

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
1	Streamlining & CZU (Match to the zoning definition of bedroom for clarity sake. Refer definition to 13.10.700(B))	7.38.030(B)	(B) "Bedroom" means, for the purposes of sizing an OWTS, any room that could be utilized as a bedroom as determined by the Health Officer, including any room in a dwelling that is at least 70 square feet in area, that by its design can furnish the minimum isolation necessary for use as a sleeping area.	(B) "Bedroom" means, for the purposes of sizing an OWTS, any room that could be utilized as a bedroom as determined by the Health Officer, including any <u>conditioned (heated) room in a dwelling that is at least 70 square feet in area, that by its design can furnish the minimum isolation necessary for use as a sleeping area unless it is determined by the Health Officer to one of the exempted spaces listed in SCCC 13.10.700-B.</u>
2	Streamlining & CZU (Align a single Definition of In-Kind for planning, geological/geotechnical, and septic)	<u>Proposed in:</u> 13.10.700-I <u>Cross references in:</u> - 7.38.030(P), - 16.10.040(40) - 16.10/A.040 (CC)	New definition of "in kind" proposed in three sections of the County Code. See locations to the left.	New Definition: <u>"In-kind" means the replacement of a legally permitted, conforming or non-conforming structure with a similar structure of the same square footage and footprint, as determined by the Community Development and Infrastructure Department. The in-kind replacement may be relocated on the same parcel if the Community Development and Infrastructure Director determines that the new location does not exacerbate non-conformities and there are no imminent threats or additional impacts to environmental resources protected by SCCC Title 16, including groundwater and watersheds, to coastal resources protected by SCCC Chapter 13.20, to utilities; and the Director of Environmental Health Services determines there are no impacts to</u>

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				<p><u>an existing on-site wastewater treatment system (OWTS) or future OWTS replacement area.</u></p> <p><u>In the event of a federal, state, or County declared emergency, for legally permitted structures or structures demonstrated to have been constructed prior to 1986, as determined by the Community Development and Infrastructure Department, "in-kind" may include an adjustment of either or both the structure square footage or footprint by up to 10 percent or 500 square feet, whichever is greater, except as limited by SCCC Chapter 13.20 for properties within the coastal zone. Such in-kind replacement shall not be considered an "intensification of use" as otherwise used in this chapter. In-kind replacement that proposes an increase in the number of bedrooms for properties with OWTSs shall have an adequately sized and functional OWTS or meet the provisions of SCCC Chapter 7.38. This definition shall not apply to wireless facilities.</u></p>
3	Streamlining & CZU (Deletion in "low-flow systems to be consistent	7.38.030(X)(5) & 7.38.030(Z)	(5) "Low-flow system" means a permitted system repair that meets the requirements for a standard conventional system except that it has a reduced amount of dispersal area, requires water conservation measures to keep the flow within design capacity, and enables only a one-time	(5) "Low-flow system" means a permitted system repair that meets the requirements for a standard conventional system except that it has a reduced amount of dispersal area, requires water conservation measures to keep the flow within

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	with other 7.38 changes. Modifying definition of “qualified professional” in regard to septic systems)		<p>addition of up to 500 square feet of habitable space with no bedroom additions and no increase in volume of wastewater discharge. An annual fee is charged on the property tax bill and the property will be periodically checked for signs of failure.</p> <p>(Z) "Qualified professional" means an individual licensed by a State of California agency or certified by a State of California agency to design, or install, and/or maintain OWTS and to practice as professionals for other associated reports, as allowed under their license or registration. A Health Officer is a qualified professional. Qualified professionals must obtain an annual registration from the Environmental Health Division, pursuant to SCCC § 7.38.190.</p>	<p>design capacity, and enables only a one-time addition of up to 500 square feet of habitable space with no bedroom additions and no increase in volume of wastewater discharge. An annual fee is charged on the property tax bill and the property will be periodically checked for signs of failure.</p> <p>(Z) "Qualified professional" means an individual licensed by a State of California agency or certified by a State of California agency to design, or install, and/or maintain OWTS and to practice as professionals for other associated reports, as allowed under their license or registration. A Health Officer is a qualified professional. Qualified professionals must obtain an annual registration from the Environmental Health Division, pursuant to SCCC § 7.38.190.</p>
4	Streamlining & CZU (Amendments to replacement structures consistent with other EH changes and	7.38.080	<p>7.38.080 Existing system—Building alterations. (A) General. The sewage disposal system for additions, alterations, or replacements of buildings or structures shall comply with all the requirements for new buildings or structures except as specifically provided in this section. No addition, alteration, or replacement building permit shall be issued without review and approval of the Health Officer.</p>	<p>7.38.080 Existing system—Building alterations. (A) General. The sewage disposal system for additions, alterations, or replacements of buildings or structures shall comply with all the requirements for new buildings or structures except as specifically provided in this section. No addition, alteration, or replacement building permit shall be issued without review and approval of the Health Officer.</p>

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	allowing JADUs and conversion ADUs without the requiring upgraded OWTS)		<p>(B) Building Additions, Remodels, and Replacements.</p> <p>(1) A one-time addition per parcel to any legal residential structure of up to 500 square feet of habitable space with no increase in bedrooms may be approved with no change required to the existing OWTS provided all the conditions listed below are met:</p> <p>(a) The addition does not encroach on the existing OWTS or expansion area;</p> <p>(b) Adequate information exists as to the location, construction and proper function of the existing OWTS;</p> <p>(c) The limit of one addition per parcel shall commence on January 1, 1993, and shall apply to all building permit applications on file as of that date; and</p> <p>(d) The existing OWTS is functioning without failure.</p> <p>(2) Additions of more than 500 square feet of habitable space and/or increases in the numbers of bedrooms to any legal residential structure and/or the creation of an accessory dwelling unit pursuant to Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). Bedroom</p>	<p>(B) Building Additions, Remodels, and Replacements.</p> <p>(1) A one-time addition per parcel to any legal residential structure of up to 500 square feet of habitable space with no increase in bedrooms may be approved with no change required to the existing OWTS provided all the conditions listed below are met:</p> <p>(a) The addition does not encroach on the existing OWTS or expansion area;</p> <p>(b) Adequate information exists as to the location, construction and proper function of the existing OWTS;</p> <p>(c) The limit of one addition per parcel shall commence on January 1, 1993, and shall apply to all building permit applications on file as of that date; and</p> <p>(d) The existing OWTS is functioning without failure.</p> <p>(2) Additions of more than 500 square feet of habitable space and/or <u>with</u> increases in the numbers of bedrooms to any legal residential structure and/or the creation of an accessory dwelling unit pursuant to Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and</p>

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			<p>additions may be approved utilizing an existing dispersal system approved prior to June 1, 2018, if that system meets all requirements for groundwater separation, well setback, stream setback and dispersal area; provided, that said dispersal systems that have a flow depth between two and 10 feet may only be given credit for an infiltrative area of up to 10 square feet per linear foot if a qualified professional demonstrates to the satisfaction of the Health Officer that the system can accommodate the increased flow for the addition without adversely impacting water quality based on an evaluation of the existing leachfield trenches, soil characteristics and percolation rates. County staff will also consider other risk factors including but not limited to OWTS density, depth to groundwater and proximity to drinking water wells. Existing dispersal systems that have a flow depth deeper than 10 feet or that do not meet other requirements may be utilized with the addition of enhanced treatment that meets requirements.</p> <p>(3) Replacement of a legal structure with an equivalent structure may be approved; provided, that:</p> <p>(a) The OWTS to serve the reconstruction meets or is upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186;</p> <p>(b) During the three-year period prior to application under this subsection the legal structure has been</p>	<p>dwelling units). Bedroom additions may be approved utilizing an existing dispersal system approved prior to June 1, 2018, if that system meets all requirements for groundwater separation, well setback, stream setback and dispersal area; provided, that said dispersal systems that have a flow depth between two and 10 feet may only be given credit for an infiltrative area of up to 10 square feet per linear foot if a qualified professional demonstrates to the satisfaction of the Health Officer that the system can accommodate the increased flow for the addition without adversely impacting water quality based on an evaluation of the existing leachfield trenches, soil characteristics and percolation rates. County staff will also consider other risk factors including but not limited to OWTS density, depth to groundwater and proximity to drinking water wells. Existing dispersal systems that have a flow depth deeper than 10 feet or that do not meet other requirements may be utilized with the addition of enhanced treatment that meets requirements.</p> <p>(3) Replacement of a legal structure with an <u>equivalent-in-kind</u> structure may be approved; provided, that:</p> <p>(a) The <u>existing</u> OWTS to serve the reconstruction <u>is functioning without failure. New or replacement OWTS must</u> meets or is upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186;</p>

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			<p>continuously used or fully capable of being continuously used for either residential or commercial use, including the maintenance of utility hook-ups; and</p> <p>(c) During the full three-year period prior to application under this subsection the legal structure has been continuously assessed as an active residential or commercial use by the County Assessor.</p> <p>(4) For purposes of this subsection, "legal structure" means a structure, including any remodel or addition, which was constructed pursuant to an approved building permit, or constructed at a time prior to the requirement of a building permit.</p> <p>(5) Any parcel for which an addition, remodel, or replacement meets all the provisions of this subsection shall not be required to meet the minimum lot size provisions of this chapter.</p> <p>(6) Prior to submittal of the application, the Environmental Health Division shall review and provide approval of all building permit applications that propose any increase of site disturbance or potential increase in potential wastewater flow on a parcel served by an OWTS. The conditions stated in subsections (B)(1)(a) and (b) of this section shall be satisfied prior to such approval. Projects such as simple foundation replacement with no change in footprint, rewiring, replumbing, reroofing, interior and exterior remodels that do not increase bedrooms or</p>	<p>(b) During the three-year period prior to application under this subsection the <u>The structure is a legal or non-conforming</u> structure has been continuously used or fully capable of being continuously used for either residential or commercial use, including the maintenance of utility hook-ups; and</p> <p>(c) During the full three-year period prior to application under this subsection the legal structure has been continuously assessed as an active residential or commercial use by the County Assessor.</p> <p>(4) For purposes of this subsection, "legal structure" means a structure, including any remodel or addition, which was constructed pursuant to an approved building permit, or constructed at a time prior to the requirement of a building permit.</p> <p>(5) Any parcel for which an addition, remodel, or replacement meets all the provisions of this subsection shall not be required to meet the minimum lot size provisions of this chapter.</p> <p>(6) Prior to submittal of the application, the Environmental Health Division shall review and provide approval of all building permit applications that propose any increase of site disturbance or potential increase in potential wastewater flow on a parcel served by an OWTS. The conditions stated in subsections (B)(1)(a) and (b) of this section shall be satisfied prior to such approval. Projects such as simple foundation replacement with no change in</p>

