SCS Maps

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Introduction

To better analyze land use patterns and consider scenario alternatives, AMBAG created a set of Place Types which established a set of land use designations common to general plans for the three counties and 18 cities in the region during the development of the 2050 MTP/SCS. These Place Type categories are meant to act as a common "language" so that the diverse general and specific plans across the Monterey Bay region may be compared in a consistent and standard manner. Development of the Place Types began with a review of the predominant land uses and development patterns in the Monterey Bay region, leading to the creation of initial Place Type categories and a preliminary Place Type matrix. The following metrics and characteristics were established as the primary determinants of Place Type designations:

- Density – The general density of a particular land use, expressed as Floor to Area Ratio (FAR), and/or as dwelling units per acre
- Setting – The surrounding land use and development context
- Character – The urban and built form, including building placement, street pattern, and pedestrian or auto-orientation
- Transportation – The level of transit access, quality of the pedestrian environment, and presence of bicycle infrastructure

Based on these characteristics, a Place Type matrix was created and Place Type designation assignments were made. The Place Type Matrix was updated as part of the 2050 MTP/SCS. The assignment of Place Types was based primarily on existing land use designations, transit service maps, and aerial imagery, but also relied upon information from local jurisdictions. The Place Type maps for 2022 and 2050 are included as an attachment to this Appendix.

Initial Opportunity Areas were identified in 2017 to connect land use patterns and supporting transportation projects. AMBAG updated the Opportunity Areas as part of the 2050 MTP/SCS development process. Opportunity Areas were designated as either "existing/planned" or "potential" to help inform appropriate transportation investments and identification of Transit Priority Projects (TPPs) in the AMBAG region. For more information on the creation and evaluation of the Opportunity Areas, please see maps included as an attachment to this Appendix.

Opportunity Areas are places in the region with the highest chance for successful sustainable growth in the future. They are generally located where Transit Priority Areas (TPAs) and Economic Development Areas (EDAs) within the AMBAG region overlap. This analysis defines a TPA as a location that have both supportive land use densities and high quality transit service/connections. EDAs are locations that support future land use development opportunities, support a major employment center, and/ or are areas with populations that would benefit from new economic opportunities. AMBAG worked with local jurisdictions to update the Opportunity Areas in the region for the 2050 MTP/SCS.

- Opportunity Areas designated as "existing/planned" were identified as both a TPA and an EDA.
- Opportunity Areas designated as "potential" were identified as either:
    - A TPA or an EDA where the other designation may also be possible to achieve, or
    - Neither a TPA nor an EDA, but with a potential to become both a TPA and EDA in the future.

The Opportunity Areas for the 2050 MTP/SCS are shown in Table I-1.

Table I-1: Opportunity Areas

	Name	Notation	Existing/Planned or Potential
1	City of Scotts Valley, along Mt. Hermon Road and Scotts Valley Drive	SV-1	Potential
2	City of Santa Cruz, intersected by State Route (SR) 1 and Bay Street	SC-1	Potential
3	City of Santa Cruz, Downtown including Water Street and Soquel Avenue	SC-2	Existing/Planned
4	City of Capitola, intersected by 41st Avenue and Capitola Road	CA-1	Existing/Planned
5	City of Watsonville, along Freedom Boulevard between Green Valley Road and Main Street	WA-1	Existing/Planned
6	City of Watsonville, along Main Street between Main Street/Freedom Boulevard intersection and Pajaro River	WA-2	Existing/Planned
7	City of Watsonville, East Lake Avenue towards Downtown	WA-3	Potential
8	City of Watsonville, W Beach Street towards Downtown	WA-4	Potential
9	City of Watsonville, intersected by Highways 1 and 129	WA-5	Potential
10	Santa Cruz County (Unincorporated), between north of SR 1 and Soquel Drive from Dominican Hospital perimeter to Capitola Avenue	SC-UN-1	Existing/Planned
11	Santa Cruz County (Unincorporated), between north of SR 1 and Soquel Drive from Cabrillo College perimeter to Aptos Street	SC-UN-2	Potential
12	City of Hollister, west of Highway 25 between Santa Ana Road and Tres Pinos Road	HO-1	Potential
13	City of San Juan Bautista, north of SR 156 bounded by Monterey Street, 2nd Street, and The Alameda	SJB-1	Potential
14	City of San Juan Bautista, south of SR 156 between The Alameda and Mission Vineyard Road	SJB-2	Existing/Planned
15	San Benito County (Unincorporated), near Flora Ave	SB-UN-1	Potential
16	San Benito County (Unincorporated), intersected by Westside Blvd and Nash Road	SB-UN-2	Potential
17	San Benito County (Unincorporated), near the intersection of Powell Street and Apricot Lane	SB-UN-3	Potential
18	San Benito County (Unincorporated), bisected by the San Benito Street extension	SB-UN-4	Potential
19	City of Marina, along Reservation Road between Lake Drive and Salinas Avenue	MA-1	Existing/Planned
20	City of Marina, east of SR 1 bounded by Patton Parkway and Divarty Street, and including CSU Monterey Bay	MA-2	Potential
21	City of Seaside, includes the City limits of Sand City and extends eastward	SE-1	Existing/Planned
22	City of Seaside, bounded by City limits of Seaside and Gigling Road, and including CSU Monterey Bay	SE-2	Potential
23	City of Del Rey Oaks, bisected by Boundary Road	DRO-1	Existing/Planned
24	City of Del Rey Oaks, northwest of the intersection of Highways 68 and 218	DRO-2	Potential
25	City of Monterey, along Fremont Street west of SR 1	MO-1	Existing/Planned
26	City of Monterey, along Lighthouse Avenue bounded by David Avenue, Archer Street, and Presidio of Monterey	MO-2	Existing/Planned
27	City of Monterey, from Municipal Wharfs 1 and 2 bounded by El Dorado Street, Camino El Estero and Larkin Street	MO-3	Existing/Planned
28	City of Monterey, north of the intersection of Highway 1 and Soledad Drive	MO-4	Potential
29	City of Monterey, bound between Pacific Street and Abrego Street	MO-5	Potential
30	City of Monterey, bound between Highway 68 and the Monterey Regional Airport	MO-6	Potential
31	City of Pacific Grove, along Lighthouse Avenue bounded by David Avenue, Pine Avenue, and Del Monte Boulevard	PG-1	Potential
32	City of Carmel By-The-Sea, bordered by 3rd Avenue, Torres Street, and Cassanova north of Ocean Avenue, and the City limits and 11th Street south of Ocean Avenue	CM-1	Potential
33	City of Salinas, along N Main Street between E Boronda Road and Salinas Amtrak Station	SA-1	Existing/Planned
34	City of Salinas, along S Main Street between Salinas Amtrak Station and Blanco Road	SA-2	Existing/Planned
35	City of Salinas, along E Alisal Street east of US 101 to John Street	SA-3	Existing/Planned
36	City of Salinas, between E Boronda Road and City of Salinas limits	SA-4	Potential
37	City of Salinas, northeast of the intersection of Highway 101 and Espinosa Road	SA-5	Potential

Table I-1: Opportunity Areas (continued)

	Name	Notation	Existing/Planned or Potential
38	City of Gonzales, east of Alta Street bounded by 10th Street, Fanoe Road/Herold Parkway, and Jersey Drive	GO-1	Potential
39	City of Soledad, near the intersection of Gabilan Drive and West Street	SOL-1	Potential
40	City of Soledad, bound between Highway 146 and the City limits	SOL-2	Existing/Planned
41	City of Soledad, between Front Street and Palm Drive	SOL-3	Potential
42	City of Greenfield, west of US 101 boarded by Walnut Avenue, 12th Street, and Elm Avenue	GR-1	Potential
43	City of King City, Canal Street, King Street, the City limits, and Division Street	KC-1	Existing/Planned
44	Monterey County (Unincorporated), south of SR 156 and 183	MC-UN-1	Existing/Planned

I Attachments

Urban Place Types

	Intensity	General Characteristics		Examples
		Land Use	Transportation	
U-1 Urban Single Family Residential 	Low to Medium Intensity (6 to 20 units per acre) Medium to High Intensity (15 to 30 units per acre)	Single family homes in close proximity to urban centers, typically laid out in a grid block pattern. Includes occasional duplexes, accessory units, and/or small multi-unit buildings. Compact development pattern with small lots, limited setbacks, and close proximity of structures.	Short blocks, grid street pattern, and proximity to destinations support non-motorized modes of transportation. Complete sidewalks and bicycle infrastructure typically present. Neighborhoods served by bus service with typical 30-minute headways; occasional proximity to multi-modal, regional, or intercity transit stations.	Chestnut Street, Santa Cruz Hellam Street, Monterey
U-2 Urban Multi-Family Residential 	Low to Medium Intensity (10 to 40 units per acre) Medium to High Intensity (40+ units per acre)	Small and large apartment buildings, duplexes, accessory units, and limited single family homes in close proximity to urban centers. Well-integrated into the surrounding urban fabric. One- to five-story residential buildings on small to medium lots with minimal setbacks from property lines and adjacent structures. Building entrances typically oriented to the street.	Short blocks, grid street pattern, land-use diversity, and proximity of destinations support non-motorized modes of transportation. Complete sidewalks and bicycle infrastructure typically present. Neighborhoods served by bus service with typical 30-minute headways; occasional proximity to multi-modal, regional or intercity transit stations.	Clay Street, Monterey 3rd Street, Santa Cruz
U-3 Urban Commercial 	Low Intensity (FAR 1.5 or less)	A high concentration of retail, service, and office uses organized in a grid block pattern. A pedestrian-friendly environment supported by active ground floor building frontages, entrances oriented to the street, parking located to the rear of lots, and buildings placed at or near property lines.	Short blocks, grid street pattern, land-use diversity, and proximity of destinations support non-motorized modes of transportation. Wide sidewalks support pedestrian circulation; motorists frequently park once to visit multiple destinations. Multiple bus routes typically with 30-minute headways; occasional presence of multi-modal, regional or intercity transit stations.	Downtown Santa Cruz Downtown Monterey

	Medium to High Intensity (FAR up to 3.0 or greater in an urban setting)	Commercial, office, and residential uses in medium- to large-scale buildings. Vertical mixed use with residential or office above ground floor retail is typical. A pedestrian-friendly environment supported by active ground floor building frontages, entrances oriented to the street, parking located to the rear of lots, and buildings placed at or near property lines.	High-quality pedestrian infrastructure supports pedestrian circulation. Short blocks, grid street pattern, land-use diversity, and proximity of destinations support non-motorized modes of transportation; motorists frequently park once to visit multiple destinations. Transit typically includes modest to robust bus service, with headways averaging 15 to 30 minutes.	Downtown Santa Cruz Downtown Monterey

Suburban Place Types

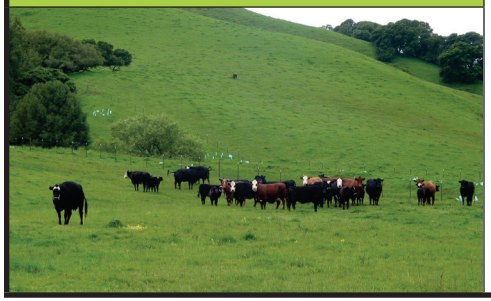
	Intensity	General Characteristics		Examples
		Land Use	Transportation	
S-1 Single Family Residential 	Low to Medium Intensity (3 to 10 units per acre) Medium to High Intensity (10 to 20 units per acre)	Single family homes in self-contained residential neighborhoods. One- to two-story buildings typically on 5,000 to 15,000 square foot lots with moderate to large setbacks. May include some accessory units.	Automobile-oriented with resident-serving local, collector, and occasionally arterial streets. Limited local transit service and park-and-ride lots. Sidewalks and bicycle facilities for recreational use.	Cliffwood Heights neighborhood, Capitola Deer Flats neighborhood, Monterey Hillcrest neighborhood, Hollister
S-2 Multi-Family Residential 	Low to Medium Intensity (10 to 25 units per acre) Medium to High Intensity (20 to 40 units per acre)	Duplexes, apartment complexes, subdivided houses, and mobile home parks in a generally low-density setting. Generally one- to four-story buildings on lots of varying sizes, often inward-oriented. May include some accessory units.	Automobile-oriented, most often found along collector or arterial streets. Limited local transit service and park-and-ride lots. Sidewalks and bicycle facilities for recreational use.	Bay Tree Apartments, Scotts Valley Gateway Palms Apartments, Hollister Footprints on the Bay, Monterey

S-3 Neighborhood Commercial 	Low Intensity (FAR less than 0.5)	Stand-alone retail buildings, strip malls, local-serving big-box stores, and smaller-scale offices or office parks. Usually one story buildings occupying low proportion of total lot area; offices in some instances are multi-story. Typically set far back from street.	Automobile-oriented with large parking areas and limited pedestrian access; usually found along arterial streets. Limited local or, in rare instances, intercity transit service. Sidewalks and bicycle facilities usually absent or limited.	Forest Ave-Fairway Shopping Center, Pacific Grove McCray-Meridian Shopping Center, Hollister Kings Village Shopping Center, Scotts Valley
S-4 Regional Commercial 	Low Intensity (FAR less than 0.5) or occasionally Moderate Intensity (FAR 1.0 to 2.0)	Large-scale retail or entertainment uses with a regional draw, including shopping malls, big-box stores, and tourist destinations. Most frequently occurs as large retail stores with substantial surrounding parking areas, but may also include more pedestrian-oriented or urban forms, especially for tourist destinations.	Automobile oriented, with most shoppers or visitors arriving by car; usually found along arterial streets or in core commercial areas. Transit access varies by setting, but in most instances includes only limited local or, in rare instances, intercity transit service. Except when located in core commercial areas, pedestrian and bicycle access and amenities tend to be limited or absent.	Capitola Mall Cannery Row, Monterey Airline Highway Shopping Center, Hollister Sand Dollar Shopping Center, Sand City
S-5 Employment Center 	Low to Medium Intensity (FAR from less than 1.0 to 2.0)	Office and research-oriented industrial land uses with medium to high employment densities. Buildings typically have low to moderate lot coverage; may have multiple stories or higher lot coverage. Suburban-style office parks, with multi-story office buildings and large parking lots are typical, as are stand-alone office buildings with surrounding parking.	Usually auto-oriented with large areas of surface parking, or occasionally parking garages. May in limited instances include internal pedestrian-oriented features. Transit service is reflective of surrounding place types, but is typically similar to other suburban place types, with limited service and frequency. Larger employment centers may feature private shuttle services.	Tres Pinos Road and Rancho Drive, Hollister Ryan Ranch Office Park, Monterey

S-6 Neighborhood Mixed Use 	Medium Intensity (25 or more units per acre; FAR usually 2.0 or greater)	Multi-family, mixed-use developments with ground-floor, neighborhood-serving retail, medical, office or mixed uses. Usually found in newly built traditional neighborhood developments or as infill along existing commercial corridors; may include some accessory units. Buildings usually have high lot-coverage, with no setbacks and pedestrian-oriented entrances directly fronting the street.	Pedestrian, bicycle, and transit oriented with bicycle parking, limited or tucked-away car parking, and pedestrian amenities. Transit service typically similar to other suburban place types, but with greater potential for increased transit service and facilities.	Capitola Beach Villas Greenfield Village

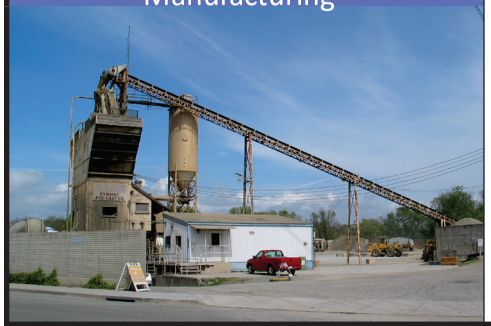
Town Place Types				
	Intensity	General Characteristics		Examples
		Land Use	Transportation	
T-1 Town Single Family Residential 	Low to Medium Intensity (6 to 15 units per acre) Medium to High Intensity (12 to 25 units per acre)	Single family homes in close proximity to town centers or pedestrian-oriented commercial corridors, typically laid out in a grid block pattern. Includes some duplexes, accessory units, or small multi-unit buildings. Compact development pattern with small lots, limited setbacks, and close proximity of structures.	Short blocks, grid street pattern, and proximity to destinations support non-motorized modes of transportation. Complete sidewalks often present; bicycle infrastructure typically limited. Neighborhoods served by bus service with 30-minute or more headways; occasional proximity to regional or intercity transit service.	Jewel Box, Capitola Maple Street, Salinas 6th Street, Hollister
T-2 Town Multi-Family Residential 	Low to Medium Intensity (12 to 30 units per acre) Medium to High Intensity (25 to 50 units per acre)	Combination of apartment buildings, duplexes, accessory units, and some single family homes. Usually located in areas with traditional street patterns. One- to three-story residential buildings, typically with small setbacks from the street and property lines; may include accessory units.	Short blocks, grid street pattern, and proximity to destinations support non-motorized modes of transportation. Complete sidewalks often present; bicycle infrastructure typically limited. Neighborhoods served by bus service with 30-minute or more headways; occasional proximity to regional or intercity transit service.	Laine Street, New Monterey Neighborhood East Riverside Drive, Watsonville

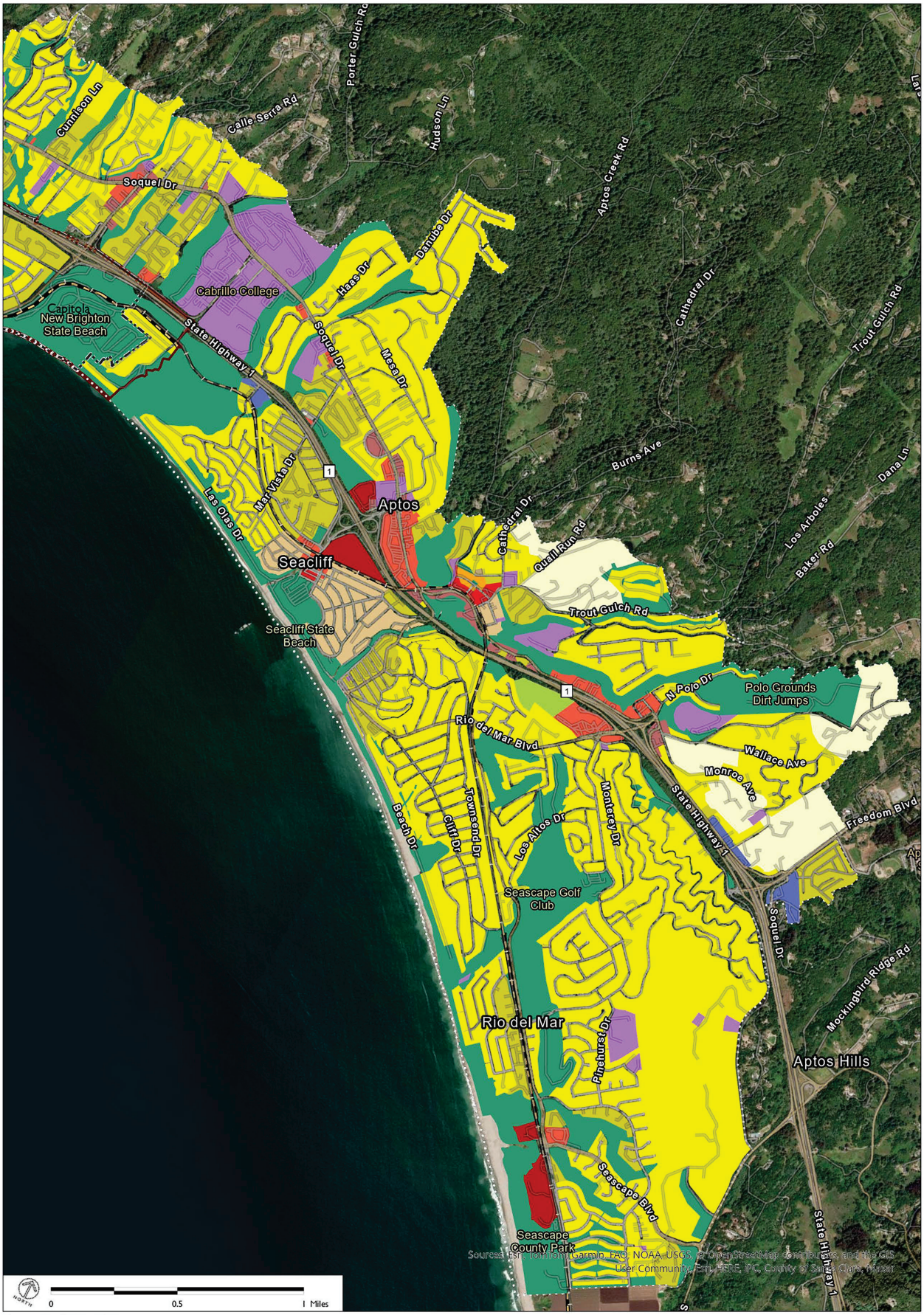
	Low intensity (FAR 1.0 or less)	Pedestrian-oriented commercial uses in town core commercial areas or along commercial corridors. Usually in areas with traditional street patterns. One-story buildings, often with no setbacks and sometimes with full lot coverage. Entrances usually face the street. Lots occasionally include parking, usually located at rear.	Short blocks, grid street pattern, and nearby residential uses support non-motorized modes of transportation. Complete sidewalks often present; bicycle infrastructure typically limited. Transit typically includes limited local service, with headways as short as 30 minutes. Many visitors arrive by car, particularly when traveling long distances.	Bay and Mission Street, Santa Cruz Downtown Carmel
	Low to Medium Intensity (FAR 1.0 to 3.0)	Small-scale, mixed-use buildings typically in core commercial areas or along commercial corridors. Usually in areas with traditional street patterns. Vertical mixed use buildings common with residential and office above ground-floor commercial. Buildings typically built to property lines; parking may be included, usually to the rear of buildings. May include accessory units.	Short blocks, grid street pattern, and nearby residential uses support non-motorized modes of transportation. Complete sidewalks often present; bicycle infrastructure typically limited. Transit typically includes limited local service, with headways as short as 30 minutes. Many visitors arrive by car, particularly when traveling long distances.	Capitola Village 5th Street, Hollister Lighthouse Avenue, Pacific Grove

	Very Low Intensity (1 unit per acre or less)	Isolated single family homes, farm houses, and other agriculture-related structures in an agricultural or rural setting; may include farmworker housing. Various building heights and sizes, frequently 2-stories or less, often with expansive setbacks from roads and property lines.	Automobile dependent with widely-spaced, generally rectilinear road patterns. Transit absent or restricted to limited and infrequent regional or inter-city service. Sidewalks and other pedestrian/bicycle infrastructure usually absent.	Outlying portions of Greenfield Outlying portions of San Juan Bautista

NU-2 Rural-Town Commercial 	Low Intensity (FAR usually less than 1.0, up to 2.0 in rare instances)	Variety of small commercial buildings usually located in centers of compact, rural towns. Buildings usually one-story with parking at front or rear. In some cases may not include parking and may include second story with upstairs use.	Mixture of pedestrian- and automobile-oriented. Short blocks, grid street pattern, and nearby residential uses support non-motorized modes of transportation; however, cars may be more commonly used, especially by visitors traveling regionally. Transit absent or restricted to limited and/or infrequent regional or inter-city service. Sidewalks generally present, but may be absent in some cases. Dedicated bicycle infrastructure usually absent.	3rd Street, San Juan Bautista Merritt Street, Castroville Alta Street, Gonzales
NU-3 Rural-Town Residential 	Low Intensity (3 to 8 units per acre)	Single family homes in areas with grid street patterns; close proximity to central areas of compact, rural towns. May include-small multi-family buildings such as duplexes or homes with accessory units. One- or two-story buildings on small- to medium-sized lots. Homes have variable setbacks from property lines and other buildings.	Short blocks, grid street pattern, and proximity to local destinations support non-motorized modes of transportation for intracity trips; however, cars may be more commonly used, especially for regional trips. Transit absent or restricted to limited and infrequent regional or inter-city service. Sidewalks may be absent, but generally low traffic may promote non-motorized transportation. Dedicated bicycle infrastructure usually absent.	6th Street, San Juan Bautista Scott Street, Chualar 9th Street, Gonzales
NU-4 Exurban and Rural Residential 	Very Low to Low Intensity (usually 1 unit per acre or less, on rare occasions up to 6 units per acre)	Single family homes located in neighborhoods on urban fringe. Frequently characterized by non-grid street patterns and relatively long distances to noncontiguous urban or town centers. One or two story buildings on large lots with deep setbacks; may include accessory units. In rare instances may include smaller “suburban” style lots located far from central areas of towns or cities.	Automobile oriented, often with long distances separating different land uses. Non-grid, typically low-connectivity street patterns discourage non-motorized transportation for non-recreational trips. Transit absent or restricted to limited and infrequent express or regional service; park-and-rides occasionally present. Sidewalks and dedicated bike paths typically for recreational use.	Pasadera Neighborhood, Monterey Fairview Road, Hollister Crescent Drive, Scotts Valley

Other Place Types

	Intensity	General Characteristics		Examples
		Land Use	Transportation	
IND Industrial and Manufacturing 	Various Intensities (FAR from less than 1.0 to 4.0 or higher)	Various industrial and manufacturing uses, including factories, storage facilities, industrial and commercial suppliers, and some research and development uses. Street patterns and building forms vary, ranging from traditional blocks and pedestrian-oriented configurations to isolated facilities inaccessible by non-motorized transportation.	Transportation characteristics vary, with both pedestrian- and auto-oriented development patterns Availability of transit, pedestrian access, and bicycle infrastructure vary depending upon setting.	Industrial Drive, Hollister Los Coches Road, Soledad Estates Drive, Aptos
AT Airport 	N/A	Airports.	Transportation characteristics vary.	Monterey Peninsula Airport Hollister Municipal Airport
INS Institutional 	Various Intensities (FAR from less than 1.0 to 4.0 or higher)	Various institutional, civic, public, educational, hospital, cemeteries, and utilities uses located in various settings. Built forms vary by specific use and location. May include group quarters, student housing, or accessory units.	Transportation characteristics vary, with both pedestrian- and auto-oriented development patterns Availability of transit, pedestrian access, and bicycle infrastructure are all variable, depending upon setting.	UCSC/CSUMB Salinas High School Public Libraries Wastewater Treatment Plants
OSR Open Space / Recreation 	N/A	Open space and recreational uses, including local and regional parks, nature preserves, and beaches.	Transit characteristics highly variable. Isolated regional parks or wilderness areas may lack transit connections and pedestrian/bicycle access. Parks in urban centers may have frequent transit service and complete bicycle/ pedestrian infrastructure.	Village Green, Greenfield Ramsay Park, Watsonville Brigantino Park, Hollister



Source data: AMBAG, 2026

2022 URBAN APTOS PLANNING AREA PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

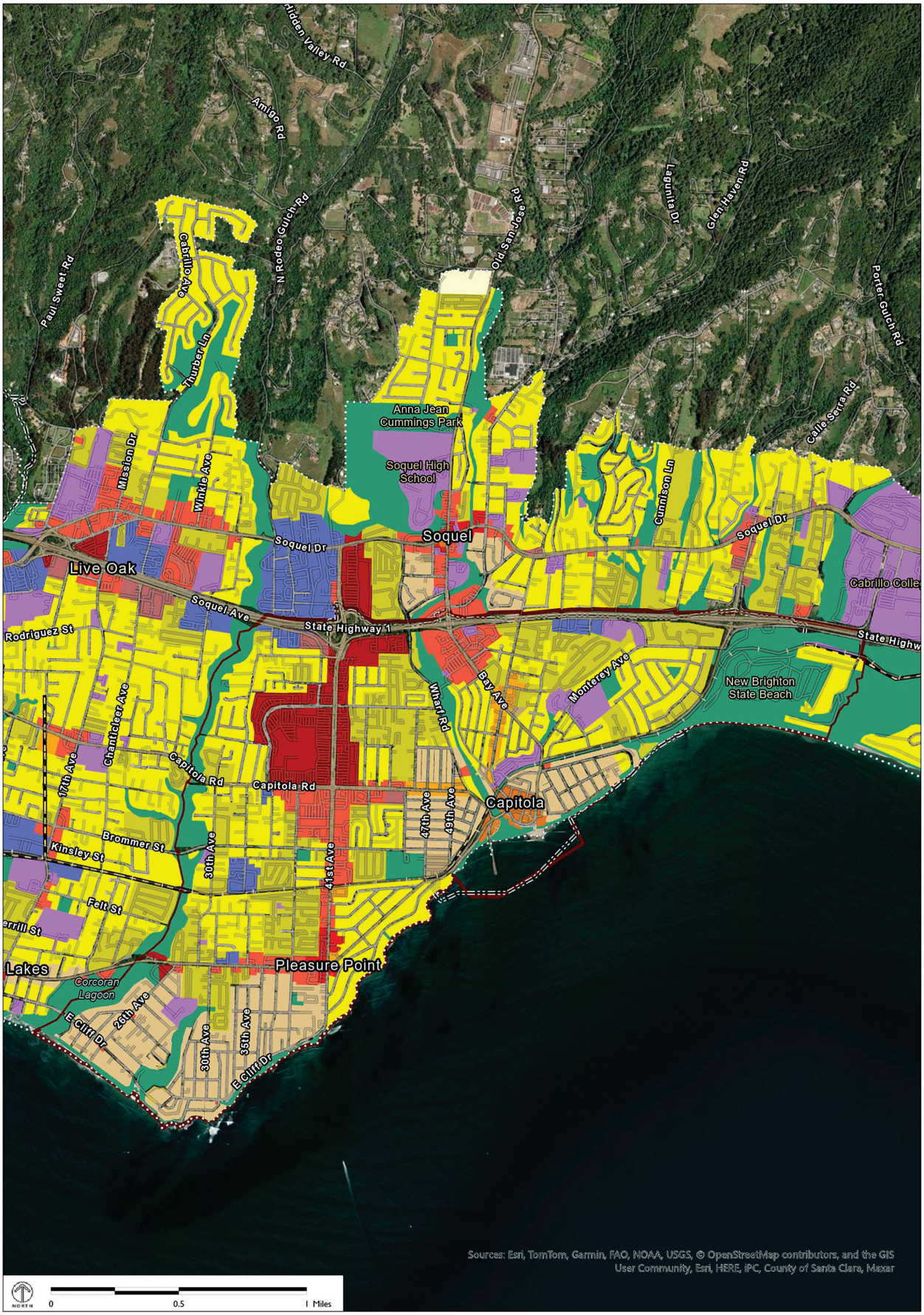
Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Sphere of Influence
- City Limits
- Urban Service Boundary
- Railroads

APTOS URBAN AREA

2022 BASE

INCLUDES ADJACENT INCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2022 CAPITOLA, LIVE OAK, AND SOQUEL PLACE TYPES

