



Land Use & General Plan Layers

Coastal Encroachment Zones: Areas where the County Coastal Encroachment Policy may apply, as described on the County Parks Coastal Encroachment webpage:

<http://scparks.com/Home/Parks/CoastalEncroachmentPermit.aspx>.

A Coastal Encroachment Permit is required for any existing or proposed development, encroachment and/or obstruction within County-owned properties including easements and County rights-of-way that involve coastal trails, coastal access, beach trails, and beach access. The Coastal Encroachment Policy was approved by the County Board of Supervisors on June 12, 2018, as Agenda Item #85.

This layer represents an administrative draft map of coastal encroachment areas from November 2019. The boundary is defined by parcels meeting the following criteria:

1. "Ocean properties" - Parcels between ocean and/or beach, and first road (including private roads). "Ocean" does not include lagoons but does include beach areas that are on the ocean side of the first road. Also, includes parcels that are closest to beach, even if on the inland side of a road.
2. Parcels with frontage on public right-of-way that is perpendicular to shoreline between "ocean properties" and first cross street
3. Properties immediately adjacent to any public access easement providing coastal access, or any point identified in the General Plan for future public access

Open Code Compliance Case: This layer is created by extracting data from Infor, the County's land use permitting system. It shows the locations of open code compliance cases.

Important Farmlands:

	Prime Farmland
	Farmland of Statewide Importance
	Unique Farmland
	Farmland of Local Importance
	Grazing Land

Source: California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program,

http://www.conservation.ca.gov/dlrp/fmmp/Pages/county_info.aspx

Abstract: Established in 1982, Government Code Section 65570 mandates FMMP to biennially report on the conversion of farmland and grazing land, and to provide maps and data to local government and the public.

Purpose: The Farmland Mapping and Monitoring Program (FMMP) provides data to decision makers for use in planning for the present and future use of California's agricultural land resources. The data is a current inventory of agricultural resources. This data is for general planning purposes and has a minimum mapping unit of ten acres.

Use Constraints: This data does not reflect general plan or zoning designations, city limit lines, changing economic or market conditions, or other factors which may be taken into consideration when land use policies are determined. This data is not designed to be used for parcel specific planning purposes due to its scale and the size of the minimum mapping unit (10 acres). The Department of Conservation makes no warranties as to the suitability of this data for any particular purpose.

Potential Dispensary Sites: This layer was developed in conjunction with the Dispensary Exclusion Areas layer to help locate properties that are outside the exclusion areas and have the proper zoning for a Cannabis Dispensary.

Dispensary Exclusion Areas: Areas in the unincorporated county that are restricted from operating as a Cannabis dispensary that generally include:

- 300 feet from Residential Zoning

- 600 feet from an existing dispensary

- 600 feet from a school or daycare center

- Areas within the incorporated cities

Davenport Des. Area: Davenport-Swanton Designated Area 'DAVDA', where vacation rental permits are limited to 10% of all residential properties in the area overall and to no more than 20% on any one block in Davenport, New Town, and Davenport Landing

Seacliff Aptos Des. Area: The Seacliff Aptos Designated Area 'SADA' represents the portions of Aptos and Seacliff that have restrictions on the number of vacation rental permits issued. <https://aptoscommunitynews.org/wp-content/uploads/2015/01/sada-vacation-rental-ordinance.pdf>

Live Oak Des. Area: The 'LODA' defines a portion of Live Oak where there are limitations on the number of vacation rental permits that can be issued. http://sccounty01.co.santa-cruz.ca.us/BDS/Govstream2/Bdsvdata/non_legacy_2.0/agendas/2014/20141209-642/PDF/064.pdf

ADU Parking Not Required: Parking is not required for ADUs located within the urban or rural services lines that are within one-half mile walking distance of a public transit stop

with at least 30-minute headways (time between buses running on the same route number in the same direction). This map layer provides a one-half mile buffer around the County's bus lines that have at least 30-minute headways. The map layer is intended to be a guide. In some cases, walking distance from a given property to a public transit stop may be more than a half mile, so it may be necessary to measure this distance for some proposed ADUs to determine whether or not parking is required. The County updates this map layer annually. For current bus schedules, please visit the Santa Cruz Metro website: <https://www.scmttd.com/en/routes/schedules>. Note that some bus routes run with less frequency during the summer months; these routes are counted as having 30-minute headways if headways are at least 30 minutes at any point during the year.

