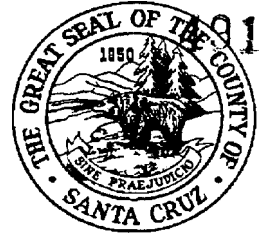


COUNTY OF SANTA CRUZ  
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING

On the Date of November 24, 1998

REGULAR AGENDA Item No. 071

(CONTINUED TO JANUARY 12, 1999 consideration of 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 Almquist, duly seconded by Supervisor Wormhoudt, the Board, by unanimous vote, continued to January 12, 1999 consideration of report on parcel size analysis of properties zoned Special Use "SU" for determining the appropriate parcel size for timber harvesting

cc:

CAO  
Planning  
County Counsel  
CDF, Central Coast Ranger Unit  
Santa Cruz Farm Bureau  
Big Creek Lumber  
Mark Morgenthaler  
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

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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.

by *Alicia Mauriello*, Deputy Clerk, on December 4, 1998.

Page 1 of 1

74

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

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

~~740~~

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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.*

by *Julia Stuber*, Deputy Clerk, on October 23, 1998.

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**PLANNING DEPARTMENT**

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GOVERNMENTAL CENTER

Alvin D. James  
Planning Director



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**COUNTY OF SANTA CRUZ**

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

494

741

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

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 5<sup>th</sup> 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.

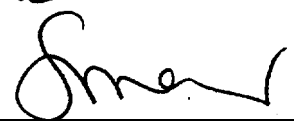
It is, therefore, RECOMMENDED that your Board:

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  
 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

745

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

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 456 1 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.

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

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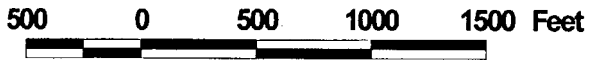
# PARCEL ANALYSIS: SU ZONED PROPERTIES



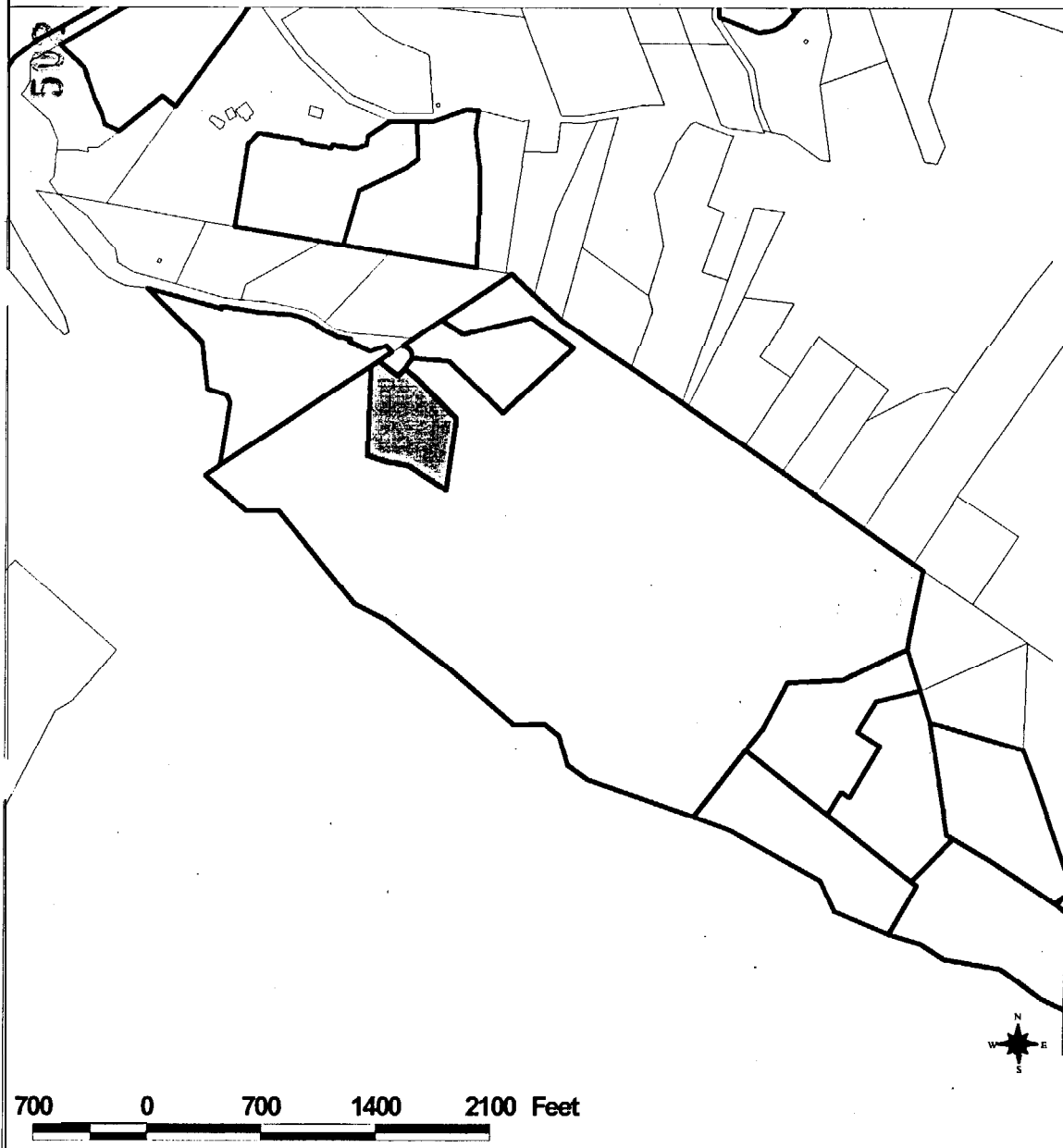
**Subject SU Parcel**

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
086-211-10	4.08	051	SU		
086-211-03	83.69	501	TP		
086-211-09	4.08	052	SU		
086-211-15	3.35	051	SU		
086-211-04	2.97	052	SU		
086-211-13	4.32	051	SU		
086-211-03	83.69	501	TP		
086-211-14	2.33	061	SU		
086-211-15	3.35	051	SU		
086-211-21	7.63	500	TP		
086-211-13	4.32	051	SU		
086-211-22	16.93	500	TP		
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	TP		
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		

**Subject's Neighbor Parcels**



# PARCEL ANALYSIS: SUZONED PROPERTIES



 Subject SU Parcel

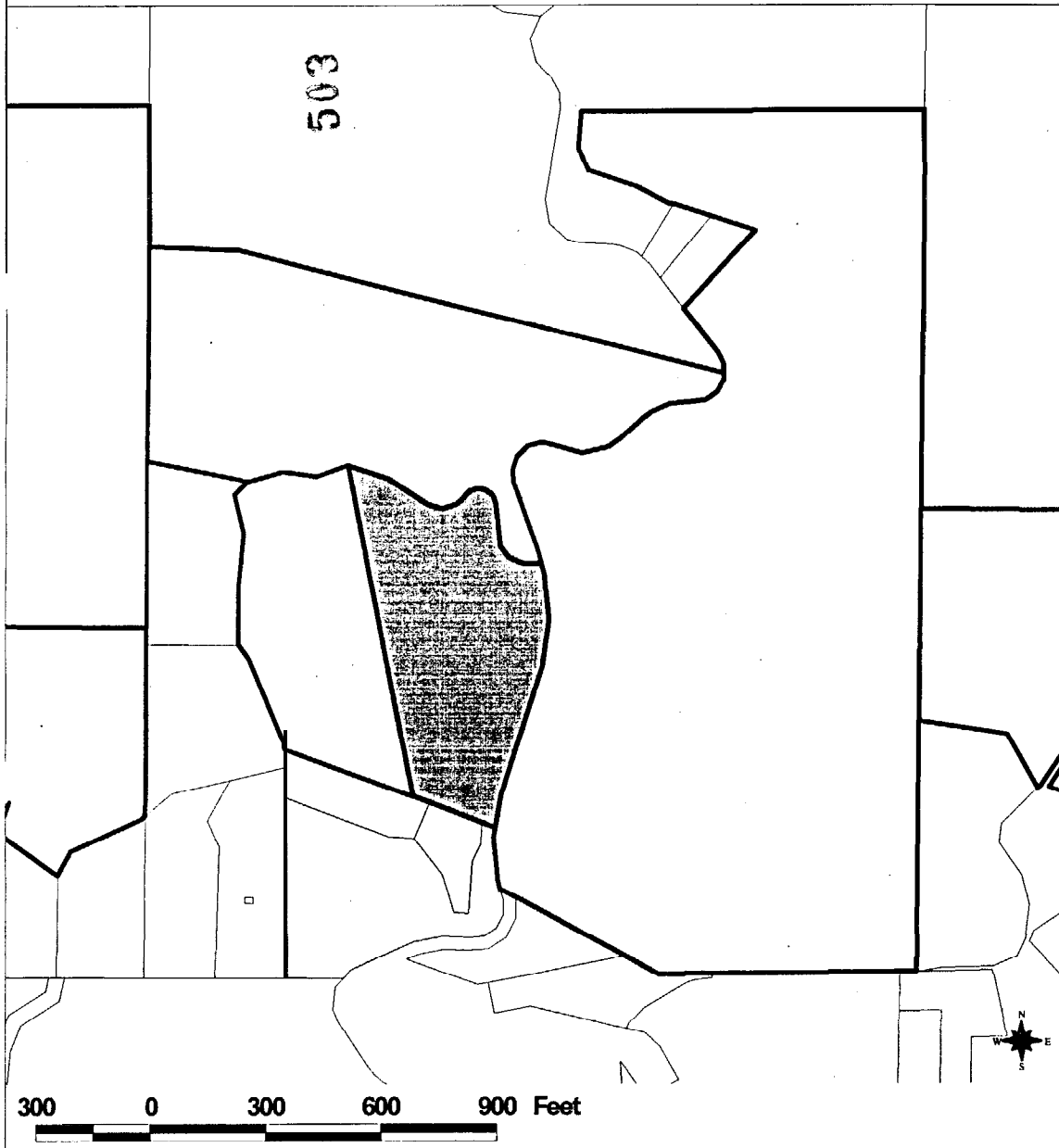
APN      Area      Use Code

 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
094-021-23	14.33	062	su		
094-021-32	43.59	063	RA-0	su	
094-021-33	5.81	062	SU		
094-021-17	0.99	1020	RA		
094-021-21	3.69	061	RA	SU	
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		
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	05D	su		
110-021-47	15.12	062	su		
109-191-02	3.11	061	su		