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			<p>change building footprint shall not require review and approval by the Environmental Health Division.</p> <p>(C) Accessory Dwelling Units. Creation of an accessory dwelling unit pursuant to Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). An accessory dwelling unit shall be considered a separate unit for the purposes of calculating design flow. Installation of an additional or expanded OWTS to serve an accessory dwelling unit on a developed parcel is considered an upgrade. For a new detached accessory dwelling unit, the second unit may have a separate OWTS; provided, that the OWTS for the main structure meets standards or may utilize a combined system that meets or is upgraded to meet standards for the combined flows and each unit is served by its own septic tank. A combined tank may be allowed for enhanced treatment systems as a part of the treatment system if it meets the specifications for the design flow.</p> <p>(D) Reconstruction of Occupied Structures Destroyed by Fire or Calamity. Reconstruction of any legal structure partially or wholly destroyed by fire, flood, land movement, other natural calamity, or any other calamity beyond the control of the owner of</p>	<p>footprint, rewiring, replumbing, reroofing, interior and exterior remodels that do not increase bedrooms or change building footprint shall not require review and approval by the Environmental Health Division.</p> <p>(C) Accessory Dwelling Units.</p> <p><u>(1)</u> Creation of an accessory dwelling unit pursuant to <u>SCCC</u> Chapter 13.10 SCCC may be approved, provided the OWTS meets (or is upgraded to meet) the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186 for the total number of bedrooms and dwelling units in the proposed project (including existing bedrooms and dwelling units). An accessory dwelling unit shall be considered a separate unit for the purposes of calculating design flow. Installation of an additional or expanded OWTS to serve an accessory dwelling unit on a developed parcel is considered an upgrade. For a new detached accessory dwelling unit, the second unit may have a separate OWTS; provided, that the OWTS for the main structure meets standards or may utilize a combined system that meets or is upgraded to meet standards for the combined flows and each unit is served by its own septic tank. A combined tank may be allowed for enhanced treatment systems as a part of the treatment system if it meets the specifications for the design flow.</p> <p><u>(2) Junior accessory dwelling units or conversion accessory dwelling units up to 500 square feet as</u></p>

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			<p>such structure will not be considered new development for the purposes of this chapter if all of the following conditions are met:</p> <p>(1) On the date of the calamity damage, the legal structure was either actually used or fully capable of being used for residential or commercial use and assessed as an active residential or commercial use by the County Assessor. "Legal structure" as used in this subsection means a structure, including any remodel or addition, which was constructed under an approved building permit, or constructed at a time prior to the requirements of a building permit.</p> <p>(2) Application for a permit to reconstruct the structure must be made within 10 years of the date of the calamity damage. If more time has elapsed since the date of the calamity damage and all permits and applications for permits to reconstruct the structure have expired, no further application for a permit to reconstruct the structure may be made, and current standards and minimum parcel sizes as specified in SCCC § 7.38.045 for new construction will apply.</p> <p>(3) The OWTS to serve the reconstruction must meet or be upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186 and must not be prohibited under SCCC § 7.38.042.</p> <p>(4) Any contiguous undeveloped properties of the owner must be combined to achieve a minimum parcel size of at least 15,000 square feet.</p>	<p><u>defined by SCCC 13.20.700 that don't result in additional bedrooms may be permitted without OWTS upgrade so long as the existing OWTS was permitted, sized adequately, and is functioning without failure. If the existing OWTS is subject to failure, the OWTS shall be upgraded to meet the standards in SCCC 7.38.095 through 7.38.186.</u></p> <p>(D) Reconstruction of Occupied Structures Destroyed by Fire or Calamity. Reconstruction of any legal structure partially or wholly destroyed by fire, flood, land movement, other natural calamity, or any other calamity beyond the control of the owner of such structure will not be considered new development for the purposes of this chapter if all of the following conditions are met:</p> <p>(1) On the date of the calamity damage, the legal structure was either actually used or fully capable of being used for residential or commercial use and assessed as an active residential or commercial use by the County Assessor. "Legal structure" as used in this subsection means a structure, including any remodel or addition, which was constructed under an approved building permit, or constructed at a time prior to the requirements of a building permit.</p> <p>(2) Application for a permit to reconstruct the structure must be made within 10 years of the date of the calamity damage. If more time has elapsed since the date of the calamity damage and all permits and applications for permits to reconstruct the</p>

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			(E) Any proposed new use or proposed expansion of an existing use on a developed parcel served by one or more OWTS can only be approved if all existing and proposed uses on the parcel can be served by an OWTS that meets the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186.	<p>structure have expired, no further application for a permit to reconstruct the structure may be made, and current standards and minimum parcel sizes as specified in SCCC § 7.38.045 for new construction will apply.</p> <p>(32) The <u>existing</u> OWTS to serve the reconstruction <u>was permitted, is sized adequately, and is functioning without failure. New or replacement OWTS</u> must meet or be upgraded to meet the standards as provided in SCCC § 7.38.095 through § 7.38.186 and must not be prohibited under SCCC § 7.38.042.</p> <p>(43) Any contiguous undeveloped properties of the owner must be combined to achieve a minimum parcel size of at least 15,000 square feet.</p> <p>(E) Any proposed new use or proposed expansion of an existing use on a developed parcel served by one or more OWTS can only be approved if all existing and proposed uses on the parcel can be served by an OWTS that meets the requirements for a standard system or enhanced treatment system as specified in SCCC § 7.38.095 through § 7.38.186.</p>
5	Streamlining & CZU (Remove requirement for slope stability report)	7.38.095 (B)(4)(c)	<p>7.38.095 OWTS replacement.</p> <p>If soils are at least seven feet deep and conditions are otherwise suitable to prevent lateral surfacing of effluent, installation on slopes steeper than 30 percent up to 50 percent may be allowed if:</p> <p>(a) The distribution pipe is installed at least two feet below the surface (vertical depth); and</p>	<p>7.38.095 OWTS replacement.</p> <p>If soils are at least seven feet deep and conditions are otherwise suitable to prevent lateral surfacing of effluent, installation on slopes steeper than 30 percent up to 50 percent may be allowed if:</p> <p>(a) The distribution pipe is installed at least two feet below the surface (vertical depth); and</p>

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			<p>(b) A minimum separation of five feet is maintained between the leaching trench disposal system and bedrock or other impermeable layer; and.</p> <p>(c) A slope stability report is prepared by a California licensed civil or geotechnical engineer or professional geologist and approved by the Health Officer, which indicates that installation on the slope is acceptable.</p>	<p>(b) A minimum separation of five feet is maintained between the leaching trench disposal system and bedrock or other impermeable layer; and.</p> <p>(c) A slope stability report is prepared by a California licensed civil or geotechnical engineer or professional geologist and approved by the Health Officer, which indicates that installation on the slope is acceptable.</p>																								
6	<p>Streamlining & CZU (Reduce setbacks that require upgrade instead of repairs & to allow the use of seepage pits for existing systems)</p>	7.38.150(B)(9) & (E)	<p>7.38.150 Effluent dispersal system requirements. (B)(9) The vertical separation between trench bottom and groundwater and stream setback shall be based on system type, stream setback and percolation rate in minutes per inch (MPI):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #D3D3D3;"> <th colspan="4" style="text-align: left; padding: 5px;">Conventional Systems:</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Horizontal Setback to Stream</td> <td style="padding: 5px;">25—50 Feet</td> <td style="padding: 5px;">50—100 Feet</td> <td style="padding: 5px;">> 100 Feet</td> </tr> <tr> <td style="padding: 5px;">New system on undeveloped parcel</td> <td style="padding: 5px;">Not Permitted</td> <td style="padding: 5px;">Not Permitted</td> <td style="padding: 5px;"><1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area</td> </tr> </tbody> </table>	Conventional Systems:				Horizontal Setback to Stream	25—50 Feet	50—100 Feet	> 100 Feet	New system on undeveloped parcel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area	<p>7.38.150 Effluent dispersal system requirements. (B)(9) The vertical separation between trench bottom and groundwater and stream setback shall be based on system type, stream setback and percolation rate in minutes per inch (MPI):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #D3D3D3;"> <th colspan="4" style="text-align: left; padding: 5px;">Conventional Systems:</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Horizontal Setback to Stream</td> <td style="padding: 5px;">25—50 Feet</td> <td style="padding: 5px;">50—100 Feet</td> <td style="padding: 5px;">> 100 Feet</td> </tr> <tr> <td style="padding: 5px;">New system on undeveloped parcel</td> <td style="padding: 5px;">Not Permitted</td> <td style="padding: 5px;">Not Permitted</td> <td style="padding: 5px;"><1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area</td> </tr> </tbody> </table>	Conventional Systems:				Horizontal Setback to Stream	25—50 Feet	50—100 Feet	> 100 Feet	New system on undeveloped parcel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area
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						1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 8 feet 30—60 MPI = 5 feet >60 MPI—Not Permitted					1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 8 feet 30—60 MPI = 5 feet >60 MPI—Not Permitted
			Upgraded system, increase in flow by ADU, bedroom addition or major remodel	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area	Upgraded system, increase in flow by ADU, bedroom addition or major remodel	Not Permitted	Not Permitted	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area

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						5—29.9 MPI = 8 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted				5—29.9 MPI = 8 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted
			Repaired system, no increase in flow	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 feet outside nitrate concern area 5—29.9 MPI = 5 feet 30—60 MPI = 5 feet >60 MPI – Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 8 feet outside nitrate concern area 5—29.9 MPI = 5 feet 30—60 MPI = 5 feet 5—29.9 MPI = 5 feet 30—60 MPI = 5 feet	Repaired system, no increase in flow	Not Permitted	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 <u>8</u> feet outside nitrate concern area 5—29.9 MPI = 5 <u>8-5</u> feet outside nitrate concern area 5—29.9 MPI = 5-2 <u>5</u> feet	<1 MPI—Not Permitted 1—5 MPI Not permitted in nitrate concern area 1—5 MPI = 20 <u>20</u> feet in nitrate concern area 1—5 MPI = 8-5 <u>8-5</u> feet outside nitrate concern area 5—29.9 MPI = 5-2 <u>5</u> feet

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1						>60 MPI – Not Permitted				30—60 MPI = 5-2 feet >60 MPI – Not Permitted			
			Greywater sump	5 feet	5 feet	3 feet				Greywater sump	5 feet	5 feet	3 feet
			<p>(E) Seepage Pit Leaching Disposal System.</p> <p>(1) Seepage pits shall not be permitted for new systems serving new development. The Health Officer may approve the use of a seepage pit as a leaching dispersal system to:</p> <p>(a) Repair an existing OWTS; or</p> <p>(b) To expand an existing system in conjunction with a building addition, alteration, expansion or reconstruction, if:</p> <p>(i) The existing system utilized seepage pits; and</p> <p>(ii) Leaching trenches or other dispersal system cannot be installed due to unsatisfactory soil conditions or lack of sufficient space.</p> <p>(2) Enhanced treatment will be required for all seepage pits and minimum groundwater separation will be 10 feet, and nonpublic water well setback shall be 150 feet. Setback from a public water well shall be as specified in SCCC § 7.38.043.</p> <p>(3) Repair procedures for use of seepage pits shall be established by the Health Officer pursuant to SCCC § 7.38.095(E).</p>				<p>(E) Seepage Pit Leaching Disposal System.</p> <p>(1) Seepage pits shall not be permitted for new systems serving new development. The Health Officer may approve the use of a seepage pit as a leaching dispersal system to:</p> <p>(a) Repair an existing OWTS; or</p> <p>(b) To expand an existing system in conjunction with a building addition, alteration, expansion or reconstruction, if:</p> <p>(i) The existing system utilized seepage pits; and</p> <p>(ii) Leaching leaching trenches or other dispersal system cannot be installed due to unsatisfactory soil conditions or lack of sufficient space.</p> <p>(2) Enhanced treatment will be required for all seepage pits and minimum<u>Minimum</u> groundwater separation will be 10 feet, and nonpublic water well setback shall be 150 feet. Setback from a public water well shall be as specified in SCCC § 7.38.043.</p>						

