

COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING

On the Date of October 20, 1998

REGULAR AGENDA Item No. 048

(CONSIDERED report on parcel size analysis of (properties zoned Special Use "SU" for determining the (appropriate parcel size for timber harvesting; ((1) continued to November 10, 1998 recommendation to (accept and file report; and direct staff to retain 5 (acre minimum parcel size in the Special Use "SU" (District criteria; ((2) and approved the changes to the Forest Practice Rules (package; ((3) reconsidered this item; 'changed return date from (November 10, 1998 to November 24, 1998...

Considered report on parcel size analysis of properties zoned Special Use "SU" for determining the appropriate parcel size for timber harvesting;

Upon the motion of Supervisor Wormhoudt, duly seconded by Supervisor Almquist, the Board, by unanimous vote, continued to November 10, 1998 recommendation to accept and file report; and direct staff to retain 5 acre minimum parcel size in the Special Use "SU" District criteria;

Upon the motion of Supervisor Wormhoudt, duly seconded by Supervisor Almquist, the Board, with Supervisors Symons and Belgard voting "no", approved the changes to the Forest Practice Rules package;

Upon the motion of Supervisor Almquist, duly seconded by Supervisor Symons, the Board, by unanimous vote, reconsidered this item and changed return date from November 10, 1998 to November 24, 1998

cc:

CAO

Planning

County Counsel

California Department of Forestry, Central Coast Ranger Unit

Santa Cruz Farm Bureau

Big Creek Lumber

Mark Morganthaler

Steven M. Butler

Citizens for Responsible Forest Management

State of California, County of Santa Cruz-ss.

I, Susan A. Mauriello, Ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the Minutes of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.

COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING

On the Date of October 20, 1998

REGULAR AGENDA Item No. 048

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Sierra Club
Summit Watershed Protection League
Valley Women's Club
J.E. Greig, Inc'.
City of Santa Cruz Water Department
Roy Webster

State of California, County of Santa Cruz-ss.

I, Susan A. Mauriello, Ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the Minutes of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.

Page 2 of 2

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by



, Deputy Clerk, on October 23, 1998.

PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

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GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
FAX (831) 454-2131 TDD (831) 454-2123 PHONE (831) 454-2580

Alvin D. James
Planning Director

October 14, 1998

Agenda: October 20, 1998

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: ANALYSIS OF SPECIAL USE "SU" ZONED PARCELS WITHOUT A TIMBER RESOURCE DESIGNATION TO DETERMINE MINIMUM PARCEL SIZE FOR TIMBER HARVESTING AND PROPOSED AMENDMENTS TO THE COUNTY'S PROPOSED FOREST PRACTICE RULES PACKAGE

Members of the Board:

On June 2, 1998, your Board considered the recommendations of staff regarding proposed Forest Practice Rules and zoning ordinances to regulate timber harvesting operations in the County. One of the directions of your Board on June 2, 1998, was for the Planning Department to prepare an analysis of Special Use (SU) zoned properties to establish a minimum parcel size for timber harvesting on those properties not designated as timber resource on the General Plan Resource and Constraint Maps. This report will present that analysis.

In addition, an update of the processing of the Forest Practice Rules will be presented, with some minor revisions to the proposed Rules for your review.

Analysis of Special Use Zoned Properties

On October 7, 1997, your Board adopted an Interim Zoning Ordinance regulating the location of timber harvesting. This ordinance limited timber harvesting operations to parcels zoned Timber Production (TP), Parks, Recreation and Open Space (PR), Mineral Extraction Industrial (M-3), Commercial Agriculture (CA), and Agriculture (A) zone districts, and in the Special Use (SU) zone district in those areas of the property that are designated as timber resource on the General Plan Resource and Constraints Maps. This ordinance, extended once by the Board, expired on April 14, 1998. Absent the Interim Ordinance, timber harvesting operations are allowed only in those zone districts which specifically allow the use, namely the TP, PR, M-3 and SU zone districts. Timber harvesting would not be allowed in the CA and A zone districts, however, your Board had directed Planning staff to process ordinance amendments to add timber harvesting as allowed uses in the CA and A zone districts. These amendments are included in the proposed policy and ordinance amendments scheduled for the Planning Commission in late October. In April 14, 1998, in response

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to concerns regarding unlimited timber harvesting in the SU district, your Board adopted specific criteria to determine if timber harvesting operations proposed on SU zoned properties without the timber resource designation were consistent with the General Plan (Attachment 1). One of the criteria was parcel size. A minimum parcel size of 5 acres was established, reflecting the minimum parcel size that was eligible for rezoning to the TP zone district.

On June 2, 1998, your Board reviewed the conceptual policy and ordinance amendments to be considered in conjunction with the Board of Forestry's consideration of the County's proposed Forest Practice Rules changes. At that time, the minimum parcel size for the SU zoned properties without the timber resource designation was discussed. Instead of specifying a minimum parcel size, staff was directed to prepare an analysis of the SU parcels, surrounding parcel sizes and land uses to determine the appropriate minimum parcel size.

Staff has worked closely with the Geographic Information System staff to analyze the SU parcels without the timber resource designation. There are 1,174 SU parcels 5 acres or larger without any timber resource designation. Staff initially prepared a statistical analysis of the SU and the adjoining residential parcels (neighbors) to determine if there was a parcel size pattern that could be used as a basis for determining the minimum parcel size (Attachment 2). This large scale analysis is summarized as follows:

<u>SU Parcel Size Class</u>	<u>Number in Class</u>	<u>Average Size of Res. Neighbors</u>	<u>Ave. Number of Res. Neighbors</u>	<u>Standard Deviation</u>
5 to 10 acres	480	15.9 acres	7	58.5 acres
10 to 20 acres	422	20.1 acres	7	76.0 acres
20 to 40 acres	164	24.9 acres	10	84.1 acres
40 + acres	107	31.7 acres	11	98.7 acres

As indicated by the data above, there doesn't appear to be any discernible pattern that can be used as a basis for establishing a minimum parcel size. On the contrary, the data indicates that there is a wide range of parcel sizes throughout the County, in all parcel size classes.

Staff then prepared a more detailed analysis on a series of randomly chosen SU zoned properties in the different size classes to determine if, at a parcel level scale, there was a pattern relating parcel size and neighboring residential land use. This data is presented in Attachment 3 and a key to the Assessors land use codes used in this analysis is included as Attachment 4. As shown in these maps/tables, there is a wide range of parcel sizes and land uses surrounding the SU zoned parcels. Again, there was no discernible pattern that could be easily translated into a minimum parcel size. Staff then performed an analysis of each of these properties to determine the average size of the neighboring parcels surrounding each parcel. The following table shows the results of this analysis:

AVERAGE PARCEL SIZE OF NEIGHBORING PARCELS

5 - 10 acres		10 - 20 acres		20 - 40 acres		40 + acres	
Sample Parcel Size (acres)	Ave. Neigh. Parcel Size (acres)	Sample Parcel Size (acres)	Ave. Neigh. Parcel Size (acres)	Sample Parcel Size (acres)	Ave. Neigh. Parcel Size (acres)	Sample Parcel Size (acres)	Ave. Neigh. Parcel Size (acres)
5.64	21.46	11.92*	9.27	21.54*	9.11	48.81*	21.56
6.34	54.53	12.84	37.40	26.01	26.43	54.49*	13.59
6.78	11.51	13.98*	8.62	26.56	28.82	64.40*	6.25
8.14*	3.54	14.45	38.44	28.96	39.22	67.64*	5.24
9.37*	7.72	15.28	500.32	29.06*	26.98	76.90*	40.61
9.80*	9.03	18.13*	15.99	29.58*	5.63	51.33*	19.69
9.87	37.96	19.80*	11.59	---	---	---	---
5.35	39.11	---		---	---	---	---

The table indicates that there is a wide range of parcel sizes and averages. Those parcels marked by an asterisk indicate where the average parcel size of the neighboring parcels is less than the SU zoned parcel. All of the test parcels over 40 acres had neighboring average parcel sizes which were less than the SU zoned parcel, along with nearly half of the remaining parcels in the other size classes. Because of the wide range of parcel sizes and distribution, there appears to be no definitive way to characterize the size of the parcels and land uses in order to apply these criteria to the minimum parcel size in the SU zone district.

Staff has attempted to develop some type of threshold to distinguish certain sizes of parcels or size classes. Staff considered creating a standard based on the average parcel size of the adjoining residential parcels such as is illustrated above. The drawback to this approach, however, is that very large and very small parcels tend to skew the average dramatically (see the 5th entry under the 10 - 20 acre category, above). Another approach considered by staff was to base the standard on a percentage (such as 50+%) of the number of lots adjoining the SU parcel which were equal to or larger in size. The wide range of parcel sizes and odd shapes skews this approach towards the smaller parcels and would eliminate many 40+ acre parcels. Based on the work completed to date, staff has concluded that there is no clear way to determine the appropriate minimum parcel size for timber harvesting on SU zoned parcels based on surrounding parcels sizes and uses. Staff recommends that the current 5 acre minimum parcel size be retained.

Status of Forest Practice Rules Changes

Since June, your Board has received status reports on the processing of the Forest Practice Rules on September 22 and October 6, 1998. On October 5, 1998, the Forest Practice Committee, a sub-committee of the Board of Forestry, met to continue discussions on the County's Forest Practice Rules proposal. At that meeting, the County was informed that the revisions to the rule regarding the credit for trees located within the riparian and residential buffer setback areas approved by your Board on September 22, 1998, needed to be included in a 15-day Notice of Revised Rule Making in order for the revised wording to be considered at the November public hearing before the Board of Forestry. Also, at the Committee meeting, various minor wording changes were suggested by Committee members, staff and the public to clarify and add specificity to the Rules. These proposed changes, as well as the credit rule already approved by your Board, are included as Attachment 5.

Staff has sent these changes to the Board of Forestry staff for inclusion in the 15-day Notice. These changes had to be delivered to Sacramento by October 9, 1998, to meet the deadlines imposed by the Office of Administrative Law. In our transmittal letter to the Board of Forestry, we indicated that we would be seeking your Board's approval on October 20, 1998. Staff is recommending that your Board approve the changes attached to this report and forward your endorsement to the Board of Forestry.

Recommendation

Staff has analyzed the SU zoned parcels and the surrounding parcel sizes and land uses as directed by your Board. Staff could find no discernible pattern that could be translated into a minimum parcel size for the SU zoned properties without the timber resource designation.

It is, therefore, RECOMMENDED that your Board:

1. Accept and file this report, and
2. Direct staff to retain the 5 acre minimum parcel size in the Special Use "SU" District criteria, and
3. Approve the changes to the Forest Practice Rules package as indicated in Attachment 5.

Sincerely,

Alvin D. James
Alvin D. James
Planning Director

RECOMMENDED:

Susan A. Mauriello

Susan A. Mauriello
County Administrative Officer

- Attachments: 1. SU Criteria Review Checklist
2. Statistics on SU Parcels
3. Parcel Analysis: SU Zoned Properties
4. Assessor's Land Use Code
5. Proposed Revisions to the County's Proposed Forest Practice Rules

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cc: County Counsel
California Department of Forestry, Central Coast Ranger Unit
Santa Cruz Farm Bureau
Big Creek Lumber
Mark Morganthaler
Steven M. Butler
Citizens for Responsible Forest Management
Sierra Club
Summit Watershed Protection League
Valley Women's Club
J. E. Greig, Inc.
City of Santa Cruz Water Department
Roy Webster

CRITERIA REVIEW CHECKLIST

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FOR DETERMINING CONSISTENCY WITH THE GENERAL PLAN OF TIMBER HARVESTING OF AREAS WITHIN THE SPECIAL USE ("SU") ZONE DISTRICT WHICH DO NOT HAVE A TIMBER RESOURCES DESIGNATION

Criteria 1: Parcel size is 5 acres or greater.

Documentation: Property size calculation.

Criteria 2: Slopes greater than 70 percent on a property are excluded.

Documentation: A slope map for the property will be required to confirm the extent of the areas on a property that meet this criteria.

Criteria 3: Areas within recent and/or active landslides as defined by County Code Section 16.10.040 are excluded.

Documentation: A map prepared by a registered geologist or engineering geologist which indicates the areas of the property affected by or containing recent or active landslides, or a letter from a registered geologist stating that there are no recent or active landslides on the property.

Criteria 4: Areas of a property which do not meet the minimum timber stocking standards of Public Resources Code Section 4561 are excluded.

Documentation: A report from a Registered Professional Forester that documents that the property or portion of the property meets the minimum timber stocking standards of Public resources Code Section 4561 and meets the productivity standard of 15 cubic feet per acre per year.

