



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831) 454-2131 TDD: (831)454-2123
ALVIN JAMES, DIRECTOR

April 5,2002

AGENDA DATE April 23,2002

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

Re: Highway 9 Zoning and General Plan Consistency Survey and Proposed Amendments and Rezonings

Dear Members of the Board:

In 1980, the County General Plan was adopted. This General Plan changed land use designations throughout the County. These General Plan land use designation amendments did not include a County-wide concurrent rezoning program to address inconsistencies resulting from the amendments. As a result, a number of properties do not have zoning designations that were consistent with the General Plan land use designation.

The following material will address the zoning inconsistencies along the Highway 9 corridor. In addition, General Plan language is proposed to allow for the development of institutional housing for San Lorenzo Valley Unified School District employees, as directed by your Board as an added work task during the review of the Advanced Planning Section's Work Program for fiscal year 2001-2002.

BACKGROUND

In the late 1990s, the County began processing a number of rezonings to correct these inconsistencies. One of the areas of the County that has not had this consistency zoning completed is the Highway 9 corridor outside the three towns of Felton, Ben Lomond and Boulder Creek. The "village plan" areas for these towns have zoning which is consistent with the General Plan.

The inconsistencies in General Plan land use designation and zoning remain on 144 parcels along Highway 9. This results in non-conforming uses and difficulty in permitting for property owners and tenants. For example, a property owner with a commercial use on a parcel with a General Plan designation of residential would be unable to get or amend a commercial use permit without a General Plan Amendment.

Conversely, a property owner with a commercial general plan designation and residential zoning and a commercial structure on the property would have to apply for a rezoning to commercial in order to get a permit for any commercial use on the parcel. Additionally, parcels with inconsistencies in their zoning and General Plan designation would be unable to replace the existing structures should they be destroyed without either amending the General Plan designation or rezoning the parcel.

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See Attachment 1 for the specific parcels, General Plan designations, Zoning, and uses. This attachment lists each parcel, address, area, current General Plan, Current Zoning, the actual use, the size of the parcel, the proposed General Plan and the proposed Zoning. If no change is recommended, a hyphen will appear in the column.

DISCUSSION:

There are three potential solutions to resolve this issue. One, rezone all parcels to be consistent with the General Plan designation. This would result in General Plan and zoning consistency, but not necessarily consistency with the existing use, or surrounding uses. The second option would be to amend the General Plan designations to match the zoning. This would result in a similar predicament as option one, in that the use may or may not be consistent with the new General Plan designation or the existing zoning. The third option is to amend either the General Plan or the zoning or both to provide consistency with the existing and/or surrounding uses on the parcel. This would result in the General Plan designation, zoning and uses being consistent with what exists on the parcel and/or the surrounding area. This requires a more thorough study of the General Plan designations, zoning and uses for each of the 144 parcels. Fortunately, this study has been completed and the results compiled to provide consistency in zoning, General Plan designation and existing uses, as well as take into account the surrounding General Plan designation, zoning and existing uses.

The third option is most suitable in resolving this issue and providing consistency for these parcels. This would result the property owners ability to apply for permits without going through the cumbersome process of rezoning or amending the General Plan designation.

The following chart summarizes the distribution of the **144** properties with inconsistent General Plan designations and Zoning and the proposed recommendations for General Plan designation amendments or rezoning which would make the use consistent with the General Plan designation, the zoning and compatible with surrounding land uses, General Plan designations and zoning.

# of Parcels	Original General Plan	Original Zoning	Proposed General Plan	Proposed Zoning
33	RESIDENTIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL
34	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	RESIDENTIAL
16	COMMERCIAL	COMMERCIAL	Other COMMERCIAL	Other COMMERCIAL
28	RESIDENTIAL	RESIDENTIAL	Other RESIDENTIAL	Other RESIDENTIAL
1	RESIDENTIAL	COMMERCIAL	Public/Institutional Facilities	Public and Community Facilities
1	Parks, Recreation and Open Space	RESIDENTIAL	Parks, Recreation and Open Space	Special Use
1	Parks, Recreation and Open Space	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
1	Public/Institutional Facilities	COMMERCIAL	Public/Institutional Facilities	Public Facilities
1	Public/Institutional Facilities	COMMERCIAL	COMMERCIAL	COMMERCIAL
2	Public/Institutional Facilities	COMMERCIAL	RESIDENTIAL	RESIDENTIAL
1	Public/Institutional Facilities	Professional and Administrative Offices	COMMERCIAL	Professional and Administrative Offices
1	RESIDENTIAL	Parks, Recreation and Open Space	Visitor Accommodations	Visitor Accommodation
1	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	Parks, Recreation and Open Space
1	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	Parks, Recreation and Open Space
1	RESIDENTIAL	COMMERCIAL	Visitor Accommodations	COMMERCIAL
1	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	Parks, Recreation and Open Space
7	RESIDENTIAL	COMMERCIAL	COMMERCIAL	Professional and Administrative Offices
1	COMMERCIAL	COMMERCIAL	COMMERCIAL	Professional and Administrative Offices
1	Parks, Recreation and Open Space	RESIDENTIAL	Parks, Recreation and Open Space	Parks, Recreation and Open Space
1	RESIDENTIAL	RESIDENTIAL	Professional and Administrative Office	Professional and Administrative Offices
2	RESIDENTIAL	COMMERCIAL	Visitor Accommodations	Visitor Accommodations
1	Parks, Recreation and Open Space	COMMERCIAL	Parks, Recreation and Open Space	Public and Community Facilities

Due to this option resulting in changes to the General Plan designation and/or zoning for specific parcels, it is recommended that an outreach program be implemented to provide information regarding the proposed changes to the appropriate property owners. This outreach program would involve direct mailing to each property and to the owner of record with the County Tax Assessor. Property owners would have the opportunity to review the proposed changes and the implications of such changes as well as meet with Planning Staff to discuss the changes and answer any questions a property owner may have.

