



GLOSSARY OF TERMS*

*For additional definitions related to Chapter 6: Public Safety, please see SCCC 16.10, 16.13, 16.20 and 16.22.

ACCESSORY/ANCILLARY/APPURTENANT/INCIDENTAL USE

Any use which is secondary or subordinate to the principal or main use of a property and which clearly does not change the character of the main use. For example, a restaurant or gift shop in a resort (which caters primarily to patrons of the resort).

ACCESSORY DWELLING UNIT (ADU)

(LCP) In compliance with California Government Code Section 65852.2, an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking (area meeting the definition of “Kitchen”), and sanitation.

ACTIVE CONNECTOR

A street typology used in the General Plan’s layered street network. The purpose of this street typology is to provide high-quality bicycle and pedestrian facilities that provide first and last mile connections to transit and major land use destinations. See Figure 3-1 for more information.

ACTIVE TRANSPORTATION

Refers to the transport of person(s) and or goods via non-motorized modes of transportation, including walking and biking.

ACTIVE TRANSPORTATION PLAN

Identifies and consolidates bicycle and pedestrian related County projects.

ACTIVITY CENTER

Center of concentrated commercial, residential, and community land uses serving living, shopping, service, and/or office needs that accomplish the “5 Ds” for reduced trip generation: diversity, design, density, destination, and distance to transit.

Activity centers can include a variety of different land use types and configurations but should all include the following components:

- (1) Mix of businesses, services, and gathering places that combine to create an appropriately-scaled destination.
- (2) Pedestrian-centered core and pedestrian and bicycle connection to neighborhoods.
- (3) Direct access to transit via Main Street, Active Connector, or Multimodal Corridor.



ADJOINING/ABUTTING/ADJACENT/CONTIGUOUS PARCEL

Touching the subject parcel and not separated from the subject parcel by a road, street, or other property.

AFFORDABLE BY DESIGN

Market rate housing that is financially affordable without being deed restricted as "affordable housing" due to factors such as smaller lot size, attached unit types, smaller unit size, older unit age, efficient layout, and decoupled purchase/rental of housing units and parking spaces.

AFFORDABLE HOUSING

(LCP) Housing capable of purchase or rental by a household with average or below average income, as determined periodically by the U.S. Department of Housing and Urban Development based on the median household income for Santa Cruz County. (See the Housing Element for more explanation of the term "affordable".)

AFFORDABLE RENTAL FARMWORKER HOUSING PROJECT ("ARFH PROJECT")

(LCP) A subsidized, rent-restricted, multi-family rental housing development of more than 12 units developed by a non-profit housing provider for lower-income farmworker households, pursuant to the Development Reserve established in the General Plan, and subsection (G) of SCCC 13.10.631. See also "EHA Project" and "Farmworker Housing." Further related definitions are provided in SCCC 13.10.631.

AGRICULTURAL EMPLOYEE

(LCP) An employee engaged in agriculture, which includes farming in all its branches, including but not limited to the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market, as further defined in California Labor Code §1140.4(b). "Agricultural Employee" also means farm worker, farmworker, or farm laborer. "Agricultural Employee" does not include persons engaged in household domestic service, or certain employees of religious or charitable entities listed in Section 17005(b) and (c) of the Act. Agricultural Employees earn their primary income through permanent or seasonal agricultural labor.

AGRICULTURAL FARMSTAY

Overnight guest accommodation and educational experience on a farm, subject to requirements provided in the SCCC.

AGRICULTURAL LAND, COMMERCIAL

Commercial agricultural land, also known as agricultural resource land, includes all land which meets the criteria specified below, including all land enforceably restricted with a Land Conservation Act (Williamson Act) contract for Agricultural Preserve.



Type 1 – Commercial Agricultural Land

This type 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.

Type 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 and the California Department of Food and Agriculture criteria for “prime” and “unique” farmland and “prime” rangeland.

Type 1B – Viable Agricultural Land in Utility Assessment Districts

This type includes viable agricultural lands, as defined above, which are within a utility assessment district for which bonded indebtedness has been incurred, except Agricultural Preserves.

Type 2 – Commercial Agricultural Land

This category 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 (the Agricultural Resources map generally reflects conditions as of 1982 when agricultural designations were established) 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.

Type 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.

Type 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 assessment district which has incurred bonded indebtedness and are not subject to agricultural-residential use conflicts.

Type 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.

Type 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.

Type 2E – Vineyard Lands

These are agricultural lands that may or may not be located on lands zoned “Commercial Agriculture” (“CA”), and often occur in the rural residential (RR), special use (SU) and non-commercial agricultural (A, RA) zone districts.

Type 3 – Viable Agricultural Land within the Coastal Zone

This category includes all of the following lands outside the Urban Services Line and the Urban Rural Boundary, 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 is physically available (i.e., open lands not forested or built on) for agricultural use.
4. Land planted with fruit or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years, and which normally return during the commercial bearing period on an annual basis from the production of unprocessed plant production not less than \$200.00 per acre; the \$200.00 per acre value shall be utilized to establish a base value per acre as of 1965. This base value per acre figure shall be adjusted annually in accordance with any change in the San Francisco Bay Area Consumer Price Index to reflect current values.
5. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than \$200.00 per acre for three of the five previous years, as provided in subsection (C)(3) of this section.



6. Land which meets the California Department of Food and Agriculture criteria for unique farmland of Statewide importance and which is physically available (i.e., open lands not forested or built on) for agricultural use.

The criteria for “prime farmland soils,” “prime rangeland soils,” and “unique farmland of statewide importance” are further defined in the glossary.

AGRICULTURE USES, COMMERCIAL

Agricultural operations conducted as a commercial venture for the purpose of achieving a return on investment.

AGRICULTURE USES, NON-COMMERCIAL

Agricultural operations conducted for subsistence purposes, as a hobby or as part of a rural lifestyle where sale of the product is not the primary goal.

AGRICULTURE POLICY ADVISORY COMMISSION

(LCP) A County commission, appointed by the County Board of Supervisors, whose role is to advise the Board on agricultural matters and to review development applications affecting agricultural land.

AGRICULTURAL PRESERVE

A contract between a landowner and Santa Cruz County establishing that a certain amount of land will be used for agricultural purposes only for a minimum of ten years. The ten year period is renewed every year. In recognition of this land use restriction, the landowner may receive preferential taxation on that land.

AGRICULTURAL ANCILLARY/SUPPORT USE

(LCP) A use that is compatible with, secondary to and in support of the main agricultural use of the subject parcel, or where authorized in Zoning Ordinance for the use, to parcels owned or leased by the same entity for commercial agricultural use.

AGRI-TOURISM AND EDUCATION

(LCP) Visitor-oriented services, events, educational activities and attractions with an agricultural theme that are conducted in conjunction with on-site agricultural uses. Such uses include but are not limited to farm dinners, educational activities, classes, workshops, tours, mazes, and petting zoos, and do not include weddings.

AIRPORT INFLUENCE AREA

(LCP) The area within two miles of the boundary of the Watsonville Municipal Airport.



AMBAG – ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

AMBAG is a voluntary association of 15 cities and Santa Cruz and Monterey counties in California's Central Coast region formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues. The Association has been designated as an Areawide Planning Organization (APO) by the U.S. Department of Housing and Urban Development; as a Metropolitan Planning Organization (MPO) by the U.S. Department of Transportation; and as a Water Quality Planning Agency by the U.S. Environmental Protection Agency.

ANADROMOUS

(LCP) Species of fish which migrate from the ocean to fresh water streams to spawn.

ANCILLARY

See "Accessory."

ANNEXATION

The process where cities extend their municipal services, regulations, voting privileges and taxing authority to new territory through an expansion of city limits.

APPROACH ZONE

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction, the lower boundary being a plane at a specified slope, beginning at the end of the runway overrun strip.

APPURTENANT

See "Accessory."

AQUACULTURE

(LCP) A form of agriculture as defined in Section 17 of the Fish and Game Code. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses.

AQUIFER

(LCP) The underground layer of water-bearing rock, sand or gravel through which water can seep or be held in natural storage. Such water-holding rock layers hold sufficient water to be used as water supply.

ARABLE (LAND)

Land which is suitable for the cultivation of crops. Such land usually contains soils with a Natural Resources Conservation Service agricultural capability rating of I-IV and slopes less than 25 percent.



ARCHEOLOGICAL SITES

(LCP) Places where material remains of past human life, culture and activities are located. Examples of material remains are fossil relics, artifacts and monuments.

ARROYO

(LCP) A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation. An arroyo includes the area between the top of the arroyo banks defined by a discernible break in the slope rising from the arroyo bottom. Where there is no break in slope, the extent of the arroyo may be defined as the edge of the 100-year floodplain.

ARTS COMMISSION

A commission appointed by the Board of Supervisors to advise the Board on artistic and cultural programs and events, and to develop an information system regarding the County's cultural resources.

ASSISTED HOUSING

(LCP) Housing which is directly subsidized by the federal or state government.

ASSISTED LIVING FACILITY

See "Residential Care Facility for the Elderly" and "Continuing Care Facility."

ATTAINABLE HOUSING

The idea of providing a wide variety of rental and for-sale housing types in the market that are affordable to residents with a variety of incomes and household sizes. Attainable housing units are likely to be "affordable by design" (see definition).

BEACH RECREATION

(LCP) Activities on the beach such as sunbathing, picnicking, surfing, etc.

BENEFICIAL INSTREAM USES

(LCP) Uses of the waters of the County which include but are not limited to: recreation, aesthetic enjoyment, navigation, preservation and enhancement of fish wildlife, and other aquatic resources or preserves. Beneficial instream uses are achieved by allowing water to remain in a stream system.

BIKEWAY CLASSES

A way of describing bicycle facilities based on the state department of transportation (Caltrans) definitions for different types of facilities. Class I facilities are bicycle paths completely separate from the roadway. Class II facilities are bike lanes in the roadway but separated from vehicles. Class III facilities are bike routes shared in the roadway with vehicles. Class IV bikeways are in the roadways and are separated by physical barriers.



BIODIVERSITY

- (a) The variety of life and its processes. The levels of biodiversity from narrowest to broadest are: genetic, species, ecosystem, landscape.
- (b) The variety of landforms, the genetic diversity they contain and the assemblages they form.
- (c) The variety and variability among living organisms and the ecological complexes in which they occur. Diversity is the number of different items and their relative frequency.

BIODYNAMIC CULTIVATION

A horticulture method which directs the treatment of soil, the location and juxtaposition of plantings, and other horticultural practices, based on an understanding of the interrelationships and mutual effects of natural systems and species.

BIOMASS

Plant material, used for the production of such things as fuel alcohol or nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or may be waste products from wood harvesting or milling or from agricultural production or processing.