Criteria 5: Areas within riparian corridors, as defined by the County General Plan, are excluded.

Documentation: A map of the property which details the location of all perennial and intermittent streams and the required riparian corridors.

Criteria 6: Areas within a 200-foot buffer, measured from existing dwellings, are excluded, except as waived, in writing, by the occupant of the dwelling.

Documentation: A map which includes all of the existing dwellings on adjacent properties not zoned TP, the 200-foot buffer area from these existing dwellings and any areas where written waivers have been obtained reducing the 200-foot buffer area. Copies of the written waiver shall also be submitted.

154-98d

Sept 29, 1998

Statistics on Private SU Parcels; greater than 5 acres; which have residential neighbors; and are outside of Timber Resource Areas.

<u>STATS</u>	> 5 <= 10	> 10 <= 20	> 20 <= 40	> 40
SU Count	480	422	164	107
SU ACERAGE	3551.10	5852.39	4366.78	8709.48
SU MEAN	7.4	13.87	26.63	81.40
su S/D	1.64	3.10	5.81	55.34
Neighbor Count	3290	3115	1563	1162
Neighbor Acres	52414.41	62520.16	38886.15	36788.30
Neighbor Mean	15.93	20.07	24.88	31.66
Neighbor S/D	58.49	75.95	84.11	98.69
Averages:				
Neighbors / SU	7	7	10	11
Acres/SU	109.20	148.15	237.11	343.81

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



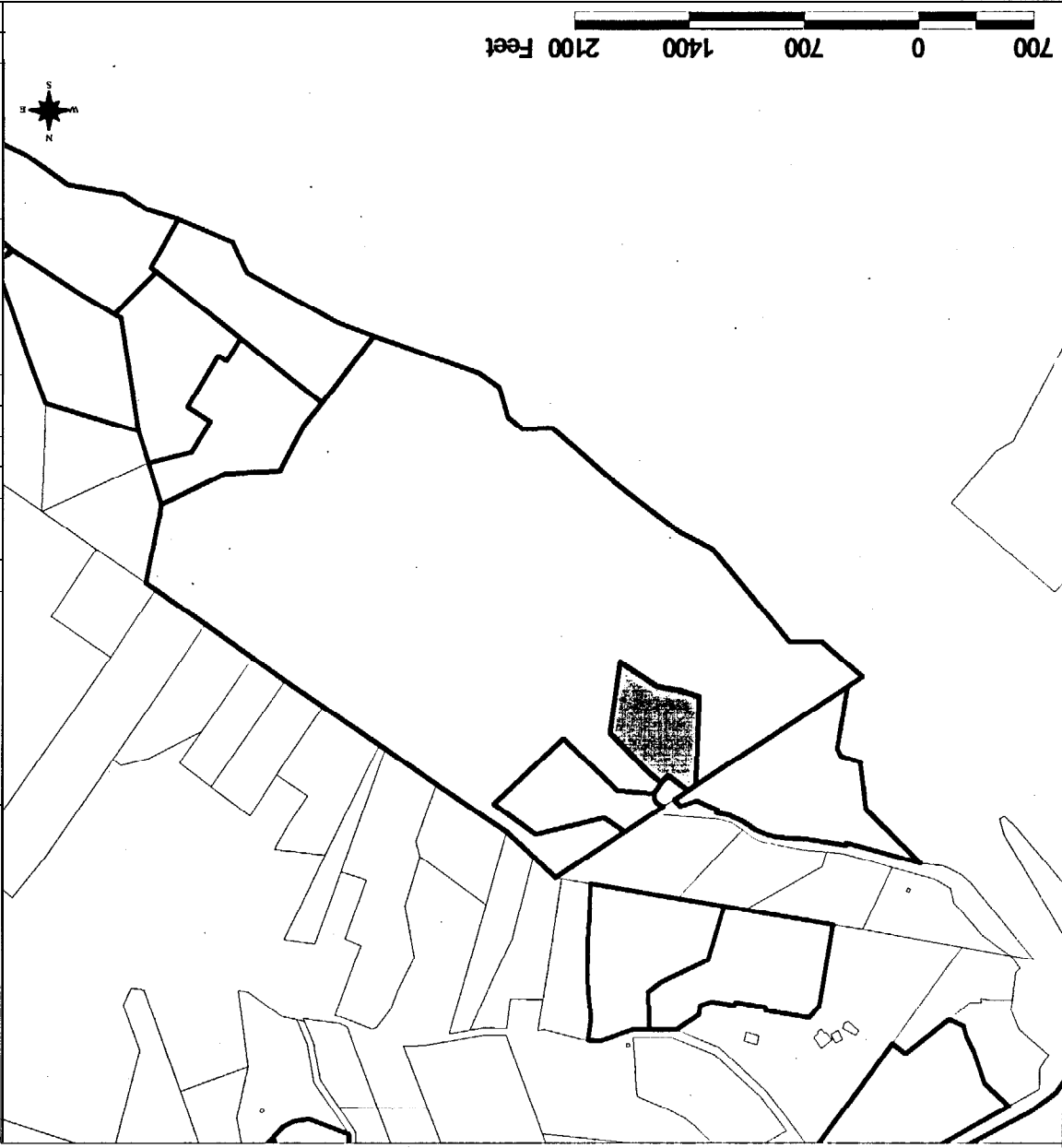
Subject SU Parcel

APN Area Use Code

Subject's Neighbor Parcels

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
086-211-10	6.04	051	SU		
086-211-13	83.69	501	IP		
086-211-14	2.33	061	SU		
086-211-15	3.35	051	SU		
086-211-21	7.63	500	IP		
086-211-13	4.32	051	SU		
086-211-22	16.93	500	IP		
086-211-07	4.13	051	SU		
086-211-16	2.96	051	SU		
086-211-15	3.35	051	SU		
086-211-21	7.63	500	IP		
086-211-19	3.95	051	SU		
086-211-13	4.32	051	SU		
086-211-14	2.33	061	SU		
086-211-17	2.97	051	SU		
086-211-19	3.95	051	SU		
086-141-07	9.50	052	SU		
086-211-13	4.32	051	SU		
086-211-18	2.88	051	SU		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
094-021-23	14.33	SU			
094-021-32	43.59	RA-0	su		
094-021-33	5.81	SU			
094-021-17	0.99	RA			
094-021-21	3.69	RA	SU		
094-021-20	0.63	RA			
105-421-29	12.77	052			
105-421-26	9.79	052			
106-211-26	47.23	511			
106-211-13	13.21	511	CA-F		
109-071-06	10.36	411			
109-071-14	0.95	028	SU		
109-071-16	0.78	020	SU		
109-071-29	18.49	062			
109-071-09	0.12	830			
109-071-30	12.77	062			
109-071-04	0.50	020			
109-071-17	31.50	053			
109-211-15	61.75	05D			SU
110-021-47	15.12	062	su		
109-191-02	3.11	061	slr		

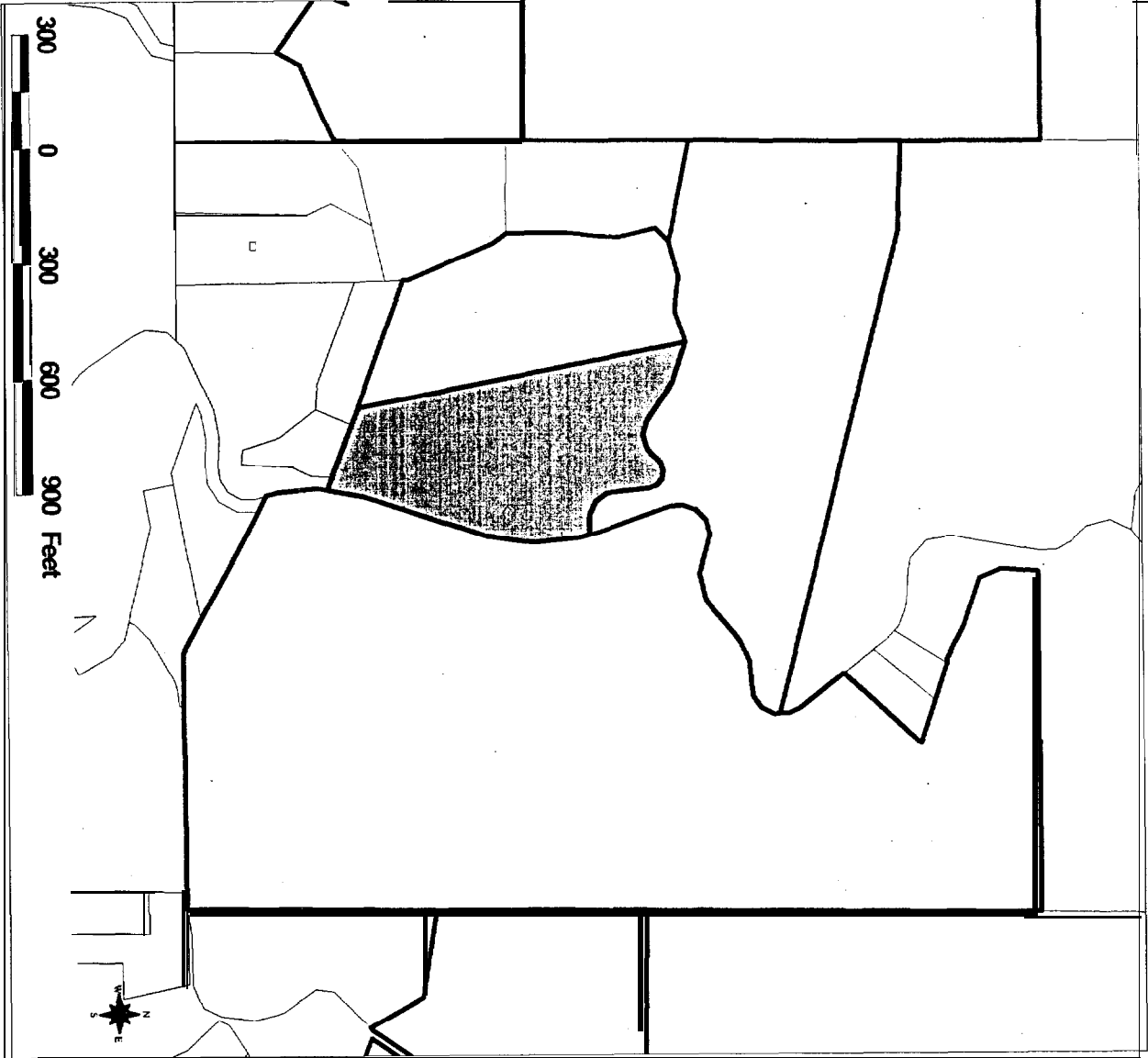
Subject's Neighbor Parcels

Subject SU Parcel

APN Area Use Code

094-021-23 14.33 SU

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Subject SU Parcel

APN Area Use Code


109-071-09 0.12 830 A

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
109-021-23	18.33	062	SU		
109-021-32	15.59	064	CA-P		
109-021-33	9.81	062	SU		
109-021-14	0.99	020	RA		
109-021-21	1.69	061	RA		SU
109-021-20	10.63	013	RA		
105-421-29	12.77	052			
105-421-26	9.79	052			
106-211-26	47.23	511	A		
106-211-13	13.21	511	CA-P		
109-071-06	10.36	411	A		
109-071-14	0.95	028	SU		
109-071-16	0.78	020	SU		
109-071-29	18.49	062	A		
109-071-09	0.12	830	A		
109-071-30	12.77	062	A		
109-071-04	0.50	020	A		
109-071-17	31.50	053	A		SU
109-211-15	61.75	050	SU		
110-021-47	15.12	062	SU		
109-191-02	3.11	061	SU		
109-191-04	6.35	200	CT		
109-191-54	7.01	054	SU		
109-191-37	64.50	054	SU		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Subject SU Parcel 

APN	Area	Use Code
078-162-02	0.18	020
078-162-03	0.21	020
078-161-06	0.28	020
078-161-07	0.32	020
078-162-24	1.55	042
078-161-09	1.80	052
078-183-03	10.85	052
078-132-04	9.97	052

Subject's Neighbor Parcels 

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
078-162-02	0.18	020	RM-6		
078-162-03	0.21	020	RM-6		
078-161-06	0.28	020	RM-6		
078-161-07	0.32	020	RM-6		
078-162-24	1.55	042	RM-6		
078-161-09	1.80	052	RM-6		
078-183-03	10.85	052	SU		
078-132-04	9.97	052	SU		