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				(3) Repair procedures for use of seepage pits shall be established by the Health Officer pursuant to SCCC § 7.38.095(E).
7	Streamlining (Removal of large dwelling permit requirements and design guidelines)	13.10.324(C)	<p>13.10.324 Special standards and conditions for residential districts.</p> <p>(C) Large Dwelling Permit Requirements and Design Guidelines.</p> <p>(1) Approvals. No single-family dwelling unit shall be constructed which will result in 5,000 square feet or more of "net floor area," exclusive of accessory structures associated with the residential use, unless a CUP is obtained pursuant to the provisions of this section.</p> <p>(2) Findings. All applications subject to this section shall be approved only if at least one of the following findings can be made:</p> <p>(a) The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the large dwelling design guidelines in subsection (C)(4) of this section; or</p> <p>(b) The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in subsection (C)(4) of this</p>	<p>13.10.324 Special standards and conditions for residential districts.</p> <p>(C) Large Dwelling Permit Requirements and Design Guidelines.</p> <p>(1) Approvals. No single-family dwelling unit shall be constructed which will result in 5,000 square feet or more of "net floor area," exclusive of accessory structures associated with the residential use, unless a CUP is obtained pursuant to the provisions of this section.</p> <p>(2) Findings. All applications subject to this section shall be approved only if at least one of the following findings can be made:</p> <p>(a) The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the large dwelling design guidelines in subsection (C)(4) of this section; or</p> <p>(b) The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in subsection (C)(4) of this</p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

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			<p>section. (For structures within the Coastal Zone requiring a coastal development permit, additional findings shall be made pursuant to Chapter 13.20 SCCC.)</p> <p>(3) Conditions. Conditions of project approvals made pursuant to this section may include mitigation measures necessary to preserve the neighborhood character in which the proposed structure(s) will be located, to preserve neighboring property privacy or solar access, and/or to screen the structure(s) from the road. Such measures may include, but are not limited to: house and accessory structure re-siting, additional landscape screening and house redesign, including possible reduction in floor area.</p> <p>(4) Large Dwelling Design Guidelines. New large dwellings and related accessory structures regulated by this section are subject to the following design guidelines. The intent of these guidelines is to assist the applicant in meeting the requirements of the large dwelling regulations, and to assist the Planning Director and Zoning Administrator in reviewing applications.</p> <p>Large dwellings and their related accessory structure should be designed so that:</p> <p>(a) Changes in the natural topography of the building site are minimized;</p> <p>(b) Grading cuts and fills are minimized, and when allowed, are balanced;</p>	<p>section. (For structures within the Coastal Zone requiring a coastal development permit, additional findings shall be made pursuant to Chapter 13.20 SCCC.)</p> <p>(3) Conditions. Conditions of project approvals made pursuant to this section may include mitigation measures necessary to preserve the neighborhood character in which the proposed structure(s) will be located, to preserve neighboring property privacy or solar access, and/or to screen the structure(s) from the road. Such measures may include, but are not limited to: house and accessory structure re-siting, additional landscape screening and house redesign, including possible reduction in floor area.</p> <p>(4) Large Dwelling Design Guidelines. New large dwellings and related accessory structures regulated by this section are subject to the following design guidelines. The intent of these guidelines is to assist the applicant in meeting the requirements of the large dwelling regulations, and to assist the Planning Director and Zoning Administrator in reviewing applications.</p> <p>Large dwellings and their related accessory structure should be designed so that:</p> <p>(a) Changes in the natural topography of the building site are minimized;</p> <p>(b) Grading cuts and fills are minimized, and when allowed, are balanced;</p>

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			<p>(c) House design and accessory structure horizontal elements follow hillside contours, where applicable;</p> <p>(d) Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged;</p> <p>(e) Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints;</p> <p>(f) Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible;</p> <p>(g) The structure(s) is compatible in terms of proportion, size, mass, and height with homes within the surrounding neighborhood;</p> <p>(h) Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements;</p> <p>(i) Landscaping helps blend the structure(s) with the natural environmental setting of the site. This can be done by preserving existing vegetation as much as possible, siting the structure(s) to take advantage of existing trees and land forms, and by planting fast-growing, native landscaping to screen elements visible from viewpoints located off the parcel on which the structure is located;</p>	<p>(c) House design and accessory structure horizontal elements follow hillside contours, where applicable;</p> <p>(d) Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged;</p> <p>(e) Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints;</p> <p>(f) Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible;</p> <p>(g) The structure(s) is compatible in terms of proportion, size, mass, and height with homes within the surrounding neighborhood;</p> <p>(h) Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements;</p> <p>(i) Landscaping helps blend the structure(s) with the natural environmental setting of the site. This can be done by preserving existing vegetation as much as possible, siting the structure(s) to take advantage of existing trees and land forms, and by planting fast-growing, native landscaping to screen elements visible from viewpoints located off the parcel on which the structure is located;</p>

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			<p>(j) The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy; and</p> <p>(k) The location of the structure(s) on the site minimizes view blockage within public viewsheds.</p>	<p>(j) The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy; and</p> <p>(k) The location of the structure(s) on the site minimizes view blockage within public viewsheds.</p>																																																								
8	Streamlining (Delete reference to large dwelling permit guidelines)	Table 13.10.312-1: Agricultural Uses Chart (Housing and Accessory Uses Section)	<p>Housing and Accessory Uses</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Single-family dwelling, < 5,000 sf</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">13.10.313(F); 13.10.314(B); 13.10.324(C);</td> </tr> <tr> <td>Inside Coastal Zone</td> <td style="text-align: center;">CUP_A</td> <td></td> <td></td> <td></td> <td style="text-align: center;">P</td> <td>13.11.037; 16.50.095</td> </tr> <tr> <td>Outside Coastal Zone</td> <td style="text-align: center;">P</td> <td></td> <td></td> <td></td> <td></td> <td>13.10.313(E) On CA, limit of one single-family dwelling per parcel.</td> </tr> <tr> <td>Single-family dwelling, >5,000 sf</td> <td style="text-align: center;">CUP</td> <td></td> <td style="text-align: center;">CUP</td> <td></td> <td></td> <td></td> </tr> </table>	Single-family dwelling, < 5,000 sf						13.10.313(F); 13.10.314(B); 13.10.324(C);	Inside Coastal Zone	CUP _A				P	13.11.037; 16.50.095	Outside Coastal Zone	P					13.10.313(E) On CA, limit of one single-family dwelling per parcel.	Single-family dwelling, >5,000 sf	CUP		CUP				<p>Housing and Accessory Uses</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Single-family dwelling, < 5,000 sf</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">13.10.313(F); 13.10.314(B); 13.10.324(C);</td> </tr> <tr> <td>Inside Coastal Zone</td> <td style="text-align: center;">CUP_A</td> <td></td> <td></td> <td></td> <td style="text-align: center;">P</td> <td>13.11.037; 16.50.095</td> </tr> <tr> <td>Outside Coastal Zone</td> <td style="text-align: center;">P</td> <td></td> <td></td> <td></td> <td></td> <td>13.10.313(E) On CA, limit of one single-family dwelling per parcel.</td> </tr> <tr> <td>Single-family dwelling, >5,000 sf</td> <td style="text-align: center;">CUP</td> <td></td> <td style="text-align: center;">CUP</td> <td></td> <td></td> <td></td> </tr> </table>	Single-family dwelling, < 5,000 sf						13.10.313(F); 13.10.314(B); 13.10.324(C);	Inside Coastal Zone	CUP _A				P	13.11.037; 16.50.095	Outside Coastal Zone	P					13.10.313(E) On CA, limit of one single-family dwelling per parcel.	Single-family dwelling, >5,000 sf	CUP		CUP			
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10	Streamlining (Delete reference to large dwelling permit guidelines)	13.10.323 (F)(5)	<p>13.10.323 Development standards in residential districts.</p> <p>(F) Site and Structural Dimension Exceptions Relating to Structures.</p> <p>(5) Structures Larger Than 5,000 Square Feet. No residential structure shall be constructed which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures, unless a CUP is obtained pursuant to the provisions of SCCC § 13.10.324(C).</p>	<p>13.10.323 Development standards in residential districts.</p> <p>(F) Site and Structural Dimension Exceptions Relating to Structures.</p> <p>(5) Structures Larger Than 5,000 Square Feet. No residential structure shall be constructed which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures, unless a CUP is obtained pursuant to the provisions of SCCC § 13.10.324(C).</p>																																												
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	(Modifying the use of limited parking stalls for outdoor seating)		(3) Outdoor Dining/Seating. Permanent (long-term) outdoor seating is allowed subject to an MUP to add 12 or fewer seats or an AUP to add more than 12 seats. Outdoor seating includes outdoor dining as well as other uses such as seating in common plaza areas, or outdoor exercise equipment for a fitness facility. Conditions of approval for outdoor seating must ensure public health and safety, including but not limited to: standards from the Americans with Disabilities Act; adequate alternate parking arrangements if parking spaces will be lost to outdoor seating; and permit requirements from other agencies as needed, such as: the County Department of Public Works; County Health Services Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles. Temporary outdoor seating may be approved with a temporary use permit, subject to SCCC § 13.10.616.	(3) Outdoor Dining/Seating. Permanent (long-term) outdoor seating is allowed subject to an MUP to add 12 or fewer seats or an AUP to add more than 12 seats. Outdoor seating includes outdoor dining as well as other uses such as seating in common plaza areas, or outdoor exercise equipment for a fitness facility. Conditions of approval for outdoor seating must ensure public health and safety, including but not limited to: standards from the Americans with Disabilities Act; adequate alternate parking arrangements if parking spaces will be lost to outdoor seating, <u>except as allowed in subsection (a) below</u> ; and permit requirements from other agencies as needed, such as: the County Department of Public Works; County Health Services Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles. Temporary outdoor seating may be approved with a temporary use permit, subject to SCCC § 13.10.616. <u>(a) On a commercially zoned parcel, a minimum of one parking stall and up to 10 percent of the parcel's total parking stalls (up to a maximum of five stalls), may be utilized for permanent outdoor dining/seating or another outdoor use associated with a legally permitted and operational use.</u>

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				<p><u>(i) For parcels with more than one business, businesses are encouraged to share outdoor uses located on parking stalls.</u></p> <p><u>(ii) Conversion of parking stalls under this subsection shall be allowed without replacement parking stalls, and permanent improvements shall require building permits, as applicable. Application shall be authorized by the property owner or authorized manager overseeing the parcel's activities.</u></p> <p><u>(iii) Improvements shall meet the ADA and other agency standards and permits noted in subsection (3). The use of ADA parking stalls shall be replaced to meet state standards.</u></p> <p><u>(iv) Off-site loading areas shall not be utilized for this purpose.</u></p>
12	Streamlining (Delete reference to large dwelling permit guidelines)	13.11.040	<p>13.11.040 Projects requiring design review.</p> <p>(A) Design review shall be required for the following private and public activities for which a site development or coastal development permit approval is required by the County of Santa Cruz:</p> <p>(1) Residential development including:</p> <p>(a) New residence(s) or additions involving 500 square feet or more within coastal special communities or on sensitive sites.</p> <p>(b) New single-family residences or remodels of 5,000 square feet or larger as regulated by SCCC § 13.10.324.</p>	<p>13.11.040 Projects requiring design review.</p> <p>(A) Design review shall be required for the following private and public activities for which a site development or coastal development permit approval is required by the County of Santa Cruz:</p> <p>(1) Residential development including:</p> <p>(a) New residence(s) or additions involving 500 square feet or more within coastal special communities or on sensitive sites.</p> <p>(b) New single-family residences or remodels of 5,000 square feet or larger as regulated by SCCC § 13.10.324.</p>