# PARCEL ANALYSIS: SU ZONED PROPERTIES



 Subject SU Parcel

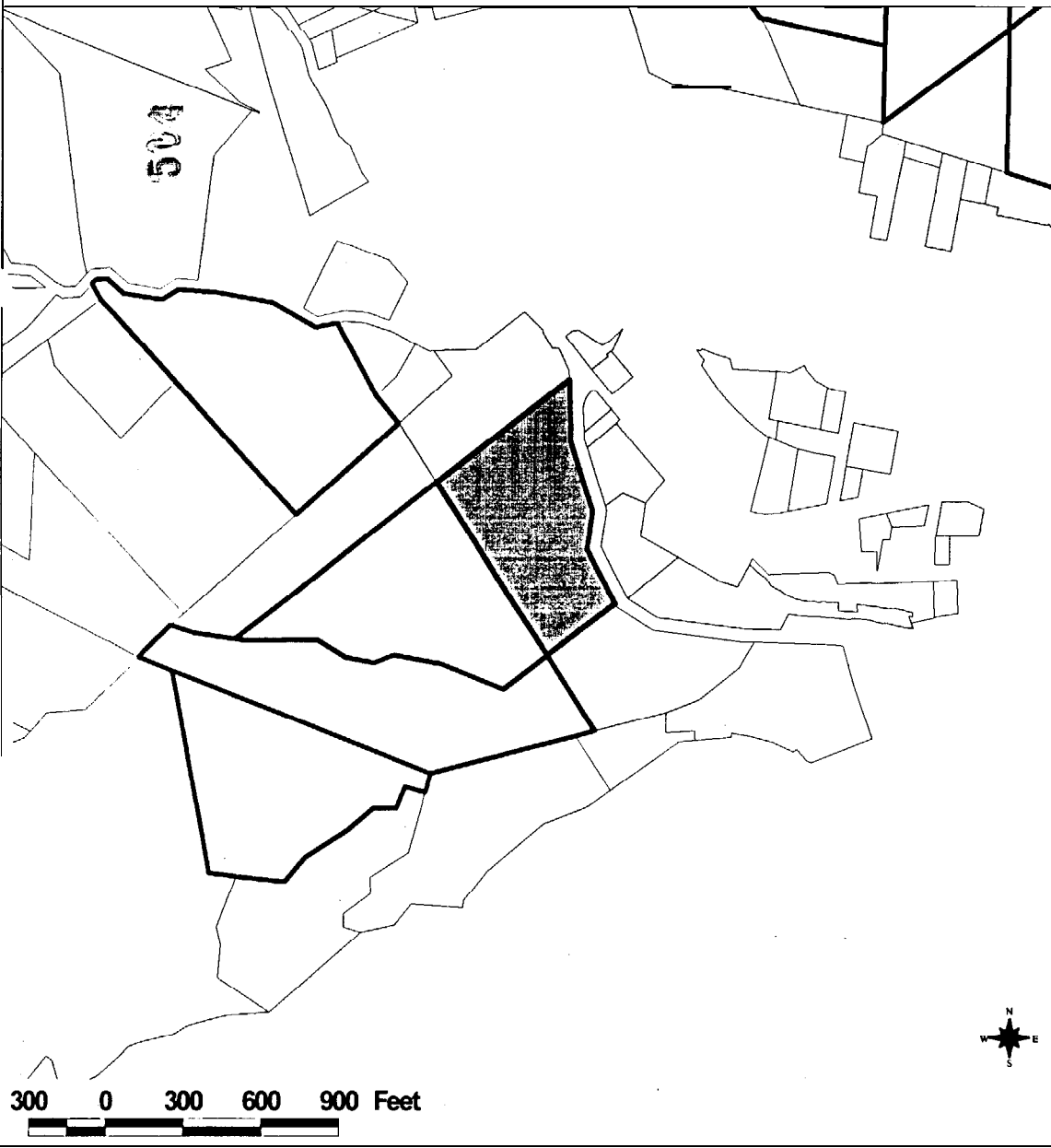
APN	Area	Use Code
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 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
094-021-23	14.33	062	SU		
094-021-32	43.59	064	RA-O	SU	
094-021-35	15.81	062	SU		
094-021-41	10.99	020	RA		
094-021-21	11.69	061	RA	SU	
094-021-20	0.63	015	RA		
105-421-29	17.77	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	05D	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: SUZONED PROPERTIES



 **Subject SU Parcel**

APN	Area	Use Code
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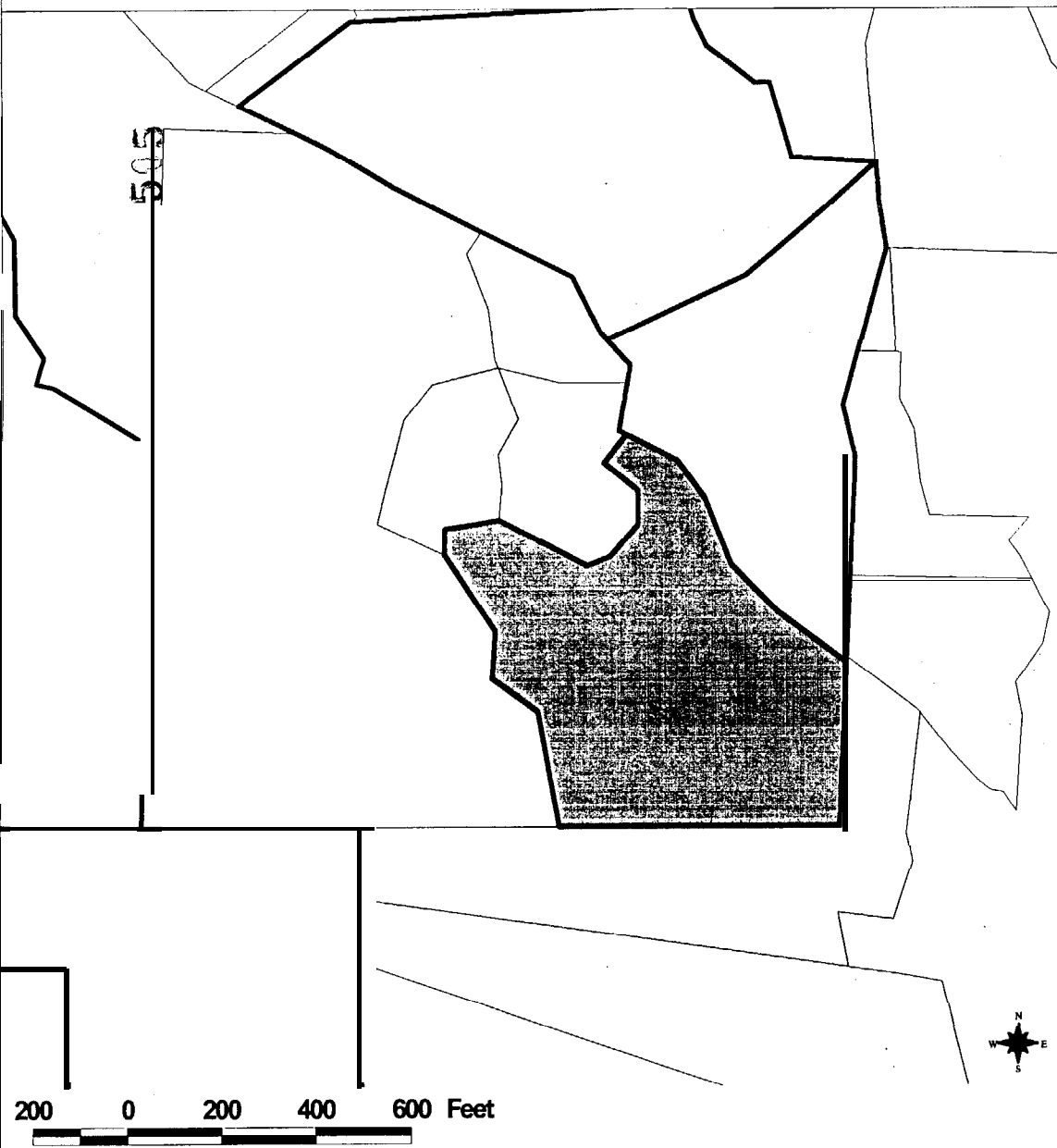
 **Subject's Neighbor Parcels**

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
-----	------	----------	----------	----------	----------

078-162-03	10.21	052	SU		
078-162-04	10.33	042	RM-6		
078-162-02	10.18	020	RM-6		
078-162-05	10.22	020	RM-6		
078-161-06	10.28	020	RM-6		
078-161-07	10.32	020	RM-6		
078-132-24	47.55	042	RM-6		
078-181-05	13.47	052	SU		
078-181-03	10.85	052	SU		
078-132-05	9.97	052	SU		

088-141-58	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	9.16	062	su		

# 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
076-281-06					
076-281-12	2.03	069	R-1-1A		
076-281-09	21.47	063	RA		
076-281-04	6.83	052	SU		
		062			
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		
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		

# PARCEL ANALYSIS: SUZONED PROPERTIES



Subject SU Parcel

APN	Area	Use Code
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094-021-23	14.33	062
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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



 Subject SU Parcel

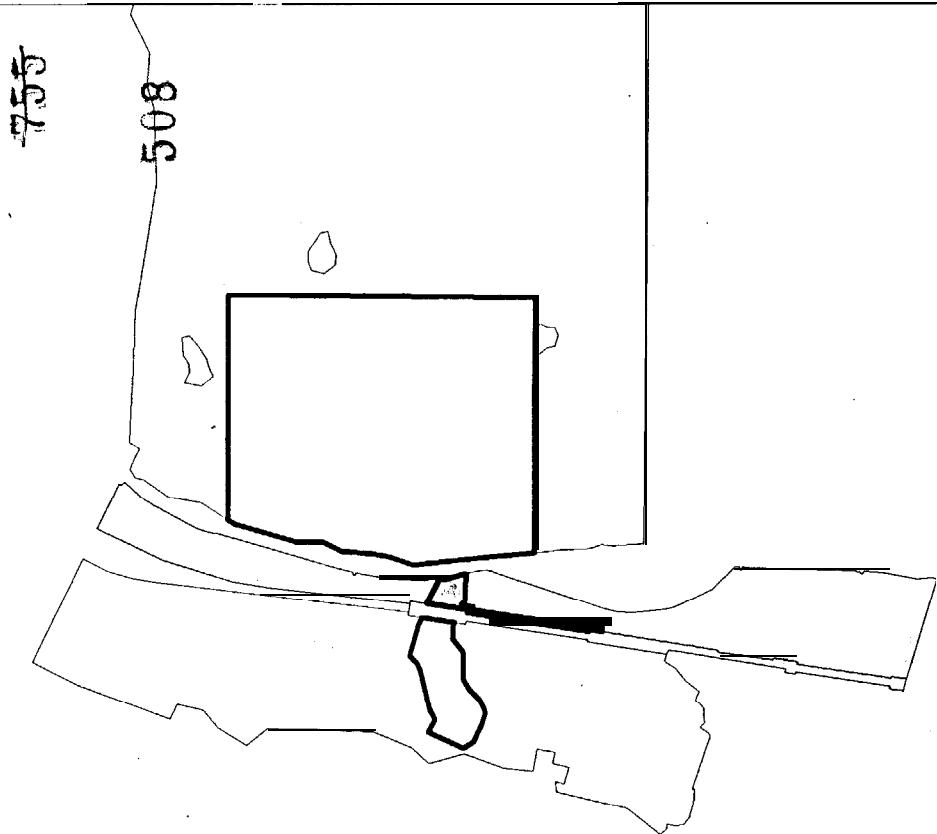
 APN  Area  Use Code

 Subject's Neighbor Parcels

 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
088-141-49	8.96	052	SU		
088-281-09	7.41	052	SU		
088-301-05	3.82	062	SU		
088-141-89	131.64	520	R-1-1A	R-1-10	C-SU
088-301-05	3.82	062	SU		
088-131-12	38.72	063	SU		
088-301-01	5.47	062	SU		
088-141-89	131.64	520	R-1-1A	R-1-10	C-SU
088-141-56	9.14	052	SU		
088-141-55	9.90	052	SU		
088-141-57	8.81	062	SU		
088-141-69	19.80	053	SU		
088-141-90	162.02	520	R-1-1A	R-1-10	C-
088-141-75	6.25	051	SU		
088-141-22	9.76	062	SU		
088-141-50	9.49	052	SU		
088-141-21	8.90	062	SU		
088-141-49	9.34	052	SU		
088-141-74	4.29	052	SU		
088-141-50	9.49	052	SU		
088-141-21	8.90	062	SU		
088-141-73	4.66	052	SU		
088-141-15	17.56	062	SU		
088-141-09	1.28	051	SU		