San Lorenzo Valley Unified School District employee housing:

To allow property owned by the San Lorenzo Valley Unified School District to be used for employee housing, the General Plan must be amended. The current General Plan designation for the Redwood School property, owned by the San Lorenzo Valley Unified School District, is Public Facility. By amending the Public Facility General Plan designation to allow housing for San Lorenzo Valley Unified School District employees, Redwood School could provide housing for teachers, administrative and maintenance staff. Proposed language for the General Plan amendment is attached as Attachment 3. It should be noted that staff will be investigating the potential for additional housing opportunities on institutionally zoned properties throughout the County as a part of the Housing Element update.

CONCLUSION AND RECOMMENDATION:

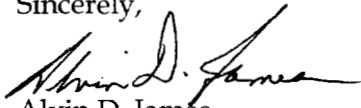
The parcels identified have inconsistent General Plan designations and zoning. Therefore, the property owners cannot develop or modify the use of these parcels without a General Plan amendment, rezoning or both. If the General Plan designations and/or zoning is changed to create consistency, the property owners may develop or modify the use of these parcels, as appropriate, under the resulting General Plan designation and zoning. An outreach program to notify the tenants and property owners of the proposed changes is recommended so that each has an opportunity to understand the ramifications of such action. Additionally, a General Plan amendment to allow employee housing on property owned by the San Lorenzo Valley Unified School District would provide the opportunity for the District to develop much needed housing for its employees.

IT IS THEREFORE RECOMMENDED that your Board:

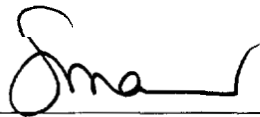
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1. Accept and file the report regarding the zoning and General Plan inconsistencies on certain parcels adjacent to Highway 9 and to address future housing on the Redwood School property; and
2. Direct staff to conduct an outreach program to the property owners of the affected properties to inform them of the proposed amendments; and
3. Direct staff to schedule the amendments for public hearing(s) before the Planning Commission and the Board of Supervisors following the outreach program.

Sincerely,


Alvin D. James
Planning Director

RECOMMENDED: _____


Susan A. Mauriello
County Administrative Officer

Attachment 1: Table of parcels affected by this report

Attachment 2: Maps of affected parcels

Attachment 3: Proposed General Plan language to allow employee housing on property owned by San Lorenzo Valley Unified School District

HIGHWAY 9

APN	ADDRESS	AREA	GP	ZONING		SQ. FT.	NEW GP	W	FE
061-321-11	211 KEYSTONE WY	FELTON	O-R	R-1-6	Paradise Park	3720343	-	S	
064-171-20	5243 HWY 9	FELTON	R-S	C-1	vacant store w	12806	C-N	-	
064-181-02	NO SITUS		R-S	C-1	water tank site	8102	P	P	
064-181-10	5250 HWY 9	FELTON	R-S	PR	resort motel	134644	C-V	V	
064-181-55	5086 HWY 9	FELTON	R-S	C-1	n-c res	24655	-	R	
064-191-17	4980 HWY 9	FELTON	R-S	RM-6	travel park	359936	-	PI	
064-272-01	4700 HWY 9	FELTON	R-S	CT-L	Toll House Ho	349220	C-V		
064-281-07	NOSTITUS		R-S	C-2	mobilehome pi	40510	-	-	
065-023-03	6519 HWY 9	FELTON	R-S	C-1	store	6926	C-N	-	
065-023-20	6535 HWY 9	FELTON	R-S	C-1	multi stores	13155	C-N	-	
065-024-02	6530 HWY 9	FELTON	C-S	C-1	res	22433	-	C4	
065-024-05	6464 HWY 9	FELTON	C-S	C-1	n-c res	27529	-	C4	
065-024-07	6444 HWY 9	FELTON	C-S	C-1	motel 5-10 unit	11674	-	C4	
065-024-08	6440 HWY 9	FELTON	C-S	C-1	motel	17119	-	C4	
065-024-09	6500 HWY 9	FELTON	C-S	C-1	gymnastics/poo	51749	-	C4	
065-043-16	6325 HWY 9	FELTON	R-S	C4	gas station	11587	C-S	-	
065-043-18	138 FELTON EMPIRE RD	FELTON	R-S	C4	triple	7798	-	R-1-	
065-044-03	NO SITUS		C-S	C-1	parking for unit	10018	-	C4	
065-044-04	6390 HWY 9	FELTON	C-S	C-1	1-10 units	21736	-	C4	

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APN	ADDRESS	AREA	GP	ZONING	USE	SQ. FT.	NEW GP	NEW ZONE
065-044-07	6320 HWY 9	FELTON	C-S	C-1	gas station	47262	-	C-4
065-044-12	6352 HWY 9	FELTON	C-S	C-1	n-c res	19079	-	C-4
065-044-16	6340 HWY 9	FELTON	C-S	C-1	store w/res	19210	-	C-4
065-044-17	NO SITUS		C-S	C-1	vacant commercial	10410	-	C-4
065-044-18	6396 HWY 9	FELTON	C-S	C-1	store w/ res	9713	-	C-4
065-122-11	6025 HWY 9	FELTON	P	C-4	n-c res	4486	R-UL	R-1-10
065-122-17	NO SITUS		P	C-4	Commercial/res	4965	C-S	-
071-061-01	7354 HWY 9	FELTON	R-S	C-1	n-c re	9147	-	R-1-15
071-061-02	7362 HWY 9	FELTON	R-S	C-1	store and office	7927	C-N	-
071-061-32	7386 HWY 9	FELTON	R-S	C-1	res/motorcycle sales	6272	C-N	-
071-071-17	6990 HWY 9	FELTON	R-S	C-1	parking for R.E.	11587	C-O	PA
071-161-01	6990 HWY 9	FELTON	R-S	C-1	RE office	13242	C-O	PA
071-161-02	6980 HWY 9	FELTON	R-S	C-1	n-c re	7056	-	R-1-15
071-161-03	6970 HWY 9	FELTON	R-S	C-1	sfd	7318	-	R-1-15
071-161-04	6960 HWY 9	FELTON	R-S	C-1	Tibetan Center	8015	C-O	PA
071-161-05	6950 HWY 9	FELTON	R-S	C-1	n-c res	8232	C-O	PA
071-161-06	6940 HWY 9	FELTON	R-S	C-1	dental office	8799	C-O	PA
071-161-07	6932 HWY 9	FELTON	R-S	C-1	n-c res	9365	-	R-1-15
071-161-08	6920 HWY 9	FELTON	R-S	C-1	used car dealer-red tag	13242	-	R-1-15
071-161-11	6890 HWY 9	FELTON	R-S	C-1	n-c res	11325	-	R-1-15
071-161-12	6868 HWY 9	FELTON	R-S	C-1	n-c res	17685	-	R-1-15
071-161-14	6904 HWY 9	FELTON	R-S	C-1	n-c res	9408	-	R-1-15