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			(c) Residential development of three or more units. (Accessory dwelling units are exempt from design review.)	(eb) Residential development of three or more units. (Accessory dwelling units are exempt from design review.)
13	Streamlining (Delete reference to large dwelling permit guidelines)	13.11.070 (D)(2)(b)(ii)	<p>13.11.070 Design review standards.</p> <p>(b) Landscape Maintenance.</p> <p>(i) All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.</p> <p>(ii) Required landscaping shall be kept free from weeds and undesirable grasses. One means of preventing weed growth is to plant dense ground covers; another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in SCCC § 13.10.324(C).</p>	<p>13.11.070 Design review standards.</p> <p>(b) Landscape Maintenance.</p> <p>(i) All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.</p> <p>(ii) Required landscaping shall be kept free from weeds and undesirable grasses. One means of preventing weed growth is to plant dense ground covers; another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in SCCC § 13.10.324(C).</p>
14	Streamlining (Amendments to residential site and development standards, specifically	13.10.323-324	Please see Exhibit B for current language of 13.10.323-324.	<p>Please see Exhibit B for underline/strikethrough of changes.</p> <p>*Any changes proposed elsewhere in SCCC 13.10.323 in this current document are not reflected in Exhibit B. Exhibit B only pertains to amendments to residential site and development</p>

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	regarding minimum lot size)			standards, specifically regarding minimum lot size. *
15	Streamlining & CZU (Giving authority to the CDI Director in the case of environmental resources when replacing structures after a disaster)	13.20.063	<p>13.20.063 Replacement after disaster exemption. Subject to SCCC § 13.20.060, no coastal development permit is required for the replacement of any legal structure (including associated landscaping and erosion control structures/devices) that existed prior to the occurrence of a disaster, other than a public works facility, that is destroyed by a disaster (i.e., any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner); provided, that the replacement structure will:</p> <p>(A) Conform to all applicable LCP requirements, including SCCC § 16.10.070(H)(4), Coastal Bluffs and Beaches, Alteration of Damaged Structures;</p> <p>(B) Be for the same use as the destroyed structure;</p> <p>(C) Not exceed the floor area, height, or bulk (i.e., the total interior cubic volume as measured from the structure's exterior surface) of the destroyed structure by more than 10 percent; and</p> <p>(D) Be sited in the same location on the affected property as the destroyed structure.</p>	<p>13.20.063 Replacement after disaster exemption. Subject to SCCC § 13.20.060, no coastal development permit is required for the replacement of any legal structure (including associated landscaping and erosion control structures/devices) that existed prior to the occurrence of a disaster, other than a public works facility, that is destroyed by a disaster (i.e., any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner); provided, that the replacement structure will:</p> <p>(A) Conform to all applicable LCP requirements, including SCCC § 16.10.070(H)(4), Coastal Bluffs and Beaches, Alteration of Damaged Structures;</p> <p>(B) Be for the same use as the destroyed structure;</p> <p>(C) Not exceed the floor area, height, or bulk (i.e., the total interior cubic volume as measured from the structure's exterior surface) of the destroyed structure by more than 10 percent; and</p> <p>(D) Be sited in the same location on the affected property as the destroyed structure, <u>unless the Community Development and Infrastructure Director determines that there are no additional impacts to environmental resources protected by SCCC Title</u></p>

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				16, coastal resources, groundwater, and protected watersheds.
16	Streamlining (Lowering approval level of grading permits to be processed administratively, while lowering the threshold from 8,000 to 5,000 cubic yards)	16.20.040 (Inside the Coastal Zone)	<p>16.20.040 Approval required. Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading approval has been obtained for the project. A separate approval shall be required for each site and shall be obtained as follows:</p> <p>(A) Planning Commission. All approvals for grading in excess of 8,000 cubic yards, or for which an environmental impact report was prepared, or for grading in excess of 1,000 cubic yards which is visible from a scenic corridor roadway, as designated in the Local Coastal Program Land Use Plan, shall be processed according to Chapter 18.10 SCCC, Level VI.</p> <p>(B) Planning Director. All other permits shall be processed according to Chapter 18.10 SCCC, Level III.</p> <p>(C) Subdivisions. The Public Works Director is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which improvement plans have been signed by the Public Works Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map. Grading</p>	<p style="color: red; text-decoration: underline;">16.20.040 Approval required.</p> <p>Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading approval has been obtained for the project. A separate approval shall be required for each site and shall be obtained as follows:</p> <p>(A) Planning Commission<u>Administrative Site Development Permit</u>. All approvals-applications for grading in excess of 8,000 5,000 cubic yards, or for which an environmental impact report was prepared, or for grading in excess of 1,000 cubic yards which is visible from a scenic corridor roadway, as designated in the Local Coastal Program Land Use Plan, shall be processed according to Chapter SCCC 18.10 SCCC, Level VI<u>Administrative Site Development Permit, as a discretionary permit application that is the subject of a public notice and acted upon by the Planning Director or their designee.</u></p> <p>(B) Planning Director. All other permits shall be processed according to Chapter 18.10 SCCC, Level III<u>Minor Site Development Permit.</u></p> <p>(C) Subdivisions. The Public Works<u>Director of Community Development and Infrastructure</u> is hereby authorized and directed to enforce the provisions of this chapter for grading done within</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			permits are not issued by the Planning Director for subdivision work administered by the Director of Public Works.	parcel map subdivisions for which improvement plans have been signed by the Public Works <u>Community Development and Infrastructure</u> Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map, <u>pursuant to SCCC 14.01.512, provided all applicable requirements of that section have been satisfied.</u> Grading permits are not issued by the Planning Director for subdivision work administered by the Director of Public Works.
17	Streamlining (Lowering approval level of grading permits to be processed administratively, while lowering the threshold from 8,000 to 5,000 cubic yards)	16.20A.040 (Outside the Coastal Zone)	<p>16.20.040 Approval required.</p> <p>Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading permit has been obtained for the project. A separate grading permit shall be required for each site and shall be obtained as follows:</p> <p>(A) Planning Commission. All applications for grading permits involving in excess of 8,000 cubic yards, or for grading in excess of 1,000 cubic yards on a site which is visible from a scenic corridor roadway designated in the Local Coastal Program Land Use Plan, shall be processed according to Chapter 18.10 SCCC, Level VI, as a discretionary permit application that is the subject of a noticed public hearing and acted upon by the Planning Commission.</p>	<p>16.20.040 Approval required.</p> <p>Except as exempted by SCCC § 16.20.050, no person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor for any grading until a grading permit has been obtained for the project. A separate grading permit shall be required for each site and shall be obtained as follows:</p> <p>(A) <u>Planning Commission</u> Administrative Site Development Permit. All applications for grading permits involving in excess of 8,000 <u>85,000</u> cubic yards, or for grading in excess of 1,000 cubic yards on a site which is visible from a scenic corridor roadway designated in the Local Coastal Program Land Use Plan, shall be processed according to Chapter SCCC 18.10—SCCC, Level VI <u>Administrative Site Development Permit</u>, as a discretionary permit</p>

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			<p>(B) Planning Director. Applications for grading permits involving any amount of grading on greater than 50 percent slopes, or grading between 1,000 and 8,000 cubic yards of earth material on a site and which is not located in a designated scenic area or visible from a scenic road shall be processed according to Chapter 18.10 SCCC, Level III. Concurrent approvals shall be processed according to SCCC § 18.10.123.</p> <p>(C) Subdivisions. The Director of the Department of Public Works is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which improvement plans have been signed by the Public Works Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map. Grading permits are not issued by the Planning Director for subdivision work administered by the Public Works Director.</p> <p>(D) Ministerial Permits. Applications for grading permits involving less than 1,000 cubic yards of earth material on less than 50 percent slopes or grading that is part of a consolidated coastal development permit process shall be processed as ministerial building permits and comply with standards of applicable County codes and recommendations of a</p>	<p>application that is the subject of a noticed-public hearing-<u>notice</u> and acted upon by the Planning Commission<u>Director or their designee</u>.</p> <p>(B) Planning Director. Applications for grading permits involving any amount of grading on greater than 50 percent slopes, or grading between 1,000 and 8,000 cubic yards of earth material on a site and which is not located in a designated scenic area or visible from a scenic road shall be processed according to Chapter-<u>SCCC</u> 18.10-SCCC, <u>Level III</u>Minor Site Development Permit. Concurrent approvals shall be processed according to SCCC § 18.10.123.</p> <p>(C) Subdivisions. The Director of the Department of <u>Community Development and Infrastructure</u> Public Works is hereby authorized and directed to enforce the provisions of this chapter for grading done within parcel map subdivisions for which improvement plans have been signed by the <u>Community Development and Infrastructure</u>Public Works Director or within subdivisions for which a final map has been recorded or for property on which a tentative subdivision map has been approved and grading is permitted prior to recording of a final map, <u>pursuant to SCCC 14.01.512, provided all applicable requirements of that section have been satisfied</u>. Grading permits are not issued by the Planning Director for subdivision work administered by the Public Works Director.</p>

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			soils or geotechnical report in order to be approved and issued.	(D) Ministerial Permits. Applications for grading permits involving less than 1,000 cubic yards of earth material on less than 50 percent slopes or grading that is part of a consolidated coastal development permit process shall be processed as ministerial building permits and comply with standards of applicable County codes and recommendations of a soils or geotechnical report in order to be approved and issued.
18	Streamlining (Clarifying that grading plans are approved by the Planning Director)	16.20A.080(F)-(G) (Outside the Coastal Zone)	<p>16.20A.080 Approval limitations and conditions. (F) Approved Grading Plans. When the Planning Director issues the grading permit that has been approved by the Director or the Planning Commission, all of the plans and specifications shall be endorsed "approved." Such approved plans and specifications shall not be changed, modified, or altered without written authorization by the Planning Director, and all work shall be done in accordance with the approved plans and this chapter.</p> <p>(G) Amendment. Amendments to grading permits granted pursuant to this chapter whether for minor or major change of project, conditions, or expiration date or other time limits, shall be processed in accordance with the applicable provisions of Chapter 18.10 SCCC, as a minor administrative permit (Level III) for minor changes of project, changes of conditions for administratively issued grading</p>	<p>16.20A.080 Approval limitations and conditions. (F) Approved Grading Plans. When the Planning Director issues the grading permit that has been approved by the Director or the Planning Commission, all of the plans and specifications shall be endorsed "approved." Such approved plans and specifications shall not be changed, modified, or altered without written authorization by the Planning Director, and all work shall be done in accordance with the approved plans and this chapter.</p> <p>(G) Amendment. Amendments to grading permits granted pursuant to this chapter whether for minor or major change of project, conditions, or expiration date or other time limits, shall be processed in accordance with the applicable provisions of Chapter 18.10 SCCC, as a minor administrative permit (Level III) for minor changes of project, changes of</p>