088-14-1-se	9.23	052	SU		
088-141-68	9.60	052	su		
088-141-67	9.79	052	SU		
088-141-55	9.90	052	su		
089-041-86	5.13	052	SU		
089-021-16	37.61	053	SU		
089-021-58	16.92	053	su		
089-021-57	5.28	061	SU		
089-021-56	4.71	052	SU		
089-041-76	7.69	052	SU		
088-141-57	8.81	062	SU		
089-041-67	9.18	062	SU		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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076-281-08	0.11	RM-6			
076-281-12	2.03	RM-6			
076-281-09	21.47	RM-6			
076-281-04	6.83	SU			
077-011-24	6.67	RM-6			
077-141-13	3.03	FR			
078-162-03	1.21	RM-6			
078-162-04	1.37	RM-6			
078-162-02	0.18	RM-6			
078-162-05	0.21	RM-6			
078-161-06	0.28	RM-6			
078-161-07	0.32	RM-6			
078-132-24	4.59	RM-6			
078-181-05	4.80	SU			
078-181-03	10.85	SU			
078-132-05	9.97	SU			
078-132-06	5.75	RA			
088-141-58	9.23	SU			
088-141-68	9.60	SU			
088-141-67	9.79	SU			
088-141-55	9.90	SU			
089-021-86	5.13	SU			
089-021-16	37.61	SU			
089-021-58	16.92	SU			

Subject SU Parcel

Apn	Area	Use Code
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Subject's Neighbor Parcels

PARCEL ANALYSIS: SU ZONED PROPERTIES



Subject SU Parcel

APN Area Use Code



Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
094-021-23	14.33	062	SU		
094-021-32	43.59	063	RA-O	SU	
094-021-33	5.81	062	SU		
094-021-17	0.99	020	RA		
094-021-21	3.69	061	RA	SU	
094-021-20	0.63	015	RA		
096-351-76	4.90	062	SU		
096-351-28	5.55	062	SU		
096-351-25	1.07	011	RA		
096-361-23	3.73	061	R-1-10	C RA	
096-361-24	3.45	061	RA		
096-351-58	4.73	051	SU		
096-351-46	19.52	053	SU		
096-351-57	28.75	053	SU		
096-351-75	9.72	052	SU		
096-351-27	9.63	062	SU		
107-092-36	2.94	061	RA	SU	
107-092-48	6.86	032	RA		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

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600 0 600 1200 1800 Feet



APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
088-141-05	3.82	oz	SU		
088-131-12	38.72	oz	su		
088-301-01	5.47	oz	su		
088-141-89	131.64	oz	R-1-1A	R-1-10	3-su
088-141-56	9.14	oz	su		
088-141-55	9.9	oz	su		
088-141-57	8.81	oz	su		
088-141-69	19.80	oz	su		
088-141-90	162.02	oz	R-1-1A	H-1-10	3-
088-141-75	6.25	oz	su		
088-141-22	9.76	oz	SU		
088-141-50	9.49	oz	SU		
088-141-21	8.90	oz	SU		
088-141-49	9.34	oz	SU		
088-141-74	4.29	oz	SU		
088-141-50	9.49	oz	SU		
088-141-21	8.90	oz	SU		
088-141-73	4.66	oz	SU		
088-141-15	17.56	oz	su		
088-141-09	1.28	oz	su		

Subject SU Parcel

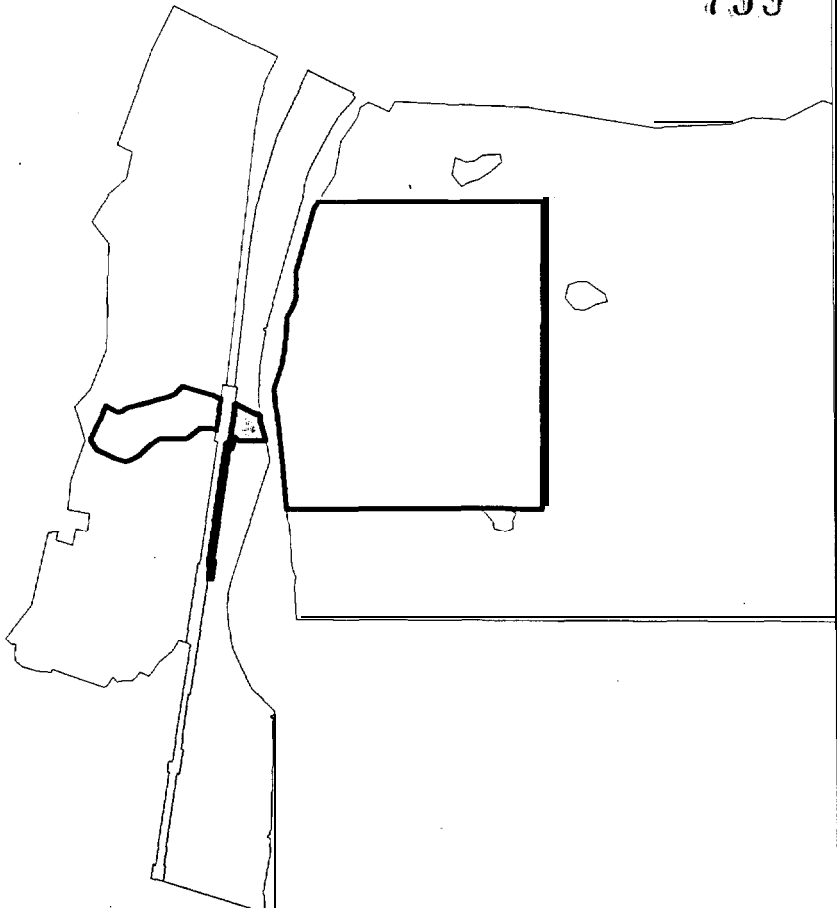
APN Area Use Code

Subject's Neighbor Parcels

APN Area Use Code Zoning 1 Zoning 2 Zoning 3

PARCEL ANALYSIS: SU ZONED PROPERTIES

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Subject SU Parcel

APN	Area	Use Code

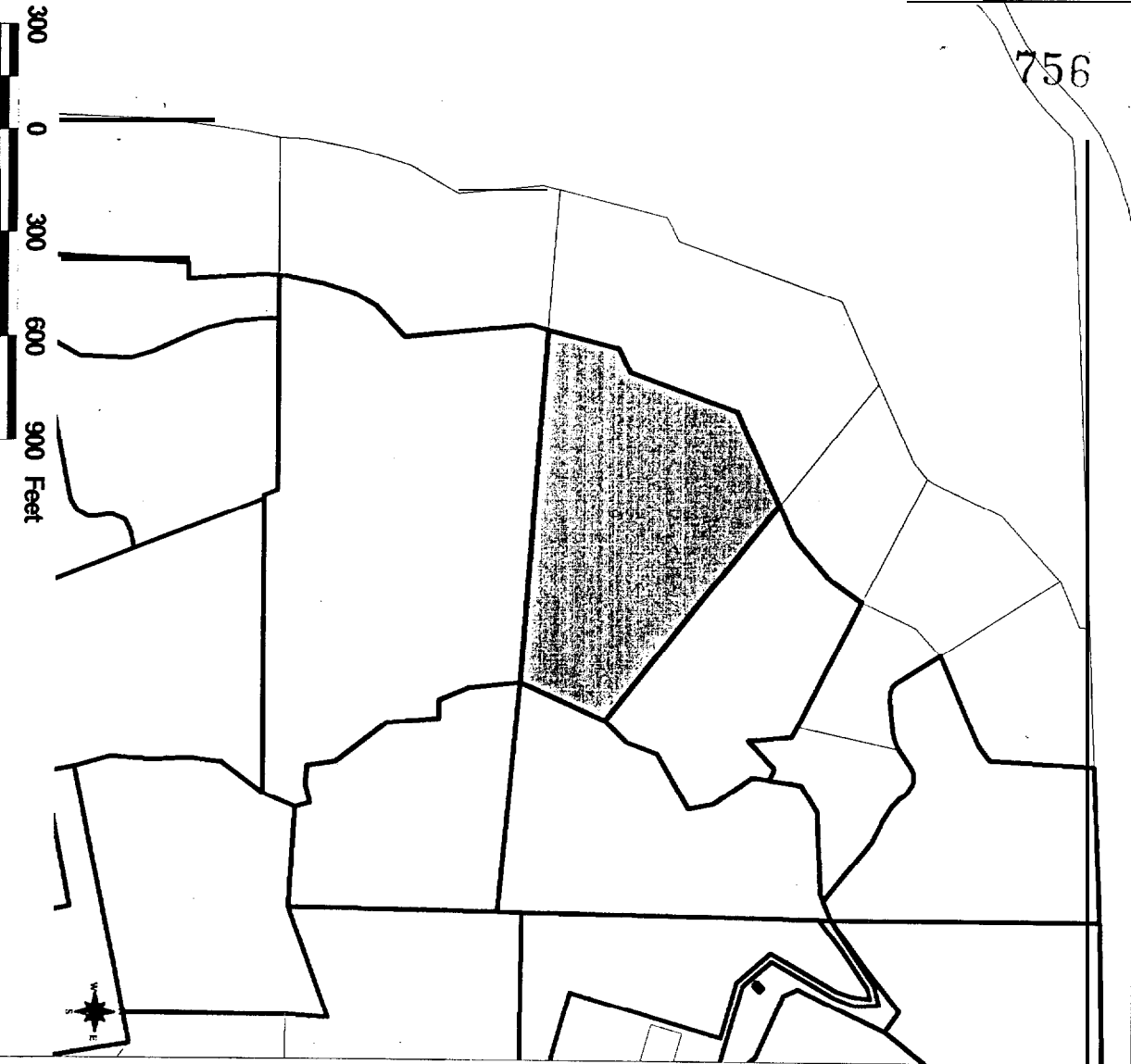
Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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076-281-08	1.67	011	R-1-1A		
076-281-12	2.03	061	R-1-1A		
076-281-09	21.41	063	RA		
076-281-04	6.83	052	SU		
077-011-25	6.67	062	R-1-1A	RA	
077-141-13	3.03	801	PR		
078-162-03	1.21	071	RM-6		
078-162-04	1.37	041	RM-6		
078-162-02	0.18	020	RM-6		
078-162-05	0.21	020	RM-6		
078-161-06	0.28	020	RM-6		
078-161-07	0.32	020	RM-6		
078-132-24	4.55	042	RM-6		
078-181-05	4.80	052	SU		
078-181-03	10.85	052	SU		
078-132-05	9.97	052	SU		
078-132-06	5.75	052	RA		
088-141-58	9.23	052	SU		
088-141-68	9.60	052	SU		

PARCEL ANALYSIS: SU ZONED PROPERTIES

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Subject SU Parcel

APN: 074-241-06
Area: 3.13
Use Code: 051

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
074-241-80	7.45	052	SU		
074-271-05	7.00	052	SU		
074-271-06	3.13	051	TP		
074-271-07	9.27	052	TP		
074-271-09	20.80	053	SU		
074-271-10	7.62	052	TP		
074-271-11	40.76	500	TP		
074-271-05	7.00	052	SU		
074-271-06	3.13	051	TP		
074-271-03	3.51	051	TP		
074-241-08	9.29	061	KA	SU	
074-241-09	9.13	062	SU		
074-241-65	8.50	062	SU		
074-241-80	7.45	052	SU		
074-271-08	11.92	052	SU		
074-271-07	9.27	052	TP		
074-271-10	7.62	052	TP		
074-271-11	40.76	500	TP		
074-271-12	5.34	051	SU		
074-241-65	8.50	062	SU		
074-241-63	4.29	062	SU		
074-271-09	20.80	053	SU		
074-271-10	7.62	052	TP		
074-271-11	40.76	500	TP		
074-271-05	7.00	052	SU		
074-271-06	3.13	051	TP		
074-271-03	3.51	051	TP		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Subject SU Parcel