BIOMEDICAL LIVESTOCK OPERATION

(LCP) An agricultural livestock management operation that uses livestock for research, experimentation, or testing, or for the production of any biomedical or pharmaceutical product or by-product. A Biomedical Research Facility, as defined by federal or state law, and when physically separated from any biomedical laboratory, may be considered a Biomedical Livestock Operation under this definition. (Added by Res. 390-97)

BIOSWALE

Landscaped linear ditch that collects, filters, and slows the flow of stormwater.

BIOTIC COMMUNITY

(LCP) A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

BIOTIC EVALUATION

(LCP) A brief review of the biotic resources present at a project site, conducted by a staff planner.

BIOTIC REPORT

(LCP) A complete biotic investigation conducted by a biologist hired by the applicant and including, but not limited to, the following:

- (1) Identification of the rare, endangered, threatened and unique species on the site.
- (2) Identification of the essential habitat(s) of such species including: animal food, water, nesting, or denning sites; reproduction, predation and migration requirements; plant life histories; and soils, climate, and geographic requirements.



- (3) Development of specific measures to protect species and sensitive habitat performance criteria.

BROADBAND

High-speed Internet access that is always on and faster than the traditional dial-up access. Broadband includes several high-speed transmission technologies such as: Digital Subscriber Line (DSL), Cable, Fiber, Wireless and Satellite.

BUFFER

(LCP) An area of land separating two distinct land uses, such as residential and commercial or residential and agricultural, and which acts to soften or reduce the effect of one land use on another. For instance, landscaping and/or distance is sometimes used to “buffer” or reduce the effects of a commercial area on nearby residential units.

BUILDING ENVELOPE

(LCP) A designation on a site plan or parcel map indicating where the buildings are to be located. Building envelopes are often indicated during land division approvals to protect some resource such as agriculture or to avoid some constraint such as landslide. “Building Envelope” can also refer to not only the proposed footprint of a building, but the three-dimensional area where a building may be located on a parcel, given development standards such as minimum setbacks and maximum building height.

BUILDING INTENSITY

Also called “building density,” the amount of development permitted for a given land use. Measures of building intensity include dwelling units per acre, floor area ratio (ratio of building square footage to lot square footage), building height and lot coverage.

BUILDING MASSING

The three-dimensional form of a building.

BUILDING ARTICULATION

Treatments such as wall extrusions and recesses, alternating materials and roof forms, trim, awnings, windows, balconies, and other architectural elements to create variation along the building façade.

BUILDOUT

(LCP) The level of development that could occur in an area if every parcel were developed to the extent permitted by the Land Use Plan.

CALIFORNIA BUILDING CODE

State building code, based on the International Building Code (IBC), updated every three years and adopted in Santa Cruz County with local amendments.



CALIFORNIA COASTAL COMMISSION

(LCP) A state agency that plans and regulates the use of land and water in the coastal zone pursuant to the California Coastal Act of 1976.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

The state agency principally charged with assessing, planning for and ensuring that communities meet the housing needs of low- and moderate-income households.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

(LCP) A state law requiring state and local agencies to evaluate and disclose the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts to the extent feasible. If a proposed project may have an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

CALIFORNIA HOUSING FINANCE AGENCY (CALHFA)

A state agency established by the Housing and Home Finance Act of 1975. CalHFA is authorized to sell revenue bonds to generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

CALTRANS

California Department of Transportation.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

(LCP) A program that includes a one-year budget and a five year program of capital projects. A capital project is generally a physical, public work of a large size, fixed nature, long life (10 years or more) and costing in excess of \$3,000. Examples of programmed items are streets, storm drainage facilities, and sewer lines. The CIP includes programmed improvements that have been costed and scheduled as well as un-programmed improvements.

CARE FACILITIES

Skilled nursing facilities, continuing care retirement communities, residential care facilities for the elderly (also known as assisted living facilities), health care facilities and other institutional facilities that are licensed to provide residents with regular care services (assistance with daily living), and/or nursing or other medical services.

CARRYING CAPACITY

The total development capacity of an area based upon the resource, hazard, and service constraints and/or road capacities. Carrying capacity can be used to determine the potential of an area to absorb development:



- (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats.
- (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired.
- (3) The maximum level of development allowable under current zoning. (See “Buildout.”)

CHAPARRAL

(LCP) A plant community of drought-adapted shrubs, usually found in rock, rapidly drained shallow soils.

CITY SPHERE OF INFLUENCE AREA

A planning boundary outside of an agency’s legal boundary (such as the city limit line) that designates the agency’s probable future boundary and service area.

CLEAR ZONE

That section of an approach zone of aircraft where the plane defining the glide path is 50 feet or less above the location of the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

CLIMATE ACTION STRATEGY (CAS)

A document providing analysis of greenhouse gas emissions and climate change vulnerabilities in Santa Cruz County, and a plan to reduce emissions and adapt to climate change over time.

CLUSTERING DEVELOPMENT

(LCP) A method of development in which many dwelling units are placed close together or attached for the purpose of retaining another area in open space. Many condominium and townhouse developments utilize this method when they are adjacent to a natural area to be retained, or to create a focal point (such as a swimming pool, or community complex).

COASTAL-DEPENDENT DEVELOPMENT OR USE

(LCP) Any development or use which requires a site on, or adjacent to the sea to be functional. Examples include aquaculture, ports, fishing, and some energy facilities.

COASTAL DEVELOPMENT PERMIT

(LCP) A permit authorizing development within the coastal zone.

COASTAL HAZARD AREAS

(LCP) Areas which are subject to physical hazards as a result of coastal processes such as landsliding or erosion of a coastal bluff, and inundation or erosion of a beach by storm and tsunami waves. Parcels in coastal hazard areas are subject to the Geologic Hazards ordinance.



COASTAL PRIORITY SITES

(LCP) Specific sites reserved for coastal priority uses (see Appendix G).

COASTAL PRIORITY USES

(LCP) In the coastal zone, land uses are prioritized as follows:

- (1) First Priority: Agriculture and coastal-dependent industry.
- (2) Second Priority: Recreation including public parks, visitor-serving commercial uses, and coastal recreation facilities.
- (3) Third Priority: Private residential, general industrial, and general commercial

First and second priority uses are considered coastal priority uses.

COASTAL-RELATED DEVELOPMENT

(LCP) Any use that is dependent on a coastal-dependent development or use and may or may not require a coastal location.

COASTAL SPECIAL SCENIC AREA

(LCP) An area designated on the LCP Visual Resources Maps because of unique visual quality, within which visual resources protection policies apply.

COASTAL ZONE

(LCP) That unincorporated 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. See Figure 1-3 for illustration of the Coastal Zone boundary.

COMBINING DISTRICT

A zone district which is combined with or added to another zone district. Combining districts usually deal with a specific issue which is only relevant in certain areas or on certain parcels.

COMMERCIAL AGRICULTURE

See "Agricultural Land, Commercial."

COMMERCIAL RECREATION

(LCP) Facilities serving recreational needs but operated for private profit (e.g., riding stable, chartered fishing boats, golf courses, tourist attractions, and amusement or marine parks).

COMMERCIAL TIMBER HARVEST

(LCP) A timber harvest designed for a market; trade, bartered or sold for valuable consideration; not designed for use in the landowners' household or farm.



COMMISSION ON DISABILITIES

A commission appointed by the Board of Supervisors to advise the Board on employment opportunities and to review compliance with federal requirements to provide access and eliminate discrimination to persons with disabilities.

COMMISSION ON THE ENVIRONMENT

A commission that acts as an advisory body to the County Board of Supervisors. The Commission is charged with recommending policies and action programs designed to improve and protect the environment.

COMMUNITY

Inhabited area including at least ten dwellings adjacent or near one another.

COMMUNITY COMMERCIAL

A land use designation characterizing concentrated commercial uses within the USL/RSL that serve the general shopping, entertainment, service, and office needs of community or region-wide market areas.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

A grant administered by the U.S. Department of Housing and Urban Development which allots federal funds to cities and counties for housing and community development. Jurisdictions set their own program priorities within specified criteria.

COMMUNITY ENERGY SYSTEMS

(LCP) Small-scale energy facilities. Community energy systems may include “cogeneration” (an energy system that simultaneously produces electricity and useful thermal energy for use in more than one building; including all storage and transmission facilities associated with the energy system). Community energy systems may also include “microgrids,” which are self-sufficient energy systems that serve a small geographic area, such as a college campus, hospital complex, business center, or neighborhood. Within microgrids are one or more kinds of distributed energy such as solar panels, wind turbines, and combined heat & power, that produce its power. The microgrid may be attached to a centralized grid but is also able to function independently.

COMMUNITY SEWAGE DISPOSAL SYSTEM

(LCP) A sewage disposal system which accepts sewage effluent and provides for common treatment and disposal serving development on more than one parcel.

COMMUNITY TRAFFIC SAFETY COALITION

A partnership of government organizations, non-profits, and community members with the mission to prevent traffic-related injuries and fatalities for all road users, with a focus on people bicycling and walking. The CTSC envisions safe, accessible and equitable transportation for all.



COMPLETE STREETS

Streets that are routinely planned, designed, operated and maintained with consideration of the needs and safety of all travelers along and across the entire public right-of-way. This includes people of all ages and abilities who are walking; driving vehicles such as cars, trucks, motorcycles or buses; bicycling; using transit; traveling with mobility aids; or shipping freight.

CONGREGATE SENIOR HOUSING

See "Senior Rental Housing."

CONSERVATION

(LCP) The planned management, protection and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction, or neglect of these resources.

CONSUMER COMMERCIAL USES

Non-residential land uses focused on consumers, such as retail businesses, restaurants, personal services, and visitor accommodations.

CONTIGUOUS

See "Adjoining/Contiguous Parcel."

CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

(LCP) A type of Residential Care for the Elderly (RCFE) facility that offers a long-term continuing care contract that provides for housing, residential services, and nursing care, usually in one location, and usually for a resident's lifetime. CCRCs are considered a non-residential land use, as they are care facilities licensed by the CA Dept. of Social Services (DSS), not housing developments, which do not require a license from DSS.

COTTAGE INDUSTRY

(LCP) A type of home occupation involving production of food and other hand-crafted products.

COUNTY SERVICE AREA

(LCP) An area or district established for providing various urban services (such as fire, water, sewer and road maintenance) to parcels in unincorporated areas of the County. Formation may be undertaken pursuant to Section 25211 of the California Government Code. C

COWORKING OR INCUBATOR SPACE

Work space with office amenities where individuals from different companies or start-ups work independently or in groups.



CRITICAL FIRE HAZARD AREA

High wildfire hazard areas composed of chaparral vegetative cover in all slope categories as designated on the County Resource and Constraint maps or as otherwise determined by field investigation.