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			permits, and extensions of time limits for any grading permit; and as a major amendment (Level VI) for major changes of project and changes of conditions of approval for grading permits approved by the Planning Commission.	conditions for administratively issued grading permits, and extensions of time limits for any grading permit; and as a major amendment (Level IV) for major changes of project and changes of conditions of approval for grading permits approved by the Planning Director-Commission .
19	Streamlining (Necessary change to the permit structure because of lowering permit levels for grading permits. Additionally, clarifying the new terminology for “non-hosted rentals” instead of “vacation rentals”)	18.10.112	<p>18.10.112 Structure for processing discretionary permits, subdivisions, and land use legislative matters.</p> <p>The application, processing, and review requirements for any discretionary development permit or land division application, or legislative amendment, vary with the complexity of the project involved and the amount and type of public participation required. There are four basic types of permits and approvals: minor administrative permits, administrative permits, regular public hearing permits, and legislative approvals, as summarized below. A listing of all approved permits and approvals issued shall be maintained by the Planning Department for public review.</p> <p>(A) Minor Administrative Permits. Discretionary permits that are established as minor administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their authorized designee, with no required public notice or public hearing. This is considered</p>	<p>18.10.112 Structure for processing discretionary permits, subdivisions, and land use legislative matters.</p> <p>The application, processing, and review requirements for any discretionary development permit or land division application, or legislative amendment, vary with the complexity of the project involved and the amount and type of public participation required. There are four basic types of permits and approvals: minor administrative permits, administrative permits, regular public hearing permits, and legislative approvals, as summarized below. A listing of all approved permits and approvals issued shall be maintained by the Planning Department-Division for public review.</p> <p>(A) Minor Administrative Permits. Discretionary permits that are established as minor administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their authorized designee, with no required public notice or public hearing. This is considered</p>

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			<p>equivalent to the Level III process when that term is used within this code.</p> <p>(1) Minor use permit;</p> <p>(2) Minor site development permit;</p> <p>(3) Minor variation/minor modification;</p> <p>(4) Minor riparian exception;</p> <p>(5) Significant tree removal permit;</p> <p>(6) Grading exception; and</p> <p>(7) Temporary permit.</p> <p>(B) Administrative Permits. Discretionary permits that are established as administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their designee, with public notice provided pursuant to SCCC § 18.10.116. No public hearing is required. This is considered equivalent to the Level IV process when that term is used within this code.</p> <p>(1) Administrative use permit;</p> <p>(2) Administrative site development permit;</p> <p>(3) Vacation rental permit;</p> <p>(4) Minor exception (to zoning site development standards);</p> <p>(5) Land clearing permit;</p> <p>(6) Coastal development permit, minor (as defined by Chapter 13.20 SCCC); and</p> <p>(7) Temporary permit (for use with amplified music).</p> <p>(C) Regular or Conditional Public Hearing Permits. Discretionary permits that are established as regular or conditional permits, including but not limited to</p>	<p>equivalent to the Level III process when that term is used within this code.</p> <p>(1) Minor use permit;</p> <p>(2) Minor site development permit;</p> <p>(3) Minor variation/minor modification;</p> <p>(4) Minor riparian exception;</p> <p>(5) Significant tree removal permit;</p> <p>(6) Grading exception; and</p> <p>(7) Temporary permit.</p> <p>(B) Administrative Permits. Discretionary permits that are established as administrative permits, including but not limited to those listed below, shall be acted upon by the Planning Director or their designee, with public notice provided pursuant to SCCC 18.10.116. No public hearing is required. This is considered equivalent to the Level IV process when that term is used within this code.</p> <p>(1) Administrative use permit;</p> <p>(2) Administrative site development permit;</p> <p>(3) Vacation rental<u>Non-hosted rental</u> permit;</p> <p>(4) Minor exception (to zoning site development standards);</p> <p>(5) Land clearing permit;</p> <p>(6) Coastal development permit, minor (as defined by Chapter 13.20 SCCC); and</p> <p>(7) Temporary permit (for use with amplified music); and-</p> <p><u>(8) Major grading permit.</u></p>

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			<p>those listed below, shall be acted upon by the Zoning Administrator, or the Planning Commission or Board of Supervisors as designated by applicable regulations governing the permit request, after holding a public hearing. Public notice of the public hearing shall be provided pursuant to SCCC § 18.10.113 and § 18.10.117 if the permit type is designated with the Planning Commission as the approving body. This is considered equivalent to the Level V process of the Zoning Administrator, or the Level VI process of the Planning Commission, when those terms are used within this code.</p> <p>(1) Conditional use permit; (2) Conditional site development permit; (3) Variance; (4) Coastal development permit; (5) Major riparian exception; (6) Major grading permit; (7) Wireless communication facility (WCF), except as allowed with ministerial permits in SCCC § 13.10.661 through § 13.10.663; (8) Floodplain variance; and (9) Density bonus projects.</p>	<p>(C) Regular or Conditional Public Hearing Permits. Discretionary permits that are established as regular or conditional permits, including but not limited to those listed below, shall be acted upon by the Zoning Administrator, or the Planning Commission or Board of Supervisors as designated by applicable regulations governing the permit request, after holding a public hearing. Public notice of the public hearing shall be provided pursuant to SCCC 18.10.113 and 18.10.117 if the permit type is designated with the Planning Commission as the approving body. This is considered equivalent to the Level V process of the Zoning Administrator, or the Level VI process of the Planning Commission, when those terms are used within this code.</p> <p>(1) Conditional use permit; (2) Conditional site development permit; (3) Variance; (4) Coastal development permit; (5) Major riparian exception; (6) Major grading permit; (67) Wireless communication facility (WCF), except as allowed with ministerial permits in SCCC 13.10.661 through 13.10.663; (78) Floodplain variance; and (89) Density bonus projects.</p>
20	Streamlining (New section on	18.10.114	New Section	<u>18.10.114 Pre-application consultation and Development Review Group.</u>

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	Development Review Group and pre-application consultations)			<u>Except where required by this chapter or SCCC 13.10, prior to the submittal of an application for a development permit, applicants may request a pre-application meeting with County staff to obtain additional information on a proposed project's consistency with the County Code and other development requirements. Applicants may request a "Pre-Application Consultation" with County Planning Division staff or, for more detailed proposals with engineering plans available, a "Development Review Group" consultation with all relevant reviewing agencies.</u>
21	State Law Consistency (In order to be consistent with the state law definition of "major transit stop")	13.10.327 (B)(1)	13.10.327 Two-unit residential developments. (B) Definitions. Solely for the purposes of this section, the following words and phrases shall have the following definitions: (1) "Major transit stop," as defined in Public Resources Code Section 21064.3, means 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.	13.10.327 Two-unit residential developments. (B) Definitions. Solely for the purposes of this section, the following words and phrases shall have the following definitions: (1) "Major transit stop," as defined in Public Resources Code Section 21064.3, means 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 <u>21155.</u>

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22	State Law Consistency (In order to be consistent with the state law definition of “major transit stop”)	13.10.700 - M	No current definition of “major transit stop” in SCCC 13.10.	<u>“Major transit stop” is as defined by Public Resources Code Section 21155.</u>
23	State Law Consistency (In order to be consistent with the state law definition of “transit priority area”)	13.10.700 - T	No current definition of “transit priority area” in SCCC 13.10.	<u>“Transit priority area” means the area within one-half mile of an existing or planned major transit stop or high-quality transit corridor as defined by Public Resources Code Section 21155.</u>
24	State Law Consistency (In order to be consistent with the state law definition of “major transit stop” and “transit priority area”)	13.16.020	No current definition of “major transit stop” in SCCC 13.16 13.16.020 Definitions “Transit priority area” means the area within one-half mile of an existing or planned major transit stop as defined by Public Resources Code Section 21064.	13.16.020 Definitions <u>“Major transit stop” is as defined by Public Resources Code Section 21155.</u> “Transit priority area” means the area within one-half mile of an existing or planned major transit stop <u>or high-quality transit corridor</u> as defined by Public Resources Code Section 21064 <u>21155.</u>
25	State Law Consistency	13.20.080(E)	13.20.080 Determination of applicable notice and hearing procedures	13.20.080 Determination of applicable notice and hearing procedures

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	(Revise noticing and hearing procedures for coastal development permit exemptions pursuant to Section 13569 of the California Coastal Commission's Regulations)		(E) Coastal Development Permit Exemptions. The County's computer system contains information on development and building permit applications within the Coastal Zone, which identifies which applications do not involve coastal development permits due to being exempt, and upon request a list of those applications will be generated. Upon Coastal Commission Executive Director request for any particular case, the County shall provide information regarding such exemption to provide the same information specified in items in subsections (F)(1) through (5) of the exclusion notice requirements below.	(E) Coastal Development Permit Exemptions. The County's computer system contains information on development and building permit applications within the Coastal Zone, which identifies which applications do not involve coastal development permits due to being exempt, and upon request a list of those applications will be generated. Upon Coastal Commission Executive Director request for any particular case, the County shall provide information regarding such exemption to provide the same information specified in items in subsections (F)(1) through (5) of the exclusion notice requirements below. <u>The County shall transmit all coastal development permit exemption determinations to the Coastal Commission within five working days of the determination, consistent with Section 13569(b) of Title 14 of the California Code of Regulations.</u> <u>(1)The exemption notice shall be provided to the applicant, any known interested parties, and the Coastal Commission, and shall include the information specified in subsections (F)(1) through (5) below.</u> <u>(2) The Coastal Commission Executive Director shall have the time period specified in Section 13569(b) of Title 14 of the California Code of Regulations to review the exemption determination and determine whether the development is in fact exempt.</u>

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26	<p>State Law Consistency (Update Coastal Commission appeal provisions to reflect changes established by recently adopted Assembly Bill (AB) 130)</p>	13.20.120	<p>13.20.120 Coastal Commission appeals.</p> <p>All local appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedures in Chapter 18.10 SCCC. Issuance of an approved coastal development permit shall be stayed until all applicable appeal periods expire or, if appealed, until all appeals, including any appeals to the Coastal Commission, have been exhausted.</p> <p>(A) County actions on coastal development permit applications may be appealed to the Coastal Commission as specified below.</p> <p>(B) Only the following County actions may be appealed:</p> <p>(1) Approval of a coastal development permit for development that is located between the sea and the first through public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.</p> <p>(2) Approval of a coastal development permit for development that is not included in subsection (B)(1) of this section, but that is located on tidelands, submerged lands, public trust lands, or</p>	<p>13.20.120 Coastal Commission appeals.</p> <p>All local appeals of actions taken pursuant to the provisions of this chapter shall be made in conformance with the procedures in SCCC Chapter 18.10 SCCG. Issuance of an approved coastal development permit shall be stayed until all applicable appeal periods expire or, if appealed, until all appeals, including any appeals to the Coastal Commission, have been exhausted.</p> <p>(A) County actions on coastal development permit applications may be appealed to the Coastal Commission as specified below.</p> <p>(B) Only the following County actions may be appealed:</p> <p>(1) Approval of a coastal development permit for development that is located between the sea and the first through public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.</p> <p>(2) Approval of a coastal development permit for development that is not included in subsection (B)(1) of this section, but that is located on tidelands, submerged lands, public trust lands, or</p>

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27	State Law Consistency	18.10.118	<p>within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.</p> <p>(3) Approval of a coastal development permit for development which is not designated as a Coastal Zone principal permitted use (CZP) for the purpose of this chapter in the zone district that applies to the development site. CZPs are listed for each zone district in SCCC § 13.20.121.</p>	<p>within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.</p> <p>(3) Approval of a coastal development permit for development which is not designated as a Coastal Zone principal permitted use (CZP) for the purpose of this chapter in the zone district that applies to the development site. CZPs are listed for each zone district in SCCC § 13.20.121.</p> <p><u>(a) which is not designated as a Coastal Zone principal permitted use (CZP) for the purpose of this chapter in the zone district that applies to the development site. CZPs are listed for each zone district in SCCC 13.20.121.</u></p> <p><u>(b) that is not included in subsection (B)(1) or (B)(2) of this section but is located in a sensitive coastal resource area as defined in SCCC 13.20.040.</u></p> <p><u>Subsections (3)(a) and (3)(b) shall not apply to a multifamily housing project that consists exclusively of residential uses and includes four or more units.</u></p>
			18.10.118 Additional public hearing notice requirements for legislative matters.	18.10.118 Additional public hearing notice requirements for legislative matters.