APN	ADDRESS	AREA	GP	ZONING	USE	SQ. FT.	NEW GP	NEW ZONE
071-163-11	6931 HWY 9	FELTON	R-S	C-1	antique store	13634	C-C	-
071-163-15	6971 HWY 9	FELTON	R-S	C-1	store w/res	7143	C-C	-
071-163-16	6941 HWY 9	FELTON	R-S	C-1	insurance office	8189	C-C	PA
071-192-04	6630 HWY 9	FELTON	C-S	C-1	multi offices	29011	C-S	PA
071-192-05	6576 HWY 9	FELTON	C-S	C-1	furnace/appliance refng repair	21736	-	C-4
071-192-06	6600 HWY 9	FELTON	C-S	C-1	res	35022	-	PA
071-192-07	6560 HWY 9	FELTON	C-S	C-1	restaurant	22825	-	C-4
072-132-03	7985 HWY 9	BEN LOMOND	R-S	C-1	retail/res	12109	C-N	-
072-132-13	7995 HWY 9	BEN LOMOND	R-S	C-1-L	B & B	21867	-	R-1-15-L
072-132-25	NO SITUS		R-S	C-1	lot/res B&B surr	26615	-	R-1-15
072-132-26	8011 HWY 9	BEN LOMOND	R-S	C-1	n-c res	19819	-	R-1-15
072-133-01	7965 HWY 9	BEN LOMOND	R-S	C-1	office/res	8712	C-N	-
072-133-02	7945 HWY 9	BEN LOMOND	R-S	C-1	retail nursery	14244	C-C	-
072-141-16	8010 HWY 9	BEN LOMOND	R-S	C-1	sfld/office/retail	27747	C-N	-
072-163-07	7930 HWY 9	FELTON	R-S	C-1	auto/truck repair	21605	C-S	C-4
072-171-02	7990 HWY 9	BEN LOMOND	R-S	C-1	n-c res	29533	-	R-1-15
072-175-01	7970 HWY 9	BEN LOMOND	R-S	C-1	store with living unit	11717	C-N	-
072-201-10	NO SITUS		R-S	C-1	unbuildable-river	4704	-	R-1-15
072-201-15	7743 HWY 9	BEN LOMOND	R-S	C-1	triplex	5532	-	R-1-15
072-201-16	7737 HWY 9	BEN LOMOND	R-S	C-1	single store	5096	C-N	-
077-102-12	9430 HWY 9	BEN LOMOND	P	C-1	fire station	19166	-	PF
077-151-08	NO SITUS		O-R	RM-6	vacant-surr res	10759	-	PR

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APN	ADDRESS	AREA	GP	ZONING	USE	SQ. FT.	NEW GP	NEW ZONE
077-151-09	110 HILLSIDE AV	BEN LOMOND	R-S	RM-6	sfd	33323	-	R-1-15
077-151-19	140 HILLSIDE AVE	BEN LOMOND	R-S	RM-6	5-10 units	66789	-	R-1-15
077-151-20	≈260 HWY 9	BEN LOMOND	R-S	RM-6	SFD	15899	-	R-1-15
077-151-22	9250 ≈BEN LOMOND TOLL	BEN LOMOND	R-S	RM-6	SFD	5227	-	R-1-15
077-152-01	9217 HWY 9	BEN LOMOND	R-S	C-1	Ciao Bella	18905	C-N	-
077-152-02	≈1≈7 HWY ≈	BEN LOMOND	R-S	C-1	n-c res	8276	-	R-1-15
077-152-08	9166 OLD COUNTY RD	BEN LOMOND	R-S	C-1	n-c res	11369	-	R-1-15
077-161-01	≈280 HWY 9	BEN LOMOND	R-S	C-1	antiques	114170	C-C	-
077-162-01	1#0 LORENZO AV	BEN LOMOND	R-S	RM-6	4-plex	19253	-	R-1-15
077-162-09	9100 HWY ≈	BEN LOMOND	R-S	RM-6	sfd	5706	-	R-1-15
077-162-11	NO SITUS		R-S	RM-6	vacant-junk storage	5967	-	R-1-15
077-162-12	NO SITUS		R-S	RM-6	vacant-junk storage	20821	-	R-1-15
077-162-13	NO SITUS		R-S	RM-6	vacant-junk storage	7405	-	R-1-15
077-201-12	≈050 HWY 9	BEN LOMOND	R-S	RM-6	healing center office	78669	C-O	PA
078-082-05	100≈0 HWY ≈	BEN LOMOND	R-S	C-1	lumber-traw trees	38724	C-N	-
078-082-09	10110 HWY ≈	BEN LOMOND	R-R	RM-6	7 units	57281	-	R-1-15
078-082-11	100≈0 HWY ≈	BEN LOMOND	R-R	C-1	multi stores/Tae quar	19427	C-N	-
078-083-12	100#0 HWY 9	BEN LOMOND	R-S	RM-6	5-10 units	30884	-	R-1-15
078-141-01	NO SITUS		R-R	RM-6	vacant-front yard	8363	-	R-1-15
078-141-02	10101 HWY 9	BEN LOMOND	R-R	RM-6	6 units	27529	-	R-1-15
078-141-04	10035 HWY 9	BEN LOMOND	R-R	RM-6	6 units	20211	-	R-1-15
078-151-19	185 BROWN GABLES RD	BEN LOMOND	R-S	RM-6	2 sfts	97400	-	RA