CRITICAL STRUCTURES AND FACILITIES

(LCP) Structures and facilities which are subject to specified seismic safety standards because of their immediate and vital public need or because of the imminent hazard presented by their structural failure. These include hospitals and medical facilities, fire and police stations, disaster relief and emergency operating centers, large dams and public utilities, public transportation and communication facilities, buildings with involuntary occupancy such as schools, jails, and convalescent homes, high occupancy structures such as theaters, churches, office buildings, factories, and stores, and large multi-unit residential buildings.

CRITICAL WATER SUPPLY STREAM

A stream in which all of the flow is already fully utilized for water supply, at least during low flow periods.

CUMULATIVELY OR CUMULATIVE EFFECT

(LCP) The incremental effects of an individual project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

DECONSTRUCTION

Refers to when a building is taken apart carefully so that building materials can be saved and reused for other project.

DENSITY

(LCP) The number of primary dwelling units or the number of people per acre of land or other given land area. Appropriate housing, population and employment density ranges are provided for each land use designation in the General Plan.

Maximum allowed housing density is calculated as follows:

- (1) Within the USL/RSL, maximum density is based on gross site area, minus any coastal bluffs, beaches, and all land seaward of the mean high tide line of Monterey Bay.
- (2) Outside the USL/RSL, maximum density is based on net developable site area and the rural density matrix, per SCCC Chapter 13.14.
- (3) Maximum density on both urban and rural parcels may be restricted by an overriding minimum lot size based on the presence of resources, as provided in the General Plan and SCCC Title 16.
- (4) Where a parcel has multiple designations on the land use map or multiple zone districts on the zoning map, consistency with the General Plan and LCP is met by conforming to the different density limits for the different portions of the property.
- (5) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count toward density calculations.



DENSITY BONUS

(LCP) The allocation of development rights that allow a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable unit(s) pursuant to Chapter 17.12 SCCC and California Government Code 65915.

DESIGN EARTHQUAKE

The values of seismically induced shaking that are used to mitigate the effects of a potential earthquake. These values are determined based upon forensic engineering geology, probability studies and educated speculation. Normally, these values represent the maximum probable earthquake for minor non-critical projects such as single-family dwellings. These values also represent the maximum credible earthquakes for critical structures such as hospitals, schools, hazardous materials containment structures, certain utilities, police stations, fire stations, and other emergency facilities.

DESIGNATED

Shown on the General Plan/Local Coastal Program Maps.

DETENTION BASINS

(LCP) Drainage facilities which collect and detain water from a project site during storm periods. The use of such facilities lessens the peak amounts of water in stream channels during storm periods by temporarily holding storm runoff water off-site.

DEVELOPABLE LAND

(LCP) Land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards as defined in SCCC Title 16, and without disruption or significant impact on natural resource areas.

The following areas shall not be considered developable land:

- (1) Public or private rights-of-way designated for vehicle access.
- (2) Lands with slopes greater than 30 percent and geologic hazard areas as described in SCCC 16.10.080.
- (3) Riparian corridors and riparian buffer zones as described in SCCC 16.30.040.
- (4) Lakes, marshes, sloughs, wetlands, and other sensitive habitats and buffers as described in SCCC Chapter 16.32.
- (5) Any other areas unsuitable for development as described in SCCC Title 16.

See also definition of "Site area, net developable."



DEVELOPABLE LAND, NET

(LCP) SEE “SITE AREA, NET DEVELOPABLE.” DEVELOPMENT

(LCP) Inside the coastal zone, “Development” means, 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 or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 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 of excess 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 Section 4511).

As used in this section, “structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

DEVELOPMENT ACTIVITY

(LCP) Any project that includes activity in any of the following categories is considered to be development activity:

- (1) The construction or placement of any habitable structure, including a manufactured home and including a non-residential structure occupied by property owners, employees and/or the public;
- (2) Modification, reconstruction or replacement of 65 (sixty-five) percent of the major structural components -- consisting of the foundation, floor framing, exterior wall framing, and roof framing -- of an existing habitable structure within any consecutive five-year period; or modification, reconstruction or replacement of 50 (fifty) percent of the major structural components of an existing critical structure or facility, or structure located with a riparian corridor or sensitive habitat, within any consecutive five-year period, whether the work is done at one time or as the sum of multiple projects. For the purpose of this section, the following are not considered major structural components: exterior siding; non-structural door and window replacement; roofing material; decks; chimneys; and interior elements including but not limited to interior walls and sheetrock, insulation, kitchen and bathroom fixtures, mechanical, electrical and plumbing fixtures. The extent of alterations to major structural components will be calculated in accordance with administrative guidelines adopted by resolution of the Board of Supervisors;
- (3) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than fifty (50) percent or 500 square feet, whichever is greater, over the existing habitable space within a consecutive five-year period. This allows a total increase of up to fifty (50) percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period;



- (4) An addition of any size to a structure that is located on a coastal bluff, dune, or in the coastal hazard area, that extends the structure in a seaward direction;
- (5) A division of land or the creation of one or more new building sites, except where a land division is accomplished by the acquisition of such land by a public agency for public recreational use;
- (6) Any change of use from non-habitable to habitable, according to the definition of “habitable” found in Section 16.10.040, or a change of use from any non-critical structure to a critical structure;
- (7) Any repair, alteration, reconstruction, replacement or addition affecting any structure that meets either of the following criteria:
 1. Posted “Limited Entry” or “Unsafe to Occupy” due to geologic hazards, or
 2. Located on a site associated with slope stability concerns, such as sites affected by existing or potential debris flows;
- (8) Grading activities of any scale in the 100-year flood plain or the coastal hazard area, and any grading activity which requires a permit pursuant to Chapter 16.20;
- (9) Construction of roads, utilities, or other facilities;
- (10) Retaining walls which require a building permit, retaining walls that function as a part of a landslide repair whether or not they require a building permit, sea walls, rip-rap erosion protection or retaining structures, and gabion baskets;
- (11) Installation of a septic system;
- (12) Any human made change to developed or undeveloped real estate in the Special Flood Hazard Area, including but not limited to buildings or other structures, mining, dredging, filling grading, paving, excavation, drilling operations, or storage of equipment or materials. This is in addition to any activity listed in items 1-11;
- (13) Any other project that is defined as development under Section 13.20.040, and that will increase the number of people exposed to geologic hazards, or that is located within a mapped geologic hazard area, or that may create or exacerbate an existing geologic hazard, shall be determined by the Planning Director to constitute development for the purposes of geologic review.
(Resolution No. 52-2012)



Development/Development Activities (LCP)		
What is Development?		
<i>Physical/Visible Alterations</i>		
<u>Action on Land & Water</u>	<u>Object Being Altered</u>	<u>Type of Objects</u>
placement	any solid material	
erection, reconstruction, alteration in size	any structure or facility	public, private, municipal utility
discharge	any dredged material	wastes: gaseous, liquid, solid, thermal
grading, dredging, mining, extraction	any material	
removal	major vegetation	not for agriculture
disturbance	plant or animal or its habitat	rare, endangered, locally unique
<i>Non-Physical/Non-Visible Alterations</i>		
<u>Action</u>		<u>Examples</u>
Change in density or intensity of land use		subdivision per Sub. Map Act, any division of land, lot splits
What is NOT Development?		
<u>Action</u>	<u>Object</u>	<u>Type</u>
removal	major vegetation	for ag purposes
harvesting	kelp	
harvesting	timber, in accordance with a Timber Harvest Plan submitted per Z'berg-Nejedly Forest Practice Act of 1973	
Any land division which is brought about in connection with the purchase of such land by a public agency for public recreation.		

DEVELOPMENT AREA, AGRICULTURAL

The area of a parcel or site associated with an allowed use or development that is covered with structures, paving or other impermeable or semi-permeable surface material such as baserock or gravel which may affect the long-term agricultural viability of the underlying soil.

DEVELOPMENT PERMIT

See "Site Development Permit" and "Use Permit."



DEVELOPMENT STANDARDS

Quantitative requirements that a development project must meet. Examples include minimum building setback from the property line; maximum building height; maximum floor area ratio; and minimum parking requirements.

DISABLED PERSONS

Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently could be improved by more suitable housing conditions.

DISADVANTAGED COMMUNITY

In Santa Cruz County, "disadvantaged communities" include communities that are defined as such by HSC section 39711, and by state agencies such as the California Air Resources Board, the California Environmental Protection Agency, and the State Water Resources Agency, or Census tracts where the majority of the population are low income, poverty, or minority as defined by Census data or local income surveys. Communities disproportionately impacted by unmapped environmental factors such as water quality impacts, low-efficiency/high-cost water and sewage treatment, and air pollution from woodburning fireplaces and stoves, or unmapped flood hazards may also be considered disadvantaged. Fringe, legacy, and island communities may or may not be considered disadvantaged communities.

DISCRETIONARY PERMIT OR PROJECT

A permit or project which requires the exercise of judgment or deliberation when the approving body decides to approve, conditionally approve or deny the permit or project, as distinguished from ministerial permits or projects for which the decision to issue the permit or approve the project involves little or no personal judgment by a public official, but only determinations about whether there is conformity with applicable statutes, ordinances or regulations. Discretionary permits or discretionary projects are subject to the California Environmental Quality Act (CEQA) and an environmental determination is required prior to action on the discretionary permit or project.

DIVERSION

(LCP) The direction of water in a stream away from its natural course, i.e., as in a diversion that takes water out of a stream for human use.

DWELLING, SINGLE-FAMILY – DETACHED

(LCP) One dwelling unit with open space on all sides.

DWELLING, SINGLE-FAMILY – ATTACHED

(LCP) One dwelling unit on one parcel of land that is attached to another single-family dwelling unit on another parcel of land by a common wall extending from the foundation to the roof at the property line. Common names for attached single-family dwellings include for-sale townhomes and semi-detached



units. A single dwelling unit that is attached to a non-residential structure is considered a single-family dwelling.

DWELLING, MULTIFAMILY

(LCP) A structure containing more than one attached dwelling unit on the same parcel. Multifamily dwelling types include apartments, rental townhomes, and condominiums.

DWELLING UNIT

(LCP) A structure for human habitation providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, with interior connection throughout the structure. Automobile trailers, hotels, motels, labor camps, tents, railroad cars, and temporary structures shall not be deemed dwelling units.

DWELLING UNIT, ACCESSORY

See "Accessory Dwelling Unit (ADU)."

DWELLING GROUP

(LCP) A group of two or more detached single family dwelling units occupying a parcel of land in one ownership and having any yard or court in common.

ECONOMIC VITALITY STUDY (EVS)

A Santa Cruz County document identifying measures that could be taken by governmental, business and non-profit sector entities that could work together to strengthen the local economy.