# PARCEL ANALYSIS: SUZONED PROPERTIES



**Subject SU Parcel**

APN	Area	Use Code
076-281-08	1.67	011

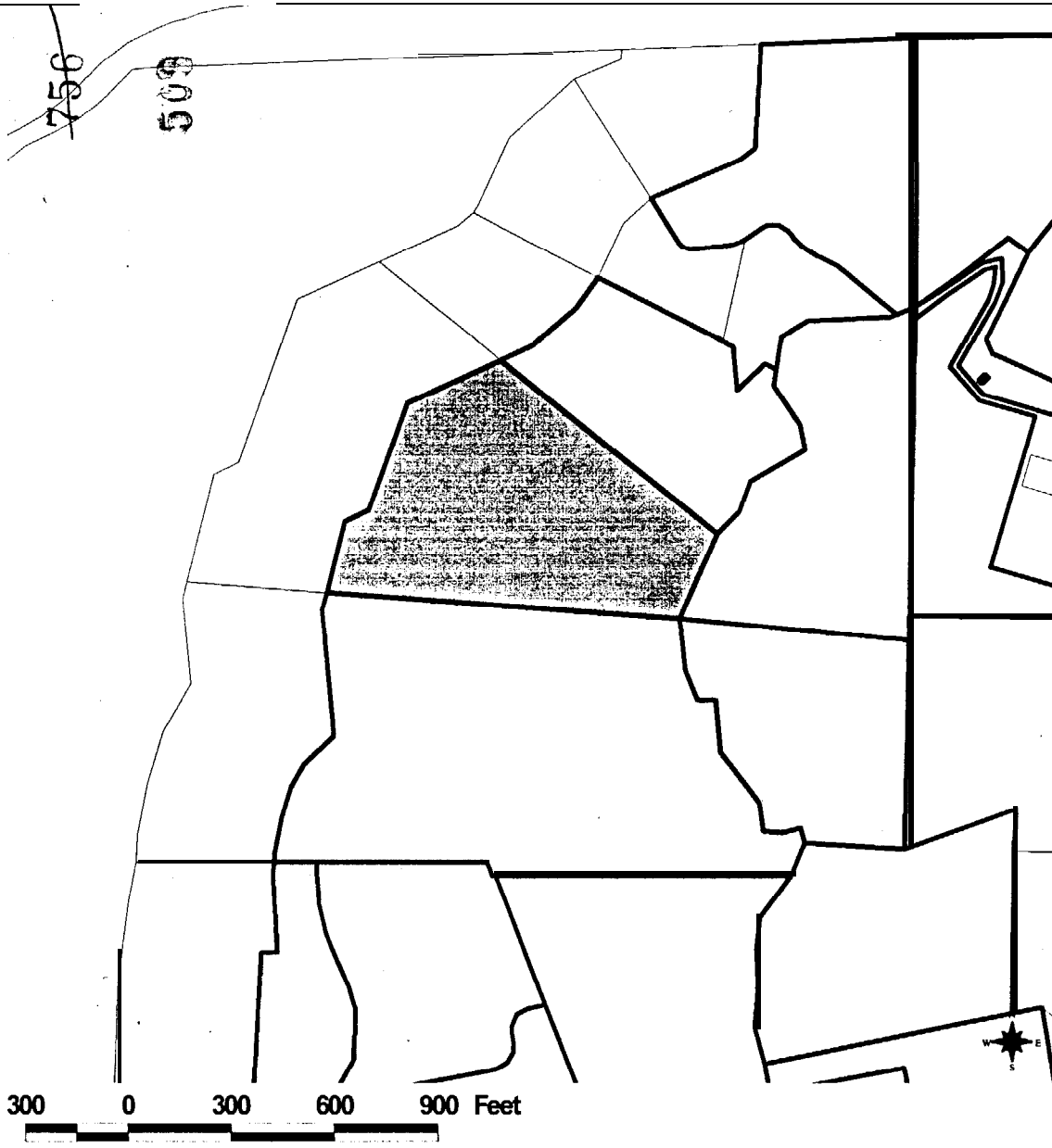
**Subject's Neighbor Parcels**

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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		
088-141-67	9.79	052	su		

1000 0 1000 2000 3000 Feet

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# PARCEL ANALYSIS: SUZONED PROPERTIES



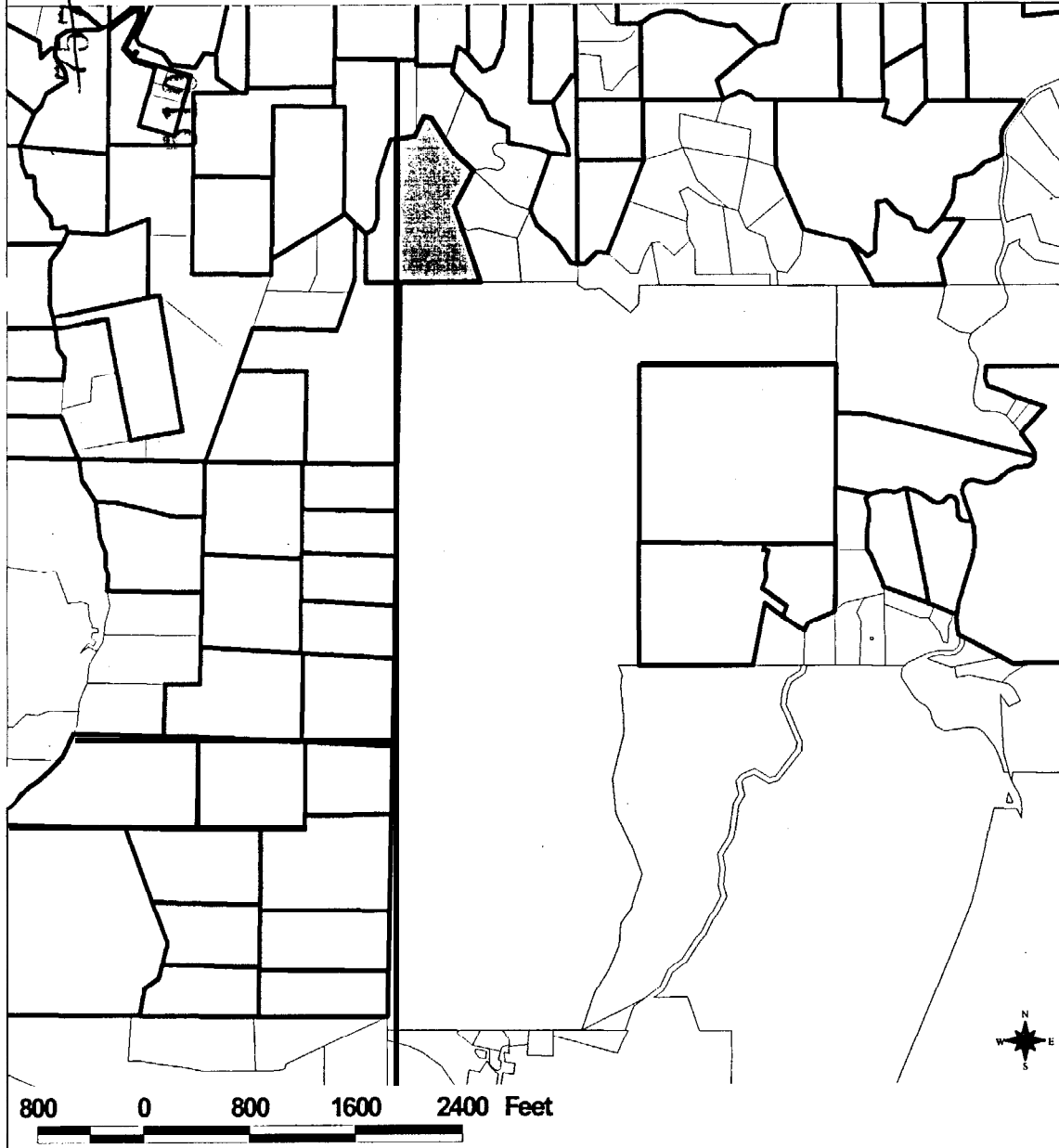
 **Subject SU Parcel**

APN	Area	Use Code
074-241-80	7.45	052

 **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		
074-241-14	9.61	052	SU		
074-241-08	9.29	061	RA	SU	
074-241-29	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	TF		
074-271-10	7.62	052	TP		
074-271-11	40.76	500	TF		
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

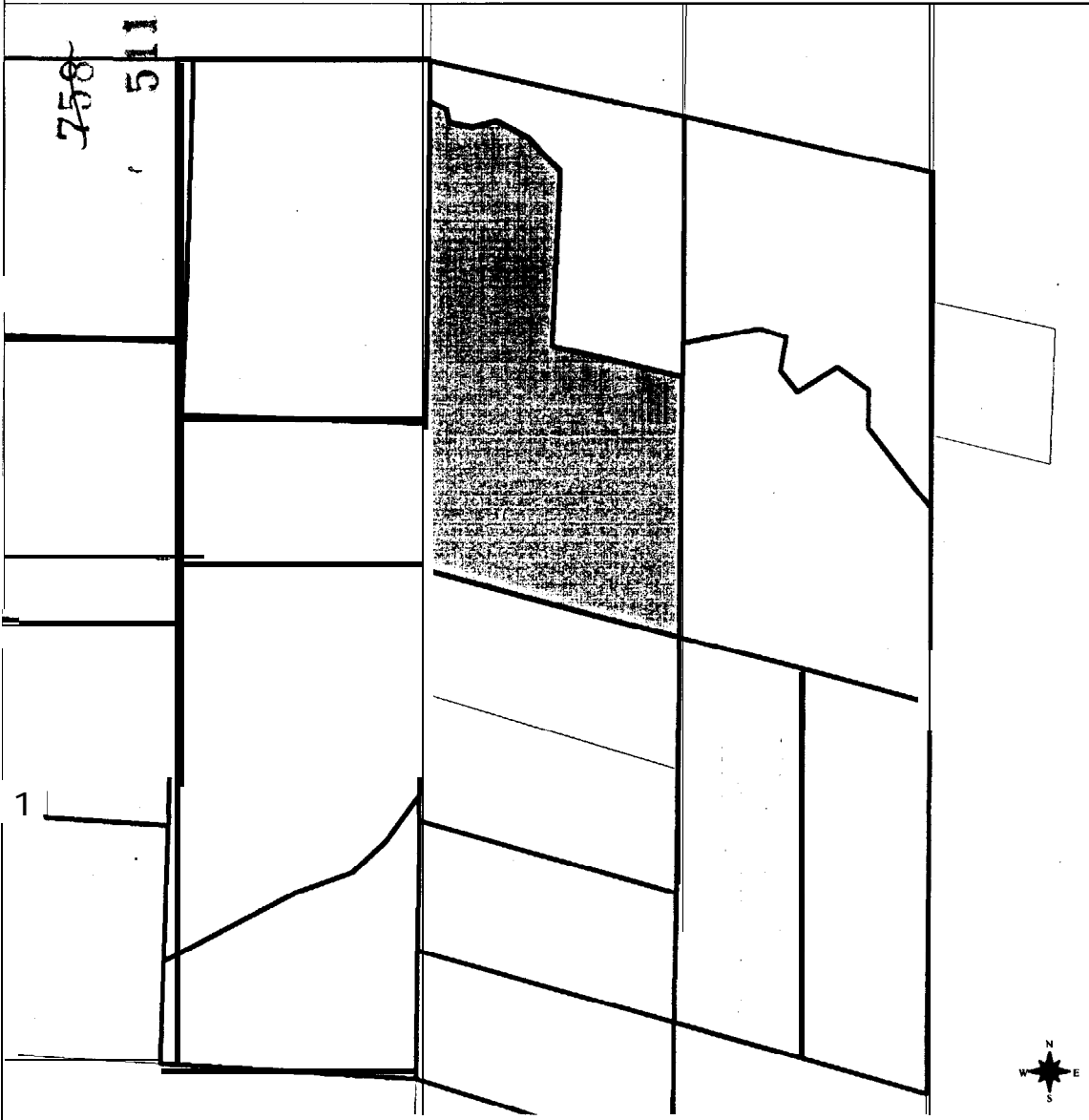
APN	Area	Use Code
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094-191-04	12.84	052
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 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
094-191-06	3.15	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	051	SU		
094-011-18	240.69	501	SU		
094-191-04	12.84	052	SU		
094-011-04	44.67	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	7.49	061	SU		
094-021-06	6.08	062	SU		
094-011-18	240.69	501	su	TP	
094-021-22	24.58	1521	RA-0		
094-011-04	44.67	063	SU		
094-021-32	43.59	063	RA-0	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