APN	ADDRESS	AREA	GP	ZONING	USE	SQ. FT.	NEW GP	NEW ZONE
078-161-03	140 MARSHALL CREEK	BEN LOMOND	R-S	RM-6	SFD	11804	-	R-1-10
078-161-04	9730 HWY 9	BEN LOMOND	R-S	RM-6	5-10 units	33149	-	R-1-10
078-161-05	9760 HWY 9	BEN LOMOND	R-S	RM-6	2 n-c sfd	11064	-	R-1-10
078-161-06	9780 HWY 9	BEN LOMOND	R-S	RM-6	sfd	12327	-	R-1-10
078-161-07	9800 HWY 9	BEN LOMOND	R-S	RM-6	sfd	14069	-	R-1-10
078-161-08	137 MARSHALL CREEK	BEN LOMOND	R-S	RM-6	sfd	25569	-	R-1-10
078-162-02	9755 HWY 9	BEN LOMOND	R-M	RM-6	sfd	7710	-	R-1-10
078-162-03	9733 HWY 9	BEN LOMOND	R-M	RM-6	motor motel	52664	C-V	VA
078-162-05	9660 HWY 9	BEN LOMOND	R-M	RM-6	SFD/office	9321	-	R-1-10
078-273-15	8705 HWY 9	BEN LOMOND	R-R	RM-6	resort motel	226816	C-V	VA
079-011-14	12171 HWY 9	BROOKDALE	R-S	C-1	11 apartments	27660	-	R-1-15
079-011-15	12171 HWY 9	BOULDER CREEK	R-M	C-1	vacant apt. lot	347303	-	R-1-15
079-091-12	105 PACIFIC ST	BROOKDALE	R-S	C-1	store/PO/res	2308	C-N	-
079-091-20	111 PACIFIC ST	BROOKDALE	R-S	C-1	n-c res	3659	-	R-1-15
079-092-06	NO SITUS		R-S	C-1	buildable lot	5749	C-N	-
079-092-07	NO SITUS		R-S	C-1	buildable lot	4660	C-N	-
079-093-14	115 CASCADE ST	BROOKDALE	R-S	C-1	8 units	46739	-	R-1-15
079-093-14	115 CASCADE ST	BROOKDALE	R-S	RM-6	8 units	46739	-	R-1-15
079-093-15	11570 HWY 9	BROOKDALE	R-S	C-1	residence	8232	C-N	-
079-094-04	NO SITUS		R-S	C-1	buildable lot	17467	C-N	-
079-094-05	NO SITUS		R-S	C-1	buildable lot	8015	C-N	-
079-111-01	11330 HWY 9	BROOKDALE	R-S	C-1	8 units	22912	-	R-1-15

APN	ADDRESS	AREA	GP	ZONING	USE	SQ. FT.	NEW GP	NEW ZONE
079-111-10	11280 HWY 9	BROOKDALE	R-S	C-1	sfd	10977	-	R-1-15
079-111-11	11300 HWY 9	BROOKDALE	R-S	C-1	office/retail/res	10759	C-N	-
079-142-03	11570 HWY 9	BROOKDALE	R-S	C-1	Brookdale Lod.	85726	C-N	CT
079-142-03	11570 HWY 9	BROOKDALE	R-S	C-1-L	Brookdale Lod.	85726	C-N	CT-L
081-081-04	13270 HWY 9	BOULDER CREEK	C-S	C-2	parking	3397	C-C	-
081-081-05	13233 HWY 9	BOULDER CREEK	C-S	C-2	bank	3920	C-C	-
081-081-14	13233 HWY 9	BOULDER CREEK	C-S	C-2	bank	22651	C-C	-
081-131-20	NO SITUS		P	C-2	Fire Dept	22607	-	PF
081-131-28	13156 HWY 9	BOULDER CREEK	C-O	C-2	Store w/res (hi)	W44766	C-C	-
081-132-11	13070 HWY 9	BOULDER CREEK	C-C	R-1-1	Blue Sun Cafe	10672	-	C-2
081-253-19	126 E GROVE ST	BOULDER CREEK	R-S	C-2	store w/res-Caci	22912	C-C	-
081-262-06	12475 HWY 9	BOULDER CREEK	R-S	RM-4	11-20 units	58370	-	R-1-15
082-1-02	13860 HWY 9	BOULDER CREEK	R-S	RM-6	sfd	77972	-	RA
082-221-52	13350 W PARK AV	BOULDER CREEK	P	PA	Multi offices	16204	C-C	-
082-221-53	13390 W PARK AV	BOULDER CREEK	P-PA	C-1	library	46304	-	PF
082-361-02	14001 HWY 9	BOULDER CREEK	R-R	RM-6	7 units	81282	-	R-1-15
082-361-10	13885 HWY 9	BOULDER CREEK	R-R	RM-6	vacant	130680	-	R-1-15
083-111-02	15315 HWY 9	BOULDER CREEK	R-R	C-1	n-c res	10672	-	R-1-15
084-012-12	125 POOL DR	BOULDER CREEK	R-R	C-1	gas/convenience	7579	C-N	-
084-012-15	135 POOL DR	BOULDER CREEK	R-R	C-1	3-4 units	10367	-	res
084-031-06	NO SITUS		R-R	C-1	lot/rural-res area	5575	-	R-1-15
084-031-07	15675 KINGS CREEK RD	BOULDER CREEK	R-R	C-1	SFD	5575	-	R-1-15