ECOSYSTEM

An interacting system formed by a biotic community and its physical environment.

EHA PROJECT

(LCP) A proposal to develop a project to provide housing for at least five farmworkers, pursuant to Section 17021.6 of the Act, including any of the following project types defined below: an Employer-Provided Farmworker Housing Project or Rural Farmworker Housing Project consisting of no more than 12 dwelling units or other housing accommodations designed for occupancy by a household, or up to 36 beds if the project consists of group quarters; or a Small Farmworker Housing Project. See also "100% Affordable Rental Farmworker Housing" and "Farmworker Housing." Further related definitions are provided in SCCC 13.10.631.

ELDERLY

Persons 62 years of age or older. For the purposes of regulating affordable housing units as required by the County Code, persons certified as handicapped or disabled shall be subject to the same restrictions and eligibility requirements as those who are certified as elderly.



ENERGY FACILITY

(LCP) Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source energy resource; excluding solar energy systems (see definition), wind energy conversion systems (see definition), and cogeneration (see “Community Energy Systems”).

ENGINEERING GEOLOGIST, CERTIFIED

A registered geologist who has been certified by the State of California to practice engineering geology.

ENGINEERING GEOLOGY

The application of geologic data, techniques, and principles to the study of naturally occurring rock and soils materials or groundwater for the planning design, construction, operation and maintenance of engineering structures, and the development of groundwater resources, are properly recognized and adequately interpreted, utilized, and presented for use in engineering practice.

ENHANCED TREATMENT SYSTEMS

See “Onsite Wastewater Treatment Systems (OWTS).”

ENVIRONMENTAL IMPACT REPORT (EIR)

(LCP) A report required by the California Environmental Quality Act which assesses all the environmental characteristics of an area and determines what effects or impact will result if the area is altered or disturbed by a proposed action.

ENVIRONMENTAL JUSTICE

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Topics addressed in the General Plan include pollution exposure and air quality, food access, physical activity, safe and sanitary homes, public facilities, civic engagement, and prioritization of needs of disadvantaged communities. Environmental justice policies and Implementation Strategies are noted by the initials “EJ.”

ENVIRONMENTAL REVIEW

See “CEQA.”

ENVIRONMENTALLY SENSITIVE HABITAT

(LCP) Per the Coastal Act, any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

EROSION

(LCP) The loosening and transportation of rock and soil debris by wind, rain or running water. The gradual wearing away of the upper surfaces of the earth.



ESSENTIAL HABITAT

(LCP) The habitat of a rare, endangered or locally unique plant or animal which is occupied by that species, including: (a) area required for food, water, nesting or denning sites, reproduction, predation, and migration for animals; and (b) soil, climate and geographic requirements for plants.

ESTUARY

(LCP) The seaward end of a river valley where fresh water mixes with and measurably dilutes seawater and where tidal effects are evident.

EXOTIC SPECIES

(LCP) Plant or animal species introduced into an area where they do not occur naturally; non-native species. (See “Invasive Species.”)

FARMERS HOME ADMINISTRATION (FMHA)

A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

FARMWORKER HOUSING

(LCP) Housing for agricultural employees, or any other type of farmworker housing project authorized by SCCC 13.10.631. See also “100% Affordable Rental Farmworker Housing” and “EHA Project.” Further related definitions are provided in SCCC 13.10.631.

FEASIBLE

(LCP) Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

FIFTEEN-MINUTE NEIGHBORHOOD

A neighborhood where residents and visitors have convenient access to shopping and services within one-half mile (15-minute) walkshed to meet daily needs in order to reduced reliance on car travel and enhance opportunities for neighborhood mobility, social connections, and healthy lifestyles.

FILL

(LCP) The deposition of earth or other material by artificial means for any purpose, for any length of time including the stockpiling of materials, or the conditions resulting therefrom.

FIRE DEPARTMENT

The office of the Fire Marshal of the County of Santa Cruz or any regularly organized fire protection district within its respective jurisdictional area.



FISH AND GAME ADVISORY COMMISSION

A commission appointed by the Board of Supervisors to advise the Board on the propagation and conservation of fish and game, including preserving natural habitats, wildlife, and the environment in general.

FLOODPLAIN

(LCP) The relatively level land area on either side of a stream's banks that is subject to flooding. Unless otherwise specified, the one-hundred-year flood plain is used for planning purposes by federal agencies and the County and is designated on Flood Boundary and Floodway Maps prepared by the Federal Insurance Administration and included on the General Plan and Local Coastal Program Constraints Maps. The 100-year flood plain is the area covered by flood which has a 1% chance of occurring in a given year. (See "Floodway.")

FLOODWAY

(LCP) The channel of a river or other watercourse and the adjacent land area required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. (See "Floodplain.")

FLOOR AREA RATIO (FAR)

(LCP) Net floor area divided by the gross site area.

FOOD DESERT

Geographic Area where healthy food options such as supermarkets or farmers markets are not available.

FRINGE COMMUNITY

Unincorporated community within a city's sphere of influence.

FUNCTIONAL CAPACITY

(LCP) The ability of a particular ecosystem to be self-sustaining and to maintain natural specific diversity.

GEOLOGIC HAZARD

(LCP) A threat to life, property, or public safety caused by geologic or hydrologic processes such as faulting and secondary seismic effects, landsliding, erosion, liquefaction, flooding, tsunami or storm wave inundation.

GEOLOGIC HAZARDS ASSESSMENT

(LCP) A summary of the possible geologic hazards present at the site conducted by the staff geologist.
(Revised by Res. 81-99)



GEOLOGIC REPORT, PRELIMINARY

(LCP) A brief geologic investigation conducted by a registered geologist on contract with the County which assesses hazards in the San Andreas and San Gregorio Fault Zones for single-family dwelling permits.

GEOLOGIC REPORT, FULL

(LCP) A complete geologic investigation conducted by a Certified Engineering geologist hired by the applicant, and completed in accordance with the County Geologist Report Guidelines. (Revised by Res. 81-99)

GRADING

(LCP) Excavating, filling, dredging, diking, prospecting, exploratory mining operation or a combination thereof.

GRAYWATER IRRIGATION

Use of wastewater produced from baths, showers, clothes washers and lavatories for irrigation of vegetation. Wastewater generated by toilets, kitchen sinks, and dishwashers is called blackwater and is not suitable for irrigation.

GREEN BUILDING

A building that is designed to reduce environmental impacts by incorporating features that conserve energy, water and other natural resources, and support healthy indoor and outdoor environments. Green building may also refer to the process of sustainable building design, construction, and maintenance.

GROSS (AREA/LAND) ACRES

(LCP) The total acreage in a parcel, or defined area.

GROUNDWATER

(LCP) Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

GROUNDWATER RECHARGE

(LCP) The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils or other substrate into aquifers which provide underground storage.

GROUNDWATER RECHARGE AREA

(LCP) An area which by nature of surface soil, slope and subsurface geology is particularly important for allowing surface water to percolate to underground storage.



HEAVY INDUSTRY

(LCP) Major manufacturing plants such as canneries, oil refineries, raw materials processing, etc.

HIGH-QUALITY TRANSIT

This is a specific term as defined by Public Resources Code 21064.3 used to refer to public transportation service with major transit stops.

HISTORIC RESOURCES COMMISSION

A commission appointed by the Board of Supervisors to advise the Board on matters concerning historic resources, to review development applications affecting historic sites, and to designate properties as Historic Landmarks.

HISTORIC THEME PARK

(LCP) A park or commercial amusement establishment, the design and content of which have a basis in the history of a place or area, and which therefore have an education focus.

HOME OCCUPATION

(LCP) An accessory use which is secondary to the primary residential use, for gainful employment involving the manufacture, provision, or sale of goods and services performed by the full-time inhabitant of the unit that does not affect the residential character of the property or neighborhood. Secondary commercial weddings and similar celebrations, and community events and fundraisers, are not eligible to be permitted as home occupations.

HOSTED RENTAL

(LCP) A type of “short-term rental.” A dwelling unit, where a long-term resident acting as host occupies one bedroom in a dwelling unit while one or two legal bedrooms are rented for the purpose of overnight lodging for a period of less than 30 days. See also “Vacation Rental,”

HOUSEHOLD

(LCP) All persons occupying a single dwelling unit.

HOUSEHOLD (HOUSING), LOWER INCOME

(LCP) Those households whose income, with adjustments for household size, is less than 80% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

HOUSEHOLD (HOUSING), MODERATE INCOME

(LCP) Those households whose income, with adjustments for household size, is between 80% and 120% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.



HOUSEHOLD (HOUSING), VERY LOW INCOME

(LCP) Those households whose income, with adjustments for household size, is no greater than 50% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

HOUSING ADVISORY COMMISSION (HAC)

A commission appointed by the Board of Supervisors to advise the Board and Planning Commission on housing policy and programs.

HOUSING AND URBAN DEVELOPMENT, U.S. DEPARTMENT OF (HUD)

A cabinet level department of the federal government which administers housing and community development programs such as Section 8 and CDBG.

HOUSING ELEMENT

One of seven State-mandated planning documents which make up the General Plan. Article 16.10 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family."

HOUSING UNIT

SEE "DWELLING UNIT." HOUSING, QUALIFYING (SENIOR) RESIDENT

A person 62 years or older, or a person 55 or older residing in a residential development of at least 150 dwelling units which is developed for, or substantially rehabilitated or renovated for, senior citizens, as referred to in Government Code section 65915 and defined in Civil Code section 51.3; in the event the Government code reference or the Civil Code definition is amended, this definition shall be deemed to be amended to the same effect. (See "Elderly.")

IMPERVIOUS SURFACE

(LCP) Surfaces through which water cannot penetrate, such as roofs, roads, sidewalks and parking lots. The amount of impervious surfaces increases with development and establishes the need for drainage facilities to carry the increased runoff.

IMPLEMENTING ACTIONS

(LCP) The ordinances, regulations, or programs which implement the provisions of the certified local coastal program.

INCENTIVE ZONING

(LCP) See "Density Bonus."

INCIDENTIAL (USE)

See "Accessory."



INCLUSIONARY HOUSING

(LCP) Affordable housing which is provided/required as a part of a larger market-rate housing development project.

INFILL DEVELOPMENT

(LCP) Development of vacant land (usually individual lots or left-over properties) within areas that are already developed.

INFRASTRUCTURE

(LCP) Public services and facilities, such as sewage disposal systems, water supply systems, roads, fire protection services and schools.

INTEGRATED PEST MANAGEMENT

(LCP) A system of controlling insect pests through a combination of techniques, including natural predators and biological controls, use of pest-resistant varieties, modifying environmental conditions, close monitoring of pest levels, and use of chemical pesticides only when needed as part of an overall control strategy.