200 0 200 400 600 Feet

 Subject SU Parcel

APN	Area	Use Code
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057-213-15	5.99	062
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 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
057-213-15	5.99	062	SU		
057-212-24	12.52	062	SU		
057-213-26	7.37	062	SU		
057-213-22	10.93	062	SU		
057-212-09	13.16	062	SU		
057-212-10	5.42	920	SU		
057-213-24	7.98	910	RR		
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
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109-212-05	4.36	061
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 **Subject's Neighbor Parcels**

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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109-212-05	4.36	061	SU		
109-191-02	3.111	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: SUZONED PROPERTIES

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 **Subject SU Parcel**

APN	Area	Use Code
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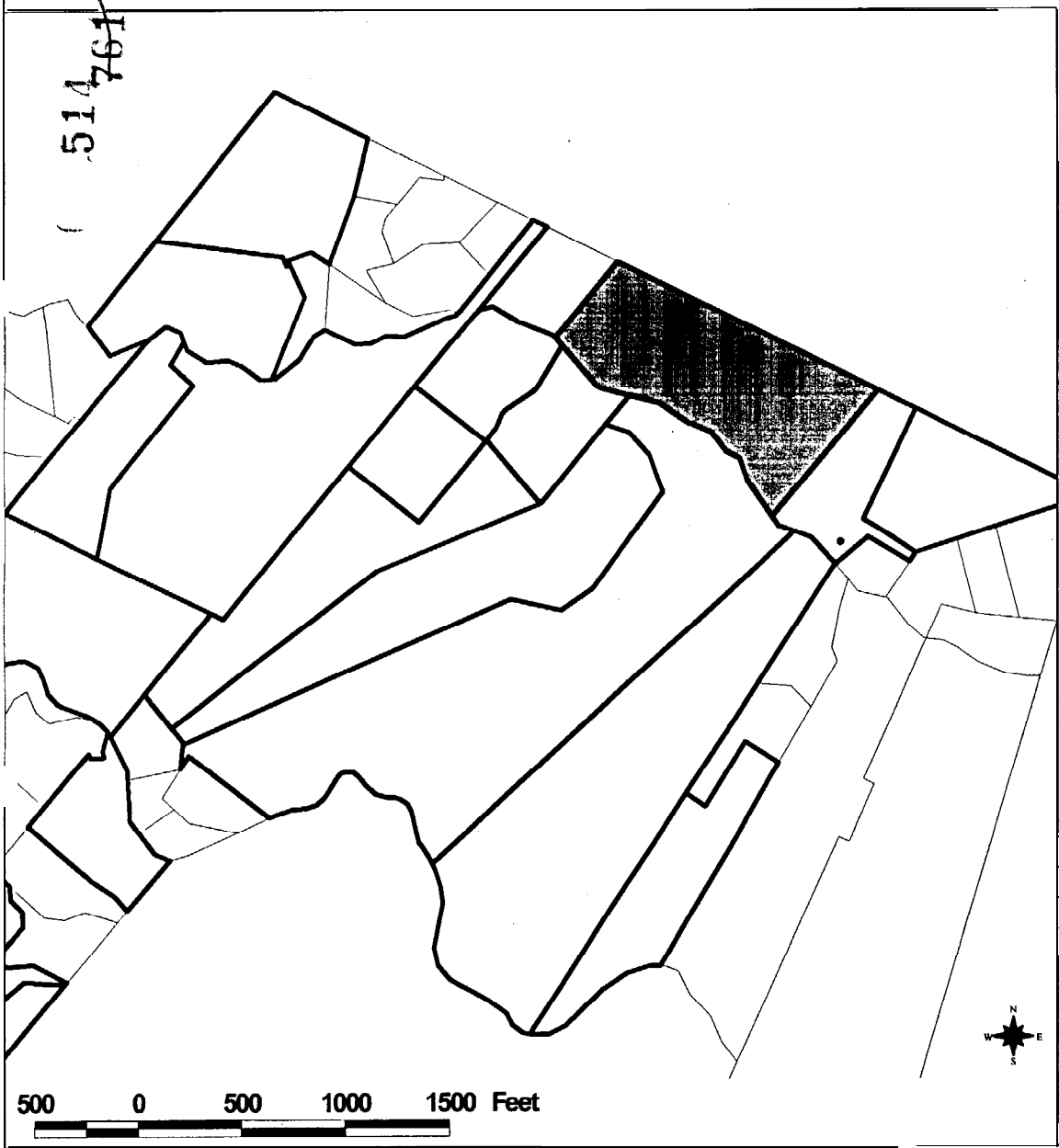
 **Subject's Neighbor Parcels**

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
058-022-14	21.88	361	SU		
058-022-10	175.34	490	CA		
058-022-07	183.61	361	SU		
058-022-08	15.43	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	KM-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		

1000 0 1000 2000 3000 Feet



# 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
098-201-02	5.95	062	SU		
098-201-36	4.24	064	SU		
098-201-24	3.98	061	SU		
098-201-39	20.50	063	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		
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

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
088-141-65	9.68	052			
089-041-54	9.79	052			
088-141-55	9.90	052			
089-041-86	5.13	052			
089-021-16	37.61	053			
089-021-58	16.92	053			
089-021-57	25.28	061			
089-021-56	4.71	052			
089-041-76	7.69	052			
088-141-57	8.81	062			
089-041-67	9.16	062			
089-041-80	9.70	062			
089-041-79	9.05	052			
089-041-71	8.41	052			
089-041-81	9.11	052			
094-021-23	14.33	062			
094-021-32	43.59	063	RA-O	SU	
094-021-33	5.81	062			
094-021-17	0.99	020	RA		
094-021-21	3.69	061	RA	SU	
094-021-20	0.63	1015	IRA-		
096-351-76	4.90	062	su		
096-351-28	5.55	062	su		

# PARCEL ANALYSIS: SUZONED PROPERTIES



 Subject SU Parcel

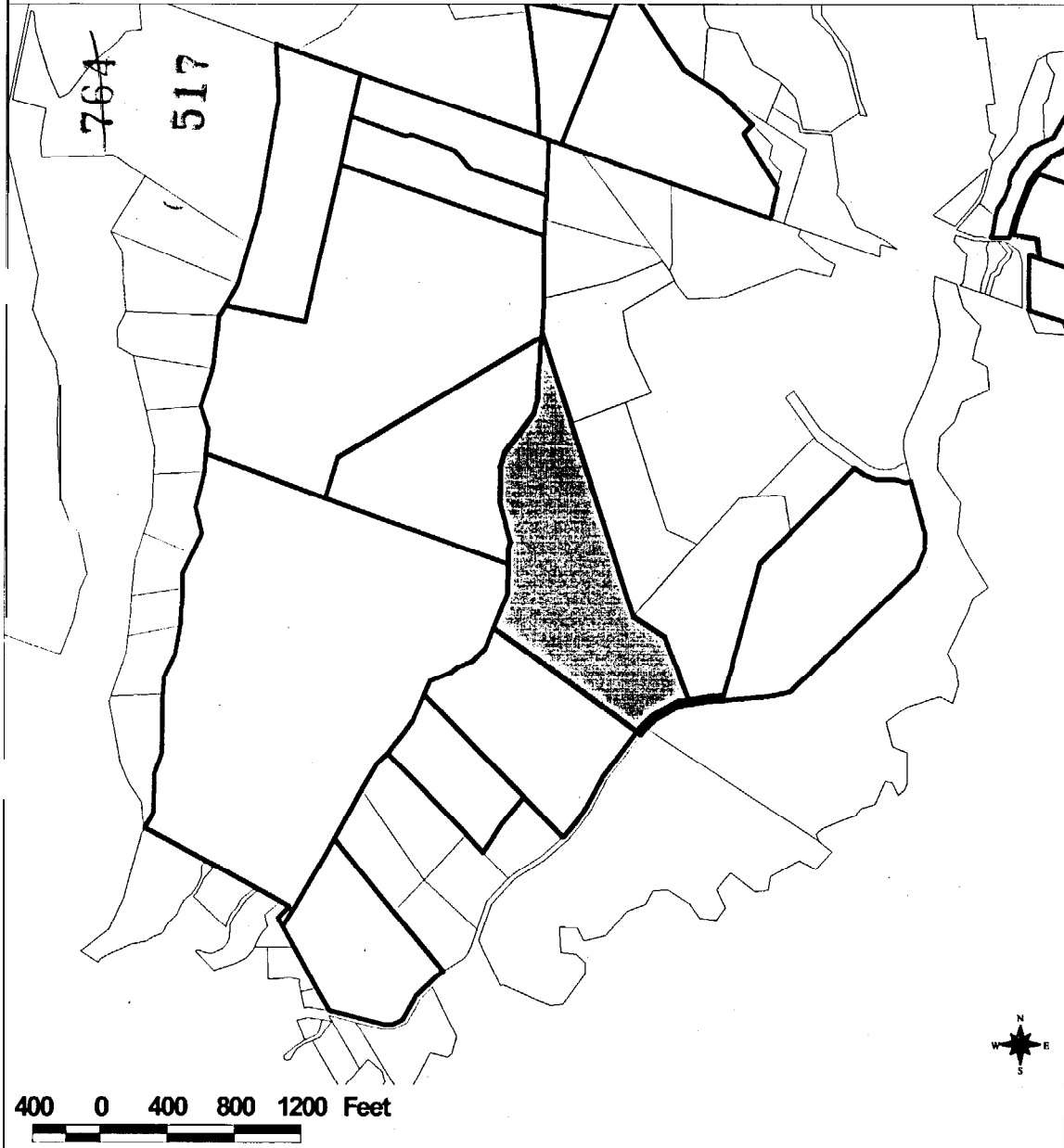
APN	Area	Use Code
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## II Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
096-351-26	4.30	062			
096-351-28	5.35	062			
096-351-25	11.07	011	RA		
096-361-23	3.13	061	R-1-10	CRA	
096-361-24	3.45	061	RA		
096-351-58	4.73	051	SU		
096-351-46	19.52	053	SU		
096-351-54	28.75	053	SU		
096-351-25	2.72	054	SU		
107-092-36	2.94	061	RA	SU	
107-092-48	6.86	032	RA		
107-551-11	16.30	062	su		
107-551-10	8.29	052	su		
107-092-35	7.51	052	su		
107-092-30	6.59	062	RA	SU	
107-092-47	16.31	062	RA	su	
107-031-16	150.99	065			
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	HA		

