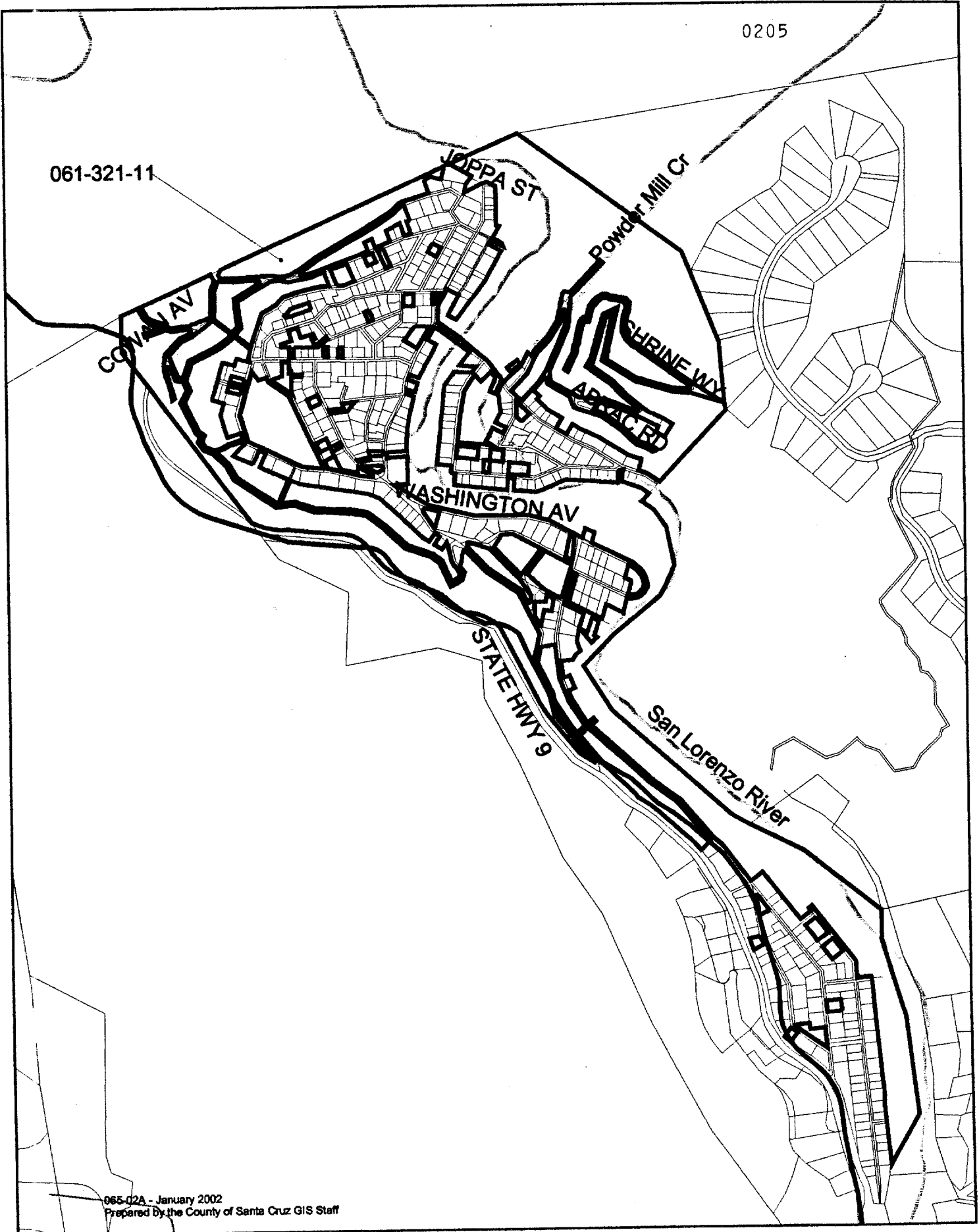
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APN	ADDRESS	AREA	GP	ZONING	USE	SQ. FT.	NEW GP	NEW ZONE
084-031-21	15561 KINGS CREEK RD	BOULDER CREEK	R-R	C-1	3 res units	125757	-	R-1.15
084-035-04	15611 HWY 9	BOULDER CREEK	R-R	C-1	sfd	9769	-	R-1.15
084-171-01	14670 HWY 9	BOULDER CREEK	R-R	C-1	store w/res/office	60069	C-N	-
084-181-02	14630 TWO BAR RD	BOULDER CREEK	R-R	C-1	5 unit hotel w/sfd	27617	C-N	CT
084-184-12	100 BROOKSIDE DR	BOULDER CREEK	R-R	C-1	new sfd	9452	-	R-1.15
084-184-13	14560 HWY 9	BOULDER CREEK	R-R	C-1	store	6838	-	R-1.15
085-051-04	17211 HWY 9	BOULDER CREEK	R-R	C-1	res	59067	-	R-1.15
085-051-05	17171 HWY 9	BOULDER CREEK	R-R	C-1	duplex	7710	-	R-1.15
087-191-05	18925 HWY 9	BOULDER CREEK	R-R	C-1	rest. w/5 units	47219	C-N	-