INTERMITTENT STREAM

(LCP) 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. Intermittent streams are typically designated by a dash and dots symbol on the largest scale United States Geological Survey topographic map available.

INTERMITTENT WETLAND

(LCP) Wetland areas where another land use, such as agriculture, takes place during certain times of the year.

INVASIVE SPECIES

(LCP) Non-native species which disrupt and replace native species. (See "Exotic Species.")

ISLAND COMMUNITY

Unincorporated community surrounded by cities (may be within a city sphere of influence area).

JOBS/HOUSING BALANCE

The ratio of jobs to residents in a community. As this ratio approaches 1:1, residents should be able to work near home, reducing commute time and increasing quality of life. However, this is not always the case, since even in a community with a balanced jobs/housing ratio, resident workers may not meet the skill level requirements for the local jobs available.



LABORATORY, BIOMEDICAL

(LCP) Any facility that is specially equipped for medical or pharmaceutical experimentation, testing, procedures, research, development, or production, excluding any equipment that is used exclusively for the injection of biological agents, the drawing of blood from animals, or the separation of animal blood into serum and plasma. (Added by Res. 390-97)

LAND CLEARING

(LCP) The removal of vegetation down to duff or bare soil, by any method.

LAND-INTENSIVE USES

Higher-density land uses that requires a small land area.

LAND-EXTENSIVE USES

Lower-density land uses that requires a large land area.

LANDSLIDE-PRONE AREAS

(LCP) An area with a high potential for landsliding, such as old landslide deposits, very steep slopes, areas within or adjacent to fault zones, and areas with adverse geological formations which are susceptible to failure.

LAND USE

(LCP) The occupation or utilization of land or water area for any human activity or any defined purpose.

LATERAL ACCESS

(LCP) A path or trail which runs parallel to or along the shoreline. Widths of lateral access may vary, but in areas where sandy beaches exist, they generally include a minimum of 25 feet of dry sandy beach.

LAYERED NETWORK

A “layered” transportation network envisions streets as systems based on user types. In this approach, certain user types are prioritized on specific streets. When compiled together the roadway system is then comprised of multiple networks of street types such that different users are traveling using different networks. This layering approach allows for each user type to have a higher quality experience than an approach that results in compromising space for all users by attempting to accommodate everyone within limited space. The following street types comprise the layered network: Multimodal Corridor, Main Street, Active Connector, Local Residential, Rural Connector and Mountain-Agricultural.

LDN – DAY-NIGHT AVERAGE SOUND LEVEL

(LCP) The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period, with a 10 db weighting applied to nighttime sound levels (10 p.m. to 7 a.m.)



LEAST DISTURBED WATERSHEDS

(LCP) Watersheds which are relatively undisturbed by development and worthy of recognition for their importance and designated for their continued protection. Least Disturbed Watershed areas serve water supply, recreation and wildlife habitat functions, as well as provide a scenic backdrop; they have clear running streams, a high percentage of old growth redwoods, few roads, and almost no residential development.

LEGACY COMMUNITY

Geographically isolated unincorporated community that has existed for at least 50 years.

LIGHT INDUSTRIAL

A land use involving assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of various types of materials. Different from “heavy industry” Compared to heavy industry, light industrial activities are smaller in area, more labor intensive, less machinery intensive, and cause less pollution.

LIVESTOCK

(LCP) Any grazing, browsing or similar equine, porcine, bovine, ovine, or other ruminant, including but not limited to, any horse, pony, mule, donkey, pig, hog, cow, ox, sheep, goat, or llama, excepting those prohibited by County Code Chapter 6.12. (Added by Res. 390-97)

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

(LCP) Each county in California has a Local Agency Formation Commission. In Santa Cruz County, LAFCO is made up of two members of the Board of Supervisors, two members of City Councils in Santa Cruz County chosen by the Mayors’ Select Committee, and a fifth member appointed by the other four. LAFCO reviews and evaluates all proposals for formation of special district, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities; and can approve, disapprove, or conditionally approve these proposals.

LOCALLY UNIQUE

(LCP) A native biotic resource growing in its native state whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual association with other species.

LOCAL COASTAL PROGRAM

(LCP) A local government’s (a) land use plans, (b) land use maps, (c) zoning ordinances, (d) zoning district maps, and (e) within sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level. These are the policies and regulations that ensure consistency with the Coastal Act within the coastal zone and are the legal standard of review for the issuance of Coastal Development Permits within the County’s LCP jurisdiction. The initials “LCP” are used to identify policies that are part of the LCP.



LOCAL RESIDENTIAL STREET

A street typology used in the General Plan's layered street network. The purpose of this street typology is to provide access to housing and residential communities. See Figure 3-1 for more information.

LOW IMPACT DESIGN/DEVELOPMENT (LID)

Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality.

LOT COVERAGE

(LCP) The percentage of the gross site area covered by structures.

MAIN STREET

A street typology used in the General Plan's layered street network. The purpose of this street typology is to provide walkable and pedestrian oriented access to goods and services. See Figure 3-1 for more information.

MAJOR TRANSIT STOP

A site containing an existing 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.

MAJOR VEGETATION

(LCP) Vegetation is defined as "major" on a site-specific basis, depending on its size, extent, variety, uniqueness, and relation to the environment in which it is located.

MARSH

(LCP) An area designated as marsh or swamp on the largest scale United States Geological Survey topographic map most recently published. These are usually areas covered periodically or permanently with shallow water, either fresh or saline.

MASTER PLAN

A plan that shows an overall development concept for a site or small area. Master plans are especially useful for sites that include multiple parcels where development will be implemented in stages.

MAY

A permissive term which leaves full discretion to the County.

MEAN RAINY SEASON (BANKFULL) FLOWLINE

(LCP) The line at the edge of the channel of a perennial or intermittent stream which marks the level of flow (discharge) that statistically occurs on the average of once every 1.5 years. The line is generally



marked by a distinct change in the channel cross-section and the occurrence of permanent woody vegetation.

MEDICAL MIXED-USE DEVELOPMENT

A specific type of “Mixed-Use Development.” including modern medical building designs paired with affordable workforce housing, senior care facilities, offices, and associated retail uses. Medical mixed-use projects are subject to special development standards identified in the SCCC.

METROPOLITAN TRANSPORTATION PLAN (MTP)

A long-range planning document that identifies transportation deficiencies, policies, strategies, and projects, updated on a four-year cycle. Each Metropolitan Planning Organization in California must prepare an MTP in accordance with 49 USC 5303(i). The MTP for our region covers Monterey, San Benito and Santa Cruz Counties and is coordinated with the Santa Cruz County Regional Transportation Plan.

MILITARY INSTALLATION

A base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the US Department of Defense as defined in the United States Code.

MILITARY READINESS ACTIVITIES

All of the following: training, support and operations that prepare the men and women of the military for combat; operation, maintenance, and security of any military installation; and testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

MINIMUM ECONOMIC FARM UNIT

(LCP) An area of farmland of sufficient size to provide a return to land and capital investment or a return to cover costs of a new investment.

MINIMUM FIRE PROTECTION STANDARDS

(LCP) An established level of service by the responsible fire department for protecting property against damage or destruction by fire. The two most commonly used standards measure available water flow rates in gallons per minute, and response time from the station to the property measured in minutes.

MINI-PARK

Small neighborhood park of approximately one acre or less. See also “Parklet”.

MINISTERIAL PERMIT OR PROJECT

Those projects for which the governmental decision to issue the permit or approve the project involves little or no personal or subjective judgment by a public official, but only determinations about whether there is conformity with fixed standards, objective measurements, and/or applicable statutes, ordinances or regulations. Plan check comments that result in revision of the project plans to achieve



such conformity are not considered conditions of approval, as the plans are revised to reflect and ensure compliance with applicable provisions. Ministerial projects are exempt from CEQA.

MISSING MIDDLE HOUSING

housing refers to housing types such as duplexes/half-plexes, triplexes, quadplexes, bungalow courts, patio homes and townhouses that have densities between those of single-family homes and mid-rise apartments.

MITIGATION

(LCP) Actions taken to eliminate or alleviate environmental impacts identified in the environmental review process established by CEQA.

MIXED-USE DEVELOPMENT

Projects with a mix of land uses on a single property, site, or plan area. Most mixed-use developments include housing.

MOBILE BUSINESS

A business run out of a vehicle that can be moved from place to place, such as a food truck or mobile pet groomer.

MOBILE HOME PARK

(LCP) Any area or tract of land where two or more mobile home lots are sold, rented, or leased or held out for sale, rent, or lease to accommodate mobile homes, manufactured homes or recreational vehicles used for human habitation. The rental paid for any such mobile home shall be deemed to include rental to the lot it occupies.

MOBILITY

The ability to move. In the context of this General Plan, “mobility” refers to the ability to make “trips”.

MOBILITY HUB

A place where different modes of travel – walking, biking, transit, and shared mobility – seamlessly converge to provide connectivity. Mobility hubs are best suited near frequent transit and where there is a concentration of employment, housing, shopping, and/or recreation. They provide an integrated suite of mobility services, amenities, and technologies to bridge the distance between transit and an individual’s origin or destination.

“MODE” OF TRAVEL

The type of transportation used (e.g., walking, bicycling, automobile, taxi, bus, railroad) in making a trip.



MONTEREY BAY SANCTUARY SCENIC TRAIL (MBSST)

A two-county pedestrian and bicycle pathway project intended to foster appreciation for the Monterey Bay National Marine Sanctuary and provide a non-motorized coastal path. The Master Plan for the MBSST was developed by the Santa Cruz County Regional Transportation Commission and is available on their website.

MOUNTAIN-AGRICULTURAL

A street typology used in the General Plan's layered street network. the purpose of this street typology is to provide access to remote areas. See Figure 3-1 for more information.

MULTIFAMILY HOUSING

See "Dwelling, Multifamily."

MULTIMODAL

In the Access + Mobility Element, references the presence of or access to several different modes of travel.

MULTIMODAL CORRIDOR

A street typology used in the General Plan's layered street network. The purpose of this street typology is to provide a safe, continuous route for vehicles, transit users, pedestrians, and cyclists. See Figure 3-1 for more information.

NATIONAL AMBIENT AIR QUALITY STANDARDS

(LCP) The state and federally prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

NATIVE AMERICAN CULTURAL SITE

Any mound, midden, cave, place of settlement, burial ground, ceremonial ground, mine, trail, rock art, or other feature or location which contains either human remains or artifacts of Native Californians and which is at least 100 years of age.

NATURAL MATERIALS

(LCP) Materials which replicate the natural landform as much as possible; e.g., for shoreline protection structures, rip rap would be preferable to a concrete wall.