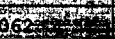



# PARCEL ANALYSIS: SUZONED PROPERTIES



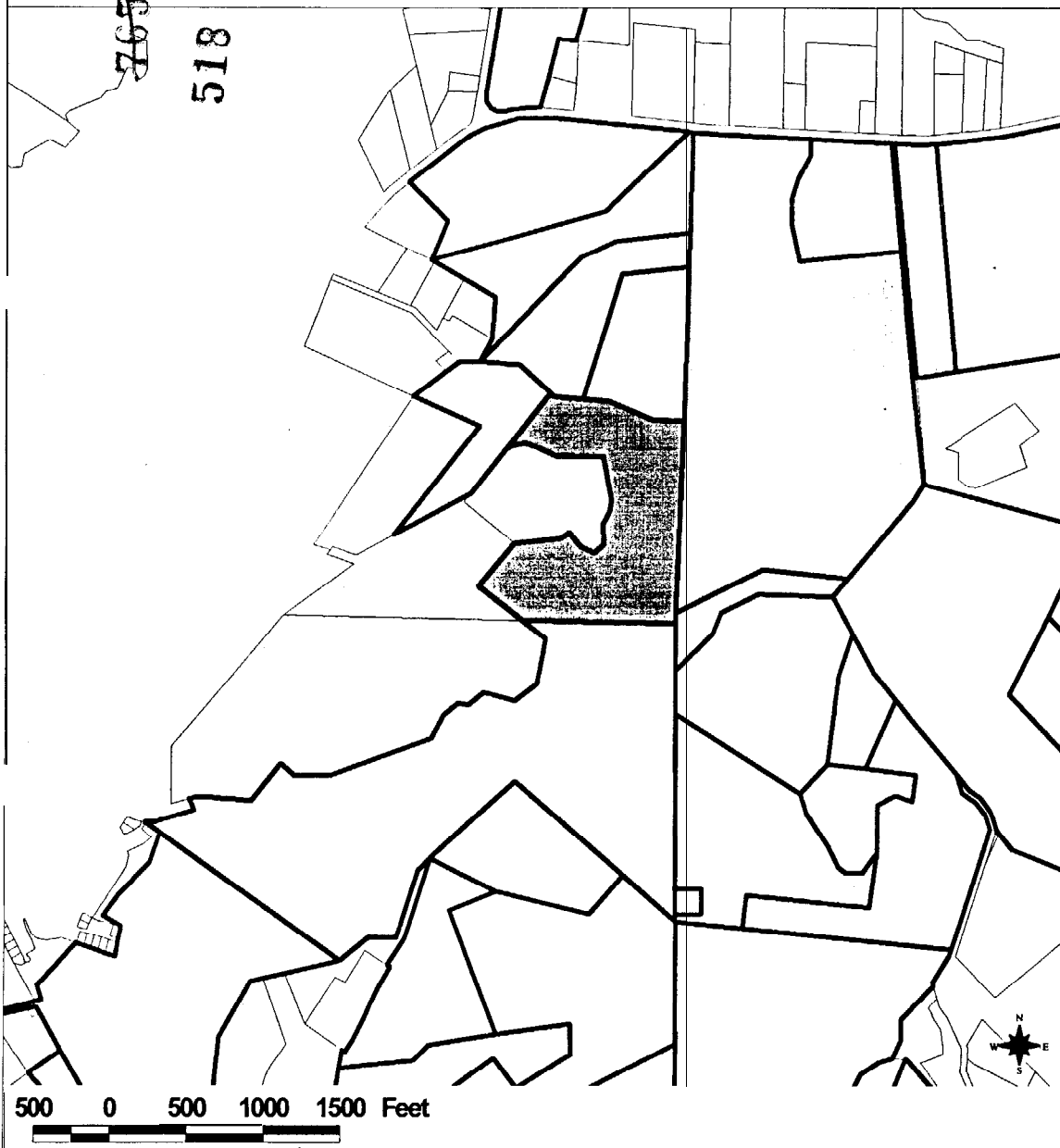
 Subject SU Parcel

APN	Area	Use Code
		

 Subject's Neighbor Parcels

APN	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
					
					
					
					
					
					
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		
040-061-10	9.68	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		
040-061-04	0.58	020	RA		
040-061-05	0.95	061	RA		
040-071-25	1.69	061	RA		
040-081-15	11.00	062	RA		
040-081-16	13.44	062	RA		

# PARCEL ANALYSIS: SU ZONED PROPERTIES



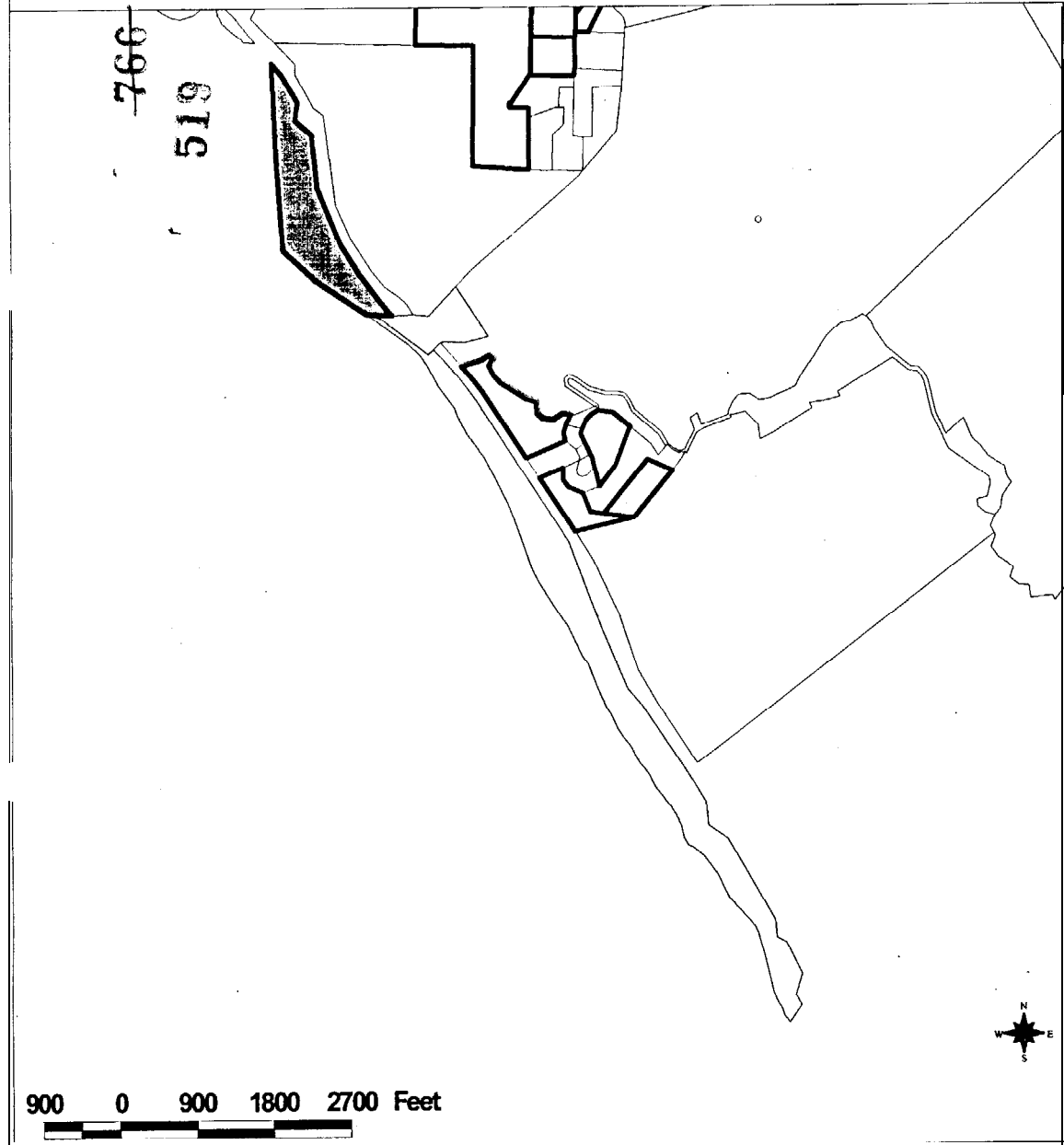
 Subject SU Parcel

APN	Area	Use Code
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 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
041-291-04	14.88	040	SU		
041-291-11	80.65	052	SU		
041-291-28	10.92	040	PP		
041-291-38	14.87	040	PP		
041-291-46	10.19	040	PP		
041-291-54	10.43	062	SU		
041-291-11	75.11	064	SU		
041-291-63	11.28	016	SU		
041-291-42	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		
041-301-15	5.35	910	SU		
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		
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		

# PARCEL ANALYSIS: SU ZONED PROPERTIES



 Subject SU Parcel

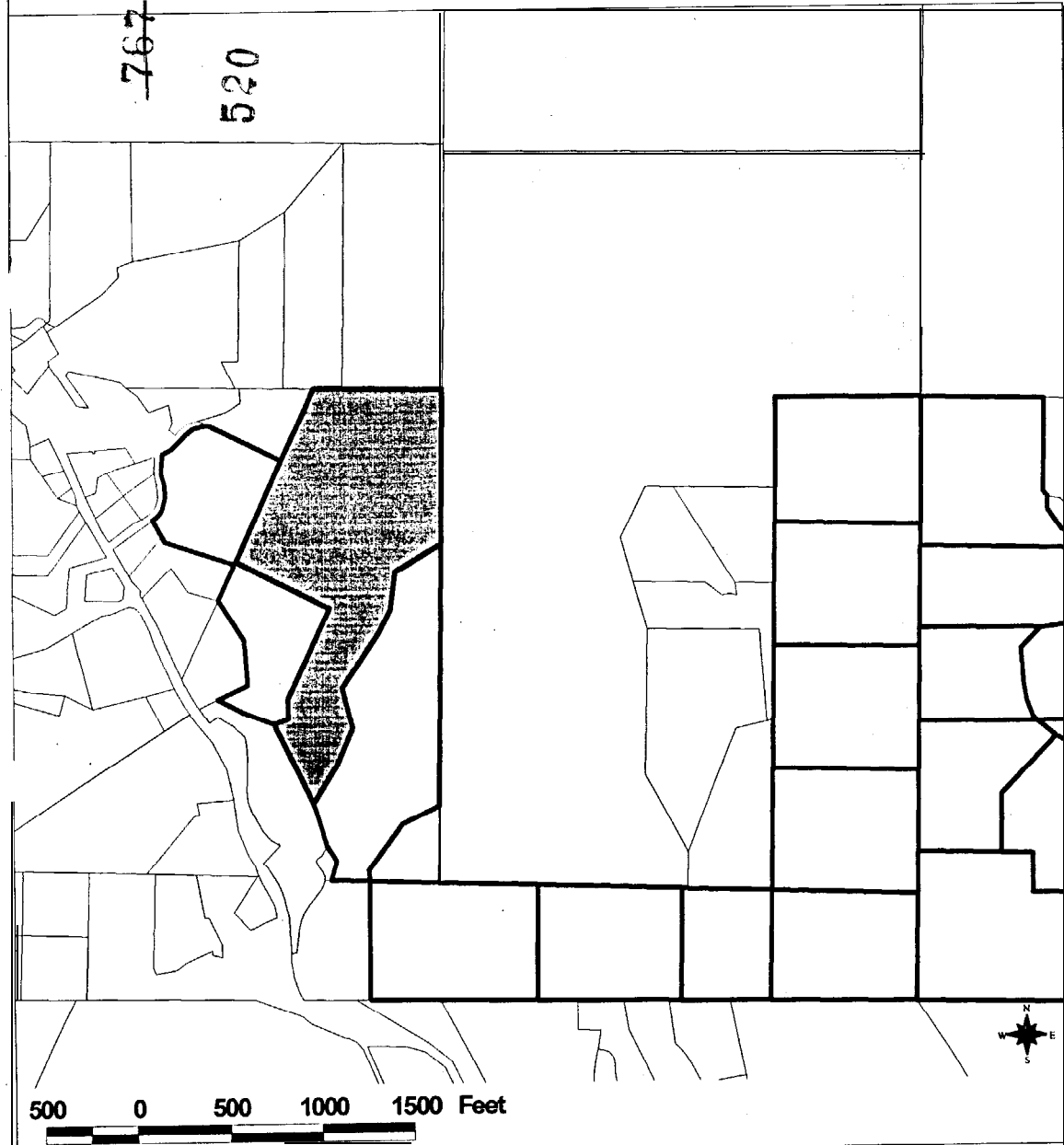
APN	Area	Use Code
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 Subject's Neighbor Parcels

 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning #1	Zoning #2	Zoning #3
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		
041-301-15	5.35	910	SU		
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		
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		

