriate site or sites within the City or County of Santa Cruz (unless deemed infeasible by the City's chief building official), with preference given to relocating the cottages within the Beach and South of Laurel Area. (P. 114)

2.9 Protect and enhance the charming small-scale residential neighborhoods in the South of Laurel while encouraging the significant development opportunities presented by vacant and underutilized parcels.

2.10 Encourage mixed-use development in the residential sections of the South of Laurel area on major arterials by overlaying the mixed-use zoning district on appropriate areas. (P. 144)

2.11 Establish the southern end of Pacific Avenue below Laurel Street as an extension of the Downtown Recovery Plan policies for Pacific Avenue with an emphasis on mixed residential development above ground floor retail and other uses. Maintain a CBD zone that uses the same village design and use policies as the Cedar Street area of the Downtown Recovery Plan. (P. 144)

2.12 Establish the area South of Laurel adjacent to the river as a high-density mixed-use area that will provide new market rate housing. (P. 144)

2.13 Extend the RTC Beach Commercial zone to the lower portion of the South of Laurel to encourage further visitor serving uses such as motels and restaurants and other visitor support uses. (P. 144)

2.14 Create an expanded neighborhood commercial use area at the corner of Chestnut and Laurel Streets, to better serve the new residential intensity established in the plan. (P. 150)

2.15 Encourage mixed-use projects along Front Street. (P. 150)

2.16 The La Bahia shall be redeveloped as a visitor accommodation use available to the general public. If the La Bahia is converted to visitor-serving condominiums in order to fund the renovation project, restrict use of the condominiums by individual owners to no more than 45 days per year.

2.17 Future development of the West Coast Santa Cruz Hotel overflow parking lot may consist of medium density residential use, bed and breakfast use, or ancillary hotel/motel uses. Hotel/motel development is not allowed.

CIRCULATION

3.1 Revise configuration of Leibrandt Street to provide aggregated residential parking for Beach Flats residents. (P. 29)

3.2 Limit impacts of traffic circulation and parking on residents of Beach Hill by maintaining the permit parking program to limit visitor parking, developing an early warning system to monitor changing traffic, parking and circulation impacts on Beach Hill as the Beach Commercial area develops, and implementing the proposed neighborhood gateways to help define entries to the residential area and calm traffic. (P. 76)

3.3 Improve lighting for pedestrian stairways at Cliff and Front Streets for linking the heights of Beach Hill with the South of Laurel area. (P. 76)

3.4 Allow projects to off-set on-site parking requirements through payment of annual deficiency fee and/or through funding of shuttle service or other options provided in the comprehensive transportation strategy. (P. 144)

3.5 Consider land swaps, Federal Grants for promoting transit, and other outside resources in combination with City funds already identified as methods to acquire and improve all of the Union Pacific property for Public Use. (P. 144)

3.6 Develop an ordinance to indicate the parking waiver procedure and the mechanism for allocating funds to South of Laurel parking projects. This approach is necessary because it is unlikely that the South of Laurel could support a separate parking district as most of the sites provide on-site parking. (P. 149)

3.7 Emphasize Front Street as a major new vehicular access route to the Beach in order to divert some traffic from Ocean Street and provide Downtown more exposure. (P. 150)

3.8 Develop the most appropriate combination of circulation improvements, transit/rail, parking, pricing and pedestrian/bicycle strategies which will:

- support new development and expand the operational season,
- protect existing neighborhoods, and
- encourage transit, rail, pedestrian and bicycle access. (P. 159)

3.9 Develop a comprehensive, multi-modal circulation planning program that takes as its highest priority reduction of automobile trips by the creation of viable alternative transportation modes, effective transportation systems management programs, and integration of land-use and circulation planning. (P. 165)

3.10 Develop and promote pedestrian travel as a viable transportation mode by developing and maintaining a safe, comprehensive, convenient, accessible and aesthetically pleasing pedestrian system. (P. 165)

3.11 Develop a safe, convenient and effective bikeway system that promotes bicycle travel as a viable transportation mode and connects work, shopping, schools, residential, and recreational areas. (P. 165)

3.12 Aggressively pursue development of a comprehensive and integrated mass transit system including buses, paratransit and rail transit/fixed guideways to provide increased mobility in the community. (P. 165)

3.13 Maximize the efficiency and safety of the existing road system while ensuring that it accommodates all modes of travel, operates at an acceptable level of service, and is not expanded unnecessarily. (P. 165)

3.14 Create a transportation system which encourages alternative forms of transportation and alternative routes to the Beach, prevents visitor intrusion into neighborhoods, links the Beach Area with the Downtown, and provides alternative transit modes and parking to accommodate anticipated recreational and commercial improvements. (P.30-37)

3.15 Establish signage to promote alternate beach access routes to limit increased traffic impacts on lower Ocean Street neighborhood. (P.)

3.16 Promote rail access to the Beach. (P.)

3.17 Establish a formal funding mechanism to promote transit. (P.)

3.18 Evaluate creating a parking assessment district in the Beach and South of Laurel to provide new resources to construct additional parking. (P.)

3.19 Implement transportation management measures prior to Boardwalk expansion or commercial expansion on the Main Beach parking lot. (P. 167)

3.20 Pursue outside funding sources for alternative transportation projects. (P. 167)

3.21 Develop employee off-site parking programs to encourage employee ridesharing and levy parking transfer fees on employers. (P. 191)

3.22 Develop and implement a comprehensive, peak season employee off-site parking program, which would address the needs of both large and small employers in the Beach area. (P. 192)

3.23 Implement concurrently with the meter program, the traffic calming and urban design recommendations for neighborhood entryways to Beach Hill and Beach Flats. (P. 198)

3.24 Install a two-way year-round east-west bikeway on the south side of Beach Street between Pacific Avenue and the San Lorenzo River. (P. 219)

3.25 Pursue pedestrian and bicycle access across the San Lorenzo trestle to the east, and connect the Beach Street bikeway to West Cliff Drive at Bay Street. (P. 219)

3.26 Enhance bicycle and linkage access along the San Lorenzo River between the Beach area and the downtown through signage, curb lanes, and/or installing bike lanes. (P. 219)

3.27 Provide pedestrian enhancements along the Front Street and Pacific Avenue corridors, including appropriate urban design elements as opportunity sites develop, with lighting,

sidewalk furniture and plantings. (P. 219)

3.28 Improve Beach Street as a pedestrian-oriented corridor by implementing compatible features from the Urban Design Recommendations. (P. 219)

3.29 Design and implement a pedestrian walkway from the Depot parking lot to the Wharf intersection. (P. 219)

3.30 Improve the Cliff Street and Pacific Avenue stairways and pedestrian pathways in the South of Laurel area.

3.31 Improve east-west pedestrian connections in South of Laurel by identifying new pedestrian and bikeways. (P. 221)

3.32 Abandon lower Washington Street at the Center Street intersection. (P. 278)

3.33 Incorporate transportation hub concept into planning of Depot site to provide transit facilities to local residents and visitors. Pursue "Livable Communities" and ISTEA funding to implement concept. (P. 278)

3.34 Maintain a minimum of 3,690 public parking spaces in the overall Beach and South of Laurel Area and approve no projects that would reduce this number below the floor figure of 3,690.

HOUSING

4.1 Maintain the current number of units in the Beach Flats and provide residents opportunities to live in better quality units and better managed living conditions. (P. 28)

4.2 Promote more family-oriented development by requiring at least 50% of all new units to be two or more bedrooms. (P. 29)

4.3 Promote a diversity of new housing opportunities by amending the demolition conversion permit requirement from 100% replacement of affordable bedrooms to 50% replacement, in the Beach Area to be consistent with the rest of the City, as long as there is no net loss of affordable units in the greater Beach and SOLA planning areas. Additionally allow dilapidated units to be demolished, so long as replacement units have been identified. (P. 29)

4.4 Maintain an aggressive housing code enforcement program to insure that existing units meet health and safety codes. (P. 29)

4.5 The City will make a good faith effort to provide affordable housing opportunities for current residents displaced by changes resulting from the Plan and who are eligible for affordable housing in accordance with appropriate relocations laws. (P. 29)

4.6 The City of Santa Cruz shall continue to allocate Community Development Block Grant funds to the pro-active Target Area Code Enforcement and Nuisance Abatement Program. (P. 29)

4.7 The City of Santa Cruz shall continue to direct in-lieu housing trust fund and fees and HOME fund money to the Target Area Housing and Relocation Assistance Fund, to improve or replace substandard housing in the Target Area and Beach Flats. (P. 29)

4.8 When tax increment housing set-aside money become available, consideration should

be given to establishing new construction as one of the high priorities of the fund. Additionally rehabilitation of housing within Beach Flats and other portions of the Target Area will be promoted. (P. 29)

4.9 Conserve and rehabilitate existing housing stock by improving the effectiveness of the City's Code Enforcement program and by offering inducements to current property owners that encourage their direct investment and voluntary compliance. (P. 47)

ECONOMIC DEVELOPMENT

5.1 Establish an active partnership with property owners, informing them of proposed changes and how they can benefit from them.

5.2 Work with the lending community to direct lending commitments to the Beach Commercial Area and the Beach Flats and formally designate the area a "Revitalization District" which requires Community Reinvestment Act lending participation by local banks. Establish a loan pool for commercial and residential projects. (P. 113)

5.3 Identify appropriate funding mechanisms such as Business Improvement Districts, Parking Assessment Districts, or other funding approaches to facilitate implementation of improvements. (P. 113)

5.4 Establish an active partnership with lodging industry representatives, the Lodging Association and the Conference and Visitors Council with the goal of repositioning Santa Cruz within the hospitality market. (P. 236)

5.5 Examine the market potential of time sharing and quality extended stay facilities in Santa Cruz. If found to be feasible, consider developing a marketing campaign targeted to take advantage of the high-tech growth corridor and the university. (P. 236)

5.6 Establish an outreach program to lodging facility owners/managers to inform them of Beach proposals including Ocean Resort ambiance, Conference facility status, proposed transportation improvements, changes to the zoning code, design and landscaping requirements, and proposed licensing requirements. (P. 237)

5.7 Examine the potential to provide a broad array of lodging experiences to an expanding visitor base, and encourage Bed and Breakfasts and small inns. (P. 237)

5.8 Develop comprehensive program to ensure general upgrading of entire Beach area lodging inventory. (P. 237)

5.9 Evaluate developing minimal lodging industry standards as a basis for applying for the business license. (P. 239)

5.10 Develop Heritage Tourism marketing strategy, emphasizing historic assets of the Wharf, the Boardwalk, surrounding neighborhoods - particularly Beach Hill and Downtown neighborhoods. (P.)

5.11 Develop Heritage Tourism funding strategy including U.S. Congressional/ Senatorial officials. Examine feasibility of becoming a formal "Heritage Area". Invite HUD, DOI, and DOC officials to series of walking tours and briefings. Solicit support from State representatives. Examine feasibility of Maritime Heritage Funding in conjunction with National Marine Sanctuary designation. (P. 242)

5.12 Examine the potential of joint marketing/programming between the Boardwalk, Beach

area businesses and the Wharf targeting local Santa Cruzeans for both mid-week and off-season activities. (P. 243)

COMMUNITY FACILITIES

6.1 Develop the depot site as a focal point of community activity, by providing uses including, but not limited to, parking, a small scale multi-model transit facility, and recreational open space. (P. 148)

6.2 Consider abandonment of lower portion of Leibrandt Avenue at Beach Street to provide the location of new temporary community center. Incorporate permanent community center in New Development Area. (P. 276)

6.3 Continue support and funding for the following Beach Flats programs:
- after-school recreation programs and summer Kids Club programs;
- the Beach Flats community center programs including the community liaison;
- centralized municipal services and outreach at the community center, such as an emergency services substation, recreation programs, neighborhood improvement program;
- use of the community center to act as a neighborhood focus to direct various community recreation programs and provide access to City personnel including, housing code enforcement, parks and re-creation and police; and
- support of the existing social service programs that serve residents in the area. (P. 276 and 277)

6.4 Prepare a water line deficiency report to identify water lines that are deficient for potential replacement or upgrade as development in the Beach and South of Laurel progresses. (P. 282)

6.5 Prepare a sewer line deficiency report to include the results of a comprehensive survey of sewer laterals in the Beach Area neighborhoods and identify sewer facility improvements needed, along with a timeline and funding source(s) to accomplish such improvements. (P. 282)

6.6 Ensure the stability of residential neighborhoods in the Beach Area by continuing to require proper private connections to public facilities and services. (P. 282)

6.7 Construct a drainage system to serve the intersections of Kaye, Uhden and Third Street. (P. 283)

6.8 Support resident-organized Neighborhood Clean-up Days by offering City assistance up to twice a year to allow residents to discard larger items, beautify structures and landscaping, and promote neighborhood pride and involvement. (P. 287)

6.9 Improve street maintenance services in order to maintain a clean and orderly setting for the Beach Flats neighborhood. (P. 287)

6.10 Consider expanding existing program allowing individual wheeled refuse containers for residents that can be stored in a central location on site. Investigate other program improvements to reduce garbage problems. (P. 287)

PARKS & RECREATION

7.1 Establish a new active park space South of Laurel to meet the needs of the anticipated population increase. (P. 144)

7.2 Maintain and improve existing Raymond/Uhden Park and Beach Flats Park. (P. 276)

7.3 Consider a permanent community garden to be relocated on an expanded Raymond/Uhden Park site. If required, one additional parcel adjacent to Raymond/Uhden Park, fronting on Park and Uhden (Parcel # 5-644-01) might be purchased to expand this Park. (P. 276)

7.4 Masterplan six-acre Depot site to accommodate 2+ acres of active recreational space and 300 parking spaces. (P. 278)

7.5 Evaluate cost-benefit analysis of incorporating Santa Cruz Feed lot site as part of park aggregation. (P. 278)

7.6 Improve the San Lorenzo River levee to provide an additional community "linear park" resource which serves as improved access to Downtown in accordance with river design concept plans. (P. 278)

SAFETY

8.1 Assign additional police officers to the Beach Beat as funding permits. (P. 31)

8.2 Consider creating a demonstration project of enhanced security in combination with community service officers working with locally based security patrols. The basic program element of such a demonstration project includes working with the Police Department and Beach Flats residents to identify:

- the time of day/night when Police officers could best use assistance, and any seasonal variation;
- the most appropriate composition of a roaming security patrol; and
- the safest and most effective way for residents to participate in the program. (P. 31)

8.3 Continue efforts by the Santa Cruz Police Department to use a community-oriented policing approach in Beach Flats, emphasizing crime prevention and a high degree of interaction and communication between police officers and neighborhood residents. (P. 284)

8.4 Improve police presence to respond to the unusual pressures and problems in Beach Flats neighborhood resulting from an influx of tourists during summer months and the presence of criminal activity associated with increased drug traffic. (P. 285)

8.5 Implement a two-officer per day, year-round police foot patrol and a Community Services Officer for Beach Flats. (P. 285)

8.6 Continue to seek the assistance and cooperation of other law enforcement agencies and security resources, such as CNET and Seaside Company private security personnel, in providing for public safety in Beach Flats. (P. 285)

8.7 Improve fire protection capability by increasing fire flow in Beach Flats to respond to the unusual pressures and problems resulting from an influx of visitors during summer months. (P. 286)

8.8 Create an emergency access route in the Beach Area by promoting a priority shuttle

lane on Beach and Third Streets during peak summer days. (P. 286)

Table ASP-6
Wharf Design Criteria

INSERTED ON FOLLOWING PAGES

3.3.3 Design Pacific Avenue to be able to accommodate a future fixed rail trolley or light rail vehicle within the roadway. (DRP, p. 16)

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LIGHTHOUSE FIELD STATE BEACH PLAN

ENVIRONMENTAL QUALITY

1.1 Aggressively invading exotic (non-native) vegetation shall be removed except in those areas where it is perpetuated for resource management reasons. (LF, p. 30)

1.2 Native vegetation and drought-tolerant groundcovers, shrubs, trees) shall be planted around parking and picnic areas and where exotic species have been removed. (LF, pp. 30 and 97)

1.3 The existing mature Monterey Cypress trees within the moderate intensity use areas (primarily road margins, picnic and turf areas) shall be maintained to reduce the hazards of falling limbs and/or the falling of diseased trees. (LF, pp. 30 and 97)

1.4 The existing grassland, shrubs and trees on the interior portions of Lighthouse Field shall generally be allowed to undergo natural succession. However initially, limited numbers of young Monterey cypress shall be planted to replace currently declining cypress trees. (LF, p. 31)

1.5 Natural wildlife populations shall be protected and perpetuated. (LF p. 31)

1.5.4 Prior to construction activity along West Cliff Drive, the California Department of Fish and Game should verify that proposed activities will not significantly alter the black swift's nesting site. In addition, no construction work should be done in the cliff area during the nesting season from May to August. (LF p. 100)

COMMUNITY DESIGN

2.1 The dramatic views from West Cliff Drive shall remain unimpaired and unobstructed by vegetation, structures or accumulated refuse. (LF p. 31)

LAND USE

3.1 No concentrated use activities shall be permitted in the low-use intensity area. (LF p. 33)

3.2 Bicycling, roller skating, and parking shall be confined to the moderate- and high-use areas. (LF p. 33)

3.3 The low-use intensity area shall be adequately buffered from the higher-intensity use areas. (LF p. 33)

3.4 Preservation of the scenic natural features of field and coast are the primary objectives of the Lighthouse Field site and any proposed concession facilities must be compatible with these objectives and with surrounding residential neighborhoods. (LF p. 87)

COMMUNITY FACILITIES AND SERVICES

4.1 Stormwater runoff shall be conveyed primarily via existing surface channels on the site with provisions for sufficient culvert capacity beneath West Cliff Drive for direct discharge into the ocean. (LF p. 29)

4.2 Any new water and sewer lines should be placed in the same trench to minimize soil and vegetation disturbances (subject to Public Works Department standards). (LF pp. 61 and 101)

4.3 Develop a regular maintenance schedule for solid waste removal to ensure sanitary conditions throughout the site. This includes the placement of trash receptacles at high-intensity use areas. (LF p. 101)

4.4 New cable for pedestrian lighting at stairs should be underground, as with any street lighting at pedestrian crosswalks. The power needs for the Lighthouse Museum/Interpretive Center/Restroom may be met through the use of wind generators or solar photovoltaic cells. (LF pp. 61 and 62)

SAFETY

5.1 Hazardous geologic formations (i.e., coastal bluffs) shall be posted and/or and hazard reduced to enable the public to use the areas in reasonable safety. (LF p. 29)

5.2 Setback of circulation routes may be necessary if erosion continues at the coastal bluffs near roadway and pedestrian/bicycle paths. (LF p. 97)

5.3 Additional rip-rap shall be placed at the base of eroding coastal bluffs only when deemed necessary to reduce a severe erosion hazard. (LF p. 30)

Map ASP-8 — Lighthouse Field State Beach Land Intensity Diagram
Table ASP-9

Lighthouse Field Land-Use Intensities

Low-Intensity Uses — Categories of uses which fall in this category include nature observation, hiking trails, and interpretive trails. (See Lighthouse Field Plan, pages 45 to 46 for a detailed description of uses.)

Moderate-Intensity Uses — Moderate intensity uses include parking and active recreation uses. The retention of West Cliff Drive in its current alignment will not affect the amount of area devoted to moderate intensity uses, but divide this area between those areas focused on Lighthouse Point in picnic and informal play area, and other uses which will now be located north of West Cliff Drive. The parking previously associated with the realignment will be redistributed through the retention of the parking as it currently exists at Lighthouse Point, and construction of additional parking to serve the moderate-intensity use area north of West Cliff Drive. (See Lighthouse Field Plan, pages 46 to 53 for a detailed description of uses.)

High-Intensity Uses — High-intensity uses proposed as part of the Lighthouse Field State Beach General Plan include the expansion of the Lighthouse Museum, an interpretive center, and a restroom. The location of these uses is shown on page 35 of the Lighthouse Field State Beach General Plan. (See Lighthouse Field Plan, pages 53 to 54 for a detailed description of uses.)

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MOORE CREEK CORRIDOR ACCESS & MANAGEMENT PLAN

ENVIRONMENTAL QUALITY

1.1 The existing vegetation along the Moore Creek Corridor shall be retained and protected to the maximum extent feasible. (MC, p. 8)

1.1.1 Require that replanting and/or plant removal be designed to increase quantity, diversity and productivity of native vegetation and to ensure slope protection, habitat enhancement and buffering. (MC, p. 8)

1.1.2 Removal of non-native vegetation should be considered only in those areas where this action will serve to protect concentrations of native vegetation. Efforts should be made to contain eucalyptus, particularly where it threatens existing native species. Selective removal of non-native trees and other vegetation may be permitted or required by the City if authorized or approved by a qualified professional with relevant academic training and experience. This removal shall only be permitted when accompanied by an approved replanting program. However, no removal shall be permitted in designated special or unique habitat areas. (MC, p. 8)

1.1.4 Require that landscaping plans emphasize native species and include those varieties with both habitat and food-bearing value. (MC, p. 8)

1.1.5 Prohibit tree removal within the existing eucalyptus grove northwest of the extension of Grandview Street unless approved by the City, with advice of a qualified biologist or expert. (MC, p. 11)

1.2 Implement the management action plans of the Harvey Stanley Associates Report of August 1980 for the management of Antonelli Pond. (MC, p.9)

1.2.1 Consider a requirement for the dedication of additional lands on the east and west sides of Antonelli Pond to increase buffer area. Precise boundary of buffer area shall be determined through project review and/or environmental review process. (MC, p. 9)

1.2.3 Require that re-landscaping for habitat enhancement on the east and west sides of Antonelli Pond be part of project review of future

development projects. Landscaping shall be undertaken in consultation with registered professional and be consistent with recommendations of the Harvey and Stanley Associates report of 1980. (MC, p. 9)

1.3 Maintain the water quality of Moore Creek at the highest level feasible by regulating the discharge of storm waters into Moore Creek and its tributaries. (MC, p. 6)

1.3.1 Maintain all post-project runoff at pre-project levels through the use of retention or detention ponds, with a controlled release, to trap sediment and sediment bound heavy metals, nitrates and phosphates. (MC, p. 6)

1.3.2 Equip new storm drain systems both on-site and off-site with sediment/oil and grease traps. Regular maintenance program should be developed as part of local Homeowner Association policies and City Public Works Department Maintenance Programs. (MC, p. 6)

1.3.5 Equip all outflow culverts and storm drain facilities with energy dissipators to minimize downstream sedimentation of Moore Creek. (MC, p. 6)

1.3.6 Require Granite Construction Co., Inc., to implement, as soon as possible after obtaining City approval, improvements such as construction of a landscaped berm and installation of sediment and grease traps to prevent sedimentation or pollution of Moore Creek potentially caused by Granite's storage of loose materials or other operations on the site. (MC, pp. 6 and 10)

1.4 Significantly reduce the quantity of sediments transported to Moore Creek and Antonelli Pond. (MC, p. 7)

1.4.1 Require the submission and installation of erosion control and grading plans for all projects located in the Moore Creek Watershed Area. (MC, p. 7)

1.4.2 Require that all exposed slopes shall be revegetated immediately upon cessation of grading activities through installation of permanent vegetation in conjunction with hydroseeding and other temporary erosion control measures. Temporary berms shall be in place at the edge of the setback line to prevent siltation of Moore Creek. These temporary berms shall be replaced by permanent

measures prior to project clearance and/or subdivision acceptance. (MC, p. 7)

1.4.3 Limit vegetation removal to that amount necessary to complete approved construction projects. Any vegetation removed shall be replaced or replanted so as to ensure slope stability, limit soil erosion potential and significantly reduce off-site sedimentation. (MC, p. 7)

1.4.4 Require that land be developed in increments of workable size which can be completed in a single construction season. Erosion and sediment control measures shall be coordinated with a sequence of grading, development, and construction operations. Erosion control measures shall be put into effect prior to the commencement of the next inclement period. (MC, p. 7)

1.4.5 Prohibit all earth-moving activities between December 1st and March 1st. In addition, grading activities shall not begin after September 1st unless grading can be expected to be completed and plantings completed by December 1st. (MC, p. 7)

1.4.6 Prohibit grading, vegetation removal, construction of structures or alteration of the existing contours within twenty feet of any 30% slope. Precise topographic survey shall be conducted as part of project review to ensure that erodible soil conditions beyond the 20-foot setback are not disturbed. (MC, p. 7)

1.4.7 Designate specific building envelopes on all plans submitted for permit processing within the Moore Creek Corridor study area. No construction shall occur outside of the designated building envelope. (MC, p. 7)

LAND USE

3.1 Should any development of the existing City open-space lands west of Moore Creek be considered, a specific area plan designed to implement the goals of the Moore Creek Corridor Access and Management Plan shall first be developed to: determine appropriate land uses and circulation patterns; designate setbacks from canyon edges; designate significant land forms and existing vegetation for preservation; designate pedestrian pathways to and from canyon edge, and Moore Creek; determine appropriate lands for fee simple or easement acquisition. (MC, p. 10)

3.5 Future development of lands adjacent to Antonelli Pond within Westside Lands Study Area shall incorporate relevant policies and programs of the Moore Creek Corridor Access and Management Plan. (MC, p. 10)

3.6 New development on the bluff tops above Moore Creek or its tributaries shall be set back sufficiently so that it will not be visible from the creek bed. (MC, p. 5)

CIRCULATION

4.1 Require that future road improvements or improvements to existing roadways around Moore Creek include provisions for pedestrians, bicyclists as well as other vehicles. (MC, p. 9)

4.2 Future improvements to circulation facilities should be designed to improve access to Moore Creek, both physically and visually to the extent consistent with environmental constraints. (MC, p.9)

4.3 Install sidewalks along streets leading to and from proposed trails including Meder Street, Burkett Street, Mission Street Extension, Grandview Street and Delaware Avenue. (MC, p. 9)

4.4 Require that access to public viewing areas established by this Plan be accessible to the handicapped to the maximum extent feasible. (MC, p. 9)

COMMUNITY FACILITIES AND SERVICES

5.1.1 Prohibit construction of new sanitary sewer lines down Moore Creek Canyon. (MC, p. 8)

5.1.2 Allow use of septic tanks in areas west of Meder Street dip in those areas not currently served by sanitary sewer facilities only when endorsed by registered sanitarian and approved by the County Department of Environmental Health and the City's Public Works Department. (MC, p. 8)

PARKS AND RECREATION

6.1 Develop a low profile trail system in Moore Creek Canyon corridor linking the corridor with UCSC, Natural Bridges State Park Coastal Trail and Wilder Ranch and Beaches State Park. (MC, p. 5)

6.1.1 Require dedication or purchase or solicit donation of lands on both sides of Moore Creek to include canyon slopes below the 30% slope line, for lands between State Highway 1 and High Street to be included in the trail system. Exceptions may be made to protect the privacy of existing development. (MC, p. 5)

6.2 Provide connections from existing City rights-of-way to Moore Creek Canyon trail system. (MC, p. 5)

6.2.1 Purchase or require dedication or solicit donation of necessary lands for access to Moore Creek Canyon; the access points recommended are 1) opposite the intersection of Monarch Way and Western Drive; and 2) west of Grandview Street turnaround area. (MC, p. 5)

6.2.2 Require construction and provision of public viewing areas as part of private developments in locations designated in the Moore Creek Access and Management Plan. To minimize impact on private developer, open space provided for pedestrian trails and/or viewing areas, mini-parks, etc. should be "counted" toward the developer's normal open space contribution. (MC, p.5)

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NATURAL BRIDGES STATE BEACH PLAN

ENVIRONMENTAL QUALITY

1.1 Implement a sand dune restoration program to control unnatural erosion and to reduce blowing sand that buries adjacent roads and parking areas. (NB, pp. 1, 50)

1.2 Monitor and control both the numbers of visitors that enter the tidepool areas and the way visitors use the area. Laws against poaching shall be enforced by state park peace officers and Department of Fish and Game wardens. (NB, p. 50)

1.3 Remove and control feral cats and dogs that endanger native wildlife and visitors. (NB, p. 50)

1.4 Develop and implement a resource management plan to promote the perpetuation of the Monarch Butterfly resource. (NB, pp. 1, 26)

1.5 Establish a 14-acre Moore Creek wetland preserve and develop and implement a wetlands management plan. (NB, pp. 1, 25, 37, 50)

1.5.1 The wetland management plan should address sensitive species management, flood control, changes in historic hydrology and sedimentation, removal of artificial structures not required for visitor safety, alteration of the beach for recreation, exotic species removal, and pollution abatement. (NB, p. 25)

1.6 The integrity of the riparian ecosystem within Natural Bridges State Beach shall be maintained through development and implementation of a vegetation management plan. Control of non-native species shall be an important element of this plan. (NB, p. 25)

1.7 Exotic species capable of naturalizing shall not be used for landscaping within Natural Bridges State Beach. Management plans to control and eradicate Hottentot fig and pampas grass shall be developed and implemented. An exotic tree removal and replacement program shall be developed and implemented for areas within the state beach boundary, except that eucalyptus trees used as overwintering sites for the Monarch

butterfly shall be preserved. Native species form local population sources shall be used to replace exotic species. (NB, p. 26)

1.8 Install landscaping and irrigation that includes protective windbreaks and natural buffer areas between the parking and natural preserves. Irrigation from landscaped areas should not enter either preserve area. (NB, p. 3, 35)

1.9 To ensure the protection of the unique features found within Natural Bridges, and at the same time provide visitor use and enjoyment, both the number of visitors and their use patterns will be monitored and controlled by the Cal Department of Parks and Recreation's staff. (NB, p. 49)

LAND USE

2.1 New development will avoid the use of shoreline protective devices and allow the natural erosion process to continue. (NB, p. 1)

2.2 Relocate and design property fence near entry so as not to obstruct ocean views. (NB, p. 33)

2.3 Redesign the West Cliff Drive entrance to accommodate relocated short- term parking and new day-use parking. (NB, p. 2)

2.4 Redesign and expand existing visitor center through a multi-phased construction program. (NB, p. 3, 35, 43)

2.5 Construct a unit maintenance support building near the new entrance to accommodate equipment storage and other maintenance needs. (NB, pp. 3, 38)

2.6 Retain the existing employee residence however, future design details should consider incorporating it into the visitor center complex as an office or removing the structure to develop the visitor center and related outdoor use areas. (NB, p. 3, 38)

CIRCULATION

3.1 Continue short-term parking by developing a new 25-space parking lot for the scenic overlook, setting it back from the bluff. (NB, p. 2, 33)

3.2 Develop an 80-car parking lot adjacent to the existing beach access stairway and entry road for surfers and other beach-goers. Include a ramp access to

the existing beach-level restroom. The day use fee may be collected at a new contact station or by metered parking. (NB, p. 2, 33)

3.3 Close the connecting road from the West Cliff Drive entrance to the core area of the park to all but authorized vehicles. This is necessary to protect the Monarch Butterfly Natural Preserve from impacts caused by automobiles, buses, and conflicting activities. (NB, p. 2)

3.4 Provide for easy walk-in access from Swanton Boulevard by developing a new trail and gate. Coordinate with the City for entrance redesign and compatible bus stop and bicycle trail connections. Improve vehicle access from Swanton with adequate turn lanes. (NB, p. 2, 33)

3.5 Develop a new entrance from Delaware Avenue at Natural Bridges Drive, with a new office/station and turnaround. (NB, p. 2, 34)

3.6 Develop a new 100-car day-use parking lot with bus drop off in the core area. The outdoor areas between the visitor center and the Monarch Butterfly Natural Preserve will be improved to allow clear, safe movement of visitors from their autos and buses to the visitor center for assembly of nature tours. Access to the existing beach/picnic parking lot will be from a new road alignment to the west of the visitor center and employee residence. (NB, p. 3, 35)

PARKS AND RECREATION

4.1 Develop an interpretive overlook with low-panel interpretive exhibits and sitting areas in a portion of the existing parking lot near West Cliff Dr. (NB, p. 2, 33)

4 .2 Expand picnic facilities in the core area from 31 to 45 tables, include a new restroom accessible to elderly and disabled persons. (NB, pp. 3, 34-35)

4.3 Develop pedestrian walkways and trail plans. (NB, p. 3)

4.4 Install interpretive panels at the observation platform and at various vista points. (NB, pp. 4, 43)

4.5 Develop group picnic areas to accommodate school groups and outdoor classes in the core area. (NB, p. 3, 35)

4.6 Expand the docent program at Natural Bridges to a year-round program with Monarch butterfly tours in the fall and winter months and tidepool and interest hikes in the spring and summer. (NB, pp. 3, 50)

4.7 Expand visitor center programs, exhibits and collections. (NB, pp. 4, 43)

4.8 Fire rings and signs are the only permanent beach facilities that will be provided on the beach with the exception of the existing combination shower-restroom building. (NB, p. 37)

CULTURAL RESOURCES

5.1 Permits for collection of paleontological resources within Natural Bridges State Beach shall be carefully controlled to ensure proper management and protection of these nonrenewable resources. Collection of fossil resources shall be approved only when the collection will result in direct benefit to the State Park System. (NB, p. 22)

5.2 Any excavation, trenching, or grading in the vicinity of archeological site SCR-266, including the parking lot area, shall be monitored or evaluated by an archeologist. (NB, p. 26)

SAFETY

6.1 Implement a visitor and aquatic safety program to provide immediate aquatic response every day, all year. (NB, pp. 2, 49)

6.2 Structural protection measures to reduce seacliff erosion shall be undertaken only if nonstructural measures (i.e. relocation of facility, setback, redesign, or beach replenishment) are not feasible. (NB, p. 22) If a protective structure is constructed (i.e., rip-rap at the base of the seacliff in an attempt to protect West Cliff Drive), the structure shall not:

1. Significantly reduce or restrict beach access;
2. Adversely affect shoreline processes and sand supply;
3. Significantly increase erosion on adjacent properties;
4. Cause harmful impacts on vegetation, wildlife, or fish habitats;
5. Be placed further than necessary from the development requiring protection; or
6. Create a significant visual intrusion.

6.3 The Department of Parks and Recreation shall develop and maintain a regular program of monitoring rates of cliff erosion and the width and elevation of beaches. (NB, p. 23)

6.4 A zone of exclusion shall be established to include the base, face, and top of all bluffs and cliffs extending inland to a plane formed by a 45-degree angle from the horizontal at the base of the cliff or bluff. No new structures shall be constructed within this zone unless they are wither movable or expendable. Existing facilities may remain in use subject to regular inspections by department personnel. A zone of demonstration shall be established in the park to extend inland from the zone of exclusion to the intersection of the ground surface with a place inclined 20 degrees from the horizontal from the toe of the cliff. (NB, p. 23)

6.5 Facility maintenance and housekeeping shall be conducted in a manner appropriate to meet standards for public health and safety, to maintain public and departmental expectations for cleanliness and appearance, to meet security requirements, and to extend the life span of facilities, tools, and equipment. (NB, p. 48)

6.6 Establish a fire management program to reduce the risk of wildfire within the Natural Bridges. The removal of accumulated tree litter shall be part of the program. (NB, p. 1, 49-50)

Map ASP-11 — Natural Bridges State Park General Plan

NEARY LAGOON PLAN

[ALL POLICIES ARE IDENTIFIED AS COASTAL POLICIES]

ENVIRONMENTAL QUALITY

1.1 Manage lagoon water levels to reduce flood potential in surrounding areas.

1.1.1 Operate pump system during winter rainy season to maintain lagoon water levels below 6.5 feet msl.

1.1.2 Maintain Cowell Beach outlet structure clear of blockage during flood season by periodically inspecting and clearing as required.

1.2 Maintain lagoon outlet clear of floodflow obstructions.

1.2.1 Annually inspect and clear vegetation and other obstructions from lagoon outlet, culverts, and outlet channel.

1.2.2 Remove existing floating walkway at lagoon outlet, relocate and reuse as part of loop trail, and replace with permanent bridge structure.

1.2.3 Remove marsh vegetation (approximately one acre) from area near east embankment to provide clear channel for conveying low floodflows through lagoon.

1.3 Manage lagoon water levels to support goals for wildlife, vegetation, water quality, mosquito control, and aesthetic needs.

1.3.1 Use pump system and/or adjustable flashboard system at weir to manage water levels in lagoon between mid-April and mid-October.

1.4 Protect public safety as part of water level management.

1.4.1 Implement a program to protect public safety during outflow releases at Cowell Beach (i.e., install and operate alarm system; post warning signs; clear obstructions from outlet; and notify County Environmental Health Service and the California Coastal Commission before summer releases) and discharge during times of low beach use.

1.5 Monitor lagoon water levels and inflow/outflow conditions at least monthly and during important flood events.

1.5.1 Install staff gauges at specified locations in lagoon and monitor water levels at least monthly and during important flood events.

1.5.2 Conduct flow monitoring studies at important lagoon inflow points.

1.5.3 Monitor marsh vegetation root masses once every 10 years as part of march vegetation monitoring.

2.1 Improve quantity and quality of freshwater inflows to lagoon through improved watershed management.

2.1.1 Initiate a program to select and implement BMPs.

2.2 Improve water circulation within the lagoon.

2.2.1 Clear freshwater marsh vegetation near central floating boardwalk and south side observation platforms in management zone E.

2.2.2 Perform annual inspections and as needed clear vegetation and obstructions from lagoon outlet, channel leading to weir, and area around screw-gate and concrete weir.

2.3 Conduct regular, ongoing monitoring of water quality for the lagoon and principal inflows to the lagoon.

2.3.1 Conduct a program of water quality monitoring, at least yearly during periods of low flow, that includes sampling and analysis of lagoon water and sediments for metals and other inorganic parameters.

2.3.2 Conduct a monitoring program during dry and wet weather conditions that monitors the effects of inflow volume on water quality.

2.3.3 If toxic pollutant levels are determined or suspected in the lagoon, conduct analyses to determine their levels and extent.

2.3.4 If toxic pollutant levels are determined in the lagoon, conduct or seek to funds to initiate a program to monitor the storm drain system to identify pollutant sources, analyze water quality and sediments in creeks and channels, to identify pollutants (e.g., chromium, lead and zinc) and their transport and fate within the aquatic system, and develop appropriate remedial programs.

2.3.5 Submit to DFG and possibly the USFWS concentrations of metals and pesticides in sediment reported in the 1991 water quality study to determine the level of potential threat to aquatic species and wildlife.

3.1 Remove and control invasive, exotic species of vegetation detrimental to native vegetation diversity and health.

3.1.1 Control yellow iris to less than 5% of marsh vegetation coverage in the lagoon by using nonchemical removal methods, replanting some control areas with cattails and tules, and monitoring reestablishment rates annually.

3.1.2 Conduct an ongoing program of weed control in riparian areas by removing weeds, including acacia, eucalyptus, pampas grass, Himalaya berry, English Ivy, periwinkle, and yellow iris.

3.2 Control shoreline marsh vegetation in key areas to improve and maintain views for visitors and residents.

3.2.1 Remove and control patches of shoreline marsh vegetation at key locations around observation platforms on the south side of the lagoon, at the central floating walkway, and at key locations along the north side trail to improve and maintain views for visitors and local residents.

3.2.2 Secure a maintenance agreement between the City and the Cypress Point and Shelter Lagoon developments to establish maintenance responsibility for maintaining shoreline vegetation along the north side of the lagoon.

3.3 Protect riparian areas by restricting and limiting access by the public and domestic pets.

3.3.1 Permanently fence riparian areas in management zones A, B and D using fences F-2, F-3, F-4, and F-5. Construction of fence F-5 in zone A can only occur after acquisition of management control of the SPTC properties is complete.

3.4 Protect and manage the west side riparian forest and mixed oak woodland area consistent and in conjunction with adjacent management area purposes.

3.4.1 Secure improved management control of the riparian forest and mixed-oak woodland area adjacent to the west boundary of the management area.

3.5 Create and maintain a balance between open water habitat and freshwater marsh habitat in management zone E.

3.5.1 Remove emergent marsh vegetation in specified areas to achieve a 1:1 ratio of open water to freshwater marsh habitat.