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	(Increase the public notice period for legislative matters from 10 days to 20 days prior to Planning Commission public hearings, pursuant to AB 2904)		<p>(A) When a provision of the County Code requires public notice of a public hearing to be given pursuant to this section, and when notice is provided to local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected if the proposed project were to be approved, then public notice shall be given in all of the following ways:</p> <p>(1) The County shall provide public notice of a public hearing, given in all of the ways required by SCCC § 18.10.117(A)(1) through (7).</p> <p>(2) The County shall cause the notice to be published in a newspaper of general circulation printed and published within the County, one time, at least 10 calendar days prior to the date set for the public hearing.</p> <p>(3) The County shall post the notice at least 10 calendar days prior to the public hearing, in at least three public places within the boundaries of the local agency, including one public place in the area directly affected by the proceeding.</p>	<p>(A) When a provision of the County Code requires public notice of a public hearing to be given pursuant to this section, and when notice is provided to local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected if the proposed project were to be approved, then public notice shall be given in all of the following ways:</p> <p>(1) The County shall provide public notice of a public hearing, given in all of the ways required by SCCC § 18.10.117(A)(1) through (7).</p> <p>(2) The County shall cause the notice to be published in a newspaper of general circulation printed and published within the County, one time, at least 10 calendar days prior to the date set for the public hearing.</p> <p><u>(a) At least 20 calendar days prior to the date set for a Planning Commission public hearing on a proposed zoning ordinance or amendment to a zoning ordinance that affects the permitted uses of real property; and</u></p> <p><u>(b) At least 10 calendar days prior to the date set for Board of Supervisors public hearing or any other public hearing for legislative matters.</u></p> <p>(3) The County shall post the notice at least 10 calendar days prior to the public hearing, <u>within the applicable timeframes set forth in subsection</u></p>

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				<u>(A)(2)(a) and (b) of this section</u> , in at least three public places within the boundaries of the local agency, including one public place in the area directly affected by the proceeding.
28	Internal Consistency & General Plan (Clarifications regarding coastal special communities)	General Plan, Built Environment Policy BE-5.1.5	<p>BE-5.1.5 (LCP) Coastal Special Communities. Designate and maintain certain areas as Coastal Special Communities, or based on the presence of unique scenic, historic, and natural resources, and/or coastal tourism focus.</p> <p>These areas shall include but not be limited to:</p> <ul style="list-style-type: none"> ■ Bonny Doon special scenic area ■ Davenport special community ■ Harbor area special community ■ Pleasure Point Community ■ Rio Del Mar Esplanade special community ■ Seacliff Beach area special community ■ Seascape Beach Estates ■ Swanton Road special scenic area 	<p>BE-5.1.5 (LCP) <u>Development in Coastal Special Areas Communities.</u> <u>Protect Coastal Special Scenic Areas, Designate and maintain certain areas as Coastal Special Communities, or other special areas in the Coastal Zone identified in policy ARC-5.1.11, or Special Scenic Areas based on the presence of unique scenic, historic, and natural resources, and/or coastal tourism focus. by requiring development in these areas to comply with the design criteria set forth in SCCC Chapters 13.20 Coastal Zone Regulations, 13.10 Zoning Ordinance, 13.11 Site Development and Design, and the Santa Cruz County Design Guidelines, as applicable.</u></p> <p>These areas shall include but not be limited to:</p> <ul style="list-style-type: none"> ■ Bonny Doon special scenic area ■ Davenport special community ■ Harbor area special community ■ Pleasure Point Community

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			See also: Objectives ARC-5.1.11 Designation of Coastal Special Areas.	<ul style="list-style-type: none"> ■ Rio Del Mar Esplanade special community ■ Seacliff Beach area special community ■ Seascape Beach Estates ■ Swanton Road special scenic area <p><u>See also Policy ARC-5.1.11 Designation of Coastal Special Areas and Figure 2-11 for map of coastal special areas.</u></p>
29	Internal Consistency & General Plan (Clarifications regarding coastal special communities)	General Plan, Built Environment Figure 2-11	Update BEE Figure 2-11: Coastal Dependent Industries and Priority Uses Map and corresponding layer in the GISWeb under General Plan > Gen'l Plan Special Area Plans > Special Communities by creating new layer separate from "Towns and Villages," combining with General Plan Special Scenic Areas, renaming layer "Coastal Special Areas" and creating new subtypes to distinguish between "coastal special scenic area," "coastal special community" and "coastal special design criteria area" based on updated lists in BE-5.1.5 and ARC-5.1.11.	
30	Internal Consistency & General Plan (Clarifications regarding coastal	General Plan, Agriculture, Natural Resources + Conservation Element ARC-5.1.11	ARC-5.1.11 (LCP) Designation of Coastal Special Scenic Areas and Special Communities. Designate the following as Coastal Special Scenic Areas and Special Communities (see Appendix F: Natural Resource and Environmental Hazard Areas: Maps and Development Constraints) and	ARC-5.1.11 (LCP) Designation of Coastal Special Areas. Designate the following as Coastal Special Scenic Areas, and Special Communities, or other special design criteria areas in the Coastal Zone (see Appendix F: Natural Resource and Environmental Hazard Areas: Maps and Development Constraints) and require development to comply with the design

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	special communities)		<p>require development to comply with the design criteria set forth in SCCC Chapter 13.20 Coastal Zone Regulations and Chapter 13.10 Zoning Ordinance:</p> <p>(1) Bonny Doon sandstone formations, generally found within the borders of Pine Flat Road, Laguna Creek, Ice Cream Grade, and Martin Road.</p> <p>(2) The area enclosed by the Swanton Road and Highway 1 scenic roads.</p> <p>(3) Davenport community.</p> <p>(4) Harbor area.</p> <p>(5) East Cliff Village tourist area.</p> <p>(6) Seacliff Beach area.</p> <p>(7) Rio Del Mar Esplanade.</p> <p>(8) Pleasure Point Community mapped residential and commercial areas.</p> <p>(9) Seascape Beach Estates.</p>	<p>criteria set forth in SCCC Chapter 13.20 Coastal Zone Regulations and Chapter 13.10 Zoning Ordinance: <u>based on the presence of unique scenic, historic, and natural resources, and/or coastal tourism focus, and protect these areas pursuant to policy BE-5.1.5. These areas shall include but not be limited to:</u></p> <p><u>Special Scenic Areas:</u></p> <p>(1) Bonny Doon <u>special scenic area:</u> sandstone formations, generally found within the borders of Pine Flat Road, Laguna Creek, Ice Cream Grade, and Martin Road.</p> <p>(2) <u>Swanton Road special scenic area:</u> Tthe area enclosed by the Swanton Road and Highway 1 scenic roads.</p> <p><u>Special Communities:</u></p> <p>(3) Davenport <u>special community:</u> <u>as mapped from Marine View Avenue to Riverside Avenue and from the coastline to the end of San Vicente Street.</u></p> <p>(4) Harbor area- <u>special community: as mapped around lower 7th Avenue from Lake Avenue/5th Avenue to Schwan Lagoon.</u></p> <p>(5) East Cliff Village tourist area- <u>special community: as mapped around East Cliff Drive between 12th Avenue and 18th Avenue.</u></p> <p>(6) Seacliff Beach area- <u>special community: within the boundaries of the Seacliff Village Plan.</u></p>

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				<p>(7) Rio Del Mar Flats/Esplanade: <u>special community: as mapped from the Esplanade frontage to Stephen Road.</u></p> <p><u>Design Criteria Areas:</u></p> <p>(8) Pleasure Point Community mapped residential and commercial areas. <u>residential design criteria area: within the Pleasure Point (PP) Community Design Combining District.</u></p> <p>(9) Seascape Beach Estates: <u>residential design criteria area: within the Seascape Beach Estates (SBE) Combining District.</u></p> <p>(10) <u>Pleasure Point Commercial Corridor: as mapped along Portola Drive from 26th Avenue to 41st Avenue and along lower 41st Avenue from Portola Drive to the border of Capitola.</u></p> <p><u>See also Policy BE-5.1.5 Development in Coastal Special Areas and Figure 2-11 for map of coastal special areas.</u></p>
31	Internal Consistency/Clarification (Clarifications regarding coastal special communities)	13.11.030	<p>13.11.030 Definitions</p> <p>(A) “Coastal special community” means an area designated in the General Plan and Local Coastal Program Land Use Maps and SCCC 13.20.040 as a special community in the Coastal Zone due to its unique scenic characteristics and/or visitor destination qualities. Coastal special communities include Davenport, the Yacht Harbor, East Cliff</p>	<p>13.11.030 Definitions</p> <p>(A) “Coastal special community” means an area designated in the General Plan and Local Coastal Program Land Use Maps and SCCC 13.20.040 as a special community in the Coastal Zone due to its unique scenic characteristics and/or visitor destination qualities. Coastal special communities include Davenport, the Yacht Harbor, East Cliff</p>

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			Village tourist area, residentially zoned parcels within the Pleasure Point Combining District, the Rio Del Mar Flats/Esplanade, and the Seacliff Beach Area.	Village tourist area, residentially zoned parcels within the Pleasure Point Combining District, the Rio Del Mar Flats/Esplanade, and the Seacliff Beach Area.
32	Internal Consistency/ Clarification (Amendment to be consistent with recently approved CDP to prohibit overnight parking in the North Coast Beach parking areas)	9.36.050(C)	(C) North Coast Beach Parking Areas. No parking shall be allowed between the hours of 10:00 p.m. and 6:00 a.m. on any day within North Coast Beach parking areas for which signs indicate this specific parking restriction applies.	(C) North Coast Beach Parking Areas. No parking shall be allowed <u>either</u> between the hours of 10:00 p.m. and 6:00 a.m. <u>or 12:00 a.m. and 5:00 a.m.</u> on any day within North Coast Beach parking areas for which signs indicate this–these specific parking restriction <u>s</u> applies.
33	Internal Consistency/ Clarification (The County’s standard conditions of approval already)	13.10.235 (C)(4)	13.10.235 Minor exceptions. (C) Procedures. (1) Application. The application for the minor exception shall contain such information as required by the Planning Department. (2) Application Review. The Planning Director or designee shall review and make a determination on the application for a minor exception. At the	13.10.235 Minor exceptions. (C) Procedures. (1) Application. The application for the minor exception shall contain such information as required by the Planning Department. (2) Application Review. The Planning Director or designee shall review and make a determination on the application for a minor exception. At the