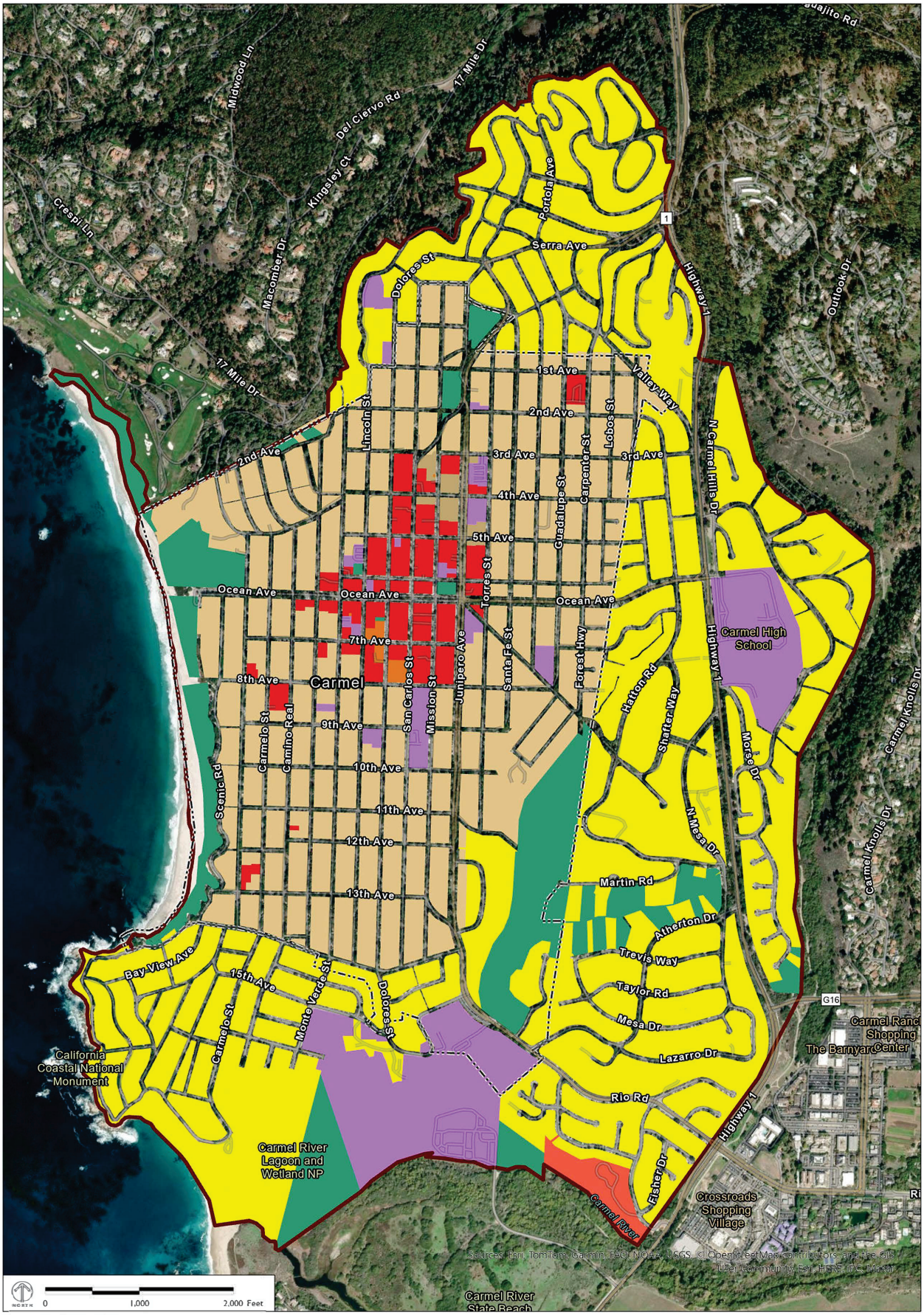
Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Urban Service Boundary
- Sphere of Influence
- City Limits
- Railroads

CAPITOLA, LIVE OAK, AND SOQUEL

2022 BASE
INCLUDES SURROUNDING UNINCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2022 CARMEL PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Neighborhood Commercial

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Other
- Institutional/Civic
- Open Space/ Recreational

- City Limits
- Sphere of Influence

CARMEL
2022 BASE



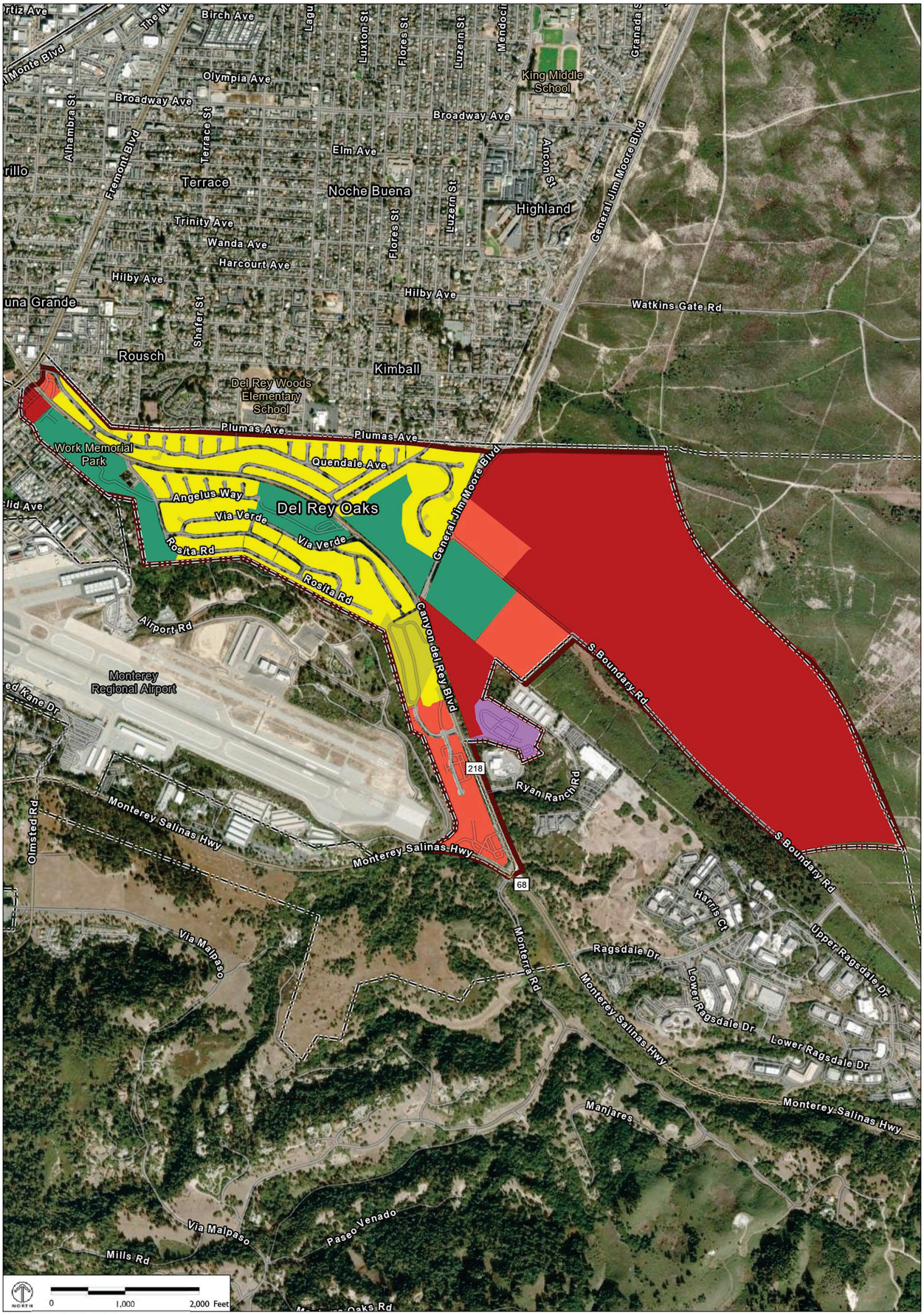
Source data: AMBAG, 2026

2022 CHUALAR PLACE TYPES

Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Institutional/Civic
- Census Designated Place
- Railroads

CHUALAR
2022 BASE



Source data: AMBAG, 2026

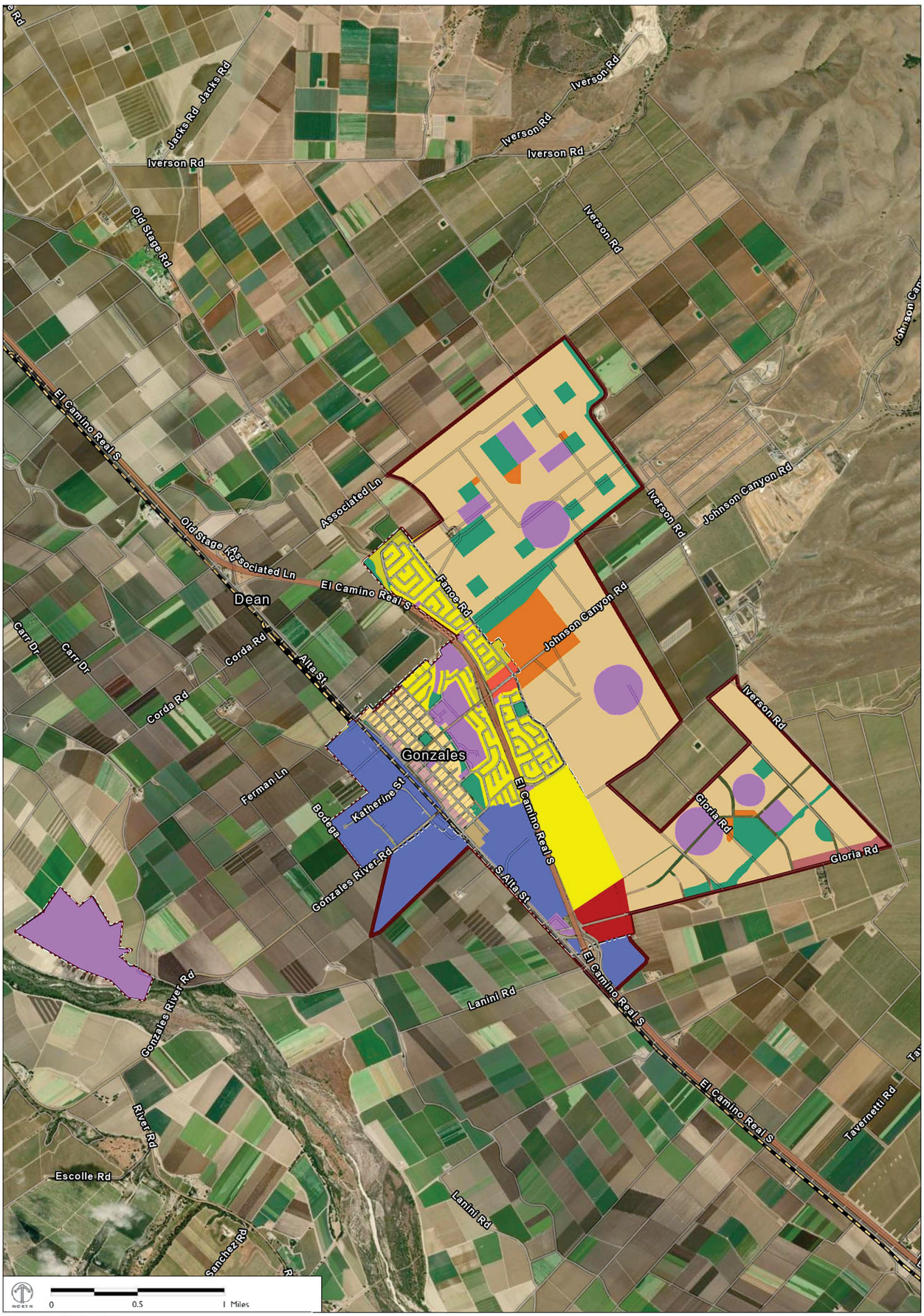
2022 DEL REY OAKS PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

Other
- Institutional/Civic
- Open Space/ Recreational

- City Limits
- Sphere of Influence
- Railroads

DEL REY OAKS
2022 BASE



Source data: AMBAG, 2026

2022 GONZALES PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential

Neighborhood Commercial
Regional Commercial

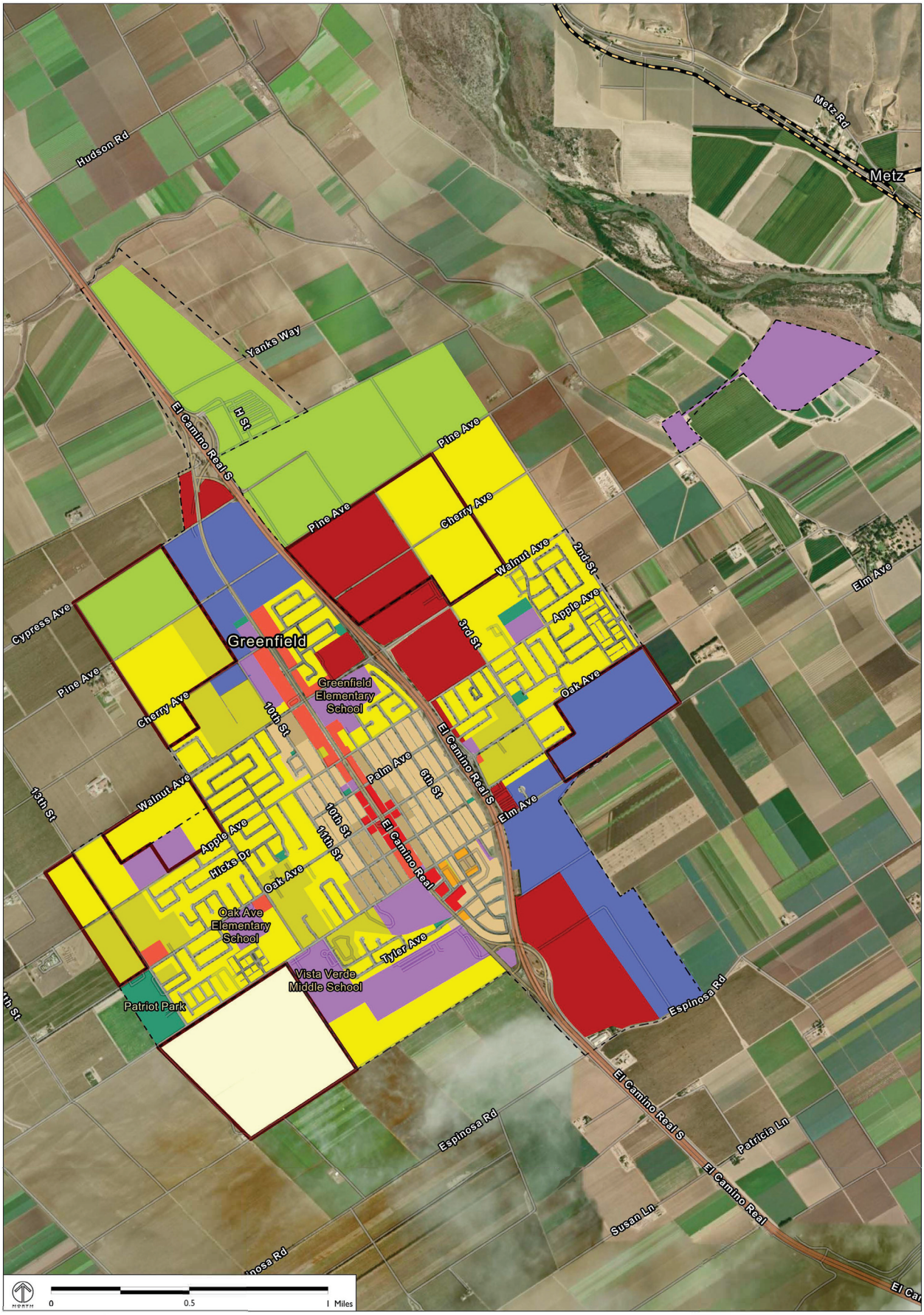
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential

Non-Urban Place Types
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- City Limits
- Sphere of Influence
- Railroads

GONZALES
2022 BASE



Source data: AMBAG, 2026

2022 GREENFIELD PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

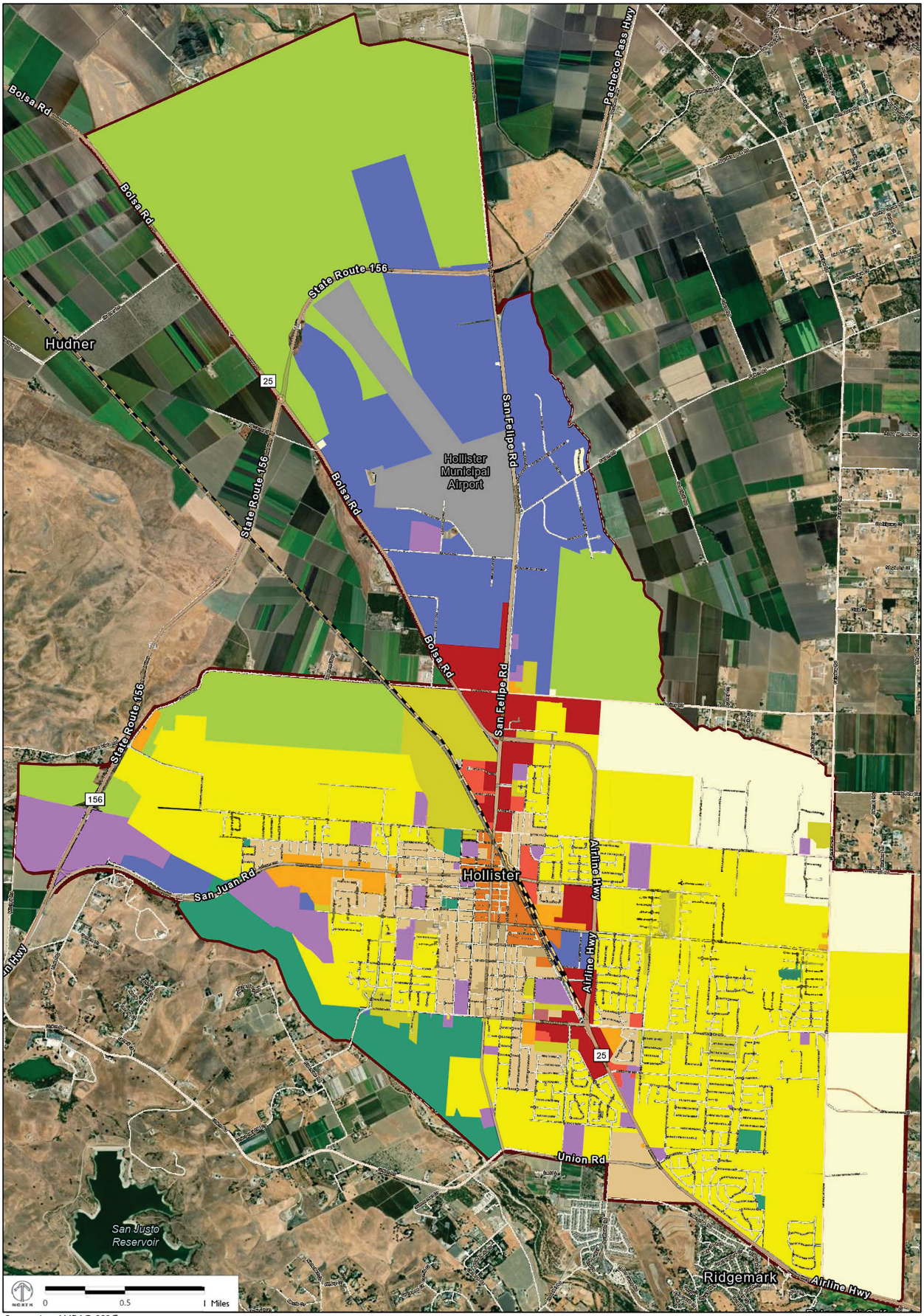
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- City Limits
- Sphere of Influence

- City Limits
- Sphere of Influence
- Railroads

GREENFIELD
2022 BASE



Source data: AMBAG, 2026

2022 HOLLISTER PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

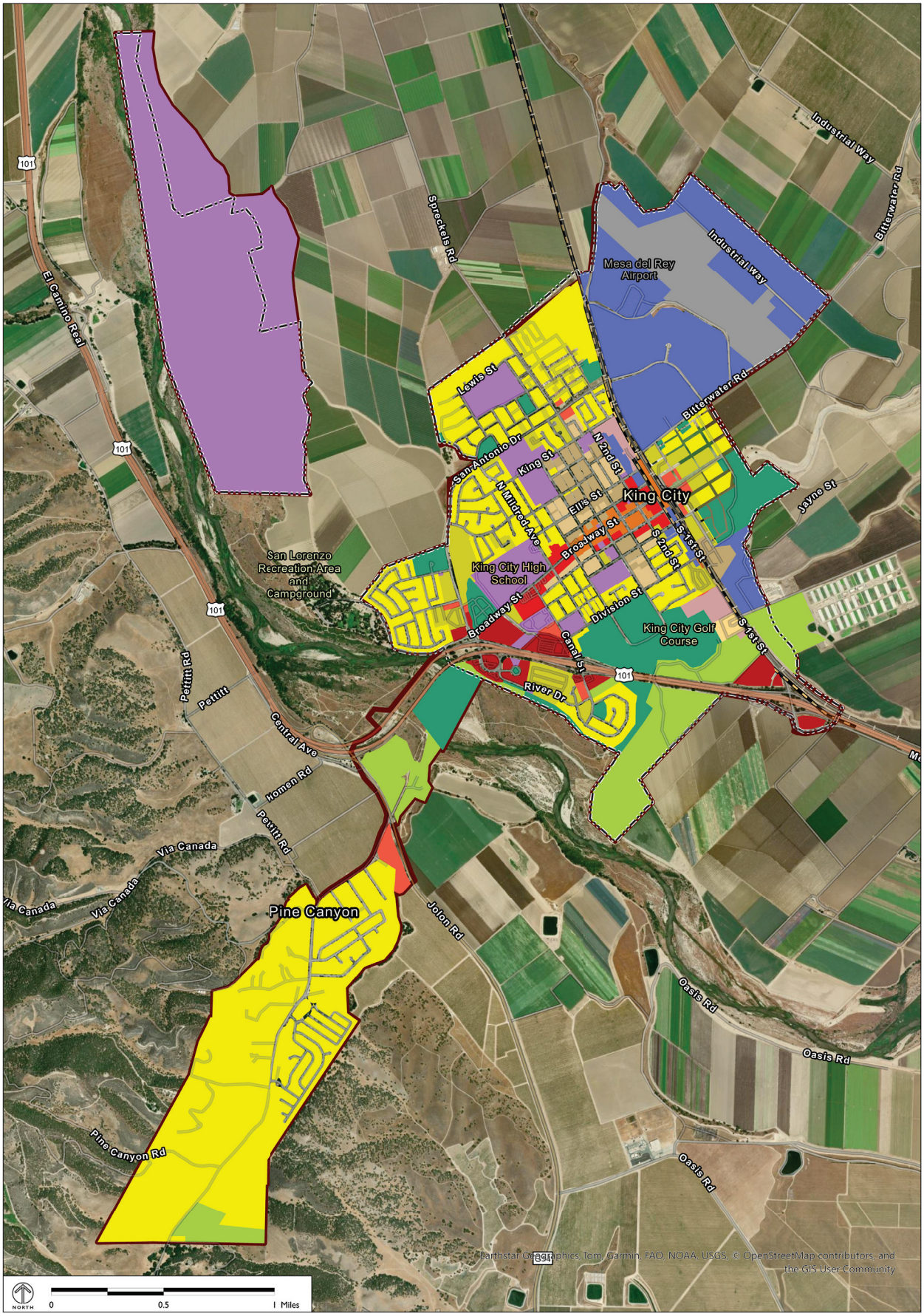
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Mixed Use

Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Airport

- City Limits
- Sphere of Influence
- Railroads

HOLLISTER
2022 BASE



Source data: AMBAG, 2026

2022 KING CITY PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial

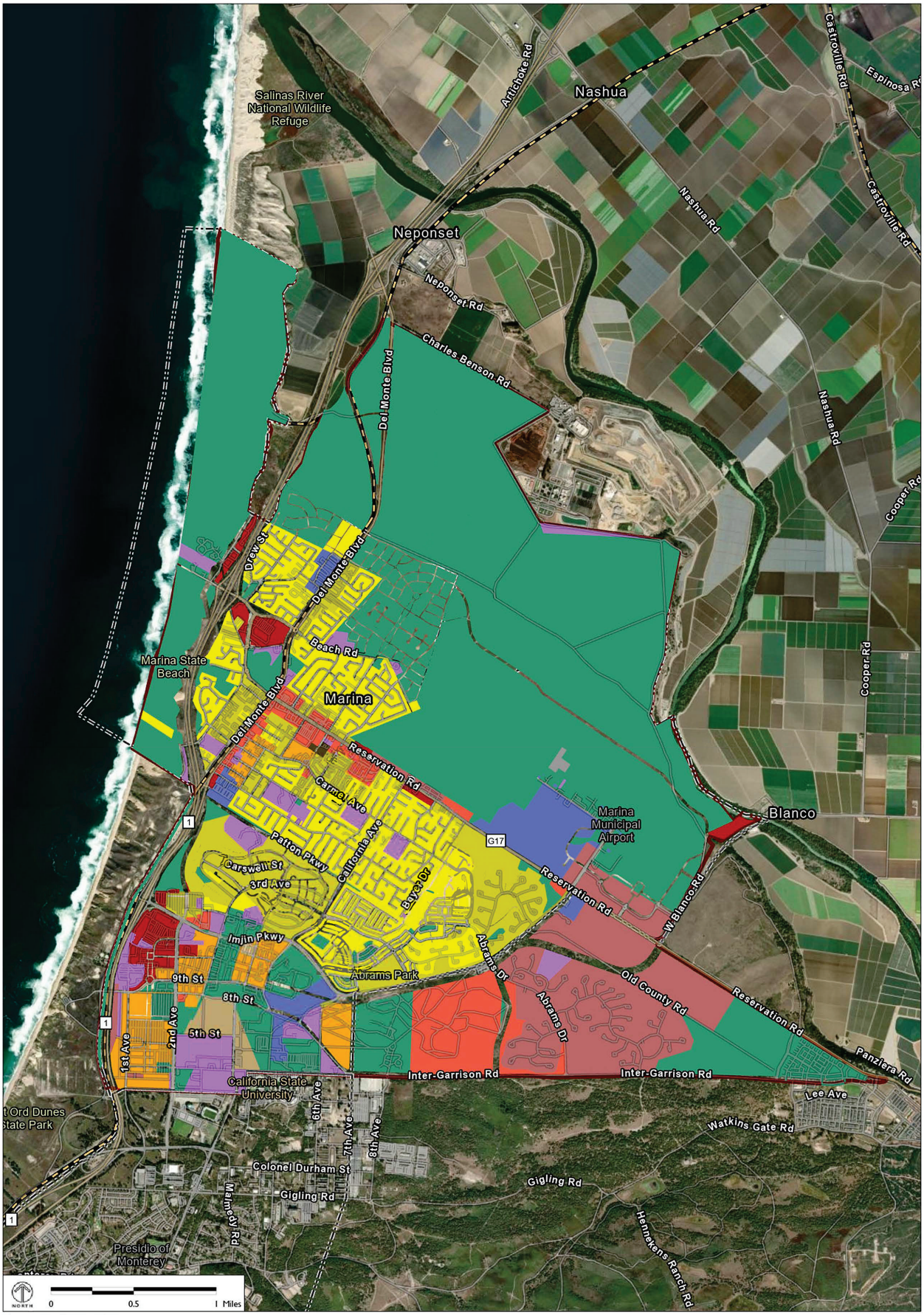
Town Place Types
- Regional Commercial
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Non-Urban Place Types
- Town Mixed Use
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Airport

- City Limits
- Sphere of Influence
- Railroads

KING CITY
2022 BASE



Source data: AMBAG, 2026

2022 MARINA PLACE TYPES

Urban Place Types
- Urban Multi-Family Residential

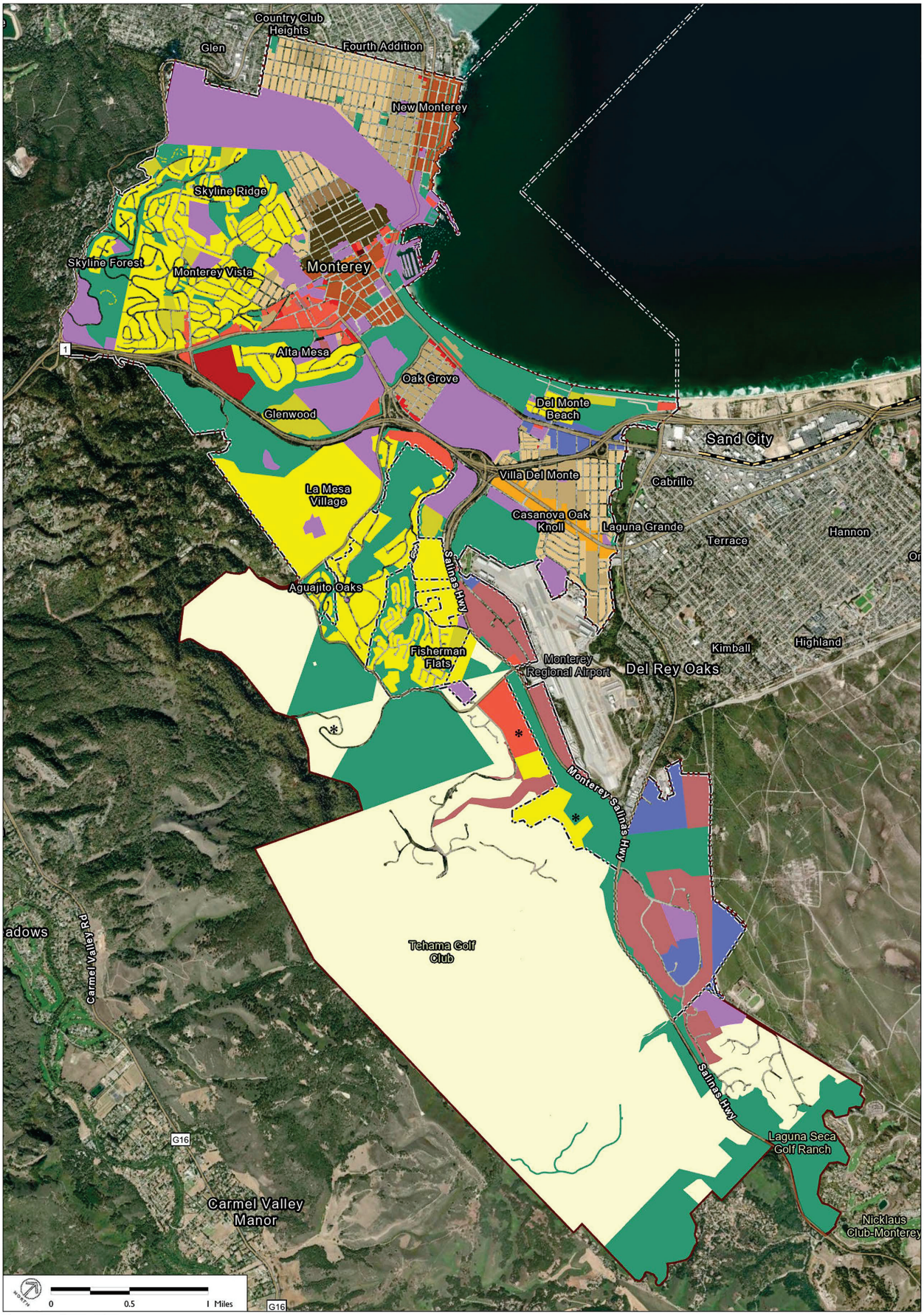
Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