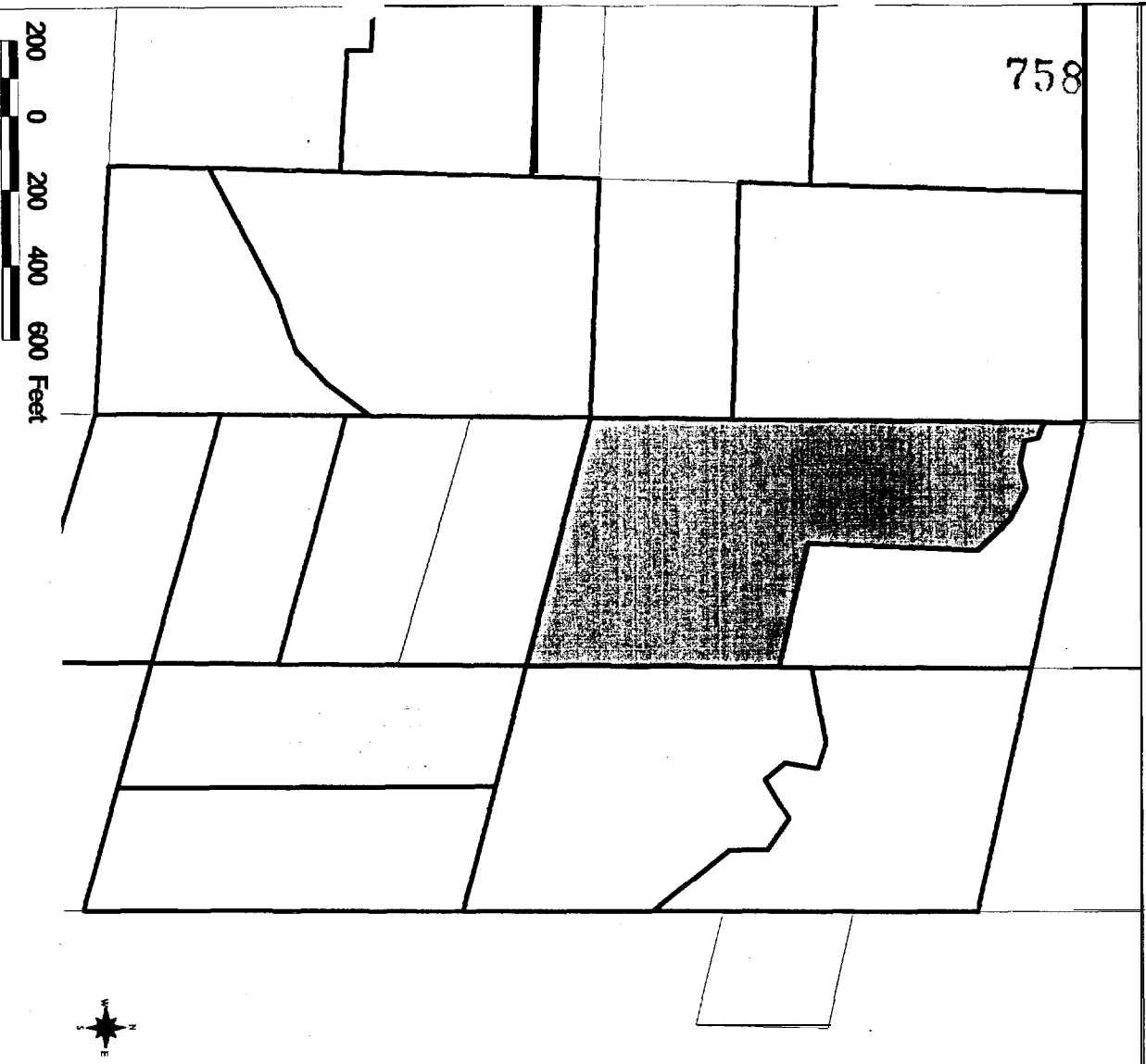
APN	Area	Use Code
094-021-04	2.91	061

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
094-191-06	2.19	061	SU		
094-191-07	3.80	061	SU		
094-191-03	3.44	061	SU		
094-191-15	3.60	061	SU		
094-191-02	3.01	061	SU		
094-191-05	4.03	061	SU		
094-021-04	2.91	061	RA		
NULL	48.94				
094-011-18	240.69	501	SU	TP	
094-021-05	19.38	063	SU		
094-021-06	6.08	062	SU		
094-021-04	2.91	061	RA		
NULL	48.94				
094-011-18	240.69	501	SU	TP	
094-021-05	19.38	063	SU		
094-021-23	14.33	062	SU		
094-021-28	2.49	061	SU		
094-021-06	6.08	062	SU		
094-011-18	240.69	501	SU	TP	
094-021-22	24.58	521	RA-O		
094-011-04	44.67	063	SU		
094-021-32	43.59	063	RA-O	SU	
094-021-34	6.78	068	SU		
094-021-33	5.81	062	SU		
094-021-28	2.49	061	SU		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

758



Subject SU Parcel

APN	Area	Use/Code
058-022-14	24.19	361 SU



Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
058-022-14	24.19	361	SU		
058-022-11	1775.34	490	CA		
058-022-07	183.61	361	SU		
058-022-08	18.13	052	SU		
059-141-08	16.72	800	PF		
059-141-10	97.33	911	PR-L		
059-141-09	0.02	050	SU		
059-131-05	42.35	911	PR		
076-281-08	1.67	011	R-1-1A		
076-281-12	2.03	061	R-1-1A		
076-281-09	21.41	063	RA		
076-281-04	6.83	052	SU		
077-011-25	6.67	062	R-1-1A	RA	
077-141-13	3.03	801	PR		
078-162-03	1.21	071	RM-6		
078-162-04	1.37	041	RM-6		
078-162-02	0.18	020	RM-6		

**PARCEL ANALYSIS:
SUZONED PROPERTIES**



Subject SU Parcel

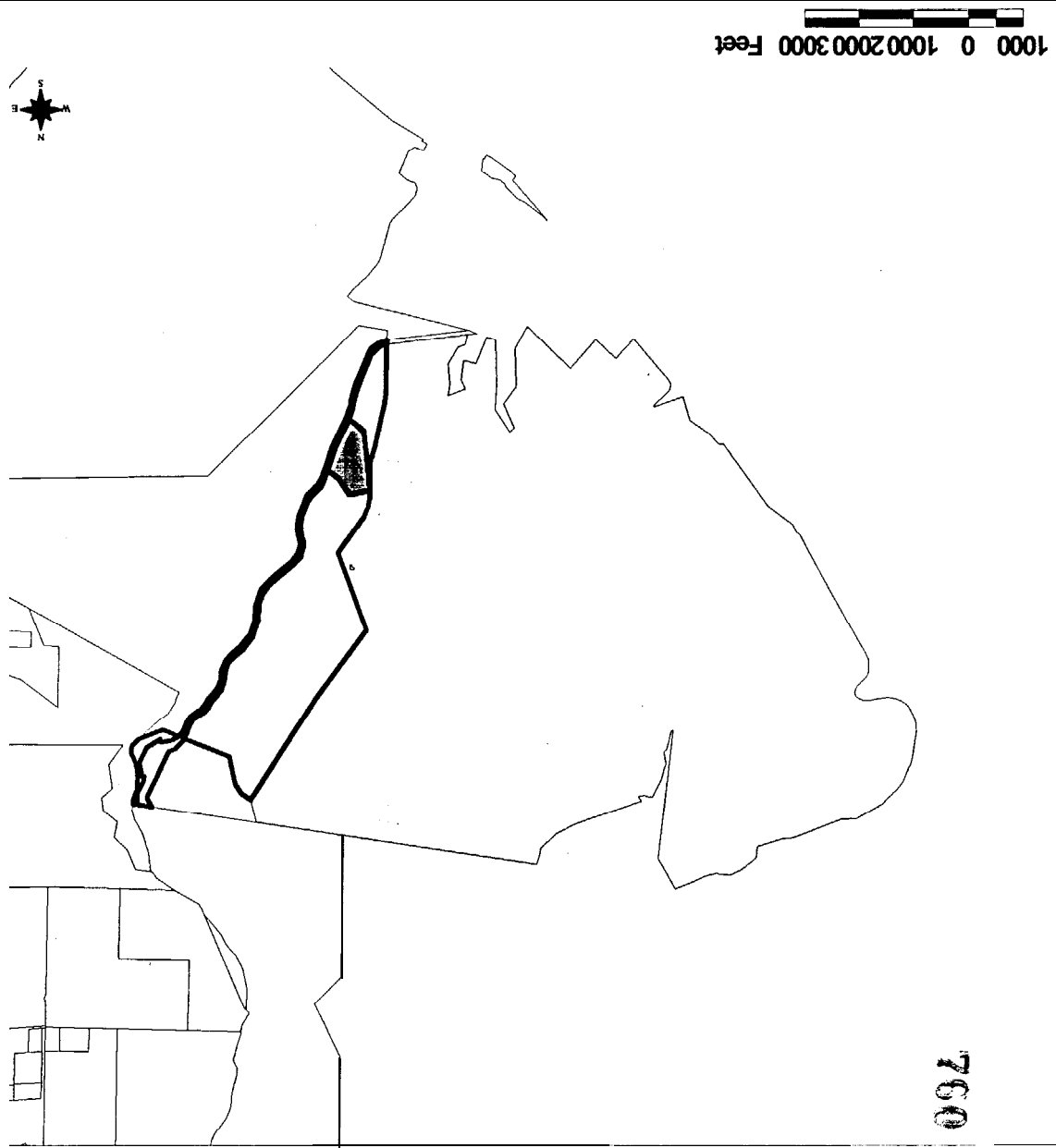
APN Area Use Code

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
109-191-02	3.11	061	SU		
109-191-04	6.35	200	CT		
109-191-54	7.01	054	SU		
109-191-37	64.50	054	SU		
064-031-60	0.23	020	R-1-1A		
064-031-30	0.33	020	R-1-1A	L	
064-031-11	0.19	028	R-1-1A		
064-031-59	0.73	061	R-1-1A		
06510158	7.28	052	A		
109-212-05	4.36	061	RA		
109-212-04	7.52	062	RA		
109-212-05	4.36	061	RA		
109-171-27	38.94	053	A		
109-281-13	0.38	061	RA		
109-281-15	2.44	052	RA		
109-281-02	10.04	016	RA		
109-281-04	0.62	060	RA		
109-281-14	3.47	061	RA		
050-051-21	12.35	062	CA		
108-111-25	2.17	051	RA		
108-111-24	5.46	062	RA		
108-111-22	5.07	062	RA		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

760



Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
058-022-14	24.89	661	SU		
058-022-13	1779.34	490	CA		
058-022-07	183.61	361	SU		
058-022-09	87.93	052	SU		
059-141-08	16.72	800	PF		
059-141-10	97.33	911	PR-L		
059-141-09	0.02	050	su		
059-131-05	42.35	911	PR		
076-281-08	1.67	011	R-1-1A		
076-281-12	2.03	061	R-1-1A		
076-281-09	21.41	063	RA		
076-281-04	6.83	052	SU		
077-011-25	6.67	062	R-1-1A	RA	
077-141-13	3.03	801	PR		
078-162-03	1.21	071	RM-6		
078-162-04	1.37	041	RM-6		
078-162-02	0.18	020	RM-6		
078-162-05	0.21	020	RM-6		
078-161-06	0.28	020	RM-6		
078-161-07	0.32	020	RM-6		
078-132-24	4.55	042	RM-6		
078-181-05	4.80	052	SU		
078-181-03	10.85	052	SU		
078-132-05	9.97	052	SU		