NEIGHBORHOOD COASTAL ACCESS

(LCP) Shoreline access for use by local residents, with limited improvements and signing only at the trailhead. (See "Shoreline Access.")



NEIGHBORHOOD COMMERCIAL

A land use designation characterizing small-scale neighborhood or visitor-oriented retail sales, restaurants, recreational equipment sales, and personal services. This designation may also be appropriate for mixed-use commercial/residential development, small offices, community facilities including child care facilities, schools and studios, rental services, and similar types of retail, public/quasi-public and service activities.

NEW DEVELOPMENT

(LCP) Any development activity excluding reconstruction, demolition, alteration or improvement of any structure which is not in excess of fifty percent of the existing structure's fair market value. (See "Development.")

NOISE ATTENUATION

(LCP) The ability of a medium to reduce the level of a noise source, specified in decibels (db) of transmission loss. Examples are earth berms and solid concrete block walls.

NOISE CONTOUR

(LCP) A line connecting points of equal noise level as measured on the same scale.

NONCONFORMING DEVELOPMENT

Existing structures, uses and signage that were legally established but do not meet current use and/or development standards.

NONRENEWABLE ENERGY SUPPLIES

ENERGY RESOURCES WHICH ARE DEPLETED BY USE, E.G., OIL, NATURAL GAS, URANIUM, COAL. NUISANCE

Also known as "public nuisance." any activity that unreasonably interferes with the public interest. noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic congestion, and hazards such as fire, explosion, or noxious fumes are examples of nuisances.

OBJECTIVE DESIGN STANDARDS

Design Standards that do not involve discretion or subjective judgement. While a subjective standard might be "The building shall not impact the privacy of neighboring properties," an objective standard might be "The third story of the building shall be set back 10 additional feet from the property line."

ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS)

Systems for treating and disposing of sewage in the immediate vicinity of a dwelling, business, or other facility generating sewage. OWTS include conventional septic systems as well as enhanced onsite wastewater treatment systems that include an additional treatment component prior to dispersal to the soil.



OPEN SPACE, ACTIVE

Spaces such as pools and playfields that are designed and programmed for recreational activities. Active open space areas are generally landscaped or paved.

OPEN SPACE, PASSIVE

Open space that is generally undeveloped and naturally vegetated and used for passive recreation such as sitting or walking.

OPEN SPACE EASEMENT

(LCP) A contract between a landowner and Santa Cruz County to restrict the development of land in return for a property tax reduction or stabilization; the minimum term of the contract is ten years. In general, the amount of tax reduction is proportional to the use forfeited: that is, the current use of the land and future restrictions are weighed against the potential as shown on the General Plan. Open space easement contracts required as a condition of a development approval shall be in perpetuity.

OPPORTUNITY SITE

A parcel or parcels identified as having potential for rezoning to allow for higher-density development. A site may be identified as such based on factors such as size, property owner interest, and proximity to key transportation corridors and activity centers.

OVERDRAFT

Any draft of groundwater which is withdrawn over the long term in a rate or volume in excess of the sustainable yield of a groundwater basin. Existence of overdraft implies that continuation of present water management practices will result in reduction of the water resource, uneconomic pumping conditions, degradation of groundwater quality, interference with water rights, and/or land subsidence.

PACKAGE SEWER PLANT

(LCP) A sanitation system for the collection and treatment of wastes from a limited area of development with local disposal of the treated effluent. If the system is operated to serve more than one property owner, a government entity is required to guarantee operation and maintenance.

PALEONTOLOGY

(LCP) A science dealing with the life of past geologic periods as known from fossil remains.

PARK DEDICATION IN-LIEU FEE

(LCP) A fee paid by builders of new dwelling units in lieu (instead) of providing the amount of park land needed (according to park and recreation standards) by the future residents of the dwelling units.

PARK AND RECREATION COMMISSION

A commission appointed by the Board of Supervisors to advise the Board on parks, historical resources, open space, and cultural services, and to make recommendations regarding them in the General Plan.



PARKLET

Temporary or permanent extension of sidewalk amenities created by the conversion of an off-street parking space or other space in the roadway used for dining, seating, or other public amenities. Parklets may be associated with specific business uses or may be available for general public use.

PASSIVE SOLAR DESIGN

The use of the sun's energy directly for heating and cooling. Walls and floors are stone, concrete, or other materials that collect, store and distribute solar heat. Windows and shades are designed to let in light and heat in the winter but not in the summer, based on the angle of the sun in the sky.

PAVEMENT CONDITION INDEX (PCI)

PCI rates the condition of the surface of a road network. The PCI provides a numerical rating for the condition of road segments within the road network, where 0 is the worst possible condition and 100 is the best. PCI is a measure of pavement condition, specifically, with regard to life of the pavement. PCI does not apply to dirt and gravel roads.

PERENNIAL STREAM

(LCP) A stream that normally flows throughout the year. Perennial streams are typically designated by a solid line symbol on the largest scale United States Geological Survey topographic map available.

PERFORMANCE BOND

A surety bond or cash deposit posted by a developer to ensure that required conditions or improvements will be satisfactorily completed.

PERMANENT ROOM HOUSING UNIT

(LCP) An independent dwelling space intended for long-term (30 days or more) rental occupancy as separate living quarters, with direct access from outside the building or through a common hall, meeting the development standards in SCCC 13.10.427.

PERSON

(LCP) Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

PLANNED UNIT DEVELOPMENT (PUD)

(LCP) Planned housing units which do not conform in all respects with the land use regulations prescribed by the County Code. A PUD may include a combination of different dwelling and structure types and/or a variety of land uses, which complement each other and harmonize with existing and proposed land uses and structures in the vicinity.



PLANNING COMMISSION

A commission appointed by the Board of Supervisors to develop and maintain the General Plan, to review the Planning Department work program and budget, and to review the County's Capital Improvements Program. The Commission also conducts public hearings on applications for rezoning, subdivisions and other development projects.

POPULATION DENSITY

The number of people within a given area. For residential land uses, population density is extrapolated from dwelling units per acre and average residents per dwelling unit. Population density does not apply to non-residential land uses, but "employment density" can be a measure of intensity of use. See also: "Building Intensity", "Density."

POND

(LCP) A small natural body of standing water which supports an aquatic community and riparian vegetation.

POP-UP BUSINESS

A temporary business such as a holiday shop, market vendor, or a temporary retail store or restaurant occupying another business's space.

PRIME FARMLAND SOILS

(LCP) Soils which meet the U.S. Department of Agriculture, Soil Conservation Service (SCS) physical-chemical parameters for prime farmland, as published in the Federal Register, Vol. 43, No. 21, January 31, 1978, and modified by the SCS for California conditions. In addition to Class I and Class II soils, these soils include several Class III soils and a Class IV soil. For a more detailed explanation of these soils classifications, see the 1980 LCP Agriculture Background Report.

PRIME RANGELAND SOILS

(LCP) Soils which meet the California Department of Food and Agriculture physical-chemical parameters for prime rangeland, as defined in its January 1978, ACR 11 Report Pertaining to Prime Agricultural Land. For a more detailed explanation of these soil classifications, see the 1980 LCP Agriculture Background Report.

PRIORITY PROCESSING

(LCP) The processing by the Planning Department of development projects which contain a specified minimum percentage of affordable housing units in advance of all other development proposals.

PUBLIC FACILITIES

See "Public Works."

PUBLIC INFRASTRUCTURE

See "Public Works."



PUBLIC RECREATION

(LCP) Recreational facilities owned by the public or available for use by the general public by right, custom, or license.

PUBLIC WATER SERVICE

County water districts, municipal water services, or private or mutual water companies with more than 15 service connections.

PUBLIC WORKS

(LCP) (a) All production, storage, transmission, and recovery facilities for water, sewage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.

(c) All publicly financed recreational facilities, all projects of the state Coastal Conservancy, and any development by a special district

(d) All community college facilities.

(e) The Public Works division of the Santa Cruz County Community Development and Infrastructure Department.

QUASI-PUBLIC

A land use that is Privately owned or controlled but provides a public service.

RAINWATER CATCHMENT

Also known as “rainwater harvesting” or “rainwater collection,” the practice of collecting stormwater runoff from a structure or other impervious surface to store above or below ground for later use. Often, rainwater catchment involves the use of cisterns for storage.

RARE AND ENDANGERED SPECIES

(LCP) Those plant species on the list of the California Native Plant Society as recognized by the California Department of Fish and Game. Those animal species identified by the California Department of Fish and Game as rare and endangered animal species occurring in Santa Cruz County. (See Appendix K for species lists.)



RECREATION

(LCP) REFRESHMENT OF STRENGTH AND SPIRITS AFTER WORK; ALSO A MEANS OF REFRESHMENT OR DIVERSION.REGIONAL TRANSPORTATION PLAN (RTP)

A state-mandated plan that identifies long range transportation needs in Santa Cruz County. The RTP is developed, implemented and regularly updated by the Santa Cruz County Regional Transportation Commission (SCCRTC).

RENEWABLE ENERGY SOURCES

(LCP) Energy sources which are not depleted by use and are available as natural flows of energy and materials in the environment, e.g., solar, wind, falling water, plant matter, by-products of human activities.

REPLACEMENT OF STRUCTURES

(LCP) The action or process of restoring a structure to its former place or position. Replacement must be consistent with zoning requirements, be of the same use, and in size, area, height, and bulk no more than 10% in excess of the destroyed structure. See also "Structure."

RESERVOIR

(LCP) An artificial body of standing water which supports an aquatic community and riparian vegetation.

RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE)

(LCP) A housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. RCFEs are also referred to as assisted living facilities and board and care facilities. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in an RCFE, if certain conditions are met. RCFEs are considered a non-residential land use, as they are care facilities licensed by DSS, not housing developments. See also "Continuing Care Retirement Community" (CCRC).

RESPONSE TIME

Length of time between the departure of ground fire vehicles from the fire station to their arrival at the scene of a fire. (See "Minimum Fire Protection Standards".)

RESTORATION OF A WETLAND

(LCP) In general, restoring water quality, natural vegetation, and natural drainage. Restoration may include such things as dredging toxic sediments from the bottom of a lagoon, cleaning out garbage, protecting the wetland from inflow of polluted water or excessive sedimentation, regrading to allow the maintenance of an adequate water level or natural flushing action, and replanting native vegetation.



RETENTION BASINS

(LCP) Drainage facilities which collect and maintain water from storm runoff and provide for disposal through infiltration to the ground. The use of such facilities limits runoff rates and maintains groundwater recharge.

RETROFIT

(LCP) (a) Any addition or modification to existing buildings, devices or equipment. Often refers to changes which improve the efficiency of the energy use of such building, device or equipment.

(b) To add materials and/or devices to an existing building or system to improve its operation or efficiency.