High Quality Transit Stop Buffer: Includes "major transit stops" which are defined as sites containing a rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (per Public Resources Code section 21064.3). This data includes existing major transit stops as well as future planned major transit stops and half mile buffers around each. Existing major transit stops are based on the best available recent data from the transit district, Metro. Future major transit stops are required to be those contained within the adopted Metropolitan Transportation Plan and the Regional Transportation Plan prepared by the Association of Monterey Bay Area Governments (AMBAG) and the Santa Cruz County Regional Transportation Commission (SCCRTC), respectively.

SB 35 Eligible Parcels: In 2017, Governor Brown signed into law Senate Bill 35 (SB 35) as part of a package of bills created to address the State of California's housing shortage. The new law provides a streamlined review process for eligible multifamily projects. The SB 35 layer is based on the certain eligibility requirements described in the state law. Please refer to the [SB 35 Guide](#) and [Application Form](#) for more information.

The SB 35 Map shows all parcels that meet the following conditions:

1. Within a Census Urban Area in unincorporated Santa Cruz County
2. Within Zone District OR General Plan Land Use Designation that allows multifamily development (as defined in SB 35)
3. Meet the minimum lot size required for two units
4. Outside of the areas following areas:
 - a. Coastal Zone
 - b. Prime Farmland
 - c. Known Wetland
 - d. Known FEMA designated Floodway
 - e. Conserved land

Conservation Easements (CCED): California Conservation Easement Database - CCED contains data about lands that are under conservation or open space easement (as opposed to those in CPAD that are owned outright "in fee"). Easements lands are typically private property and are only rarely open to the public. <http://www.calands.org/>

Protected Areas (CPAD): California Protected Areas Database - CPAD contains open lands owned in fee, from small parks to large wilderness areas. <http://www.calands.org/>

Gen'l Plan (BW text): This is a test layer that labels the general Plan Land Use Layer.

Gen'l Plan Land Use:

■	Agriculture
■	Commercial-Community
■	Commercial-Neighborhood
■	Commercial-Office
■	Commercial-Service
■	Commercial-Visitor Accom.
■	Lake
■	Parks and Recreation
■	Public Facilities
■	Residential-Mountain
■	Residential-Rural
■	Residential-Suburban
■	Residential - Urban Very Low Density
■	Residential - Urban Low Density
■	Residential - Urban Medium Density
■	Residential - Urban High Density
■	Resource Conservation
■	Urban Open Space

General Plan land use designation boundaries from Santa Cruz County General Plan adopted May 24, 1994. These boundaries represent the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and other categories of public and private uses of land. See Land Use Element of General Plan for full description of attributes. General Plan land use designation boundaries from Santa Cruz County General Plan adopted May 24, 1994. Attributes: R-M = Mountain Residential R-R = Rural Residential R-S = Suburban Residential R-UVL = Urban Residential, Very Low Density R-UL = Urban Residential, Low Density R-UM = Urban Residential, Medium Density R-UH = Urban Residential, High Density C-N = Neighborhood

Commercial C-C = Community Commercial C-O = Office Commercial C-S = Service Commercial C-V = Visitor Commercial AG = Agriculture O-R = Parks, Recreation, and Open Space O-C = Resource Conservation O-U = Urban Open Space O-L = Lake, Reservoir, Lagoon P = Public Facility Q = Quarry I = Industrial Site "

Gen'l Plan Industrial: General Plan Quarry and Industrial land use designation boundaries from Santa Cruz County General Plan adopted May 24, 1994. See Land Use Element of General Plan for full description of attributes.

Gen'l Plan Areas: General Plan Area Boundaries. The County is divided into fifteen areas (Live Oak, Soquel, etc..) to facilitate community identification and participation in planning process. General Planning Areas and City boundaries. The County contains four cities; Capitola, Santa Cruz, Scotts Valley, and Watsonville. The unincorporated area of the County is divided into fifteen planning areas. Attributes are abbreviations for these areas. AH = Aptos Hills AP = Aptos BD = Bonny Doon CB = Carbonera CP = City of Capitola EC = Eureka

Canyon LO = Live Oak LS = La Selva NC = North Coast PV = Pajaro Valley SA = San Andreas
SC = City of Santa Cruz SK = Skyline SL = San Lorenzo Valley SQ = Soquel SS = Salsipuedes
SU = Summit SV = City of Scotts Valley WT = City of Watsonville

Gen'l Plan Futures: Proposed future land use designations from General Plan adopted May 24, 1994. Proposed schools, parks, and reservoirs. Proposed or Future landuse polygons. Attributes: PS = Proposed School PP = Proposed Park P-RES = Proposed Reservoir.