Subject SU Parcel

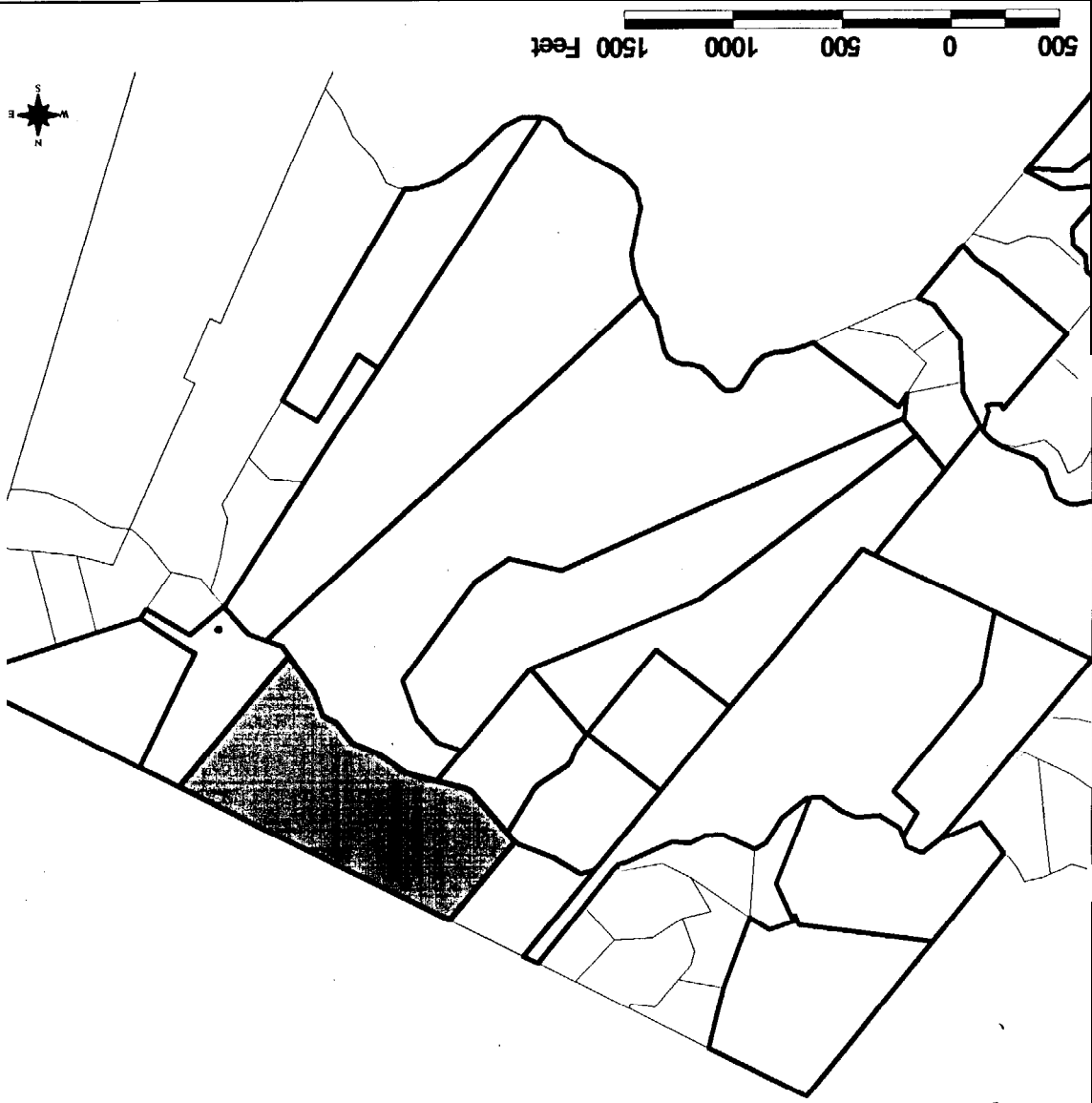
Apn Area Use Code

Subject's Neighbor Parcels

Zoning 1 Zoning 2 Zoning 3

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

761



Subject SU Parcel

APN	Area	Use Code
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Subject's Neighbor Parcels

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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098-201-01	0.25	062	SU		
098-201-36	11.24	064	SU		
098-201-24	1.38	061	SU		
098-201-39	20.30	063	SU		
098-201-28	5.48	062	SU		

064-031-60	0.23	020	R-1-1A		
064-031-30	0.33	020	R-1-1A L		
064-031-11	0.19	028	R-1-1A		
064-031-59	0.73	061	R-1-1A		
06510158	7.28	052	A		
109-212-05	4.36	061	RA		
109-212-04	7.52	062	RA		
109-212-05	4.36	061	RA		
109-171-27	38.94	053	A		
109-281-13	0.38	061	RA		
109-281-15	2.44	052	RA		
109-281-02	10.04	016	RA		
109-281-04	0.62	060	RA		
109-281-14	3.47	061	RA		
050-051-21	12.35	062	CA		
108-111-25	2.17	051	RA		
108-111-24	5.46	062	RA		
108-111-22	5.01	062	RA		
108-111-22	5.07	062	RA		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Subject SU Parcel

APN	Area	Use/Code
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Subject's Neighbor Parcels

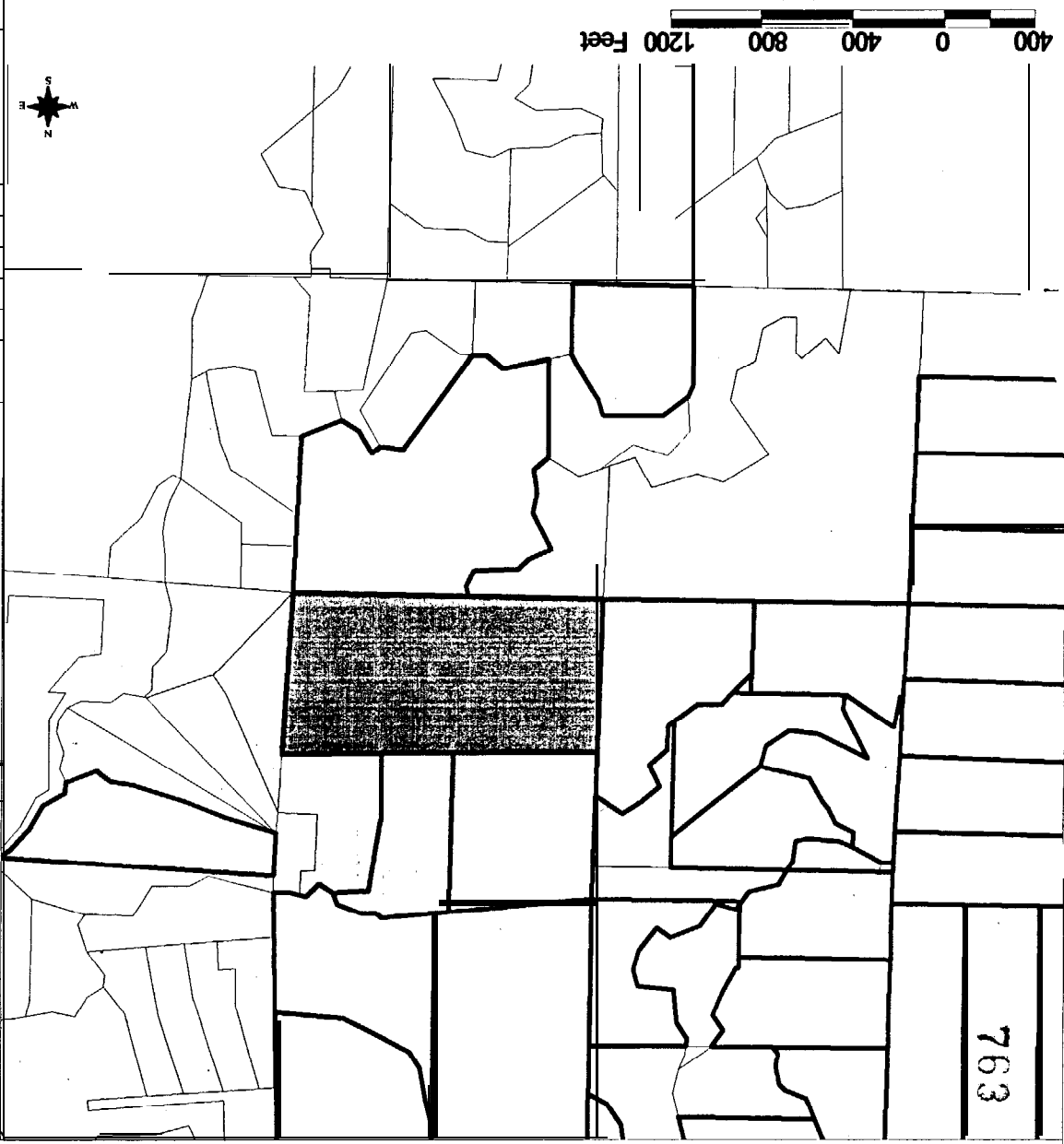
Zoning 3	Zoning 2	Zoning 1	Use/Code	Area
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APN	Area	Use/Code
088-141-57	8.81	062 SU
089-041-67	9.16	062 su
089-041-80	9.70	062 su
089-041-79	9.05	052 su
089-041-71	8.41	052 su
089-041-81	9.11	052 su
094-021-23	14.33	062 su
094-021-32	43.59	063 RA-0
094-021-33	5.81	062 SU
094-021-17	0.99	020 RA
094-021-21	3.69	061 RA
094-021-20	0.63	015 RA
096-351-76	4.90	062 SU
096-351-28	5.55	062 su

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**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

763



Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
107-092-36	2.94	RA	061		
107-092-48	6.86	RA	032		
107-551-11	16.30	SU	062		
107-551-10	8.29	su	052		
107-092-35	7.51	SU	052		
107-092-30	6.59	RA	062	su	
107-092-47	16.31	RA	062	su	
107-031-16	150.99		065		
064-031-60	0.23	R-1-1A	020		
064-031-30	0.33	R-1-1A L	020		
064-031-11	0.19	R-1-1A	028		
064-031-59	0.73	R-1-1A	061		
06510158	7.28	A	052		
109-212-05	4.36	RA	061		

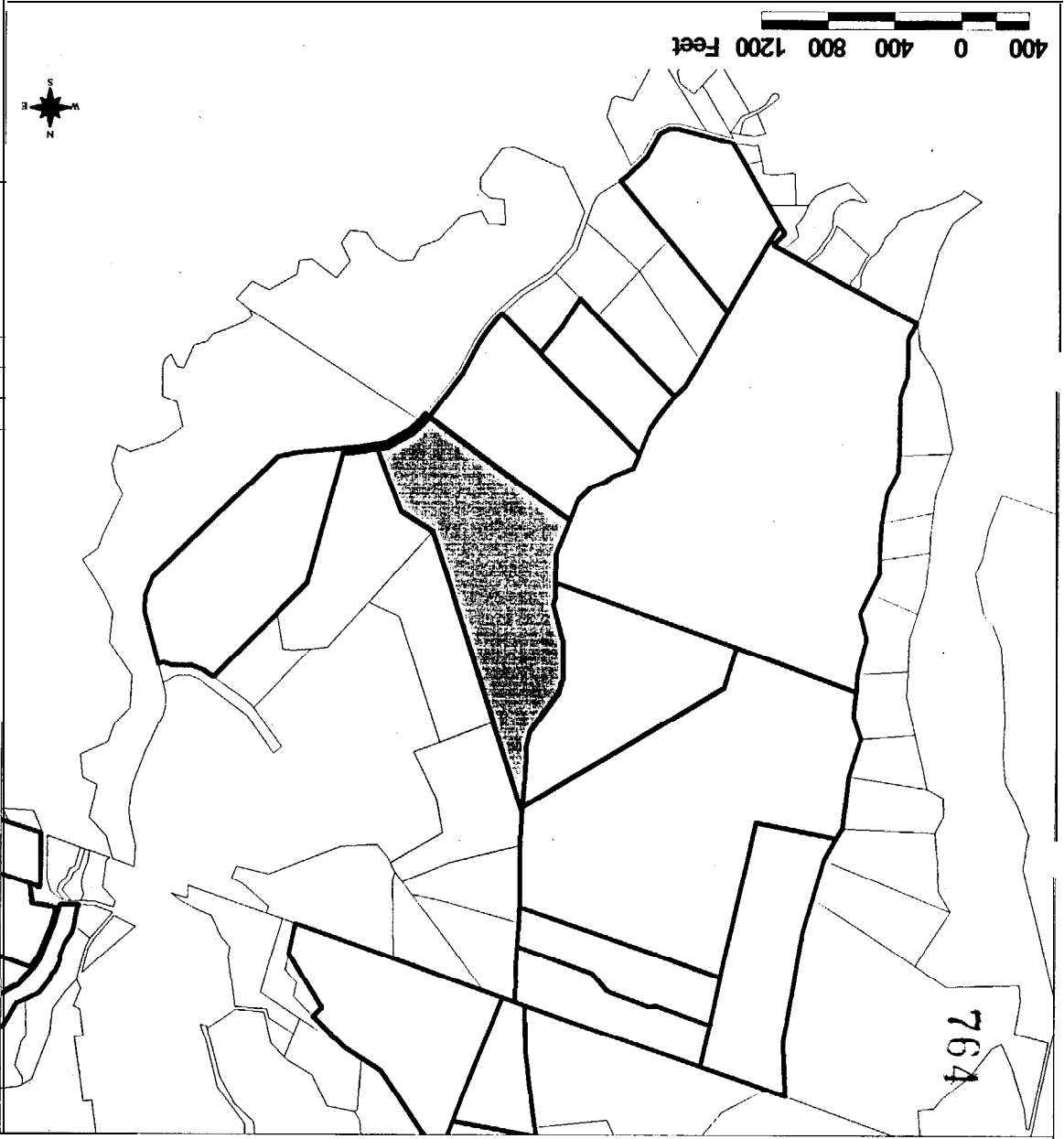
Subject SU Parcel

Apn	Area	Use Code
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Subject's Neighbor Parcels