3.5.2 Monitor marsh vegetation encroachment into open water areas at least once every two years to determine frequency of removal necessary for hydrologic, water quality, wildlife, aesthetic, and other purposes and periodically remove marsh vegetation in specified areas to maintain a 1:1 ratio of open water to freshwater marsh habitat.

3.6 Enhance and restore riparian forest areas in the management area.

3.6.1 Retain snag trees in riparian forest areas except where they present a safety hazard to visitors, and remove weed species and control public access.

3.6.2 Establish locally native riparian species as part of replanting efforts in cleared and graded areas and areas of riparian weed removal.

3.6.3 Establish locally native riparian species in the grassland in zone C in low areas adjacent to and within 40 feet of the existing riparian forest edge.

3.7 Restore native grassland in the management area.

3.7.1 Establish a predominately native perennial grassland in management zone C.

3.8 Monitor vegetation changes in the management area to determine rates of change; species affected; extent of changes; and timing, extent, and methods of control necessary.

3.8.1 Monitor expansion of weed species in the riparian forest yearly to determine the frequency required for control and the effectiveness of past removal efforts for the various weed species.

3.8.2 Monitor riparian forest establishment success in restoration and enhancement areas.

3.8.3 Monitor native perennial grassland establishment success in management zone C.

4.1 Minimize impacts of domestic pets on wildlife at the lagoon.

4.1.1 Post notices at park access points explaining the City's dog prohibition regulation, its rationale, and the City's intent to enforce the regulation.

4.1.2 Notify and secure cooperation of the responsible entities for City animal control for assistance in retrieving animals and enforcing regulations.

4.1.3 Fence sensitive wildlife areas to deter access by dogs and cats.

4.1.4 Enforce the policies of adjacent multi-family residential developments regarding dogs and cats.

4.1.5 Require pet restrictions similar to those of NL 4.1.4 for all future multi-family residential developments proposed within 1,000 feet of the management area.

4.2 Reduce impacts from Norway rats on lagoon wildlife populations.

4.2.1 Discourage visitors from feeding ducks and encourage them to properly dispose of waste food in picnic areas to eliminate potential rat food sources.

4.2.2 If the Santa Cruz County Environmental Health Service identifies a public health risk, or significant impacts on wildlife from rate are determined to exist, design a rat control program.

4.3 Maintain the lagoon's current native mammal populations unless adverse impacts on other important wildlife or people are documented.

4.3.1 If DFG determines that adverse impacts from native mammals are threatening the health safety or welfare of people or important wildlife at the lagoon, develop a program to control populations of offending species, in consultation with DFG and Santa Cruz County Environmental Health Service.

4.4 Determine if waterfowl populations are declining, stable, or increasing and provide baseline information for use in guiding management direction.

4.4.1 Conduct two waterfowl counts annually during late December and early January to determine the size and species composition of wintering populations for a five-year period. Survey coverage will include all open water areas of the lagoon and the duck rearing ponds.

4.4.2 Analyze waterfowl survey data to determine if waterfowl habitat conditions are declining, if habitat conditions are being maintained or are improving, and if a change in wintering waterfowl numbers can be correlated to management actions designed to improve waterfowl habitat conditions.

4.4.3 Conduct biweekly surveys from mid-May through mid-July to determine the size and reproductive success of the breeding waterfowl populations for a five-year period. Survey coverage will include all open water areas of the lagoon and the duck rearing ponds. Date collected will be analyzed for reproductive success.

4.4.4 Evaluate collected data and determine if additional monitoring is necessary to meet management objectives. If wintering or breeding populations are found to be declining, or if breeding success is consistently low, develop additional investigations to determine possible causes.

4.5 Maintain and improve habitat conditions for waterfowl.

4.5.1 If warranted by results of waterfowl surveys, enhance additional nesting and resting habitats on one of the lagoon's islands or construct additional islands from lagoon bottom sediments if available and approved by DFG and regulatory authorities.

4.5.2 Remove and maintain emergent marsh vegetation to provide increased acreage of open water habitat for waterfowl and other water birds.

4.5.3 If waterfowl surveys and analyses indicate that waterfowl habitat conditions are severely limiting wintering or breeding populations, study potential methods of providing additional forage habitat.

4.6 Reduce competition from domestic and hybrid waterfowl for native waterfowl habitat.

4.6.1 Monitor populations of domestic and hybrid waterfowl as part of the waterfowl monitoring efforts.

4.6.2 Minimize populations of domestic and hybrid waterfowl and maintain their populations between zero and 25 individuals.

4.7 Reduce public use impacts on wildlife for existing operations and conditions and minimize public use impacts on wildlife for future operations and conditions.

4.7.1 Continue to maintain and enforce the prohibition against fishing and provide explanations as part of interpretive information.

4.7.2 Direct the existing security lighting along the north side trail away from the lagoon, or replace with low-height, indirect security lighting.

4.7.3 Conduct monthly bird surveys to determine protection needs, especially during the breeding season.

4.8 Maintain mosquito populations at safe levels at Neary Lagoon.

4.8.1 If mosquitos reach unsafe levels, identify the nature and magnitude of the mosquito problem.

4.8.1.1 If the Santa Cruz County Environmental Health Service determines that mosquitos pose a public health risk around Neary Lagoon, develop and conduct a program to determine the nature and extent of the problem.

4.8.2 Conduct management actions for the lagoon to help reduce mosquito habitat.

4.8.2.1 As part of water level management for the lagoon, rapidly lower water levels at least twice during the warm season.

4.8.2.2 Remove vegetation to open additional channels or enlarge existing channels to improve water circulation and wave action. Coordinate vegetation removal with water quality, wildlife habitat, and other lagoon management goals.

COMMUNITY DESIGN

5.1 Control marsh vegetation to provide views in key areas as part of vegetation management actions.

5.1.1 Remove and control patches of emergent marsh vegetation as part of vegetation management actions for specified areas. Retain patches of vegetation along the northside trail to provide enframed views and visual variety along the shoreline, as well as protection for water birds.

5.2 Improve denuded and eroded areas where vegetation is degraded.

5.2.1 Revegetate eroded areas along the northside trail and other portions of the management area.

5.3 Maintain important native vegetation in and around the management area and protect the visual character of the escarpment partially encircling the management area.

5.3.1 Preserve and enhance native vegetation on all portions of the escarpment within the management area as described in management actions for vegetation.

5.3.2 Develop a program for securing improved management control of the escarpment along the west edge of the management area. If management control is acquired, manage the area to preserve its visual character through protecting patterns of native and existing important vegetation and prohibiting public access and construction of trails and structures.

5.3.3 Preserve vegetation in and around the management area that serves important visual functions as part of vegetation management actions.

5.4 Explore opportunities for creating overlooks of the lagoon from areas that are not highly sensitive for wildlife.

5.4.1 Investigate the feasibility of developing an overlook near the picnic area near the juncture of management zones F and J. If determined to be feasible, the overlook will be designed to include interpretive features that will include riparian and canopy interpretation.

5.4.2 Investigate opportunities to provide bluff-top overlooks along the south and west bluff edges. The investigation will consider possibilities for interpreting the wastewater treatment plant as pat of the overlook.

5.5 Design new recreation, interpretive, and other facilities to blend with the natural aesthetic character of the lagoon environment.

5.5.1 Emphasize use of native plants to fit with the natural character of the lagoon and attract wildlife.

5.5.2 Improve area along Bay Street within the management area by use of native plantings and other appropriate design elements.

5.6 For siting of new facilities and interpretive exhibits on trails, avoid low-quality views and screen incompatible features where possible.

5.6.1 Avoid views of features that are not compatible with the lagoon's character for new facilities and interpretive features.

5.6.2 Screen views of incompatible features from important viewing locations by planting locally native screening vegetation that may include fast-growing trees such as cottonwoods.

5.7 Reduce noise impacts in the management area.

5.7.1 Use noise walls and other techniques for noise attenuation during construction and other activities that may occur in the management area.

LAND USE

6.1 Maintain mitigation commitments and manage mitigation areas consistent with requirements and conditions adopted by the City and other regulatory authorities for lands in and around the management area.

6.1.1 Continue to maintain the existing 10-foot-wide public easement containing the turf trail along the north edge of the lagoon at the Cypress Point and Shelter Lagoon developments for public and City maintenance access.

6.1.2 Improve and maintain for public pedestrian access the existing 20-foot-wide public walkway easement running between Felix Street, the terminus of Walti Street, and the Laurel Creek arm of the management area, and place signs at Felix and Walti Streets to identify the entries to the management area.

6.1.3 Continue to adhere to and enforce LCP requirements that restrict the types of structures allowable within the 100-foot buffer around the lagoon and wetland areas.

6.1.4 Continue to adhere to and enforce City and CCC requirements and conditions of approval for the CHC housing projects designed to protect the character and environmental quality of the management area.

6.1.5 Continue restoration efforts for the delta ditch area, including monitoring wetland status and weeds by a City-approved biologist for two years following completion of the housing project.

6.1.6 Continue to maintain the mitigation area for the pump station to ensure establishment and survival of revegetation plantings.

6.1.7 Continue to maintain the mitigation and planting areas for the advanced primary treatment expansion to ensure establishment and survival of revegetation plantings.

6.1.8 Adhere to all final approved requirements for the management area of the EIR for the secondary wastewater treatment plant expansion facility.

6.2 Improve existing management control or portions of lands adjacent to the management area that contain important features (e.g., riparian and mixed-oak woodland vegetation, the duck pond, overlook or recreation opportunities, or steep escarpment slopes) for maintaining the lagoon's visual character and environmental quality.

6.2.1 Initiate a program to improve existing management control of portions of adjacent lands west of the lagoon that are important for maintaining the lagoon's visual character and environmental quality.

6.3 Pursue management control of land enclosed by the tracks (management zone A) on the east side of the management area to restore native vegetation and protect the environmental quality of the area.

6.3.1 Initiate a program to acquire management control of SPTC property in management zone A.

6.3.2 Immediately following acquisition of management control of SPTC land in zone A, protect the area with fencing, revegetate it using native plant species listed in Table ASP-14, and management it consistent with other goals for the lagoon.

COMMUNITY FACILITIES

7.1 Preserve access to the park and adjacent utilities.

7.1.1 Continue to maintain the main entry road to Neary Lagoon as part of the wastewater treatment plant facilities.

7.1.2 Continue to provide access for maintenance and emergency vehicles to the east embankment through the wastewater treatment plant.

7.1.3 Continue to provide access along the eastern embankment from Chestnut Street for emergency and maintenance access.

7.1.4 Continue to provide maintenance access from the CHC development to drainage culverts.

7.2 Avoid damage to infrastructure from other management actions and protect public safety.

7.2.1 For design and construction of facility improvements and other actions in the management area, consider location, access, potential impacts, and safety concerns for infrastructure, including access to fire hydrants.

8.1 Improve the quality and amount of public access opportunities at the lagoon.

8.1.1 Develop a new pedestrian entry at the terminus of Chestnut Street to serve as the principal entry for the lagoon's natural area and new loop trail.

8.1.2 Develop a new pedestrian entry at the terminus of Blackburn Street.

8.1.3 Complete an interpretive loop trail around the central portion of the lagoon connecting the central floating walkway with the new Blackburn Street entrance and the new Chestnut Street entrance.

8.2 Provide mechanisms for controlling public access to important wildlife habitat areas.

8.2.1 Install lockable gates as part of new trail construction features at key locations along the loop trail.

8.2.2 Design all new trail improvements to prevent or discourage human access into important wildlife areas through the use of features such as raised boardwalks, railings, barriers, and signs.

8.2.3 Construct fences in locations specified in Figure 3-2 to deter public access to important habitat areas.

8.3 Reduce public use impacts on wildlife and people from existing and new design elements in the management area.

8.3.1 Permanently redirect the existing security lighting shining directly into the lagoon from the north side trail.

8.3.2 Surface new trails with materials that discourage use by roller skates and skateboards to reduce impacts from fast movement or recreation activities that are not compatible with the lagoon's purposes for wildlife protection and passive human use.

8.3.3 Incorporate design features in new trails that discourage fast bicycle riding while permitting wheelchair use.

8.3.4 Establish a program for children's use of the lagoon. The program will address safety and disturbances to wildlife, especially as it relates to utilization of the lagoon as a through route between home and schools.

8.4 Establish, enforce and explain reasons for restrictions on public access and activities to reduce impacts on wildlife and people to low levels.

8.4.1 While through bicycle circulation may be desired, riding of bicycles will be discouraged in the management area, except on the through trails system in areas B, F and J and where the feasibility and appropriateness of bicycle riding will be investigated to meet the goal of low-level impacts on wildlife and refuge users. A bicycle path along the railroad tracks will be investigated as an alternative. Informational signs explaining reasons for the restrictions will be posted at key entry points and other locations in the management area. Bicycle racks will be installed at key locations near entries to the loop trail with signs to explain bicycle etiquette and restrictions.

8.4.2 Prohibit activities such as rollerskating, skateboarding, littering, damaging vegetation, fishing, walking dogs, harassing wildlife, entering important wildlife areas (except by trail or with permission by the City), camping, and other activities controlled by laws and ordinances. Informational signs, including reasons for the prohibitions, will be posted at key entries and other locations and as part of interpretive exhibits in the management area.

8.4.3 Discourage activities that may disturb wildlife and people in or near the management area by posting signs explaining reasons for discouraging the activity as part of interpretative exhibits in the management area.

8.4.4 Public access to the areas fenced in zones A and I will be prohibited except by written permission from the City.

8.4.5 Restrict public access in zones B, C, D, E, G and H to designated public trails and areas except by written permission from the City. No public access restrictions will apply to zones F and J.

8.4.6 Restrict public use of the management area to the hours between dawn and dusk except by written permission from the City.

8.4.7 Continue to lock gates at key locations along the existing and new loop trail between dusk and dawn each day of the year and when determined by the City that public access along the trail segment may need to be restricted for purposes of wildlife protection (e.g., during important breeding periods), or

public safety. (The park ranger service will continue to provide this service.)

8.4.8 Maintain access to all portion of the management area for maintenance and emergencies. Gates will be maintained for emergency access at key locations.

8.4.9 Explain and graphically illustrate reasons for restrictions on public use activities as part of interpretive exhibits and informational signs at the lagoon.

8.5 Improve and develop a new plan for recreation facilities in management zone J and limit active recreation uses to this zone of the management area.

8.5.1 Develop a new plan for recreation facilities and access for management zone J that responds to WWTP expansion plans and implement the plan subsequent to its approval by the City, as described in the "Public Use " section.

8.5.2 If a plan for recreation facilities is developed and implemented in the extreme north portion of management zone B, establish a buffer of indigenous plants between recreation facilities and the existing riparian restoration area.

8.6 Maintain and, where necessary, provide access and facilities to assure public safety and security for the management area.

8.6.1 Design new facilities to provide access needs for fire and police by providing emergency access gates at key locations and ensuring access to fire hydrants.

8.7 Continue to manage and provide opportunities for public use in the management area that minimizes impacts on adjacent properties and residents.

8.7.1 Retain the existing 10-foot-wide public easement along the north shore adjacent to the lagoon and the Cypress Point and Shelter Lagoon developments and enter into a contractual agreement with the developments' management that establishes responsibilities, guidelines, and requirements for maintaining the easement and trail.

8.7.2 Assist the Cypress Point and Shelter Lagoon developments with designing and installing additional signs along the existing northside trail requesting quiet and respect for residents' privacy as part of the new maintenance agreement.

8.7.3 Improve and maintain pedestrian access to the Laurel Creek arm of the management area from Felix and Walti Streets along the existing public walkway easement, and post signs that identify the entries.

8.8 Improve opportunities for environmental education and research in the management area.

8.8.1 Develop and install new observation areas and interpretive exhibits for the new loop trail and entrances to the trail.

8.8.2 Prepare a study of opportunities for environmental education programs and possibilities for interpretive exhibits for Neary Lagoon in consultation with representatives from the local school district, community groups, and other local groups and individuals.

8.8.3 Develop a comprehensive interpretive program for Neary Lagoon based on study findings and consisting of interpretive themes, environmental education study programs, written materials, interpretive exhibits, and other elements.

8.8.4 Generate and maintain a list of potential projects and studies that could be performed by groups, students, and individuals at the lagoon to help facilitate research and environmental education uses and to increase public awareness and interest at the lagoon.

8.8.5 Develop a program to train and maintain a list of volunteer docents willing to lead environmental education tours and give talks at the lagoon.

8.9 Enforce management area regulations and ensure conduct and compliance with management plan elements.

8.9.1 Designate a full-time City employee with training in biology and environmental interpretation to manage and oversee the management area.

8.9.2 Require all City officials, representatives, lessees, contractors, and others performing work in the management area to coordinate with the refuge manager and obtain necessary approvals. Emergency personnel should coordinate with the refuge manager as soon as possible, when their activities may disrupt or have disrupted the lagoon ecosystem.

8.10 Determine the effects of public use on the environmental conditions of the management area to guide management direction and activities.

8.10.1 Develop a five-year study of visitor use that will examine trends in wildlife activity and vegetation growth relative to human use in the management area. Conduct a yearly survey of park users to determine use and activity

trends and analyze information to determine future management directions and needs. Monitor CHC resident children's use of the lagoon.

9.1 Minimize impacts on cultural resources at Neary Lagoon by identifying and avoiding or, if avoidance is not feasible, mitigating impacts on cultural resources.

9.1.1 Identify and avoid, or at lease mitigate impacts on, cultural resources by performing a complete archaeological reconnaissance of proposed impact areas before any ground-disturbing activities are conducted and implementing additional work as necessary.

Map ASP-12 — Neary Lagoon Management Plan

Map ASP-13 — Neary Lagoon Management Zones

Table ASP-14

Recommended Native Plant Species for Riparian Forest Restoration at Neary Lagoon

Common Name	*Scientific Name*	*Form*
Plant in Flood Zone		
Yellow willow	Salix lasiandra	Tree
Red willow	Salix laevigata	Tree
Arroyo willow	Salix lasiolepis	Small tree
Black cottonwood	Populus trichocarpa	Tree
Fremont cottonwood	Populus fremontii	Tree
Red elderberry	Sambucus callicarpa	Small tree
California blackberry	Rubus ursinus	Bramble
California rose	Rosa californica	Shrub
Mule fat	Baccharis viminea	Shrub
California mugwort	Artemisia douglasiana	Herb
California beeplant	Scrophularia californica	Herb
Plant above Flood Zone		
Western sycamore	Platanus racemosa	Tree
Coast live oak	Quercus agrifolia	Tree
California coffeeberry	Rhamnus californica	Small tree
Blue-blossom ceanothus	Ceanothus thrysiflorus var. thrysiflorus	Shrub
California wax myrtle	Myrica californica	Small tree
Coyote brush	Baccharis pilularis var. consanguinea	Shrub

SAN LORENZO URBAN RIVER PLAN

URBAN RIVER PLAN GOALS

- URP - Goal 1: Enhance and restore biotic values of the River, creek and marsh as habitat for fish and wildlife.
- URP - Goal 2: Maintain flood control capacity of the San Lorenzo River and Branciforte Creek.
- URP - Goal 3: Improve the scenic and recreational value of the Riverfront.
- URP - Goal 4: Improve public access and pedestrian/bicycle movement to and along the River.
- URP - Goal 5: Improve the urban and neighborhood interface with the San Lorenzo River, Branciforte Creek and Jessie Street Marsh.
- URP - Goal 6: Incorporate the San Lorenzo River, Branciforte Creek, and Jessie Street Marsh into the surrounding urban fabric and downtown and neighborhoods.

RESTORATION GOALS AND OBJECTIVES

- RES – Goal 1: To increase abundance and diversity of native plant species above the baseline (2000) levels.
    - Objective #1: Restore and manage native riparian forest to promote species diversity, structural diversity and density along the inner and outer levee banks.
    - Objective #2: Increase width of the riparian corridor consistent with flood protection constraints to provide increased stream shading and instream cover for aquatic organisms.
    - Objective #3: Enhance native populations of riparian species via natural recruitment and an active plating program.
    - Objective #4: Control non-native, invasive species.
    - Objective #5: Emulate reference vegetation structure and function.
- RES – Goal 2: To restore geomorphic and hydrologic form and function to the Lower San Lorenzo River so as to improve channel and habitat conditions that will

support and sustain native flora and fauna.

- Objective #1: Manage instream riparian vegetation to encourage geomorphic form and function.

- Objective #2: Maintain a stable bankfull channel to improve channel substrate conditions.

- Objective #3: Maintain adequate baseflow through the lower San Lorenzo River and maintain hydrologic connectivity between the estuary and the upper San Lorenzo River.

- Objective #4: Improve quality of waters entering into the river from stormdrains and nonpoint sources through public education, structural retrofits and pollutant source reduction.

- Objective #5: Improve and maintain lagoon water quality and quantity at levels consistent with steelhead and coho salmon rearing needs.

- Objective #6: Reduce water temperatures to optimal levels for aquatic species rearing and reproduction.

- Objective #7: Restore floodplain function through levee setbacks in areas determined to be feasible.

- RES – Goal 3: To enhance habitat conditions for native and special status wildlife species dependent upon the San Lorenzo River above baseline (2000) levels.

  - Objective #1: Enhance native resident and migratory fish, bird, mammal, reptile, and amphibian species abundance and richness.

  - Objective #2: Enhance habitat for breeding/nesting populations.

  - Objective #3: Sustain and increase population of steelhead trout.

  - Objective #4: Provide functional habitat for Western Pond Turtle to increase potential for occurrence of this species.

  - Objective #5: Create adequate habitat conditions to allow for migration of coho salmon into the upper watershed.

Plan Recommendations and Programs

Restoration and Management

- RES – 1 Conduct annual vegetation and sediment management for flood control.
- RES – 2 Develop management strategy for summer lagoon water level.
- RES – 3 Establish a streamflow standard for inflow into the lagoon and maintenance of a low flow channel.
- RES – 4 Enhance streambed aquatic cover and substrate.
- RES – 5 Enhance riverbank shoreline and riparian corridor vegetation.
- RES – 6 Develop planning for floodplain and marsh restoration in special planning areas.

Trail Connections/Improvements

T-1 Complete pedestrian/bicycle bridges at Highway One/Felker Street and the confluence of Branciforte Creek and the San Lorenzo River. Secure funding for design and construction of these projects.

- T-2 Complete the upgrade and widening of the Union Pacific Railroad Trestle at the rivermouth to provide safer pedestrian and bicycle use along this route.
- T-3 Improve pedestrian/bicycle access between the Riverway and Jessie Street Marsh and Oceanview Park.
- T-4 Identify and program parking areas for trail system users into current and future transportation planning efforts. Provide signage and facilities such as stairs and ramps leading up to the trail in order to dissuade "shortcuts" through landscaping.
- T-5 Access and pathways in the Front Street corridor should be designed to draw people out of the downtown to the River.
- T-6 Access and pathways from the neighborhoods at Ocean Street and Barson Street should be designed to facilitate pedestrian and bicycle use.
- T-7 Continue to provide disabled access to areas and facilities of the river.
- T-8 Encourage new development to create a positive relationship with the River. Within the Riverine Reach, the massing of new buildings should generally step down in scale to the River, and buildings shall be set back 40 feet from the levee edge to create a broad space for landscaping along the River edge.

T-9: Maintain and enhance existing east/west trails between River Street and the riverfront and encourage additional connections where opportunities exist, such as at street ends, between properties, and/or on publicly owned land.

Recreation

- R-1 Develop a San Lorenzo Riverway trail improvement program that addresses infrastructure improvements (lighting, safety, call boxes), signage, wayfinding, interpretation and trail linkages. Trail lighting should be designed to be non-intrusive to fish and wildlife and energy efficient.

- R-2 Develop a system of unpaved nature paths on the levee slopes near riparian areas to enhance wildlife viewing activities. Design bird-viewing platforms and observation decks so as not to disturb wildlife. Platforms and observation decks should be constructed so as to avoid conflicts with flood capacity.

- R-3 Develop a map of the San Lorenzo Riverway including regional trail links (Sanctuary Scenic Trail and California Coastal Trail) and key lateral access areas.

- R-4 Develop recreational guides for the river and associated activities. Investigate potential for creation of par course along the Riverway.

- R-5 Review existing City ordinances prohibiting use of the river for kayaking and canoeing; explore opportunities for establishing a seasonal boating program with appropriate launching facilities and public safety measures. The boating program should be designed so as to avoid conflicts with fish and wildlife and public safety.

Operations and Maintenance

- OM-1 Establish a "River Coordinator" position to facilitate coordination of maintenance, management, restoration, and monitoring projects for the river. The River Coordinator would seek and procure project grants, coordinate with City staff and community groups, and be the lead staff for plan implementation.

- OM-2 Provide adequate operations and maintenance staffing levels in the Parks and Recreation and Public Works departments to maintain existing Riverway facilities and recommended improvements of the Urban River Plan.

- OM-3 Establish a staff-level "River Management and Maintenance Coordinating Group" comprised of staff from Parks and Recreation, Public Works, Water, Planning, Police, Fire, and Redevelopment to coordinate ongoing management and maintenance projects on the levee and in the river.

- OM-4 The City should devote consistent attention to issues of public safety, maintenance, and enforcement of ordinances to reduce harmful effects of human

activity (e.g., camping, illegal activities) that degrades environmental or recreational qualities.

- OM-5 Develop and implement a litter control program on the San Lorenzo Riverway including monthly large-scale cleanups of areas that present public health hazards.

- OM-6 Work with code enforcement to continue abatement of illegal dumping along the San Lorenzo Riverway.

- OM-7 Evaluate conditions of landscaped areas and conditions of native vegetation installed as part of the flood control improvement project. Work with a qualified botanist to develop a replacement plant list should mortality occur in landscape areas and ensure implementation of remediation plans.

- OM-8 Develop a river management and stewardship training program for City of Santa Cruz staff to inform staff of the river's sensitive resources and unique management requirements.

- OM-9 Investigate options for volunteer programs and community service programs to assist with maintenance and management responsibilities.

- OM-10 Conduct annual vegetation and sediment management program for flood control maintenance.

OM-11 Retain the Section diagrams in the 1987 San Lorenzo River Design Concept Plan until City Council acceptance of the completion of the U.S. Army Corps of Engineers flood control improvement project.

Outreach and Education

- E-1 Provide regular updates about the River and creek to the community via the newspaper and media (i.e., Community Television, local radio station, or City-based website).

- E-2 Develop an "Adopt- A-Riverbank" program for participation by local businesses, schools, community and neighborhood groups. Activities could include litter control, planting, and ecological monitoring.

- E-3 Conduct annual River tours and priority planning sessions for the City Council.

- E-4 Develop multi-lingual materials and educational products about the River.

- E-5 Participate in National River Cleanup Week annually during the second week of May as an awareness raising celebration.

- E-6 Work with local schools and outdoor education programs to utilize the River as

an outdoor classroom.

- E-7 Develop and implement a docent program for natural history tours in cooperation with the Museum of Natural History or Parks Department Ranger Programs.

- E-8 Establish a "Friends of the San Lorenzo River" non-governmental organization to partner with the City of Santa Cruz and other agencies and organizations on public outreach programs and Riverway projects.

- E-9 Establish public festivals celebrating the River such as a "First Day" festival on January 1 and an autumn harvest festival. Utilize riverfront places for these celebrations.

Branciforte Creek – General Recommendations

B-1 Conduct a watershed-wide, sediment source investigation to develop a sediment-control plan for benefiting aquatic life and reducing sediment delivery to the flood control channel. The sediment source investigation should focus on Carbonera Creek and mainstem Branciforte Creek.

B-2 Continue investigations into providing enhanced habitat for steelhead trout compatible with flood protection and with added emphasis on areas upstream of the flood control channel but within City ownership (i.e., Delaveaga Park).

B-3 Continue volunteer water quality monitoring program and expand into monitoring stream flow in summer months.

B-4 In cooperation with federal and state agencies pursue long-term solutions for steelhead passage and habitat enhancement in the flood control channel.

B-5 Identify opportunities for land acquisition along the creek corridor for increased flood conveyance and storage.

Branciforte Creek – San Lorenzo River to Water Street Bridge – Recommendations

B-6 Develop and implement a sediment and vegetation maintenance program within this reach consistent with U.S. Army Corps of Engineers flood control maintenance requirements. The program should reflect necessary protections for steelhead passage requirements and water quality. Sediment and vegetation maintenance activities should be restricted to occurring only in September through October to avoid impacts to steelhead.

B-7 Conduct sediment removal downstream into the zone of confluence with the San Lorenzo River by excavating 1 to 2 feet of sediment from the bed of the existing channel before the onset of winter rains. The sediment deposited in the channel between the confluence and Ocean Street can remain if the depth does not exceed

one foot and reduces to zero at Ocean Street.

B-8 In cases where limited funding is available, maintenance activities can focus on vegetation removal and sediment bars may be left in place. However, periodic removal of sediment will be required to ensure design flood capacity.

B-9 Improve the storm drain at Ocean Street by providing dry-weather diversion to the sewage treatment plant.

B-10 Produce an informational door hanger for residents concerning water quality, illegal dumping, and use of native species in landscaping.

B-11 Investigate the feasibility of constructing a pedestrian bridge linking the east and west access roads south of Water Street.

B-12 Work with the property owners at 550 Water Street to obtain an easement for completing the access road to Water Street on the west side.

B-13 Work with the U.S. Army Corps of Engineers to remove chain link fencing and replace with more aesthetic fencing.

B-14 Investigate installation of wall treatments for exterior walls of the flood control channel.

B-15 Implement native riparian planting along creekside areas in City ownership on the east bank consistent with providing necessary access for emergency and maintenance vehicles.

B-16 Remove non-native trees in areas owned by the City of Santa Cruz and replace with appropriate native tree species.

B-17 Post signs and enforce City ordinances regarding camping and dumping.

B-18 Provide and maintain dispensers for dog waste disposal.

Branciforte Creek – Water Street to Natural Channel – Recommendations

B-19 Conduct sediment and vegetation management as necessary in the flood control channel to maintain design flood capacity.

B-20 Conduct water quality investigation of storm drain outflows in this area.

B-21 Improve city-owned areas with native riparian trees and shrubs.

B-22 Provide a "Welcome to Branciforte Creek" sign at Water and Market Street on west access road. Include a watershed-wide map showing the Creek and San Lorenzo River.

B-23 Remove non-native trees in areas owned by the City of Santa Cruz and replace with appropriate native tree species.

B-24 Post signs and enforce city ordinances regarding camping and dumping.

B-25 Continue use of west access road by pedestrians and bicyclists.

B-26 Provide and maintain dispensers for dog waste disposal.

Branciforte Creek – Natural Channel to City Limits – Recommendations

B-27 Riparian buffer setback recommendations from the Citywide Creeks and Wetlands Management Plan should be observed in this reach of Branciforte Creek.

B-28 Develop a door hanger or educational brochure for adjacent residents regarding water quality, riparian trees and local ordinances regarding removal, dumping of backyard refuse, stream water diversions and contact information for streambank erosion management.

B-29 Provide signage along the creek at Delaveaga Park regarding fish and wildlife life cycles and protection needs.

B-30 Work with the City of Santa Cruz Parks and Recreation on developing restoration plans for areas of the creek within Delaveaga Park and stabilization of upslope areas which may contribute sediment to the creek.

B-31 Investigate ways to link the downstream areas with trails in Delaveaga Park.

B-32 Investigate potential acquisition of property at Market and Goss Street for use as undeveloped floodplain.

Significant Riverfront Areas

Front Street

- SRFA – 1 Require new development projects to incorporate design features that encourage active engagement with the Riverwalk such as: filling adjacent to the Riverwalk and landscaping, providing direct physical access to the Riverwalk, including appropriate active commercial and/or residential uses adjacent to the Riverwalk, or providing a combination of these and/or other design features that support the resource enhancement and river engagement policies of the San Lorenzo River Plan.

- SRFA – 2 Require new development projects to incorporate pedestrian and/or bicycle connections between Front Street and the Riverwalk at appropriate locations such as the extensions from Maple Street and near Elm Street.

SRFA –3 Maintain the ten-foot setback area between residential and commercial uses

adjacent to the levee trail from the western edge of the trail. The area between the property line and the Riverwalk shall be filled to raise the adjacent ground-level use to a similar or higher elevation as the Riverwalk. The public lands between the Riverwalk and the private property may incorporate publicly accessible commercial or residential amenities, such as outdoor public seating. Trees planted as part of the San Lorenzo Flood Control Improvement Project should be maintained and incorporated into new development where feasible and where not in conflict with the required fill or publicly accessible amenities.

SRFA – 8* Redevelop the Long's-Zanotto's site to create a true connection to the River from the downtown area. Preserve views to the River from buildings along the west side of Front Street. Concentrate development on the north and south portions of the site to allow for a transition from the public space at Front and Cooper Streets (the Octagon Museum and plaza) and the Museum of Art and History to a River promenade and the pedestrian bridge to San Lorenzo Park. Avoid large expanses of parking in project design, attempt to "green" parking areas by using trees common to the River for a more natural visual impact.

SFRA – 9* Consider abandonment of River Street South for use as a riverfront promenade and public space for festivals and other outdoor activities once a comprehensive development plan is promoted for the Long's-Zanotto's area.

(*SRFA 1-6 and 10-11 were deleted and replaced with the following three policies per Resolution Number NS-29,327)

Salz Tannery to Sycamore Grove

SRFA – 12 Negotiate a public easement along the west bank of the San Lorenzo River north of Highway One to Sycamore Grove to provide for eventual trail connection from the San Lorenzo Riverway trail to Sycamore Grove.

SRFA – 13 Maintain the native riparian forest north of Highway One.

SRFA – 14 Protect views of the River from Highway One bridge.

SRFA – 15 Develop an 8-10' wide trail north of Highway One along the top and edge of the river bank in a meandering pattern with a natural material (e.g. decomposed granite) surface.

SRFA – 16 Provide connections from a possible park and ride lot (at the existing Central Home Supply location) to the Riverway; provide signs and maps to north and south connecting trails.

SRFA – 17 Encourage redevelopment of a portion of the Salz Tannery site as a river orientation center; investigate potential partnerships with California State Parks and the State Coastal Conservancy for this use.

Beach Flats

- SRFA – 18 When land ownership disputes are resolved for the eight-acre Third Street parking lot initiate a community process to facilitate identifying land changes and potential restoration of floodplain in this area.

- SRFA – 19 Integrate San Lorenzo River recreational and transportation opportunities in redevelopment options for the Beach Flats area. Encourage use of the Riverway trail for alternative transportation access to the beach area.

- SRFA – 20 Create access points to the levee from key streets including Raymond, Uhden, and Kaye Streets.

- SRFA – 21 Integrate the San Lorenzo Riverway Trail with the Monterey Bay

National Marine Sanctuary Scenic Trail and the California Coastal Trail.

- SRFA – 22 Provide community programs which encourage participation by neighbors including natural history walks, river clean ups, and planting days. Participate with the Beach Flats Community Center on programs and projects along the River.

- SRFA – 23 Educate residents and visitors about the San Lorenzo River and estuary through the use of signage, public art and multi-lingual materials.

- SRFA – 24 Address illegal breaching activities at the rivermouth and provide education and enforcement information for residents and visitors.

- SRFA – 25 Protect river levee plantings through installation and maintenance of fencing along the Boardwalk parking lot to prevent shortcut trails from the parking area to the River and beach.

- SRFA – 26 Work with the Seaside Company on litter abatement program to discourage trash and other debris from entering the River from parking areas.

TABLE: Recommended Vegetation Thinning Prescriptions By Reach

Reach	Vegetation Management Prescription	Frequency
Bankfull Channel Area Instream Channel Bed	Remove riparian vegetation that exceeds accepted Corps Manning's "n" roughness coefficient for the flood control channel. A 5-foot edge of stream buffer area should be maintained on either side of the wetted edge.	Annually
Transitional Reach	A 10-foot wide strip of woody riparian vegetation and tules and cattails should be maintained on the west bank. The east bank should be maintained to keep trees overhanging water. Trees or branches that fall in the water should be assessed for cutting into smaller pieces and may be removed entirely if they cause an immediate safety hazard. Sandbars should be maintained to allow volunteer groves to establish but remove all trees greater than 6 " dbh.	Annually
Estuarine Reach	A 5-foot wide strip of willow, cattail and tule should be maintained at the levee toe. Willows should have stem diameter of no greater than 0.5 inches and be limbed up and periodically thinned to create defined groves.	Annually

TABLE: Recommended Sediment Management Prescriptions By Reach

Reach	Sediment Management Prescription	Frequency
Transitional Reach	Disking on the west bank should occur east of levee toe up until outside edge of 5-foot vegetation buffer. Existing cross-channel scour areas should be encouraged through disking and manipulation of discarded root wads/vegetation material.	As determined by cross-section monitoring
Estuarine Reach	Sediment management or removal is not necessary in this reach.	NA

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SANTA CRUZ HARBOR DEVELOPMENT PLAN

Adopted November 24, 1992

A. INTRODUCTION

The Harbor is a regional resource, providing recreational, commercial, social and economic benefits to the community. It functions as a group of interdependent water-related activities including boat-launching, berthing for commercial fishing vessels and recreational boats, boat repair areas, marine-related retail/commercial businesses, restaurants, sailing programs, yacht club and boat sales.

The Santa Cruz Harbor Development Plan (HDP) initially was adopted by the Port District in December 1980 and revised in 1992. The 1992 Harbor Development Plan revised and combined the previously adopted 1980 HDP and 1980 certified Local Coastal Plan (LCP) in one planning document for the lands under jurisdiction of the Santa Cruz Port District. The 1992 Harbor Development Plan is the Port District's official plan. It serves as a specific guide to development and permit approvals for the Harbor. The primary objectives of the plan are to:

- Increase the capacity of the Harbor for use by and service of recreational and commercial vessels;
- Provide facilities for commercial fish receiving;
- Expand marine-related service facilities and recreational businesses in the harbor;
- Provide non-boating recreational opportunities and shoreline access for the general public;
- Resolve implementation of the Arana Gulch Mitigation Project;
- Facilitate financial planning by providing for the expansion of facilities within the Harbor;
- Provide visitor-serving facilities for the citizens of the local community as well as for tourists visiting the area;
- Provide a well-coordinated, aesthetically pleasing development that is in harmony with Port District goals and the 1976 California Coastal Act.

B. HARBOR BACKGROUND

The planning area of the Harbor Development Plan encompasses about 38 acres of land and 52 acres of water, and accommodates approximately 920 berths and dory ties for commercial and recreational boats. Lands under Harbor jurisdiction include 3.3 acres of sandy beach on both sides of the jetties. Approximately 40,000 square feet of commercial space accommodate restaurants, retail shops, boat sales, bait and tackle shops and a variety of other marine related uses. In excess of 1,000 parking spaces support the various uses of the harbor. Table H-1 identifies existing Harbor improvements.

The preservation of the Monterey Bay in its current pristine state is of primary interest to the Santa Cruz Port Commission and the public. In September 1992, Monterey Bay was designated a national marine sanctuary by the U.S. government, becoming the eleventh and largest marine

sanctuary in the United States. The Santa Cruz Harbor is the largest harbor complex that accesses Monterey Bay and will function as the gateway to the sanctuary for future millions of visitors. In recognition of the Harbor's significant geographical position on the Monterey Bay, the Santa Cruz Port District Commission passed Resolution #92-08, in which the intent and the principles of the Sanctuary Act were adopted by the District and the Commission indicated its intent to actively assist the federal government working through the National Oceanic and Atmospheric Administration in realizing its preservation goals.