# PARCEL ANALYSIS: SU ZONED PROPERTIES



 Subject SU Parcel

APN	Area	Use Code
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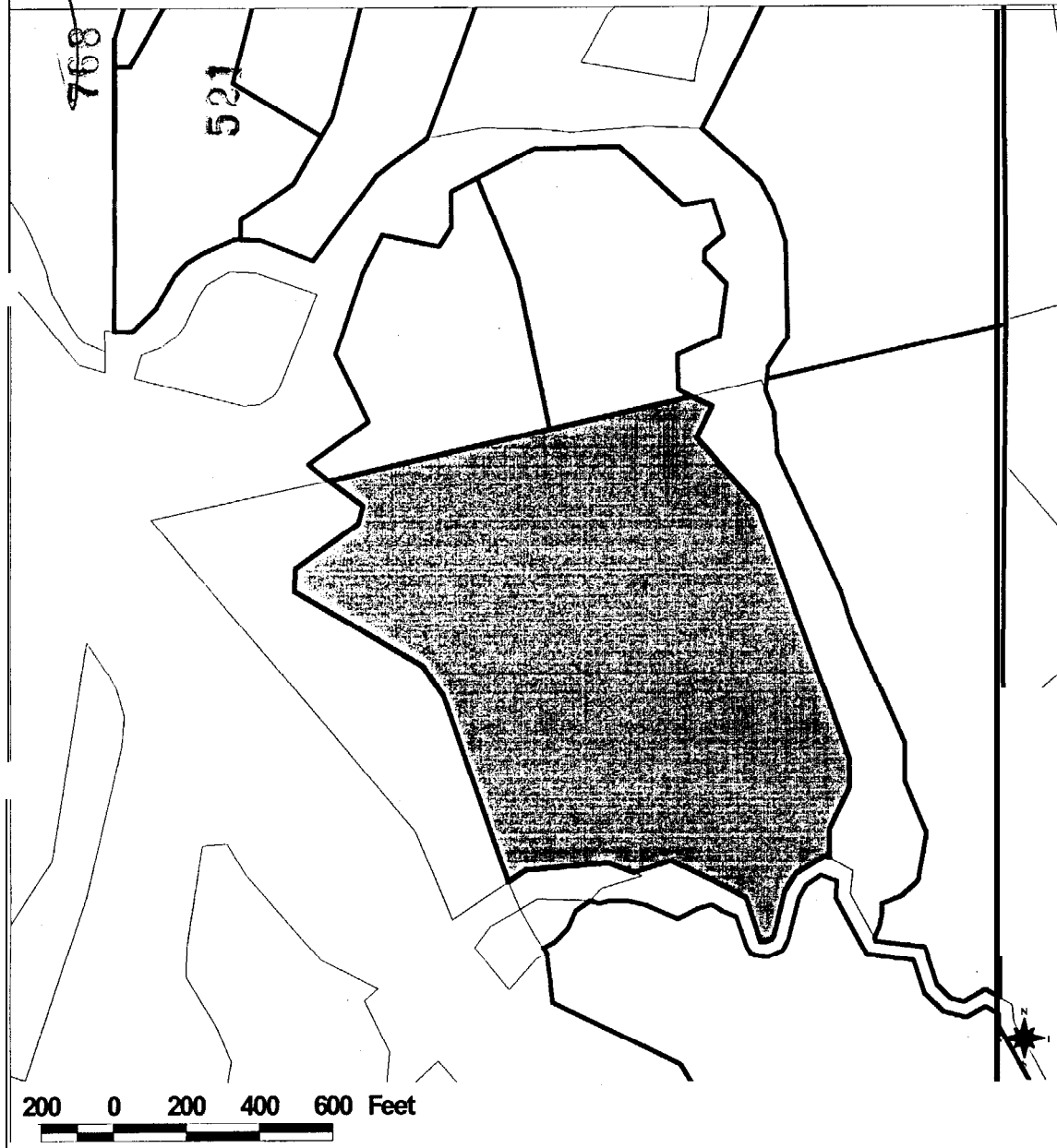


 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
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107-092-48	6.86	052	RA		
107-551-11	16.30	062	SU		
107-551-10	18.29	052	SU		
107-092-35	7.51	052	SU		
107-092-30	16.59	062	RA	SU	
107-092-47	16.31	062	RA	SU	
107-092-47	16.31	062	RA	SU	
107-092-47	16.31	062	RA	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		

# PARCEL ANALYSIS: SUZONED PROPERTIES



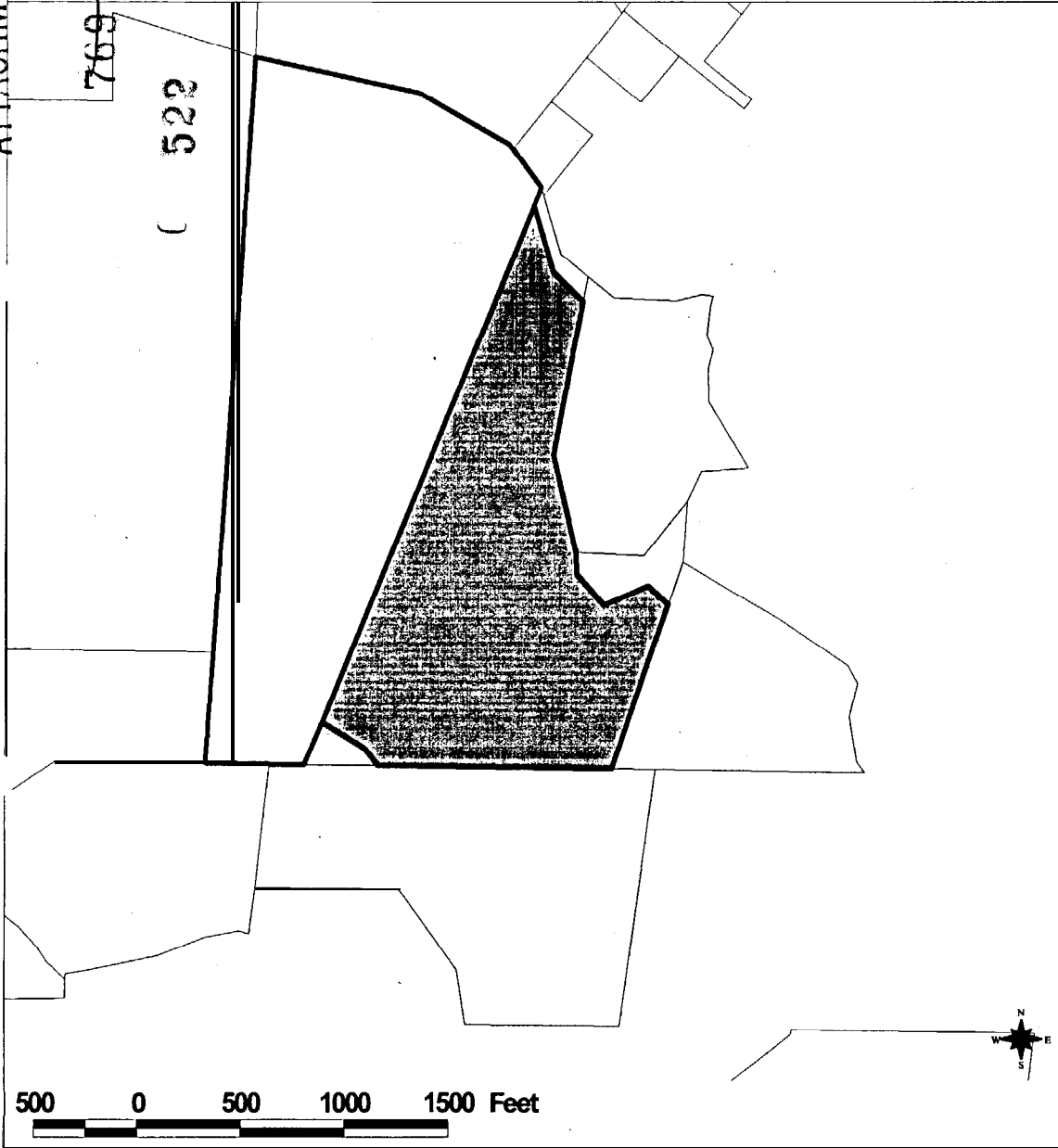
**Subject SU Parcel**

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

**Subject's Neighbor Parcels**

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
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		
			A	SU	
041-132-62	50.98	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		
040-061-10	9.68	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



 Subject SU Parcel

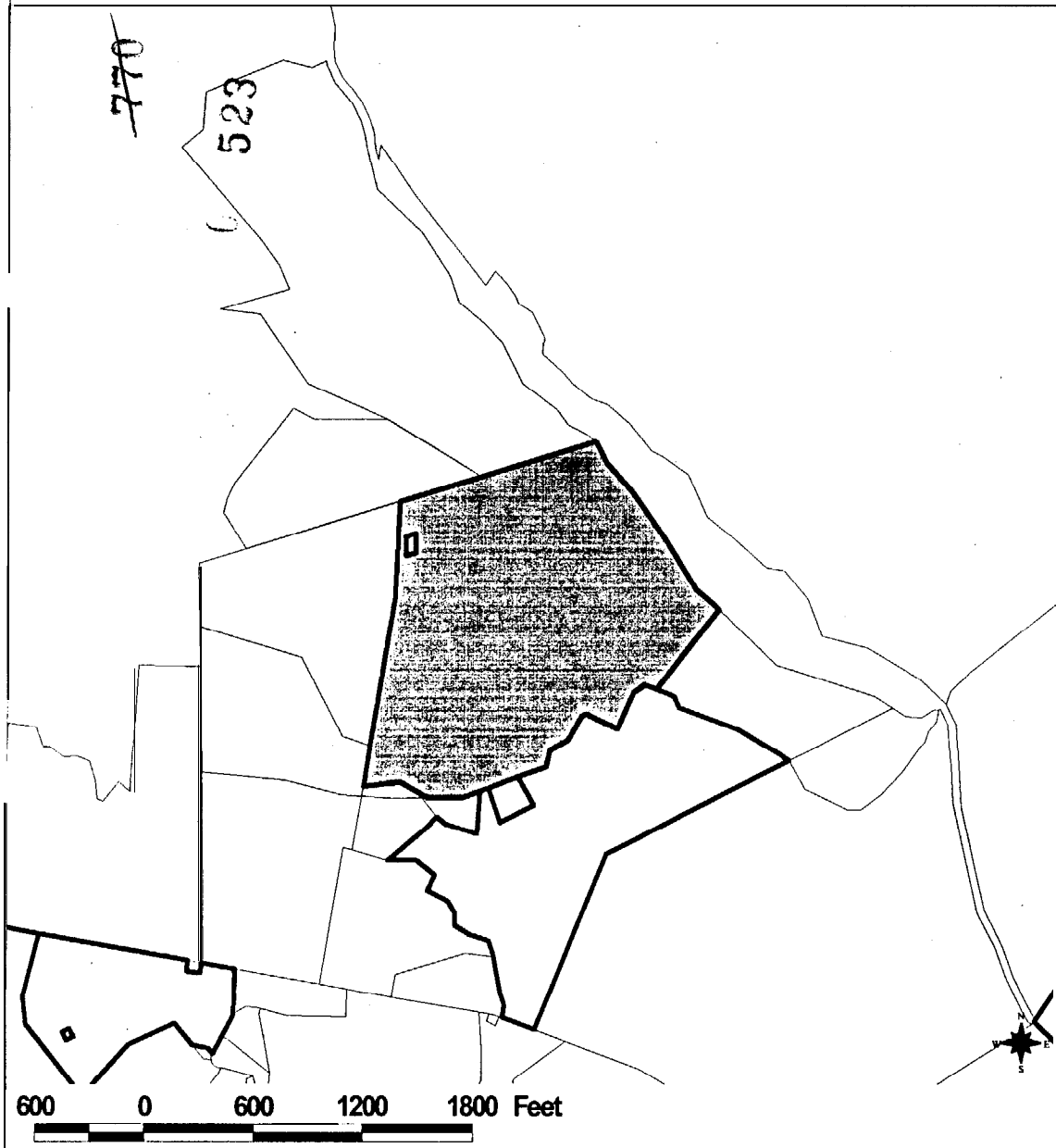
APN	Area	Use Code
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 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
109-021-13	19.42	053	RA		
109-021-14	19.42	053	RA		
109-021-13	19.42	053	RA		
109-021-03	0.52	020	SU		
109-031-06	73.22	054	SU		
109-021-06	17.89	062	RA		
109-021-04	17.85	061	RA		
109-191-03	16.33	062	SU		
109-191-37	64.50	054	SU		
109-321-01	19.84	063	RA		
109-181-11	63.14	064	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		



# PARCEL ANALYSIS: SU ZONED PROPERTIES



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
109-211-15	61.75	05D	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		
064-031-60	0.23	1020	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	7.26	052	A		
109-212-05	4.36	061	RA		
109-212-04	7.52	062	RA		
109-212-05	4.36	061	RA		