- City Limits
- Sphere of Influence
- Railroads

MARINA
2022 SCENARIO



Source data: AMBAG, 2026

2022 MONTEREY PLACE TYPES

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban MultiFamily Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

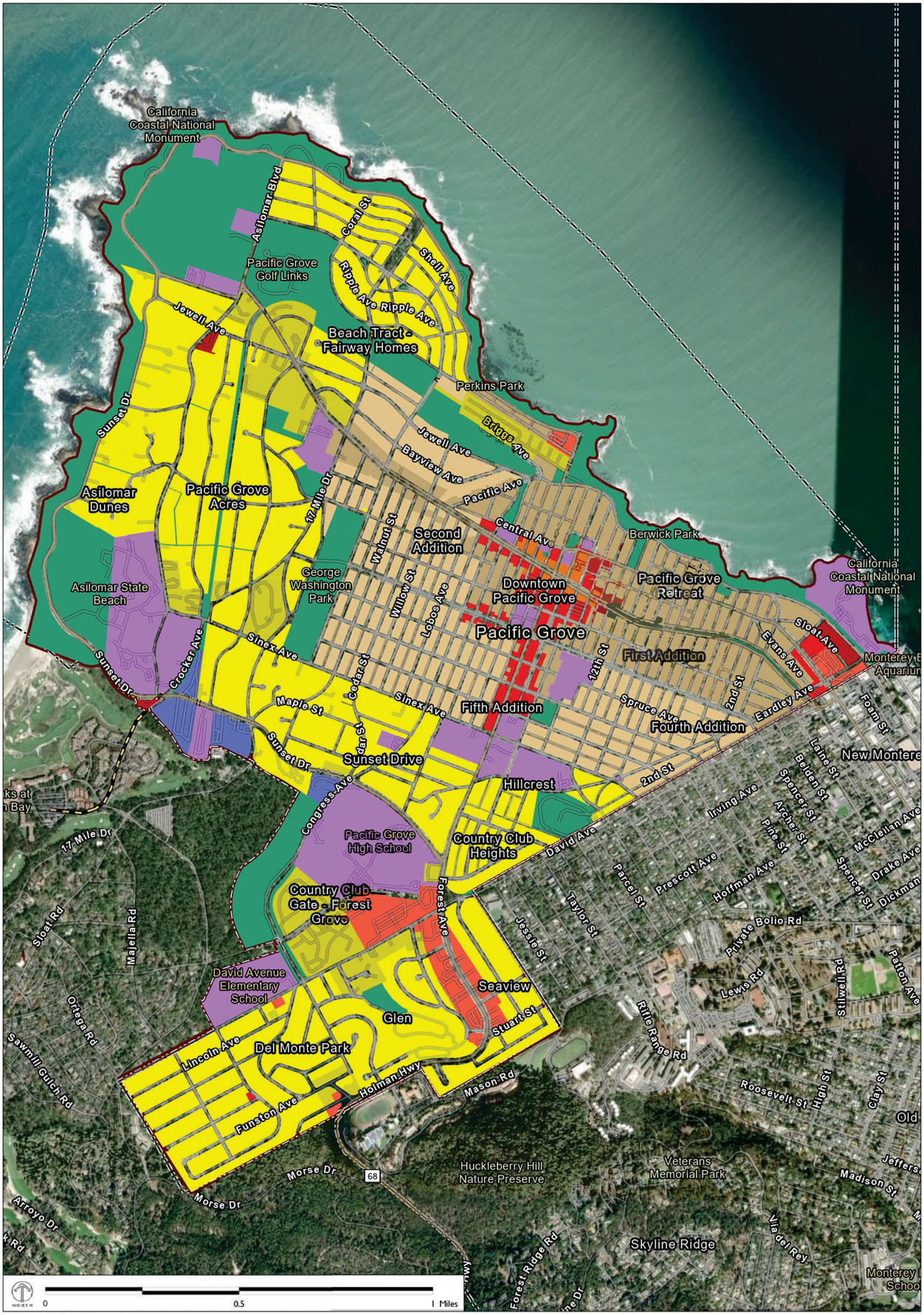
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Non-Urban Place Types
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- City Limits
- Sphere of Influence
- Railroads

MONTEREY
2022 BASE



Source data: AMBAG, 2026

2022 PACIFIC GROVE PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential

Town Place Types
- Neighborhood Commercial
- Regional Commercial
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- City Limits
- Sphere of Influence
- Railroads

PACIFIC GROVE

2022 BASE



Source data: AMBAG, 2026

2022 PAJARO PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential

Neighborhood Commercial

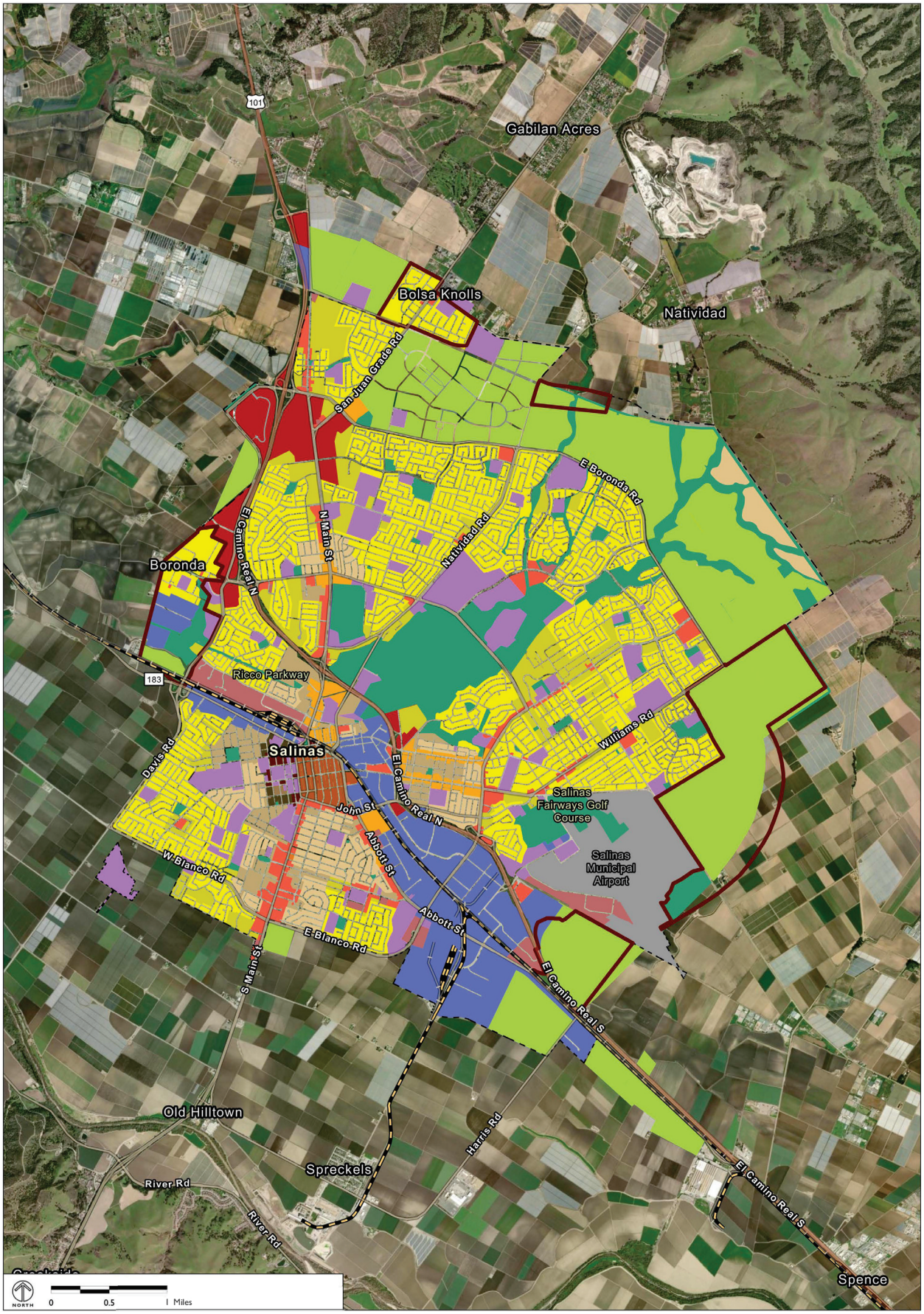
Non-Urban Place Types
- Agriculture
- Rural Town Commercial

Other
- Industrial/ Manufacturing
- Institutional/Civic

Community Area

Railroads

PAJARO
2022 SCENARIO



Source data: AMBAG, 2026

2022 SALINAS PLACE TYPES

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Non-Urban Place Types
- Agriculture

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Airport
- Railroads
- City Limits
- Sphere of Influence

SALINAS
2022 BASE



Source data:AMBAG, 2026

2022 SAND CITY PLACE TYPES

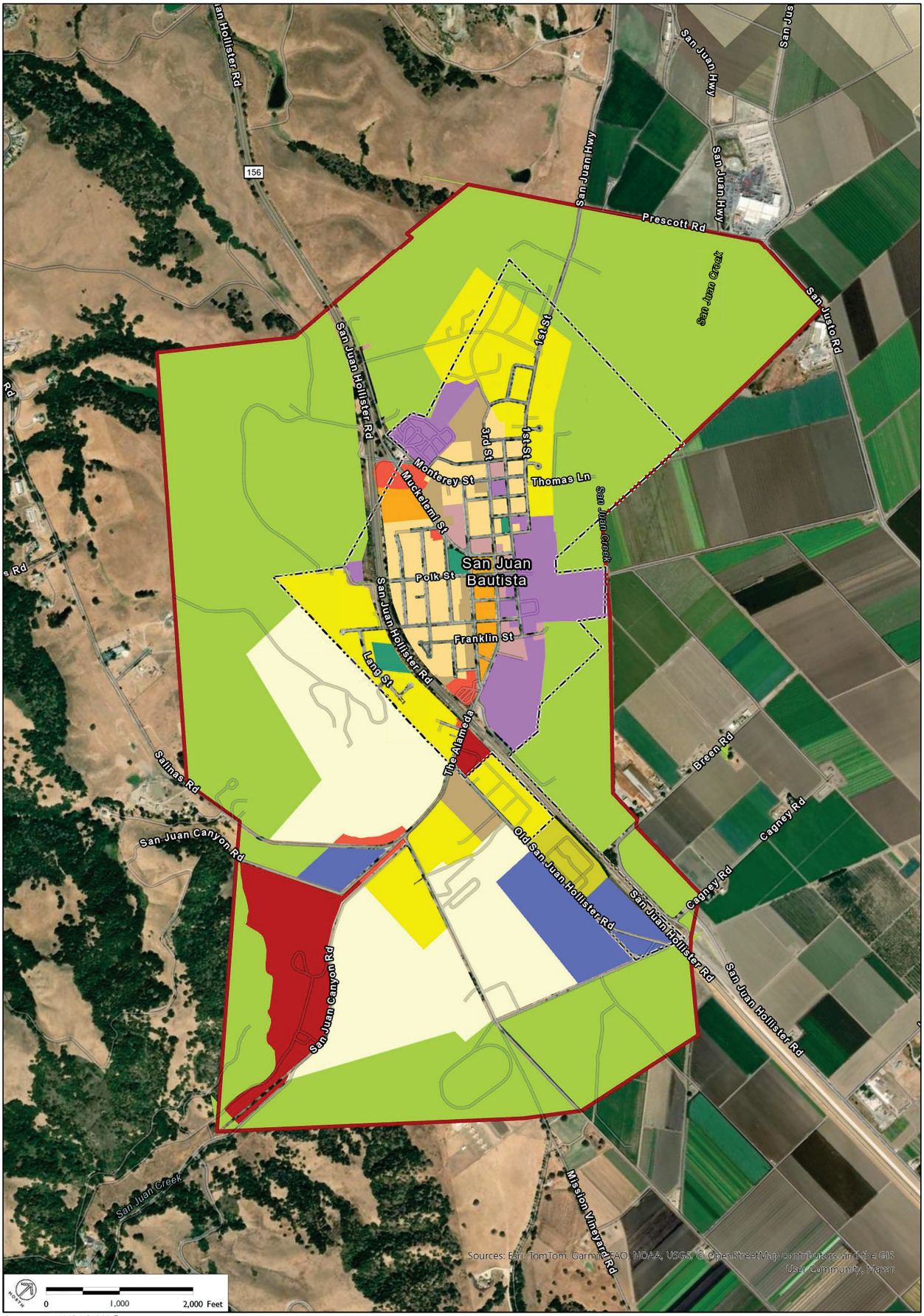
Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- Sphere of Influence
- City Limits
- Railroads

SAND CITY
2022 BASE



Source data: AMBAG, 2026

2022 SAN JUAN BAUTISTA PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

Town Place Types
- Town Multi-Family Residential

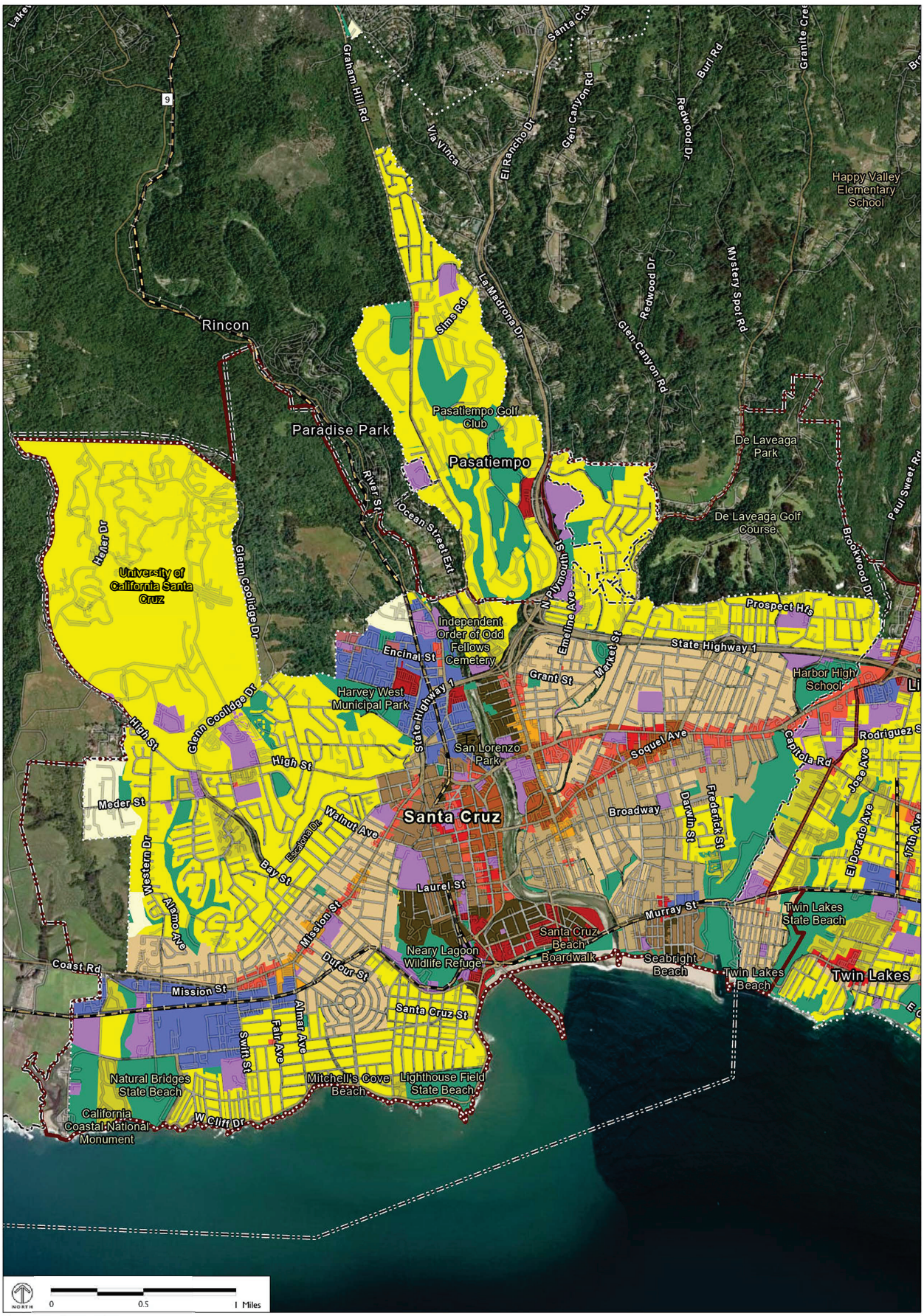
Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- City Limits
- Sphere of Influence

SAN JUAN BAUTISTA

2022 BASE



Source data: AMBAG, 2026

2022 SANTA CRUZ PLACE TYPES

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

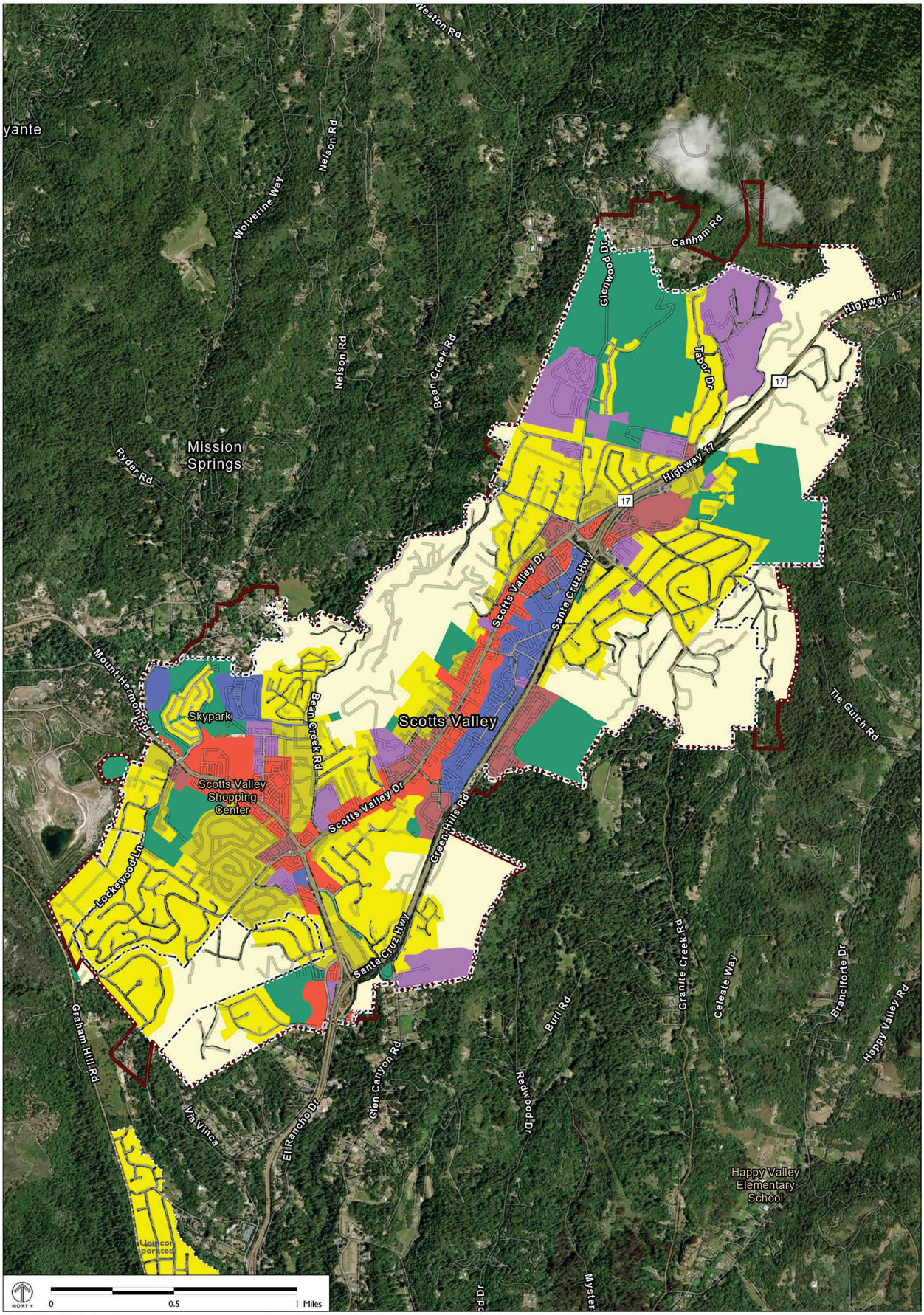
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Non-Urban Place Types
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Sphere of Influence
- City Limits
- Railroads

SANTA CRUZ

2022 BASE
INCLUDES SURROUNDING UNINCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2022 SCOTTS VALLEY PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential

- Neighborhood Commercial
- Employment Center

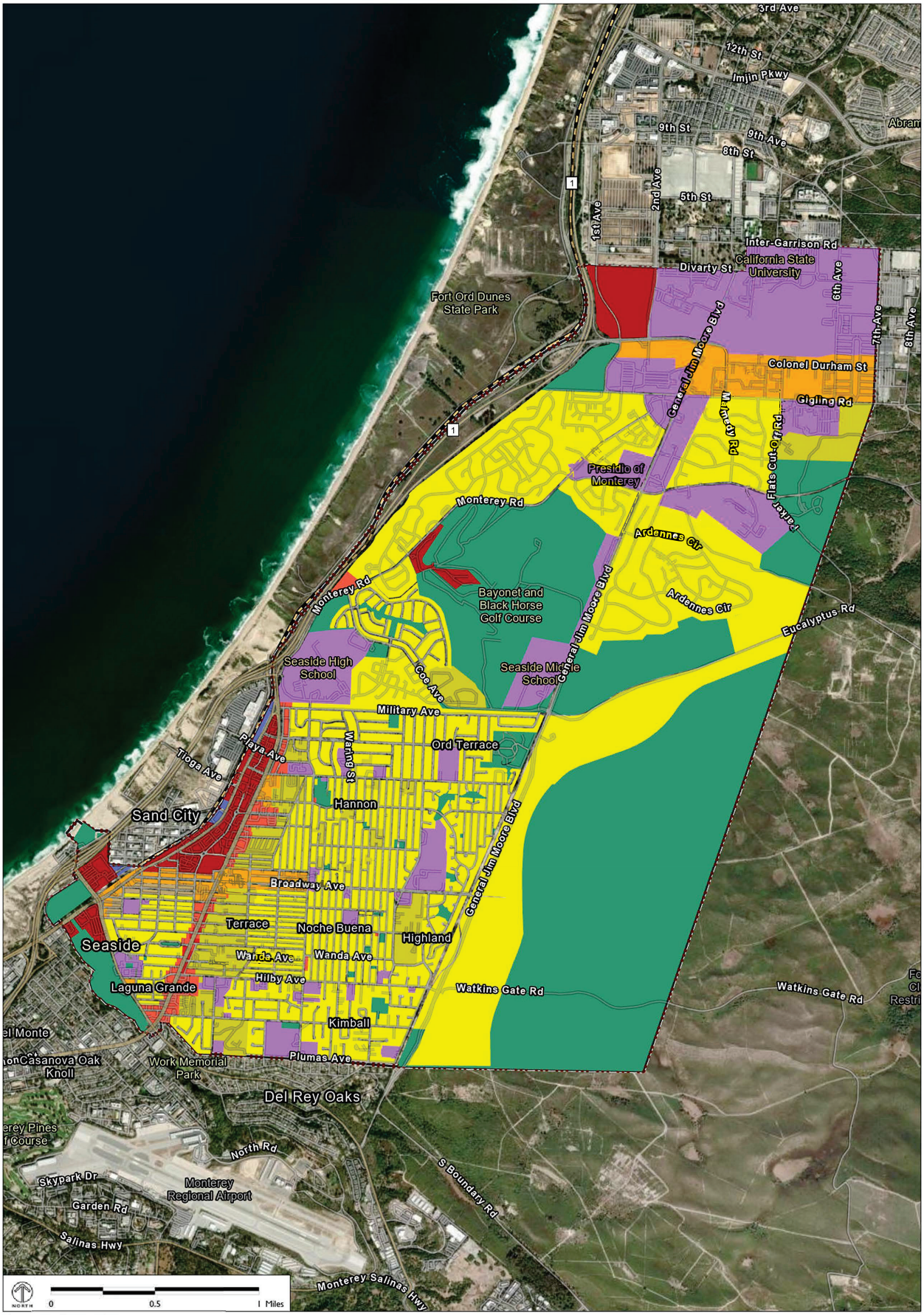
Non-Urban Place Types
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- Sphere of Influence
- City Limits
- Urban Service Boundary

SCOTTS VALLEY

2022 BASE
INCLUDES SURROUNDING
UNINCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2022 SEASIDE PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential

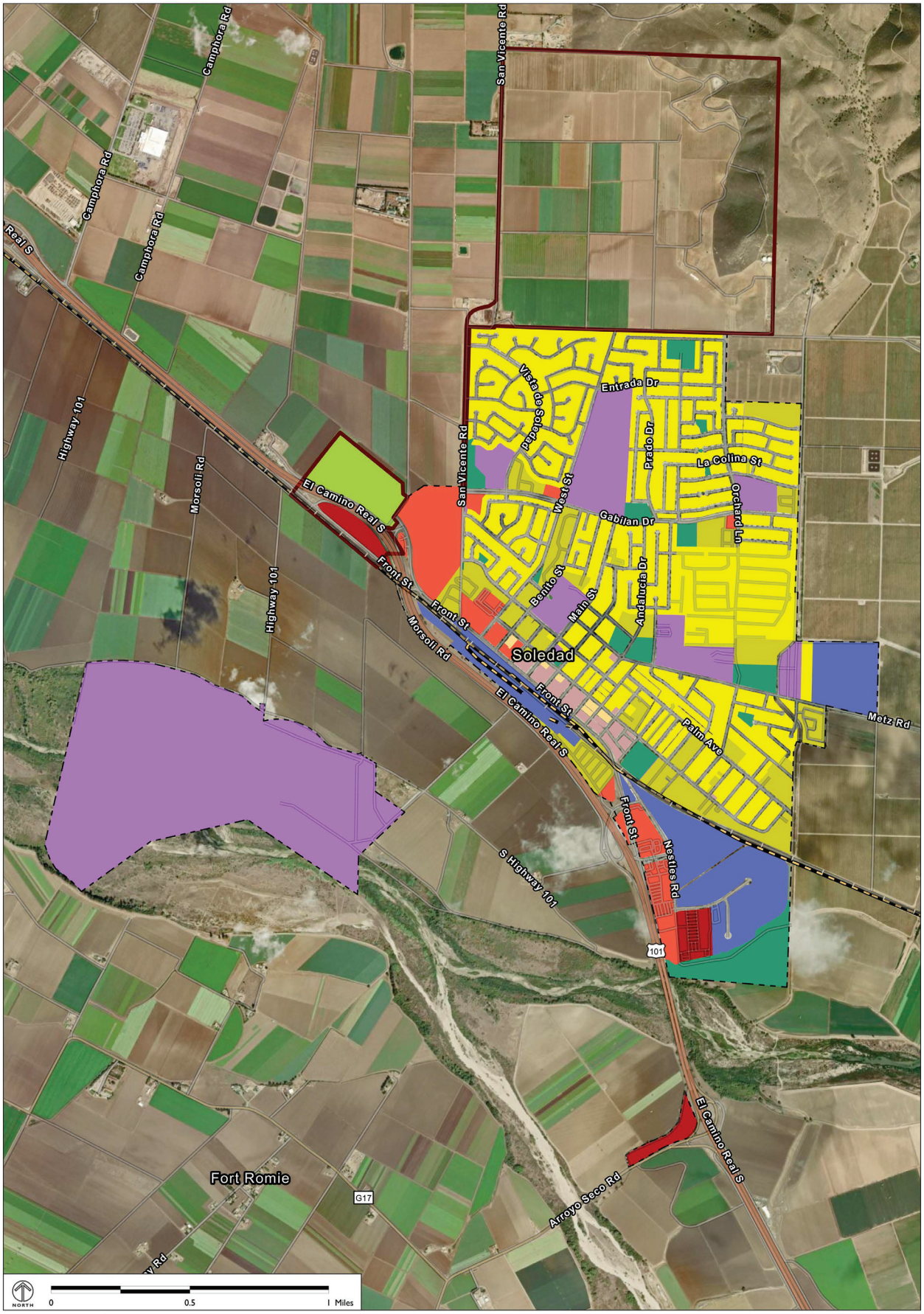
Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Multi-Family Residential
- Town Commercial

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- City Limits
- Sphere of Influence
- Railroads

SEASIDE
2022 BASE



Source data: AMBAG, 2026

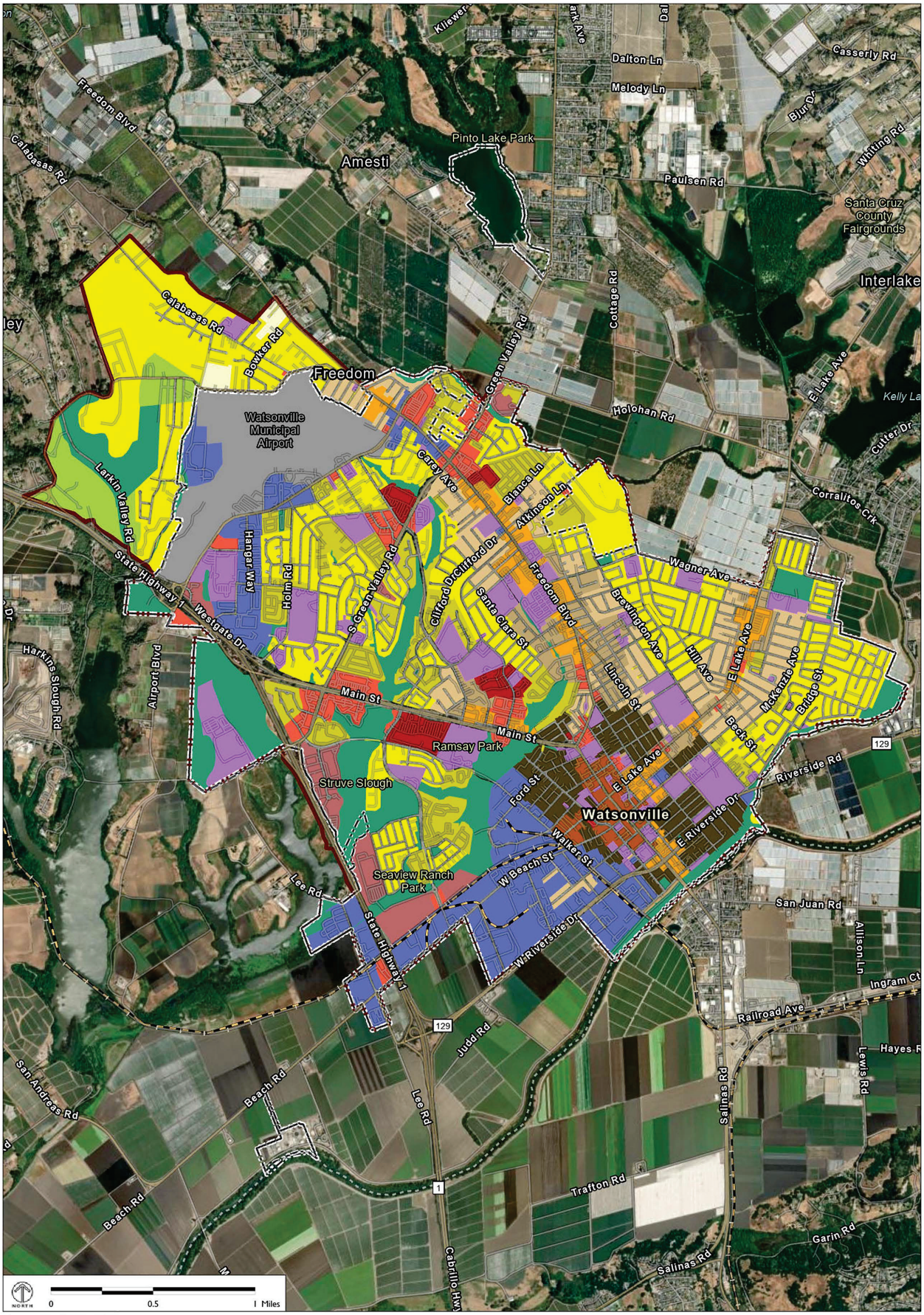
2022 SOLEDAD PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial

Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- City Limits
- Sphere of Influence
- Railroads

SOLEDAD
2022 BASE



Source data: AMBAG, 2026

2022 WATSONVILLE PLACE TYPES

Urban Place Types
- Urban Multi-Family Residential
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

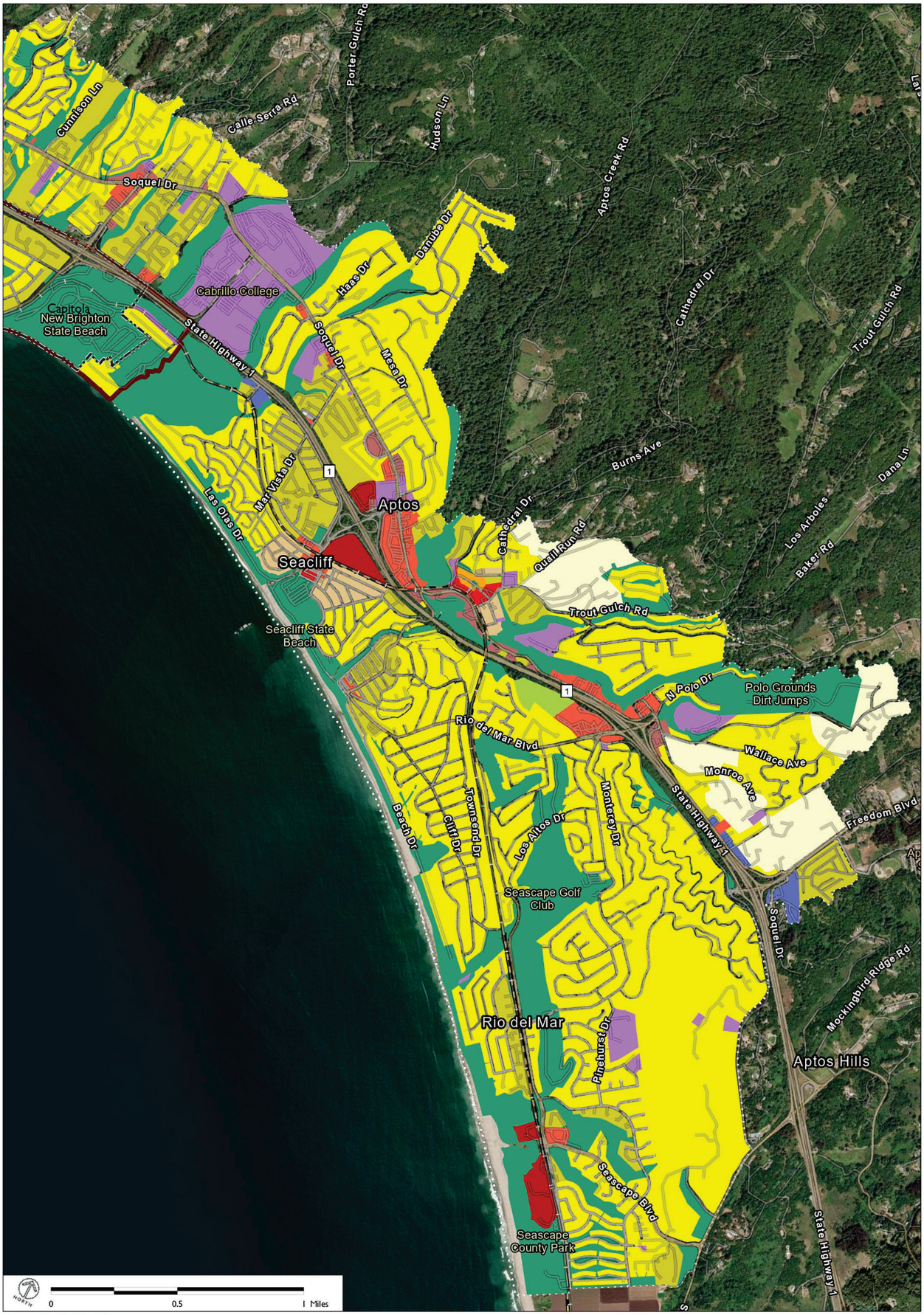
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Airport

- Sphere of Influence
- City Limits
- Railroads

WATSONVILLE
2022 BASE



Source data: AMBAG, 2026

2050 URBAN APTOS PLANNING AREA PLACE TYPES

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

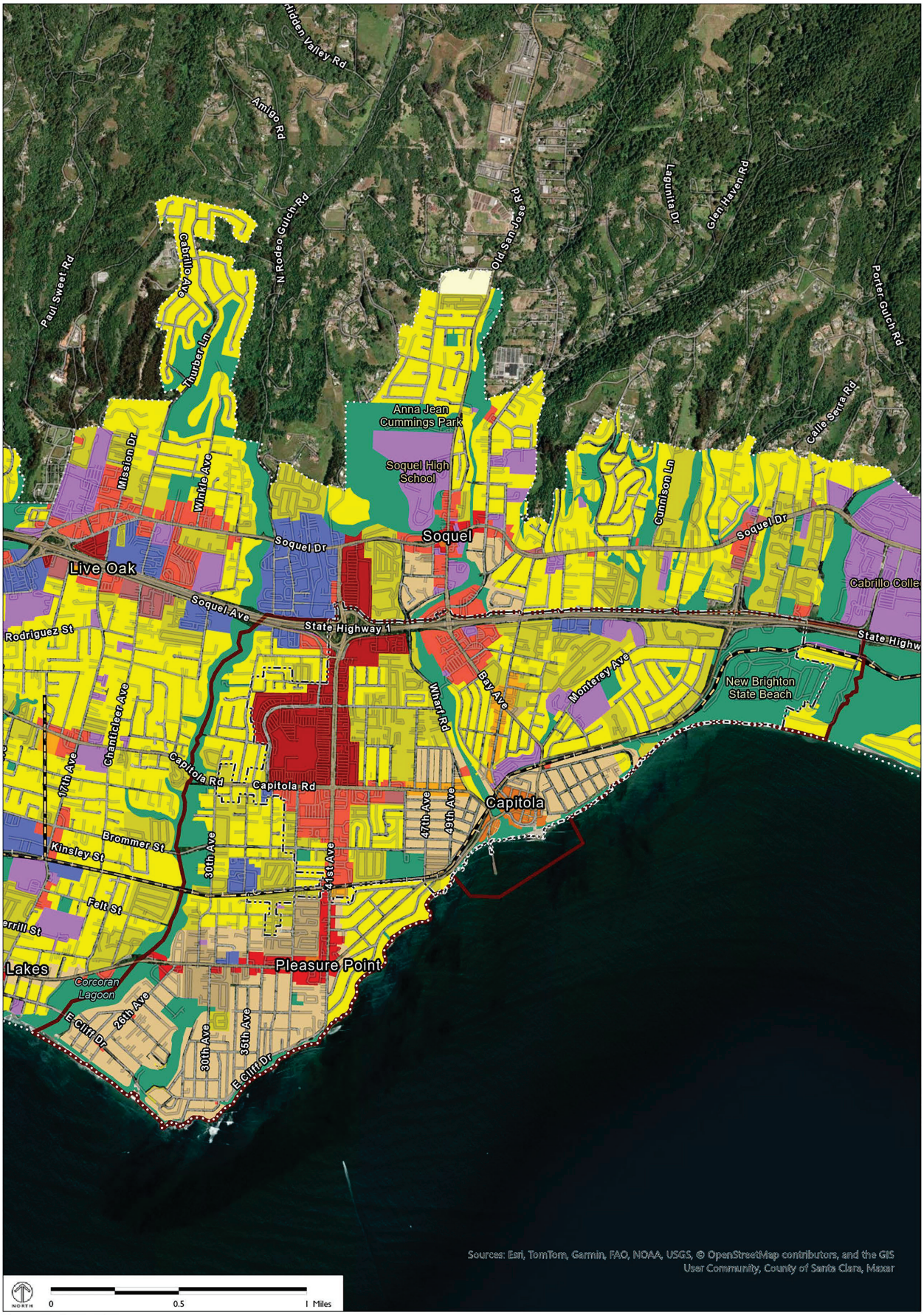
Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential
- Exurban and Rural Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

- Sphere of Influence
- City Limits
- Urban Service Boundary

APTOS URBAN AREA
2050 MTP/SCS

INCLUDES ADJACENT INCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2050 CAPITOLA, LIVE OAK, AND SOQUEL PLACE TYPES

2022_2035_2050_Placetypes_SCCO_unincorp_CAP

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Exurban and Rural Residential

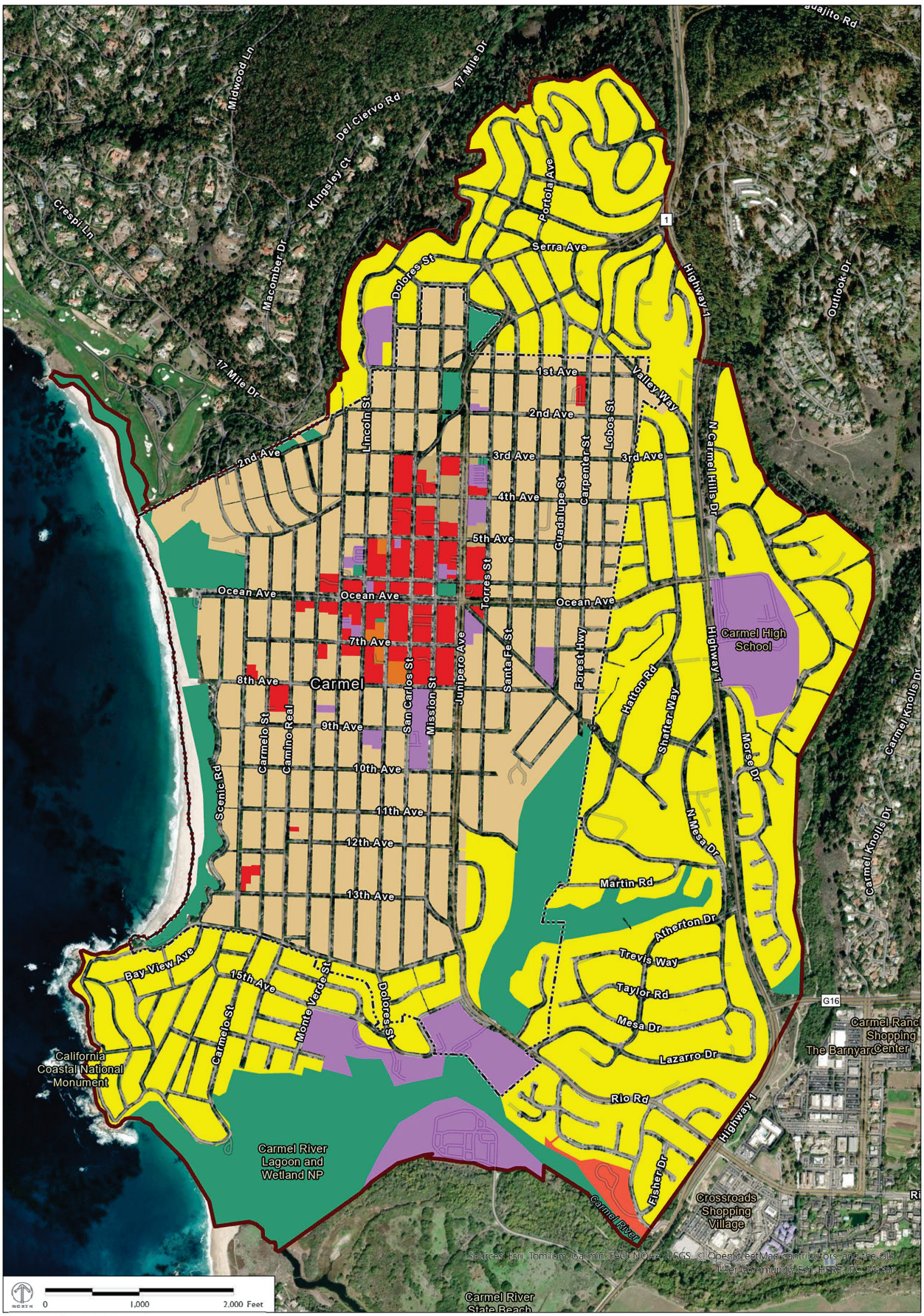
Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

Urban Service Boundary
Sphere of Influence
City Limits
Railroads

CAPITOLA, LIVE OAK, AND SOQUEL

2050 MTP/SCS
INCLUDES SURROUNDING UNINCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2050 CARMEL PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Neighborhood Commercial

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Other
- Institutional/Civic
- Open Space/Recreational

- City Limits
- Sphere of Influence

CARMEL
2050 MTP/SCS



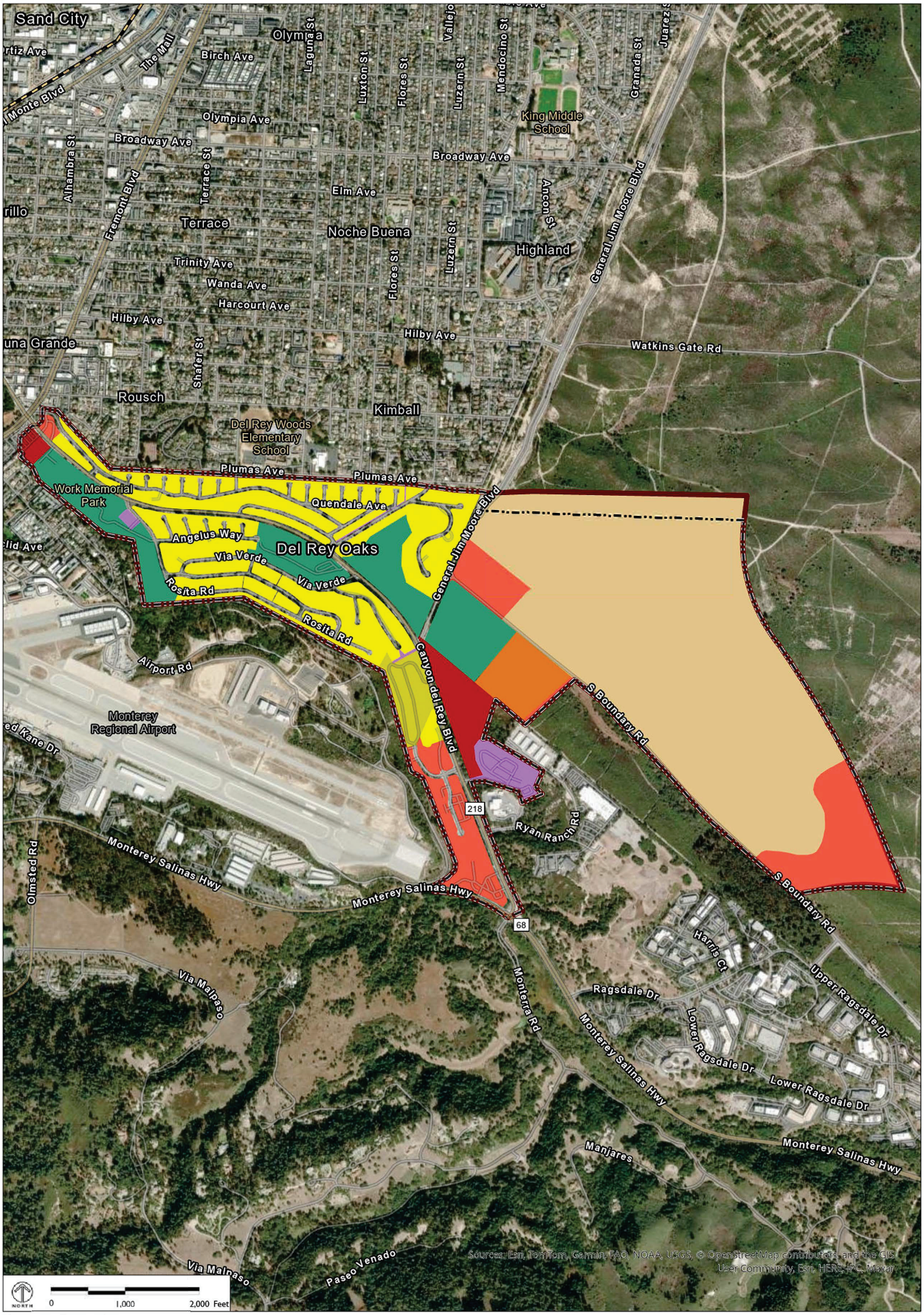
Source data: AMBAG, 2026

2050 CHUALAR PLACE TYPES

Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Institutional/Civic

CHUALAR
2050 MTP/SCS



Source data: AMBAG, 2026

2050 DEL REY OAKS PLACE TYPES

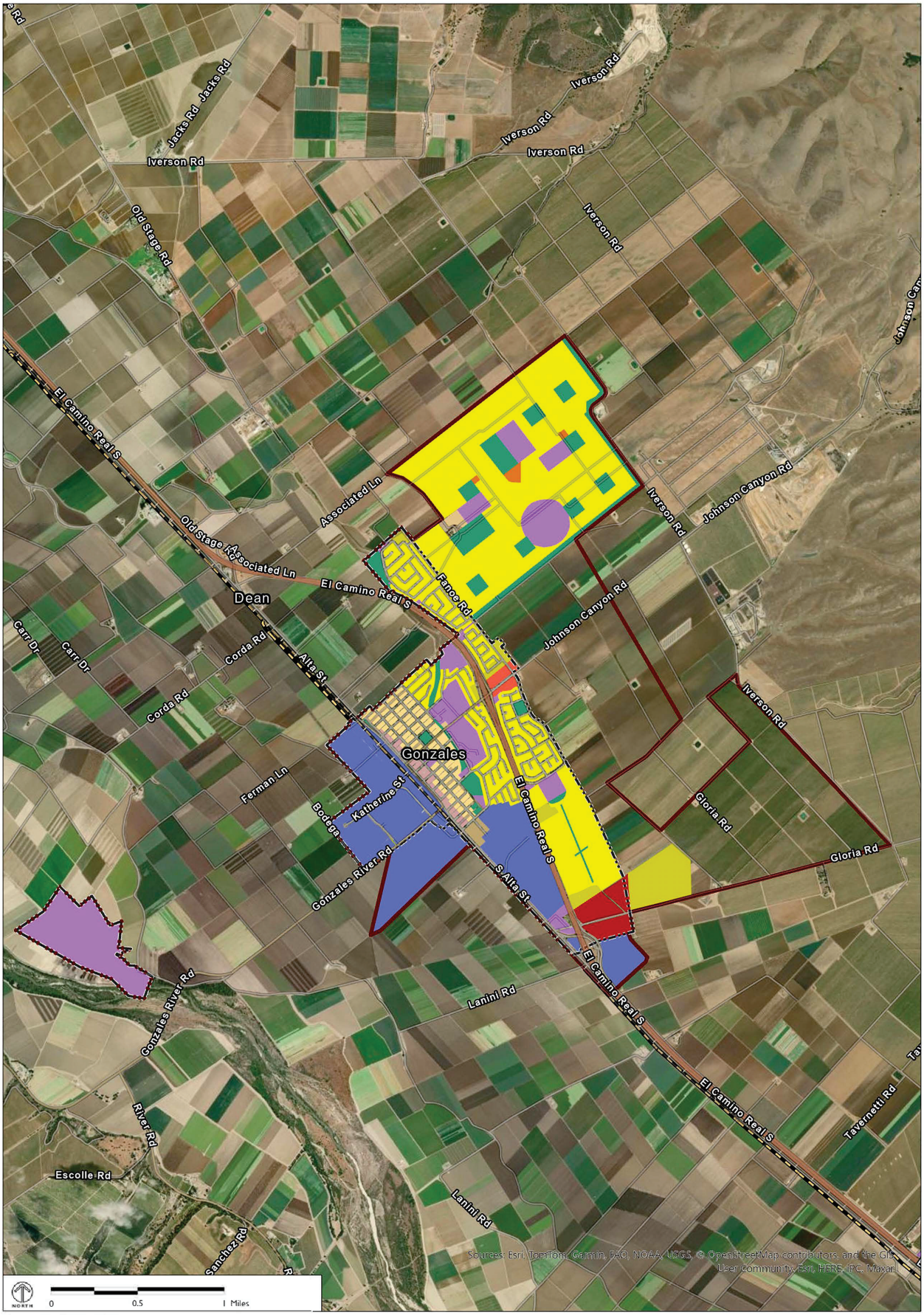
Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial

Town Place Types
- Town Single-Family Residential
- Town Mixed Use

Other
- Institutional/Civic
- Open Space/Recreational

- City Limits
- Sphere of Influence
- Railroads

DEL REY OAKS
2050 MTP/SCS



Source data: AMBAG, 2026

2050 GONZALES PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial

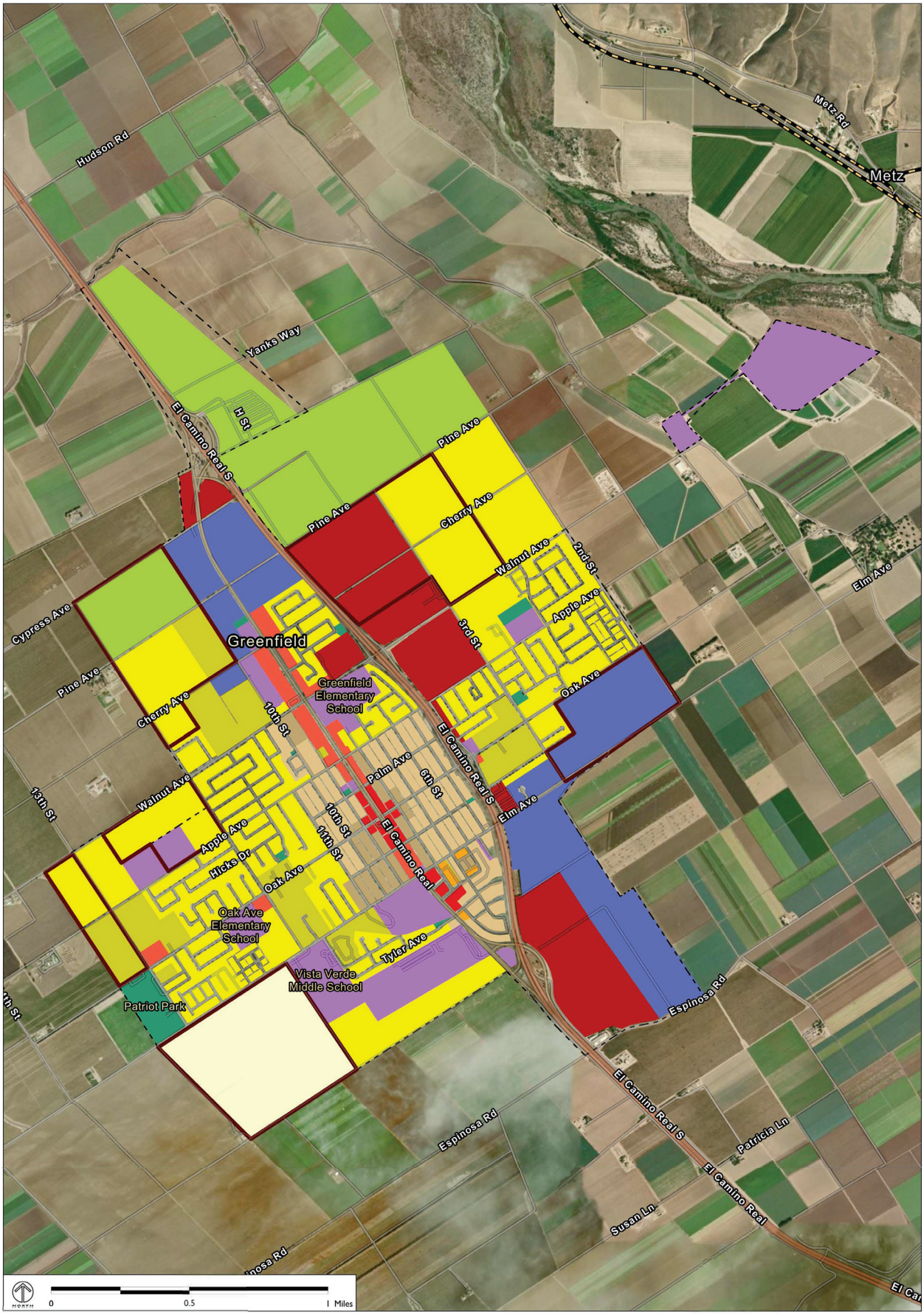
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Mixed Use

Non-Urban Place Types
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational

- City Limits
- Sphere of Influence
- Railroads

GONZALES
2050 MTP/SCS



Source data: AMBAG, 2026

2050 GREENFIELD PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

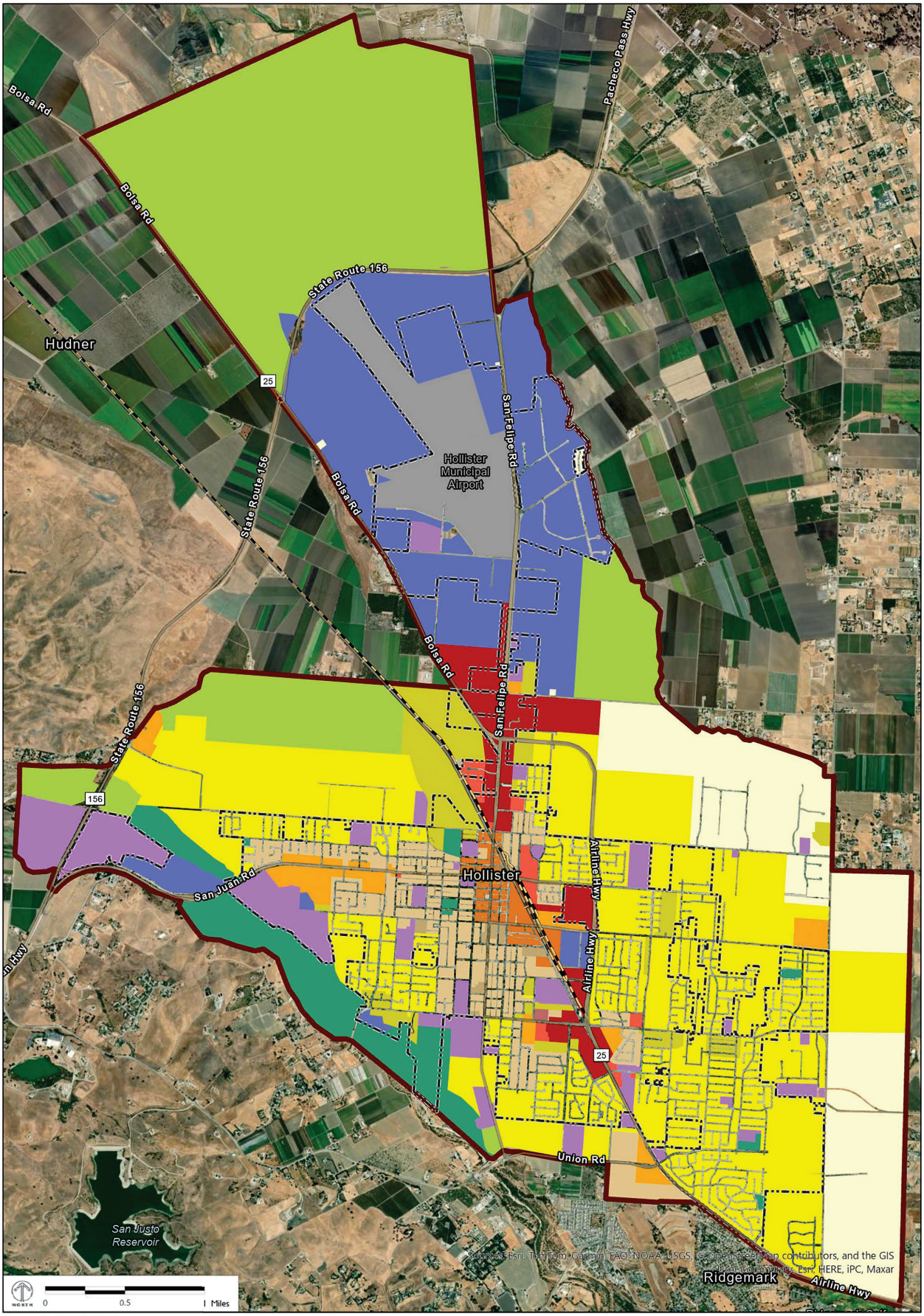
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational

- City Limits
- Sphere of Influence
- Railroads

GREENFIELD
2050 MTP/SCS



Source data: AMBAG, 2026

2050 HOLLISTER PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

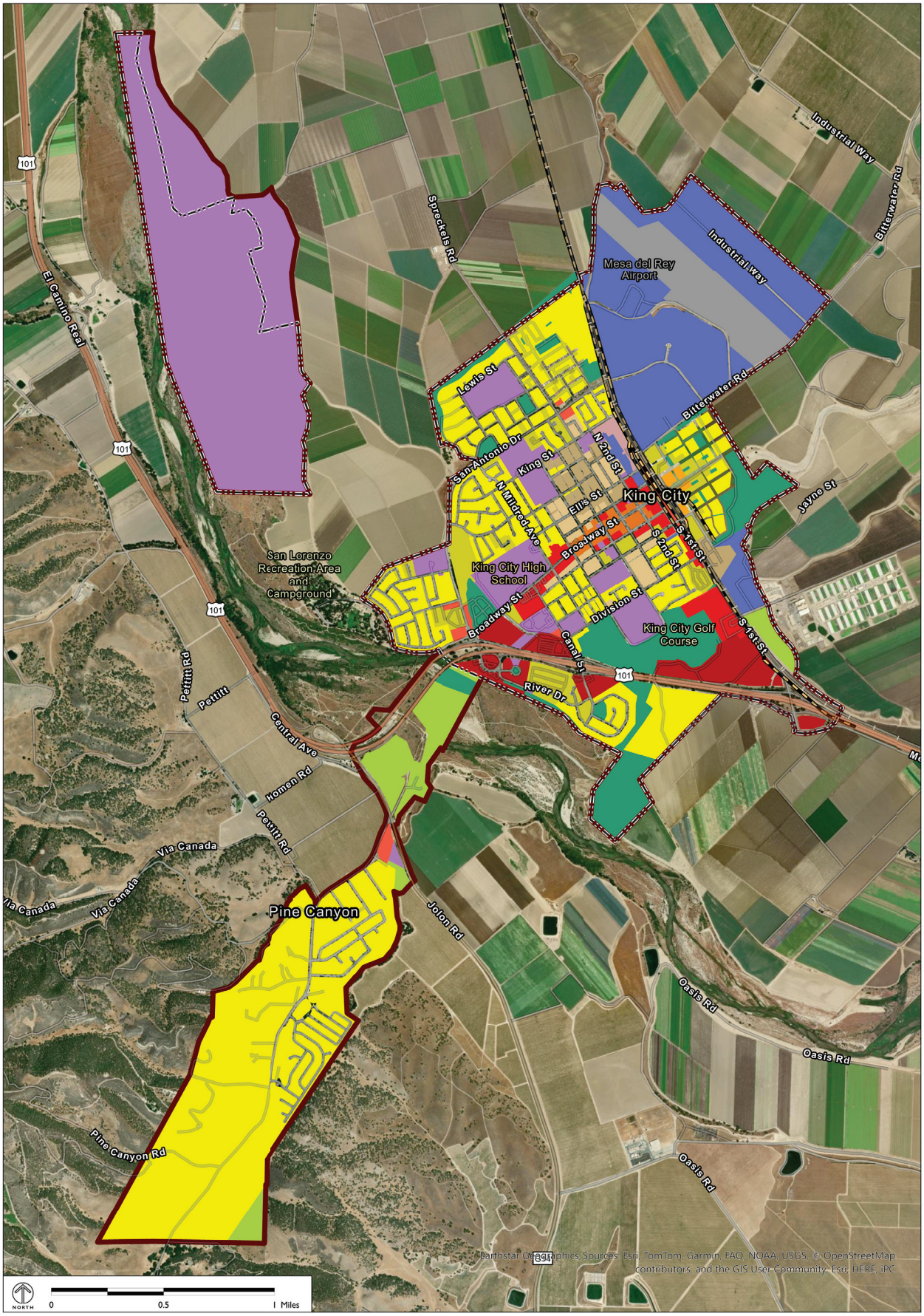
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Mixed Use

Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

- City Limits
- Sphere of Influence
- Railroads

HOLLISTER
2050 MTP/SCS



Source data: AMBAG, 2026

2050 KING CITY PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

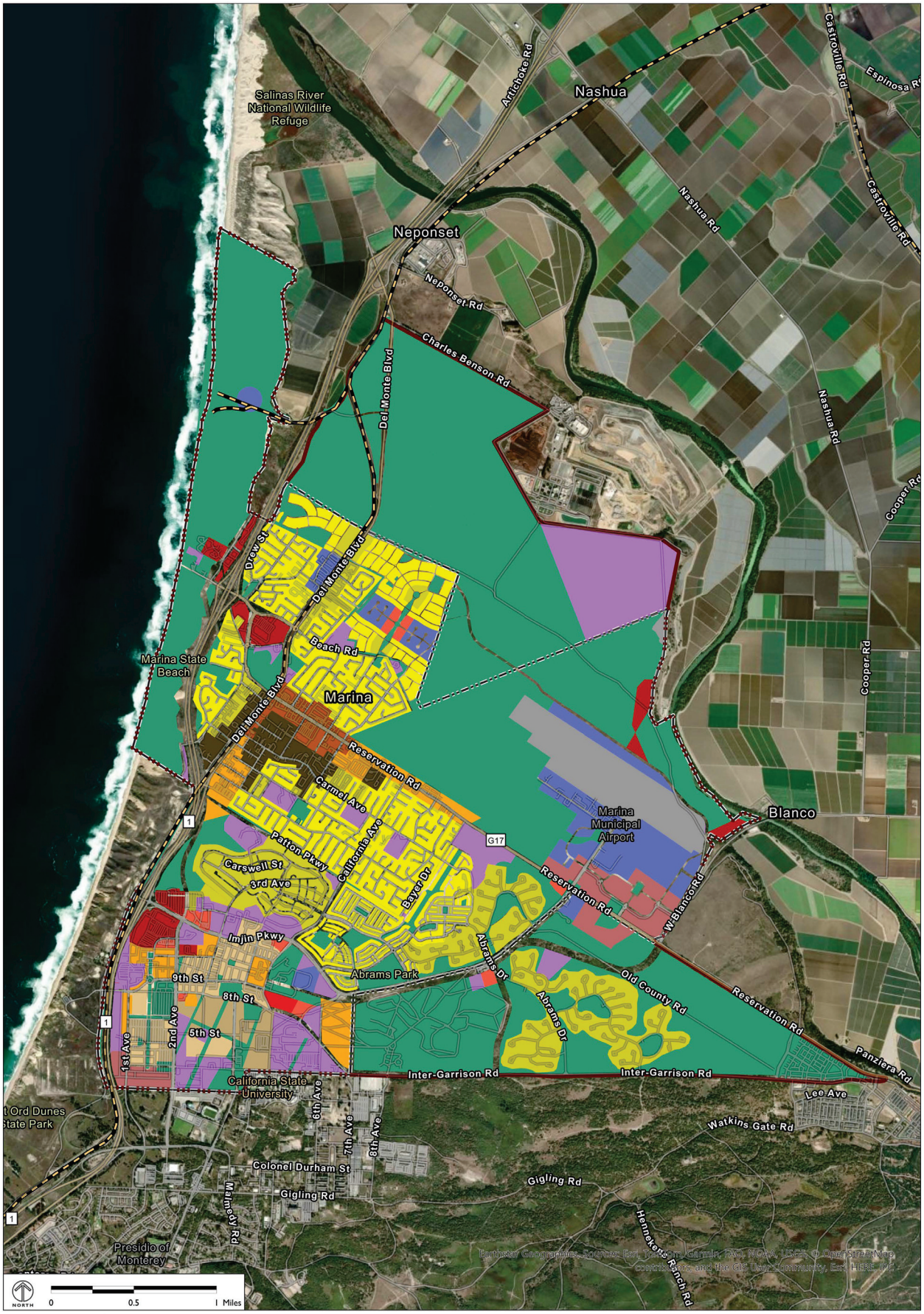
Non-Urban Place Types
- Agriculture

- Rural Town Commercial

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

- City Limits
- Sphere of Influence
- Railroads

KING CITY
2050 MTP/SCS



Source data: AMBAG, 2026

2050 MARINA PLACE TYPES

Urban Place Types
- Urban Multi-Family Residential
- Urban Mixed Use

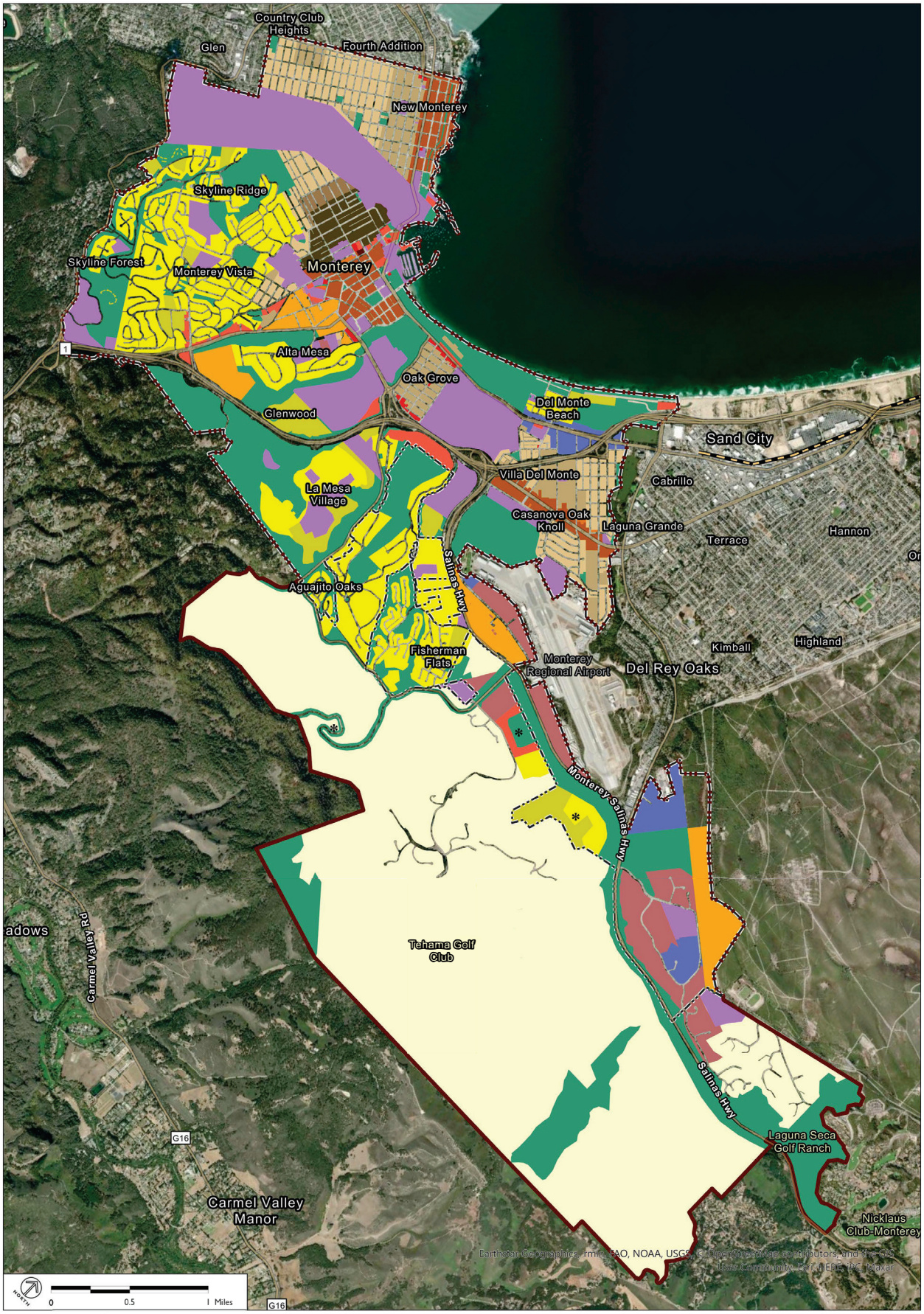
Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- Airport

- City Limits
- Sphere of Influence

MARINA
2050 MTP/SCS



Source data: AMBAG, 2026

2050 MONTEREY PLACE TYPES

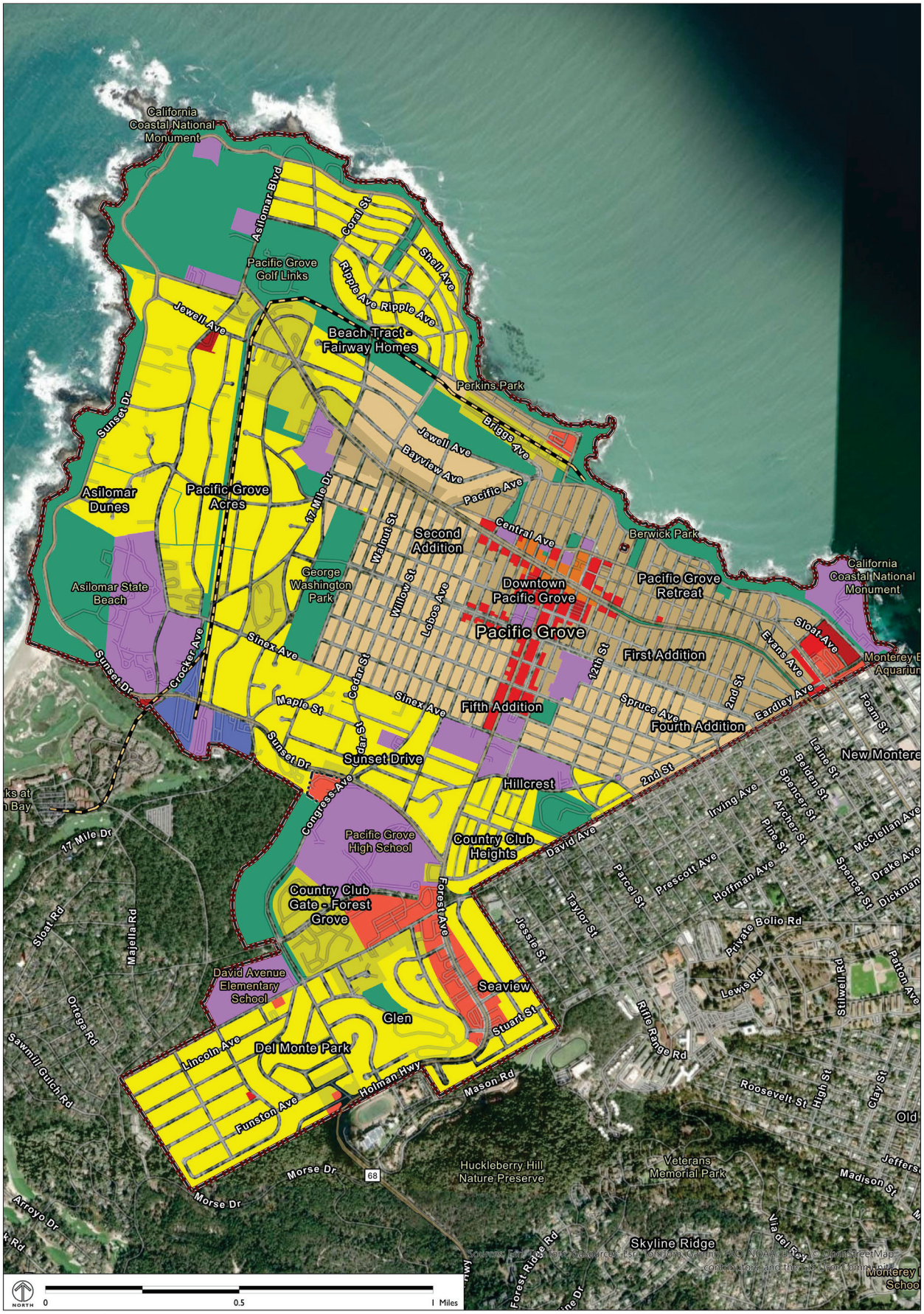
Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Non-Urban Place Types
- Exurban and Rural Residential

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational
- City Limits
- Sphere of Influence
- Railroads



Source data: AMBAG, 2026

2050 PACIFIC GROVE PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Other
- Industrial/Manufacturing
- Institutional/Civic
- Open Space/Recreational

- City Limits
- Sphere of Influence
- Railroads

PACIFIC GROVE

2050 MTP/SCS



Source data: AMBAG, 2026

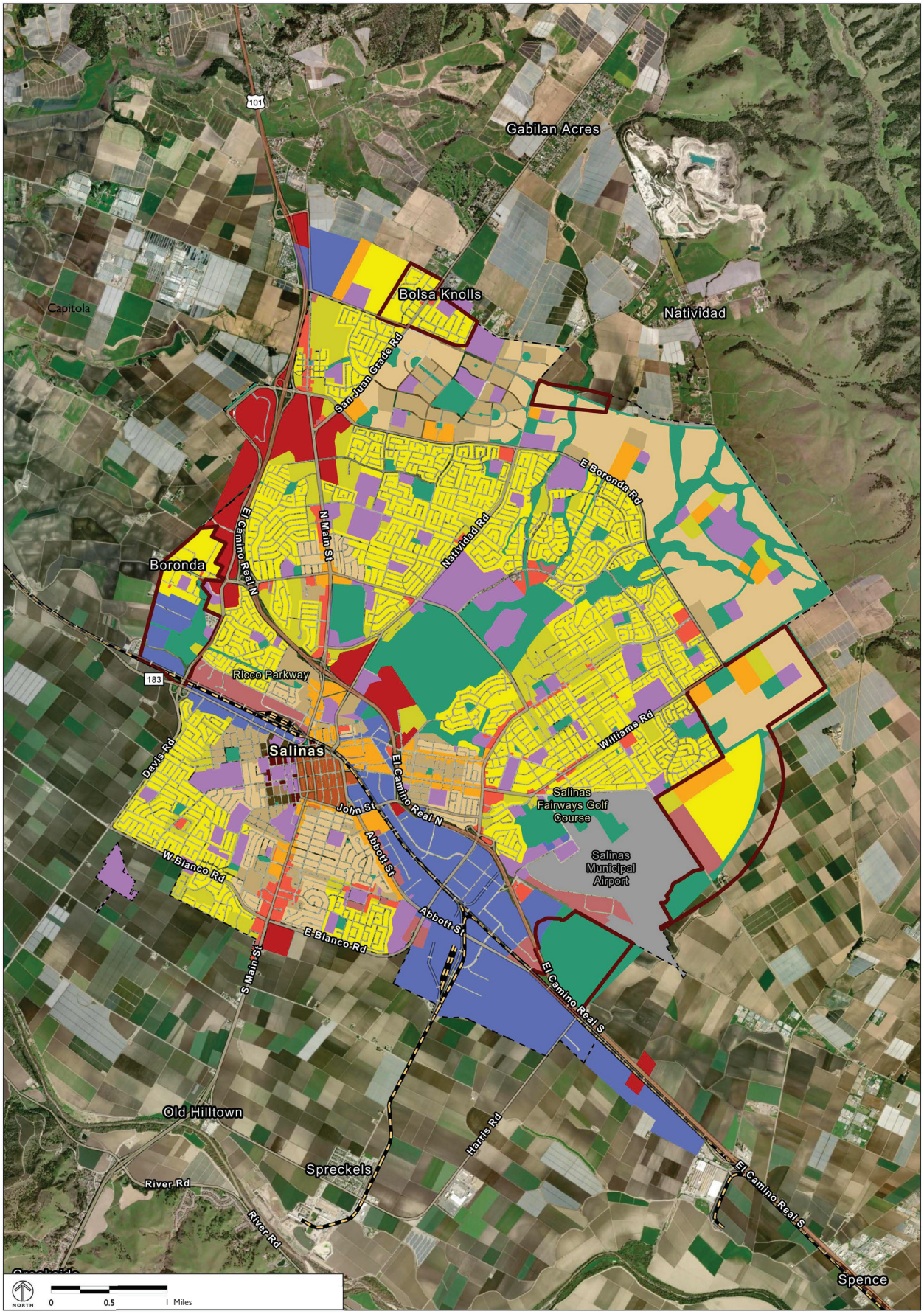
2050 PAJARO PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial

Non-Urban Place Types
- Agriculture
- Rural Town Commercial

Other
- Industrial/Manufacturing
- Institutional/Civic
- Pajaro Community Area
- Railroads

PAJARO
2050 MTP/SCS



Source data: AMBAG, 2026

2050 SALINAS PLACE TYPES

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Commercial
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial
- Town Mixed Use

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Airport
- City Limits
- Sphere of Influence
- Sphere of Influence
- City Limits
- Railroads



Source data: AMBAG, 2026

2050 SAND CITY PLACE TYPES

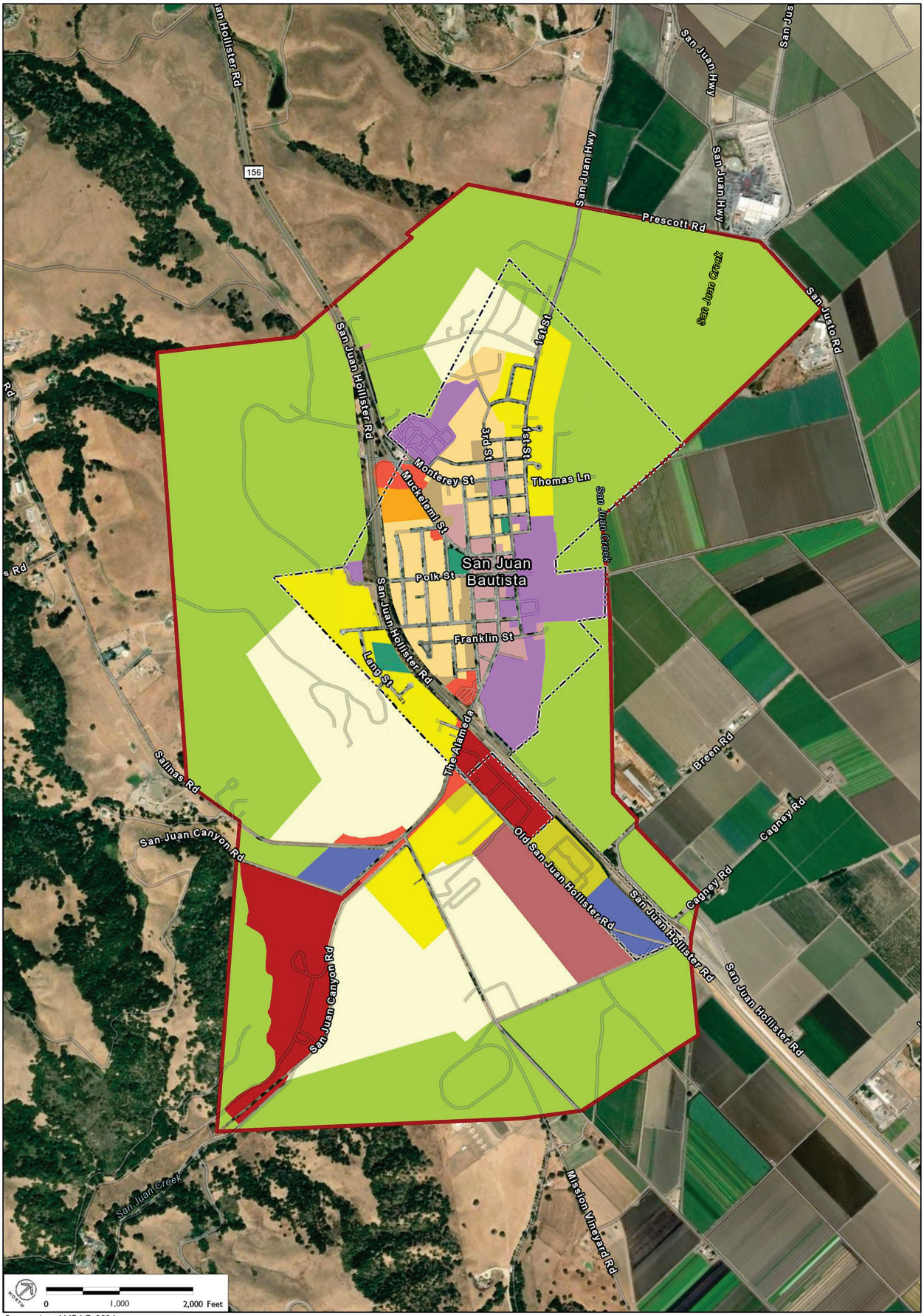
Urban Place Types
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- City Limits
- Sphere of Influence
- Railroads

SAND CITY
2050 MTP/SCS



Source data: AMBAG, 2026

2050 SAN JUAN BAUTISTA PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

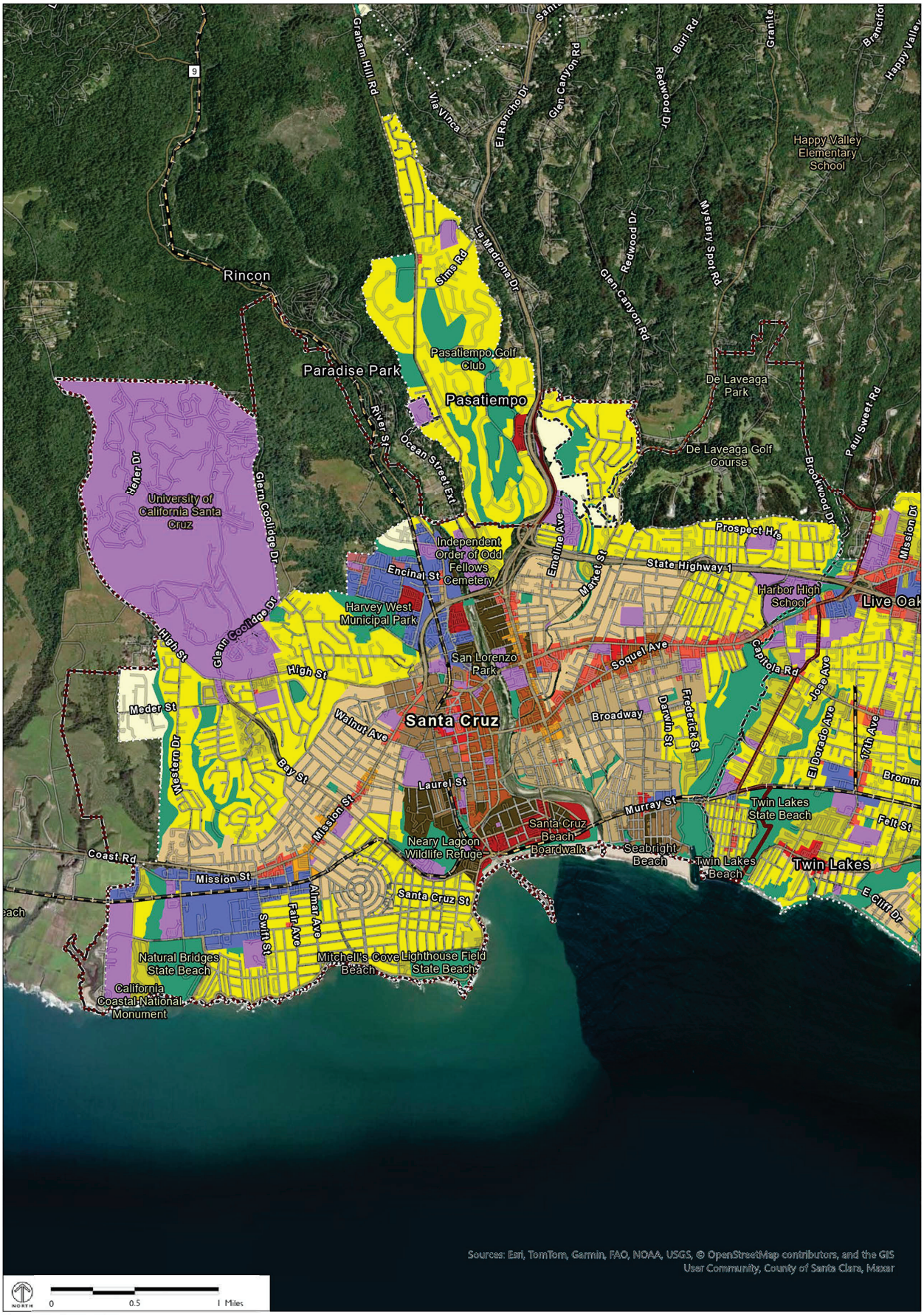
Town Place Types
- Town Multi-Family Residential

Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- City Limits
- Sphere of Influence

SAN JUAN BAUTISTA

2050 MTP/SCS



Source data: AMBAG, 2026

2050 SANTA CRUZ PLACE TYPES

Urban Place Types
- Urban Single-Family Residential
- Urban Multi-Family Residential
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

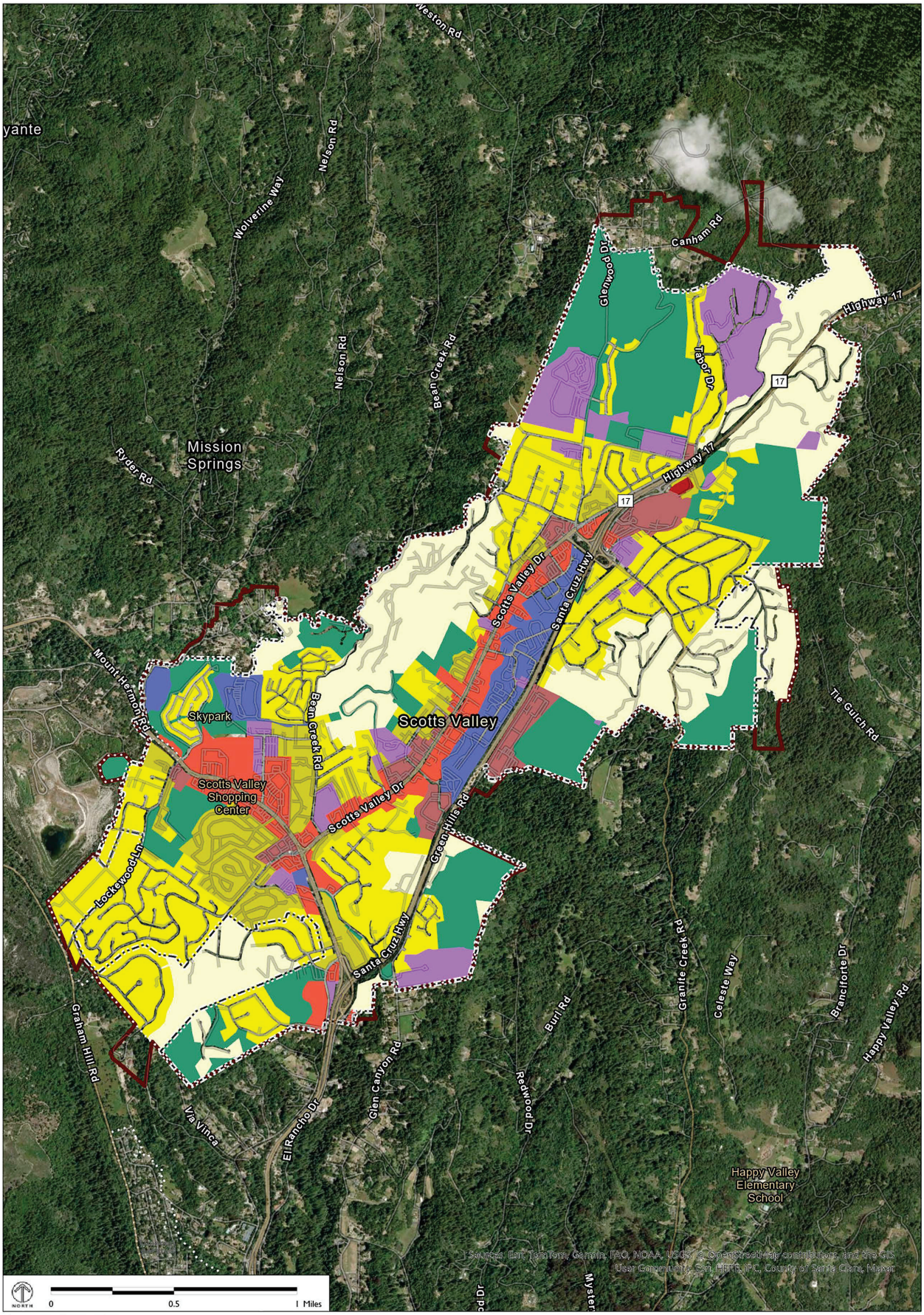
Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential
- Town Commercial

Non-Urban Place Types
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- Urban Service Boundary
- City Limits
- Sphere of Influence
- Railroads