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

764



Subject SU Parcel

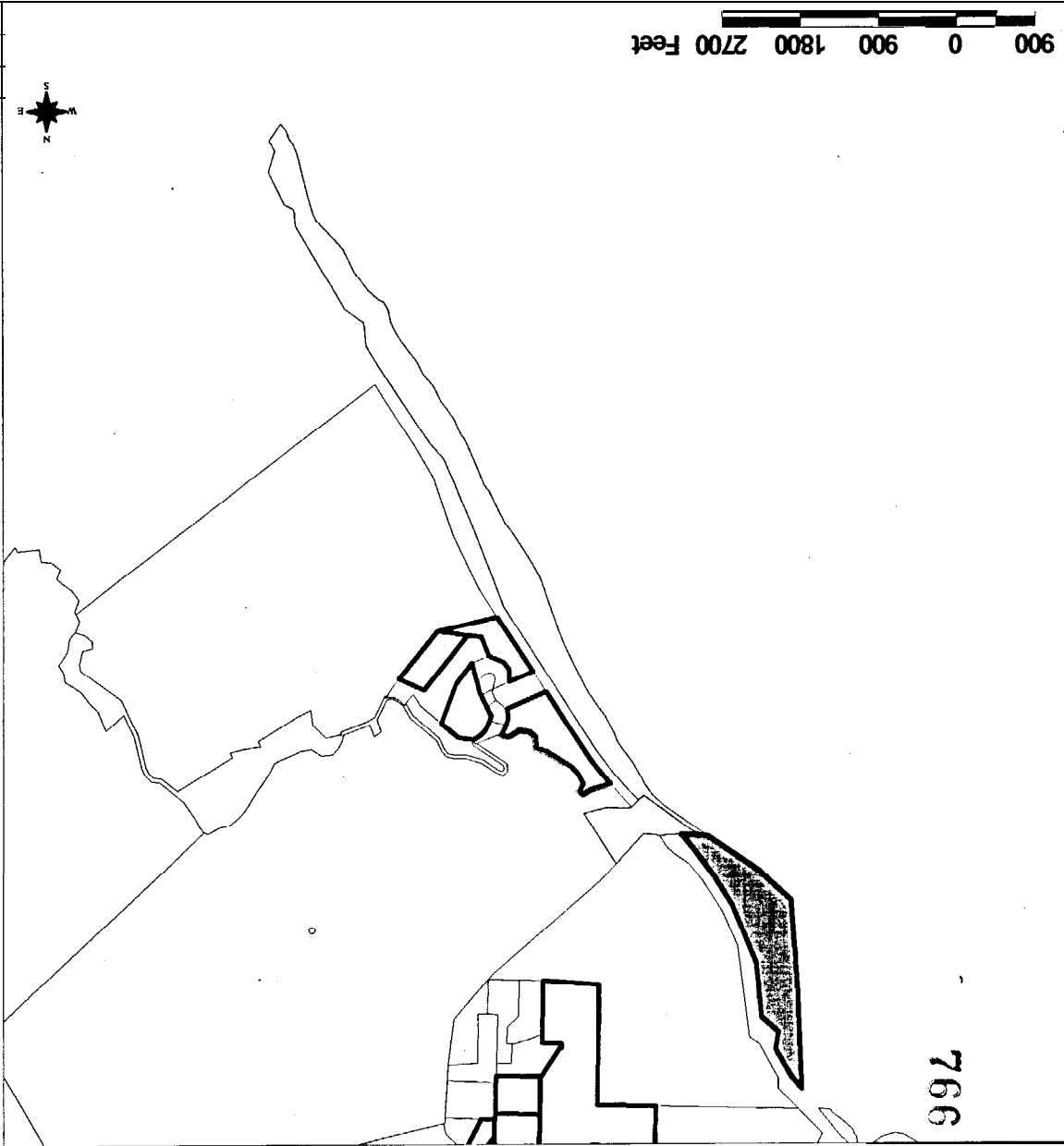
APN	Area	Use Code
[Redacted]	[Redacted]	[Redacted]

Subject's Neighbor Parcels

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
041-121-03	2.62	061			
040-411-02	2.26	061			
040-501-02	6.64	521			
040-411-04	3.95	061			
040-052-07	5.76	062			
040-052-04	10.19	062			
040-061-10	9.68	062			
040-061-12	3.08	051			
040-061-13	3.70	061			
040-061-08	3.51	051			
040-061-03	2.57	061			
040-061-04	0.58	020			
040-061-05	0.95	061			
040-071-25	1.69	061			
040-081-15	11.00	062			
040-081-16	13.44	062			

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

766



900 0 900 1800 2700 Feet



Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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Subject's Neighbor Parcels

Apn	Area	Use Code
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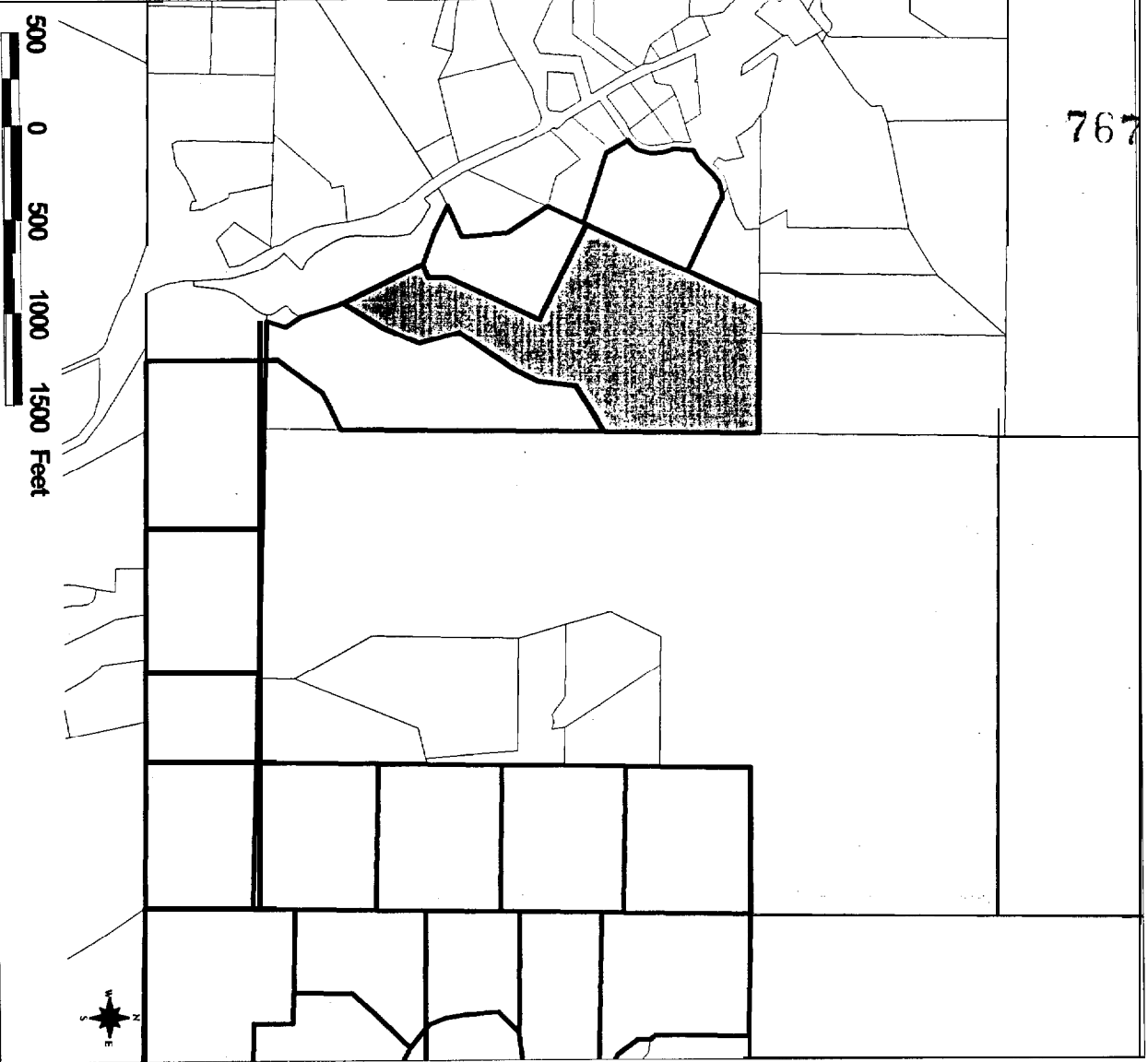
Subject SU Parcel

108-091-04	4.38		SU		
108-011-10	80.85	054	SU		
041-291-37	40.97	940	PF		
041-291-38	14.87	940	PF		
041-281-46	10.19	940	PF		
041-281-14	9.43	062	SU		
041-291-11	75.11	064	SU		
041-281-53	11.28	016	SU		
041-281-52	12.32	016	SU		
041-301-13	7.91	910	SU		
041-301-32	0.57	051	SU		
041-301-24	6.92	062	SU		
041-301-23	7.92	062	SU		
04K-30K-KS	S.CS	910	su		
041-121-03	75.94	064	A	RA	su
041-121-69	18.62	05Z	A		su
041-132-49	9.08	062	RA		
041-132-14	8.95	062	R-1-7A		
041-121-67	40.97	063	A	SU	
041-132-62	11.96	062	RA		
041-132-38	20.15	063	CA	RA	su
041-121-04	16.30	062	SU		

911

PARCEL ANALYSIS: SUZONED PROPERTIES

767



Subject SU Parcel

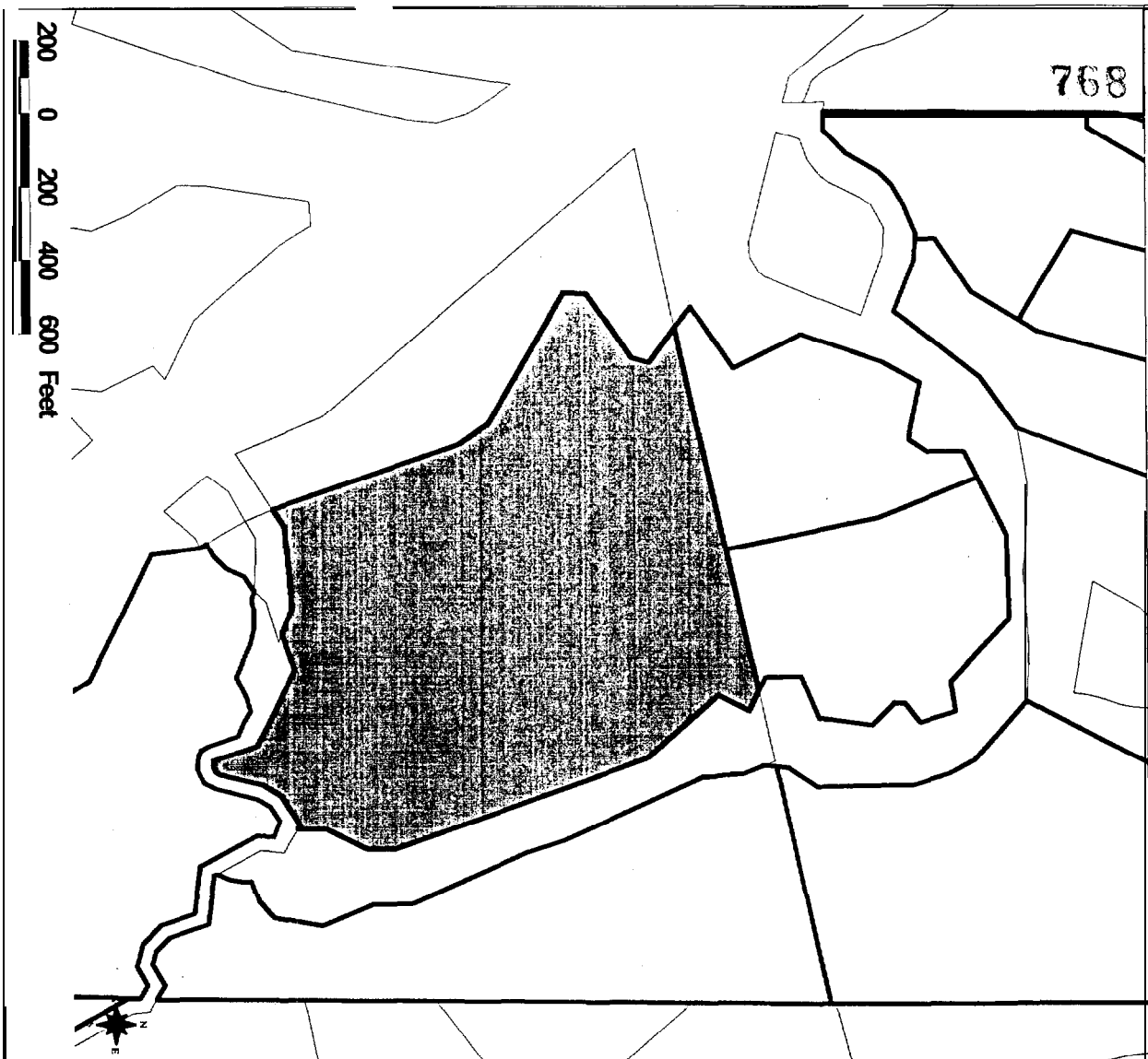
APN	Area	Use Code

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
064-031-60	0.23	020	R-1-1A		
064-031-30	0.33	020	R-1-1A	L	
064-031-11	0.19	028	R-1-1A		
064-031-59	0.73	061	R-1-1A		
06510158	7.28	052	A		
109-212-05	4.36	061	RA		
109-212-04	7.52	062	RA		
109-212-05	4.36	061	RA		
109-171-27	38.94	053	A		
109-281-13	0.38	061	RA		
109-281-15	2.44	052	RA		
109-281-02	10.04	016	RA		
109-281-04	0.62	060	RA		
109-281-14	3.47	061	RA		
050-051-21	12.35	062	CA		
108-111-25	2.17	051	RA		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