# PARCEL ANALYSIS: SUZONED PROPERTIES



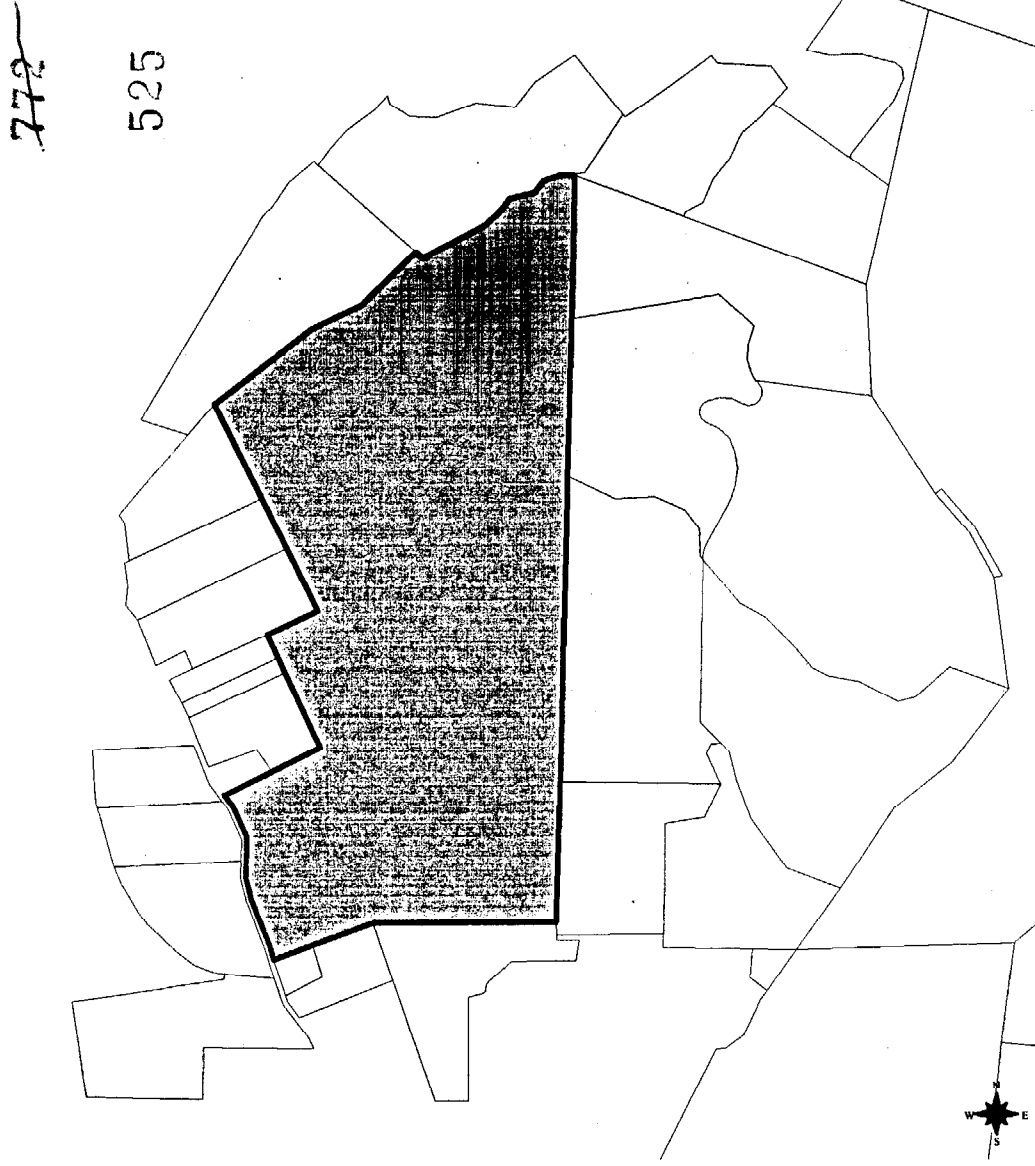
**Subject SU Parcel**

APN	Area	Use Code
049-062-01	13.85	061

**Subject's Neighbor Parcels**

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
049-062-01	13.85	061	RA		
049-062-34	10.16	068	RA		
049-062-32	5.19	062	RA		
049-062-35	13.17	051	RA		
049-051-32	5.45	052	RA		
049-062-20	14.80	062	RA		
049-051-31	5.62	016	RA	SU	
049-042-08	7.00	052	RA	SU	
049-042-07	5.51	062	RA	SU	
049-382-01	3.82	061	RA	SU	
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-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		
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		

# PARCEL ANALYSIS: SUZONED PROPERTIES



 Subject SU Parcel

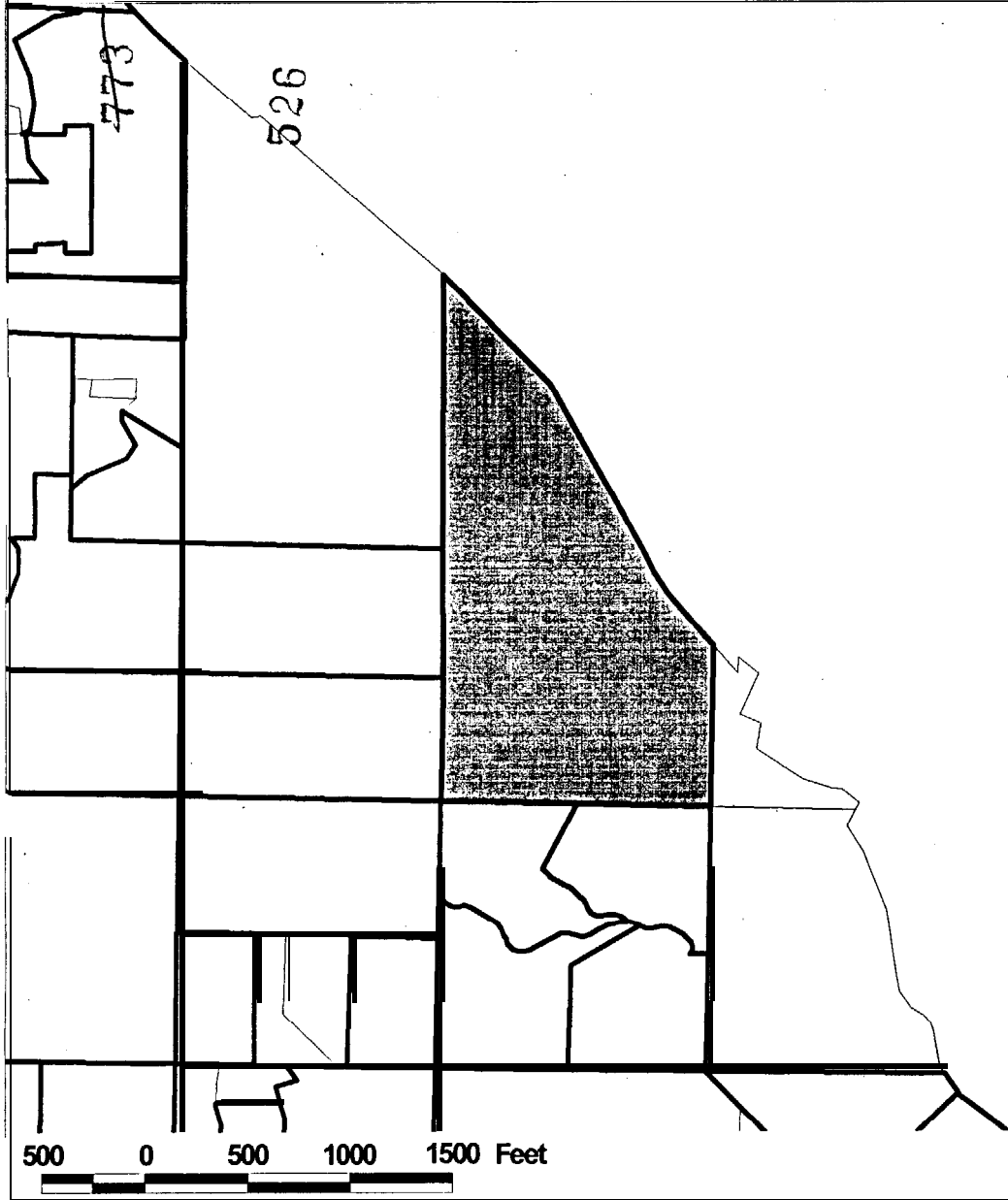
APN	Area	Use Code
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 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
040-411-03	2.62	061	RA		
040-411-02	2.26	061	RA		
040-501-02	5.64	521	RA		
040-411-04	23.91	061	RA		
040-052-07	1.76	062	RA		
040-052-04	10.19	062	RA		
048-061-10	7.68	062	RA		
040-061-12	3.08	051	RA		
040-061-13	5.76	061	RA		
040-061-08	3.51	051	RA		
040-061-03	2.57	061	RA		
040-061-04	0.58	020	RA		
040-061-05	0.95	061	RA		
040-071-25	1.69	061	RA		
040-081-15	1.00	062	RA		
040-081-16	13.44	062	RA		
040-081-12	11.20	062	RA		
040-081-20	1.01	062	RA		
040-071-15	3.50	020	RA		
057-081-25	90.99	055	SU		
057-061-06	532.29	913	PR		
057-081-47	79.70	913	PR		
057-081-19	39.56	913	PR		

# PARCEL ANALYSIS: SUZONED PROPERTIES



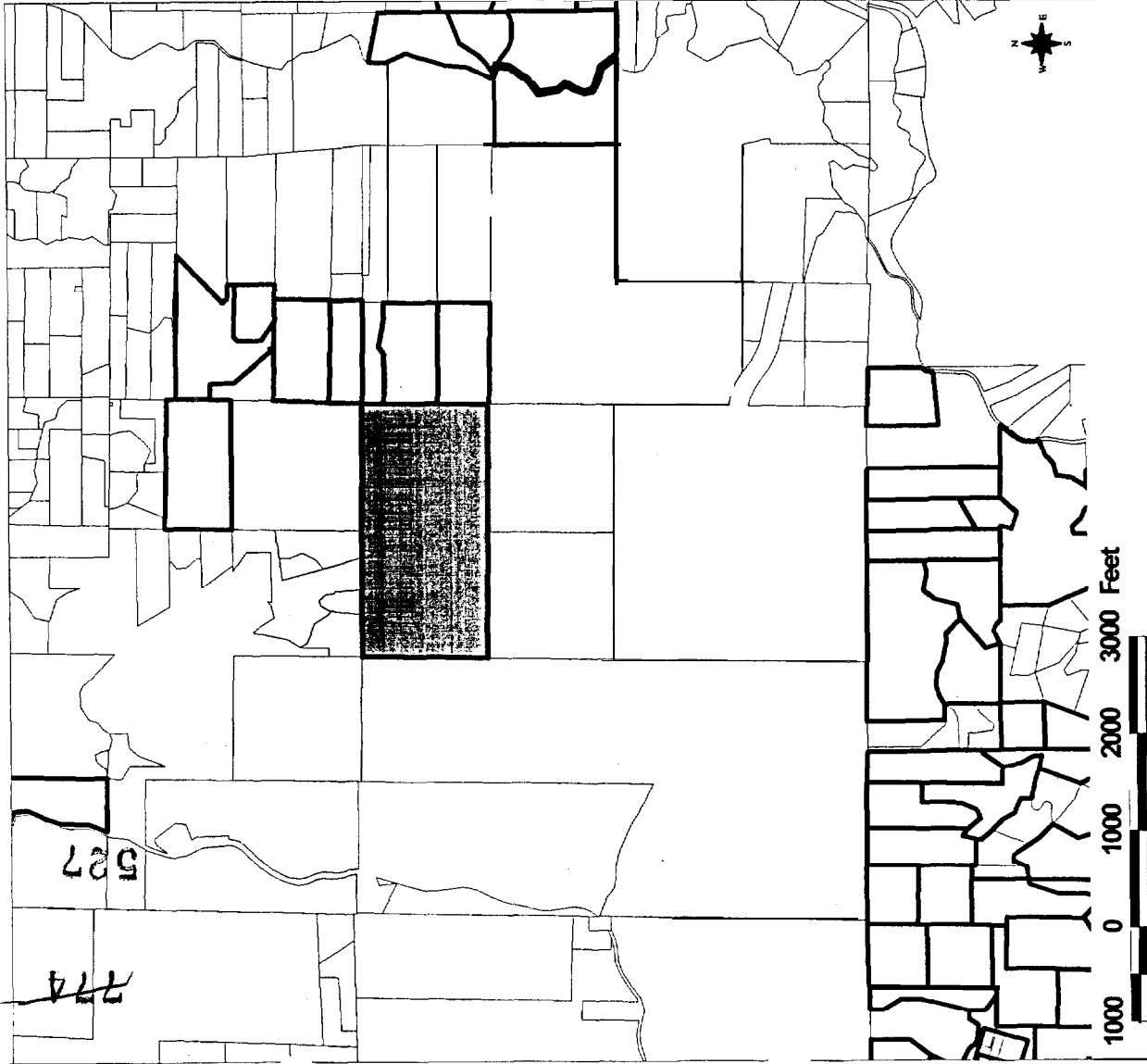
 Subject SU Parcel

APN	Area	Use Code

 Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
088-191-01	13.38	062	SU		
088-191-02	26.15	053	As		
088-191-03	5.05	062	MA		
088-191-21	19.50	500	TP		
088-191-03	193.24	500	TP		
088-191-37	17.38	053	SU		
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	44.14	064	SU		