C. PLANNED HARBOR IMPROVEMENTS

The following is a description of future planned Harbor improvements and projects that the Port District will consider as funds become available. At this time, there is no commitment to or schedule for construction of specific projects. Additionally, these projects are considered proposals and as such they are subject to change over time. In the event these proposed improvements should change, new proposals will have to meet land use designation requirements set forth in this Plan and will also be restricted by availability of parking, provision of public access, and the ability to mitigate traffic and other impacts of development. Proposed sizes of specific projects are estimates to be used as guidelines for future development. Actual building sizes may vary, but the Plan establishes approximate square footages for various areas of the Harbor. Furthermore, the Harbor will continue to involve surrounding neighborhood areas in assessing its proposed development activities in order to ensure that the public is aware of the proposed development projects and that the Harbor Area remains a "good neighbor" and an asset to the area.

The Harbor is divided into three distinct areas which are defined by access and use characteristics: Upper Harbor, Lower West Harbor, and Lower East Harbor. Proposed projects are summarized in Table H-2. Table H-3 compares proposals contained in the 1980 and 1992 Harbor Plans.

1. Upper Harbor

➢ *y Boat Storage and Transient Launching Facilities:* At the north end of the Upper Harbor, additional dry boat storage (80+ spaces) with parking for trailers and combined car/boat trailers is planned, although additional dry storage spaces may be provided if adequate parking is available. Additionally, an RV facility (20± spaces) is considered a potential future use, primarily to provide support to boaters. A launch facility with wash-down facilities also is planned. Some boat slips will be removed from the north end of the Upper Harbor to accommodate the launch facility, but boats will be able to tie up along the west side of this new dock, and the total number of berths will remain at 900 or above. New boat slips may be added to the south end of the Upper Harbor, while still keeping the fairway at its current width. Charter boat operations also are planned in the Upper Harbor area.

➢ *l Commercial Uses and Food Service:* The 1980 HDP calls for a small (5,000± square foot) building adjacent to the dry boat storage to house a coffee shop and marine-related retail-commercial uses. The coffee shop has been eliminated, and this building now is planned to house a small fishing-related concessions area, restrooms, lockers for boaters, and/or other boating support facilities. These uses are planned to primarily serve boaters who launch their boats from dry storage. A 10,000 square-foot restaurant is planned in the northern area of the Upper Harbor.

➢ *n Decks:* Five public observation decks will be located throughout the Upper Harbor on the east, west, and upper sides. These decks will be furnished with benches from which visitors can view Harbor activities, and will include bicycle racks, trash containers and landscaping.

2. Lower West Harbor

➢ *y Boat Storage with Launching Capability:* An additional launch hoist is planned; additional boat/trailer parking spaces also may be provided.

➢ *g Basin Reconfiguration:* A reconfigured dock is planned in the turning basin just south of the Murray Street bridge for UCSC sailing programs, public charter boat operations, and general boat accommodations.

➢ *y Boating Center:* A small building (less than 5,000 square feet) is planned for a community meeting facility and to support the UCSC sailing program.

➢ *s Restaurant:* Modifications of the building's exterior and interior are planned, with potential limited expansion from 3,040 square feet to approximately 4,000 square feet. The exact nature of the modifications are not known, but could include enclosing the deck area with building expansion on the west (back) portion of the building. There are no anticipated plans to expand the deck over the water.

➢ *d Exchange:* An easement will be granted by the Port District to adjacent private property owners to allow access through Harbor property to two residential units approved by the City of Santa Cruz. The District will lose 2-4 parking spaces where the easement route is located, but in exchange will be dedicated 4,400 square feet of land adjacent to a currently inaccessible 2,000 square foot Harbor-owned property. There are no immediate plans for use of the dedicated property, although the area could provide for additional parking if needed in the future. Any other proposed development of this land exchange area will need to meet the policies in the Harbor Development Plan and City General Plan and also ensure that adequate parking is provided. No other properties adjacent to the Harbor will be permitted access through Harbor-owned property.

3. Lower East Harbor

In accordance with policies contained in this Plan, new development in the Lower East Harbor will be limited to a maximum of 12,000 square feet, with no more than 5,000 square feet being non-marine related. Expected development includes the following:

➢ *l Uses:* The Lower East Harbor is generally developed. A modest expansion and/or reconstruction of existing buildings may be planned in the long-term. Limited expansion of the existing marine-related retail-commercial uses adjacent to the Crow's Nest Restaurant is envisioned through expansion of the second floor space at the O'Neill Building. The seven existing buildings housing various retail commercial uses in the north and central areas of the Lower Harbor-East will remain, however these buildings are expected to undergo renovation over time.

➢ *t Guard Auxiliary Building:* Demolition of the existing earthquake- damaged building is planned with reconstruction of a 3,365 square foot building of similar design to accommodate the Coast Guard Auxiliary functions, as well as public multi-purpose meeting rooms. The building size is planned to be expanded to also accommodate marine-related offices, such as a Marine Sanctuary Office.

➢ *l Fish Facilities:* Improvements to the commercial fishery dock have been made to better accommodate commercial boats and truck traffic. Additional improvements include a 3,200-square foot pier addition to provide improved truck access and circulation, and the potential addition of a limited amount (1,000 square feet) of retail fish sales.

➢ *y Bay Sanctuary Visitor Center:* A visitor center/interpretative center for the Monterey Bay National Marine Sanctuary is planned. The center would provide informational and instructional materials, displays, and models of the unique elements of the Monterey Bay. A specific size and location have not been proposed at this time, although use of an existing building in the central portion of the Lower East Harbor is one option.

➢ *:* Public mini-parks exist on both the east and west sides of the Lower Harbor adjacent to the water. The westside park is complete. Completion of the eastside mini-park is planned with construction of public amenities such as benches, drinking fountains, bike racks and landscaping that will provide a park-like atmosphere for Harbor visitors.

➢ *r Boat Operations:* Existing fishing and pleasure craft charter operations are planned to be maintained in both the Lower East and Lower West Harbor areas. Lower East Harbor fishing boat charter operations are planned to be expanded from 25 to 75 passenger capacity, while the Lower West Harbor charter boat capacity is planned to expand from 50 to 100 person capacity. Some of this expansion is expected as a result of increasing interest and awareness of the Monterey Bay Marine Sanctuary.

4. Access and Circulation

➢ *:* Parking will be provided for existing and planned uses in the Upper and Lower Harbor, including parking for Harbor visitors and beach users.

➢ *n Walkways:* A pedestrian walkway will border the interior shorelines of the Harbor, linking the various land uses of the Harbor including the public observation decks and mini-parks. The District plans to implement a self-guided walking tour around the entire Harbor with 10± stations that explain cultural, historical and environmental elements of the Harbor, including the Monterey Bay Marine Sanctuary.

➢ *e Access:* Bicycle access will be maintained around the Harbor via the existing roadway and path around the Harbor. Bicycle access through the Upper Harbor provides a link between Seventh Avenue on the east side of the Harbor and the Frederick Street and Seabright neighborhoods on the west side. The District plans to install bike racks over the next two years, which will result in approximately 70 bike parking spaces throughout the Harbor. Additional bicycle parking will be provided as part of new or expanded development.

➢ *:* Seven existing restrooms and showers are available to boaters throughout the Harbor, as well as three public restrooms. One additional public restroom is planned as a modular facility at the UCSC Sailing Center and another facility as part of the planned Upper Harbor projects to serve visitors. Existing and planned restrooms are shown on Figures H-8 and H- 9.

➢ *s for the Disabled:* The District has adopted guidelines for providing access to its facilities for disabled persons in regard to recreation, commercial use, and job opportunities. When any upgrade or new construction takes place, access improvements for physically disabled persons also will take place.

➢ *e and Remote Parking Program:* As Harbor development proceeds, the Port District will monitor parking supply and demand. It is the long-term goal of the District to develop and implement a remote parking program in the Upper Harbor with a shuttle to transport boasters and visitors to destinations in the Lower East and West Harbor areas. It is expected that a shuttle would operate during peak periods.

D. SANTA CRUZ HARBOR (SCH) POLICIES AND PROGRAMS

Environmental Quality

1.1 Avoid permanent adverse impacts on the marine habitat within the Harbor by the investigation and use of least-environmentally-damaging construction techniques (such as pilings instead of fill), mitigation of adverse impacts by marine resource enhancement within the City of Santa Cruz to the satisfaction of the California Department of Fish and Game, and by the avoidance of projects that would require dredging or fill unless they are necessary to the effective functioning of recreational or commercial boating.

1.2 Continue annual or periodic dredging, as required, to maintain the boating functions of Santa Cruz Harbor. Dredging shall be carried out in a manner protective of the public health and safety and right to enjoy the use of downcoast beaches. In this regard,

a) Dredged materials shall be sampled periodically in accordance with Regional Water Quality Control Board permit conditions, to determine their continuing compatibility with public recreational use. Dredged material which tests toxic shall not be deposited in the littoral cell.

b) Installation of any disposal system on land or offshore shall minimize visual and physical disruption of recreational beach use, and shall be buried, to the greatest extent possible.

c) Maximize use of dredged materials to replenish downcoast beaches to help enhance the recreational values of the beach and help protect adjacent properties.

d) Maintain procedures for addressing complaints regarding dredging operations. Monitor operations to insure compliance with measures a) - c) and refine operations as necessary to correct deficiencies.

1.3 Control water runoff by minimizing the quantity of runoff through use of drainage retention measures and protecting the water quality through necessary means to meet Water Quality Control Board Standards. Continue to install oil, grease, and silt traps as part of Harbor development and improvement projects, and implement plans to improve the existing drainage system.

1.4 Continue to maintain and improve the water aeration system utilized within Harbor waters for anchovy life support. The system has been effective to date in minimizing or eliminating conditions that lead to periodic anchovy kills. Support and utilize other environmentally sound methods or technologies as they become available, and if proven to prevent anchovy kills.

1.5 In conjunction with the California Coastal Conservancy and other responsible agencies, continue to develop and implement plans for a mitigation project for the 1972-73 loss of Woods Lagoon wildlife habitat due to Upper Harbor construction. The Port District, U.S. Fish and Wildlife Service, California Coastal Commission, and Coastal Conservancy are signatory to a "Memorandum of Understanding" which directs the Coastal Conservancy to develop a suitable restoration project. The Port District holds funds in an interest-bearing account for implementation of this project.

1.6 Work with the City and County to insure that any future development within the Arana Gulch watershed upstream from the Harbor is designed to prevent increased sediment from entering Harbor waters.

1.7 Support the principles of the Monterey Bay National Marine Sanctuary Act and actively assist the federal government, working through the National Oceanic and Atmospheric Administration, in realizing its preservation goals.

1.8 Conduct a sampling survey for the tidewater goby in the brackish water/freshwater zone at the mouth of Arana Creek in the Upper Harbor if there is a proposal to develop or alter this site. If the goby is listed as an endangered species, the Port District will comply with all Federal requirements to identify and protect the goby. If found, appropriate mitigation measures necessary to ensure protection of the fish will be required and implemented.

1.9 Development will be in accordance with FEMA flood hazard regulations.

1.10 Design buildings to minimize energy use and maximize the use of natural ventilation and lighting to the greatest extent feasible.

1.11 Utilize water conservation devices such as low flow toilets, flow reducing faucet aerators and pressure reducing valves to the greatest extent feasible.

Community Design

2.1 Require design review of harbor development utilizing the 1981 *Santa Cruz Harbor Design Guidelines* and to ensure that: scenic and visual qualities of the Santa Cruz Harbor are protected; public views to and along the water of the Harbor and Twin Lakes Beach are protected; development is compatible with the architectural character of surrounding developed areas; and development is designed to complement the existing visual and structural character of the Harbor environs.

2.2 Protect existing trees, unless proven to be diseased or unhealthy as determined by a certified arborist or tree specialist, and provide appropriate native and drought-tolerant landscaping throughout the Harbor as part of new development and facility improvement projects and to screen unattractive uses (i.e., trash containers), where needed.

2.3 Ensure that site design for future Harbor development is consistent with the "General Site Design Standards" of the City's Zoning Ordinance.

Land Use

3.1 The Harbor is designated "Coastal Dependent" in the City of Santa Cruz General Plan and Zoning Ordinance. This designation as applied to the Harbor, allows land uses specified in the Harbor Area Plan as outlined below and shown on Table H-5 and Figures H-6 and H-7, that provide marine-related services or goods which contribute to the diverse activities associated with boating, fishing, recreational, pedestrian, and beach uses of the Harbor; are compatible with existing uses; and represent diverse activities.

Boating

3.2 In providing new and improved Harbor facilities, maintain at least 900 wet berths and dory ties, minimize losses of wet berthing opportunities due to provision of new or expanded launch facilities or shoreline uses, and seek to increase berths and/or boating opportunities, where feasible, by reconfiguring berths.

3.3 Continue to encourage increased access to Harbor and Bay waters through boating opportunities provided by teaching programs, commercial groups' fishing and recreational trips, and shared boat or slip use.

3.4 Maintain the overall launching capability of the Harbor at a level limited only by: demand and safety considerations; availability of parking; and appropriate facility design to mitigate traffic, marine, and other impacts.

3.5 Maintain the existing catamaran dry storage area within Port District boundaries for a maximum of 80 boats. The area for boat storage shall be clearly marked and managed to minimize conflicts with other beach users.

Land Development

3.6 To facilitate boating, coastal recreation and marine/tourist related uses within the Harbor, priority for new or expanded development will be given to facilities that support boating, fishing, coastal recreation, and visitor-serving uses over general retail, office, and commercial uses.

3.7 Maintain and intensify existing Harbor development in accordance with land uses shown on the attached Land Use and Access Maps (Figures H-6 and H-7). Principally permitted, accessory and special use permit requirements are outlined on Table H-5. Uses and development intensities within areas of the Harbor are outlined below.

- High intensity boating, marine-related and visitor commercial uses in the Lower East Harbor;
- High intensity boating and recreational uses in the Lower West Harbor; and
- Moderate intensity boating and recreational uses with limited support facilities in the Upper Harbor.

3.7.1 Lower East Harbor: Continue to concentrate marine and visitor-related commercial development in the southern and central portions of the Lower East Harbor. Principal uses include: boat rental/sportfishing charters; fishing and marine equipment and supplies rentals/sales; restaurants/food service; other retail sales and commercial services oriented to Harbor visitors and boaters; public offices, meeting facilities and storage for the Port District and Coast Guard Auxiliary; and visitor center for the Monterey Bay Marine Sanctuary. Accessory uses include restrooms, laundry facilities for boaters, mini-parks, observation decks, wash-down areas, and fuel sales. Maintain existing public uses (Port District and Coast Guard Auxiliary) to support the Harbor activities of these agencies. Allow a limited amount of general office, retail, and commercial uses, subject to development standards outlined in Policy 3.8 below.

Maintain marine industrial uses in the northern portion of the Lower East Harbor to allow industrial-type marine-related and commercial fishery support uses dependent on a shoreline location. The principal uses are boat repair and construction and commercial fish receiving and other support facilities. Allow continued operations of restaurant as previously approved. Allow a limited amount of retail fish sales (1,000 square feet) in support of the commercial fishery operations.

3.7.2 Lower West Harbor: Maintain recreational boating support facilities as the primary land use. Principal uses include: boat hoist; berth parking; dry boat storage; pleasure craft charters; and public or quasi-public offices, meeting rooms, and storage for the Coast Guard and UCSC Boating Program. Accessory uses include restrooms, mini-parks, and wash-down areas. Allow improvement of Aldo's Restaurant, including limited expansion for a total square footage of 4,000 square feet with a special use permit. Allow

additional dry boat storage and boat hoist, upon demonstration that adequate parking can be provided. Allow one new building (less than 5,000 square feet of floor area) to accommodate public or quasi-public uses of a recreational, educational, cultural, or public service nature, which are in support of existing boating, marine and Harbor uses.

3.7.3 Upper Harbor: Maintain recreational boating support facilities as the primary land use. Principal uses include: launch ramp; berth parking; dry boat storage; charter boat operations; and Port District maintenance facility. Accessory uses include restrooms, laundry facilities for boaters, mini-parks, observation decks, and wash-down areas. Allow expansion of dry boat storage, upon demonstration that adequate parking can be provided. Allow a limited number of recreational vehicle parking spaces in support of recreational boating activities subject to compliance with development standards in Policy 3.8.

Allow limited marine/visitor commercial uses (less than 5,000 square feet of floor area) to accommodate fishing/marine related concessions, lockers for boaters, and other boating support facilities. Allow construction of visitor-serving restaurant upon approval of a Special Use Permit by the City of Santa Cruz.

Limit uses within areas of steep slopes and sensitive habitats along the northern and eastern perimeters of the Upper Harbor to non-vehicular public access, consistent with provisions of the City's Conservation regulations and protection of habitat, visual, or other resources present.

3.8 Allow new, expanded, and/or replacement development and uses in accordance with uses outlined in Policy 3.7 and on Table H-5, CD (Coastal Dependent) Zone District standards, development/design standards outlined below, provision of adequate parking and mitigation of environmental impacts. Building sizes and uses identified in this Plan and on Table H-2 are approximate and shall be restricted by availability of parking, provision of public access, and the ability to mitigate traffic and other impacts of development.

3.8.1 Require each development in Santa Cruz Harbor to be served by adequate parking according to the standards of the City, with the following additions and modifications:

- 1 space per 400 sq. ft. of commercial fish facilities
- 1 space per 1,000 sq. ft. of boat yard, maintenance and storage areas
- .6 space per berth
- .35 space per dry 1 boat storage space
- 1 visitor space per 5 car trailer spaces at boat launching areas
- 1 space per 4 charter boat passengers

3.8.2 New or expanded structural development in the Lower East Harbor shall not exceed 12,000 square feet, excluding replacement square footage, and shall

be allowed upon demonstration of adequate parking including implementation of parking management programs, as may be necessary. To insure that Harbor land uses continue to be oriented toward boating, marine, and coastal visitor/recreational uses, no more than 5,000 square feet of building square footage in the Lower East Harbor will be allowed for non-marine related, general retail, commercial and office uses. Such uses will be allowed in the central and upper portions of the Lower East Harbor area upon demonstration that parking demand can be accommodated without decreasing overall parking availability for other principal Harbor uses.

3.8.3 Buildings shall not be expanded over the water, except for pier additions.

3.8.4 New development shall not exceed two stories (35 feet) in height, except for accessory uses which shall not exceed 1 story (15 feet) in height. Development shall be consistent with the City's CD District regulations and development standards and the Port District's adopted *Santa Cruz Harbor Design Criteria* (June 1981).

3.8.5 Allow overnight parking use in the Upper Harbor by a limited number of visitor-serving recreational vehicles (i.e. 20), with priority given to boating-related users, upon demonstration that provision of such use does not remove or preclude priority boating facilities (dry storage, boat trailer parking); will not conflict with boating support activities; and appropriate measures are incorporated into project design in which length of stay is limited to a short-term duration (14 days), and adequate security and services (water, sewer) are provided.

3.9 Support City and County land use designations that accommodate marine-oriented retail and commercial service in commercial zones within 1/2 mile of the Harbor and boat building and storage uses in heavy commercial/industrial zones within a mile of the Harbor.

3.9.1 Work with the County to maintain a commercial land use designation on Harbor-owned property along Seventh Avenue which can accommodate potential future coastal/marine-related commercial uses associated with Harbor uses and activities.

Waterfront Areas

3.10 Maintain waterfront recreational uses in Harbor waters, sandy beaches and a portion of land along the immediate shoreline. Principal uses include active (e.g., bicycling, jogging, swimming) and passive (sunbathing, walking, photography, etc.) recreation and boating, including catamaran boat storage. Only minimal public safety improvements, and floating docks shall be permitted to intrude upon the beach, harbor channel, or the jetties.

Circulation and Parking

4.1 Cooperate with the City of Santa Cruz in the development and implementation of a trip reduction program in support of regional traffic congestion management strategies and in response to the unique characteristics of the Harbor.

4.2 Design Upper Harbor improvements to accommodate future bus access and turnouts.

4.3 In cooperation with the City and other responsible agencies, investigate, and implement as funds become available, innovative transit systems which would enhance recreational use of Santa Cruz Harbor while reducing reliance of such traffic on the Murray St. bridge.

4.3.1 Continue to explore feasibility and funding options for establishing a harbor water ferry between the Upper and Lower Harbor as Harbor development occurs and activities/uses increase.

Parking

4.4 Maintain the existing level of beach parking spaces within Harbor boundaries (31 spaces in the west parking lot and 22 spaces in the east parking), but allow relocation of such spaces in conjunction with implementation of a Harbor shuttle and if relocation is necessary to accommodate coastal dependent uses.

4.4.1 Provide clear signs to indicate location of Harbor parking areas devoted to beach parking to insure that these remain available for that use.

4.5 Maintain existing level of parking, and expand, where feasible, through parking lot reconfiguration, to support addition/expansion of Harbor uses. Utilize parking rates as shown on Table H-4. Estimated parking demand is shown on Table H-4. Parking availability shall be evaluated for each project and Table H-4 will be updated as developments are approved. Allow a 10% parking reduction for existing and future uses in the Lower East Harbor due to shared uses in this area in accordance with such allowances set forth in section 24.12.290 of the City Code. A 10 % parking reduction may be allowed in the Lower West Harbor upon demonstration of shared uses and with approval of a Special Use Permit.

4.6 Consider shared use of Lower West Harbor parking facilities with the Santa Cruz Yacht Club, if preparation of a parking study by a qualified traffic engineer determines that adequate parking is available without preempting or precluding parking for Harbor uses, and upon approval of a limited-term Special Use Permit by the City. The coastal permit for any shared use of the harbor parking shall be limited to a maximum of two years and shall require that no private functions, e.g., weddings, banquets, et al., will occur during peak use hours including on weekends, holidays, and special event periods. In no case shall Yacht Club parking displace coastal priority use, including beach use, parking in the Harbor District in the Lower West Harbor. On off-season weekends, the Port District shall have the discretion to allow Yacht Club parking if no conflicts with public use will occur.

4.7 In areas where future parking shortages have been identified, require new or expanded uses to provide shuttle transportation to remote parking areas in accordance with Port District requirements and/or require participation in an integrated Harbor shuttle system to be developed by the Port District and approved by the City of Santa Cruz and California Coastal Commission.

4.8 Parking for special events at the Harbor will be coordinated and managed by the Port District to include implementation of appropriate measures, depending on the size of the event, including, but not limited to, directing traffic to overflow parking in the Upper Harbor, if it doesn't conflict with peak boating use; coordination and operation of a shuttle to both onsite and offsite parking areas; and consideration of waiving onstreet parking restrictions for Coastal Awareness Day, if approved by the City and if the event is held during non-peak times.

4.9 Continue to cooperate with efforts of the City and California State Department of Parks and Recreation to plan, develop, and manage public parking and expansion of transit systems to area beaches.

Bicycle Circulation

4.10 Maintain bicycle circulation along Harbor roadways in support of alternative transportation systems and allow bicycle links to adjacent bike routes along City and County streets. Provide appropriate signage to eliminate potential conflicts between motorists and bicyclists, wherever possible.

4.11 Provide additional bicycle parking as part of new or expanded development projects in accordance with city standards.

4.12 Cooperate with City efforts to develop a future bicycle path from Frederick Street Park and pedestrian-bicycle paths from the Broadway/Brommer right-of-way and Arana Gulch, if sited and designed so as to not interfere or create conflicts with other Harbor uses.

Parks, Recreation, Public Access

5.1 Continue to provide non-boater recreational opportunities (pathways, mini-parks, benches, observation decks) throughout Santa Cruz Harbor in a park-like setting. Develop and improve recreational facilities as part of new or upgraded commercial development.

5.1.1 Develop five new observation decks within the Upper Harbor as part of the Upper Harbor improvements and road reconstruction, scheduled for construction in 1993.

5.1.2 Complete mini-park development in the Lower East Harbor area with additional landscaping and benches.

5.1.3 Develop a self-guided walking tour with informational stations depicting

historical, boating, and environmental elements associated with Harbor.

5.1.4 Maintain existing public restrooms (1 in Lower West and 2 in Lower East Harbor areas) and construct additional public restrooms as part of new development when appropriate. Construct a public restroom facility as part of the Upper Harbor improvements planned in 1993-94. The boater-only restrooms G, J and V in the Upper Harbor and the UCSC restroom in the Lower West harbor shall be open to the public. The District shall establish appropriate hours.

5.1.5 Provide trash containers and trash/recycling enclosures in convenient locations. Enclosures shall be properly designed and screened to minimize visual impacts and be compatible with the design of existing developments and improvements.

5.2 Maintain and improve pedestrian access to and along the interior Harbor as an important element of the Harbor for visitors and to link various public uses within the Upper and Lower Harbor areas. Allow minor exceptions from the continuous pedestrian pathway adjacent to Harbor waters (such as the boatyard in the Lower East Harbor and areas of launch facilities), where conflicts between immediate-shoreline access and coastal dependent uses would be severe.

5.2.1 Design Harbor walkways to provide connection to accessways leading to the Harbor with appropriate pedestrian-scale landscaping, lighting, and drinking fountains.

5.2.2 Improve or expand pedestrian lateral access as part of new development projects in the Upper and Lower Harbor areas as outlined below, in order to provide continuous access around the Harbor, designed in a way that will minimize or remove use conflicts.

- Reconstruct separated pedestrian pathway adjacent to Harbor waters in the Upper Harbor as part of the repair and reconstruction of the earthquake damaged Upper Harbor roadway.

- Extend pedestrian pathway that ends at "F" Dock as part of the turning basin reconfiguration in the Lower West Harbor.

- In the case of potential future restaurants, which are not coastal dependent uses, accessways have priority for the immediate waterfront strip. An excellent example of continuous access design is found at Fisherman's Supply/Bait Shop in the fuel dock area of the Lower Harbor.

5.2.3 Where existing pathways accommodate both pedestrian and bicycle use (such as both sides of the southern portion of the Upper Harbor), provide appropriate signage to warn pedestrians of bicycle use in area and vice versa.

5.2.4 Consider and plan for other long-range pedestrian improvements after other

priority Harbor projects are complete and as funds become available.

- Extend pedestrian pathway on the Beach side of the Crow's Nest with a possible link to the fuel dock pier.

- Improve the east jetty as a pedestrian walkway if engineering studies demonstrate feasibility and pedestrian safety and if funds are available.

5.2.5 Where existing pedestrian pathways are interrupted by Harbor uses (such as the boatyard and launch facilities), provide appropriate signs, special paving, or design features to guide pedestrians throughout the Harbor.

5.3 Encourage County to develop pedestrian improvements along Lake Avenue adjacent to the Lower East Harbor area.

5.4 Improve access to Harbor facilities for physically disabled persons as part of any upgrade or new construction project.

5.5 Work with the California Department of Parks and Recreation and U.S. Army Corps of Engineers to improve access to and along the west jetty.

E. PERMIT PROCEDURES FOR THE HARBOR AREA

Any development or improvement project proposed by the Port District is subject to site-specific environmental review and review/approval of coastal, use, and/or design permits by the City of Santa Cruz for those portions of the Harbor within City jurisdiction. Portions of the Harbor are within the jurisdiction of the California Coastal Commission, as shown on Figure H-10. In these areas, the Coastal Commission will be responsible for issuing coastal development permits. Additionally, coastal development permits issued by the City for Harbor development are subject to appeal to the Coastal Commission.

The City of Santa Cruz General Plan and Zoning Code designate the Harbor for "coastal-dependent/related" (CD) land uses. The CD Zone District will allow all identified Harbor uses, except restaurants, as principally permitted uses. Principally permitted uses will require approval of a Design Permit and Coastal Development Permit from the City. For restaurants and uses not specifically referenced in the Harbor Development Plan, a Special Use Permit will be required in addition to Design and Coastal Permits. See Table H-5 for a list of principally permitted, accessory and other uses allowed within each Harbor land use designation. Coastal development permits also will be required for temporary events, as specified in the Coastal Commission Guidelines adopted May 12, 1993.

Development will be subject to all applicable City General Plan and LCP policies and Zoning Ordinance regulations. Future development proposals also will be subject to the Port District's adopted *Santa Cruz Harbor Design Criteria* (June 1981). The Harbor's Design Criteria provides guidance for architectural designs and features, materials, colors, and design elements for walkways, landscaping and other Harbor improvements.

Table ASP-18 — Existing Harbor Uses (As of August 1993)			
	Lower East Harbor	**Lower West Harbor**	**Upper Harbor**
Land Area	7.5 Acres	5.0 Acres	17.5 Acres
Beach Area	58,300 sf	85,000 sf	None
Boat Berths • Dory Ties	244 None	155 None	460 60
Dry Boat Storage Spaces	None	99	85
Launch Facilities	1 Launch Ramp	1 Hoist	None
Building Square Footage **Coastal** **Dependent/Related** •Commercial Fishery Facilities • Boat Yard • Public Office/Storage • Marine Commercial **Visitor Serving** • Restaurant • Retail Commercial **General** **Office/Commercial** • Professional Office • General Commercial **TOTAL**	 **23,150 sf** 3,000 sf 3,600 sf 4,150 sf 12,400 sf **14,500 sf** 12,100 sf 2,400 sf **2,800 sf** 2,800 sf None **40,450 sf**	 **480 sf** None None 480 sf None **3,000 sf** 3,000 sf None None None **3,480 sf**	 **6,000 sf** None None 6,000 sf None None None None None **6,000 sf**
Recreational **Space/Activity** • Observation Decks • Mini-Parks • Charter Boat Operations • Restrooms	 4 1--partially complete 25 passengers 2	 3 1 mini-park 50 passengers 1	 5 None 20 passengers 3
Parking Spaces • Auto • Car/Boat Trailer • RV Spaces • Bicycle	 370 50 0 10	 228 None 0 10	 516 None 0 0
sf = square feet **Source:** Santa Cruz Port District			

Table ASP-19 — Proposed Harbor Uses 1992 Development Plan			
	Lower East Harbor	**Lower West Harbor**	**Upper Harbor**
Dry Boat Storage Spaces			80+ spaces
Launch Facilities		1 hoist may be added	1 launch ramp
Building Square Footage •Restaurant •Retail and Marine Service Commercial • Pubic Office/Meeting	12,000 sf[1]	 1,000 sf 5,000 sf	 10,000 sf 5,000 sf
Recreational Space • Mini Parks • Observation Decks • Public Restroom • Charter Operations	 Completion of the East Side Park 1 50 passengers	 0 50 passengers	 1 1
Parking[2] • Automobile • Car/Boat Trailer • RV • Bicycle			 25 20+

sf = square feet
[1]Total amount of new development permitted in Lower East Harbor, of which no more than 5,000 sf may be non-marine related.
[2]Exact parking requirements will be determined and monitored as part of future development projects.
Source: Santa Cruz Port District

Table ASP-20 — Comparison of Harbor Plan Provisions	
1980 HDP	**Proposed**
UPPER • Dry Boat Storage (111 spaces) • Boat Hoist • 4700 s.f. building • 10,000 s.f. restaurant • Port District Maintenance Facility • Observation Decks • Boat slip adjustment	• 80± spaces • Boat launch • 5,000 s.f. building; coffee shop eliminated • NO CHANGE COMPLETED • NO CHANGE • NO CHANGE • New limited RV Parking
LOWER WEST • Dry Boat Storage • Boat Launching • UCSC Boat Dock Reconfiguration • 2000 s.f. building for UCSC • Aldo's remodeling • Mini-park	COMPLETED • NO CHANGE • NO CHANGE • 5000 s.f. • Limited expansion to 4,000± sf COMPLETED • Acquire 4,400 s.f. through property exchange
LOWER EAST •Expand Crow's Nest •Retail/commercial expansion-4,200 sf •Maintain US Coast Guard Auxiliary •Maintain Boatyard •Commercial Fish Facilities •Remove 1,800 s.f. Marine Electronics •Remodel/expand Port District office •Mini-Park (Completion Planned in 1994)	COMPLETED •12,000 s.f. maximum •Rebuild due to earthquake damage with 2,000 sf expansion •NO CHANGE STAGE I COMPLETED; STAGE II IN PROGRESS •Maintain building; rehab partially complete COMPLETED COMPLETED •Monterey Bay Sanctuary Visitor Center

Table ASP-21 — Parking Demand and Requirements		
Harbor Area	**Parking Rate[1]**	**Required Parking Spaces**
UPPER HARBOR		
Existing		
• 460 Berths	.6/berth[2]	276
• 60 Dory Ties	.35/space	21
• 85 Dry Boat Storage Spaces	.35/space[2]	30
• District Maintenance Facility-6,000 sf	1/1,000 sf	6
• Charter Boats - 20 passengers	1/4 people[7]	5
Future		
• 80 Dry Boat Storage Spaces	.35/space	28
• Boat Launch	1/5 trailer spaces	13[3]
• Marine-related commercial- 5,000 sf	1/250 sf	20
• Restaurant-10,000 sf	1/120 sf	83
• RV Spaces-20	0	0
TOTAL REQUIRED		**482**
TOTAL PROVIDED		***516***[4]
LOWER EAST HARBOR		
Existing		
•244 Berths	.6/berth[2]	147
• Launch Ramp		9[5]
• Restaurant - 12,100 sf	1/120 sf	101
• Marine/retail commercial - 14,500 sf	1/250 sf	58
• Offices-6,950 sf	1/300 sf	23
• Commercial Fishery - 2,200 sf	1/400 sf	6
- Storage - 800 sf	1/1000 sf	1
• Boat Yard - 3,600 sf	1/1000 sf	4
• Beach Parking[3]		22[3]
• Charter Boats - 25 passengers	1/4 people[7]	6
Future		
• Charter Boats - 50 passengers	1/4 people[7]	13
• Retail/Commercial - 12,000 sf	1/250 sf	48
TOTAL REQUIRED		**439**
•Less 10% Reduction allowed by City regs[6]		44
TOTAL REQUIRED WITH SHARED		

Table ASP-21 — Parking Demand and Requirements		
Harbor Area	**Parking Rate[1]**	**Required Parking Spaces**
PARKING ALLOWANCE ***TOTAL PROVIDED***		**395** ***417***
LOWER WEST HARBOR		
Existing		
• 155 Berths	.6/berth	93
• 99 Dry Boat Storage Spaces	.35/space	35
• UCSC Docks		10[3]
• Aldo's-3,000 sf	1/120 sf	25
• Beach Parking[3]		31[3]
• Rowing Dock[8]-60 rowing spaces	.35/space	21[8]
• Charter Boats-50 passengers	1/4 people [7]	12
Future		
• Charter Boats-50 passengers	1/4 people [7]	12
• UCSC/Community Bldg-5,000 sf	1/300 sf	16
• Aldo's Expansion-1,000 sf	1/120 sf	8
• Turning Basin-10 berths	.6/berth	6
• Aldo's Dock Addition-4 berths	.6/berth	2
TOTAL REQUIRED ***TOTAL PROVIDED***		**250[9]** *228*
TOTAL REQUIRED PARKING ***TOTAL PARKING PROVIDED***		**1,127[9]** ***1,161***

NOTE: Future project square footages are approximate; parking issues will be evaluated for each proposed project.

[1] All parking rates are City requirements unless otherwise noted.
[2] California Department of Boating and Waterways parking rate.
[3] Rate/number of spaces established in 1981 certified LCP for Harbor area.
[4] Upper Harbor parking supply will result in 32 surplus spaces beyond demand.
[5] Per certified LCP 45 car/trailer spaces also are required; 50 are provided.
[6] City regulations allow a 10% reduction where multi-trips are made to a site, such as the Lower Harbor.
[7] No State or City rate exists; rate based on experience with charter boats in the Harbor.
[8] Rowing Dock use time is mostly early morning and evening and is not considered to have a parking demand during peak periods, and is not counted in the total.
[9] Additional parking will need to be provided, remote parking and/or shuttle provided, or charter operations relocated to accommodate future uses.

Table ASP-22 — Land Use Map Designations and Development Regulations

The Land Use Maps (Figures H-6 and H-7) establish coastal land use designations for the Harbor. Policies contained in the Harbor Development Plan provide additional guidance regarding permitted uses in specific areas of the Harbor. Uses and intensities are limited in accordance with Policies 3.7, 3.8 and uses outlined below. Any other uses or service establishments that are determined by the Zoning Board to be of the same general nature as the foregoing uses that will not impair the present or potential uses of adjacent properties, and are consistent with the policies of the Harbor Development Plan, may be allowed by special use permit.

Waterfront Recreation: This designation includes most of the Harbor's waters and sandy beaches and a portion of land along the immediate shoreline. Principally permitted uses include: active (e.g., parcourse, bicycling, jogging, swimming) and passive (sunbathing, walking, photography, etc.) recreation and boating, including catamaran boat storage. Only minimal public safety improvements, and floating docks shall be permitted to intrude upon the beach, harbor channel, or the jetties with approval of an Administrative Use Permit.

Marine/Visitor Commercial: This designation includes structures, parking and leased areas serving primarily commercial purposes. Principally permitted uses include: boat rental/sportfishing charters, fishing and marine equipment sales and services, retail sales and services oriented to Harbor visitors and boaters, public offices, and a limited amount of general office, retail, and commercial uses, subject to development standards outlined in Policy 3.7 and Policy 3.8. Permit restaurants with approval of a Special Use Permit. Accessory uses include restrooms, laundry facilities for boaters, mini-parks, observation decks, wash-down areas, and fuel sales.

Marine Industry: This designation includes leased areas devoted to industrial-type (marine-related) uses and commercial fishery support uses dependent on a shoreline location. The principally permitted uses include: are boat repair and construction and commercial fish receiving and support services, including a limited amount of retail fish sales. Allow continued operations of previously approved restaurant.

Boating Support Facilities: This designation includes Port District and private lands which are needed for land-based support of recreational boating. Principally permitted uses include: launching facilities, berth parking, dry boat storage, pleasure craft charters and Marine Sanctuary Visitor Center. Accessory uses include restrooms, laundry facilities for boaters, mini-parks, observation decks, and wash-down areas.

Public Offices and Storage: This designation includes Port District, University, and U.S. Coast Guard land-based facilities needed to support the Harbor activities of those agencies. Principally permitted uses include: public offices, meeting rooms, and equipment storage.

Open Space: This designation includes lands within the Port District which are part of (or buffer) a larger natural habitat or visually significant natural area. Uses are limited to public non-vehicular access consistent with the resources present.