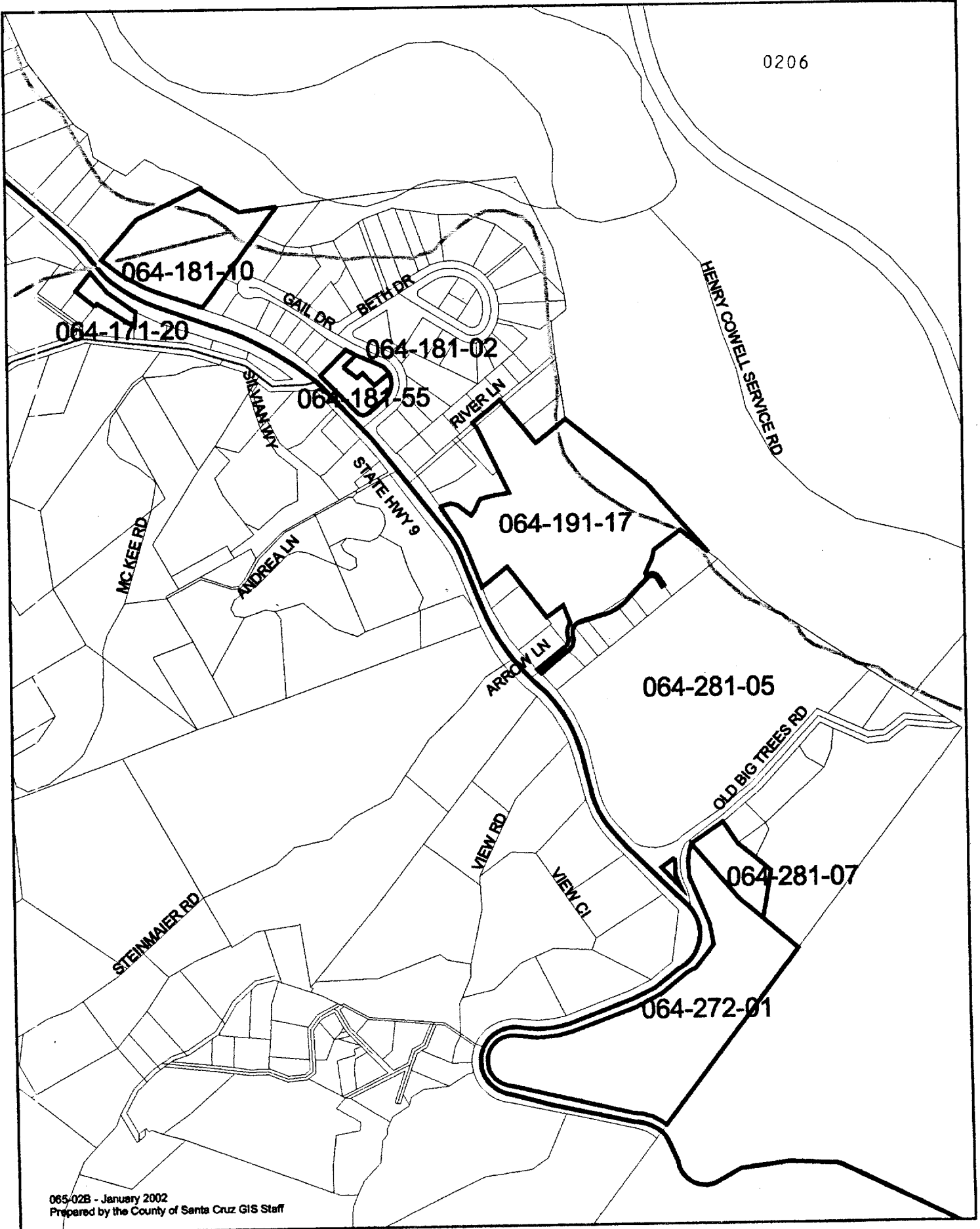
0205

061-321-11

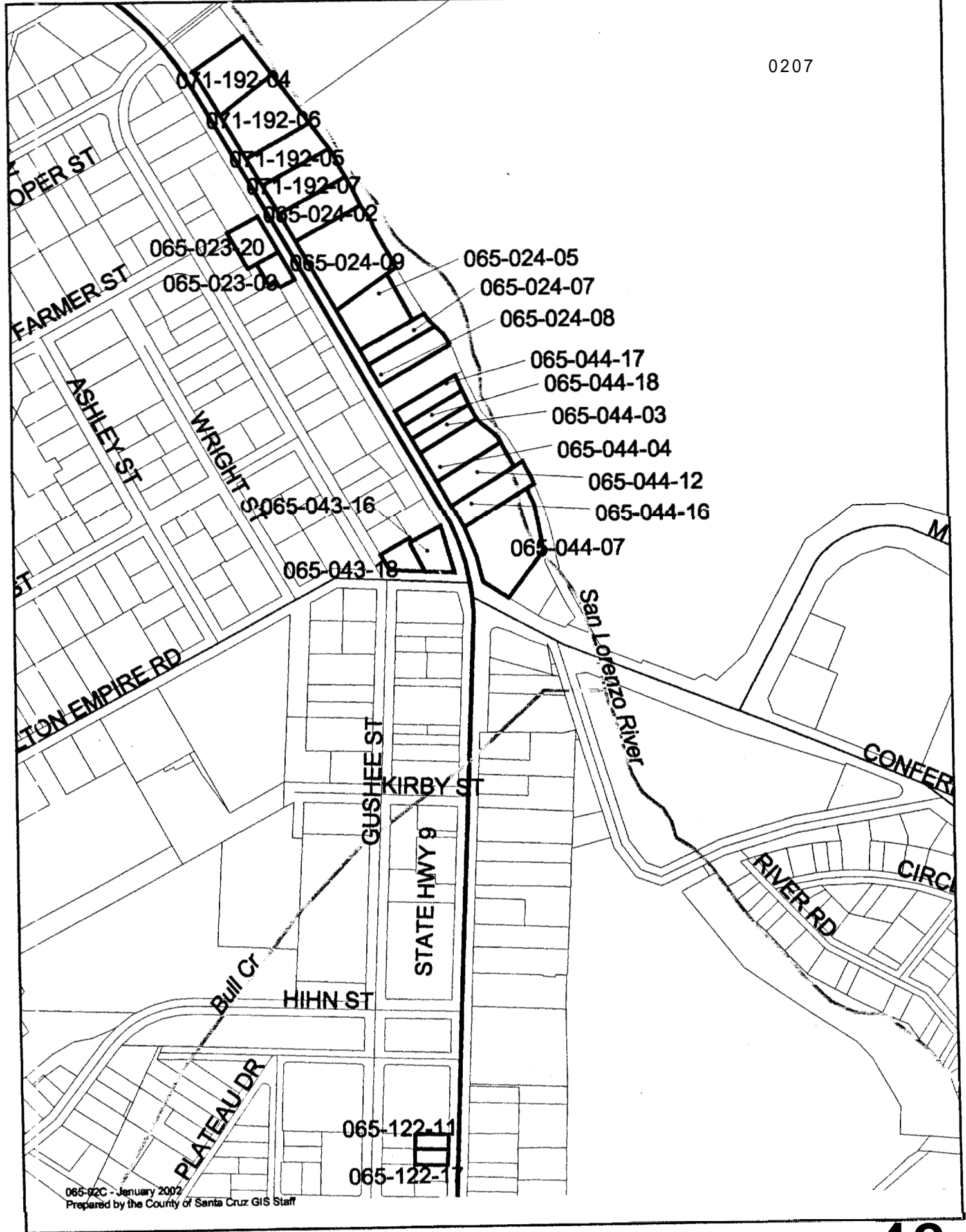


065-02A - January 2002
Prepared by the County of