Gen'l Plan Scenic Areas: Scenic and Special Scenic Resource areas as defined in General Plan adopted May 24, 1994. Areas having regional public importance for their natural beauty or rural agricultural character. Includes, but is not limited to, vistas from designated scenic roads, ocean views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Includes whole area visible from Highway 1 outside Rural Service Line (RSL) and Urban Service Line (USL). (pg 5-32 of 1994 General Plan). Scenic and Special Scenic resources polygons. Attributes: SCENIC = Scenic Resource Area SP-SCENIC = Coastal Special Scenic Area

Gen'l Plan Public Facilities: Identifies types of public facilities. Schools, Utilities, Hospitals, Religious Facilities, etc... This is not a complete set of all public facilities in the County. Public facilities polygons (where identified on General Plan maps). Attributes: C = Cemetary F = Fire Station H = Hospital LB = Library O = Other PG = Parking PO = Post Office R = Religious Facility S-C = College S-E = Elementary School S-J = Junior High School S-H = High School U = Utility.

Gen'l Plan Parks: Park boundaries and type (Ex.: Neighborhood, Community, Regional, State, Private) Includes existing parks, and parks proposed in the General Plan adopted May 24, 1994. This layer should not be used to determine location of existing park facilities. This layer can be used in conjunction with layer 20, future parks (PP), to identify which land designated for park use is currently in public ownership. The land designated PP was not in public ownership at the time of adoption of the 1994 General Plan. Park types as identified in General Plan. *NOTE* Does not distinguish between existing and proposed parks. Attributes: PK-C = Community Park PK-G = Golf Course PK-L = Neighborhood Park (Rural) PK-N = Neighborhood Park (Urban) PK-O = Other Park Type PK-P = Private Park PK-S = State Park NULL = Area surrounded by designated park but not within park.

Gen'l Plan Special Communities: Special Communities identified in General Plan adopted May 24, 1994. Established urban and rural villages as well as Coastal Special Communities recognized for their unique characteristics and/or popularity as visitor destination points. These areas may have specific community plans to which any changes to the County General Plan must conform. Special Community polygons. Special Communities: SC-DAV = Davenport SC-EAS = East Cliff Village SC-HAR = Yacht Harbor SC-PLE = Pleasure Point SC-RIO = Rio Del Mar Flats SC-SEA = SeaCliff Beach Specific Plans: SP-APT = Aptos Village Community Design Framework SP-BLD = Boulder Creek Specific Plan SP-FEL = Felton Town

Plan SP-MTH= Mt. Hermon Specific Plan Village Designs: VDBEN = Ben Lomond Town Plan
VDSOQ = Soquel Village Plan.

Urban Service Boundary: Urban Services Line. Boundary line defining those areas planned to accommodate urban densities of development as based on the pattern of existing urban services and those projected to be established in the planning period. The Urban Services Line is subject to change in the future where consistent with the requirements of the Coastal Act, the needs of the community and the availability of supporting urban infrastructure.









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

Airport Safety Compatibility Zones: (Airport Clear Zone). Data was provided by the City of Watsonville GIS to represent the safety zones for the planned airport expansion.

Archeologic Reports: Point locations of archeologic reports that have been submitted to the planning department as part of the land development permit process.

Archeologic Resources: Archaeological sensitive areas with very high site potential as determined by inventory of known archaeological sites. (pg 5-65 of Santa Cruz County's 1994 General Plan).

Ag Resource Area:

	AG-1A	Agricultural Land, Commercial Commercial agricultural land includes all land which meets the criteria specified in County's general plan, including all land enforcably restricted with a Land Conservation Act (Williamson Act) contract for Agricultural Preserve. See pages G-1 and G-2 from glossary of County's 1994 general plan, as well as further explanation in the attribute information contained in this table." Commercial Agricultural Resource polygons. Attributes: AG-1 = Commercial Agricultural Land. Type 1 is for viable agricultural lands outside the Coastal Zone which have been in, or have a history of, commercial agricultural use over a long period of time, and are likely to continue to be capable of commercial agricultural use in the foreseeable future. AG-1A = Viable Agricultural Land. Type 1A agricultural lands comprise areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service criteria for "prime" and "unique" farmland and "prime" rangeland. AG-1B = Viable Agricultural Land in Utility Assessment Districts. Type 1B includes viable agricultural lands, as defined above, which are within a utility assessment district for which bonded indebtedness has been incurred, except Agricultural Preserves. AG-2 =
	AG-1B	
	AG-2A	
	AG-2B	
	AG-2C	
	AG-2D	
	AG-3	
	AG-PRES	