768



Subject SU Parcel

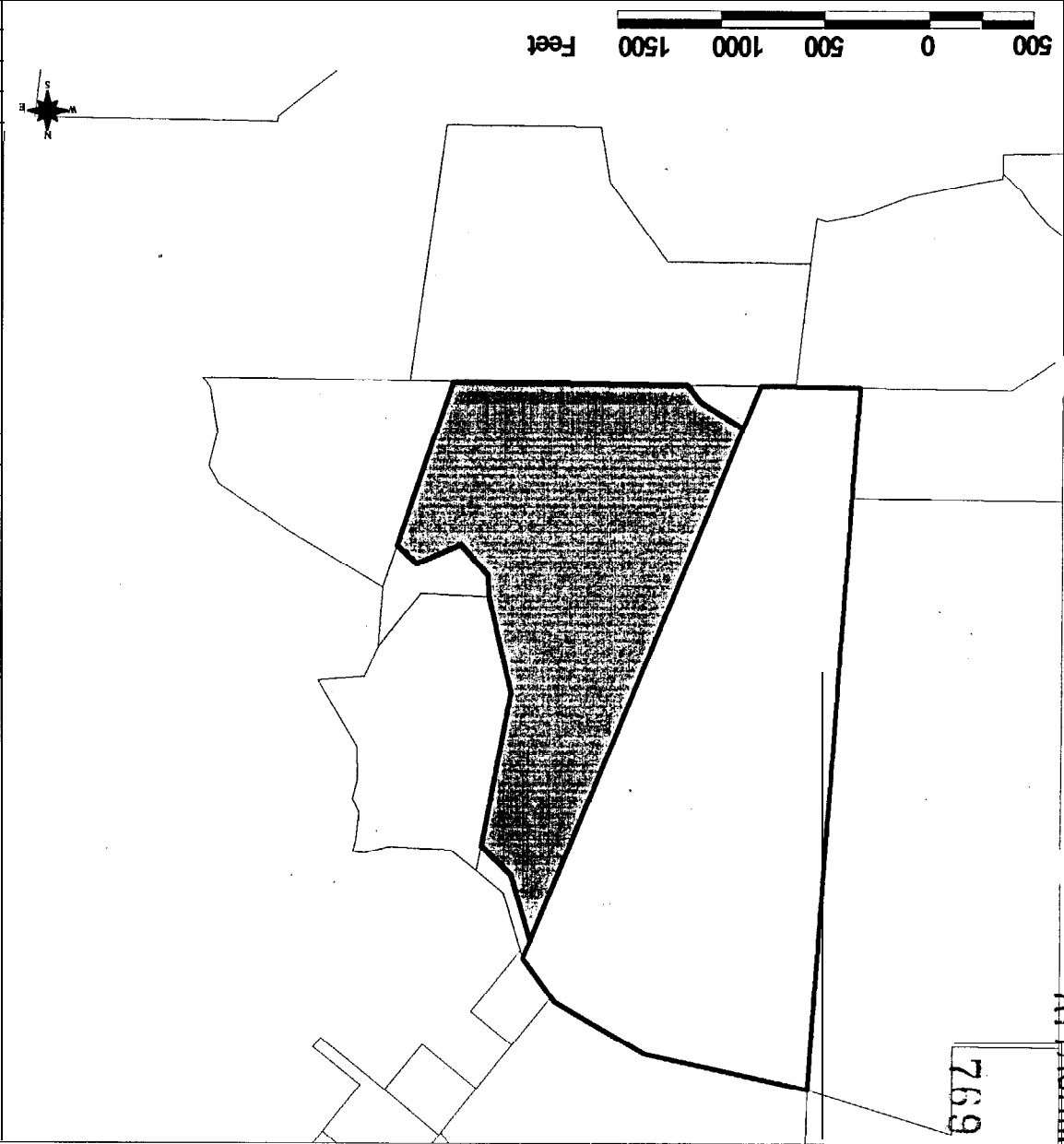
APN: 040-061-12
Area: 3.08
Use Code: RA

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
041-121-03	75.94	064	A	RA	SU
041-121-69	18.62	052	A	SU	
041-132-49	9.08	062	RA		
041-132-14	8.95	062	R-1-7A		SU
041-121-67	50.47	063	A	SU	
041-132-62	11.96	062	RA		
041-132-38	20.15	063	CA	RA	SU
041-121-04	16.30	062	SU		
040-411-03	2.62	061	RA		
040-411-02	2.26	061	RA		
040-501-02	6.64	521	RA		
040-411-04	3.95	061	RA		
040-052-07	5.76	062	RA		
040-052-04	10.19	062	RA		
040-061-12	3.08	051	RA		
040-061-13	3.70	061	RA		
040-061-08	3.51	051	RA		
040-061-03	2.57	061	RA		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

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Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
109-021-15	2,159	RA			
109-021-14	28,427	RA			
109-021-13	0,337	RA			
109-021-03	0,320	SU			
109-011-06	7,322	SU			
109-021-06	7,899	RA			
109-191-03	16,337	SU			
109-191-37	64,507	SU			
109-321-01	19,847	RA			
109-181-11	63,147	SU			
064-031-60	0,237	R-1-1A			
064-031-30	0,337	R-1-1A T			
064-031-11	0,197	R-1-1A			
064-031-59	0,737	R-1-1A			
06510158	7,287	A			
109-212-05	4,367	RA			
109-212-04	7,527	RA			
109-212-05	4,367	RA			
109-212-05	4,367	RA			
109-171-27	38,947	A			
109-281-13	0,387	RA			
109-281-15	2,447	RA			
109-281-02	10,047	RA			
109-281-04	0,627	RA			

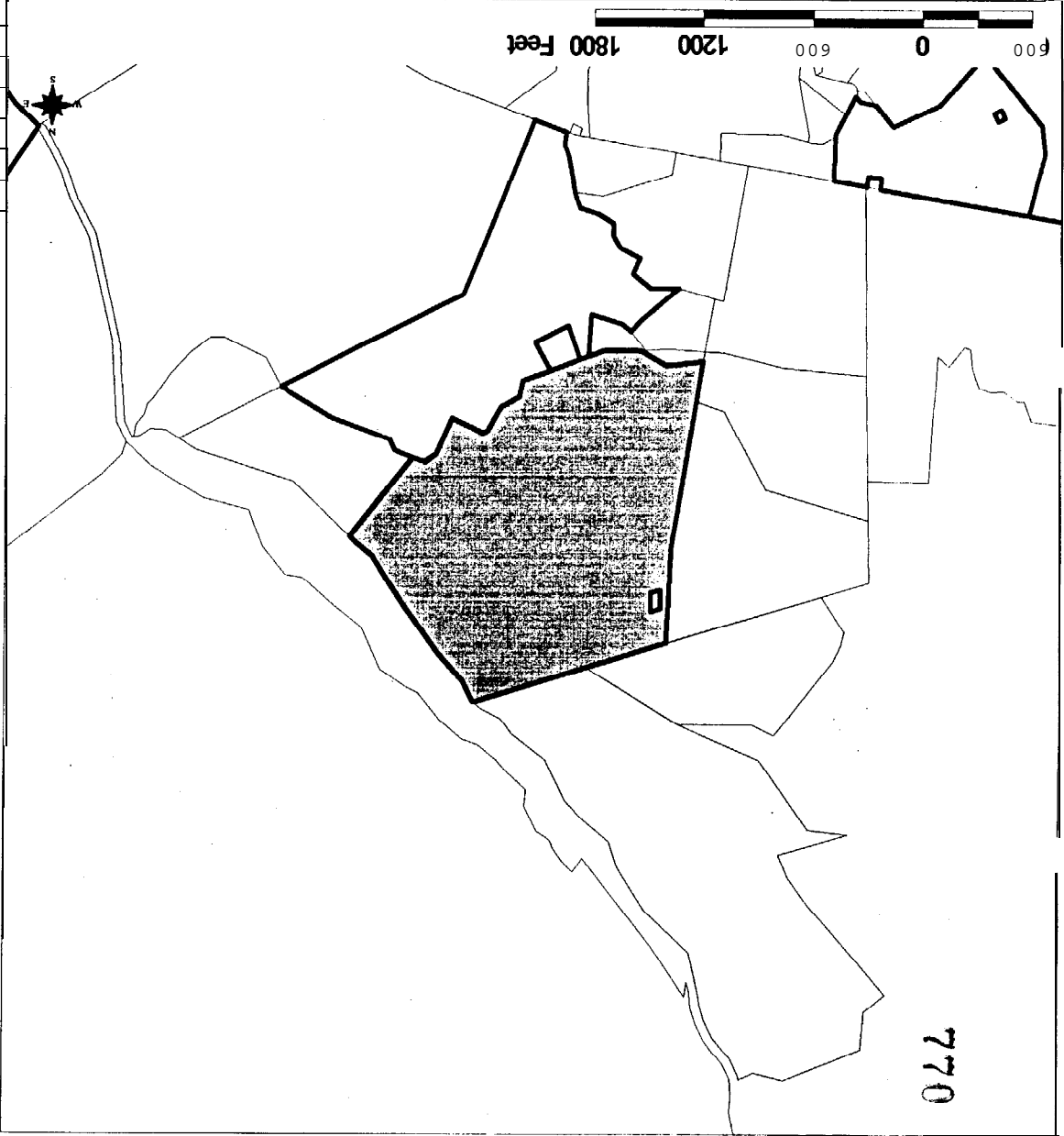
Subject SU Parcel

Apn	Area	Use Code

Subject's Neighbor Parcels

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

770



Subject SU Parcel

APN	Area	Use Code
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Subject's Neighbor Parcels

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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109-071-13	0.22	0.22	RA		
109-071-14	0.95	0.28	SU		
109-071-16	0.78	0.20	SU		
109-071-25	18.19	0.62	A		
109-071-09	0.12	0.30	A		
109-071-30	12.77	0.62	A		
109-071-04	0.50	0.20	A		
109-071-17	0.50	0.52	A		
109-211-15	61.75	0.50	SU		
110-021-47	15.12	0.62	SU		
109-191-02	3.11	0.61	SU		
109-191-04	6.35	200	CT		
109-191-54	7.01	0.54	SU		
109-191-37	64.50	0.54	SU		
064-031-60	0.23	0.20	R-1-1A		
064-031-30	0.33	0.20	R-1-1A L		
064-031-11	0.19	0.28	R-1-1A		
064-031-59	0.73	0.61	R-1-1A		
06510158	7.28	0.52	A		
109-212-05	4.36	0.61	RA		
109-212-04	7.52	0.62	RA		
109-212-05	4.36	0.61	RA		

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
049-062-01	8.89	061	RA		
049-062-32	5.18	062	RA		
049-062-35	3.17	051	RA		
049-061-32	5.45	052	RA		
049-062-20	14.80	062	RA		
049-051-21	5.62	016	SU		
049-042-08	7.00	052	RA		
049-042-07	7.81	062	SU		
049-382-01	3.52	061	RA		
049-121-71	149.20	055	SU		
049-421-07	13.92				
049-121-42	0.47	830	SU		
094-021-23	14.33	062	SU		
094-021-32	43.59	063	RA-0		
094-021-33	5.81	062	SU		
094-021-17	0.99	020	RA		
094-021-21	3.69	061	RA		
094-021-20	0.63	015	RA		
105-421-29	12.77	052			
105-421-26	9.79	052			
106-211-26	47.23	511	A		
106-211-13	13.21	511	CA-P		

Subject's Neighbor Parcels

Subject SU Parcel

**PARCEL ANALYSIS:
SU ZONED PROPERTIES**

772



APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
040-419-03	2.62	061	RA		
040-111-02	2.26	061	RA		
040-201-02	6.64	021	RA		
040-111-04	3.91	061	RA		
040-052-07	1.76	062	RA		
040-052-04	10.19	052	RA		
040-061-10	2.58	062	RA		
040-061-12	3.08	051	RA		
040-061-19	3.70	061	RA		
040-061-08	3.91	051	RA		
040-061-03	2.92	061	RA		
040-061-04	0.98	020	RA		
040-061-05	0.95	061	RA		
040-072-25	1.69	061	RA		
040-081-15	11.00	062	RA		
040-081-16	13.44	062	RA		
040-081-12	11.20	062	RA		
040-081-20	2.01	062	RA		
040-081-25	10.02	062	RA		
057-081-25	90.99	oss	SU		
057-061-06	532.29	913	PR		
057-081-47	79.70	913	PR		
057-081-19	39.56	913	PR		