Santa Cruz GIS Staff

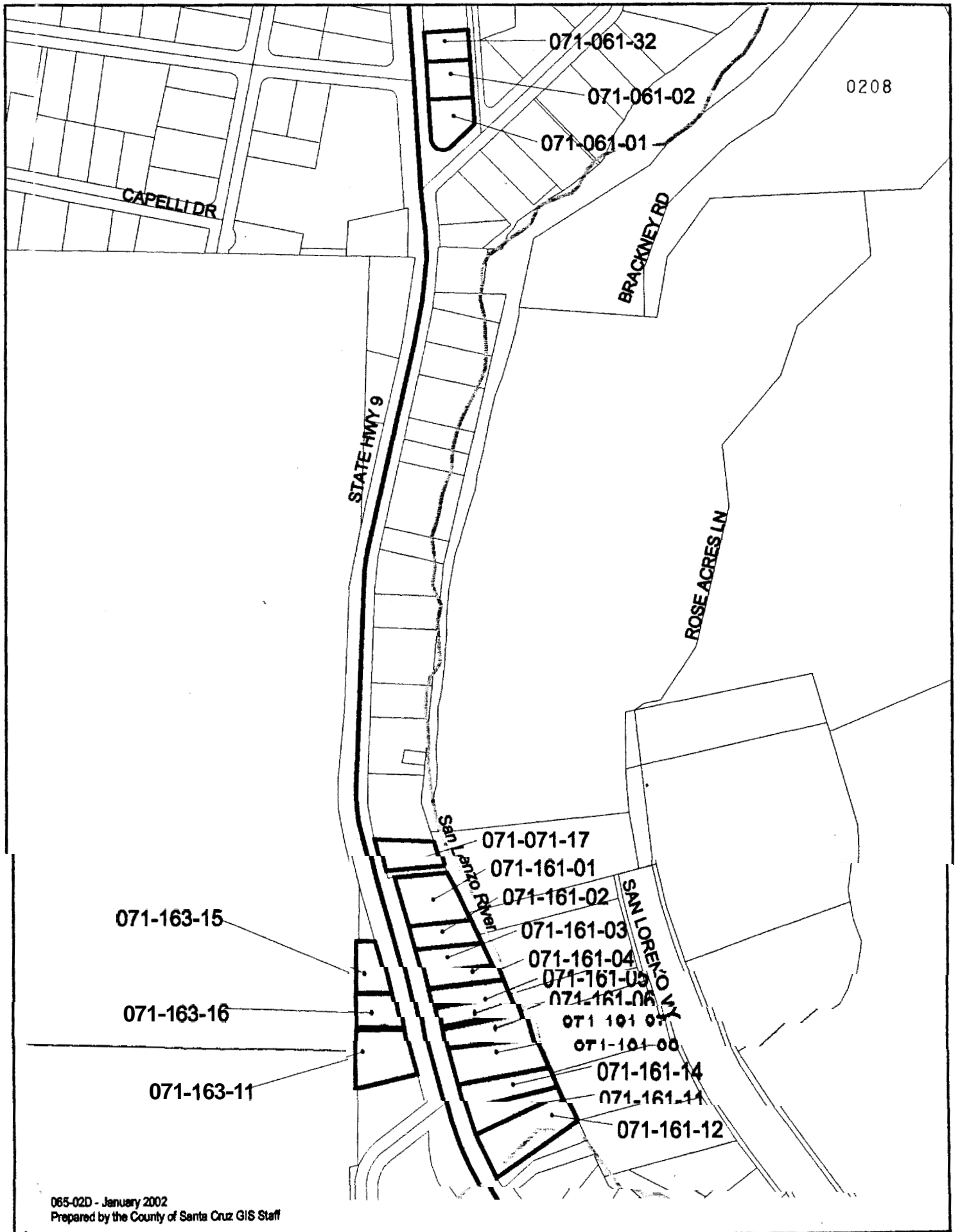
0206



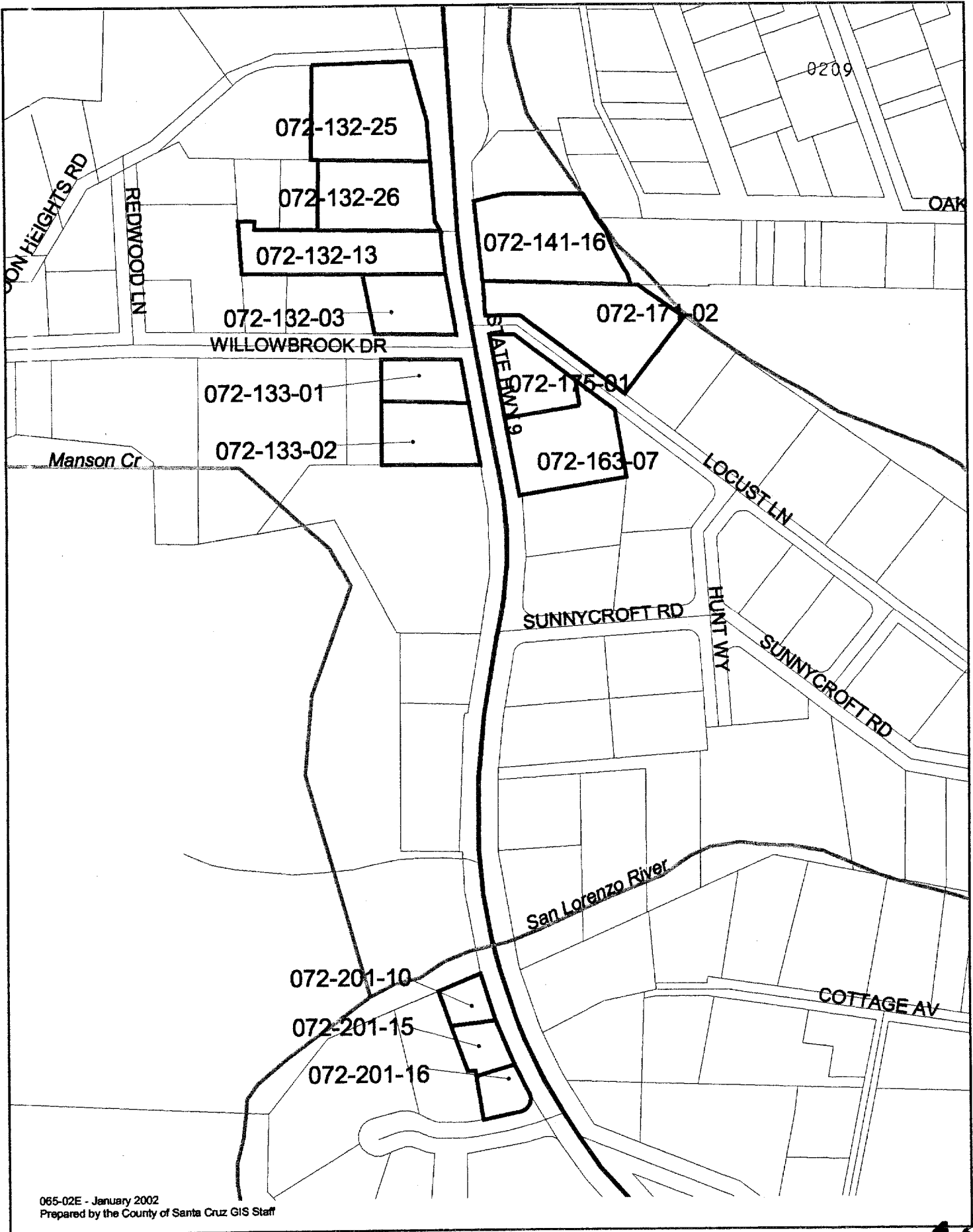
065-02B - January 2002