RIPARIAN CORRIDOR

(LCP) Lands which are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian corridors are delineated by the existence of plant species normally found near fresh water and include the following six categories. The boundary shall be defined as the outer limit of the occurrence of riparian vegetation and may extend farther than the below specified distances.

(1) Lands within a stream channel, including the stream and the area between the mean rainy season flowlines,

(2) Lands extending 50 feet (measured horizontally) out from each side of a perennial stream. Distance shall be measured from the mean rainy season flowline,

(3) Lands extending 30 feet (measured horizontally) out from each side of an intermittent stream. Distance shall be measured from the mean rainy season flowline,

(4) Lands extending 100 feet (measured horizontally) from the high water mark of a lake, wetland, estuary, lagoon or natural body of standing water,

(5) Land within an arroyo, within the USL or RSL,

(6) Lands containing a riparian woodland. (See "Mean Rainy Season Flowline".)

RIPARIAN VEGETATION/WOODLAND

(LCP) Those plant species that typically occur in wet areas along streams or marshes. A Woodland is a plant community that includes these woody plant species that typically occur in wet areas along streams or marshes. Characteristic species are: Black Cottonwood (*Populus trichocarpa*), Red Alder (*Alnus oregona*), White Alder (*Alnus Rhombifolia*), Sycamore (*Platanus racemosa*), Box Elder (*Acer negundo*), Creek Dogwood (*Comus californica*), Willow (*Salix*).

RURAL AREA

(LCP) Area outside the Urban or Rural Services Lines.



RURAL CONNECTOR

A street typology used in the General Plan's layered street network. The purpose of this street typology is to provide long-distance automobile and bicycle connectivity and access between lower density, rural neighborhoods and agricultural areas. See Figure 3-1 for more information.

RURAL DENSITY MATRIX

(LCP) A clear set of criteria which determines residential densities within General Plan density ranges based on consideration of site resources and constraints and available public services and facilities.

RURAL ROAD STANDARDS

Those physical road standards as defined in Chapter 6: Public Safety, Section 6.7 of the General Plan/LCP which provide adequate access for fire protection; in addition, the road must be County-maintained or be within a County service area to provide road maintenance or have a road maintenance agreement or road association deemed adequate to provide long-term maintenance. Development projects on County-maintained roads may be required to improve roads in excess of these standards to meet the Public Works Design Criteria standards for rural public roads.

RURAL SERVICES LINE (RSL)

(LCP) 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.

SAFE ROUTES TO SCHOOL

A program and/or plan that aims to make it safer for students to walk and bike to school and encourage more walking and biking where safety is not a barrier.

SALAMANDER PROTECTION DISTRICT

(LCP) A combining zone district established for the protection of the Santa Cruz Long-Toed Salamander. The purposes of the Salamander Protection, or "SP," Combining District are:

- (a) To designate those lands which are located in the Santa Cruz Long-Toed Salamander's breeding ponds and terrestrial habitats.
- (b) To ensure the survival of this State and Federally designated endangered animal subspecies through protection of its natural habitat.
- (c) To regulate the use of such lands in accordance with the habitat requirements of the salamander.

SALTWATER INTRUSION

(LCP) The induced movement of ocean water into coastal aquifers which have been depleted of fresh water generally due to over-drafting (excessive withdrawal from wells) and/or reduction of recharge.

SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION (SCRTC)

A state-mandated commission assigned with the responsibility of comprehensive management of all types of transportation in the entire County, including pedestrian, bicycle, automobile, public transit,



rail, and air. The SCCRTC is the regional transportation planning agency for Santa Cruz County, responsible for preparation of the “Regional Transportation Plan”.

SANTA CRUZ LONG-TOED SALAMANDER (AMBYSTOMA MACRODACTYLUM CROCEUM)

(LCP) A medium-sized (2-1/8- 3-1/4 "long) salamander found only in Santa Cruz County (Valencia, Ellicott, and Aptos Seascapes Ponds, and environs) and in Monterey County (Struve or Bennett Pond). Has yellow-orange blotches on a black back, long slender toes. Migrates on warm, rainy nights to breeding ponds, moving in straight paths from as much or more than one mile away. Aestivates in various terrestrial habitats. Federally and state designated as an endangered species.

SCENIC ROAD

(LCP) A road which has been designated as having unusual or outstanding scenic qualities.

SCHOOL EMPLOYEE HOUSING

(LCP) Multi-family rental housing for employees of the school district or private school (“school entity”) that owns the housing project. The rental units may be designed for occupancy by an individual employee of the school entity, or by an employee and their family or household, or a combination of unit types.

SENIOR

See “Elderly.”

SENIOR RENTAL HOUSING

(LCP) A multi-family rental housing development or mobile home park restricted to occupancy by seniors aged 62 and older, pursuant to the CA Unruh Civil Rights Act and/or federal Housing for Older Persons Act (HOPA). SRH may have amenities and accessibility features designed for elderly tenants, and is a residential land use. Tenants of SRHs lease their apartments or mobile home spaces through a lease or rental agreement, not an admissions agreement, and have full tenancy rights through State landlord/tenant laws. Supportive services and/or convenience services may or may not be provided on site, but “care” (assistance with activities of daily living) is not provided by the property owner/manager. Individual tenants may obtain their own caregiver or assistance from an outside program if needed. Facilities that provide “care” are considered RCFEs (see definition) and must be licensed by the State. SRH properties may be market-rate, affordable, or mixed-income rental properties or mobile home parks.

SENIORS COMMISSION

A commission appointed by the Board of Supervisors to advise the Board on the needs, program proposals, services, and any other matters affecting persons over 60 years of age.



SENSITIVE COASTAL RESOURCE AREAS

(LCP) Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following: (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries, as mapped and designated in Part 4 of the 1975 California Coastal Plan. (b) Areas possessing significant recreational value. (c) Archaeological sites referenced in the California Coastline and Recreation Plan, or as designated by the State Historic Preservation Officer. (d) Special communities or neighborhoods which are significant visitor destination areas. (e) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons. (f) Areas where divisions of land could substantially impair or restrict coastal access.

SENSITIVE HABITAT

(LCP) Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. (See Chapter 5, Objective ARC-3.2: Sensitive Habitat Restoration.)

SEPTIC (TANK) SYSTEM

(LCP) A type of onsite wastewater treatment system for treating sewage that involves a settling tank through which liquid sewage flows and in which solid sewage settles to the bottom and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal. Effluent from a tank is discharged to the soil through an absorption device, typically a rock filled trench.

SERVICE COMMERCIAL

A land use designation characterizing a range of commercial services and light industrial activities including assembly and manufacturing; commercial service facilities such as auto repair, contractors' yards, warehousing and storage; and outdoor sales facilities, such as nurseries, lumber yards, and boat and auto sales.

SETBACK

Minimum required buffer distance. For instance, front, side and rear yard setbacks are development standards that describe the minimum required distance between a building and the front, side and rear property lines.

SHALL

(LCP) A mandatory provision except where it is used to direct a County or other public officer or employee to perform certain acts, in which case it is directory only.

SHARED PARKING

Two or more land uses that share a parking area. Parking requirement reductions may be available for qualifying shared parking arrangements.



SHORELINE ACCESS

(LCP) The provision of public pedestrian access from a public thoroughfare to and along the shoreline.

SHORELINE DESTINATION

(LCP) An area which provides either contact with the water's edge, such as a beach, or visual access to the ocean, such as a blufftop trail or observation point.

SHORT-TERM RENTAL

Residential rental not to exceed 30 days. "Vacation Rentals" and "Hosted Rentals" are types of short-term rentals.

SHOULD

(LCP) A provision which must be followed unless there are conflicting policies or specific overriding social, economic or environmental considerations.

SIGNAL PRE-EMPTION

A system used by emergency and public transit vehicles to change signal phasing from red to green, allowing for more rapid crosstown access.

SILTATION

(LCP) The accumulated deposition of eroded material; the gradual filling in of streams and other bodies of water with sand, silt and clay.

SINGLE-FAMILY HOUSING

See "Dwelling, single-family."

SITE AREA, GROSS

(LCP) The total horizontal area included within the property lines of a site, excluding any coastal bluffs, beaches, and land area seaward of the mean high tide line. Gross site area is used in calculations of floor area ratio and calculations related to density for urban parcels. *(Amended 1/27/2026, Board of Supervisors Resolution 13-2026)*

SITE AREA, NET

(LCP) The total site area less all public or private rights-of-way designated for vehicle access. Net site area is used in calculations related to certain development standards for rural parcels.

SITE AREA, NET DEVELOPABLE

(LCP) Gross site area minus land not developable (see "Developable Land"). Net developable site area is used in calculations related to density for rural parcels. Lands with slopes between 30 and 50 percent and landslide areas determined by a geological study to be stable and suitable for development can be credited in density calculations.



SITE DEVELOPMENT PERMIT

A discretionary permit authorizing the physical development or improvement of a site. A Conditional Site Development Permit (“CSP”) is considered after public notice and through a required public hearing, and if approval is granted it may be subject to identified conditions of approval. A “Minor Site Development Permit” (“MSP”) does not require public notice or public hearing. An “Administrative Site Development Permit” (“ASP”) requires public notice but does not require a public hearing. Any type of site development permit may be granted subject to conditions of approval.

SLOPE

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

SOLAR ENERGY SYSTEM

Any solar collector or other solar energy device, or any structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating or for electricity, or as defined in Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

SPECIAL DISTRICT

(LCP) Any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special district" includes but is not limited to a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate or service charge will be levied to pay for a service or improvement benefiting that area.

SPECIAL FORESTS

(LCP) Forest areas, designated on the General Plan and Local Coastal Program Biotic Resources Maps, which are unique natural communities, limited in supply and distribution, threatened by substantial disturbance from human activities, and which provide habitat for rare, endangered and/or locally unique species of plants and animals. Examples of Special Forests include San Andreas Live Oak Woodlands, Valley Oak, Santa Cruz Cypress, indigenous Ponderosa and Monterey Pine, and ancient forests.

SPECIAL TREATMENT AREA (FORESTRY)

(LCP) An identifiable and geographically bounded forest area within the coastal zone that constitutes a significant habitat area, area of special scenic significance, and any land where logging activities could adversely affect public recreation areas or the biological productivity of any wetland, estuary, or stream especially valuable because of its role in a coastal ecosystem.

SPECIFIC PLAN

A plan for a specific geographic area intended to provide a planning framework to guide future public and private developments and to promote economic viability and coherent community design. Specific



plans are designed to make more specific the provisions of the General Plan for a defined geographic area to the extent possible by the more detailed study of the area, but will generally not involve the designation of a precise number of units, precise lot sizes, etc., which will be determined upon comprehensive review of subsequent development applications.