# PARCEL ANALYSIS: SU ZONED PROPERTIES



## Subject SU Parcel

APN	Area	Use Code
098-301-01	5.95	062

## Subject's Neighbor Parcels

Apn	Area	Use Code	Zoning 1	Zoning 2	Zoning 3
098-301-01	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	L	
064-031-11	0.19	028	R-1-1A		
064-031-59	0.73	061	R-1-1A		
06510158	7.28	052	A		

52875

COUNTY ASSESSOR USE CODES

RESIDENTIAL USE CODES (04/97)

0 1 X VACANT LAND

0 1 0 VACANT RESIDENTIAL LOT

0 1 1 VACANT LOT WITH PROBLEMS WHICH PRECLUDE BUILDING A RESIDENCE

0 1 5 LOT WITH MISCELLANEOUS RESIDENTIAL IMPROVEMENTS ONLY (GARAGE, POOL)

02X SINGLE FAMILY RESIDENCE

0 2 0 SINGLE FAMILY RESIDENCE

021 CONDOMINIUM UNIT

0 2 2 COOPERATIVE

023 SFR •NON-CONFORMING USE

0 2 4 SFR WITH SECONDARY USE (BARBER SHOP, BEAUTY PARLOR, ETC.)

0 2 5 AFFORDABLE HOUSING

0 2 6 MOBILE HOME •TENANT OWNED SPACE

0 2 7 TOWNHOUSE

0 2 8 SFR + SECOND UNIT (CONVERSION)

029 SFR + GRANNY UNIT (RESTRICTED)

03X DUPLEX & TRIPLEX

0 3 0 SINGLE DUPLEX (ONE BUILDING)

031 TWO SFR'S ON SINGLE PARCEL

0 3 2 THREE OR FOUR UNITS

0 3 3 TRIPLEX

0 3 4 FOURPLEX

776

04X APARTMENTS		
<input type="checkbox"/> 040	VACANT APARTMENT LOT	529
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	
<input type="checkbox"/> LX 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	

777

0 5 G	200 THROUGH 399.99 ACRES	
<input type="checkbox"/> 5H	400 ACRES AND OVER	530
<b>06X RURAL RESIDENCE</b>		
0 6 0	RURAL HOMESITE • LESS THAN ONE ACRE	
0 6 1	RURAL HOMESITE • 1 THROUGH 4.99 ACRES	
<input type="checkbox"/> 6 2	RURAL HOMESITE • 5 THROUGH 19.99 ACRES	
0 6 3	RURAL HOMESITE • 20 THROUGH 49.99 ACRES	
0 6 4	RURAL HOMESITE • 50 THROUGH 99.99 ACRES	
0 6 5'	RURAL HOMESITE • 100 THROUGH 199.99 ACRES	
<input type="checkbox"/> 6 6	RURAL HOMESITE • 200 THROUGH 399.99 ACRES	
0 6 7	RURAL HOMESITE • 400 THROUGH 399.99 ACRES	
0 6 8	RURAL ACRES (MORE THAN 1 SFR)	
<b><input type="checkbox"/> 7X MOTELS</b>		
0 7 0	<input checked="" type="checkbox"/> <input type="checkbox"/> IEL • LESS THAN 20 UNITS	
0 7 1	MOTEL • 20 TO 49 UNITS	
0 7 2	MOTEL • 50 UNITS AND OVER	
0 7 4	RESORT MOTEL • CABINS, ETC.	
<b><input type="checkbox"/> 8X HOTELS</b>		
0 8 0	HOTEL	
0 8 3	ROOMING HOUSE, CONVENT, RECTORY, RETREAT HOUSE, ETC.	
0 8 5	BED AND BREAKFAST	
<b>09X RESIDENTIAL COMMON AREA</b>		
0 9 0	COMMON AREA • NO STRUCTURES	
0 9 1	COMMON AREA • WITH STRUCTURES	
0 9 2	COMMON AREA • ROADS AND STREETS	
0 9 3	ASSESSED COMMON AREA	



4 1 2	ORCHARD WITH MISCELLANEOUS IMPROVEMENTS
<b>4 2 X VINEYARD</b>	
	<b>531</b>
4 2 0	VINEYARD (LAND ONLY)
4 2 1	VINEYARD WITH RESIDENCE(S)
4 2 2	VINEYARD WITH MISCELLANEOUS IMPROVEMENTS
<b>4 3 X BERRIES</b>	
4 3 0	BERRIES (LAND ONLY)
4 3 1	<b>BERRIES WITH RESIDENCE(S)</b>
4 3 2	BERRIES WITH MISCELLANEOUS IMPROVEMENTS
<b>4 5 X VEGETABLE FARMING</b>	
4 5 0	VEGETABLES (LAND ONLY)
4 5 7	VEGETABLE FARM WITH RESIDENCE(S)
4 5 2	<b>VEGETABLE FARM WITH MISCELLANEOUS IMPROVEMENTS</b>
<b>4 7 X DAIRIES</b>	
4 7 0	<b>DAIRY</b>
<b>4 8 X POULTRY</b>	
4 8 0	POULTRY
<b>4 9 X DIVERSIFIED FARM</b>	
4 9 0	DIVERSIFIED FARM
<b>5 0 X TIMBERLAND PRESERVE ZONE</b>	
5 0 0	<b>TPZ PROPERTY (NO RESIDENCE)</b>
5 0 1	<b>TPZ PROPERTY (WITH RESIDENCE)</b>
5 0 5	TPZ WITH MISCELLANEOUS IMPROVEMENTS
<b>5 1 X CALIFORNIA LAND CONSERVATION ACT PROPERTY</b>	
5 1 0	CLCA PROPERTY (NO RESIDENCE)
5 1 1	<b>CLCA PROPERTY (WITH RESIDENCE)</b>

5 1 5	CLCA WITH MISCELLANEOUS IMPROVEMENTS	779
5 2 X OPEN SPACE EASEMENT PROPERTY		532
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 1	PRIVATE HALL, AUDITORIUM	
6 2 2	MUSEUM	
6 3 X ORGANIZATION CAMPS		
6 3 0	NON-PROFIT CAMP	

November 23, 1998

Santa Cruz County  
 Hoard of Supervisor5  
 701 Ocean Street  
 Santa Cruz, California 9.5060

533

RE: Logging on Special Use (SU) Parcels

**dé-jà vu – something overly or unpleasantly familiar**

Tomorrow, we gather the troops yet again and plead for our rights as residents and taxpayers of Santa Cruz County. It astounds me that we must once more plead for you, our elected representatives, to protect our rights and our neighborhoods, but it seems our voices fade or are forgotten {at least by some of the Board members) from public meeting to public meeting.

Since the Board of Forestry refused to make any significant changes to protect residents from the hazards of commercial logging, we must again rely on you, the Board of Supervisors, to protect our rights through zoning rules and enforcement. Again, we ask that you ban commercial logging on Special Use parcels altogether and provide clearly defined guidelines for rezoning properties for timber harvest (TPZ).

Reviewing the basics.. .

While there might well be Special Use parcels that fit a logging profile in this county, the 100+ acre SU parcel surrounding Villa Del Monte housing development *does not* in any way, shape, or form fit a timber industry profile. Logging this SU parcel poses a very real and documented (I remind the Board of the Cotton Report that has been submitted to you in one or more public hearings this past year) threat to the hundreds of residents and homes upslope from this parcel. Increased fire danger, slide danger, property, road and watershed destruction-we did not make these things up, they are a reality and they are literally in our back yards if you do not protect us.

Any Special Use parcel in this county that does fit a logging profile can go through due process of law and apply for rezoning. Might I again remind the Board that you even went out of your way, to the detriment of the taxpayers and county's pocket book, to allow for this ease of rezoning for a period of time. Further, any burden of proof about whether an existing SU parcel *does* fit a logging profile and is eligible for rezoning should clearly be on those who will substantially and financially benefit from such an endeavor, not the government bodies or residents of this county.

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I'd like to once again review the repented recommendations and requests made to the Board on countless occasions for the following guidelines for rezoning properties for timber harvest (TPZ) and for protecting our neighborhoods against the hazards of commercial logging:

- . Parcel size consideration for rezoning to TPZ: 40 acres or greater
- Slope: Greater than 30 percent excluded
- Documented landslide activity in the area: logging strictly prohibited
- Buffer zone from residences: 1,000 feet
- . Riparian corridors: Peer-reviewed scientific standards to determine logging restriction

Finally, I'd like to specifically remind the Board of the over 1,000 signatures that were gathered and submitted to you in the form of a petition earlier this year in support of banning commercial timber operations on SU parcels. These signatures represent county-wide residents that voted for each of you to serve their needs and hear their voices.

Respectfully,



Kathy Wells  
Active Member, Summit Watershed Protection League  
Santa Cruz County Resident and Taxpayer  
Registered and Active Voter in Santa Cruz County  
23599 Skyview Terrace  
Los Gatos, CA 95033

**DEXTER & VALERIE AHLGREN**

P.O. BOX909, **BOULDER CREEK**, CA 95006 -- (408) 338-6071  
FAX-- (408) 338-9111  
20320 **HIGHWAY NINE**, **BOULDER CREEK**, CA 95006

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December 22, 1998

Supervisor Jeff Almquist  
701 Ocean Street  
Santa Cruz, CA 95060

Dear Supervisor Almquist;

We are writing to you in response to the news that the Board will consider removal of timber harvest as a permitted use on lands zoned Commercial Agriculture.

A blanket ban on timber harvest on all CA lands would be arbitrary, to say the least. On remote properties like ours, which has a mix of forest and open, cultivated property, timber harvest is an appropriate adjunct to the agricultural use. While our property is only twenty six acres total, 100 acres is the current minimum parcel size; no residential developments are possible. There are TPZ properties in the area.

Such CA properties as ours pose no possible conflict between agricultural and timber harvest uses.

If such a ban is truly to be imposed, we strongly urge that it be done on a site by site basis so that rational land use decisions can be made, rather than an arbitrary, blanket ban which would make no sense on some properties.

We have no plans to undertake commercial timber harvesting, however, we have protected this resource for twenty six years and would object in the most uncertain terms to having it take from us.

We have been strong advocates of protecting public watershed lands from logging, where we see a serious conflict of uses between logging and watershed protection. We favor vastly improved logging regulation, enforcement of sustainable harvest policies, and quality enforcement and supervision of all logging operations.

We do object, however to any arbitrary ban on timber harvest on all CA lands. We encourage the Board to reject this proposal on the grounds that the alleged conflicts have not been proven, and that where they cannot be proven, no ban should be enacted.

Yours truly,

Dexter D. Ahlgren

Valerie E. Ahlgren

cc: Members of the Board of Supervisors

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