Seabright Area Plan Summary

1.3 Additions to existing residential structures and new construction should employ an architectural style that is compatible with adjacent properties and the existing neighborhood. Efforts should be made to retain a scale and bulk appropriate to existing development patterns. (SB, p. 46)

1.4 New construction should be consistent with the height and scale of adjacent structures, existing block setbacks, and major architectural elements and design features. (SB p. 47)

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Twin Lakes State Beach General Plan Summary

ALL POLICIES ARE COASTAL POLICIES

1.1 Exotic species capable of naturalizing shall not be used for landscaping at Twin Lakes State Beach. Management plans to control and/or eradicate broom, eucalyptus, English ivy, and cotoneaster shall be developed and implemented. Exotic species shall be replaced by native plant species from local population sources. When reproduction of eucalyptus occurs, the young trees shall be removed. All exotic tree species shall be removed from undeveloped areas. (TL, pp. 23, 44)

1.2 Remove and control cats and dogs and feral animals that endanger native wildlife and visitors using established wildlife management practices. (TL, p. 44)

2.1 A landscape improvement plan should be prepared for the area that includes locations and design standards for outdoor furniture, signs, lighting, gates, bicycle racks, landscaping, and accessways. (TL, p. 30)

3.1 Continue to coordinate efforts among the City, State Parks, the Santa Cruz Port District, and local recreation providers to promote the planning, development, and management of public parking and expansion of public transit systems to Santa Cruz area beaches. (TL, p. 29)

3.2 Continue to coordinate with local community efforts to enhance the streetscape and improve vehicle and pedestrian accessways. (TL, p. 30)

4.1 Develop a second comfort station on the beach between Fourth Avenue and the west jetty to serve beach users. (TL, p. 40)

5.1 Investigate the feasibility of beach replenishment at Twin Lakes State Beach in concert with deposition of the dredge materials from the small craft harbor. Early consultation with the County, Harbor District, Army Corp of Engineers, California Department of Boating and Waterways, California Coastal Commission, and State Lands Commission will be necessary to assure a successful project. (TL, p. 22)

5.2 Continue to monitor the erosion process occurring on San Lorenzo Point to ensure safe public access along the existing trail and overlook. Bluff fencing and signs shall be maintained. The land overlooking the San Lorenzo River should include appropriate landscaping, benches, and interpretive panels focusing on shorebirds, beach safety, sand transport, erosion, natural bridge formation, and the historic use of Twin Lakes Beach. (TL, pp. 30, 35)

5.3 Increase lifeguard service and extend it year-round. (TL, p. 44)

5.3.1 Provide an additional lifeguard tower at Seabright Beach and a rescue boat moored in the Santa Cruz Small Craft Harbor to provide for quick and immediate response. (TL, p. 44)

5.3.2 Construct a year-round lifeguard facility for beach observation, first aid, and public contact, and a communications command post. The preferred location for this facility is between the harbor and Fourth Avenue near the base of the bluff. The tower should be located and constructed with sufficient height so as to provide for beach surveillance from San Lorenzo Point to Setzer Point. (TL, pp. 30, 44)

5.4 Continue to provide services stipulated by the existing concession contract at Seabright Cove. The concessionaire will provide food, sundries, and beach equipment. (TL, p. 38)

5.5 Encourage present day-use activities as long as they do not compromise natural resources and visitor safety. Recreational activities sponsored by individuals, groups, or organizations may be considered by special-event permit. (TL, p. 42)

5.6 Provide additional staff and equipment to increase beach cleaning (sand sifting) to maintain a clean, hazard-free environment for visitors. Additional fire rings and their frequent cleaning will also be given high priority. Debris deposited by winter storms will require removal as soon as possible. (TL, p. 43)

5.7 A docent program under the management of the Monterey Bay Natural Historical Association will be considered and initiated if appropriate. Volunteers could conduct guided walks and give presentations to various user groups and also maintain interpretive displays. (TL, p. 45)

5.8 Encourage the Monterey Bay Natural Historical Association to maintain its involvement with the district's Junior Lifeguard program and any other appropriate programs. (TL, p. 45)

6.1 Permits for collection of paleontological resources within Twin Lakes State Beach shall be carefully controlled to ensure proper management and protection of these nonrenewable resources. Collection of fossil resources shall be approved only when the collection will result in direct benefit to the State Park System. (TL, p. 20)

7.1 Establish setback zones — both "zones of exclusion", where facility development is precluded, and "zones of demonstration," where facility development is allowable if stability and geologic suitability can be demonstrated. (TL, p. 20)

7.1.1 A zone of exclusion shall be established to include the base, face, and top of all bluffs and cliffs extending inland to a plane formed by a 45-degree angle from the horizontal at the base of the cliff or bluff. No new structures shall be constructed within this zone unless they are either movable or expendable. Existing facilities, including buildings, may remain in use subject to regular inspections by field personnel in coordination with a geologist. A zone of demonstration shall be established to extend inland from the zone of exclusion to the intersection of the

ground surface with a plane inclined 20 degrees from the horizontal from the toe of the cliff. (See TL, p. 20)

7.2 If visitor-use patterns continue, increased law enforcement staffing and associated equipment will be needed to provide adequate levels of public and resource protection. Should visitor use patterns change decidedly, the level of response may need to be reviewed and modified accordingly. Regular patrols and crime prevention program will be provided to establish a law enforcement presence, prevent crime, and apprehend violators. (TL, p. 43)

7.3 Structural protection measures shall be undertaken only if nonstructural measures (i.e. relocation of facility, setback, redesign, or beach replenishment) are not feasible. (TL, p. 20) If a protective structure is constructed (i.e., riprap at the base of the seawall or construction of a new seawall), the structure shall not:

1. Significantly reduce or restrict beach access;
2. Adversely affect shoreline processes and sand supply;
3. Significantly increase erosion on adjacent properties;
4. Cause harmful impacts on plant, wildlife, or fish habitats;
5. Be placed further than necessary from the development requiring protection; or
6. Create significant visual intrusion.

7.4 A photographic and physical survey monitoring program should be instituted at Twin Lakes State Beach to document beach width and elevation changes, seacliff retreat, and block falls. Monitoring points shall be established, in consultation with a geologist and support shall be sought from other public agencies initiating baseline data collection programs (California Department of Boating and Waterways, U.S. Geological Survey, U.S. Army Corp of Engineers) (TL, p. 22)

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Western Drive Master Plan

1.1 Preserve the existing trees. (WD, p. 35)

1.1.1 Preserve existing trees and groves that demarcate adjacent canyons. (WD, p. 44)

1.2 Protect the quality of the adjacent canyons. (WD, p. 35)

1.3 Rehabilitate disturbed areas by planting trees, shrubs, ground cover and natural grasses to reduce the visual impact of road widths and cut banks. (WD, pp. 35 and 43)

1.4 Require a varied building setback from steep slopes for new development. (WD, p. 44)

1.5 No structures shall be constructed on the steep slopes in accordance with Conservation Regulations. (WD, p. 44)

COMMUNITY DESIGN

2.1 Preserve the rural character of the area where it now exists. (WD, p. 35)

2.2 Employ and monitor design criteria to continue the rural character in newly developed and existing areas. (Illustration 18, p. 43, Rural Quality, Western Drive Master Plan)

2.3 Underground the overhead utilities. (WD, p. 42)

2.4 Preserve existing trees and prune selected groves to create distant views. Retain the integrity of the landscape in all areas. (WD, pp. 43 and 44)

2.5 Retain the landscape quality of Western Drive by preserving trees in the public domain. (WD, p. 42)

2.6 Streets and driveways, including cul-de-sac and loop roads shall be designed so a to maintain a rural character. (WD, p. 43)

2.7 Preserve existing and establish, additional view corridors. (WD, p. 43)

2.8 Establish relatively large lots adjacent to Western Drive and Moore Creek Corridor in future subdivisions. (WD, pp. 43 and 44)

2.9 Establish a varied building setback line for all properties adjacent to Western Drive. (WD, p. 43)

2.10 At the rear property lines and/or at the varied setback lines, plant naturalized hedges or trees to screen and reduce the impact of subdivided areas. The location and variety of trees should respect the spatial framework and character established by the canyons. (WD, p. 43) (See Tables ASP-22 and ASP-23)

Table ASP-31

Western Drive Meadows and Areas between Setback Line and Landscaping

Seed with native grasses and wildflowers:

80 - 100 lbs. per acre:

40% Alta Fescue
30% Perennial Rye
10% Alyssum
5% Lupine (Drawf and Bush)
5% Mustard

Plant as orchards in grasses or as a tilled area.

Plant as vegetable gardens or flower gardens, pine tree farms, grazing areas, nursery stock, pumpkin fields, native plant growing areas or berry planting.

Table ASP-32

Recommended Landscape Materials — Western Drive Area

Plant Material

Hedge Rows: (4_ - 12_ on center, staggered, uneven planting)

E	**	Eucalyptus lehmannii	Bushy Yate	Dense small tree	20_-	30_
E	**	Eucalyptus leucoxylon	White Iron Bak	Upright, open	20_-	80_
E	**	Eucalyptus globulus	Blue Gum	Tall, massive	100_-	150_
E	**	Eucalyptus globulus	Dwarf Blue Gum	Dwarf Blue Gum	60_-	70_
E	*	Cupressus macrocarpa	Monterey Cypress	Dark, green pyrimidal	40_-	60_
E		Cupressocyparis leylandii	Leland Cypress	Upright, fast-growing	40_-	50_
E	*	Rhamnus californica	California Coffeeberry	Shrubby	6_-	10_
E		Rhamnus alaternus	Italian buckthorn	Shrubby	8_-	12_
D	*	Platanus racemosa	California Sycamore	Tall, spreading	50_-	100_
D	*	Aesculus californica	California buck-eye	Shrubby	10_-	20_
E	*	Fremontodendron mexicanum	Southern Flannel Bush	Bushy, yellow	8_-	15_
E	*	Pinus radiata	Monterey Pine	Open tree	60_-	100_
E	*	Sequoia sampervirens	Coast redwood	Fast growing	100_-	300_

Trees Adjacent to Street Areas: (tree groves and masses 8_ - 15_ spacing staggered, uneven planting)

	Eucalyptus laucoxylon	While Iron Bark			
*	Cupressus macrocarpa	Monterey Cypress			
	Cupressocyparis leylandii	Leland Cypress			
	Acacia melenoxylon	Black Wood Acacia	Round form, fast-growing	30_-	40_
*	Pinus radiata	Monterey Pine			
*	Umbellularia california	California Bay	Large, round tree	25_-	75_
*	Sequoia sempervirens	Coast redwood			

E = Evergreen *** = California Native**
D = Deciduous **** = Quasi-native**

NOTE: Deciduous trees shall be used where they are not screening a structure.

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Local Coastal Program Implementation Regulations

The following table references Zoning Ordinance, Subdivision, Municipal Code and other regulations that together with the Coastal Land Use Matrix form the basis of the Coastal Implementation Plan. See the Coastal Implementation Plan which forms an appendix to this chapter for the actual Implementing Regulations.

City of Santa Cruz Zoning Ordinance

Chapter 24.04, Administration (all)

Chapter 24.08, Land Use Permits and Findings

Part 1: Use Permits
Part 2: Variances
Part 3: Coastal Permit
Part 5: Design Permit
Part 8: Planned Development Permit
Part 9: Slope Regulations
Part 10: Historic Alteration Permit
Part 20: Reconstruction Permit

Chapter 24.10, Land Use Districts

24.10.105 Substandard Lots
24.10.150 Development of Known Archaeological Sites
Part 3: R-S Residential Suburban District
Part 4: R-1 Single-Family Residential District
Part 5: R-L Multiple Residential—Low/Medium Density
Part 6: R-M Multiple Residence—Medium Rise District
Part 7: R-T Tourist Residential District
Part 8: C-C Community Commercial District
Part 10: C-T Thoroughfare Commercial District
Part 11: C-N Neighborhood Commercial District
Part 12: C-B Beach Commercial District
Part 14: SC-H Small Craft Harbor District
Part 14A: C-D/R Coastal Dependent Related District
Part 16: I-G General Industrial District
Part 18A: P-K Parks District
Part 18B: P-F Public Facilities District
Part 19: E-A Exclusive Agricultural District
Part 20: OF-R Ocean Front (Recreational) District
Part 21: F-P Flood Plain District
Part 23: GB-O Greenbelt Overlay District
Part 24: Central Business District

Part 25: SP-O Shoreline Protection Overlay District
Part 26: CZ-O Coastal Zone Overlay District
Part 28: FP-O Flood Plain Overlay District
Part 29: HD-O High-Density Overlay District
Part 30: South of Laurel Interim Overlay District

Chapter 24.12, Community Design

Part 1: General
Part 2: General Site Design Standards
Part 3: Off-Street Parking and Loading Facilities
Part 5: Historic Preservation
Part 9: Bed-and-Breakfast Inns

Chapter 24.14, Environmental Resource Management

Part 1: Conservation Regulations
Part 2: Performance Standards
Part 3: Environmental Review Regulations
Part 4: Flood Plain Management

Chapter 24.18, Nonconforming Uses and Structures (all)

Chapter 24.20, Zoning Map (all)

b. **Subdivision Ordinance**

23.04.030	Conformity
23.16.020.3(c)	Engineering Geology and.or Seismic Safety Report
23.16.050.3	Approval of Tentative Map
23.16.50.4	Findings for Denial
23.16.50.5	Waste Discharge Determination
23.16.070	Final Map
23.16.080	Submittal for City Approval
23.20.020.9	Conditions of Approval
23.24.020.2	Minimum Requirements
23.24.020.3	Street Trees and Landscaping
23.24.030.3	Existing Trees
23.28	Dedications; Access to Public Resources; Reservations

c. **Municipal Code**

1.12.050	Authority to Give Notice to Appeal and Release Citations
6.20.020	Septic Tanks and Cesspools
9.56	Protection of Heritage Trees
16.08.080	Limitations and Prohibitions on Wastewater Discharges

d. **Miscellaneous**

Resolution Adopting CEQA Guidelines, NS-19-300
Ordinance 85-70:
Administrative Procedure Order: Obtaining Coastal Access Easements and Dedications (Standard Form for Access Easements)
1980 Coastal Access: Standards and Recommendations
Resolution of Known Archaeological Sites, NS-14,427
Archaeological Resource Protection Procedures, NS-14,835

* Monterey Bay Unified Air Pollution Control District Air Quality Management Plan (AQMP)
* Regional Water Quality Control board (RWQCB) Standards
* Federal and State Endangered Species Acts
* Federal and State Water and Air Quality Acts
* State Title 24

(*****Federal, State and regional regulations, standards, and Acts with which the City must comply and are included for reference only.)

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GLOSSARY

INTERPRETATION

Unless the context requires otherwise, the following definitions shall be used in the interpretation of the Local Coastal Program and its Implementing Regulations. Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "structure" includes the word "building"; the word "used" includes arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory; the word "may" or "should" is permissive.

DEFINITIONS

Aggrieved Person — Appellant of an Appealable Coastal Permit

A person qualified to file an appeal of City Council action on a coastal permit, as defined by Public Resources Code 30801 as follows: "Any person who in person or through a representative appeared in a public hearing held in conjunction with the decision on the action appealed, or who, by other appropriate means prior to a hearing, informed the City of the nature of his or her concerns, or who for good cause was unable to do either.

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Alternative Transportation

Any form of transportation (including car pooling, buses, biking, walking, light rail) other than the single-occupancy vehicle.

Appealable Coastal Development

A development application for a coastal permit which can be appealed to the Coastal Commission under the terms of the Zoning Ordinance.

Arana Gulch

A 53-acre area on the eastern edge of the City generally defined by Arana Gulch Floodplain and the City limits (to the east); Capitola Ave., Soquel Ave., and Agnes St. (to the north); a riparian corridor (to the west); and the Santa Cruz Yacht Harbor (to the south).

Archaeological Resource/Cultural Resource

Any evidence of human occupation and activity that may be used to reconstruct the history and culture of past peoples. This evidence shall include, but not be limited to, human remains, sites, structures, artifacts, and physical remains that existed prior to 18~~9~~60.

Area of Demonstration of Stability

Includes the base, face and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a twenty (20) degree angle from horizontal passing through the toe of the bluff or cliff, or fifty (50) feet inland from the edge of the cliff or bluff, whichever is greater. However, the Planning Commission may designate a

lesser area of demonstration in specific areas of known geologic stability (as

determined by adequate geologic evaluation and historic evidence) or where adequate protection work already exists.

Area Plan Addresses a particular region or community within the overall planning area and is adopted in the same manner as a general plan amendment. An area plan refines the policies of the general plan as they apply to a smaller area and is implemented by local ordinances such as those regulation land use and subdivision. An area plan must be internally consistent with the general plan of which it is a part.

Arroyo A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation.

Beach Recreation Area The Pacific Ocean side of beach Street, from the west side of the Municipal Wharf to the west side of the San Lorenzo River

Bed and Breakfast Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation. A building containing not more than eight (8) guest rooms, that may be occupied by not more than sixteen (16) persons, which provides guest rooms and breakfast for guest and which is managed and occupied by owner of the property.

Biotic Community A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Brush Habitat Includes a wide variety of plant and animal life dominated by and associated with coastal shrub and chaparral.

Buffer Zone An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building Height The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average midpoint of roof planes of the gable, of a pitch or hip roof. In calculating the height of a stepped or terraced building, the height of each individual segment of the building shall first be calculated; the height of a stepped or terraced building is the height of the tallest segment of the building.

California Coastal Commission The State agency established by State law responsible for carrying out the provisions of the Coastal Act and for review of coastal permits on appeal from local agencies.

Chaparral A plant community of drought-adapted shrubs, usually found in rocky and rapidly drained shallow soils.

Cliff Retreat Result of hillside or coastal headland erosion by weathering, physical disturbance and, in the case of ocean cliffs, the continuous and forceful actions of waves and tides.

Coastal-Dependent Lands

Lands utilized for coastal-dependent industries such as marine research and education, agriculture, aquaculture, mariculture, and attendant facilities that require direct proximity to the ocean.

Coastal Development

Refers to on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 64410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber-harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Public Resources Code Section 4511). Projects causing the loss of public parking of ten (10) spaces or more in the Seabright or Beach Area Plan shall be considered coastal development.

Coastal Marine Habitat

Area off the coast of Santa Cruz supporting a variety of marine life occurring in different depths.

Coastal Recreation Area

Lands along the coastline including beaches, the small craft harbor and outdoor and open water areas used for outdoor recreational activities such as swimming, boating, fishing, picnicking and parking.

Coastal/Strand Rocky Shore Habitats

Small and sparsely vegetated areas found along sandy beaches and cliff edges not usually inundated by high tides providing habitat for a variety of shore birds and other plant and wildlife.

Coastal Zone

An area within the jurisdiction of the California Coastal Act.

Community Garden

Public and privately-owned lands utilized for small scale flower and vegetable gardens.

Community Park

Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks and have major recreation facilities such as large picnic areas, swimming pools, ballfields, tennis courts and recreation centers. The City's standard for community parks is 2.5 acres/1000 people with a service radius of 1½ mile.

Concurrency

Requires that levels of service and other community facility and service standards be established and used to evaluate existing deficiencies as well as the impacts of new development of the need for new facilities and services. If there are existing deficiencies or if development degrades the service level and other standards, then development is prohibited until necessary services are in place (or installed in connection with the development) to maintain levels of service at or above

adopted standards in a manner that is consistent with General Plan objectives.

Creek

A naturally occurring swale or depression, which carries water either seasonally or year-round, and which appears as an above-ground creek on the Geological Survey Map and in the 1975 Berkeley creeks map prepared by the Planning Department to show the approximate undergrounding of the watercourse. The word creek will be synonymous with natural water-course as used in the chapter.

Developable Land

Land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards and without disruption or significant impact on, natural resource areas. In addition to the developable area of a parcel, density credit shall be granted for other portions of a parcel as noted below. (Land shall also be reviewed in terms of its potential for development specifically related to the provision of necessary public services and facilities.)

The following areas shall generally not be considered as developable land:

1. Land with slope greater than 30% and coastal bluffs.
2. Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and, along riparian corridors, areas with a 100-foot setback from the wetland or center of the stream.
3. Lakes, streams, marshes, sloughs, wetlands, water areas, beaches and areas within the 100-year flood plain.
4. Areas of recent or active landslides. Landslide areas determined by a geological study to be stable and suitable for development shall be granted full density credit.
5. Type 1 and Type 2 agricultural land and mineral resource areas, lands in utility assessment districts.

The following areas are subject to special site and/or development criteria and shall be granted full density credit:

1) Rare and endangered plant and animal habitats.
2) Archaeological sites.
3) Critical fire hazard areas.

Development

On land, in or underwater, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land, including lot splits, except where the land is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973.

Eating and Drinking Establishment

An establishment where food and/or drink is/are prepared, served and consumed primarily on site; where meal and/or drink orders are served to customers seated at tables or at a bar; and where food and drink are generally not served in disposable packages.

Endangered Species

A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. The Santa Cruz tarplant, Gold Eagles, Burrowing Owl, American Peregrine falcon, and California Brown Pelican are endangered species found within the City limits.

Erosion

(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Exotic Species

Plant or animal species introduced into an area where they do not occur naturally; non-native species.

General Plan

A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Grasslands

Land reserved for pasturing or moving, in which grasses are predominant vegetation. The seeds, leaves and roots of grassland communities are an irreplaceable source of food for birds, mammals, and soil organisms and, except in overgrazed areas, grasses aid in soil and water conservation by retaining water, thereby reducing soil erosion.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Hotel

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See "Motel.")

Intermittent Stream

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Known Archaeological Site

Areas containing archaeological resources that are known to exist within the City and that are listed in the inventory of known archaeological sites adopted by resolution of the City Council.

Landmark

Refers to a building, site, object, structure, or significant tree, having

historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

Local Coastal Program The City plan consisting of land use policies and implementation measures to carry out and be in full conformity with the California Coastal Act of 1976. The Local Coastal Program has two (2) components - the Local Coastal Land Use Plan and the Local Coastal Implementation Plan.

Management/Enhancement Plans (See "Specific Plans.")

Marsh Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

Mean Sea Level The average altitude of the sea surface for all tidal stages.

Mima Mounds A land form of small, distinct raised hummocks amidst shallow depressions, usually supporting native grasslands.

Minipark Small neighborhood park of approximately one acre or less.

Mixed-use Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Motel (1) A hotel for motorists. (2) A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. Quite often, provision is made for cooking in individual guest rooms or suites. (See “Hotel.”)

Native American Cultural Sites Any mound, midden, cave, pplace of settlement, burial ground, ceremonail ground, mine, trail, rock art, or other feature or location containing either human remains or artifacts of Native Californians and which are at least 100 years of age.

Natural Areas Lands which, for reasons of vegetation and wildlife habitat protection, aesthetic and recreational purposes and safety, should remain in an undeveloped state. This includes land with habitat value (such as the ocean, riparian areas and marshes) as well as land vital to soil and water conservation and protection.

Neighborhood Park City- or County-owned land intended to serve the recreation needs of people living or working within a neighborhood area. They are used for spontaneous recreation and include facilities such as children's play areas, picnic areas, athletic fields and outdoor basketball courts. The City's standard for neighborhood parks is 2.0 acres/1000 people with a service radius of 3/8 of a mile A(approximately five blocks).

Non-conforming Structure A structure that was lawfully erected prior to the adoption of existing Zoning Ordinance, but that, as a result of changes to the Zoning Ordinance, does not conform to the standards of coverage, yards, height of structure, or distance between structures prescribed in the regulations for the district in which the structure is located.

Occupancy Permit A required permit allowing nonresidential occupancy of a building or structure after it has been determined that conformance with all conditions of approval and applicable ordinances has been achieved.

Off Peak/Season Tourism Generally defined as Sunday through Thursday and November to March.

Open Space Lands Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Outdoor Recreation Use A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Paleontological Relating to science forms (fossils of animals and plants) of life existing in former geologic periods.

Parks Open space lands whose primary purpose is recreation. (See "Natural Area" "Community Park," and "Neighborhood Park.")

Rare or Endangered Species A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recreation, Active A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive Type of recreation or activity that does not require the use of organized play areas but may including hiking, bicycling, and horse trails.

Recycling Collection Facility A facility designed to accept recyclable materials such as aluminum, glass, plastic, or paper intended for remanufacture or clothing and household goods intended for redistribution or sale. Such facilities may take the form of mobile or stationary units or reverse vending machines.

Regional Park A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity. The national standard for regional parks is 20 acres/1000 people.

Residential Density A computation expressing the number of dwelling units per acre, based on the net lot area, where acreage excluded includes nondevelopable land (e.g., land with greater than 30% slopes) and land dedicated to streets and alleys.

Restaurant, Fast-food An establishment whose principal business is the sale of food for consumption either in or off premises; where orders are served at a counter and where food is frequently served in disposable packaging.

Riparian Lands Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater. Those plant species that typically occur in wet areas along streams or marshes typically include: Black Cottonwood, Red Alder, White Alder, Sycamore, Box Elder, Creek Dogwood and Willow.

Scenic Corridor A highway, road, drive or street transportation corridor that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways element.

Sensitive Species Those species which rely on specific habitat conditions that are limited in abundance, restricted in distribution or are particularly sensitive to develop- ment. Sensitive species in the City include the Monarch Butterfly, Black Swift and Pigeon Guillemot.

Sign Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape. A short-term sign is a sign displayed for less than 30 days, including portable shielded arc type search lights.

Single-Room Occupancy (SRO) Separately rented or leased, that is exempt from the Santa Cruz transient Occupancy Tax. A proposed new SRO living uit shall have a minimum of one hundred fifty (150) square feet of floor area if desinged for occupancy by one (1) person and two hundred twenty (220) square feet if designed for occupancy by two (2) persons. At least thirty-five (35) square feet of usable open space shall be provided, of which at leat fifty percent (50%) shall be interior common space. An SRO project of sixteen (16) or more units shall provide twenty-four (24) hour on-site management, and include a dwelling unit designated for the manager.

South of Laurel Area Area between the Downtown and Beach Area defined generally by the San Lorenzo River (to the east), Beach Hill and West Cliff Drive (to the south), Chestnut Street (to the west), and Laurel Street (to the north).

Specific Plan Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Storm Runoff Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Story That portion of a building included between the upper surface of any floor and the upper surface of the floor next above; except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above unless that portion of a building is a half story. If the finished floor level directly above a basement is more than (6) six feet above grade, as defined by the Zoning Ordinance, for more than fifty percent (50%) of the total perimeter or is more than twelve (12) feet above grade, as defined herein, at any point, such basement shall be considered a story.

Story, first The lowest story in a building which qualifies as a story, as defined in the Zoning Ordinance herein, except that a floor level in a building having only one (1) floor level shall be classified as a first story, provided such floor level is not more than four (4) feet below grade, as defined herein, for more.

Story, half A partial story under a gable, hip or gambrel roof, of which the wall plates of two (2) opposite exterior walls are not more than four (4) feet above the floor.

Stream Rehabilitation The improvement of a natural watercourse by the use of erosion control technology, revegetation, vegetation management and/or selective channel clearing with the objective to conserve and manage a natural waterway and riparian system.

Stream Restoration The unearthing of a culverted stream or natural watercourse and the design of a new open channel to re-create the original stream channel and environment.

Use, Increase in Intensity Any expansion of floor area, addition of dwelling unit(s), or addition of bedrooms that result in an increased parking requirement.

View Corridor The line of sight—identified as to height, width, and distance—of an observer looking toward an object of significance to the community (*e.g.*, ridgeline, river, historic building, etc.); the route that directs the viewers attention.

Viewshed The area within view from a defined observation point.

Visitor/Coastal Access Routes Routes intended to be inviting to visitors and to provide convenient, clear access into and out of visitor and coastal destinations.

Water Supply Watershed All of the land area that contributes surface runoff to an existing or proposed

reservoir or intake used for water supply. This includes everything upstream of that point.

Waterfront Land Any lot above "mean higher high water" as defined by the U.S. Coast and Geodetic Survey, and having frontage directly upon the shoreline as defined herein.

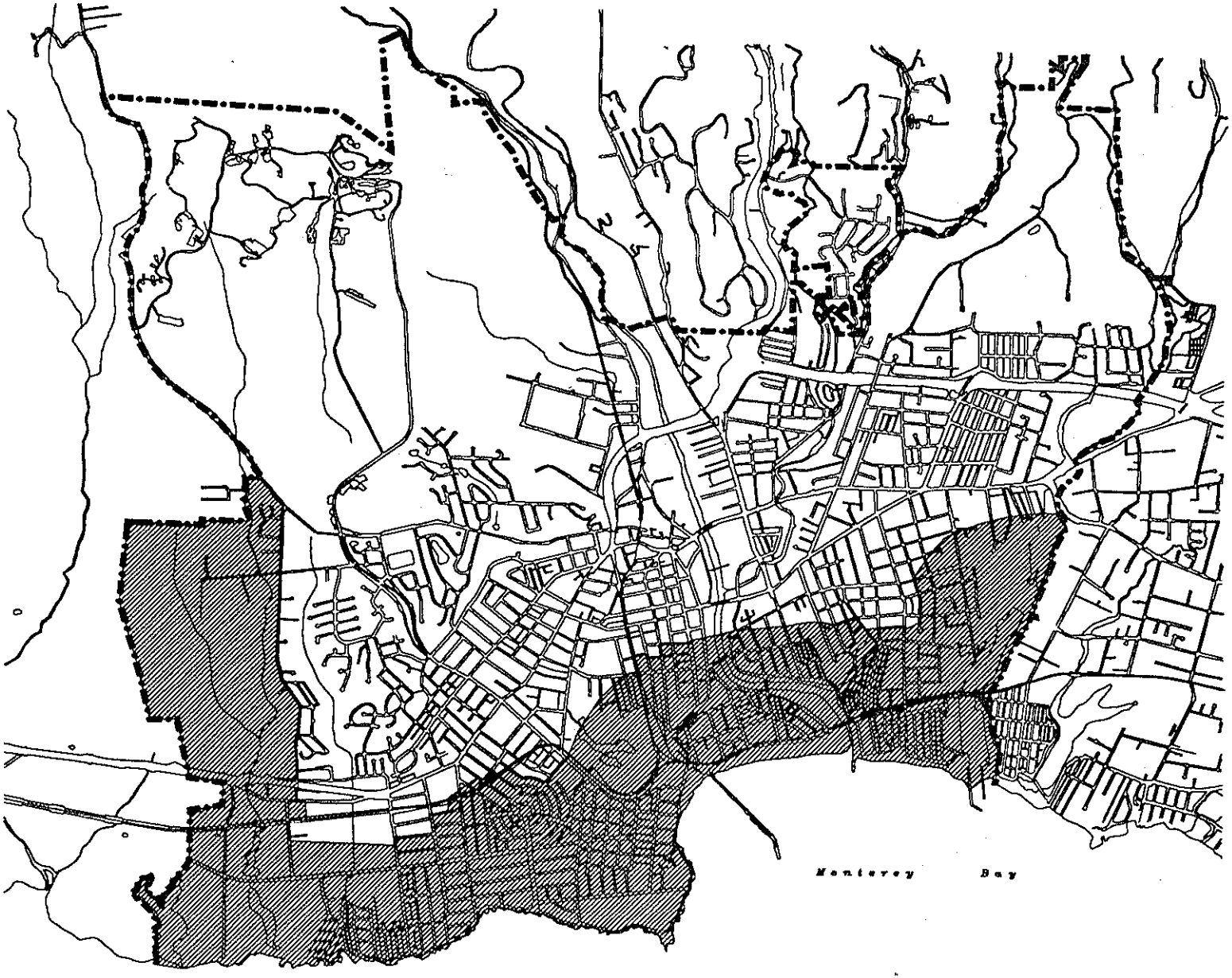
Watershed The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

~~**Westside Lands**~~ 72-acre area near the western edge of the City consisting of the Terrace Point (61 acres) and the Swenson parcel (11 acres) bounded by the ocean (to the south), DeAnza Mobile Home Park and Antonelli Pond (to the east), the Southern Pacific Railroad tracks (to the north), and City limits and Long Marine Lab (to the west).

Wetlands Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow waters periodically or permanently. Wetlands are identified by the presence of at least one of three criteria: hydrology (periodically inundated or saturated), vegetation (at least seasonal domination of hydrophytes), or soils (hydric soils). The City's definition includes estuaries, lagoons, inlets and ponds along with their associated marshes and tideflats.