STREETSCAPE

How building frontages, front yard areas, sidewalks and roadway elements combine together to create the look and feel of a street.

STREET TYPOLOGY

A street typology provides a range of design parameters with the purpose of the street in mind. The General Plan includes a number of street typologies described in Figure 3-1 as part of a layered network.

STORMWATER RUNOFF

(LCP) Surplus surface water generated by rainfall that does not seep into the soil, but flows over the land to streams, rivers or lakes.

STRUCTURE

(LCP) Building or other facility including but not limited to any road, retaining wall, pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission or distribution line. See also “Reconstruction/Replacement of Structures.”

SUBSTANDARD HOUSING

Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

SUSTAINABILITY

Meeting the needs of current generations without compromising the needs of future generations, while ensuring a balance between economic strength, environmental protection and social equity.

SUSTAINABLE GROWTH

Development that can accommodate the County’s projected growth, while maintaining and improving the environment, economy, and quality of life for those who live and work here.

SUSTAINED YIELD

(a) For timber resources: The management of forest resources so that over the long term the amount of timber harvested does not exceed the net growth of new timber. Management of a forest property for continuous production with the aim of achieving, at the earliest practicable time, an approximate balance between net growth and harvest, either by annual or somewhat longer periods.



(b) For water supply: The management of water resources so that over the long term, the amount of water extracted or used does not exceed the system needs. The minimum standard for determining the adequacy of an individual water supply for long term use. For wells, minimum sustained source yield for each connection is 3 gallons per minute for 24 hours of continuous pumping during November through July or until 4320 gallons have been achieved during a time period of 24 hours or less of continuous pumping; and 2 gallons per minute for 24 hours of continuous pumping during August through October or until 2880 gallons have been achieved during a time period of 24 hours or less of continuous pumping.

TIMBERLAND

(LCP) Privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable for growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

TRANSIT

Local transportation of people in public vehicles such as buses and trains.

TRANSMISSION LINES

(LCP) Utility transmission and distribution lines, including service lines (from the edge of a parcel to the structure receiving service), and extensions (from the existing distribution line along a public road or over private property to the edge of the parcel to receive service).

TRANSPORTATION COMMISSION

See "Santa Cruz County Regional Transportation Commission" (SCCRTC).

TRANSPORTATION CORRIDOR

A roadway used by a high volume of people to travel between designations. Multimodal Corridors and Active Connectors are examples of Santa Cruz County street types that are transportation corridors.

TRANSPORTATION DEMAND MANAGEMENT

A set of strategies aimed at maximizing traveler choices, employed to reduce vehicle trips and therefore reduce greenhouse gas emissions and the impact of climate change.

TRANSPORTATION IMPACT FEE (TIF)

A one-time fee that funds projects in a program that provides funding for the construction of transportation facilities needed to support transportation demand and wear and tear on streets generated by new development.

TRIP

A one-way journey that proceeds from an origin to a destination.



UNIQUE

A biotic resource whose presence is unusual and/or of special interest due to extremities of range, special soil types, or unusual associations with other species.

UNIQUE FARMLAND OF STATEWIDE IMPORTANCE

(LCP) Farmland, other than prime farmland soils, which produces those crops of greatest economic significance to the state, as defined in the California Department of Food and Agriculture, January 1978 ACR 11 Report Pertaining to Prime Agricultural Land. For a more detailed discussion of this farmland classification, see the LCP Agriculture Background Report.

URBAN AGRICULTURE

The practice of cultivating food in or around urban areas, generally at a scale larger than a single residential parcel. Urban agriculture includes a range of food growing practices, such as:

- (1) Community gardens
- (2) School gardens on school property
- (3) Urban farms where food is grown for commercial sale
- (4) Animal keeping for eggs, milk, meat

URBAN AREA

(LCP) The area within the Urban or Rural Services Lines.

URBAN DENSITY DEVELOPMENT

(LCP) Development at densities greater than one dwelling unit per acre or the equivalent.

URBAN ROAD STANDARDS

Those standards defined in the Public Works Design Criteria for urban roads. Urban roads shall be dedicated to the public for use and maintenance except for internal project circulation roads.

URBAN SERVICES LINE (USL)

(LCP) A 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 Service Line is subject to change in the future where consistent when the requirements of the Coastal Act, the needs of the community and the availability of supporting urban infrastructure.

URBAN/RURAL BOUNDARY

(LCP) A distinct line which separates rural areas and (1) urban areas defined by the Urban Services Line, or (2) areas with recognized urban densities as defined by the Rural Services Line.



USE PERMIT

A discretionary permit which authorizes uses of land on a site that are not permitted by right within the zoning district and rules that apply to the site. A “Conditional Use Permit” (“CUP”) is considered after public notice and through a required public hearing, and if approval is granted it is usually subject to identified conditions of approval. A “Minor Use Permit” (“MUP”) does not require public notice or public hearing. An “Administrative Use Permit” (“AUP”) requires public notice but does not require a public hearing. Any type of use permit may be granted subject to conditions of approval.

VACATION RENTAL

(LCP) A type of “short-term rental.” A single-family dwelling unit, duplex, or triplex (including condominium and townhouse units, but not including apartments or manufactured homes in a mobile home park), where the owner/operator/contact person/agent does not live in the dwelling unit while it is rented for use as a vacation rental and no one but the renter of the vacation rental dwelling and guests of the renter live in the dwelling unit while it is rented for use as a vacation rental and the entire dwelling unit is rented for the purpose of overnight lodging for a period of not more than 30 days other than (1) ongoing month-to-month tenancy granted to the same renter for the same unit, (2) one less-than-30-day period per year, or (3) a house exchange for which there is no payment. Where there are multiple dwelling units on a site, the owner/operator/contact person/agent may live in one of the dwellings that is not being used as a vacation rental. Renting of individual rooms does not constitute use of a dwelling unit as a vacation rental. Habitable accessory structures, nonhabitable accessory structures, second units constructed under the provisions of SCCC 13.10.681, 13.20.107, or 13.20.108, and legally restricted affordable housing units shall not be used as vacation rentals. See also “Hosted Rental.”

VEHICLE MILES TRAVELED (VMT)

The amount of miles traveled by automobiles.

VERMICULTURE

Use of earthworms to further digest sludge from treated sewage to obtain nutrient-rich toxin free castings (worm feces) for high performance fertilizer.

VERTICAL ACCESS

(LCP) A path or trail which connects the first landward public road, trail, or use area with a public beach or lateral accessway, used to get people to the shore. Stairways, ramps, trails, over- or underpasses are some of the facilities that can be built on vertical accessways.

VIEWSHED

(LCP) The area within view from a defined observation point.

VISION ZERO

A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.



VISITOR ACCOMMODATIONS, COMMERCIAL

(LCP) Commercial visitor serving facilities for short-term (less than 30 days) overnight use. Commercial visitor accommodations do not include “Agricultural Farmstays” or “Short-Term Rentals.”

(1) “Type A visitor accommodations” include hotels, motels and bed and breakfast inns with an individual room or cabin for each customer.

(2) “Type B visitor accommodations” include camps, campgrounds, and group quarters/dormitory-style visitor accommodations, including RV or tent campgrounds, hostels, and visitor accommodations associated with organized camps and conference centers.

VISITOR ACCOMMODATION (VA) UNIT

(LCP) A commercial visitor accommodation room, cabin or suite. VA units can include kitchens and bathrooms.

VISITOR-SERVING COMMERCIAL (USES)

(LCP) Land uses and developments that attract and provide services to visitors to Santa Cruz County for business, recreation, and enjoyment, and consisting of such uses as visitor accommodations, food services, recreational facilities and services, conference centers, and tourist serving retail uses.

WALKSHED

An area around any designation that is reachable on foot for the average person.

WATER ADVISORY COMMISSION

A commission appointed by the Board of Supervisors to advise the Board on water policy, water resource needs, and water supply development.

WATER QUALITY CONSTRAINT AREA

The following areas which are located within one mile of intakes used for public water supply and are located within the watersheds of those intakes: (a) City of Santa Cruz intakes on Reggiardo, Laguna, and Majors Creeks, and Liddell Spring; (b) Bonnymede Mutual intake on Reggiardo Creek; (c) Davenport water system intakes on Mill and San Vicente Creeks.

WATER RIGHTS

A legal right to use surface water. This may be a common law riparian right wherein a property owner is entitled to use of water which touches his property or it may be an appropriative right which has been granted by the State Water Resource Control Board. Water rights specify the amount of water that can be used and may include such conditions as maintenance of a minimum downstream flow.

WATERSHED

(LCP) The total area above a given point on a watercourse that contributes to its waterflow; the entire region drained by a waterway or watercourse that drains into a stream, spring, lake or other body of water.



WATER-EFFICIENT LANDSCAPE ORDINANCE (WELO)

A statewide water conservation law for new and renovated landscapes. The ordinance applies to residential, public, institutional and commercial projects meeting certain size thresholds. In Santa Cruz County, the state WELO is implemented by the Santa Cruz County WELO, except in those areas within the City of Santa Cruz or Soquel Creek Water District boundaries, which are served by WELOs prepared by those agencies.

WATER SUPPLY WATERSHED

(LCP) All of the land area which contributes surface runoff to an existing or proposed reservoir or intake used for water supply. This includes everything upstream of that point.

WAYFINDING SIGNAGE

Signage that directs people from point to point and confirms progress along a route.

WETLANDS

(LCP) 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 water periodically or permanently. Examples of wetlands are saltwater marshes, freshwater, marshes, open or closed brackish water marshes, swamps, mudflats, and fens. The US Army Corps of Engineers, and other federal agencies, utilize a "unified methodology" which defines wetlands as "those areas meeting certain criteria for hydrology, vegetation, and soils."

WILDLIFE CORRIDOR

Linear spaces that connect the various areas of an animal's habitat; links between feeding, watering, resting and breeding places. These corridors are especially important to larger, wider-ranging animal species.

WIND ENERGY CONVERSION SYSTEM

A machine that converts the kinetic energy in the wind into a usable form (commonly known as a wind turbine or windmill). The WECS includes all parts of the system except the tower and the transmission equipment.

WORKFORCE HOUSING

Housing affordable to broad segments of the local workforce, including both low- and moderate-income households (those with incomes of up to 120% of AMI), as well as households that may earn too much to be eligible for affordable housing (e.g., up to 150% or 200% of AMI), but are still unable to afford prevailing prices for single-family detached homes in the area. Workforce housing benefits priority workers such as health care workers, teachers, police and firefighters. Workforce housing may take the form of deed-restricted affordable rental or for-sale housing, or market-rate housing that is more affordable by design compared to the price of most new single-family detached homes (e.g. small single-family homes or multifamily units like condominiums and apartments).