SANTA CRUZ
2050 SCENARIO INCLUDES SURROUNDING UNINCORPORATED URBAN AREAS



Source data: AMBAG, 2026

2050 SCOTTS VALLEY PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center

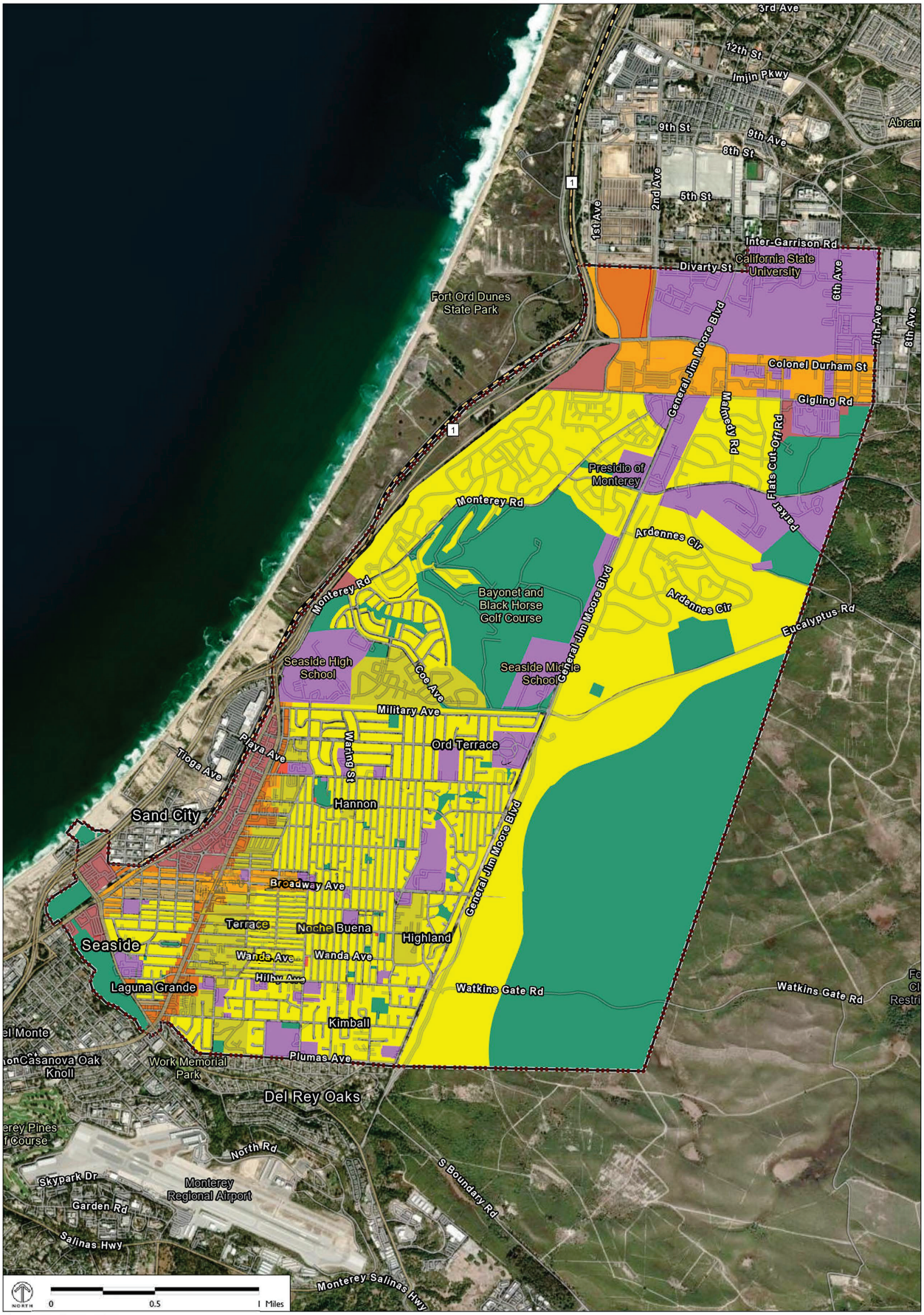
Non-Urban Place Types
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational

- Sphere of Influence
- City Limits
- Urban Service Boundary

SCOTTS VALLEY

2050 MTP/SCS INCLUDES SURROUNDING UNINCORPORATED URBAN AREAS



Source data: AMBAG, 2026

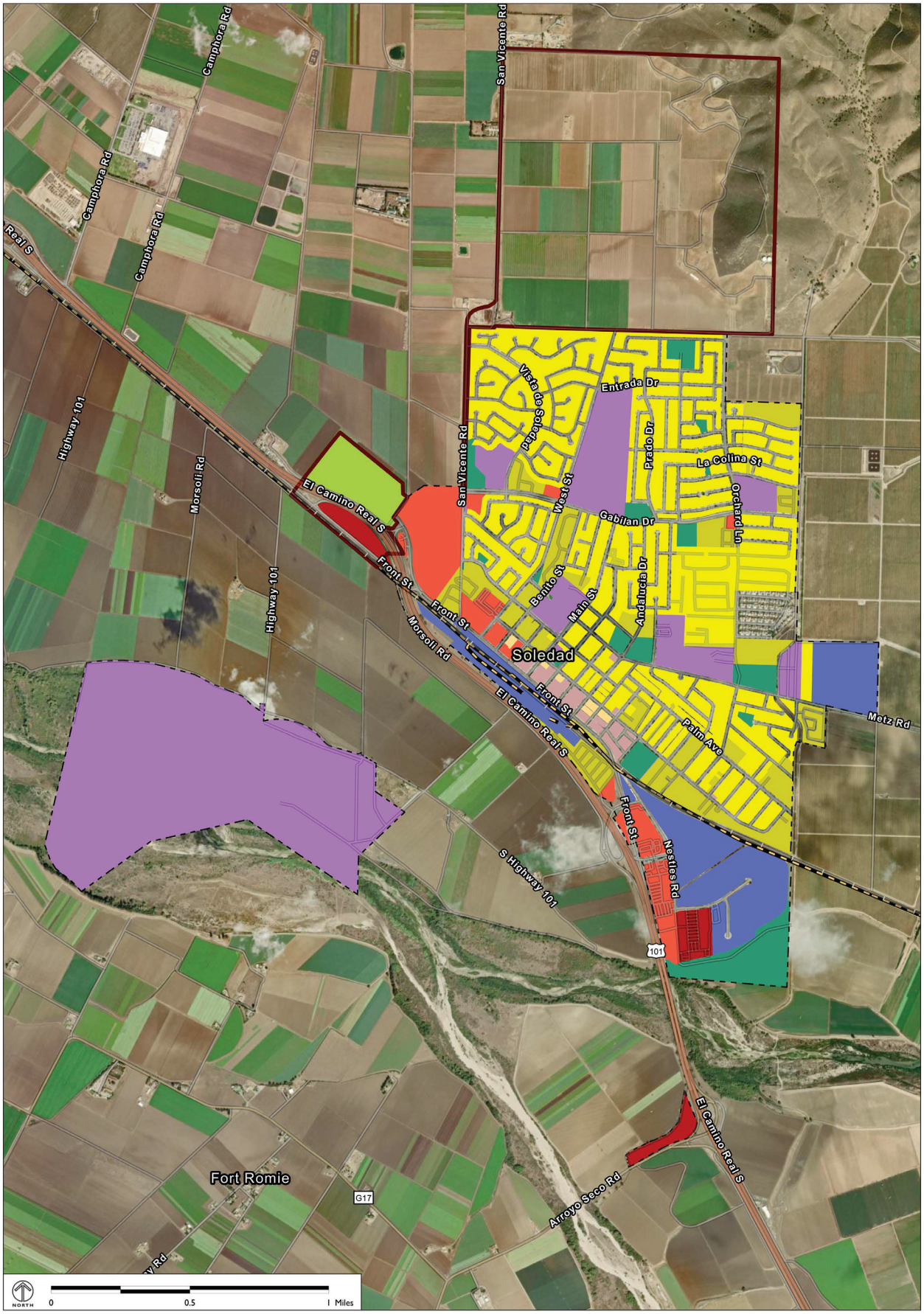
2050 SEASIDE PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Mixed Use
- Town Multi-Family Residential

Other
- Institutional/Civic
- Open Space/ Recreational
- City Limits
- Sphere of Influence
- Railroads

SEASIDE
2050 MTP/SCS



Source data: AMBAG, 2026

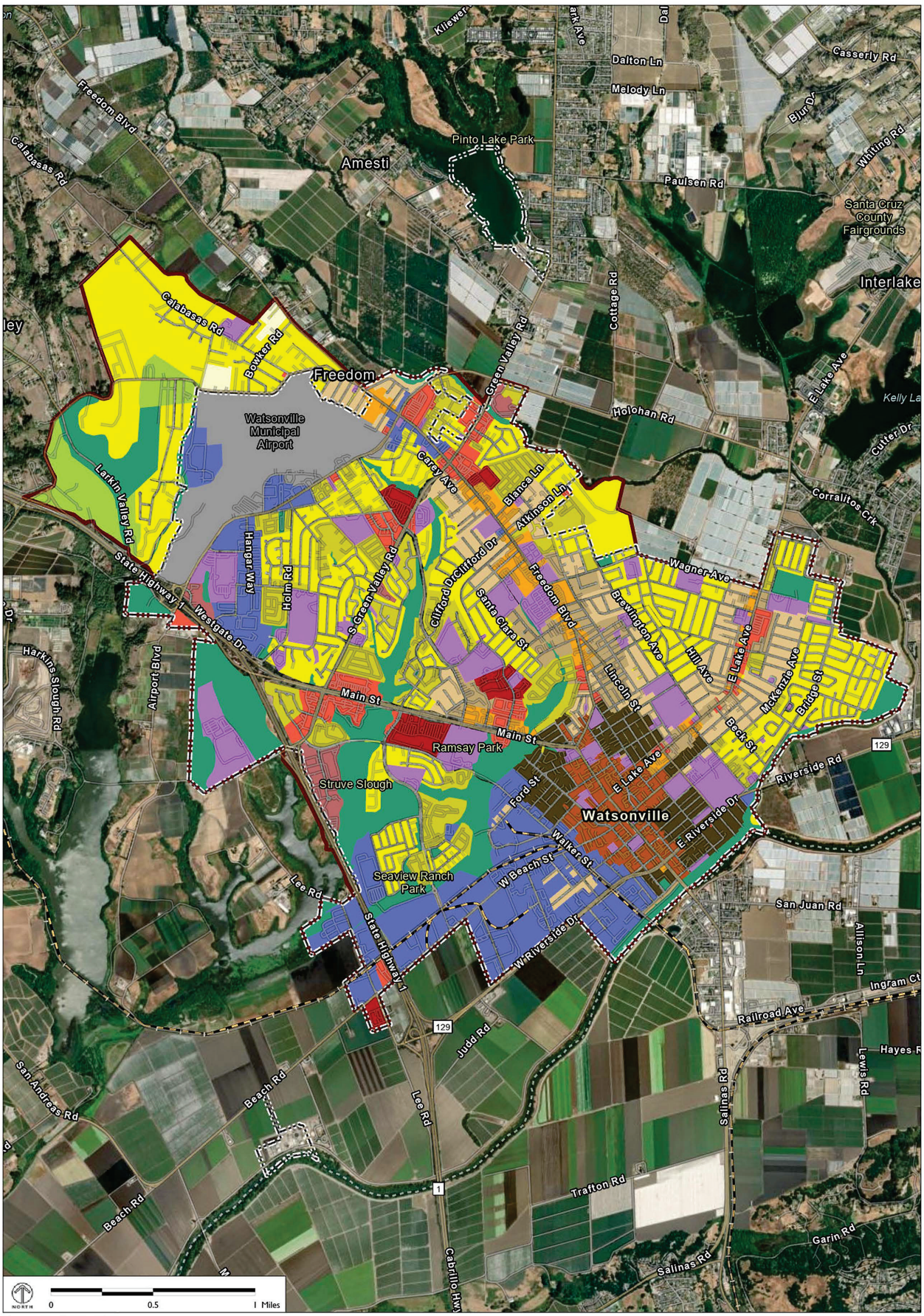
2050 SOLEDAD PLACE TYPES

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial

Non-Urban Place Types
- Agriculture
- Rural Town Commercial
- Rural Town Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- City Limits
- Sphere of Influence
- Railroads

SOLEDAD
2050 MTP/SCS



Source data: AMBAG, 2026

2050 WATSONVILLE PLACE TYPES

Urban Place Types
- Urban Multi-Family Residential
- Urban Mixed Use

Suburban Place Types
- Suburban Single-Family Residential
- Suburban Multi-Family Residential
- Neighborhood Commercial
- Regional Commercial
- Employment Center
- Neighborhood Mixed Use

Town Place Types
- Town Single-Family Residential
- Town Multi-Family Residential

Non-Urban Place Types
- Agriculture
- Exurban and Rural Residential

Other
- Industrial/ Manufacturing
- Institutional/Civic
- Open Space/ Recreational
- Airport
- Sphere of Influence
- City Limits
- Railroads

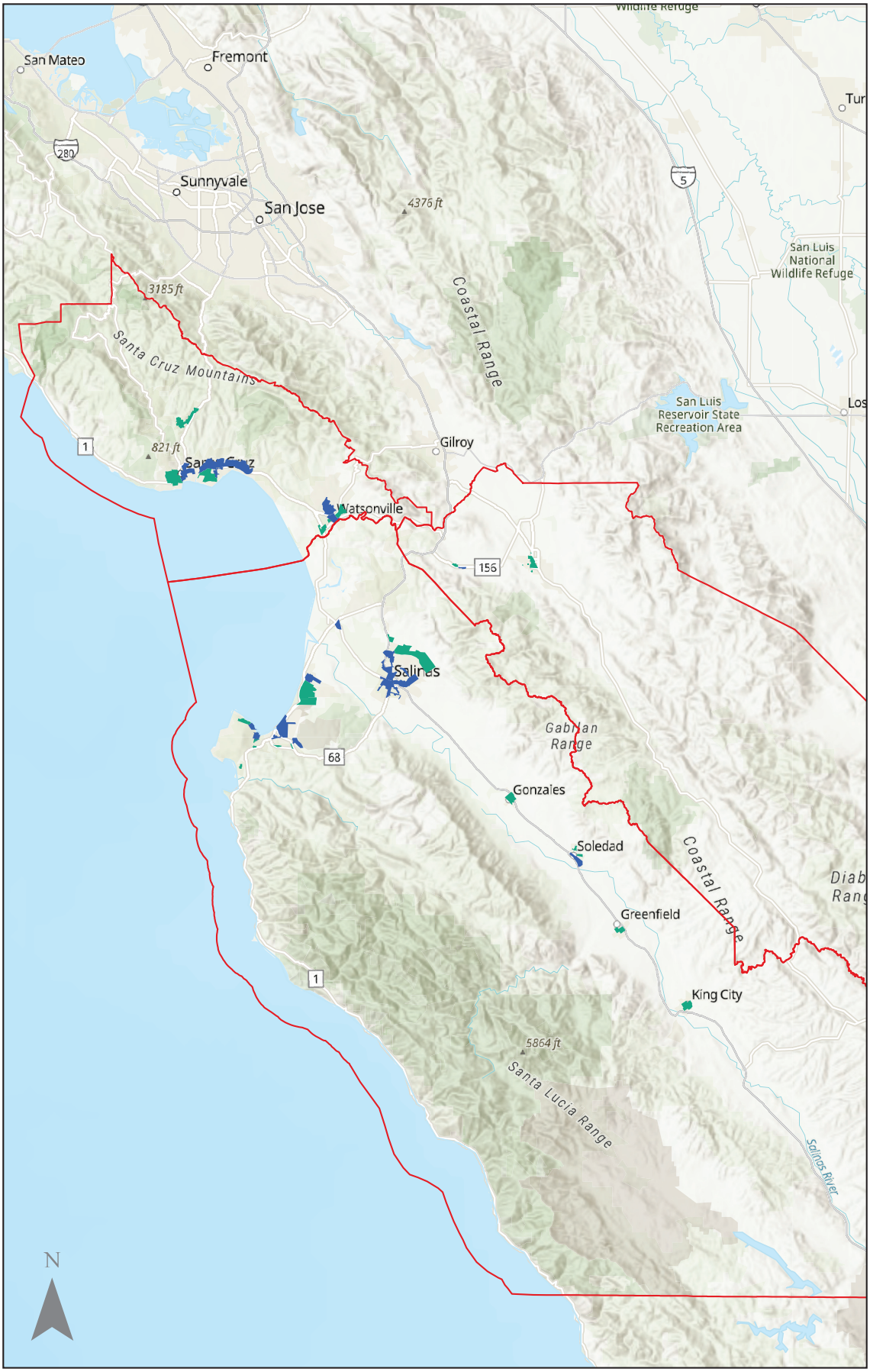


Figure 1

AMBAG Region Opportunity Area Locations

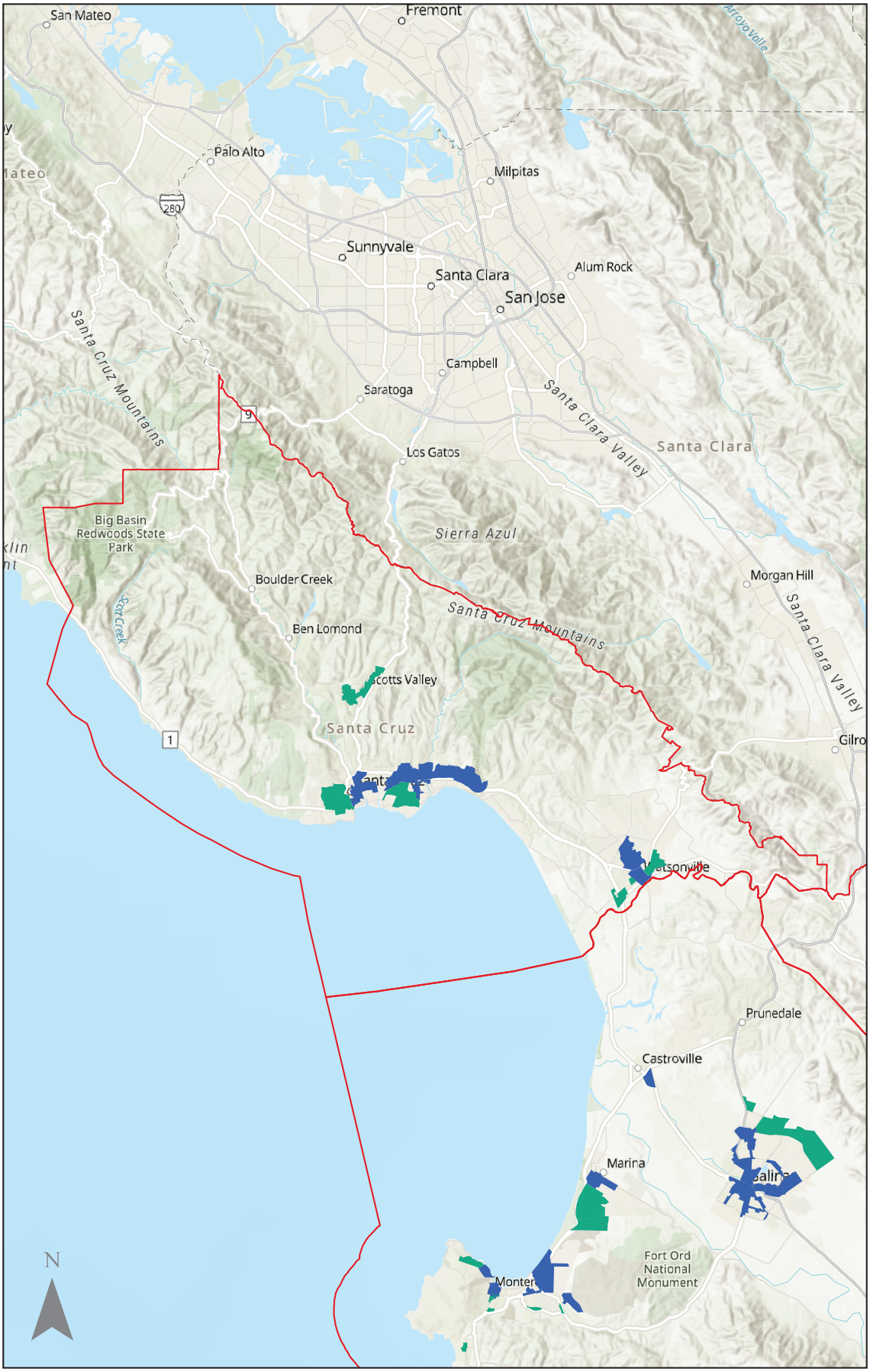


Figure 2

Santa Cruz County Opportunity Area Locations

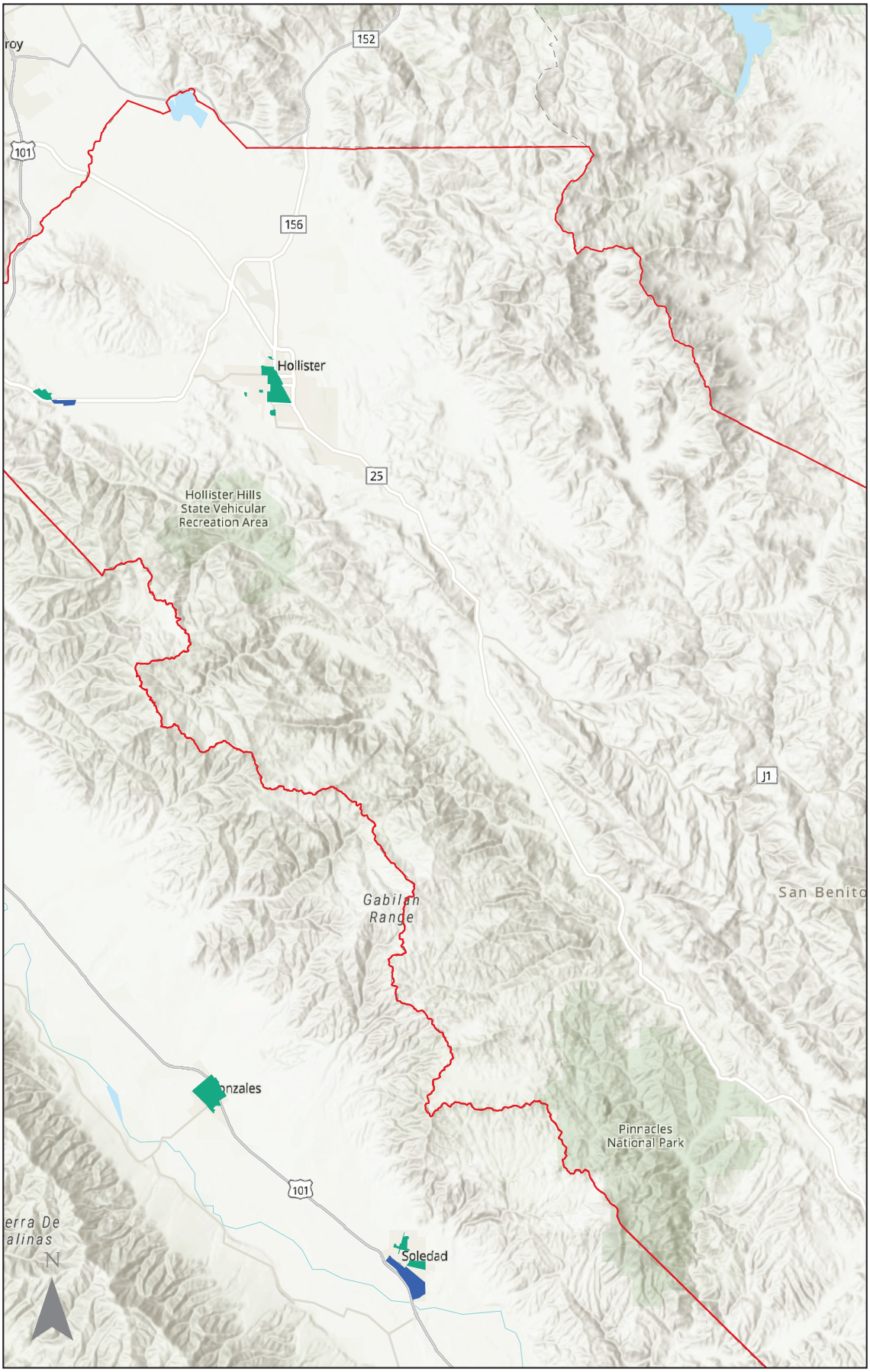


Figure 3

San Benito County Opportunity Area Locations

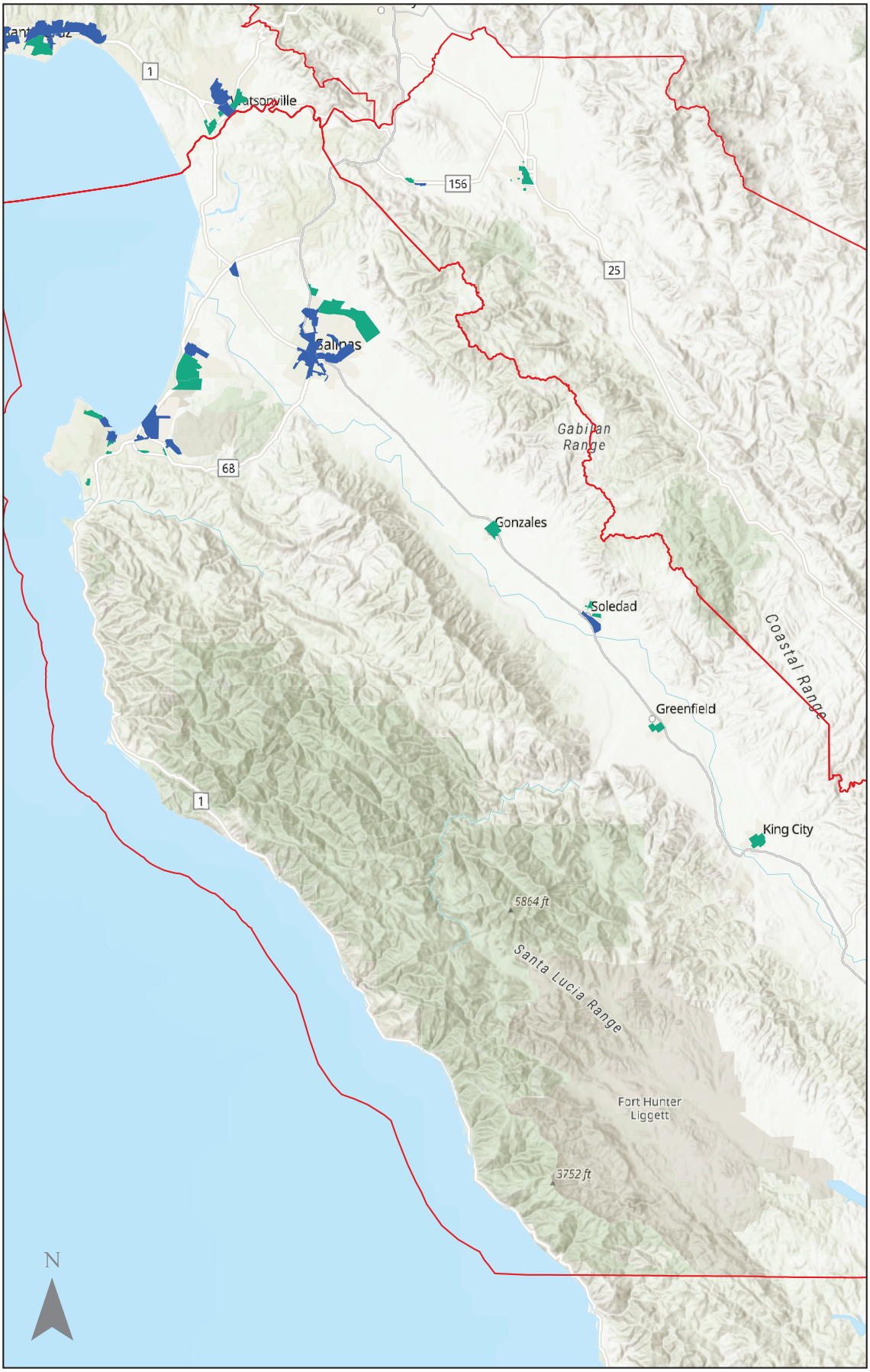
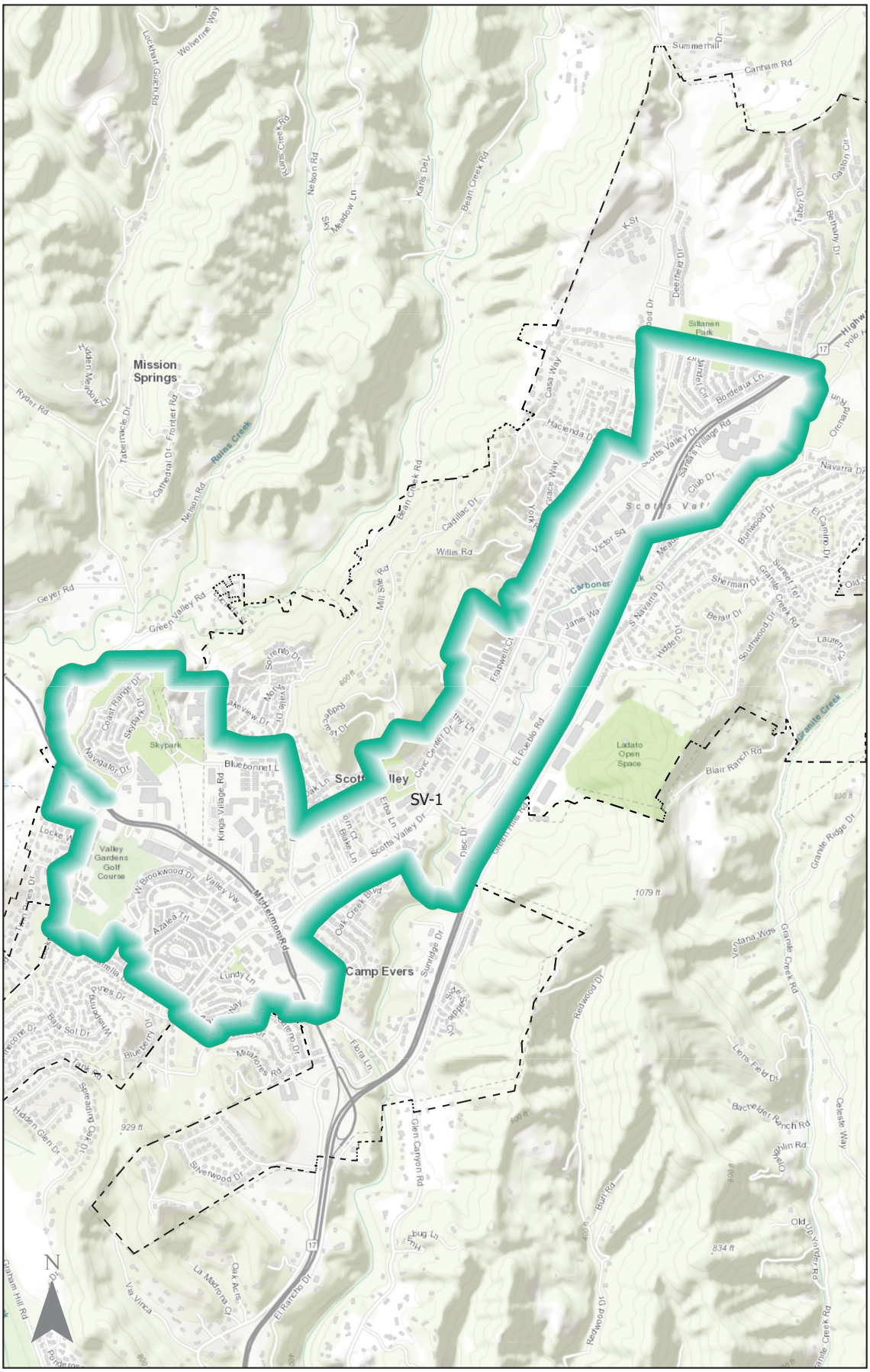