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Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	require conformance with drainage regulations)		<p>discretion of the Planning Director, the project may be referred to the Zoning Administrator or Planning Commission for a public hearing.</p> <p>(3) Noticing. Noticing shall be as provided by SCCC § 18.10.116 and § 18.10.121.</p> <p>(4) Required Findings. Findings shall be in accordance with findings required for variance approvals in SCCC § 13.10.230(C), and in accordance with the findings required in SCCC § 18.10.230 for discretionary approvals. In addition, the following finding shall be required for minor exceptions allowing an increase in lot coverage:</p> <p>(a) That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.</p>	<p>discretion of the Planning Director, the project may be referred to the Zoning Administrator or Planning Commission for a public hearing.</p> <p>(3) Noticing. Noticing shall be as provided by SCCC § 18.10.116 and § 18.10.121.</p> <p>(4) Required Findings. Findings shall be in accordance with findings required for variance approvals in SCCC § 13.10.230(C), and in accordance with the findings required in SCCC § 18.10.230 for discretionary approvals. In addition, the following finding shall be required for minor exceptions allowing an increase in lot coverage:</p> <p>(a) That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.</p>
34	Internal Consistency/ Clarification (Change to be consistent with recent	13.10.317	<p>13.10.317 Minimum parcel sizes for lot line adjustments.</p> <p>The required minimum parcel sizes for lot line adjustments in the CA and A Zoning Districts shall be as follows, based on net site area except as noted:</p>	<p>13.10.317 Minimum parcel sizes for lot line adjustments.</p> <p>The required minimum parcel sizes for lot line adjustments in the CA and A Zoning Districts shall be as follows, based on <u>net-gross</u> site area except as noted:</p>

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 	changes to calculate area based on “gross” site area, rather than “net” site area)		<p>(A) A District. For parcels with a General Plan designation of Agriculture (AG), parcels shall not be reduced in size below the minimum size in net developable acres provided by Chapter 13.14 SCCC, Rural Residential Density Determinations. For parcels with a General Plan designation of R-M, the minimum parcel size shall be 10 acres. For parcels with a General Plan designation of R-R, the minimum parcel size shall be two and one-half acres.</p> <p>(B) CA District.</p> <p>(1) No parcel designated as Type 1—3 agricultural resource land shall be reduced in size by a lot line adjustment, unless it can be demonstrated that the proposed adjustment will not adversely affect the agricultural viability of agricultural land which is located on the subject parcels or on adjacent parcels. The Planning Director may refer the determination of agricultural viability to the Agricultural Policy Advisory Commission.</p> <p>(2) Except as provided in subsections (C) and (D) of this section, in no case shall parcels with both a General Plan designation as Agriculture, and designated, all or in part, as Type 1 Agricultural Resource, be reduced to a net site area of less than 10 arable acres; parcels designated, all or in part, as Type 2 or Type 3 Agricultural Resource, shall not be reduced to a net site area of less than 20 arable acres.</p>	<p>(A) A District. For parcels with a General Plan designation of Agriculture (AG), parcels shall not be reduced in size below the minimum size in net developable acres provided by Chapter 13.14 SCCC, Rural Residential Density Determinations. For parcels with a General Plan designation of R-M, the minimum parcel size shall be 10 acres. For parcels with a General Plan designation of R-R, the minimum parcel size shall be two and one-half acres.</p> <p>(B) CA District.</p> <p>(1) No parcel designated as Type 1—3 agricultural resource land shall be reduced in size by a lot line adjustment, unless it can be demonstrated that the proposed adjustment will not adversely affect the agricultural viability of agricultural land which is located on the subject parcels or on adjacent parcels. The Planning Director may refer the determination of agricultural viability to the Agricultural Policy Advisory Commission.</p> <p>(2) Except as provided in subsections (C) and (D) of this section, in no case shall parcels with both a General Plan designation as Agriculture, and designated, all or in part, as Type 1 Agricultural Resource, be reduced to a net<u>gross</u> site area of less than 10 arable acres; parcels designated, all or in part, as Type 2 or Type 3 Agricultural Resource, shall not be reduced to a net<u>gross</u> site area of less than 20 arable acres.</p>

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35	Internal Consistency/ Clarification (To be consistent with gross site area calculation)	13.10.520(B)	<p>13.10.520 Site frontage. (A) Minimum Frontage on a Cul-De-Sac. On a cul-de-sac or a curved street with a radius of curvature of 200 feet or less, a site may have a frontage of not less than 40 feet in any zone district, unless a lesser frontage is allowed in the zone district. (B) Corridor Access Lots. A corridor access lot shall be permitted in any district. The corridor shall have a frontage and width of not less than 20 feet, and a length not to exceed 150 feet; the area of the access corridor shall not be included in the determination of site area.</p>	<p>13.10.520 Site frontage. (A) Minimum Frontage on a Cul-De-Sac. On a cul-de-sac or a curved street with a radius of curvature of 200 feet or less, a site may have a frontage of not less than 40 feet in any zone district, unless a lesser frontage is allowed in the zone district. (B) Corridor Access Lots. A corridor access lot shall be permitted in any district. The corridor shall have a frontage and width of not less than 20 feet, and a length not to exceed 150 feet; the area of the access corridor shall not be included in the determination of site area.</p>
36	Internal Consistency/ Clarification (Clarity needed to ensure 13.10.525 applies to both new AND replacement fences)	13.10.525	<p>13.10.525 Regulations for fences and retaining walls within required yards.</p>	<p>13.10.525 Regulations for <u>new and replacement</u> fences and retaining walls within required yards.</p>
37	Internal Consistency/ Clarification	13.10.612(A)	<p>13.10.612 Cargo and shipping containers used as accessory structures. (A) This section governs installation of any intermodal freight container or other</p>	<p>13.10.612 Cargo and shipping containers used as accessory structures.</p>

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Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
	(Clarity to distinguish cargo and shipping containers as permanent structures from temporary storage boxes in 13.10.616 (E)(1))		commercial/shipping cargo container (“cargo container”) or structure of analogous appearance and function for use as habitable or nonhabitable permanent accessory structures or as commercial structures on commercial and industrial sites. Cargo containers integral to a lawful shipping or storage business are exempt from these provisions and are regulated by the site standards of the applicable zone district.	(A) This section governs installation of any intermodal freight container or other commercial/shipping cargo container (“cargo container”) or structure of analogous appearance and function for use as habitable or nonhabitable permanent accessory structures or as commercial structures on commercial and industrial sites. Cargo containers integral to a lawful shipping or storage business are exempt from these provisions and are regulated by the site standards of the applicable zone district. <u>Temporary storage boxes are not regulated by this section and are instead regulated under SCCC 13.10.616(E)(1).</u>
38	Internal Consistency/ Clarification (Clarity to distinguish temporary storage boxes from permanent cargo and shipping containers in 13.10.612)	13.10.612(A)	13.10.616 Temporary permits, uses, and structures. (E) Temporary Structures. Temporary structures are subject to standards and permit requirements depending on the type of structure, as provided below: (1) Temporary Storage Boxes.	13.10.616 Temporary permits, uses, and structures. (E) Temporary Structures. Temporary structures are subject to standards and permit requirements depending on the type of structure, as provided below: (1) Temporary Storage Boxes. <u>Cargo or shipping containers intended and used as permanent accessory structures are not regulated by this section and are instead regulated under SCCC 13.10.612.</u>

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39	Internal Consistency/Clarification (Clarity for how to calculate area relating to home occupation uses on parcels)	13.10.613 (B)(4)	<p>13.10.613 Home occupations as secondary uses. (B) Restrictions on Home Occupations.</p> <p>(1) The home occupation shall be carried on entirely within the dwelling, or in an accessory structure normally allowed in the zone district in which the site is located, unless a conditional home occupation use permit is obtained to authorize outdoor unenclosed activities.</p> <p>(2) There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area, which shall be affixed to the dwelling or building in which the home occupation is conducted. If both the dwelling and the building are set back more than 40 feet from the front property line, the sign may be affixed to the mailbox. No larger sign, and no outdoor storage, operations, or activity is allowed unless a conditional home occupation use permit is obtained, in which case the allowed outdoor use shall be reasonably screened from the street and adjoining properties.</p> <p>(3) The home occupation shall be carried out primarily by one or more full-time inhabitants of the dwelling, with one or two employees who are not inhabitants also allowed to work at the home occupation site. A maximum of five additional regular employees may also work at the home occupation site if a conditional home occupation use permit is obtained.</p>	<p>13.10.613 Home occupations as secondary uses. (B) Restrictions on Home Occupations.</p> <p>(1) The home occupation shall be carried on entirely within the dwelling, or in an accessory structure normally allowed in the zone district in which the site is located, unless a conditional home occupation use permit is obtained to authorize outdoor unenclosed activities.</p> <p>(2) There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area, which shall be affixed to the dwelling or building in which the home occupation is conducted. If both the dwelling and the building are set back more than 40 feet from the front property line, the sign may be affixed to the mailbox. No larger sign, and no outdoor storage, operations, or activity is allowed unless a conditional home occupation use permit is obtained, in which case the allowed outdoor use shall be reasonably screened from the street and adjoining properties.</p> <p>(3) The home occupation shall be carried out primarily by one or more full-time inhabitants of the dwelling, with one or two employees who are not inhabitants also allowed to work at the home occupation site. A maximum of five additional regular employees may also work at the home occupation site if a conditional home occupation use permit is obtained.</p>

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			(4) The home occupation shall not involve the use of floor area exceeding 35 percent of the total floor area of the dwelling, unless a conditional home occupation use permit is obtained.	(4) The home occupation shall <u>be limited for the gross parcel area, to be measured based on not involve the use of floor area exceeding</u> 35 percent of the total floor area of the <u>single-family dwelling(s), and the floor area of the home occupation cannot exceed 2,000 square feet in total area,</u> unless a conditional home occupation use permit is obtained.
40	Internal Consistency/ Clarification (To be consistent with rounding practices for vehicular parking requirements)	13.16.040(B)	13.16.040 Bicycle parking requirements (B) Bicycle Spaces and Type Required. Bicycle parking quantity and type shall be provided in accordance with the following schedule, with fractional quantity requirements over one-half to be rounded up. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the requirements in the following Table 13.16.040-1: Bicycle Parking Spaces Required:	13.16.040 Bicycle parking requirements (B) Bicycle Spaces and Type Required. Bicycle parking quantity and type shall be provided in accordance with the following schedule, with fractional quantity requirements over one-half <u>or greater</u> to be rounded up. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the requirements in the following Table 13.16.040-1: Bicycle Parking Spaces Required:
41	Internal Consistency/ Clarification (Clarity that this code section pertains to all development EXCEPT for single family)	13.16.060	13.16.060 Vehicle parking design standards. Off-street parking facilities for all development other than single-family homes shall conform with the following standards: (A) Location. Site design shall minimize the visual impact of pavement and parked vehicles by siting buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot unless otherwise approved pursuant to SCCC § 13.10.230.	13.16.060 Vehicle parking design standards <u>— non single-family homes.</u> Off-street parking facilities for all development other than single-family homes <u>must meet Santa Cruz County Design Criteria and</u> shall conform with the following standards: (A) Location. Site design shall minimize the visual impact of pavement and parked vehicles by siting buildings toward the front or middle portion of the lot

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			See Santa Cruz County Design Guidelines for more information.	and parking areas to the rear or side of the lot unless otherwise approved pursuant to SCCC § 13.10.230. See Santa Cruz County Design Guidelines for more information.
42	Internal Consistency/Clarification (Minor permits are approved administratively, not by the Zoning Administrator)	13.16.060(N)	13.16.060 Vehicle parking design standards. (N) A request for an exception from the provisions of this section may be considered as a minor permit by the Zoning Administrator, per Chapter 18.10 SCCC.	13.16.060 Vehicle parking design standards. (N) A request for an exception from the provisions of this section may be considered as a minor permit by the Zoning Administrator , per Chapter 18.10 SCCC.
43	Internal Consistency/Clarification (New section to establish and clarify parking standards for single-family homes)	13.16.061 (New Section)	No current County Code section for vehicle parking standards pertaining to single-family homes.	<u>13.16.161 Vehicle Parking Design Standards – Single-family homes</u> <u>(A) Size of Parking Spaces.</u> <u>(1) Each standard size parking space shall be not less than 18 feet in length and eight and one-half feet in width, exclusive of aisles and access drives. (See Figures 13.16.060-3 through 13.16.060-5.)</u> <u>(2) Each compact car parking space shall be not less than 16 feet long and seven and one-half feet wide.</u> <u>(3) All parking spaces shall have a vertical clearance of not less than seven feet for standard parking spaces and eight feet, two inches for ADA parking spaces.</u>