MAP LCP-1: COASTAL ZONE

The City of Santa Cruz, California



LEGEND

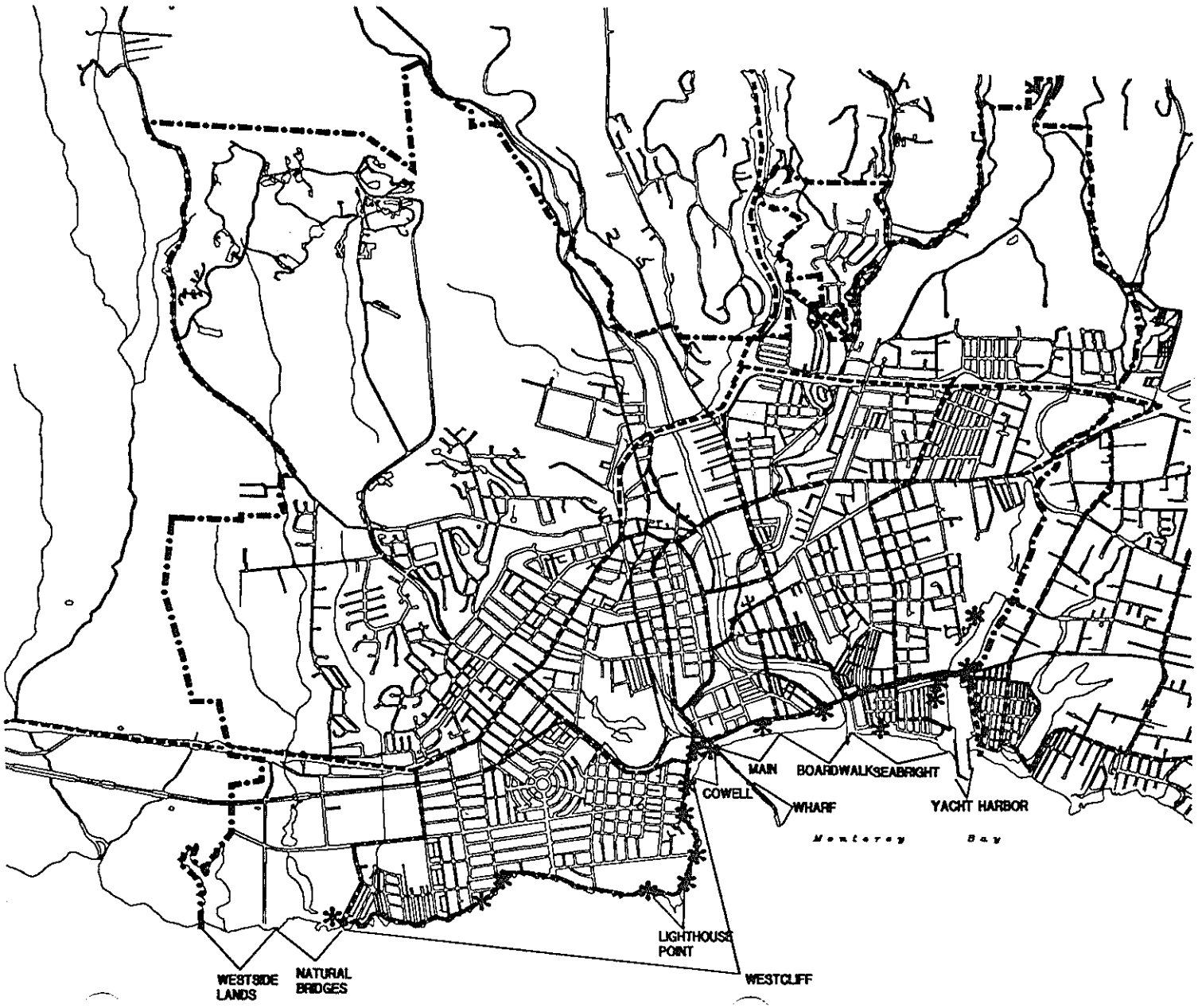
- COASTAL ZONE
- CITY LIMITS

Source: City of Santa Cruz Planning Department

FILE: D:\MAPS\ COAST-ZO
REVISED 00\ /1993

MAP LCP-6: COASTAL RECREATION AREAS AND ACCESS ROUTES

The City of Santa Cruz, California



LEGEND

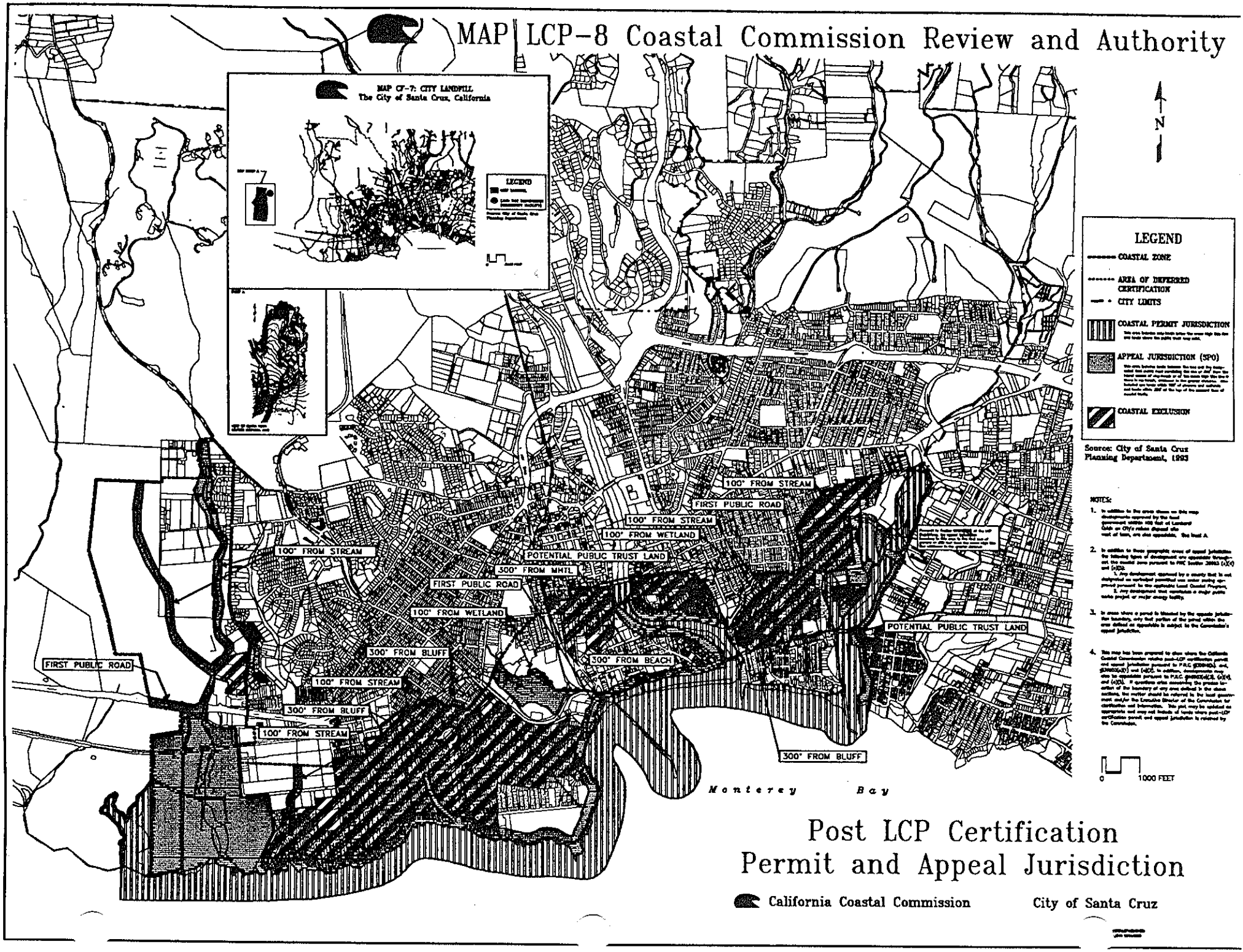
- ✱ STAIRS / PATHWAYS
- COASTAL RECREATION AREAS
- ---- ACCESS ROUTES

Source: City of Santa Cruz Planning Department, 1992

0 1000 FEET

FILE: D:\MAPS\LCP\COAST-RT
REVISED 23:03 10/2

MAP LCP-8 Coastal Commission Review and Authority

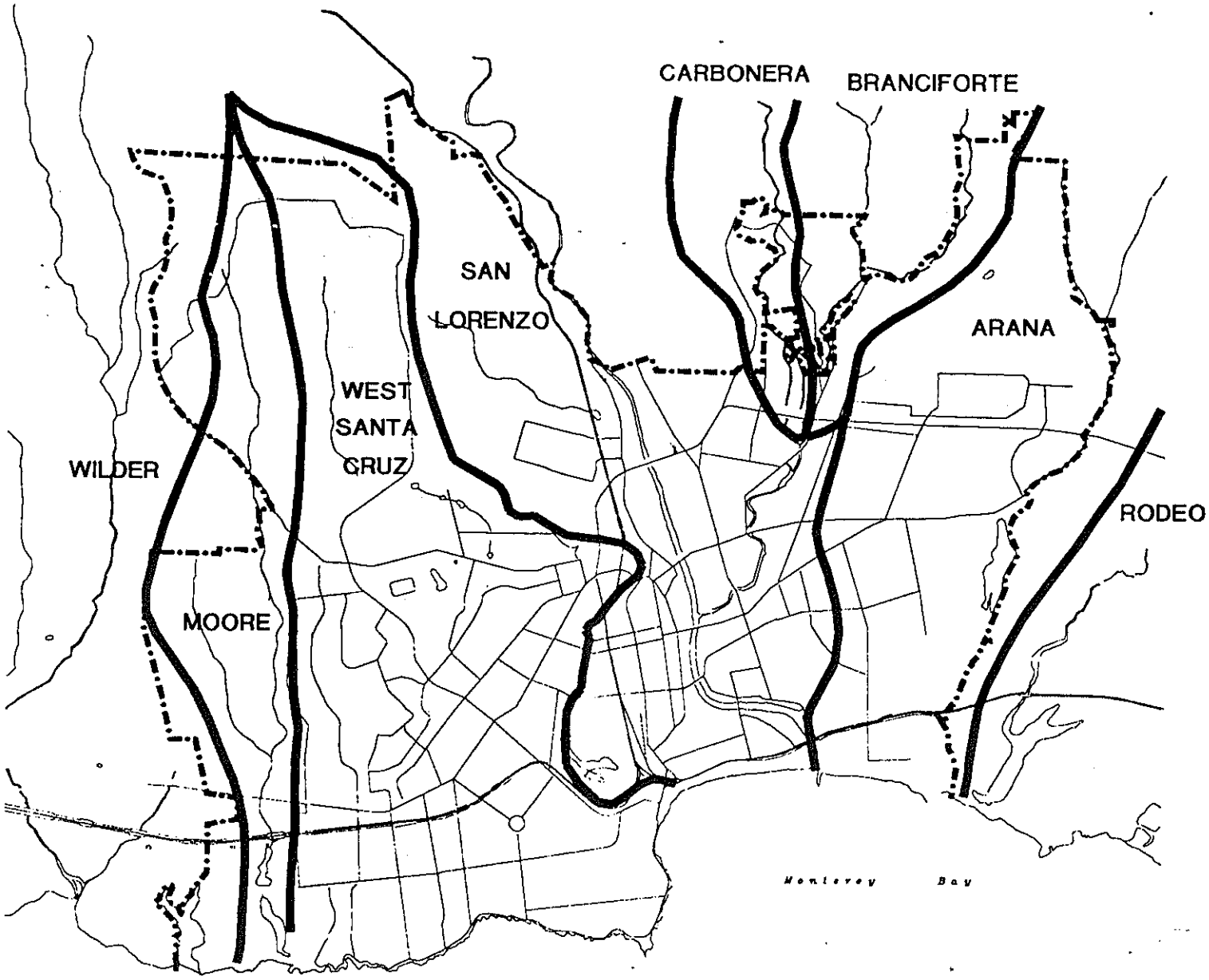


Post LCP Certification Permit and Appeal Jurisdiction

California Coastal Commission City of Santa Cruz

MAP EQ-1: WATERSHEDS

The City of Santa Cruz, California



LEGEND

WATERSHED BOUNDARY

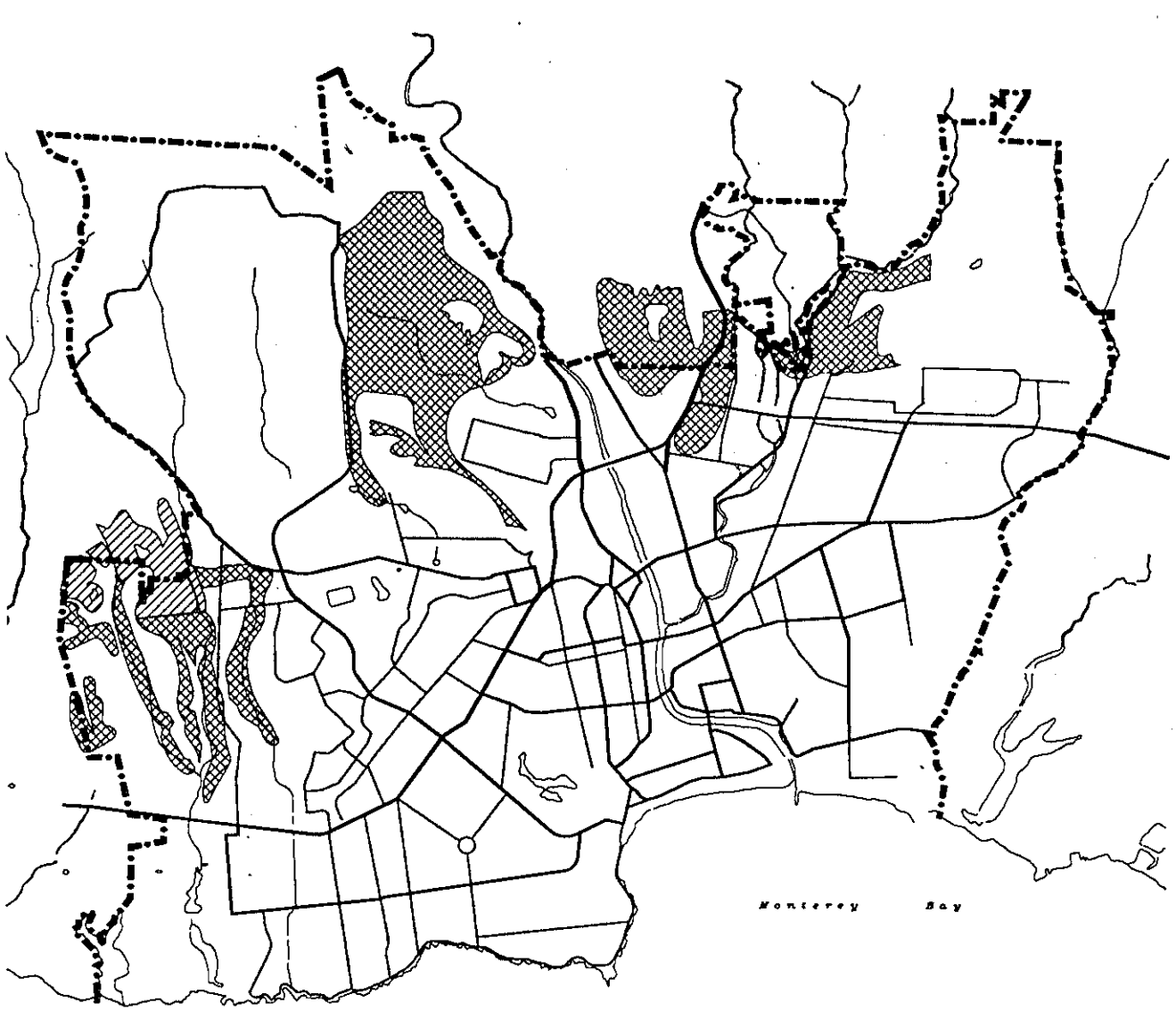
CITY LIMITS

Source: Brown and Coldwell, *Report on Sewage Collection and Disposal, 1963*

FILE D:\MAPS\GP\EQ\W-SHED2
REVISED 1943 05/21/1994

MAP EQ-2: GROUNDWATER RECHARGE AREAS

The City of Santa Cruz, California



N

LEGEND

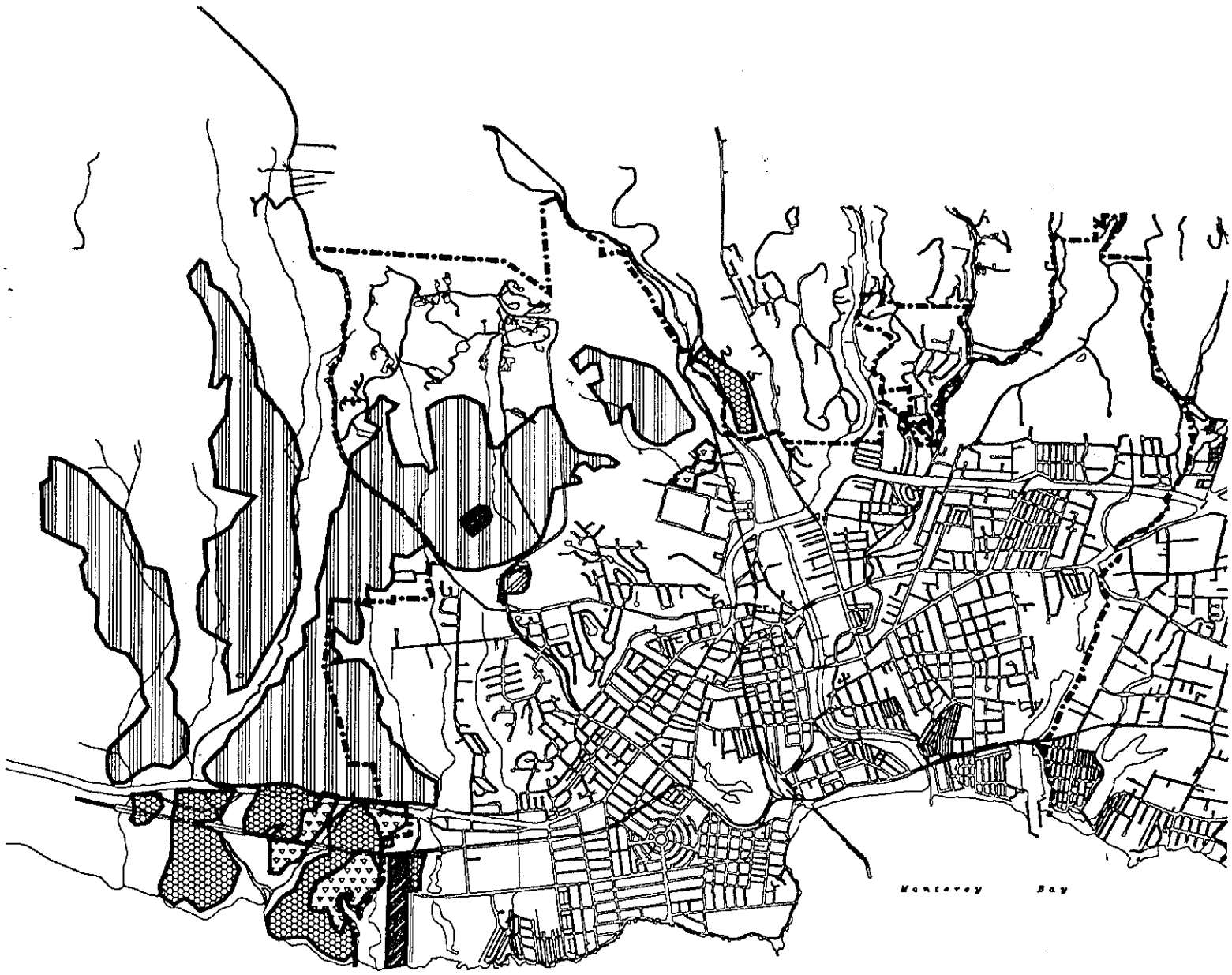
- SANTA MARGARITA SANDSTONE
- POTENTIAL GROUNDWATER RECHARGE AREAS

SOURCE: U.S. Dept. of Interior, Geologic Map, Felton-Santa Cruz Area, 1966. Webber and Johnson, Preliminary Geologic Investigation, Rodriguez Ranch, 1973.

0 1000 FEET

MAP EQ-5: UNIQUE, PRIME, AND IMPORTANT FARMLAND AND GRAZING LAND

The City of Santa Cruz, California



LEGEND

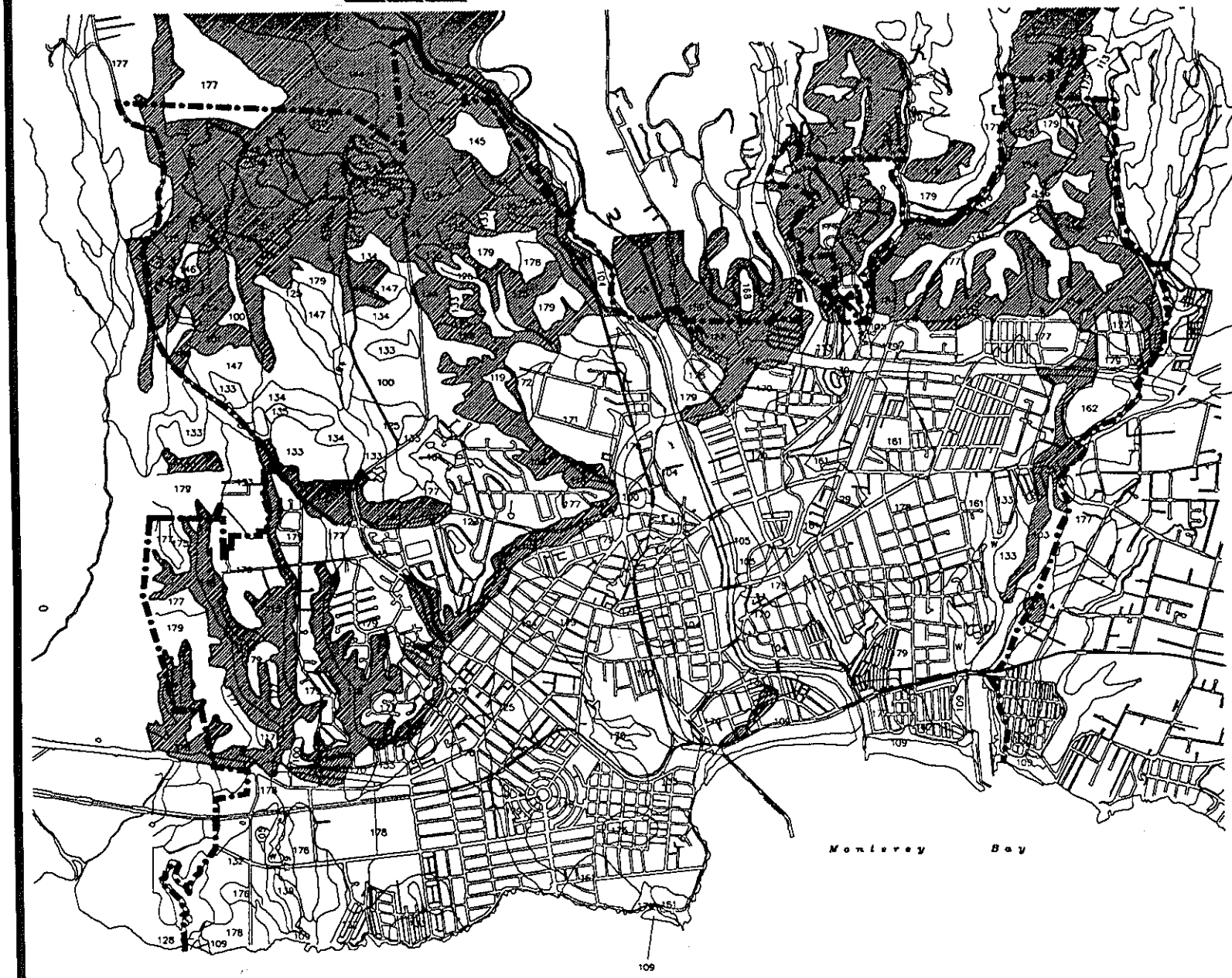
- PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE
- UNIQUE FARMLAND
- GRAZING LAND

Source: State of California Farmland Mapping and Monitoring Program, 1990

FILE: D:\MAPS\GP\EQ\FARMLAN2
REVISE 05/21/1994

MAP EQ-6: SOIL EROSION POTENTIAL

The City of Santa Cruz, California



N

LEGEND

- AREAS OF HIGH AND VERY HIGH EROSION POTENTIAL
- CITY LIMITS

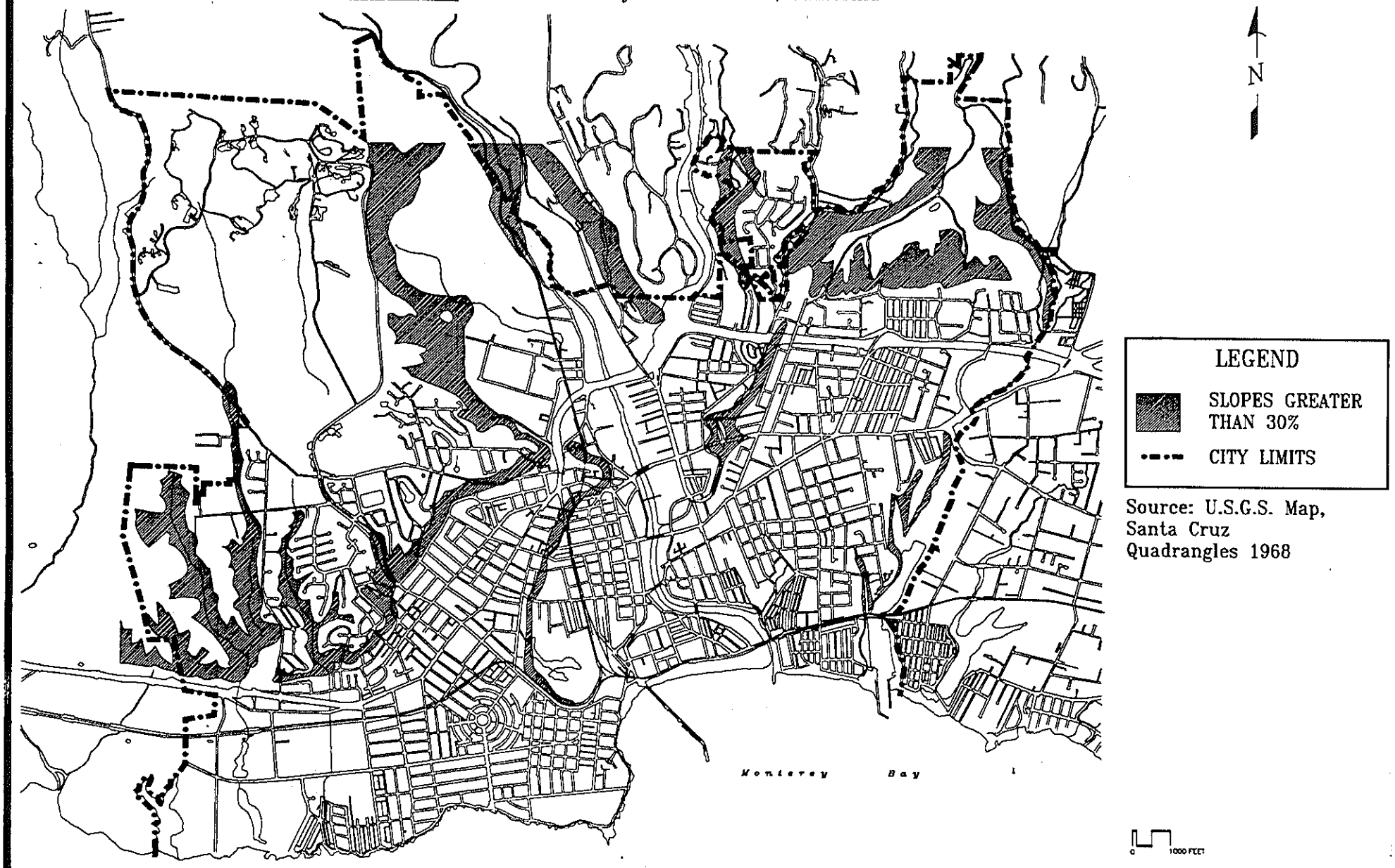
SOURCE:
USDA, SCS, Santa Cruz County, 1980.

0 1000 FEET

FILE: L:\TERRYN\MAPS\GP\EQ\EROSION2
REVISED 21:19 10/23/1992

MAP EQ-7: SLOPES GREATER THAN 30%

The City of Santa Cruz, California

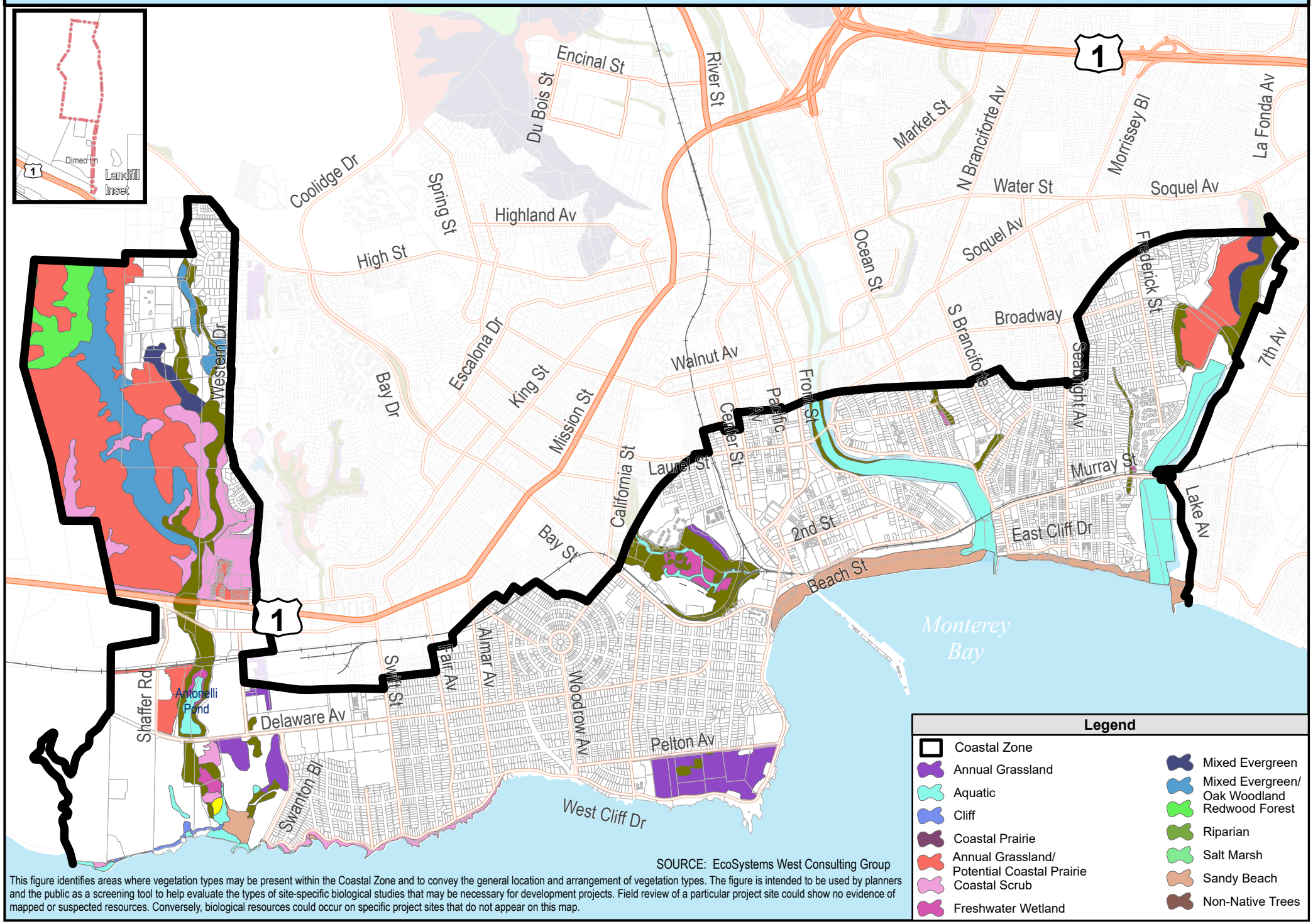


Source: U.S.G.S. Map, Santa Cruz Quadrangles 1968

FILE: L:\TERRYN\MAPS\GP\EQ\SLOPE2
REVISED 11:51 10/04

Map EQ-8: Vegetation Types

Local Coastal Program

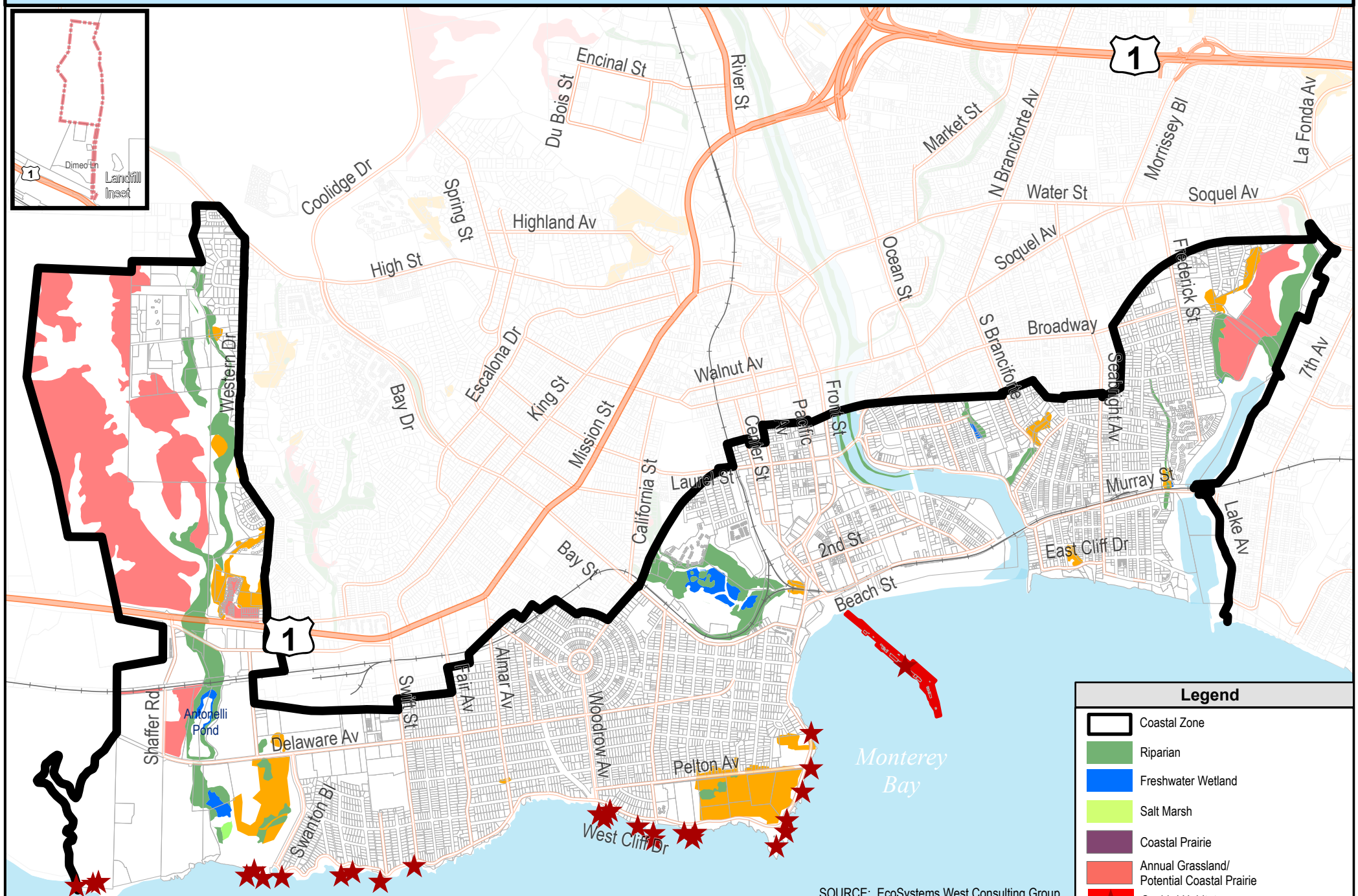


SOURCE: EcoSystems West Consulting Group

This figure identifies areas where vegetation types may be present within the Coastal Zone and to convey the general location and arrangement of vegetation types. The figure is intended to be used by planners and the public as a screening tool to help evaluate the types of site-specific biological studies that may be necessary for development projects. Field review of a particular project site could show no evidence of mapped or suspected resources. Conversely, biological resources could occur on specific project sites that do not appear on this map.

Map EQ-9: Sensitive Habitat

Local Coastal Program

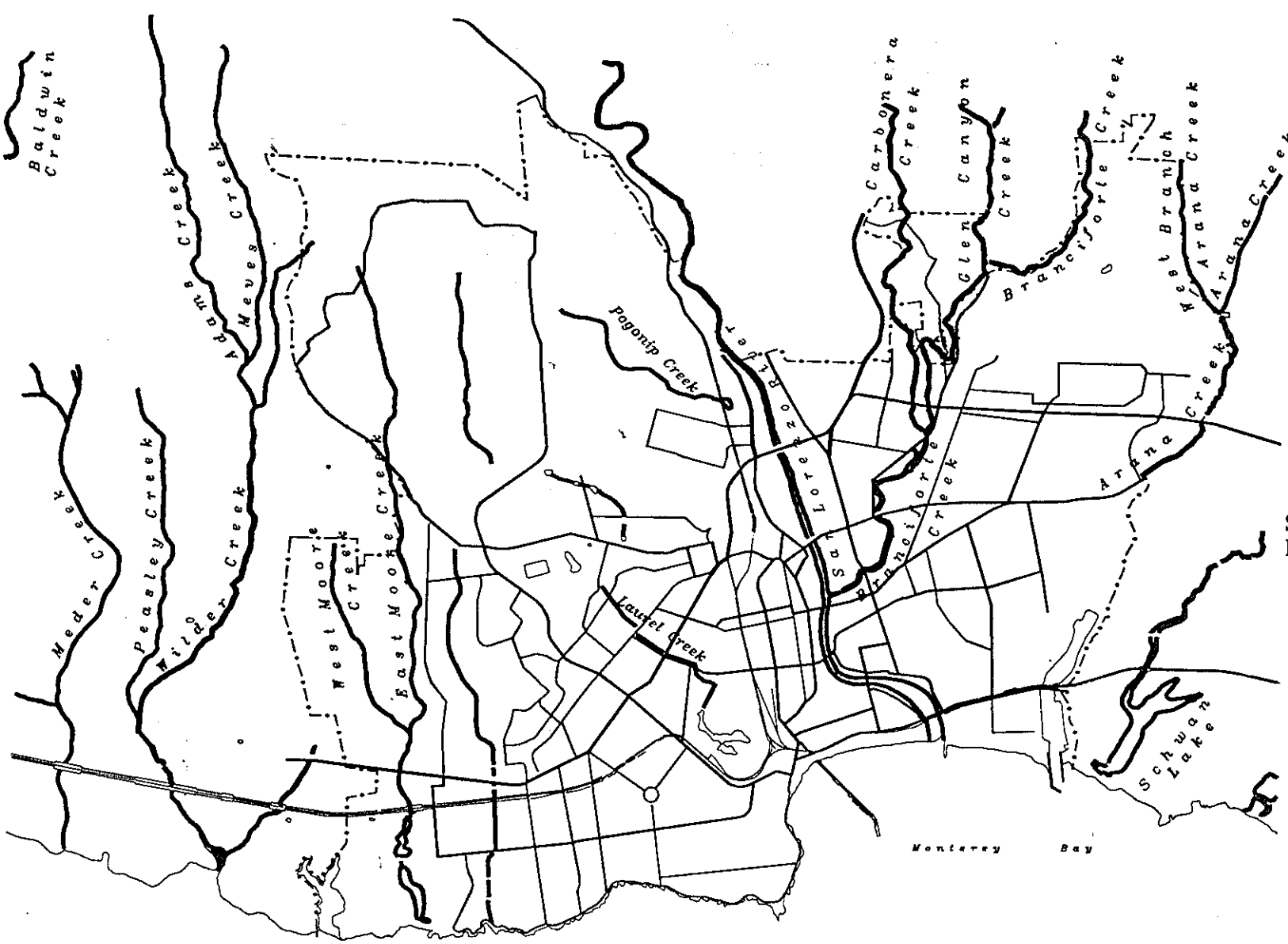


SOURCE: EcoSystems West Consulting Group

This figure identifies areas where sensitive habitat and/or sensitive species may be present within the Coastal Zone and to convey the general location and arrangement of sensitive habitats and/or sensitive species. The figure is intended to be used by planners and the public as a screening tool to help evaluate the types of site-specific biological studies that may be necessary for development projects. Field review of a particular project site could show no evidence of mapped or suspected resources. Conversely, biological resources could occur on specific project sites that do not appear on this map.

MAP EQ-11: STREAMS

The City of Santa Cruz, California



LEGEND

CREEKS

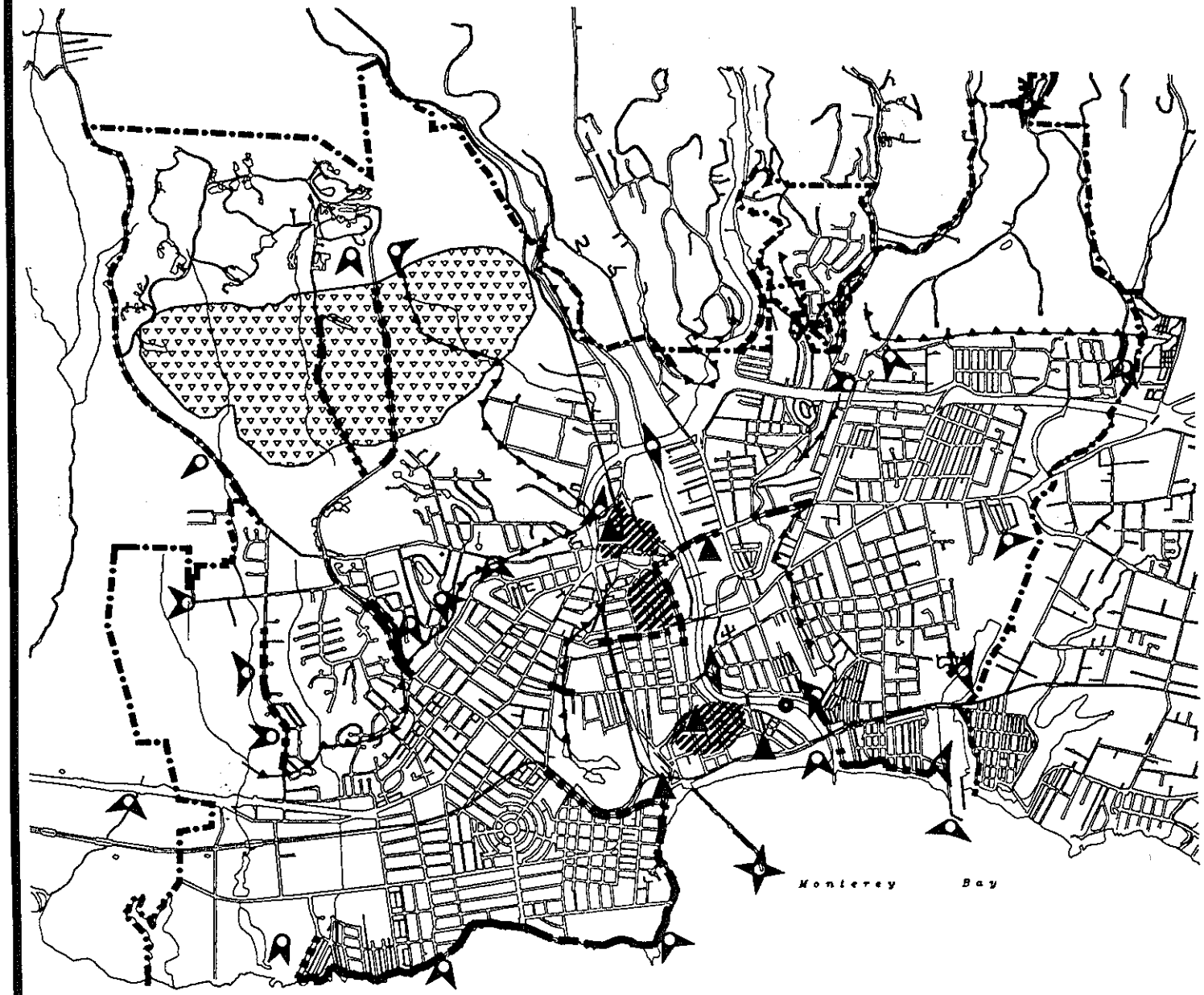
CITY LIMITS

Source: City of Santa Cruz Planning Department, 1992

FILE: L:\TERRYN\MAPS\GP\EQ\STREAMS
REVISED 16:14 11/01/1992

MAP CD-3: SCENIC VIEWS

The City of Santa Cruz, California



N

LEGEND

SCENIC VALUES:

- VIEWPOINTS AND PANORAMAS
- VISUALLY DISTINCTIVE STRUCTURES
- SCENIC DRIVES
- URBAN SKYLINE
- RIDGE SKYLINE
- FOOTHILL SKYLINE

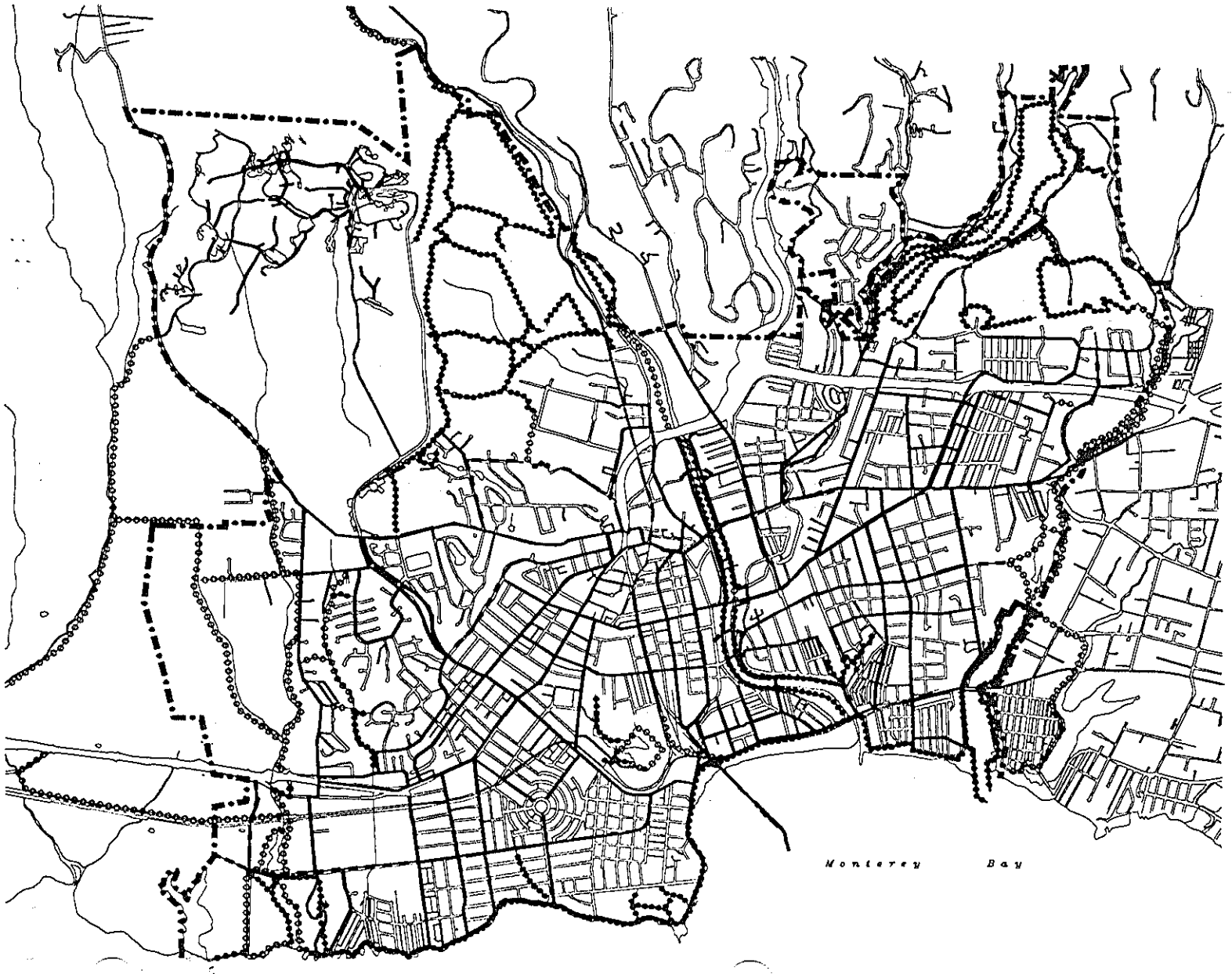
SOURCE: City of Santa Cruz Planning Department, 1992