Figure 4

Monterey County Opportunity Area Locations



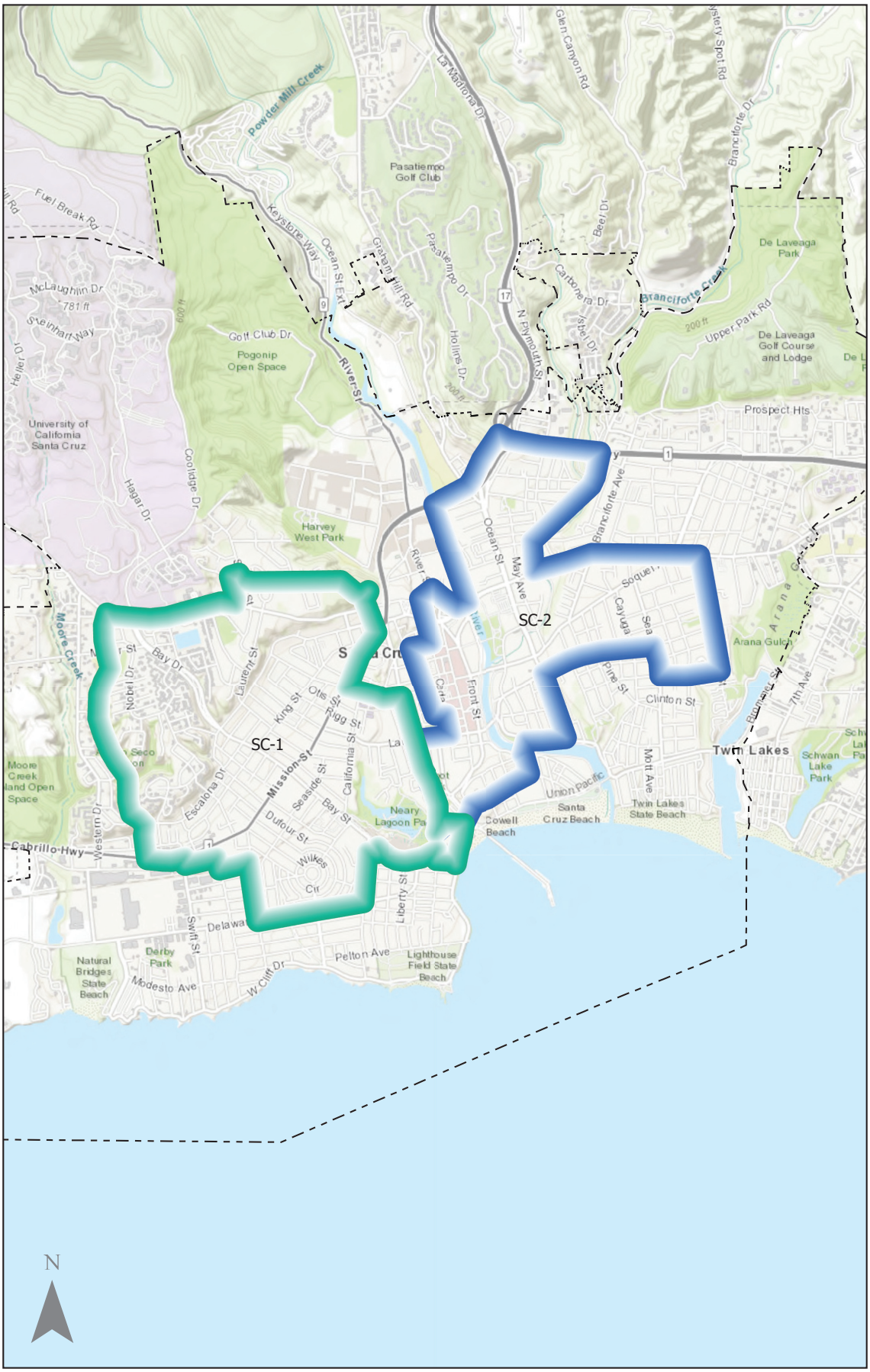
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

0.5 Miles

Figure 5

City of Scotts Valley Opportunity Area Locations



Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1 Miles

Figure 6

City of Santa Cruz Opportunity Area Locations

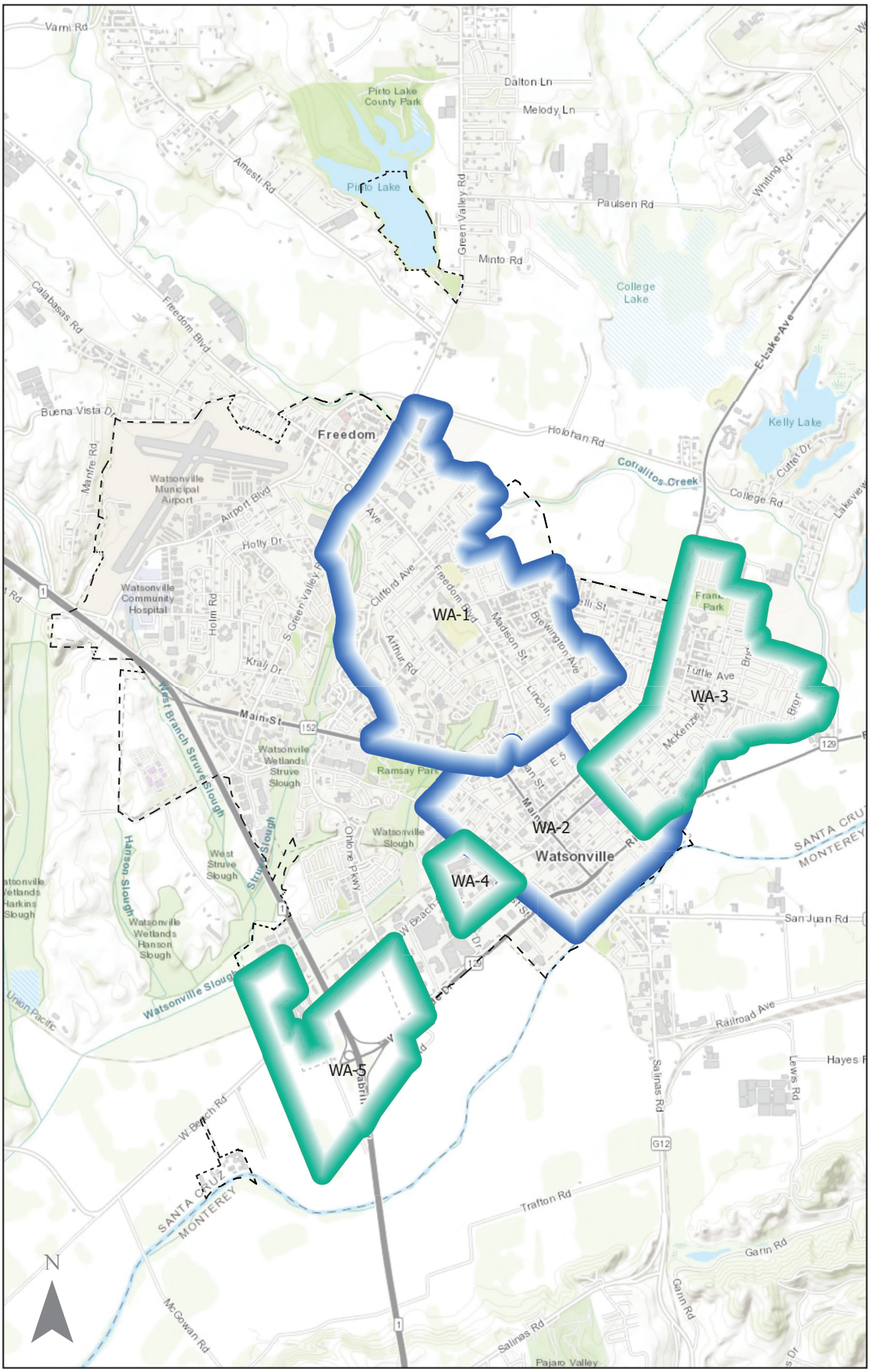


Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

Figure 7

City of Capitola Opportunity Area Locations



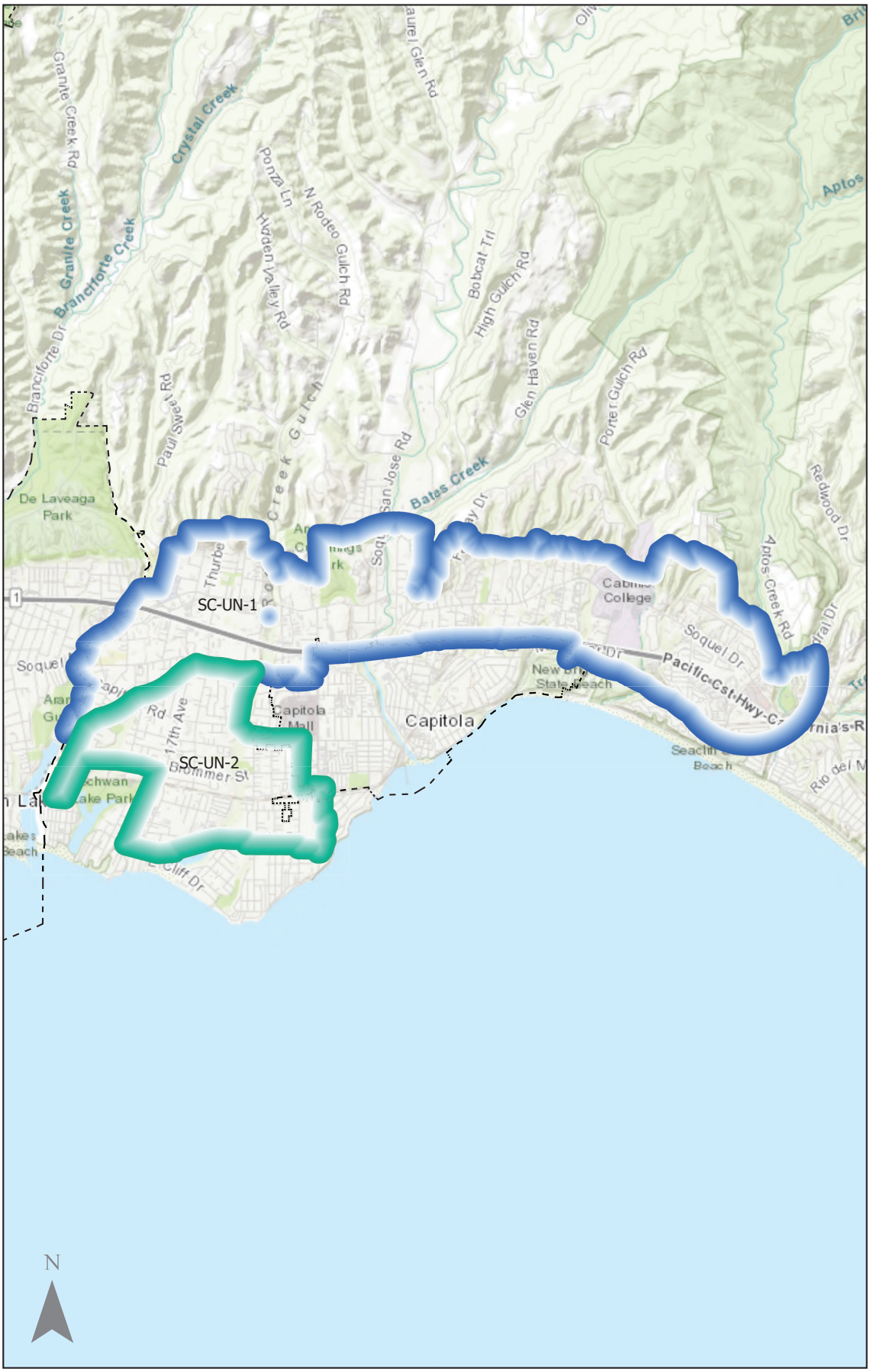
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1 Miles

Figure 8

City of Watsonville Opportunity Area Locations



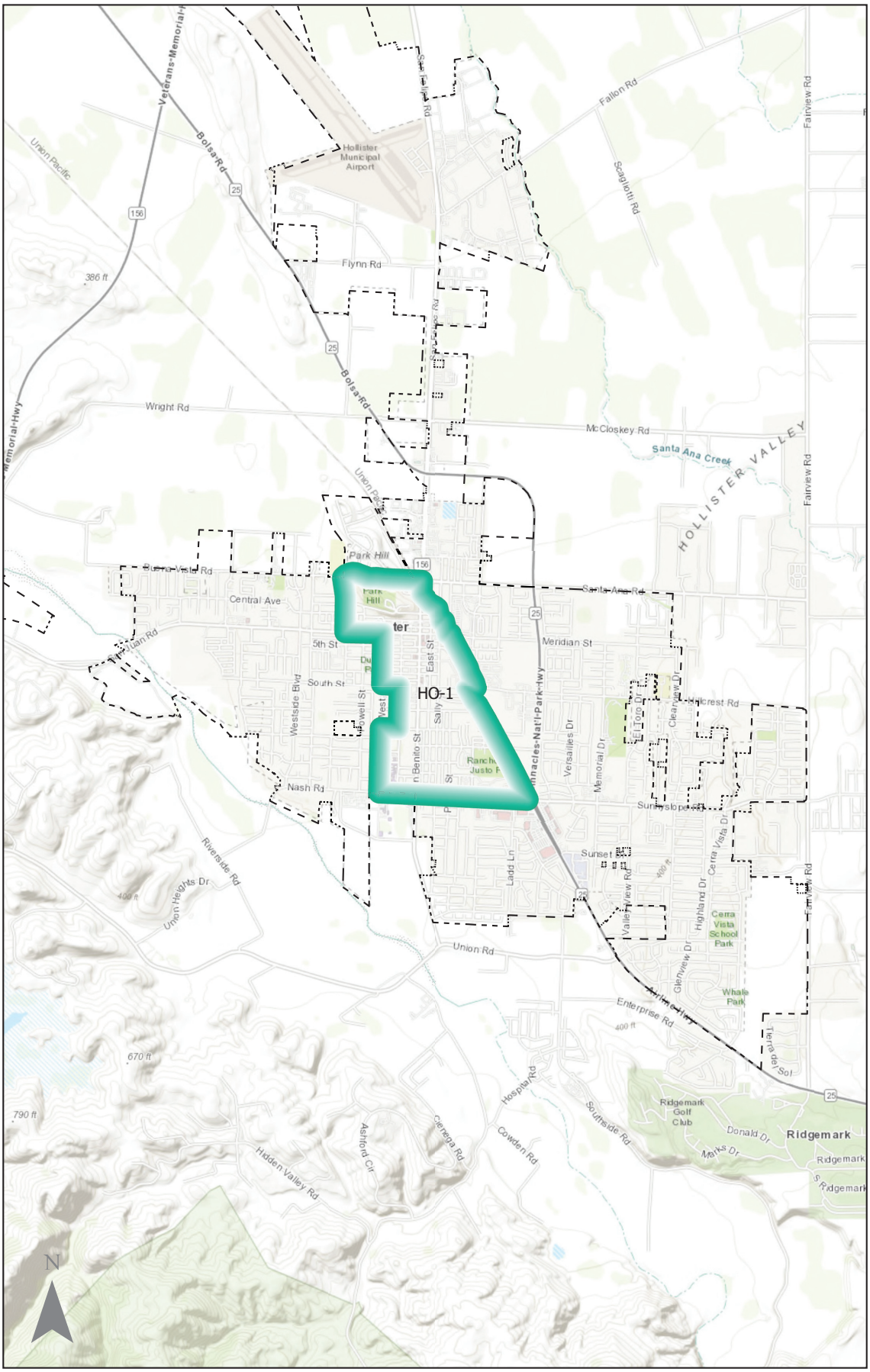
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1 Miles

Figure 9

Santa Cruz County Opportunity Area Locations



Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1 Miles

Figure 10

City of Hollister Opportunity Area Locations

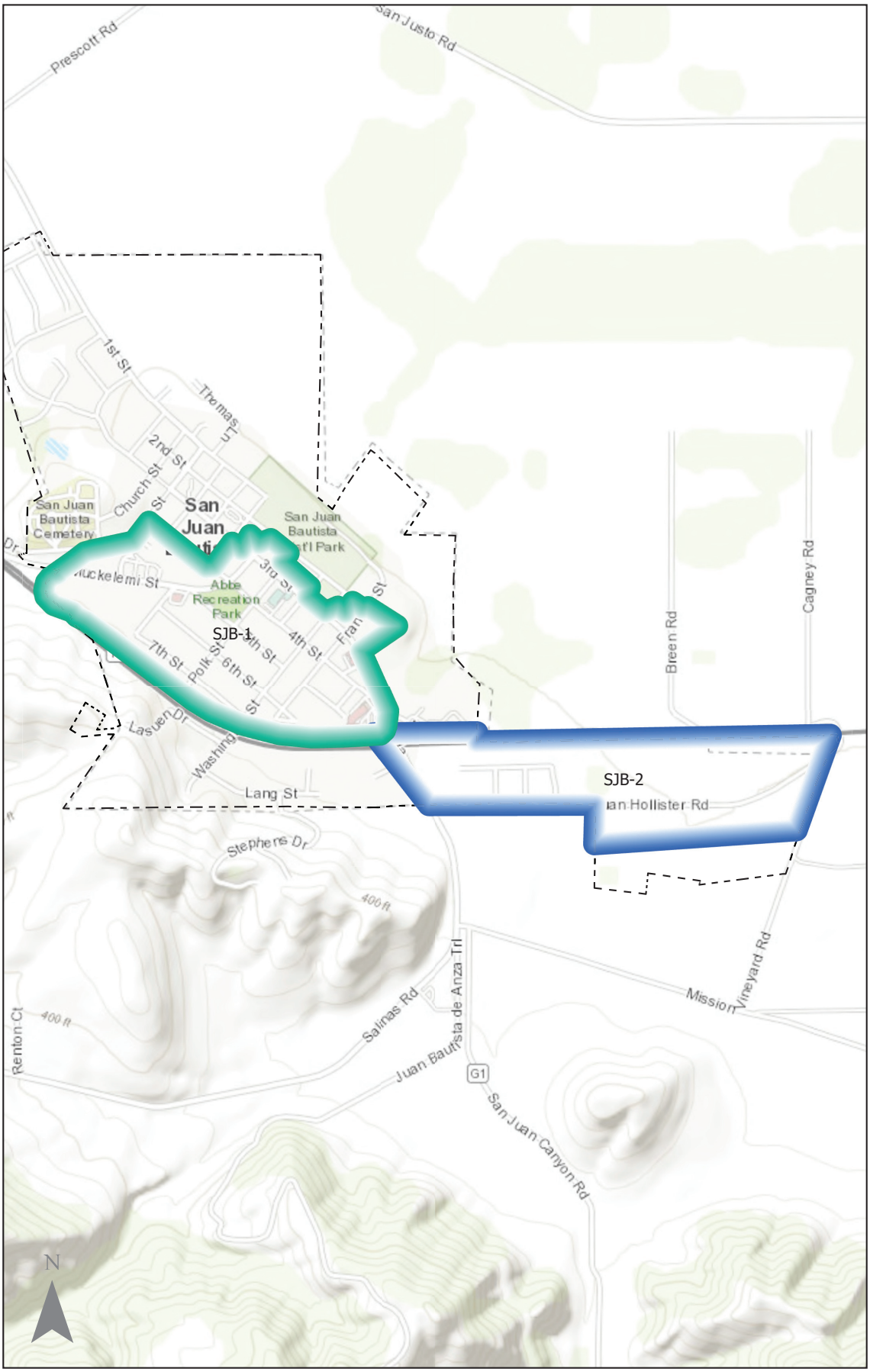
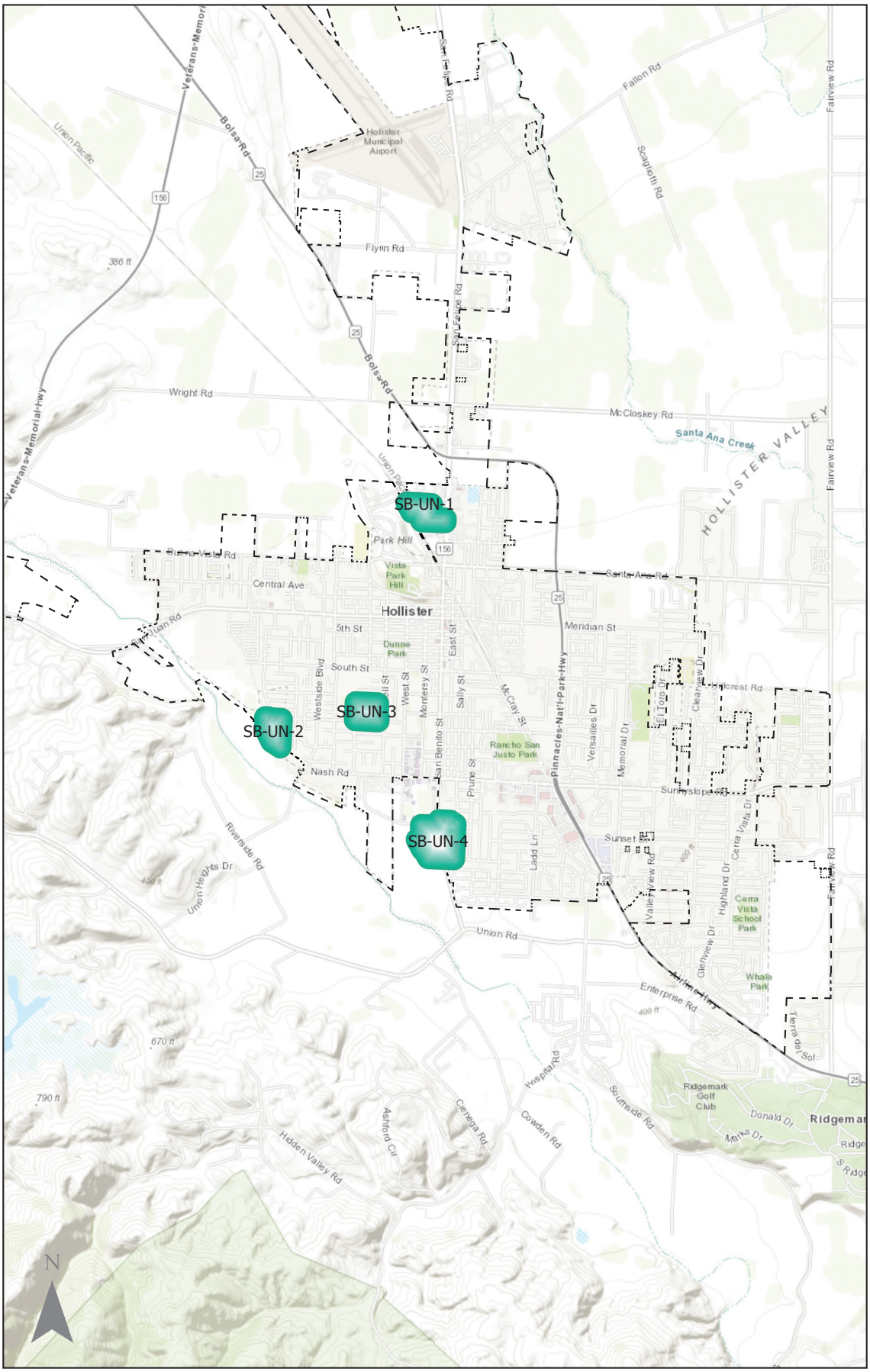


Figure 11

City of San Juan Bautista Opportunity Area Locations



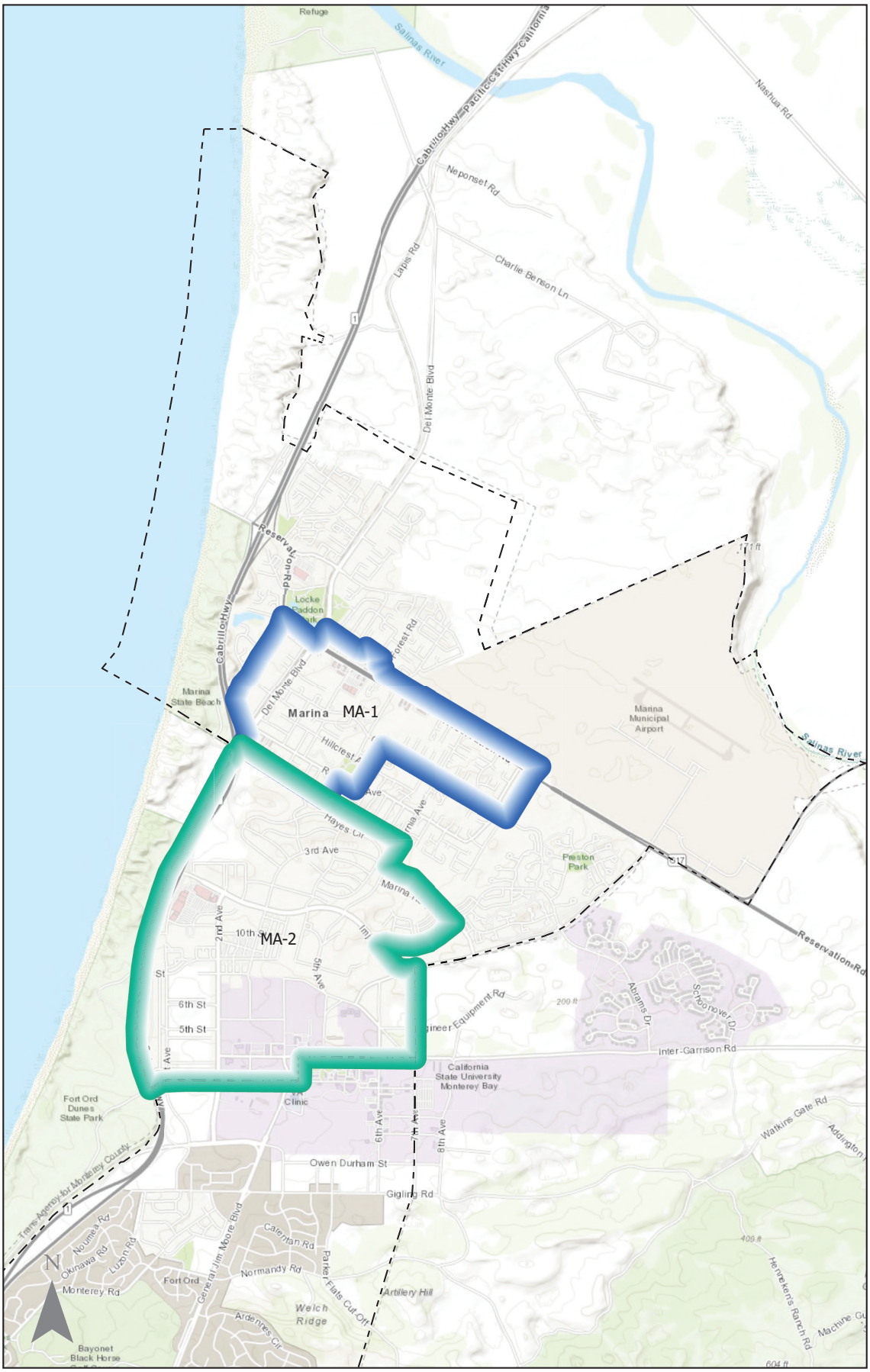
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1.5 Miles

Figure 12

San Benito County Opportunity Area Locations



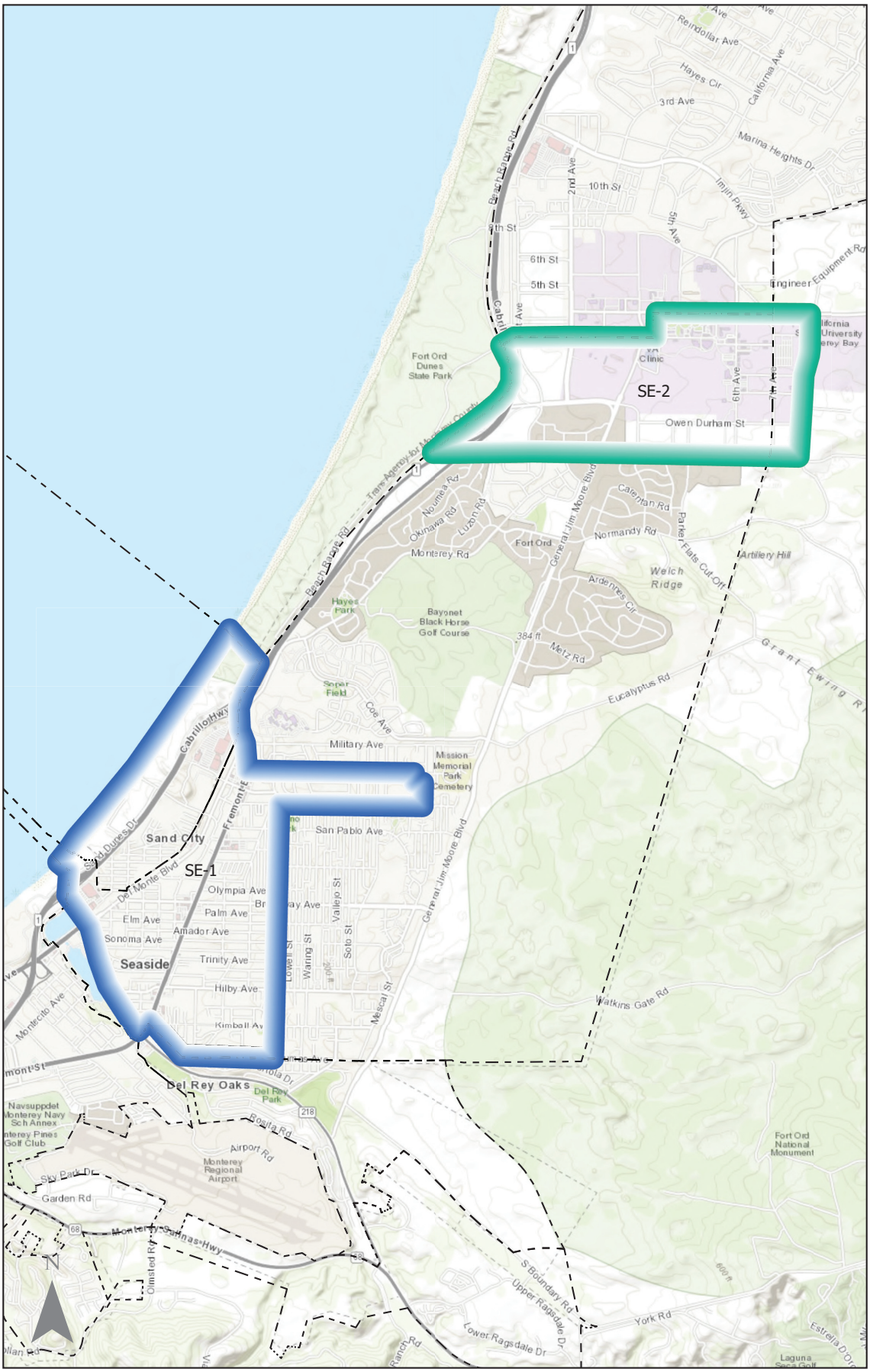
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1 Miles