Commercial Agricultural Land. Type 2 is for agricultural lands outside the Coastal Zone which would be considered as Type 1A, except for one or more limiting factors such as parcel size, topographic conditions, soil characteristics or water availability or quality, which adversely affect continued productivity or which restrict productivity to a narrow range of crops. Despite such limitations, these lands are considered suitable for commercial agricultural use. Type 2 agricultural lands are currently in agricultural use (on a full-time or part-time basis), or have a history of commercial agricultural use in the last ten years and are likely to continue to be capable of agricultural use for a relatively long period. In evaluating amendments to Type 2 designations the preceding factors, along with adjacent parcel sizes, degree of non-agricultural development in the area and proximity to other agricultural uses, shall be considered in addition to the criteria listed under each individual type below. AG-2A = Limited Agricultural Lands in Large Blocks. These lands are in fairly large blocks, are not in any indebtedness, and are not subject to agricultural-residential use conflicts. AG-2B = Geographically Isolated Agricultural Land with Limiting Factors. This category includes agricultural lands with limiting factors which are geographically isolated from other agricultural areas. These lands are not in a utility district which has incurred bonded indebtedness and are not subject to agricultural-residential use conflicts. AG-2C = Limited Agricultural Lands in Utility Assessment Districts. This type includes agricultural lands with limiting factors which are in a utility assessment district, as of 1979, which has incurred bonded indebtedness. AG-2D = Limited Agricultural Lands Experiencing Use Conflicts. These are agricultural lands with limiting factors which are experiencing extreme pressure from agricultural-residential land use conflicts such as pesticide application, noise, odor or dust complaints, trespass or vandalism. AG-2E = Vineyard Lands. AG-3 = Viable Agricultural Land within the Coastal Zone. This category includes all of the following lands outside the Urban Services Line and the Rural Services Line, within the Coastal Zone in Santa Cruz County: 1.) Land which meets the U.S. Department of Agriculture Soil Conservation Service criteria of prime farmland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use. 2.) Land which meets the California Department of Food and Agriculture criteria for prime rangeland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use. 3.) Land which meets the California Department of Food and Agriculture criteria for unique farmland of statewide importance and which are physically available (i.e., open lands not forested or built on) for agricultural use.

Parks: Locations of City, County, and State Parks.

Coastal Zone Residential Exclusion: Residential Development Exclusion (from Coastal Commission approval process) Areas. County Code 13.20.071 excludes residential development projects of 1 to 4 units, within specified areas, from the need to obtain Coastal Commission approval.

Coastal Zone Appeal Jurisdiction: Coastal Commission Appeals Jurisdiction areas. County Code 13.20.122 allows appeal of projects approved within these specified areas.

Coastal Zone: Coastal Zone Boundary. That area of the County of Santa Cruz as defined by the California Coastal Act of 1976, Division 20 of the California Public Resources Code, as the Coastal Zone. In Santa Cruz County the zone generally extends: up to 5 miles inland or to the ridge of Ben Lomond Mountain along Empire Grade north of the City of Santa Cruz; generally 1000 yards inland from Santa Cruz to Capitola; and along Highway 1 from Aptos south to the County line.

One Mile Buffer of Coastal Zone: Coastal Zone plus one mile buffer.

Special Design Review: Boundaries represent parcels which have Special Design Review conditions or restrictions. The source of information for this layer was a list of 18 parcel numbers and their associated discretionary development permit number.

No Shoot Areas: No Shooting Areas defined by County Code section 8.28.030. It is unlawful in these areas to discharge a firearm of any kind. No Shooting Areas defined by County Code section 8.28.030.

Assessors Land Use: Parcel layer symbolized on Assessors Land Use Codes. Assessor use codes have been developed by the Santa Cruz County Assessor's office to aid in the appraisal of property for assessment purposes only. Use code information associated with individual parcels may not reflect the property's legal use, may be out of date or may not be accurate. This information has been provided to allow easy access and a visual display of County Assessor information. The County of Santa Cruz assumes no responsibility arising from use of this information. THESE USE CODES ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data without validating the data."

<http://www.co.santa-cruz.ca.us/Departments/AssessorsOffice/AssessorUseCodesDisclaimer/AssessorUseCodes.aspx>