0 1000 FEET

FILE: L:\TERRYN\MAPS\GP\CD\SCEN-EIR
REVISED 21:58 10/27/1992

MAP C-2: PROPOSED PEDESTRIAN WALKWAY SYSTEM

The City of Santa Cruz, California



N

LEGEND

- CONNECTING SIDEWALKS
- PROPOSED SIDEWALKS
- PROPOSED PEDESTRIAN BRIDGES
- CONNECTING TRAILS
- PROPOSED TRAILS

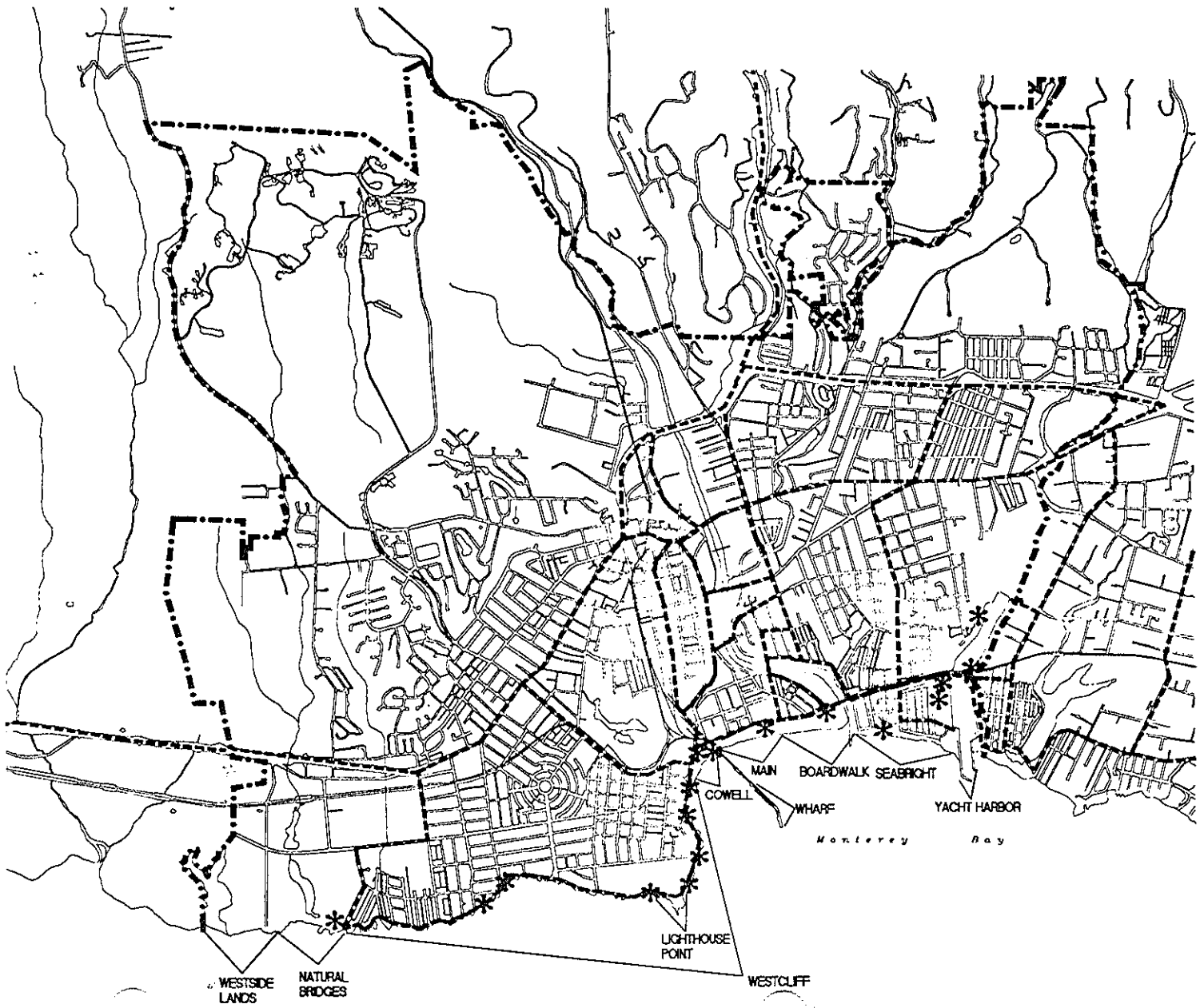
Source: City of Santa Cruz Public Works Department, 1992

0 1000 FEET

FILE: D:\MAPS\GP[illegible]\PED-PATH
REVISED 19:23 [illegible]4

MAP C-15: VISITOR/COASTAL ACCESS ROUTES

The City of Santa Cruz, California



LEGEND

- * STAIRS / PATHWAYS
- > COASTAL RECREATION AREAS
- ---- ACCESS ROUTES

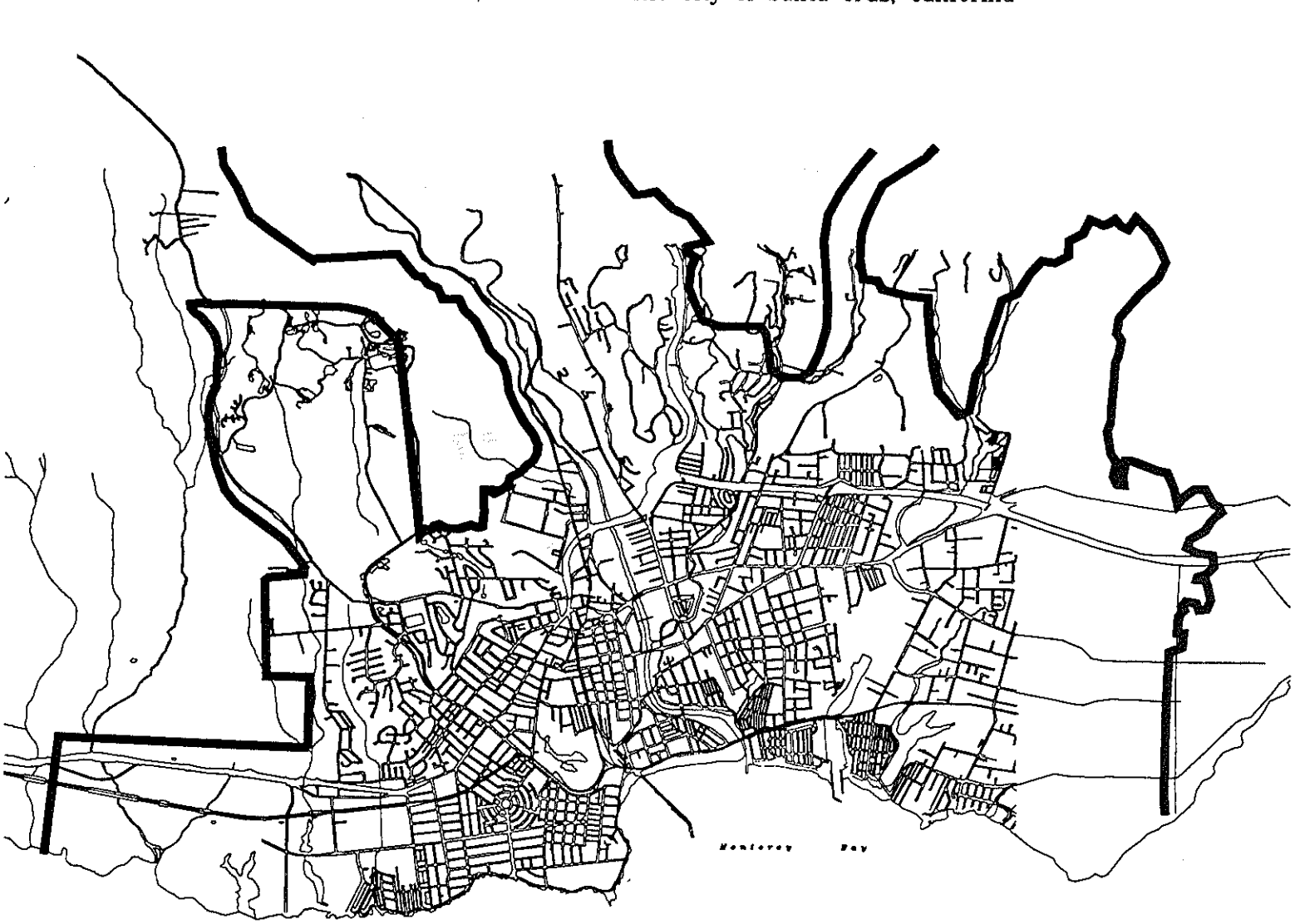
Source: City of Santa Cruz Planning Department, 1992

0 1000 FEET

FILE: L:\TERRYN\MAPS\GP\GIS\COASTACC
REVISED 10:39 02/27/19

MAP CF-4: WATER DEPARTMENT SERVICE AREA

The City of Santa Cruz, California



N

LEGEND

WATER SERVICE AREA BOUNDARY

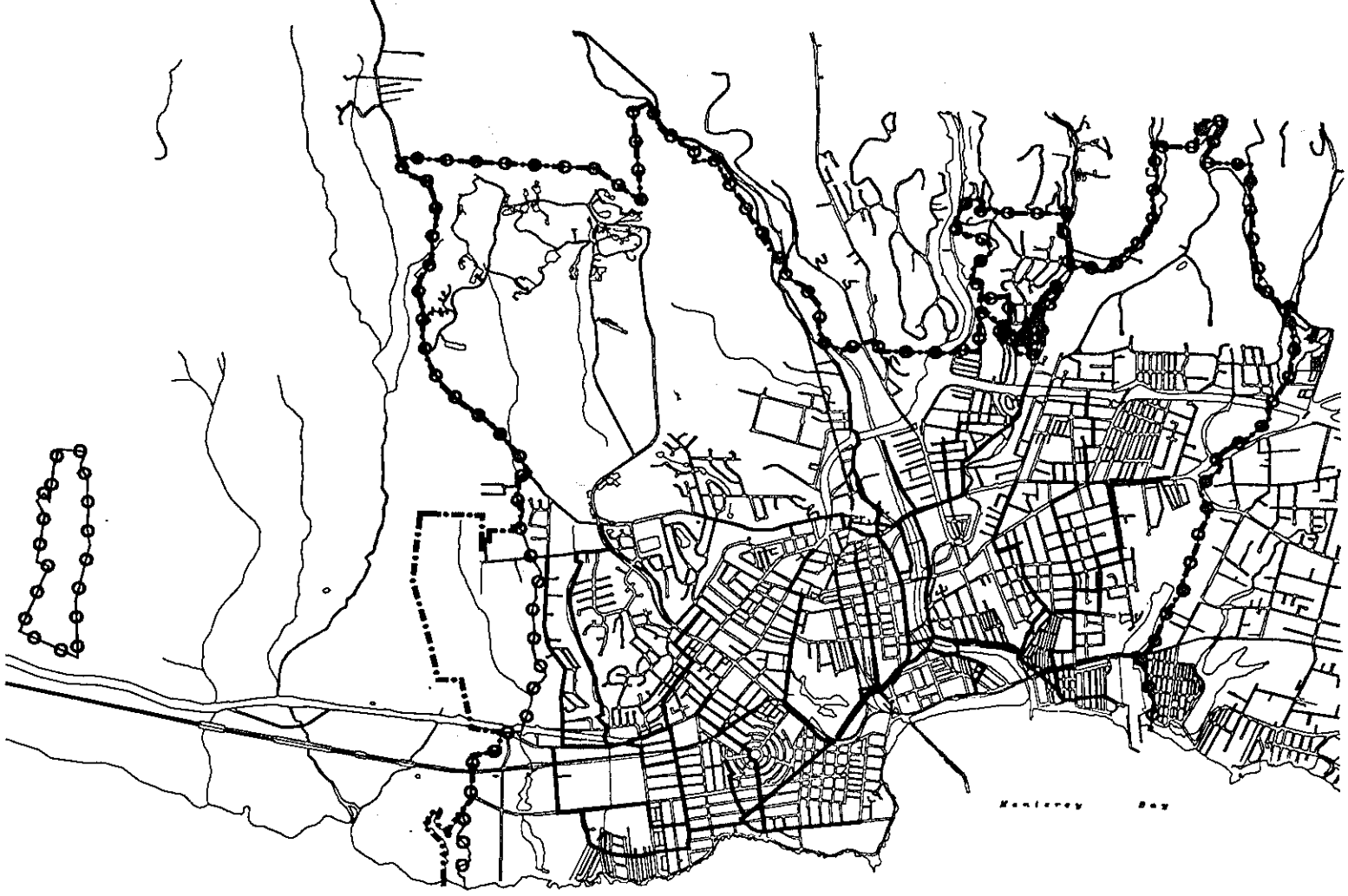
Source: City of Santa Cruz Water Department Master Plan

0 3000 FEET

FILE: L:\TERRYN\MAPS\GP\CF\WATERSYS
REVISED 15:24 10/03/1992

MAP CF-6: CITY WASTEWATER TREATMENT SERVICE AREA AND TRUNK LINES

The City of Santa Cruz, California

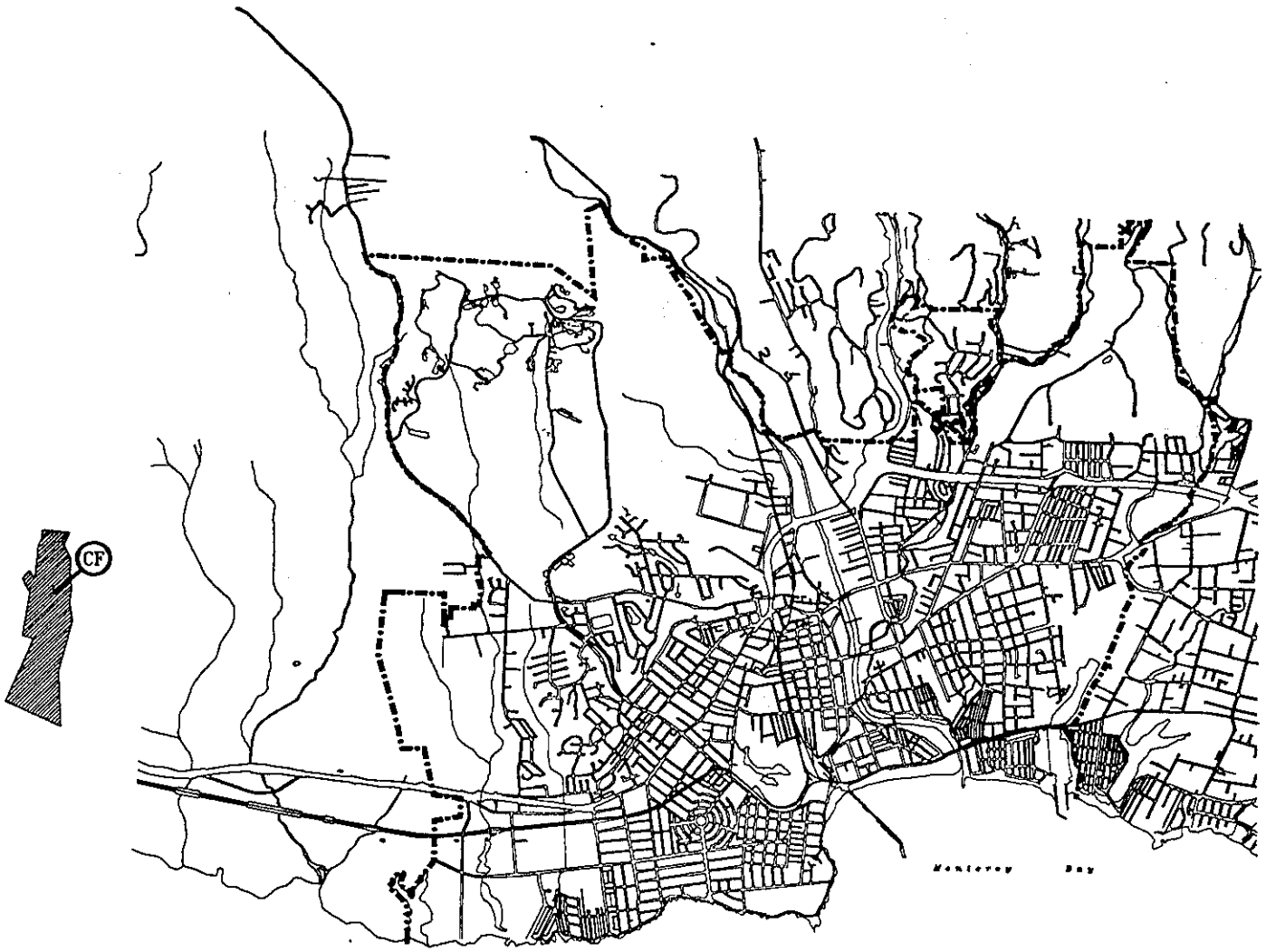


Source: City of Santa Cruz Public Works Department, 1992

FILE: L:\TERRYN\W F\SEWER
REVISED 21:14 11/0

MAP CF-7: CITY LANDFILL

The City of Santa Cruz, California



N

LEGEND

- CITY LANDFILL
- (CF) LAND USE DESIGNATION (COMMUNITY FACILITY)

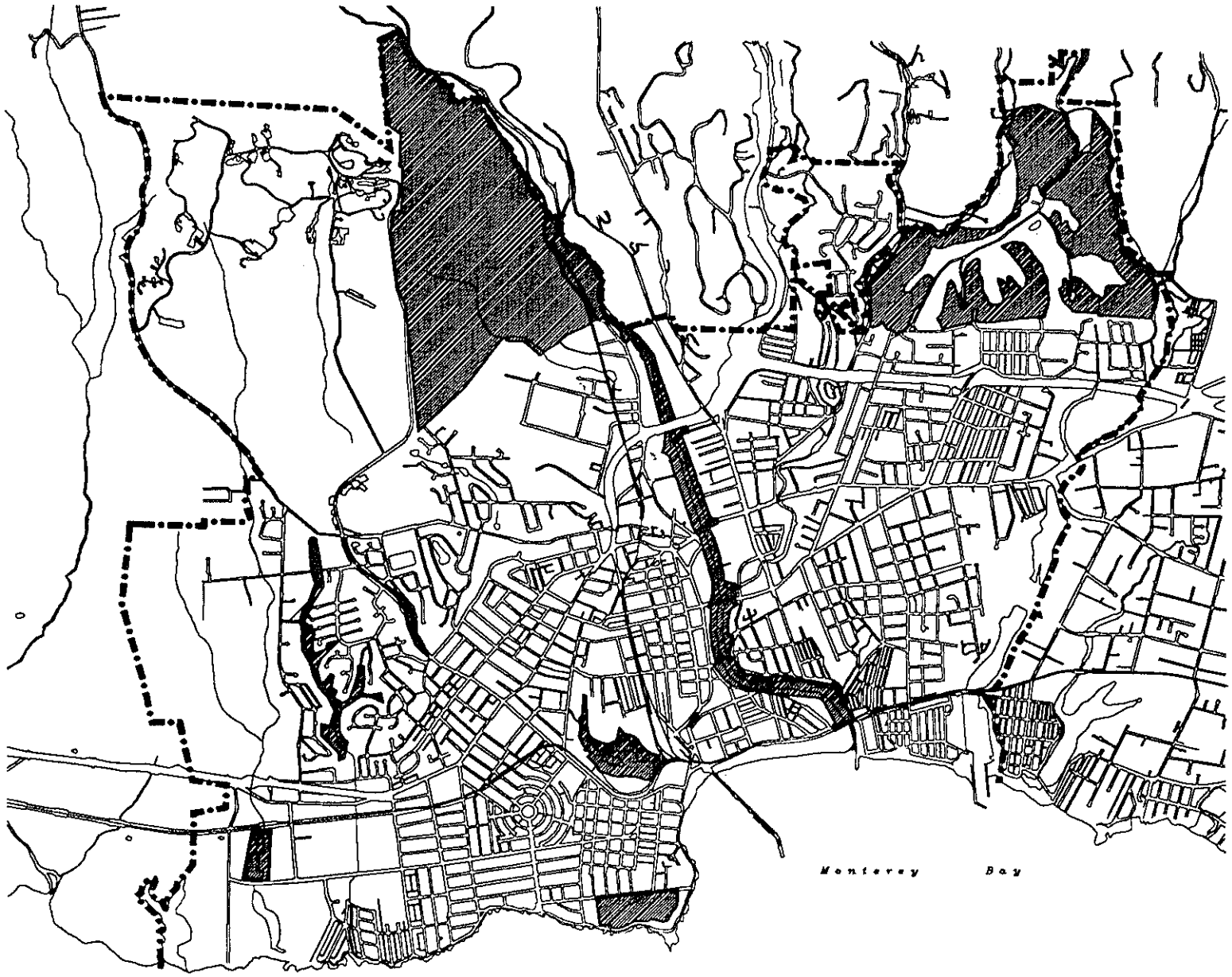
Source: City of Santa Cruz Planning Department

0 3000 FEET

FILE: L:\TERRYN\MAPS\ \LFILL
REVISED 15:58 10/03/

MAP PR-6: NATURAL AREAS USED FOR PASSIVE RECREATIONAL PURPOSES

The City of Santa Cruz, California



N

LEGEND

- NATURAL AREAS USED FOR PASSIVE RECREATION
- CITY LIMITS

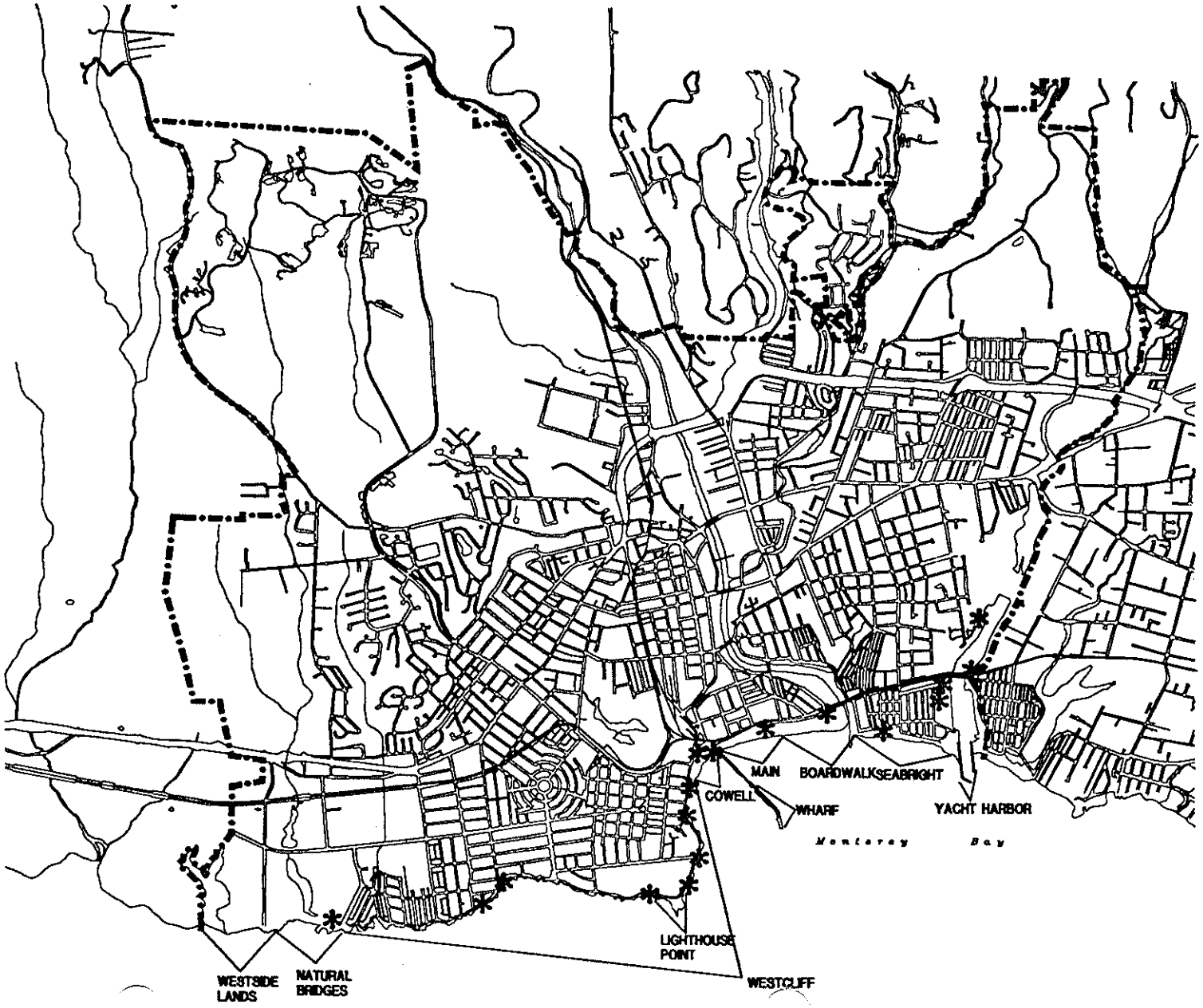
Source: City of Santa Cruz Planning Department, 1992

0 1000 FEET

FILE: D:\MAPS\GP\PR\NATPARK
REVISED 13:49 10/31/1993

MAP PR-7: COASTAL AREAS

The City of Santa Cruz, California



N

LEGEND

* STAIRS PATHWAYS
> COASTAL RECREATION AREAS

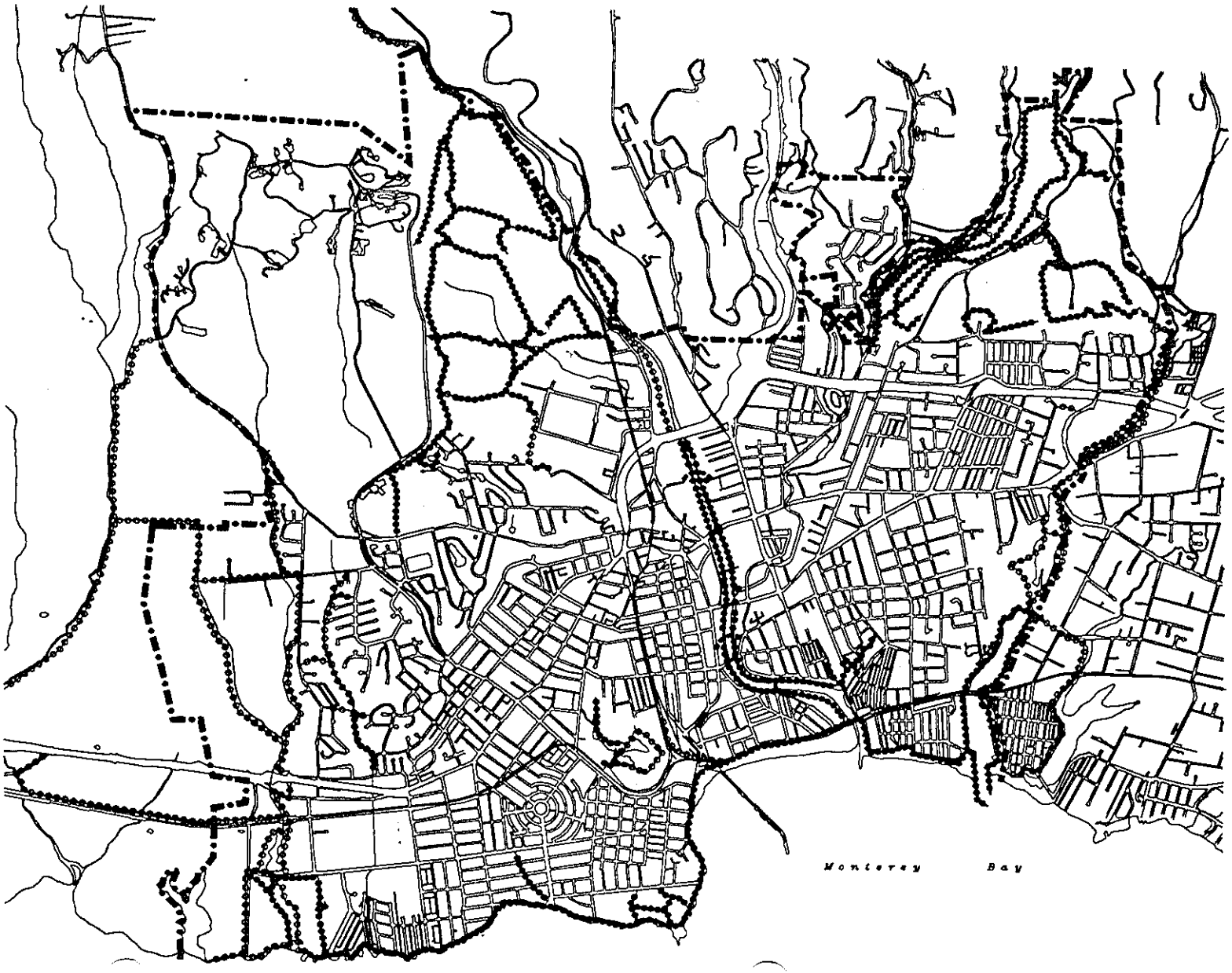
Source: City of Santa Cruz Planning Department, 1992

0 1000 FEET

FILE: D:\MAPS\GP\PR\COA
REVISED 00:25 10/20/19

MAP PR-10: TRAILS

The City of Santa Cruz, California



N

LEGEND

- PROPOSED PEDESTRIAN BRIDGES
- EXISTING TRAILS
- PROPOSED TRAILS *

Source: City of Santa Cruz Planning Dept., 1992

*The actual configuration of proposed trails may vary due to development patterns and constraints as well as the ability to obtain access easements.

0 1000 FEET

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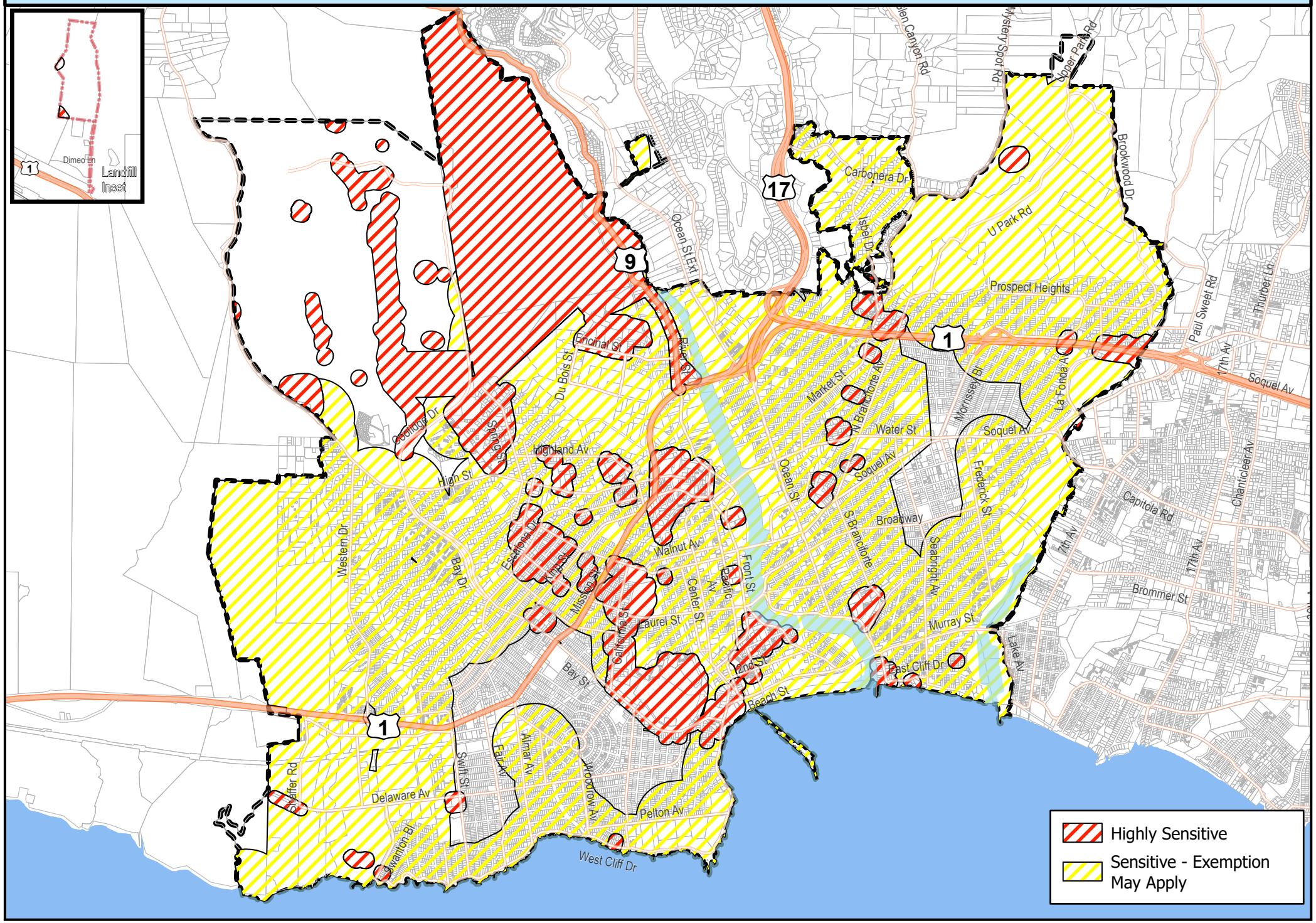
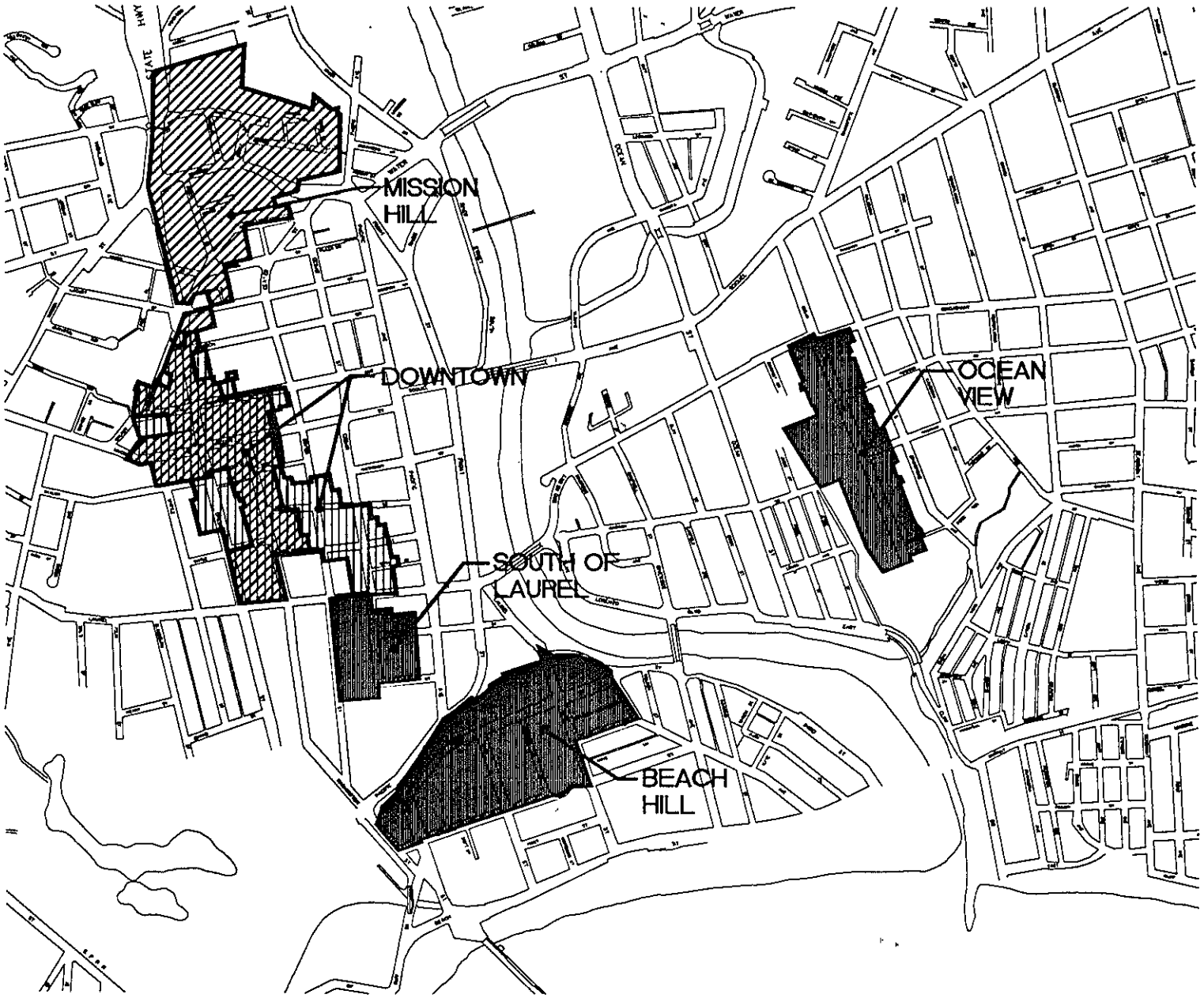
REVISED 19:51 05/[illegible]

2030 Archaeological Areas



MAP CR-3: HISTORIC DISTRICTS

The City of Santa Cruz, California



N

LEGEND

- CITY HISTORIC DISTRICTS
- NATIONAL HISTORIC DISTRICTS
- PROPOSED HISTORIC DISTRICTS

Source: City of Santa Cruz Planning Department, 1992

0 500 FEET

FILE: L:\TERRYN\MAPS\GP\CR\HISTORIC
REVISED 11:37 11/08/1992

MAP S-1: CLIFF EROSION

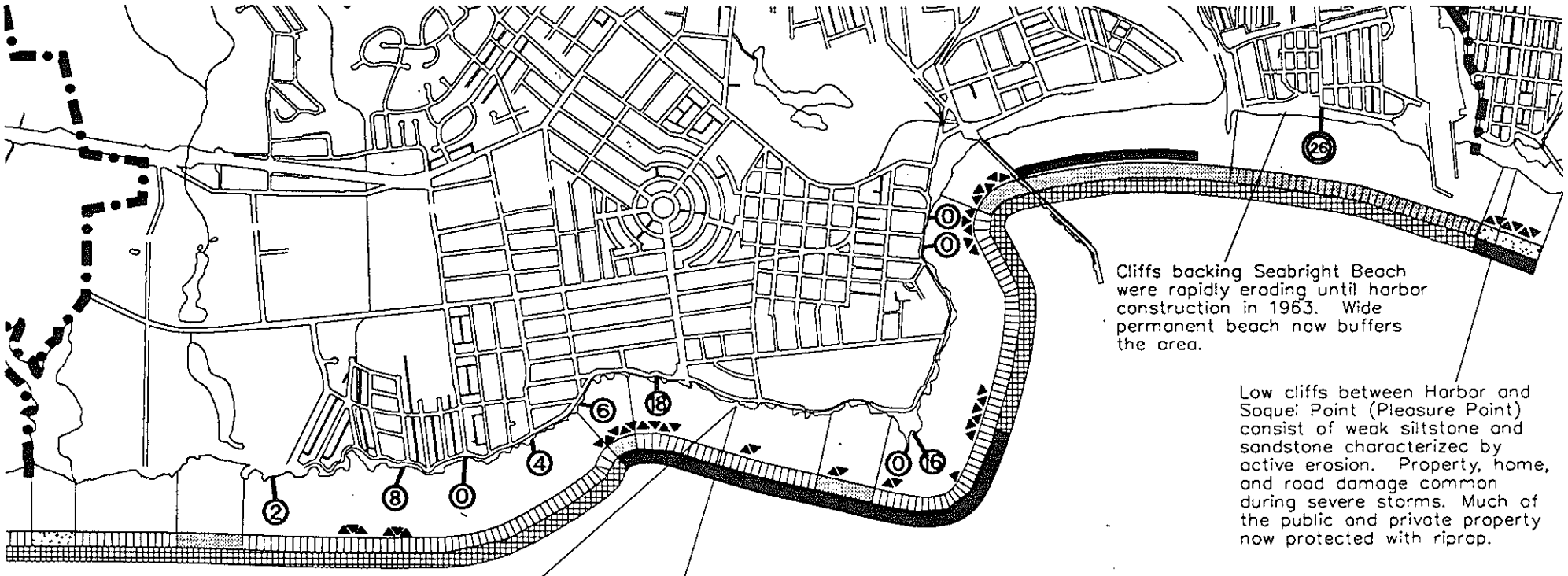
The City of Santa Cruz, California

LEGEND

- SANDY BEACH
- BEACH BACKED BY MARSH
- CLIFF PROTECTED BY BEACH
- UNPROTECTED CLIFF
- CAUTION - MODERATE RISK
- HAZARD - HIGH RISK
- EROSION RATE IN INCHES/ YEAR
- EROSION RATE BEFORE PROTECTION IN INCHES/ YEAR
- RIPRAP
- SEAWALL

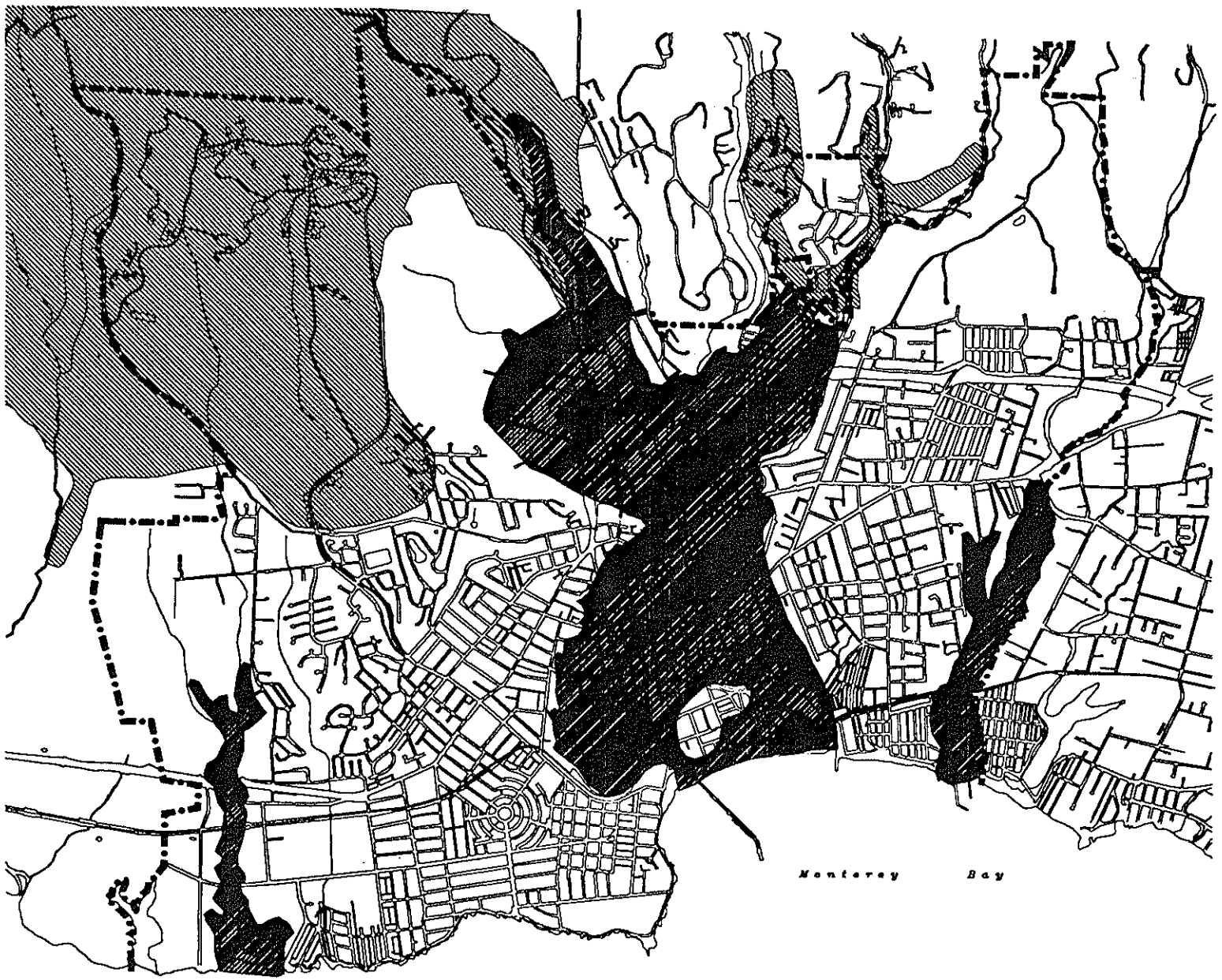
N

Source:
Living with the California Coast,
Gary Griggs and Lauret Savoy, editors,
Sponsored by the National Audubon Society,
Duke University Press,
Durham, N. Carolina 1985.