Figure 13

City of Marina Opportunity Area Locations

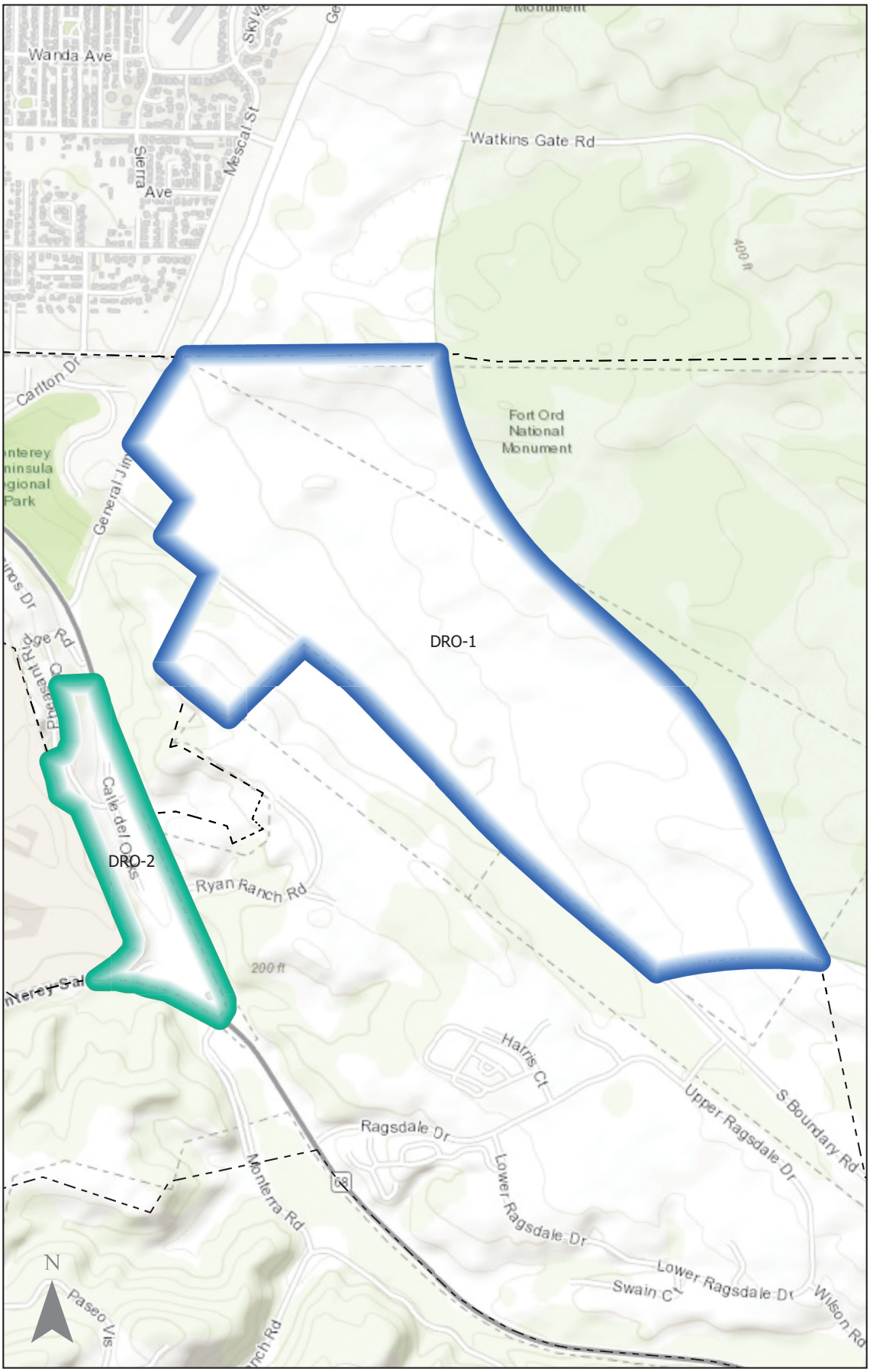


Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

Figure 14

City of Seaside Opportunity Area Locations



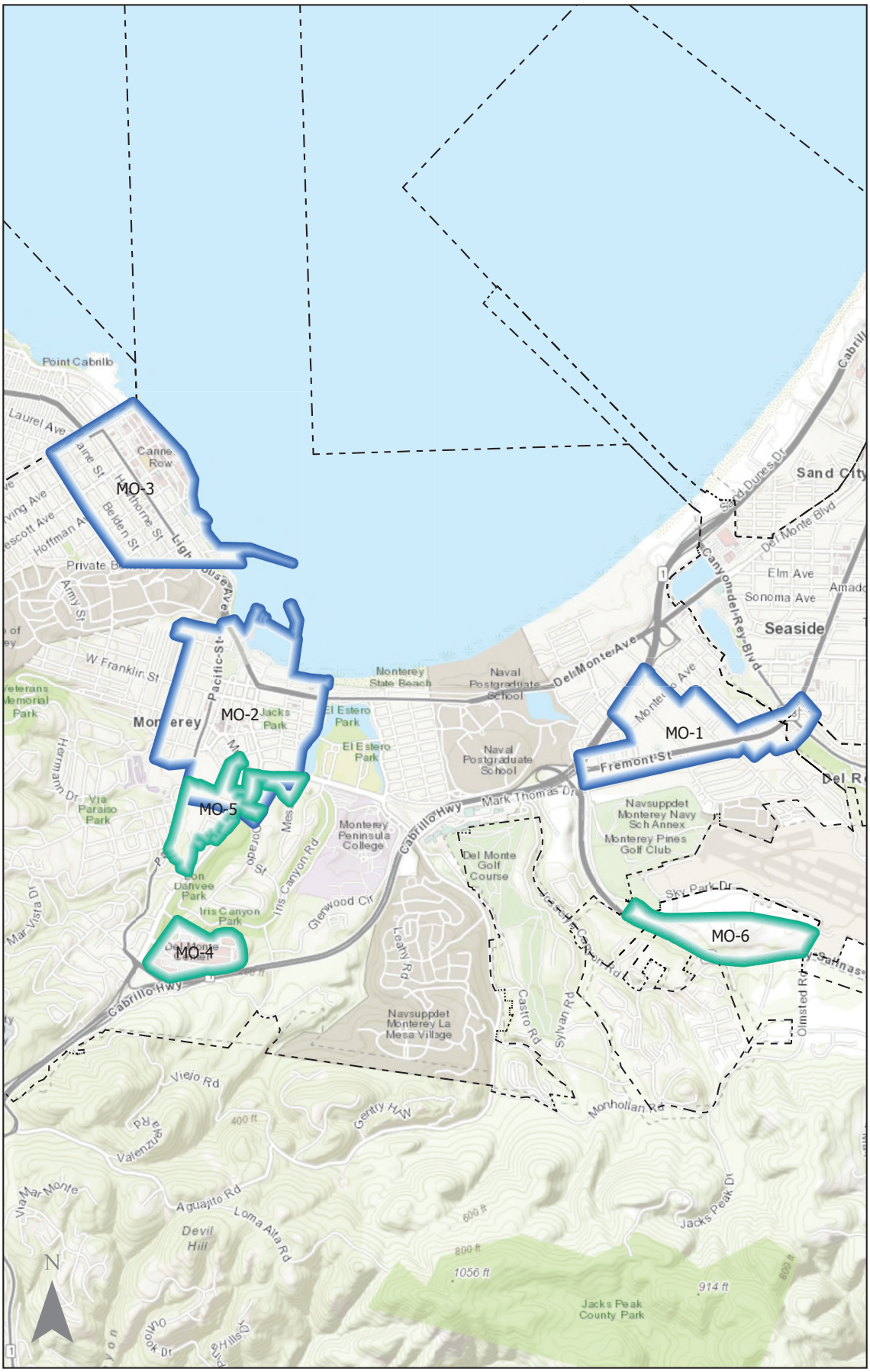
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

0.5 Miles

Figure 15

City of Del Rey Oaks Opportunity Area Locations



Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

1 Miles

Figure 16

City of Monterey Opportunity Area Locations

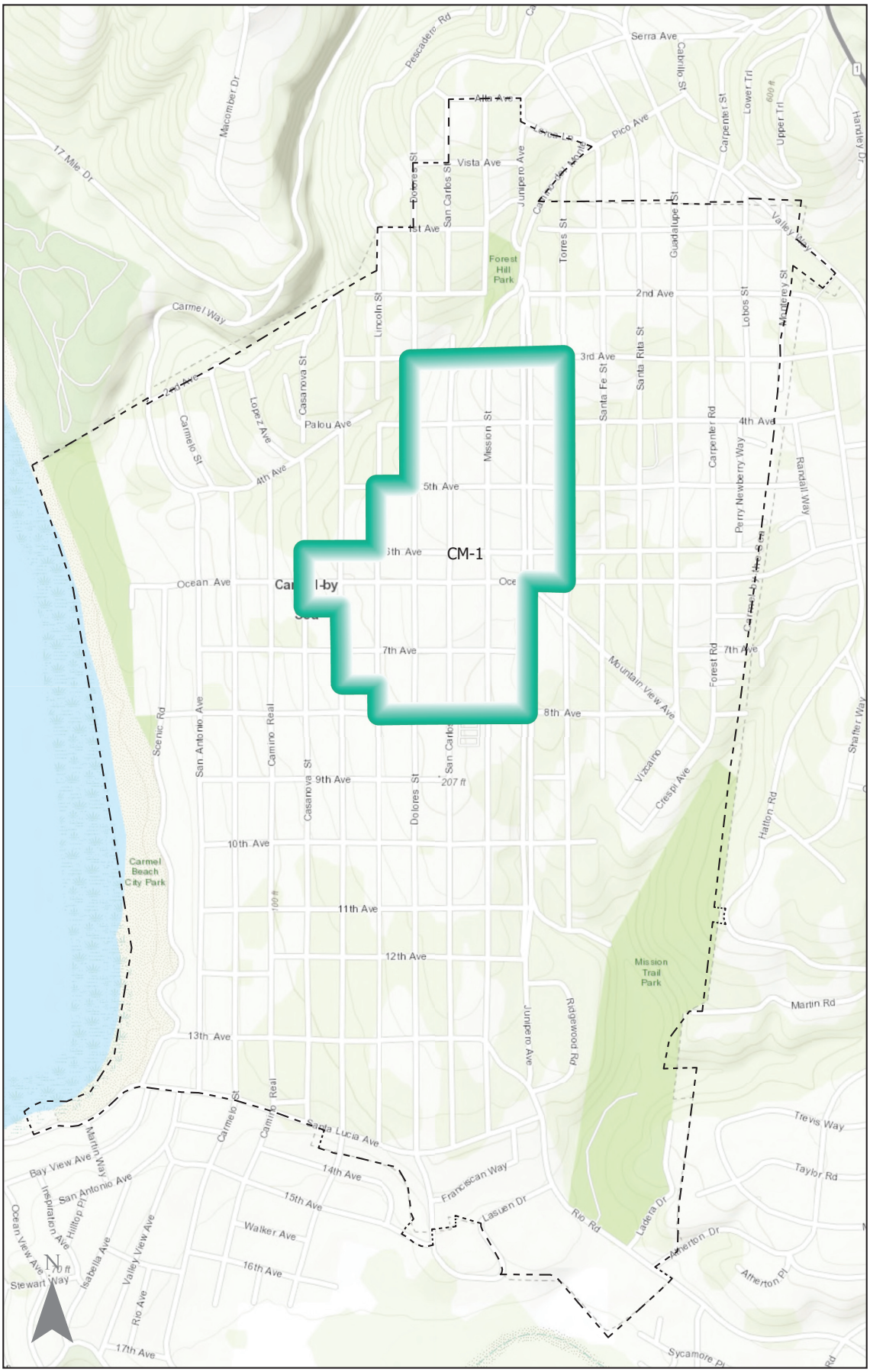


Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

Figure 17

City of Pacific Grove Opportunity Area Locations



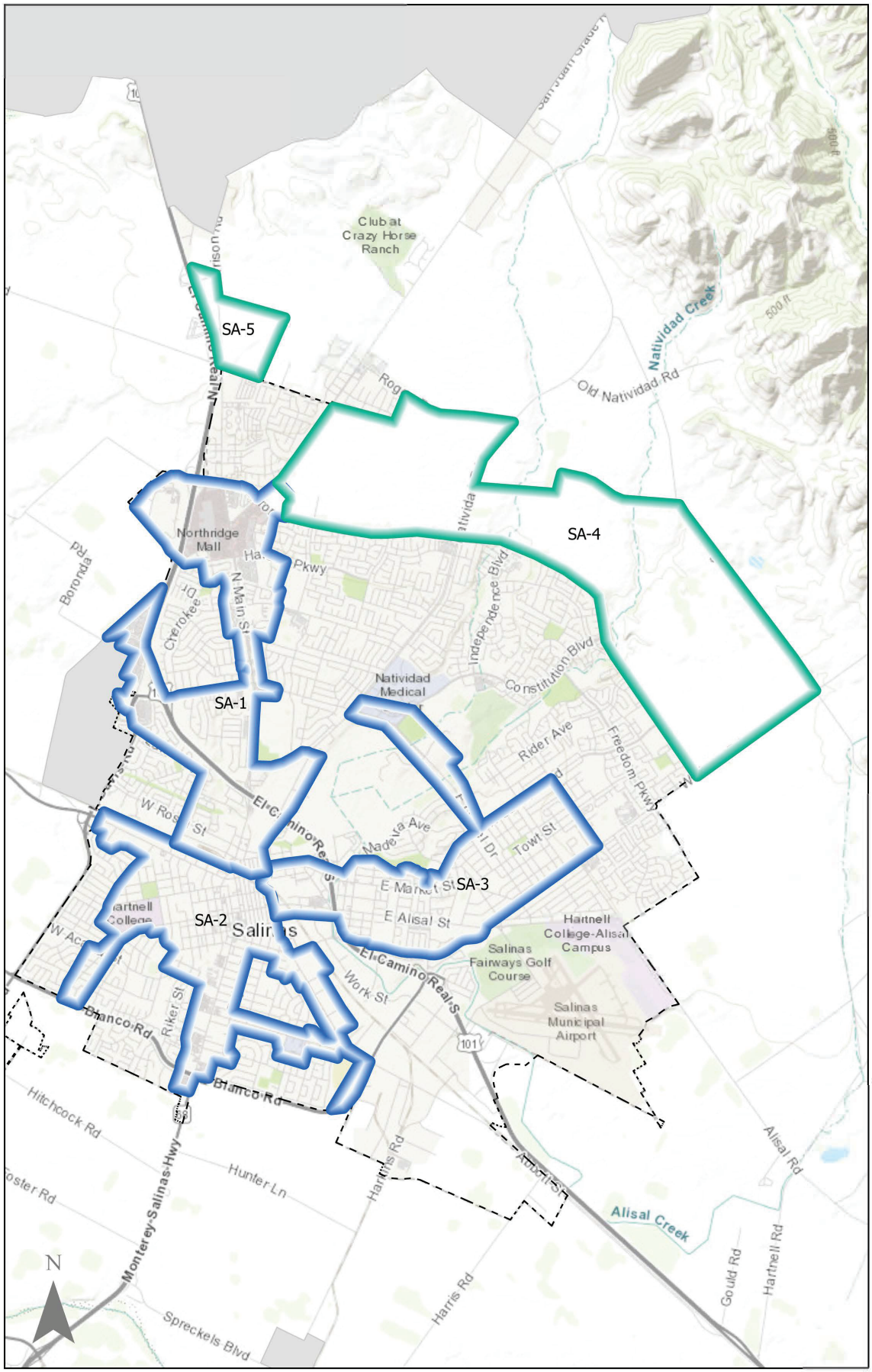
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

0.5 Miles

Figure 18

City of Carmel-by-the-Sea Opportunity Area Locations

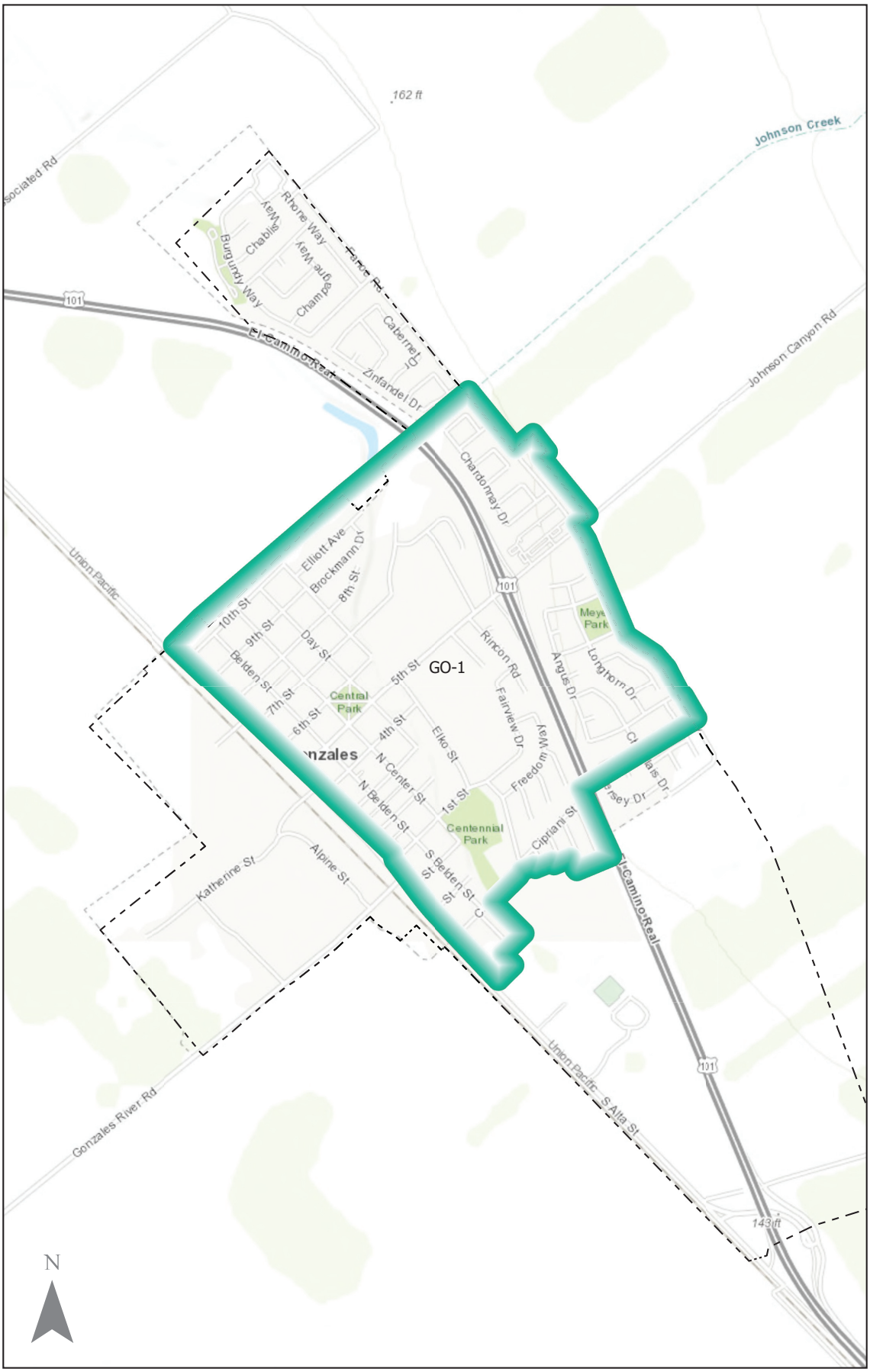


Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

Figure 19

City of Salinas Opportunity Area Locations

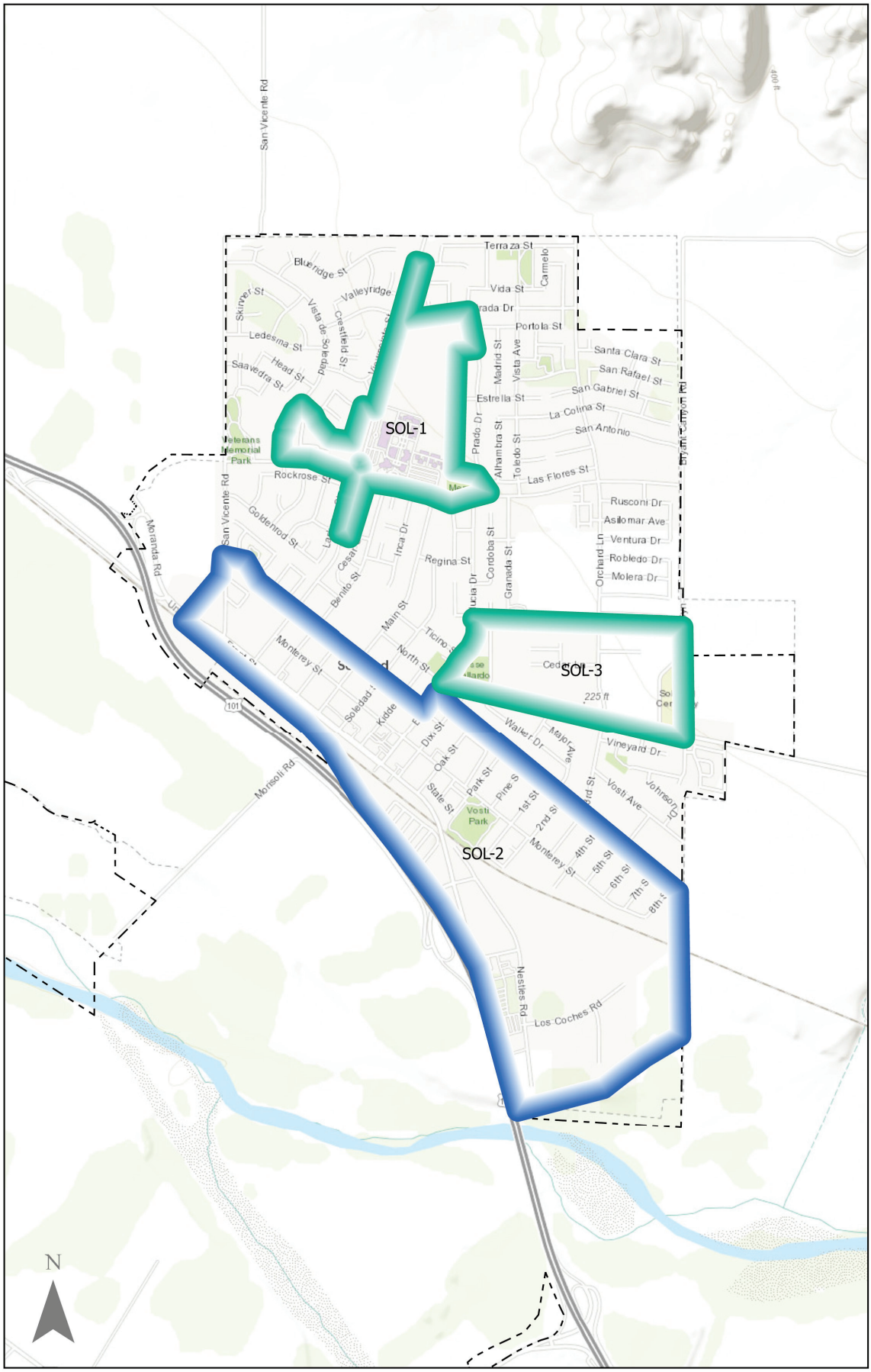


Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

Figure 20

City of Gonzales Opportunity Area Locations



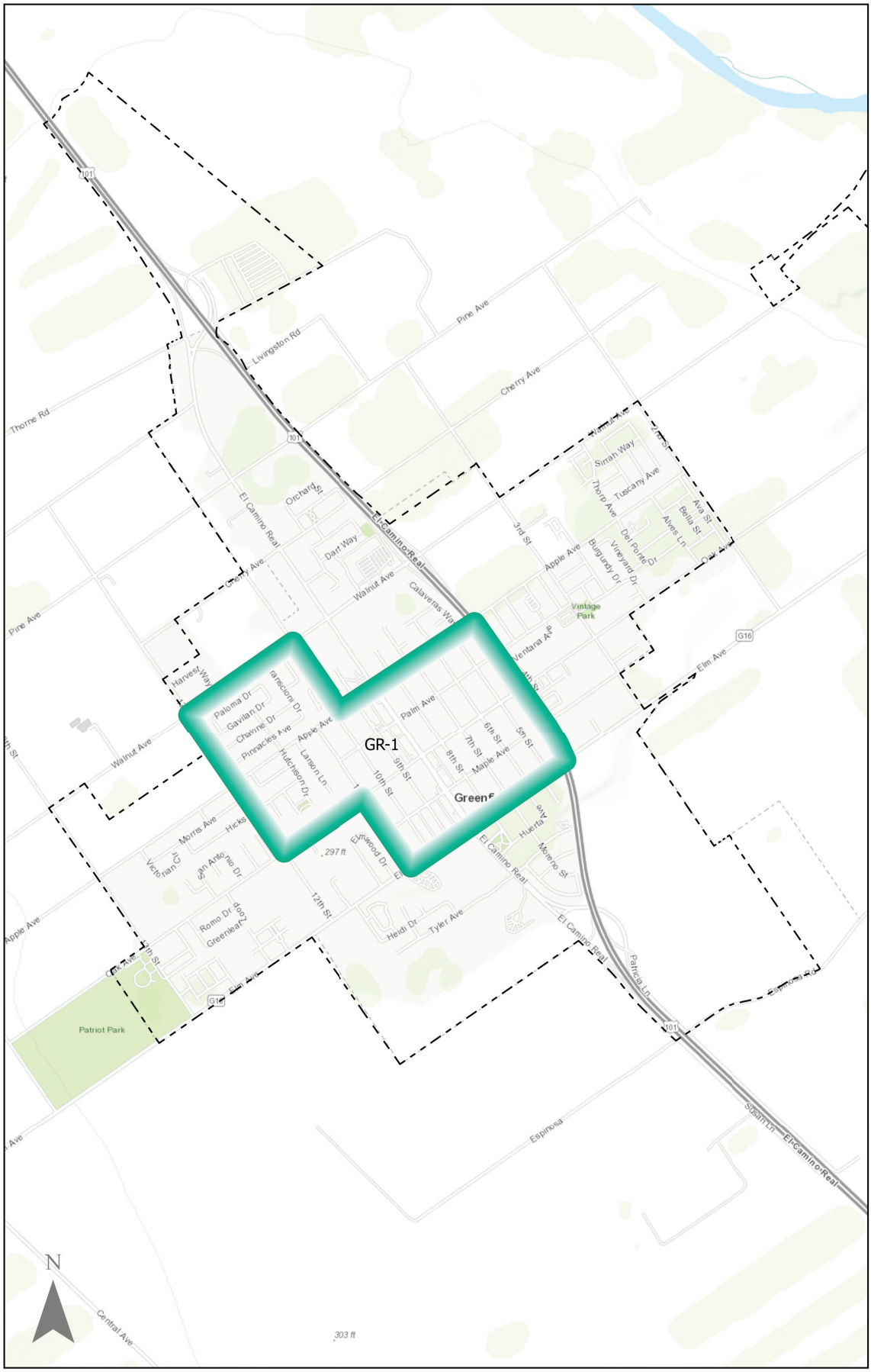
Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries
- Unincorporated Areas

0.5 Miles

Figure 21

City of Soledad Opportunity Area Locations



Opportunity Areas

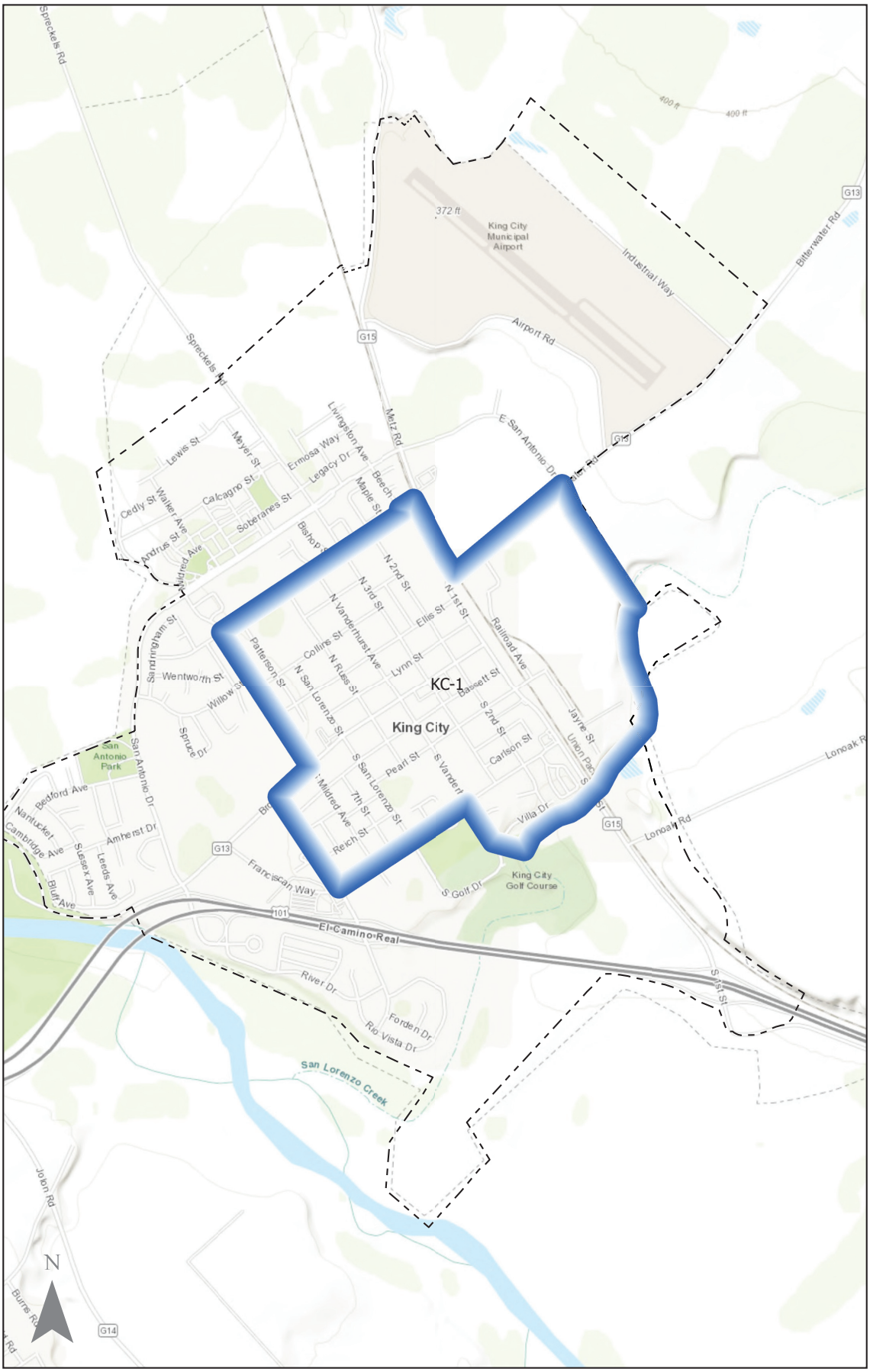
- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries
- Unincorporated Areas

0.6

Miles

Figure 22

City of Greenfield Opportunity Area Locations



Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

0.5 Miles

Figure 23

City of King City Opportunity Area Locations



Opportunity Areas

- Existing / Planned Opportunity Areas
- Potential Opportunity Areas
- City of Census Designated Place (CDP) Boundaries

Figure 24

Monterey County Opportunity Area Locations