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				<u>(4) Where single accessible parking spaces are provided, they shall be 14 feet wide and outlined to provide a nine-foot parking area and a five-foot loading and unloading access aisle on the passenger side of the vehicle. When more than one accessible parking space is provided, in lieu of providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot area lined to provide accessible parking as required by this section.</u>
44	Internal Consistency/Clarification (Various amendments to 16.10, outside the Coastal Zone, that are minor clean-ups in nature)	16.10A (Outside the Coastal Zone)	Please see Exhibit C for current language of SCCC 16.10.	Please see Exhibit C for underline/strikethrough of changes. *Any changes proposed elsewhere in SCCC 16.10 (outside the Coastal Zone) in this current document are not reflected in Exhibit C. Exhibit C only pertains to minor clean up amendments. *
45	Internal Consistency/Clarification (Stipulation that projects without accepted	16.10.060(A) (Inside the Coastal Zone)	16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled and before any discretionary or	16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled, <u>provided that an application lacking an</u>

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	reports can be scheduled for denial)		development application is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.	<u>accepted report may be scheduled for a public hearing solely for the purpose of denial,</u> and before any discretionary or development application is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.
46	Internal Consistency/Clarification (Stipulation that projects without accepted reports can be scheduled for denial)	16.10A.060(A) (Outside the Coastal Zone)	16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled for consideration of approval of a proposed project, and before any discretionary development application or building permit is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where decisions are appealable to the Coastal	16.10.060 Assessment and report preparation and review. (A) Timing of Geologic Review. Any required geologic, soil, or other technical report shall be completed, reviewed and accepted pursuant to the provisions of this section before any public hearing is scheduled, <u>provided that an application lacking an accepted report may be scheduled for a public hearing solely for the purpose of denial,</u> for consideration of approval of a proposed project, and before any discretionary development application or building permit is approved or issued. The County Geologist may agree to defer the date for completion, review, or acceptance of any technical report where the technical information is (1) unlikely to significantly affect the size or location of the project, and (2) the project is not in the area of the Coastal Zone where

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			Commission. In no event shall such be deferred until after the approval or issuance of a building permit.	decisions are appealable to the Coastal Commission. In no event shall such be deferred until after the approval or issuance of a building permit.
47	Internal Consistency/Clarification (Rewritten to be a tool for County Staff in times of necessity rather than something that should always be required)	16.20.130 (Inside the Coastal Zone)	<p>16.20.130 Securities. Approvals for grading shall not be valid and work shall not be started until the required securities have been provided. Securities shall remain in effect one winter after final inspection and approval. All expenditures by the County for corrective work necessary because of the permittee's failure to comply with the provisions of the approval and this chapter shall be charged against the security.</p> <p>(A) If a grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to insure compliance with the provisions of the approval and this chapter.</p> <p>(B) If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p>(C) The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</p>	<p>16.20.130 Securities. <u>When determined necessary by the Planning Director, securities shall be collected prior to the approval of grading permits. When required, Approvals for grading shall not be valid and work shall not be started until the required securities have been provided.</u> Securities shall remain in effect one winter after final inspection and approval. All expenditures by the County for corrective work necessary because of the permittee's failure to comply with the provisions of the approval and this chapter shall be charged against the security. <u>The security shall be provided by the permittee as a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County.</u></p> <p>(A) <u>The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</u> <u>(1) Up to ten thousand cubic yards: \$3.50 per cubic yard, plus the cost of drainage or other protective devices.</u></p>

2026 General Plan/LCP, County Code, and Zoning Map Amendments

Reference #	Category/Description	GP/Code Section	Current General Plan/LCP, County Code Section, or Zoning Map	Amendment to General Plan/LCP, County Code Section, or Zoning Map
			<p>(1) Two thousand to 10,000 cubic yards: \$0.50 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand and one cubic yards or more: \$5,000 plus \$0.25 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p> <p>(D) No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCC and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</p> <p>(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p>	<p>(2) Ten thousand one cubic yards or more: \$35,000 plus \$1.75 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices. If a grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to insure compliance with the provisions of the approval and this chapter.</p> <p><u>(B) No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to SCCC 14.01 and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading. If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</u></p> <p><u>(C) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director. The amount of security for grading shall be based on the number of cubic yards</u></p>

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				<p>of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</p> <p>(1) Two thousand to 10,000 cubic yards: \$0.50 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand and one cubic yards or more: \$5,000 plus \$0.25 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p> <p>(D) <u>The amount of security required for any project may exceed the minimum amount calculated in (A) where determined necessary by the Planning Director to meet the intent of this chapter. The amount of security shall not exceed the total cost estimate to complete the entire permitted project plus fifteen percent. No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCG and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</u></p>

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48	Internal Consistency/ Clarification (Rewritten to be a tool for County Staff in times of necessity rather than something that should always be required)	16.20A.130 (Outside the Coastal Zone)	<p>16.20A.130Securities. Approvals of grading permits shall not be valid, and work shall not be started until the required securities have been provided as determined by the Planning Director. Securities shall remain in effect one winter after final inspection and approval of completed work. All expenditures by the County for corrective work necessary because of the permittee's failure to comply with the provisions of the grading permit and this chapter shall be charged against the security.</p> <p>(A) If grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to ensure compliance with the provisions of the grading permit approval and this chapter.</p> <p>(B) If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p>(C) The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum</p>	<p style="color: red;">(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p> <p>16.20A.130Securities. <u>When determined necessary by the Planning Director, securities shall be collected prior to the approval of grading permits. When required, Approvals of grading permits shall not be valid, and work shall not be started until the required securities have been provided as determined by the Planning Director.</u> Securities shall remain in effect one winter after final inspection and approval of completed work. All expenditures by the County for corrective work necessary because of the permittee's failure to comply with the provisions of the grading permit and this chapter shall be charged against the security. <u>The security shall be provided by the permittee as a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County.</u></p> <p>(A) <u>The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</u></p>

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			<p>amount required shall be computed as indicated in the following schedule:</p> <p>(1) Two thousand to 10,000 cubic yards: \$1.00 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand one cubic yards or more: \$5,000 plus \$0.50 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p> <p>(D) No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCC and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</p> <p>(E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.</p>	<p><u>(1) Up to ten thousand cubic yards: \$3.50 per cubic yard, plus the cost of drainage or other protective devices.</u></p> <p><u>(2) Ten thousand one cubic yards or more: \$35,000 plus \$1.75 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</u>If grading is in excess of 2,000 cubic yards the permittee shall provide a cash deposit, time certificate of deposit, or equivalent security, acceptable to the County, payable to the County to ensure compliance with the provisions of the grading permit approval and this chapter.</p> <p><u>(B) No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to SCCC 14.01 and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading.</u>If deemed necessary by the Planning Director, a similar security, acceptable to the County, may be required for grading operations of less than 2,000 cubic yards.</p> <p><u>(C) A separate security for any grading operations authorized during the winter, between October 15th</u></p>

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				<p>and April 15th, may be required if deemed necessary by the Planning Director. The amount of security for grading shall be based on the number of cubic yards of material of either excavation or fill, whichever is larger, plus the cost of drainage or other protective devices. The minimum amount required shall be computed as indicated in the following schedule:</p> <p>(1) Two thousand to 10,000 cubic yards: \$1.00 per cubic yard, plus the cost of drainage or other protective devices.</p> <p>(2) Ten thousand one cubic yards or more: \$5,000 plus \$0.50 per cubic yard for each additional cubic yard in excess of 10,000, plus the cost of drainage or other protective devices.</p> <p>(D) <u>The amount of security required for any project may exceed the minimum amount calculated in (A) where determined necessary by the Planning Director to meet the intent of this chapter. The amount of security shall not exceed the total cost estimate to complete the entire permitted project plus fifteen percent. No separate grading security except for security required for winter grading operations shall be required for work on which a final subdivision map has been recorded (or a tentative subdivision map has been approved subject to a specific condition that grading will be permitted prior to recording of the final map); provided, that all of the contemplated grading is shown on approved improvement plans pursuant to Chapter 14.01 SCCC</u></p>

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				and the amount of the subdivision improvement, performance, labor and material securities is sufficient to cover all grading. (E) A separate security for any grading operations authorized during the winter, between October 15th and April 15th, may be required if deemed necessary by the Planning Director.
49	Internal Consistency/ Clarification (Minor code clean-ups and clarifications in SCCC 16.42, Historic Preservation)	16.42	Please see Exhibit D for current language of SCCC 16.42.	Please see Exhibit D for underline/strikethrough of changes.
Please see Exhibit E for all maps related to zoning and land use map amendments				
50	Zoning Map (Align Zoning to General Plan Designation)	Rezone of APN: 070-301-01	Current General Plan Designation: R-R Current Zoning: C-1	Proposed General Plan Designation: R-R Proposed Zoning: <u>R-1-6</u>
51	Zoning Map (Align Zoning to General	Rezone of APN: 074-152-30	Current General Plan Designation: R-R Current Zoning: C-1	Proposed General Plan Designation: R-R Proposed Zoning: <u>R-1-15</u>

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	Plan Designation)			
52	Zoning Map (Removal of historic landmark designation)	Rezone of APN: 026-091-54	Current General Plan Designation: P; R-UM Current Zoning: PF; R-1-5-L; R-1-6	Proposed General Plan Designation: P; R-UM Proposed Zoning: PF; <u>R-1-5</u> ; R-1-6
53	Zoning Map (Removal of historic landmark designation)	Rezone of APN: 042-151-23	Current General Plan Designation: C-N Current Zoning: C-1-L	Proposed General Plan Designation: C-N Proposed Zoning: <u>C-1</u>
54	Zoning Map (Removal of historic landmark designation)	Rezone of APN: 052-271-04	Current General Plan Designation: AG Current Zoning: CA-L-W	Proposed General Plan Designation: AG Proposed Zoning: <u>CA-W</u>
55	Zoning Map (Add ministerial processing designation for expanded Housing Element site)	Rezone of APN: 026-261-17	Current General Plan Designation: C-C Current Zoning: C-2-D	Proposed General Plan Designation: C-C Proposed Zoning: <u>C-2-D-Min</u>
56	Land Use Designation	Rezone of APN: 029-071-13	Current General Plan Designation: R-UL Current Zoning: R-1-6	Proposed General Plan Designation: <u>R-UH</u> Proposed Zoning: <u>RM-1.5-Min</u>

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	Map & Zoning Map (Amending the zoning and General Plan designation with the addition of ministerial processing designation for expanded Housing Element site)			
57	Zoning Map (Add ministerial processing designation for expanded Housing Element site)	Rezone of APN: 030-121- 34	Current General Plan Designation: C-C Current Zoning: C-2	Proposed General Plan Designation: C-C Proposed Zoning: <u>C-2-Min</u>