MAP S-5: SEISMIC SHAKING

The City of Santa Cruz, California



N

LEGEND

- SUBJECT TO VERY INTENSE SHAKING DURING SEISMIC EVENT
- SUBJECT TO MODERATE INTENSITY SHAKING DURING SEISMIC EVENT
- SUBJECT TO LOW INTENSITY SHAKING DURING SEISMIC EVENT

Source: U.S. Department of the Interior, Geological Survey, Geologic Map, Felton-Santa Cruz Area, 1966.

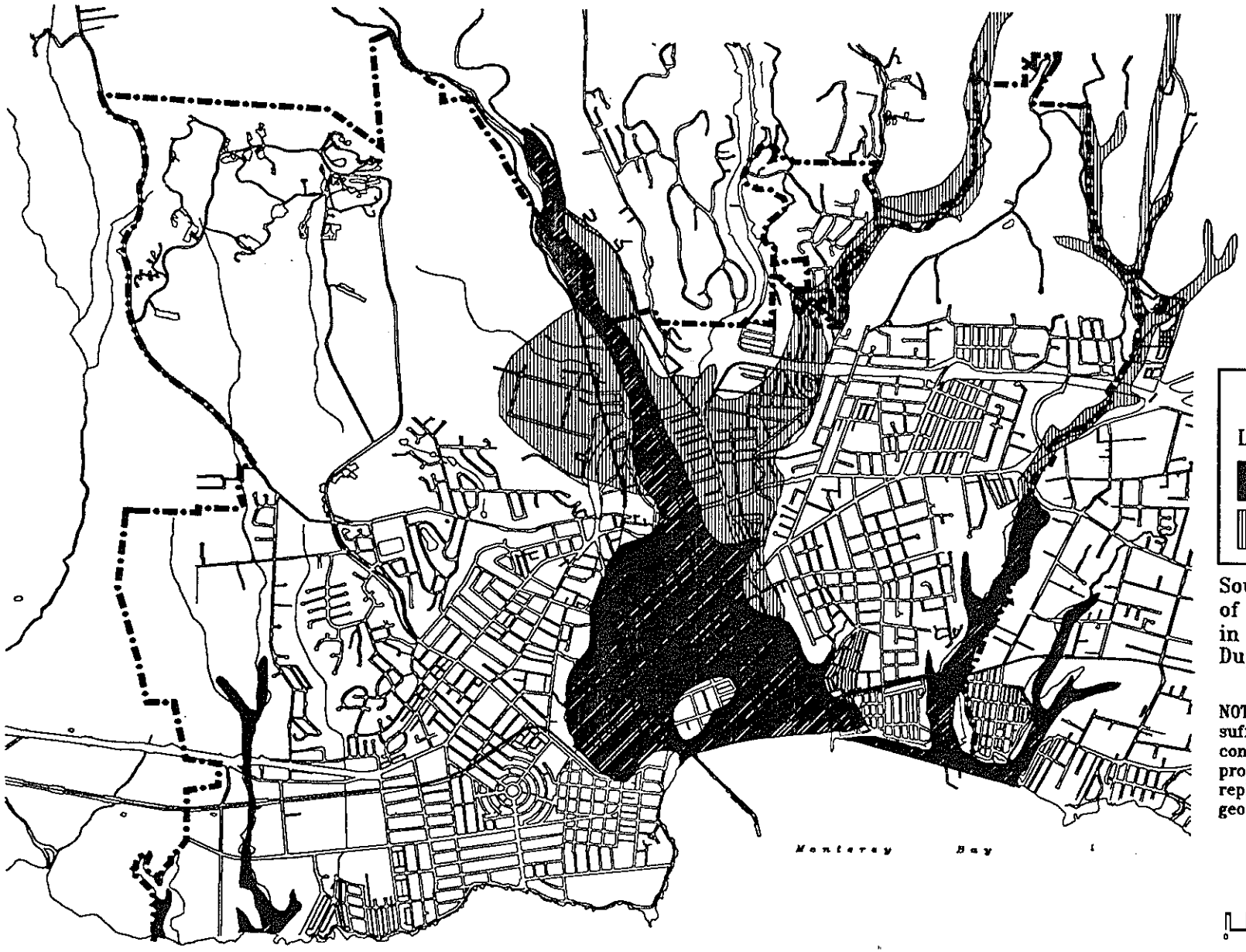
NOTE: Map does not show sufficient detail to make conclusions about individual properties. Not intended to replace a site-specific geotechnical investigation.

0 1000 FEET

FILE: D:\MAPS\GP\S\SEISMIC
PLOTTED 00:32 10/20/1993

MAP S-6: LIQUEFACTION POTENTIAL

The City of Santa Cruz, California



N

LEGEND

LIQUEFACTION POTENTIAL

- HIGH
- MODERATELY HIGH

Source: Liquefaction Potential of Quaternary Deposits in Santa Cruz County, Dupre, William, 1975

NOTE: Map does not show sufficient detail to make conclusions about individual properties. Not intended to replace a site-specific geotechnical investigation.

0 1000 FEET

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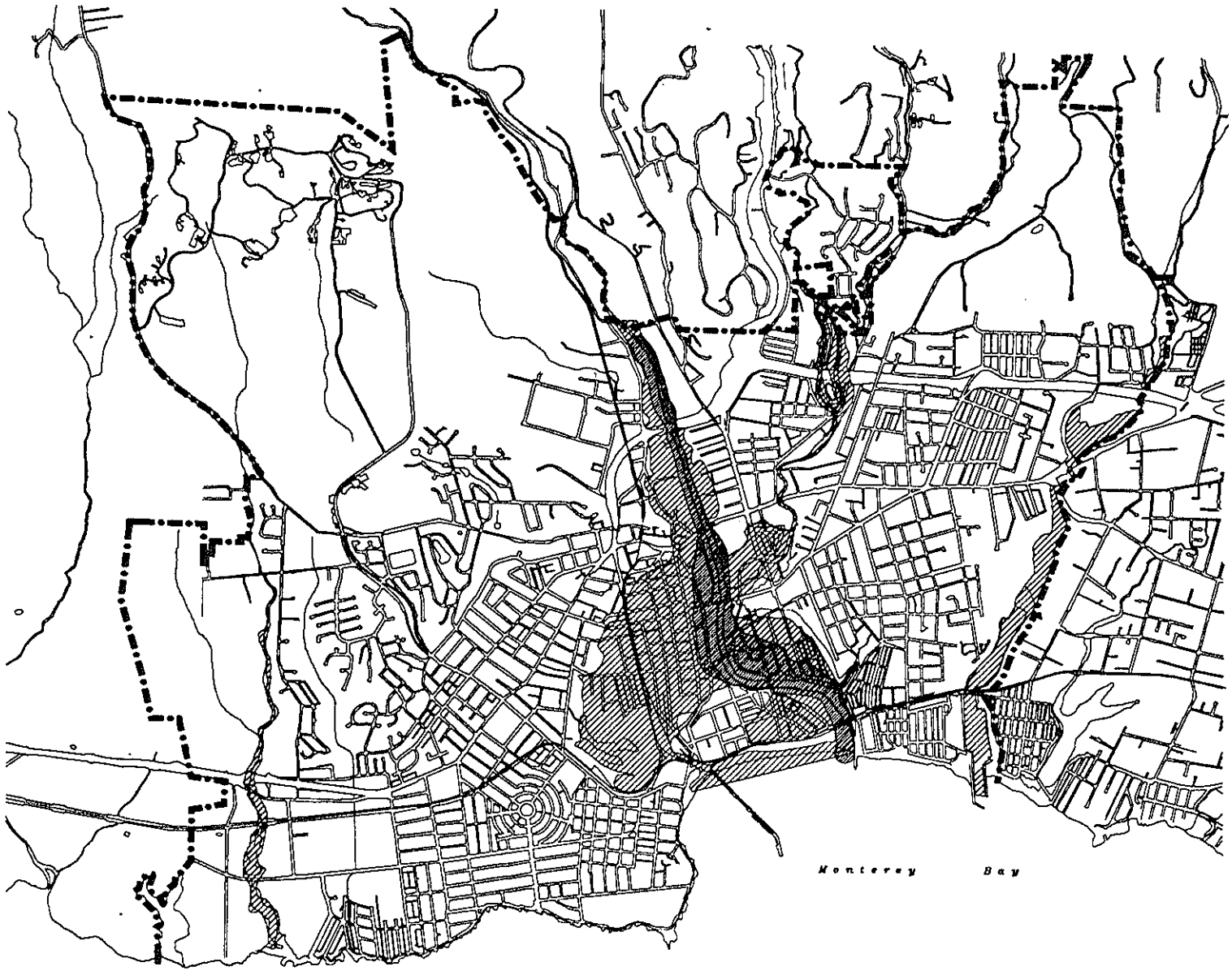
PLOTTED 00:49 1('993

MAP S-7: FLOOD PLAINS AND FLOODWAY

The City of Santa Cruz, California



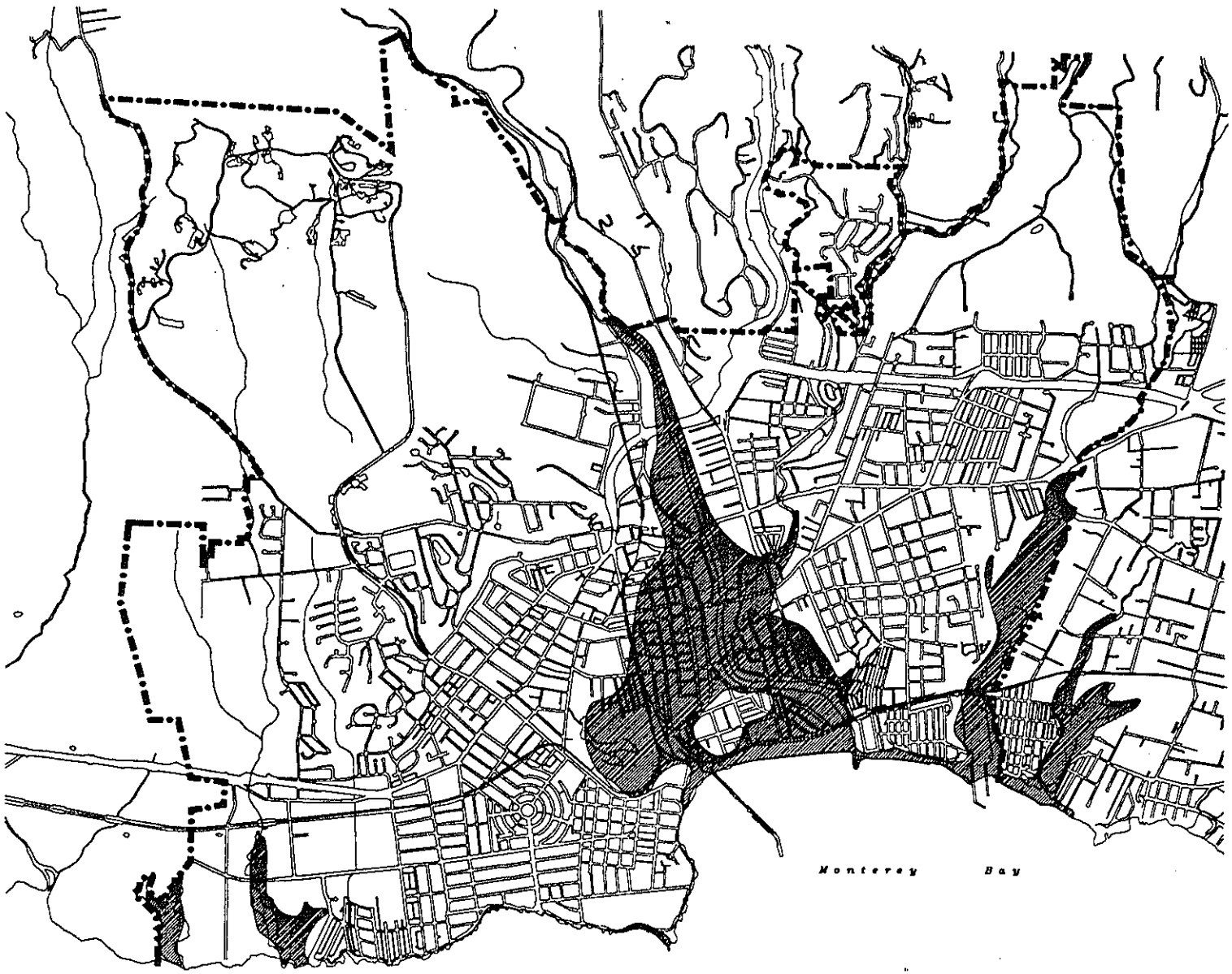
LEGEND

- FLOODPLAIN
- FLOODWAY
- CITY LIMITS

Source: FEMA Flood Plain Maps 1985-1986 and 1989

MAP S-8: TSUNAMI INUNDATION AREAS

The City of Santa Cruz, California



LEGEND

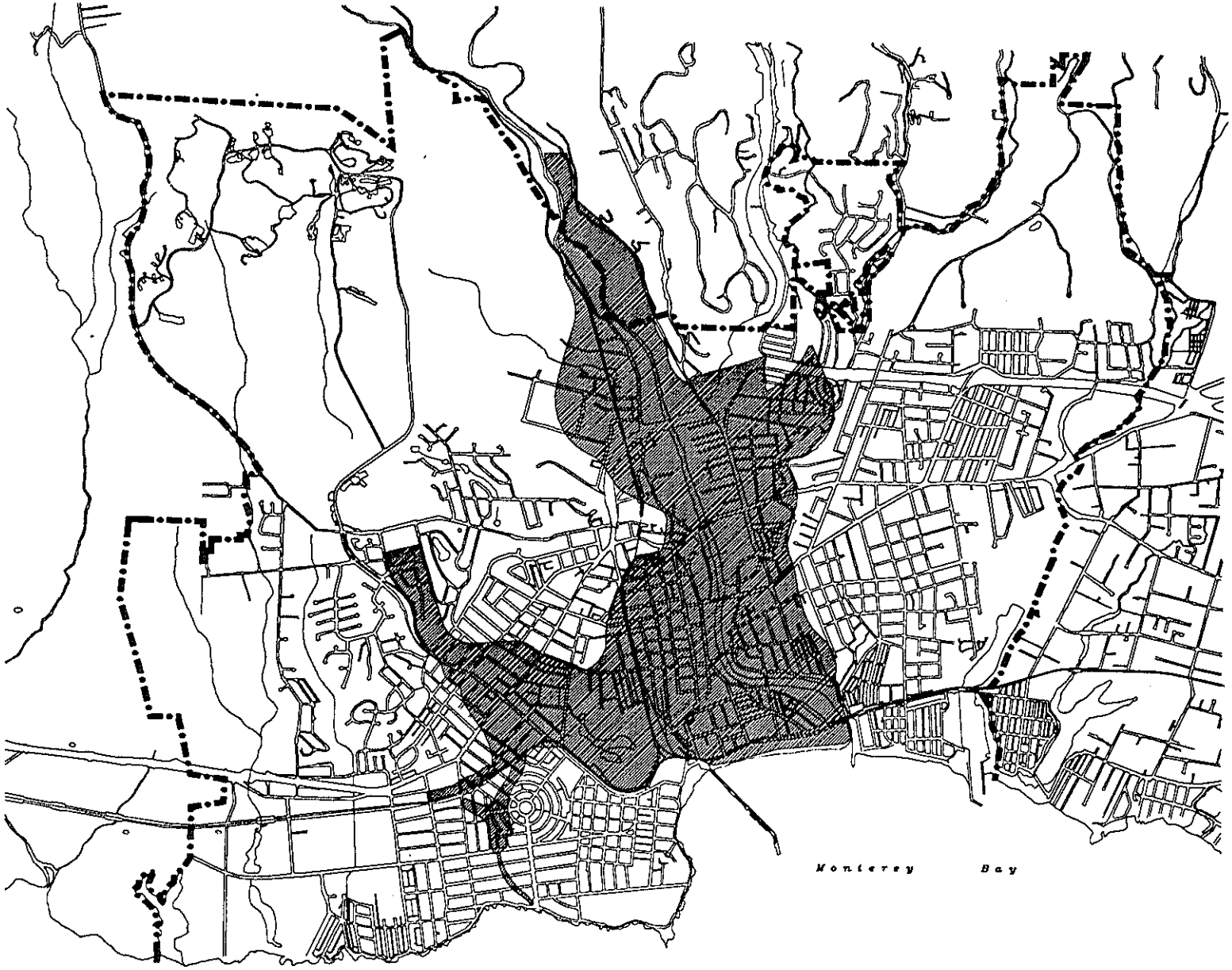
TSUNAMI INUNDATION AREAS

CITY LIMITS

SOURCE: USGS, Areas of Potential Inundation by Tsunamis in the San Francisco Bay Region, 1972.

MAP S-9: DAM FAILURE INUNDATION AREAS

The City of Santa Cruz, California



N

LEGEND

DAM FAILURE INUNDATION AREAS

Source: City of Santa Cruz Planning Department, 1992

0 1000 FEET

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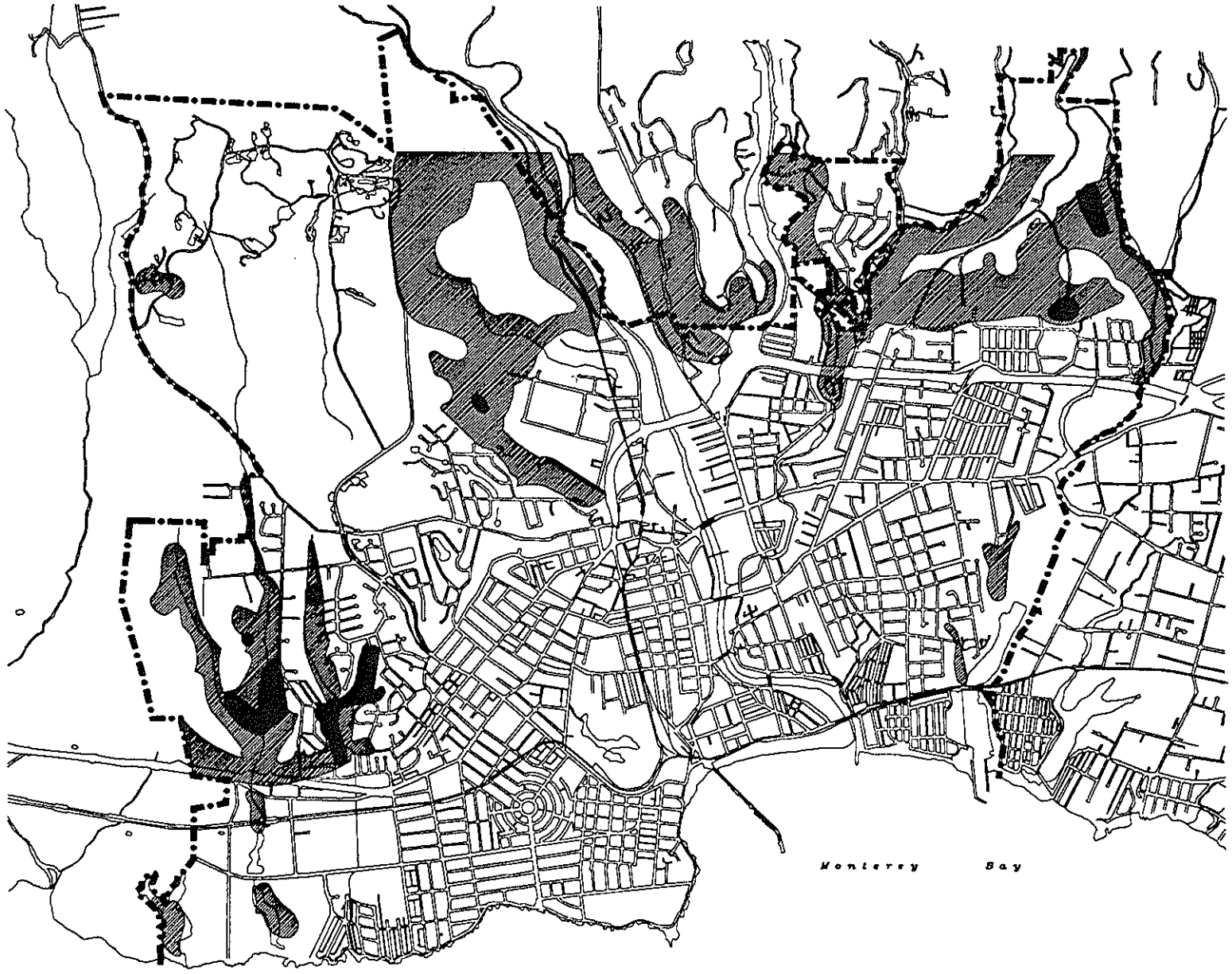
REVISED 22:02 11/02/1992

MAP S-11: FIRE HAZARD AREAS

The City of Santa Cruz, California



N

LEGEND

- FIRE HAZARD AREA
- EXTREME FIRE HAZARD AREA

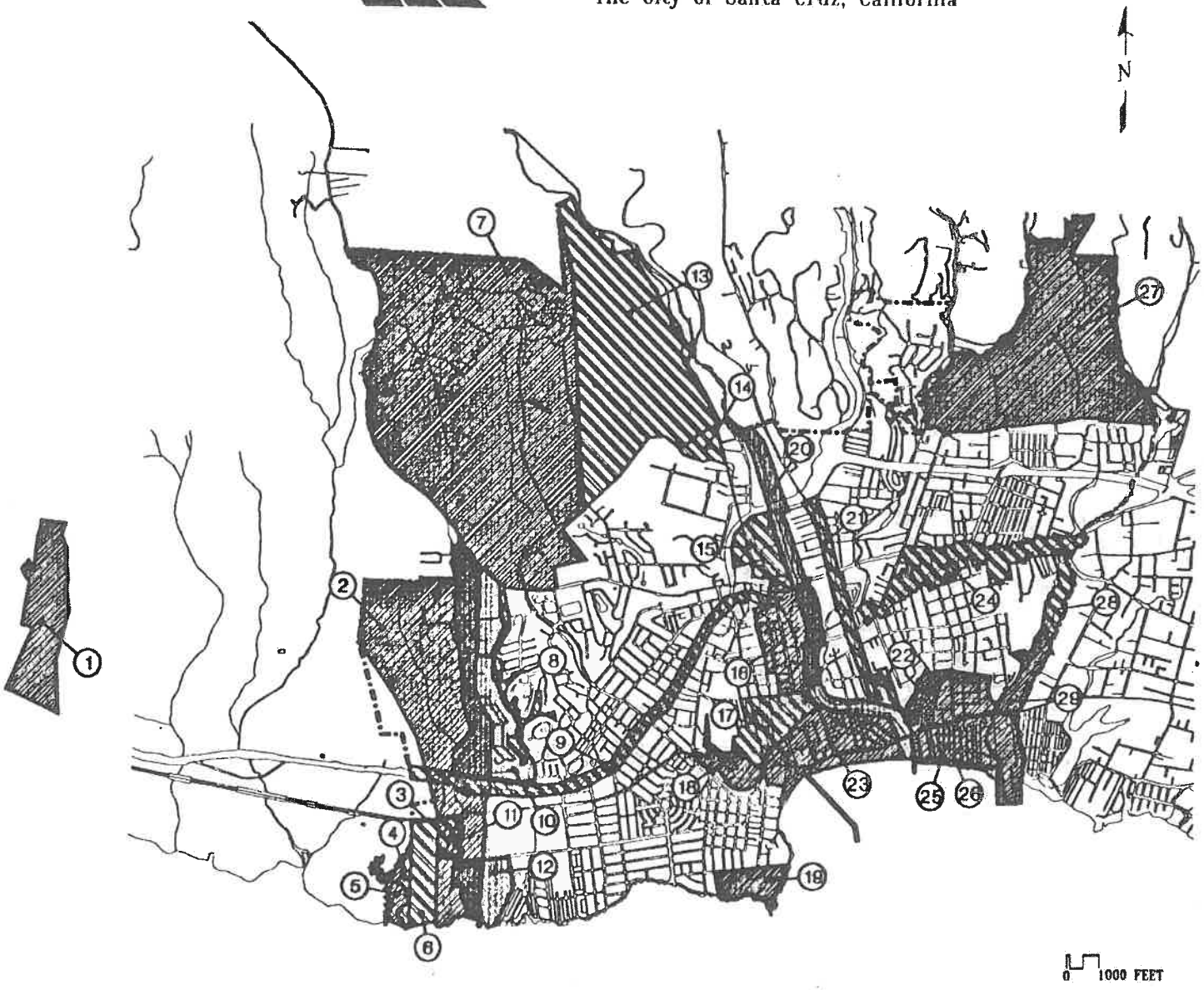
Source: City of Santa Cruz Fire Department, 1992

0 1000 FEET

FILE: L:\TERRYN\MAPS\GP\S\FIREHAZ2
REVISED 18:31 12/28/1992

MAP ASP-1: AREA AND SPECIFIC PLANS

The City of Santa Cruz, California



LEGEND

1 LANDFILL
2 MOORE CREEK CORRIDOR AND ACCESS PLAN
3 SWENSON SPECIFIC PLAN
4 LONG MARINE LAB PLAN
5 YOUNGER LAGOON MANAGEMENT PLAN
6 TERRACE POINT SPECIFIC PLAN
7 U.C.S.C. LONG RANGE DEVELOPMENT PLAN
8 ARROYO SECO MASTER PLAN
9 MISSION STREET CORRIDOR
10 WESTERN DRIVE MASTER PLAN
11 ANTONELLI POND
12 NATURAL BRIDES STATE PARK PLAN
13 POGONIP MASTER PLAN
14 GOLF CLUB DRIVE SPECIFIC PLAN
15 NORTH RIVER AREA SPECIFIC PLAN
16 DOWNTOWN RECOVERY PLAN
17 SOUTH OF LAUREL AREA PLAN
18 NEARY LAGOON MANAGEMENT PLAN
19 LIGHTHOUSE FIELD STATE BEACH PLAN
20 SAN LORENZO RIVER DESIGN AND ENHANCEMENT PLAN
21 OCEAN STREET CORRIDOR PLAN
22 JESSE STREET MARSH MANAGEMENT PLAN
23 BEACH AND WHARF AREA PLAN
24 EASTSIDE IMPROVEMENT PROJECT
25 SEABRIGHT AREA PLAN
26 TWIN LAKES STATE BEACH PLAN
27 DELAVEAGA MASTER PLAN
28 ARANA GULCH
29 SANTA CRUZ HARBOR

EXISTING PLAN AREA

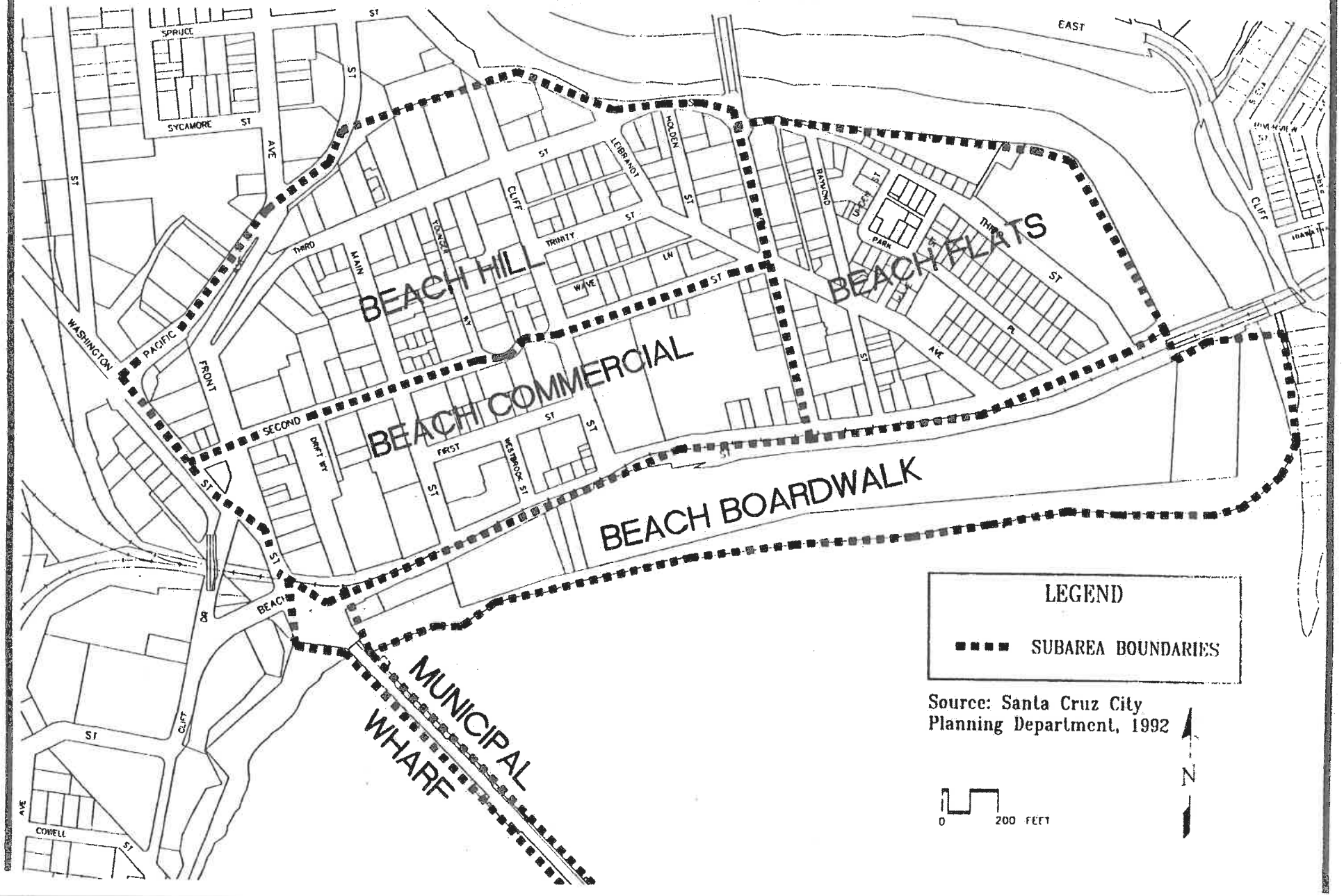
PROPOSED PLAN AREA

Source: Santa Cruz City Planning Department, 1992

FILE D:\MAPS\AREAS\ASP\AREA-S-P
REVISED 18:43 05/21/1994

MAP ASP-2: BEACH AREA

The City of Santa Cruz, California



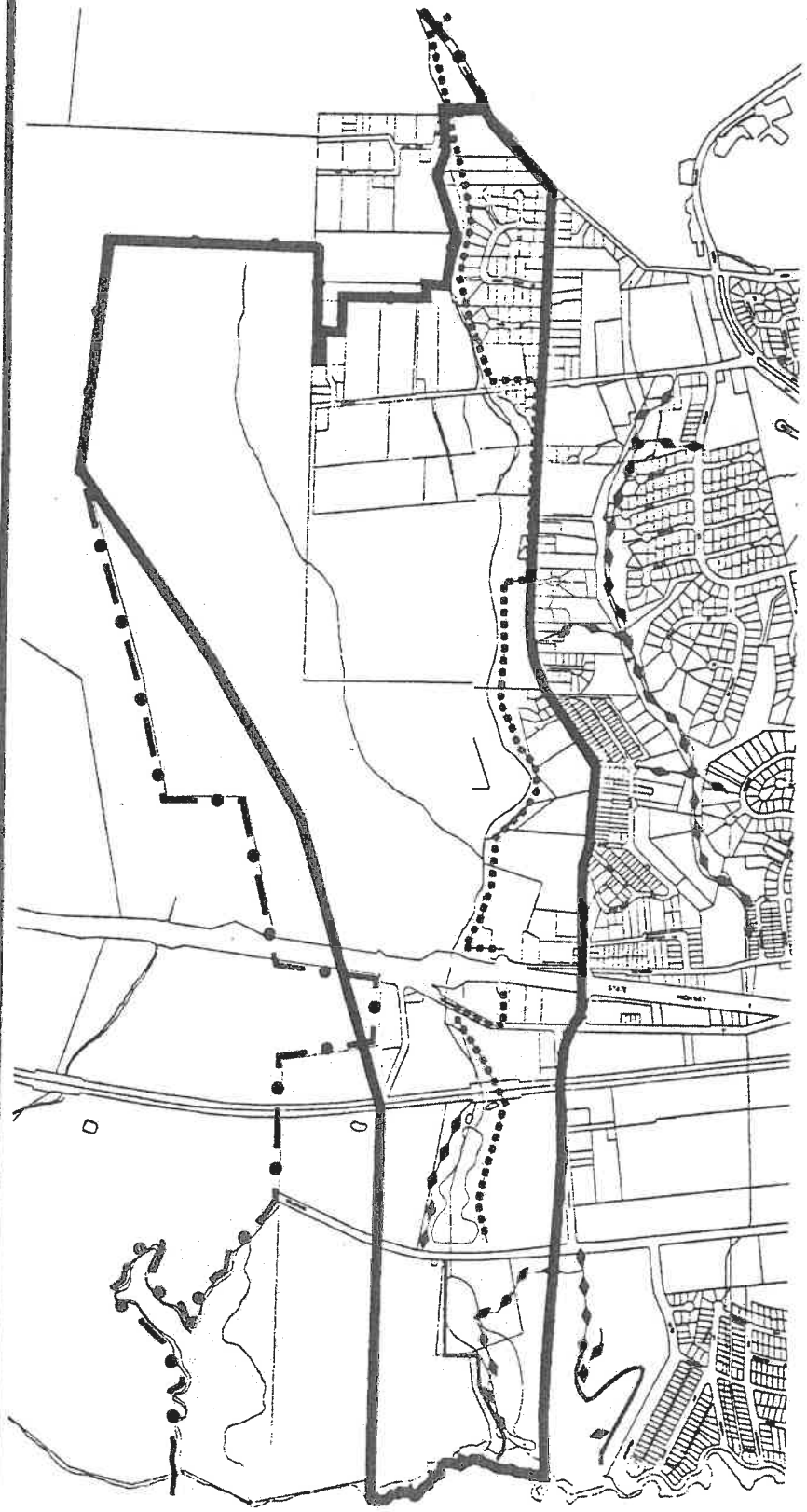
MAP ASP-8: LIGHTHOUSE FIELD STATE BEACH LAND INTENSITY DIAGRAM

The City of Santa Cruz, California

Source: City of Santa Cruz Planning Department, 1992

MAP ASP-10: MOORE CREEK MANAGEMENT and ACCESS CORRIDOR

The City of Santa Cruz, California



N

LEGEND

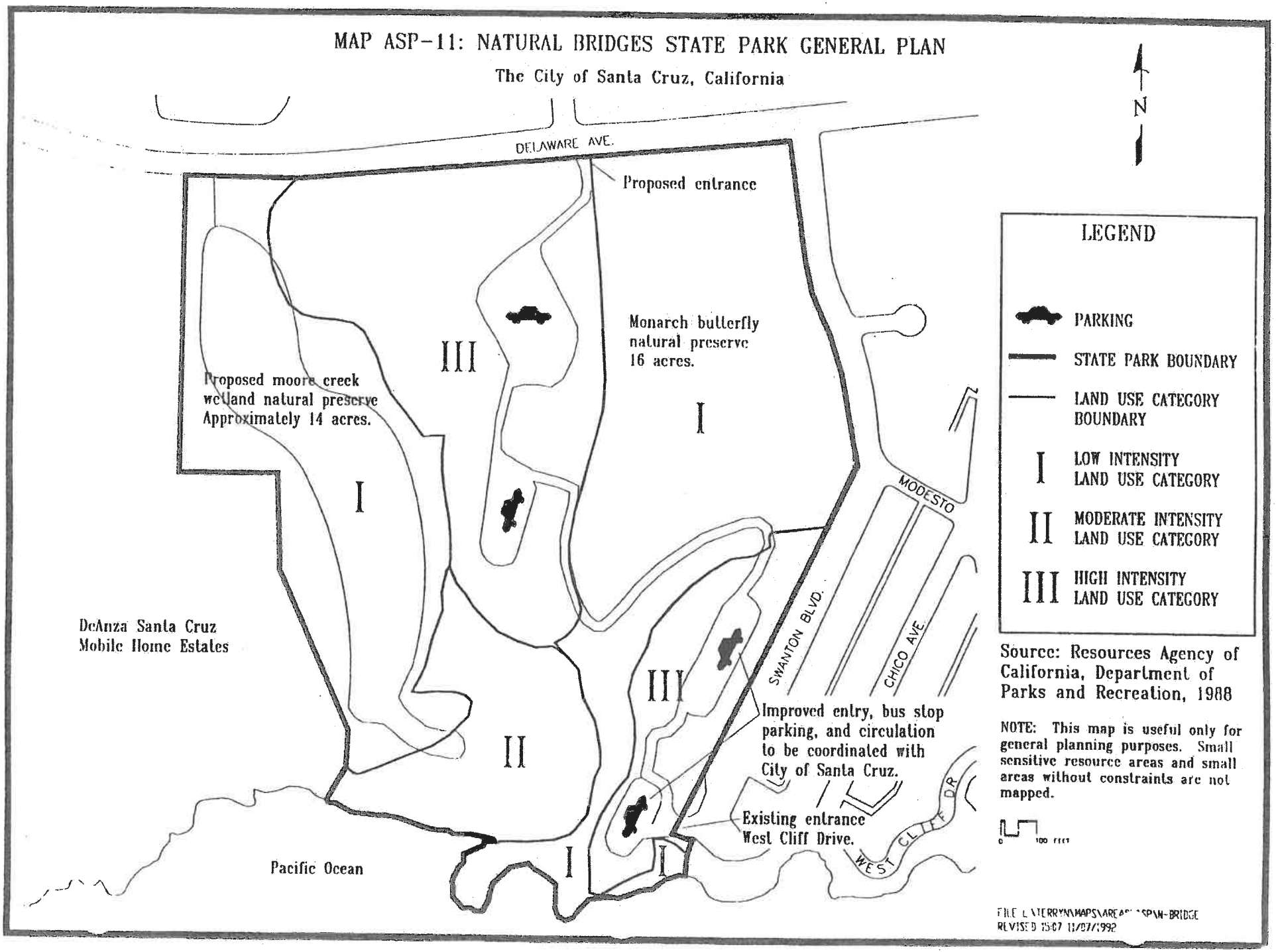
- MOORE CREEK PLAN AREA
- EXISTING TRAIL
- PROPOSED TRAIL
- CITY LIMIT

Source: Moore Creek Corridor Plan, 1987

0

MAP ASP-11: NATURAL BRIDGES STATE PARK GENERAL PLAN

The City of Santa Cruz, California



Source: Resources Agency of California, Department of Parks and Recreation, 1988

NOTE: This map is useful only for general planning purposes. Small sensitive resource areas and small areas without constraints are not mapped.