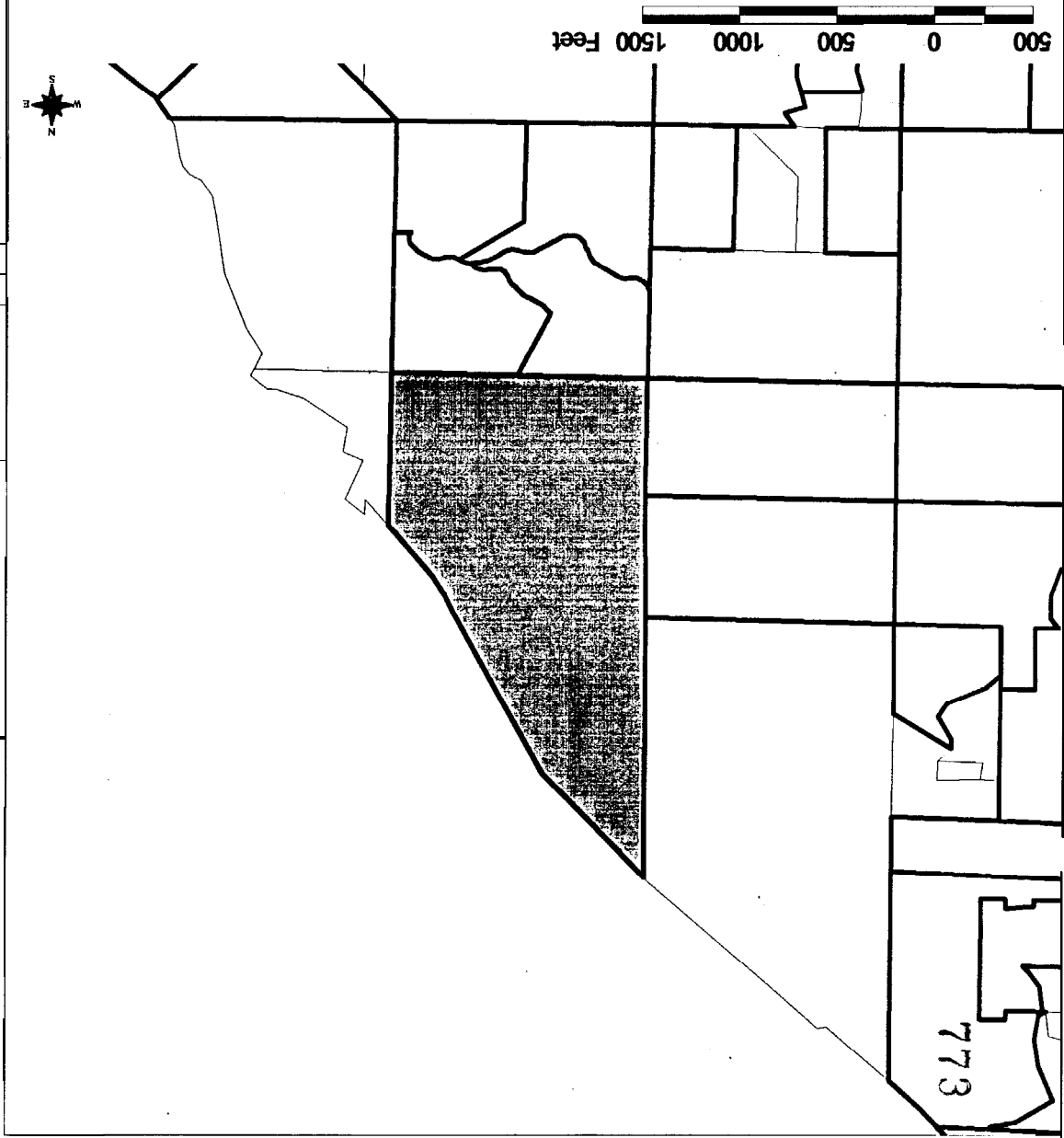
Subject SU Parcel

APN	Area	Use Code

Subject's Neighbor Parcels

772

PARCEL ANALYSIS: SU ZONED PROPERTIES



Subject SU Parcel

APN	Area	Use Code
088-191-01	9.38	062

Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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088-191-01	9.38	062	SU		
088-191-02	26.15	053	AV		
088-191-03	9.05	062	AV		
088-191-21	19.80	500	TP		
088-191-03	193.24	500	TP		
088-191-37	38.053		TP		

093-051-09	116.31	500	TP		
093-291-33	8.15	062	SU		
093-291-11	40.10	500	TP		
093-051-52	13.23	062	SU		
093-051-53	4.98	062	SU		
093-051-32	38.44	937	TP		
093-051-41	12.65	052			
093-051-07	38.26	500	TP		
093-191-13	4.79	061	RA		
093-191-04	14.35	062	RA		
093-191-07	2.00	061	RA		
093-191-12	6.17	062	RA		
093-051-49	38.95	937	TP		
093-051-47	230.12	937	TP		
098-301-01	5.95	062	SU		
098-201-36	44.24	064	SU		


**PARCEL ANALYSIS:
SU ZONED PROPERTIES**



774

Subject SU Parcel 

APN	Area	Use Code

Subject's Neighbor Parcels 

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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098-031-01	5.95	062	su		
098-201-36	44.24	064	su		
098-201-24	3.98	061	SU		
098-201-39	20.50	063	su		
098-201-28	5.28	062	SU		
064-031-60	0.23	020	R-1-1A		
064-031-30	0.33	020	R-1-1A T		
064-031-11	0.19	028	R-1-1A		
064-031-59	0.73	061	R-1-1A		
06510158	7.28	052	A		

775

COUNTY ASSESSOR USE CODES

RESIDENTIAL USE CODES (04/97)

01X VACANT LAND

010	VACANT RESIDENTIAL LOT
011	VACANT LOT WITH PROBLEMS WHICH PRECLUDE BUILDING A RESIDENCE
015	LOT WITH MISCELLANEOUS RESIDENTIAL IMPROVEMENTS ONLY (GARAGE, POOL)

02X SINGLE FAMILY RESIDENCE

020	SINGLE FAMILY RESIDENCE
021	CONDOMINIUM UNIT
022	COOPERATIVE
023	SFR -NON-CONFORMING USE
024	SFR WITH SECONDARY USE (BARBER SHOP, BEAUTY PARLOR, ETC.)
025	AFFORDABLE HOUSING
026	MOBILE HOME -TENANT OWNED SPACE
027	TOWNHOUSE
028	SFR + SECOND UNIT (CONVERSION)
029	SFR + GRANNY UNIT (RESTRICTED)

03X DUPLEX & TRIPLEX

030	SINGLE DUPLEX (ONE BUILDING)
031	Two SFR'S ON SINGLE PARCEL
032	THREE OR FOUR UNITS
033	TRIPLEX
034	FOURPLEX

04X APARTMENTS	
040	VACANT APARTMENT LOT
041	5-10 UNITS
042	11-20 UNITS
043	21-40 UNITS
044	41-60 UNITS
045	60-100 UNITS
046	OVER 100 UNITS
05X RURAL VACANT LAND	
050	VACANT LOT • OUTSIDE BUILT-UP AREAS
051	1 THROUGH 4.99 ACRES
052	5 THROUGH 19.99 ACRES
053	20 THROUGH 49.99 ACRES
054	50 THROUGH 99.99 ACRES
055	100 THROUGH 199.99 ACRES
056	200 THROUGH 399.99 ACRES
057	400 ACRES AND OVER
059	UNBUILDABLE ACREAGE
0 ILX RURAL LAND WITH MISCELLANEOUS IMPROVEMENTS	
05A	LESS THAN ONE ACRE
05B	1 THROUGH 4.99 ACRES
05C	5 THROUGH 19.99 ACRES
05D	20 THROUGH 49.99 ACRES
05E	50 THROUGH 99.99 ACRES
05F	100 THROUGH 199.99 ACRES

05G	200 THROUGH 399.99 ACRES
05H	400 ACRES AND OVER
06X RURAL RESIDENCE	
060	RURAL HOMESITE - LESS THAN ONE ACRE
061	RURAL HOMESITE - 1 THROUGH 4.99 ACRES
062	RURAL HOMESITE - 5 THROUGH 19.99 ACRES
063	RURAL HOMESITE - 20 THROUGH 49.99 ACRES
064	RURAL HOMESITE - 50 THROUGH 99.99 ACRES
065'	RURAL HOMESITE - 100 THROUGH 199.99 ACRES
066	RURAL HOMESITE - 200 THROUGH 399.99 ACRES
067	RURAL HOMESITE - 400 THROUGH 399.99 ACRES
068	RURAL ACRES (MORE THAN 1 SFR)
<input type="checkbox"/> 7i MOTELS	
070	MOTEL - LESS THAN 20 UNITS
071	MOTEL - 20 TO 49 UNITS
072	MOTEL - 50 UNITS AND OVER
074	RESORT MOTEL - CABINS, ETC.
08X HOTELS	
080	HOTEL
083	ROOMING HOUSE, CONVENT, RECTORY, RETREAT HOUSE, ETC.
085	BED AND BREAKFAST
09X RESIDENTIAL COMMON AREA	
090	COMMON AREA - NO STRUCTURES
091	COMMON AREA - WITH STRUCTURES
092	COMMON AREA - ROADS AND STREETS
093	ASSESSED COMMON AREA

4 1 2	ORCHARD WITH MISCELLANEOUS IMPROVEMENTS
4 2 X VINEYARD	
4 2 0	VINEYARD (LAND ONLY)
4 2 1	VINEYARD WITH RESIDENCE(S)
4 2 2	VINEYARD WITH MISCELLANEOUS IMPROVEMENTS
4 3 X BERRIES	
4 3 0	BERRIES (LAND ONLY)
4 3 1	BERRIES WITH RESIDENCE(S)
4 3 2	BERRIES WITH MISCELLANEOUS IMPROVEMENTS
4 5 X VEGETABLE FARMING	
4 5 0	VEGETABLES (LAND ONLY)
4 5 1	VEGETABLE FARM WITH RESIDENCE(S)
4 5 2	VEGETABLE FARM WITH MISCELLANEOUS IMPROVEMENTS
4 7 X DAIRIES	
4 7 0	DAIRY
4 8 X POULTRY	
4 8 0	POULTRY
4 9 X DIVERSIFIED FARM	
4 9 0	DIVERSIFIED FARM
5 0 X TIMBERLAND PRESERVE ZONE	
5 0 0	TPZ PROPERTY (NO RESIDENCE)
5 0 1	TPZ PROPERTY (WITH RESIDENCE)
5 0 5	TPZ WITH MISCELLANEOUS IMPROVEMENTS
5 1 X CALIFORNIA LAND CONSERVATION ACT PROPERTY	
5 1 0	CLCA PROPERTY (NO RESIDENCE)
5 1 1	CLCA PROPERTY (WITH RESIDENCE)

5 1 5	CLCA WITH MISCELLANEOUS IMPROVEMENTS	779
5 2 X OPEN SPACE EASEMENT PROPERTY		
5 2 0	OSE PROPERTY (NO RESIDENCE)	
5 2 1	OSE PROPERTY (WITH RESIDENCE)	
5 2 5	OSE PROPERTY WITH MISCELLANEOUS IMPROVEMENTS	
RECREATIONAL USE CODES		
6 0 X AMUSEMENTS		
6 0 0	THEATRE	
6 0 1	BEACH CONCESSIONS	
6 0 2	OTHER AMUSEMENTS	
6 0 3	ARCADE	
6 1 X SPORTS ACTIVITIES		
6 1 0	GOLF COURSE	
6 1 1	BOWLING ALLEY	
6 1 2	RIDING STABLE	
6 1 3	SWIMMING, TENNIS CLUB, RACQUET CLUB	
6 1 4	EXERCISE AND PHYSICAL FITNESS CENTER	
6 1 5	OTHER SPORTS ACTIVITIES	
6 2 X CLUBS, LODGE HALLS		
6 2 0	CLUB, LODGE HALL	
6 2 7	PRIVATE HALL, AUDITORIUM	
6 2 2	MUSEUM	
6 3 X ORGANIZATION CAMPS		
6 3 0	NON-PROFIT CAMP	