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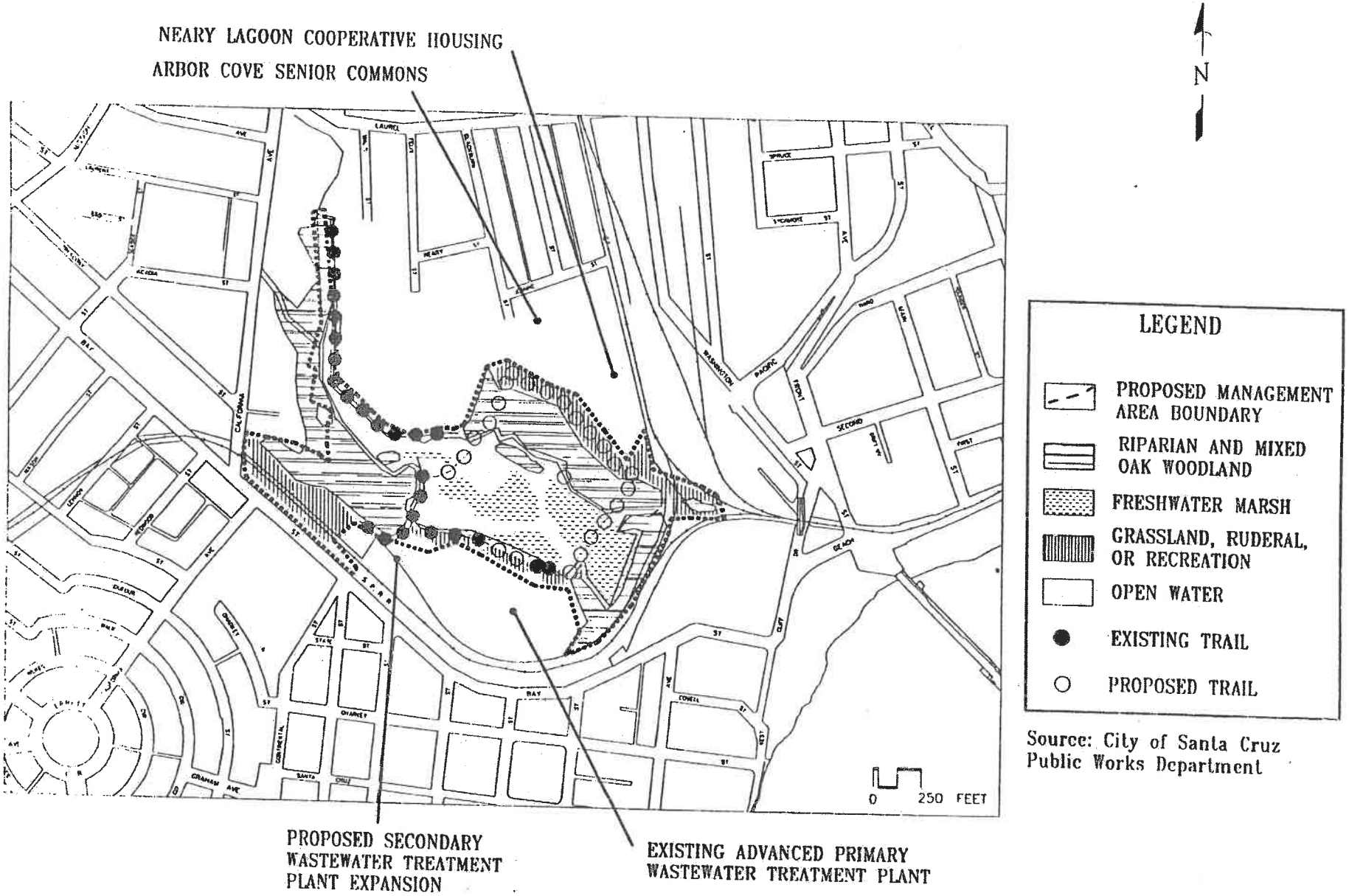
REVISED 15:07 11/07/1992

MAP ASP-12: NEARY LAGOON MANAGEMENT PLAN

The City of Santa Cruz, California



Source: City of Santa Cruz Public Works Department

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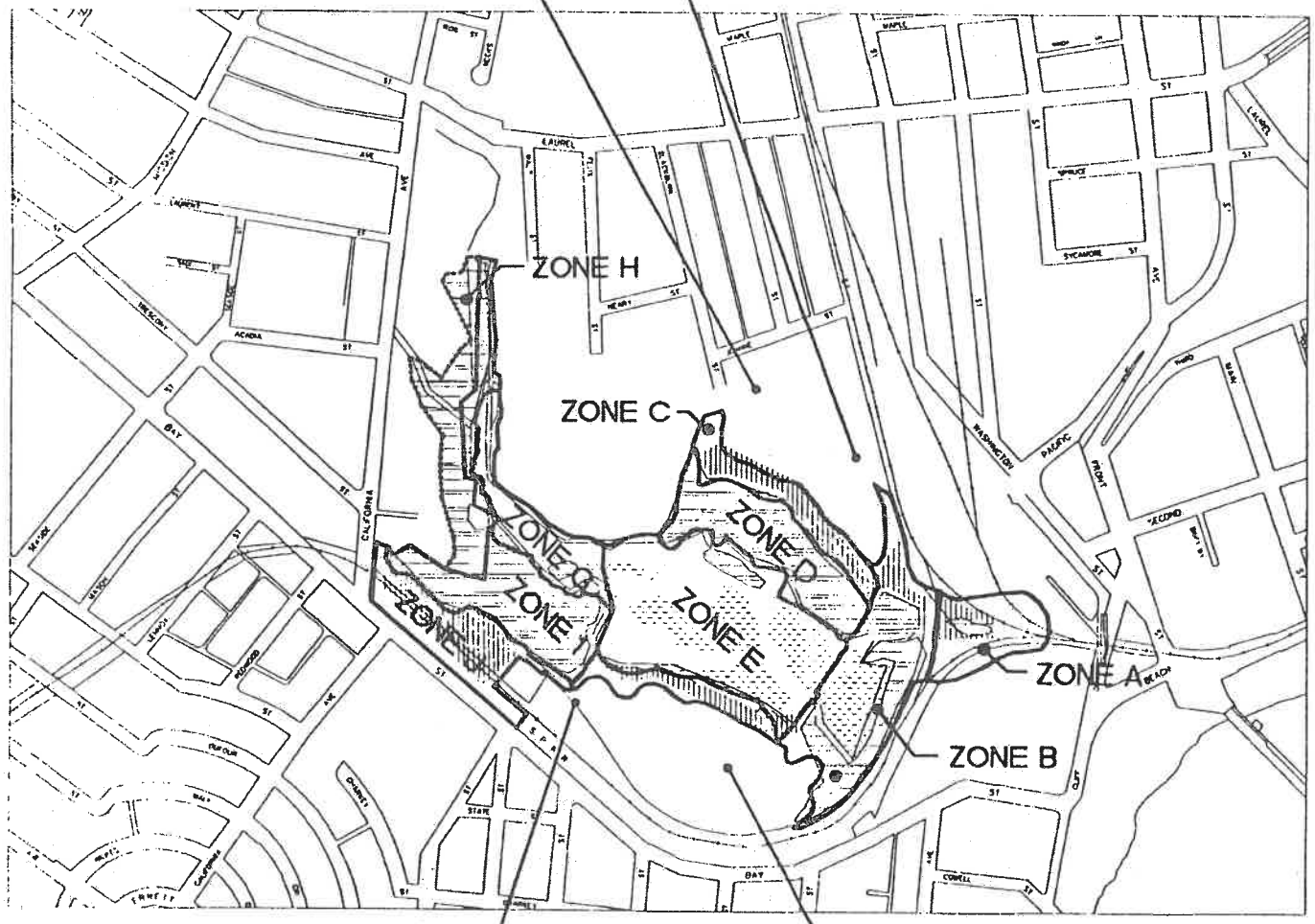
MAP ASP-13: NEARY LAGOON MANAGEMENT AREA

The City of Santa Cruz, California



Source: Jones & Stokes Associates 1991

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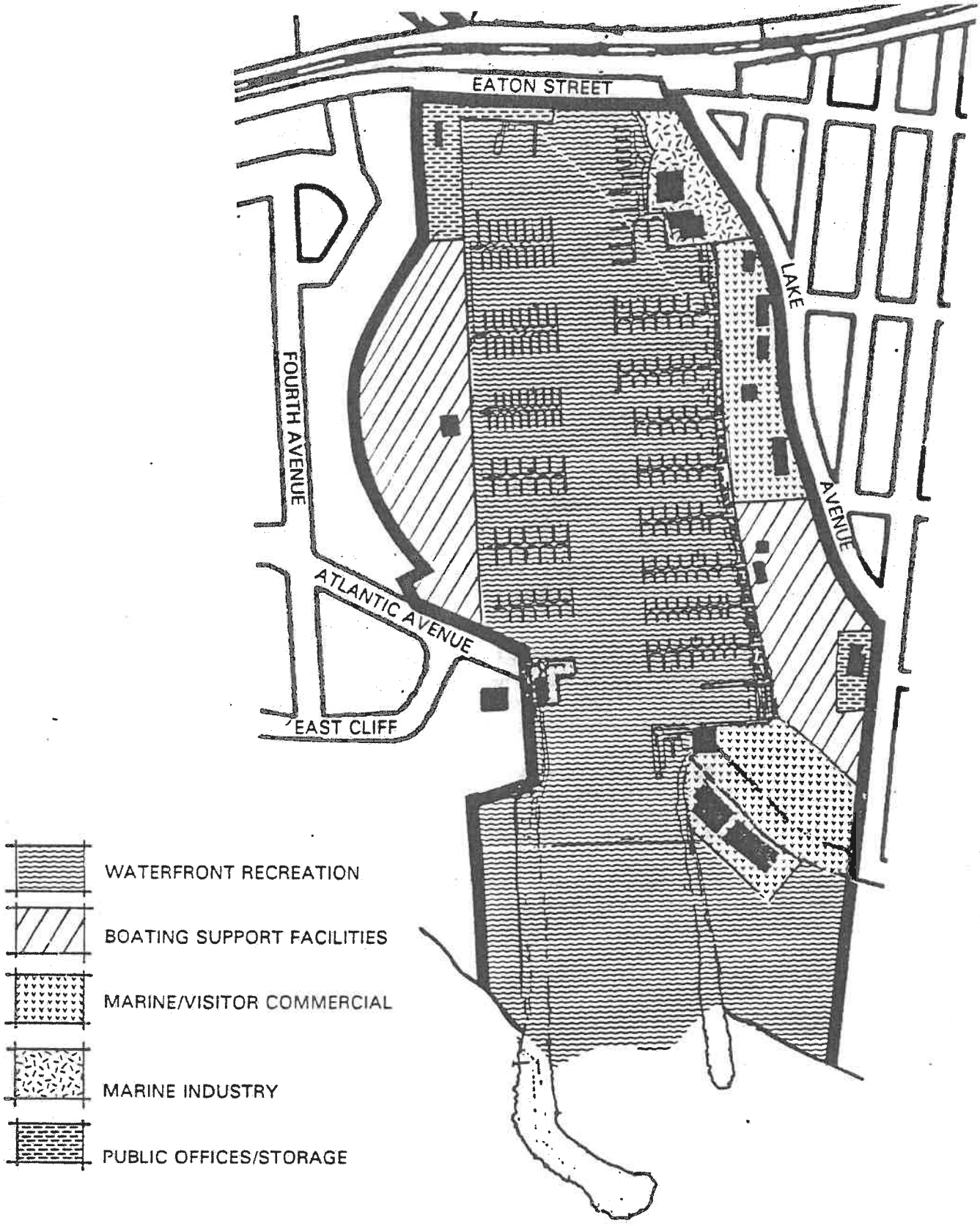
REVISED 1814 12/28/1992



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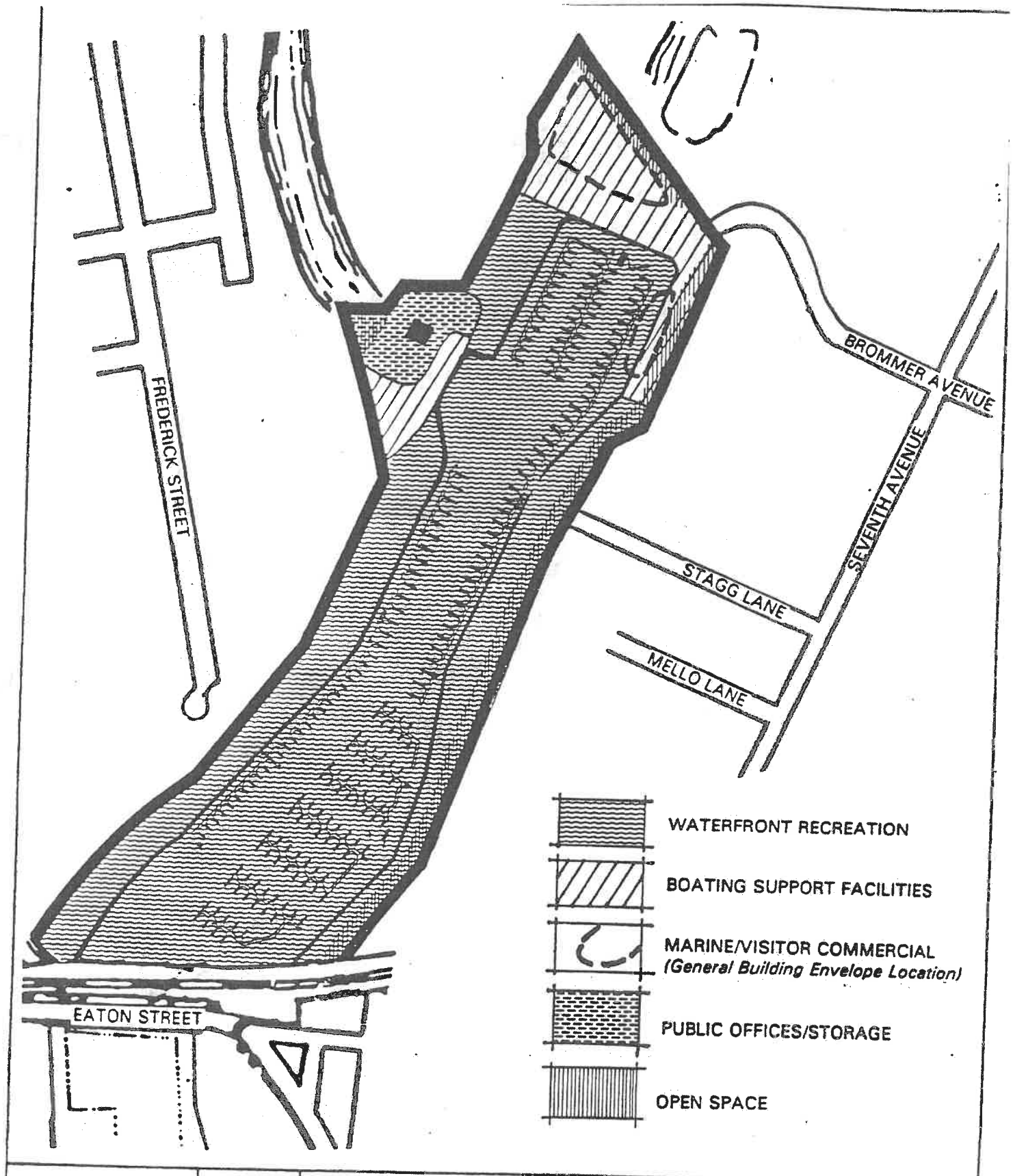
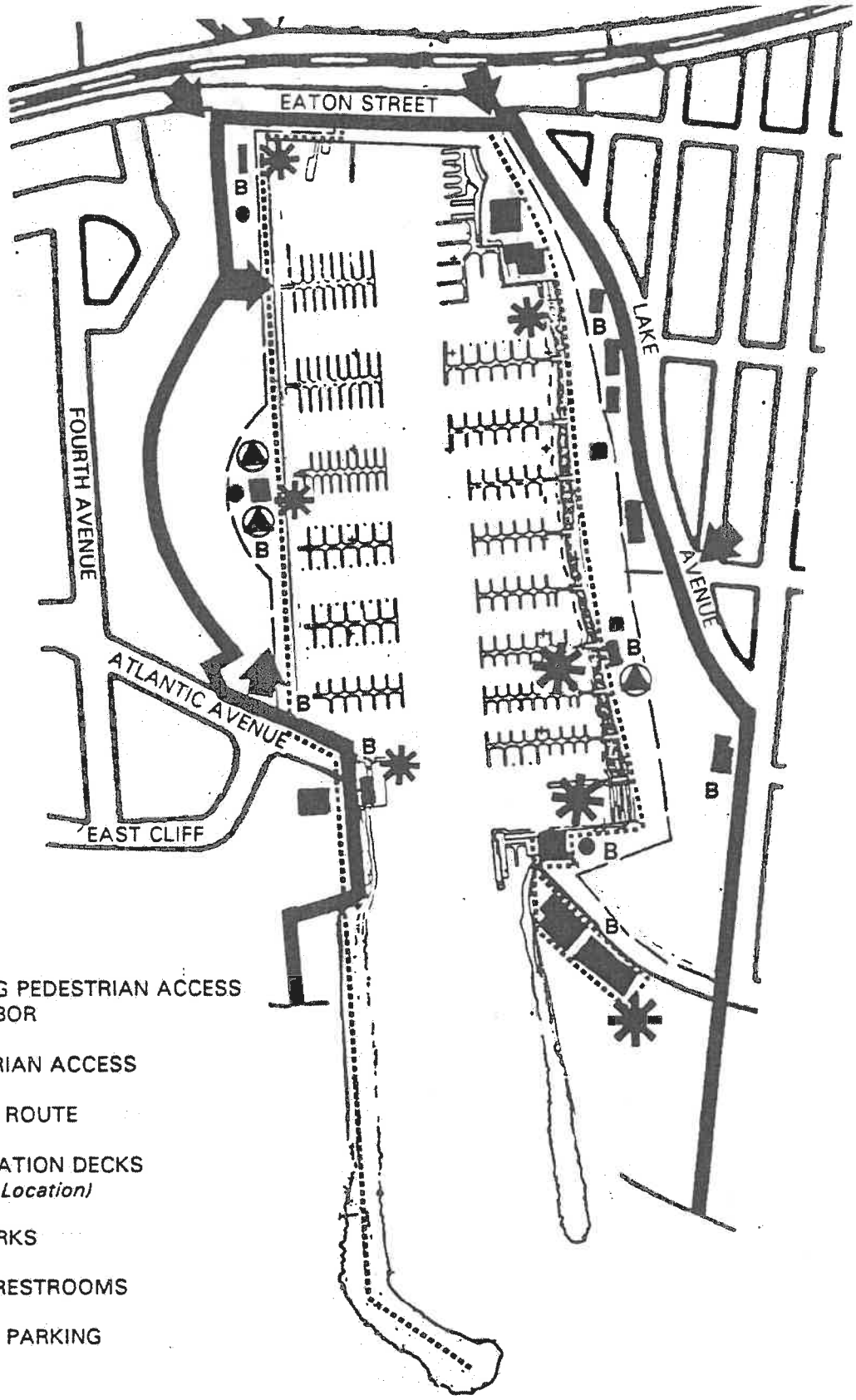
LOWER HARBOR LAND USE DESIGNATIONS

MAP ASP-23



UPPER HARBOR LAND USE DESIGNATIONS

MAP ASP-24



EXISTING PEDESTRIAN ACCESS TO HARBOR

PEDESTRIAN ACCESS

BICYCLE ROUTE

OBSERVATION DECKS *(General Location)*

MINI-PARKS

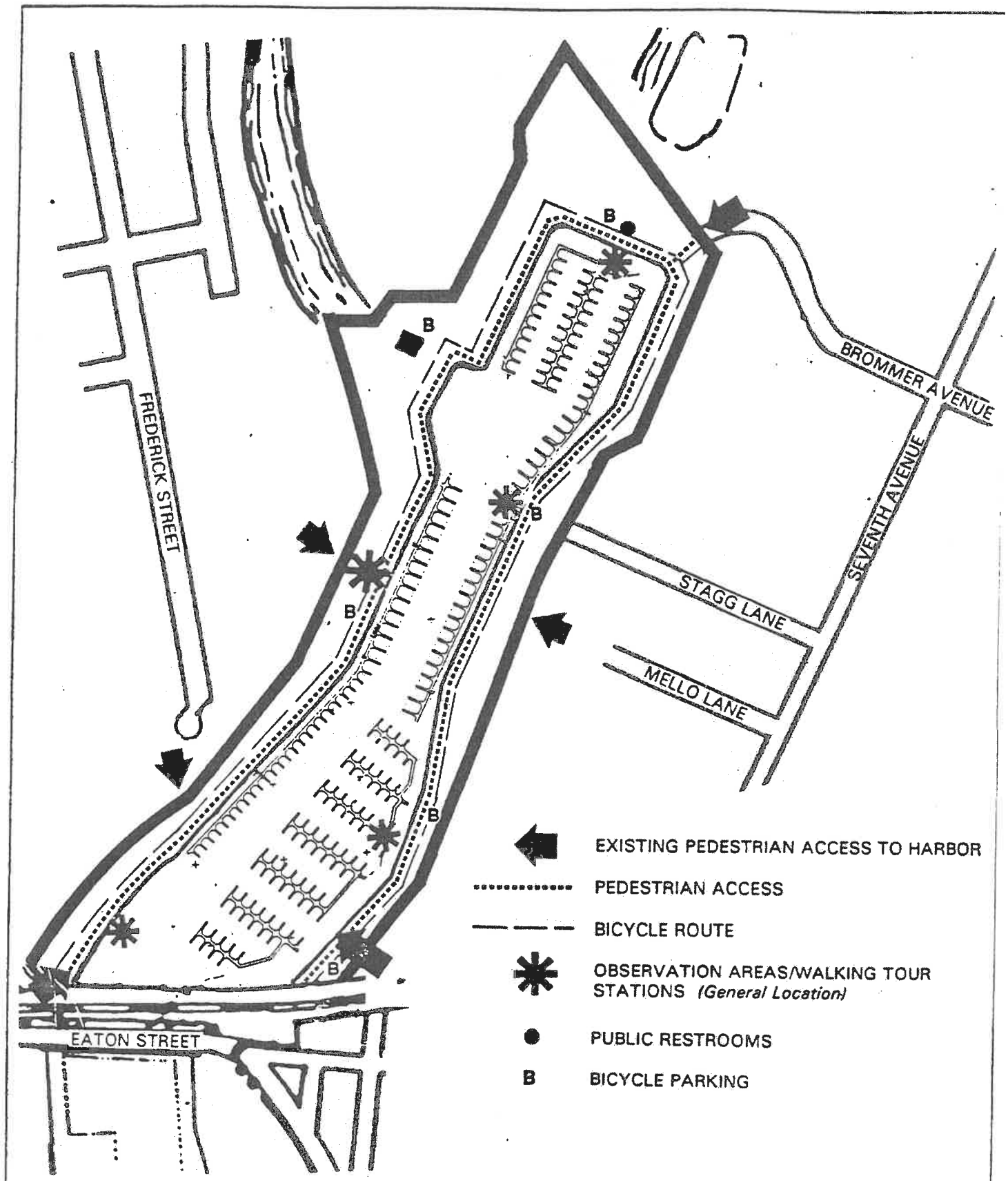
PUBLIC RESTROOMS

B BICYCLE PARKING

N

LOWER HARBOR ACCESS

MAP ASP-25



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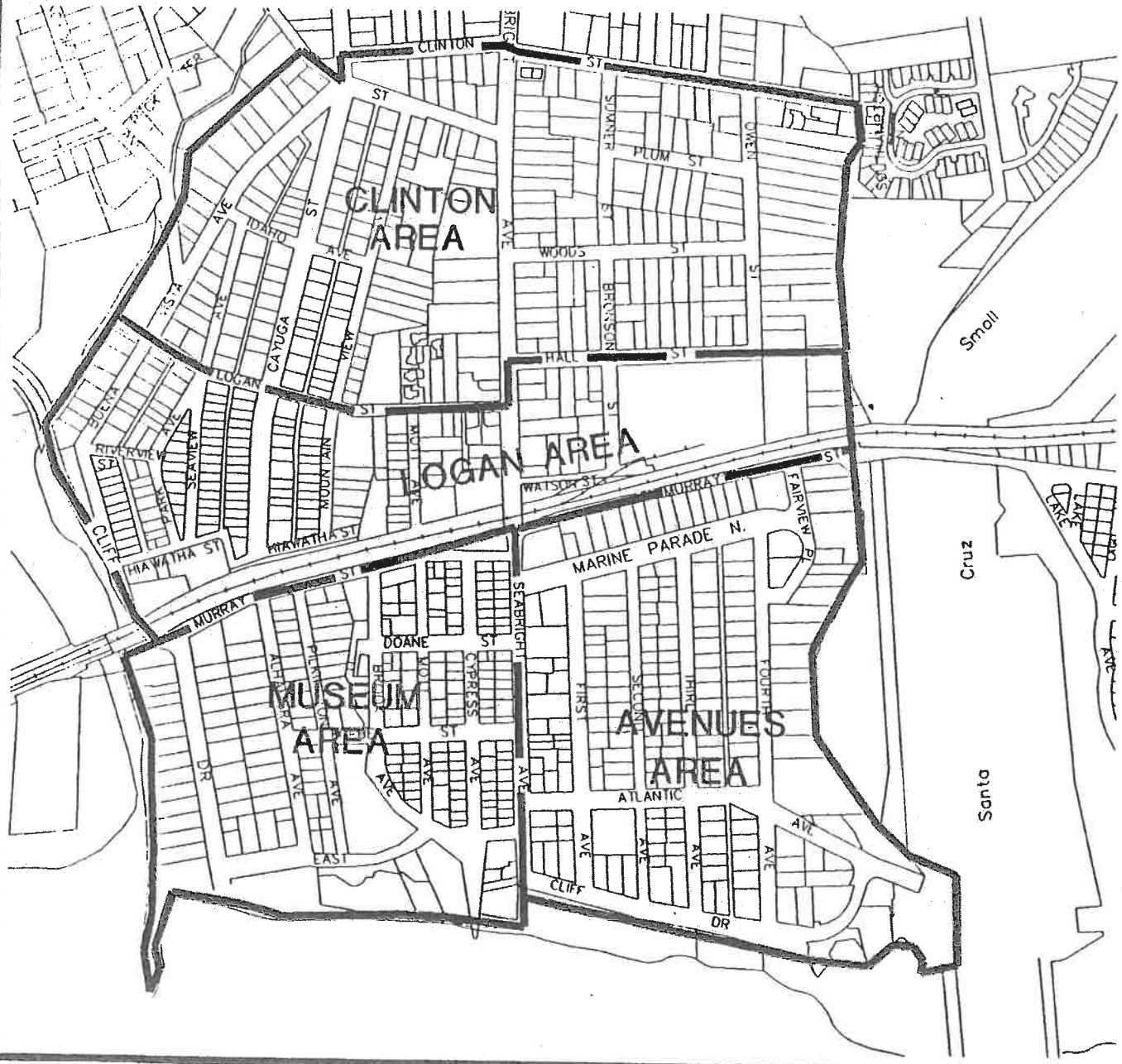
UPPER HARBOR ACCESS

MAP ASP-26

MAP ASP-27: SEABRIGHT AREA

The City of Santa Cruz, California



LEGEND

SUBAREA BOUNDARIES

Source: Seabright Area Plan (1981)

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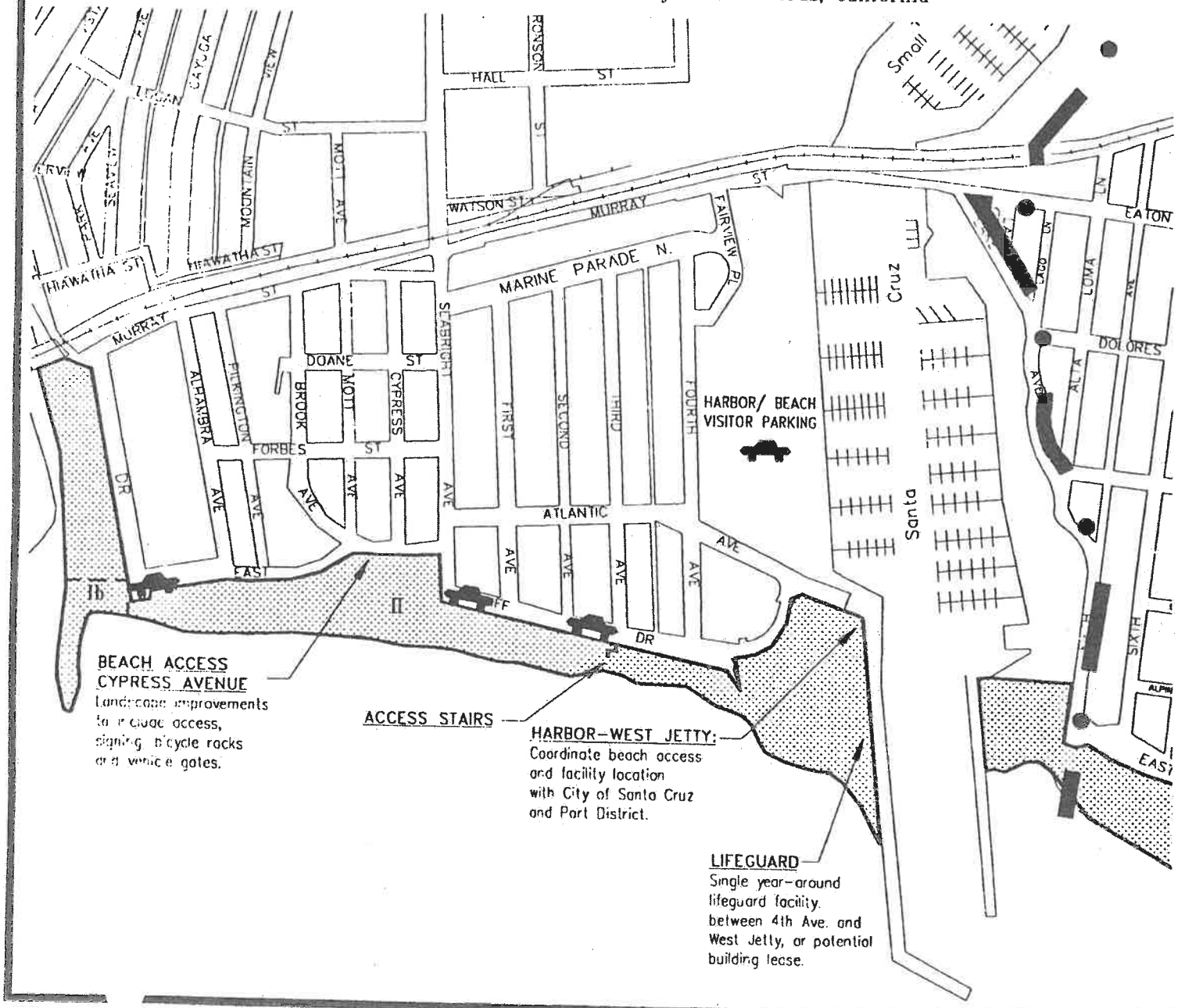
REVISED 11:36 10/04/1992

MAP ASP-29: TWIN LAKES STATE BEACH GENERAL PLAN

The City of Santa Cruz, California



Source: Twin Lakes State Beach General Plan. California Department of Parks and Recreation, 1988

INTENSITY CATEGORY	SITE CHARACTERISTICS	APPROPRIATE FACILITIES
Ib - LOW	- CORRIDOR OR AREAS ADJACENT TO SCHWAN LAGOON AND BONITA LAGOON WITH ACTUAL OR POTENTIAL NATURAL VALUES - SCENIC CLIFF AREAS	- HIKING TRAILS AND INFORMAL PICNIC SITES - INTERPRETIVE EXHIBIT PANELS
II - MODERATE	- SANDY BEACH	- FIRE RINGS, VOLLEY-BALL NETS, PORTABLE PICNIC TABLES, AND TRASH CANS (EXISTING BEACH RESTROOMS AND CITY PUMPHOUSE MAY REMAIN)

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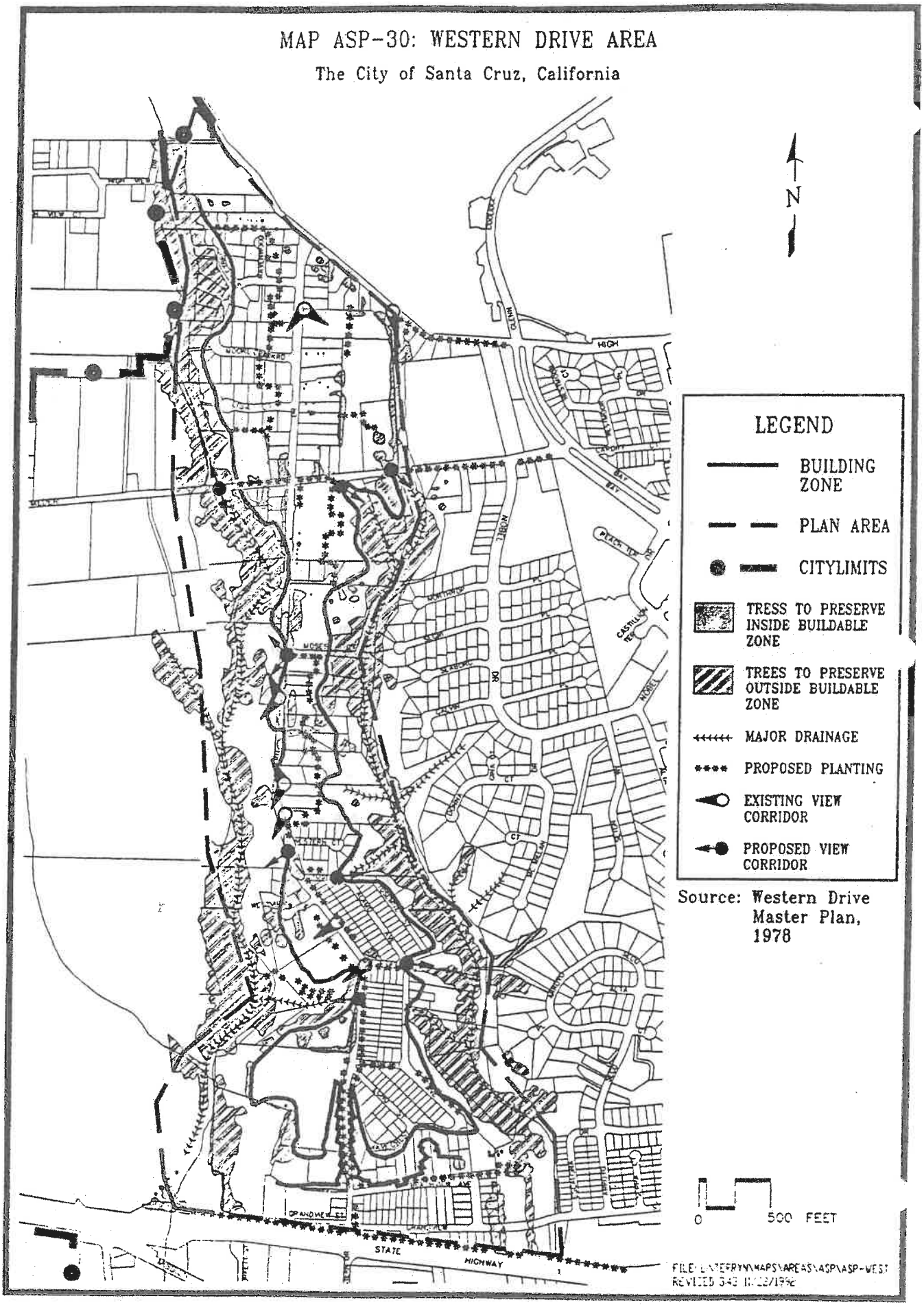
REVISED 12:32 05/05/1994

MAP ASP-30: WESTERN DRIVE AREA

The City of Santa Cruz, California



Source: Western Drive Master Plan, 1978