Prepared by the County of Santa Cruz GIS Staff



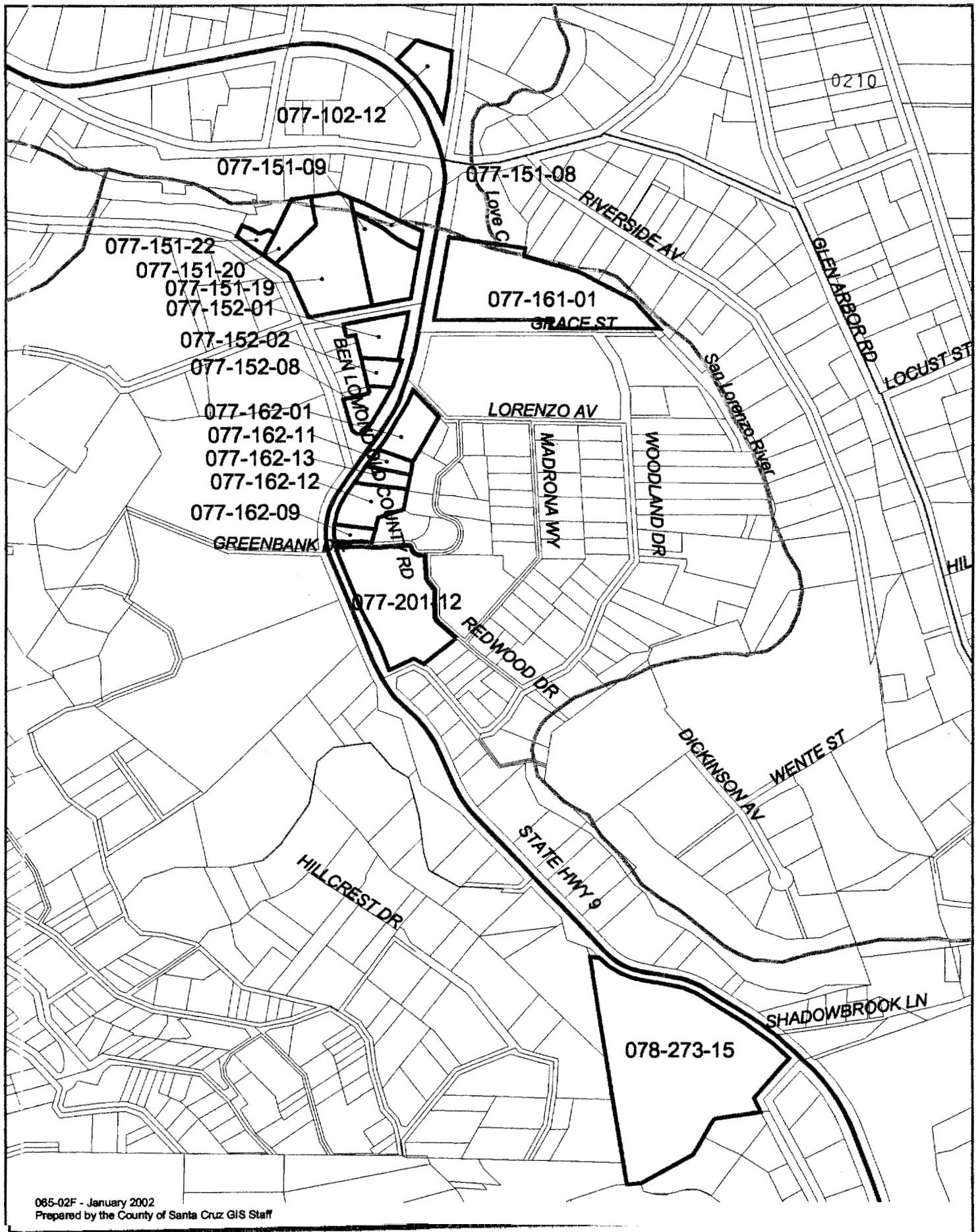
065-92C - January 2002
 Prepared by the County of Santa Cruz GIS Staff



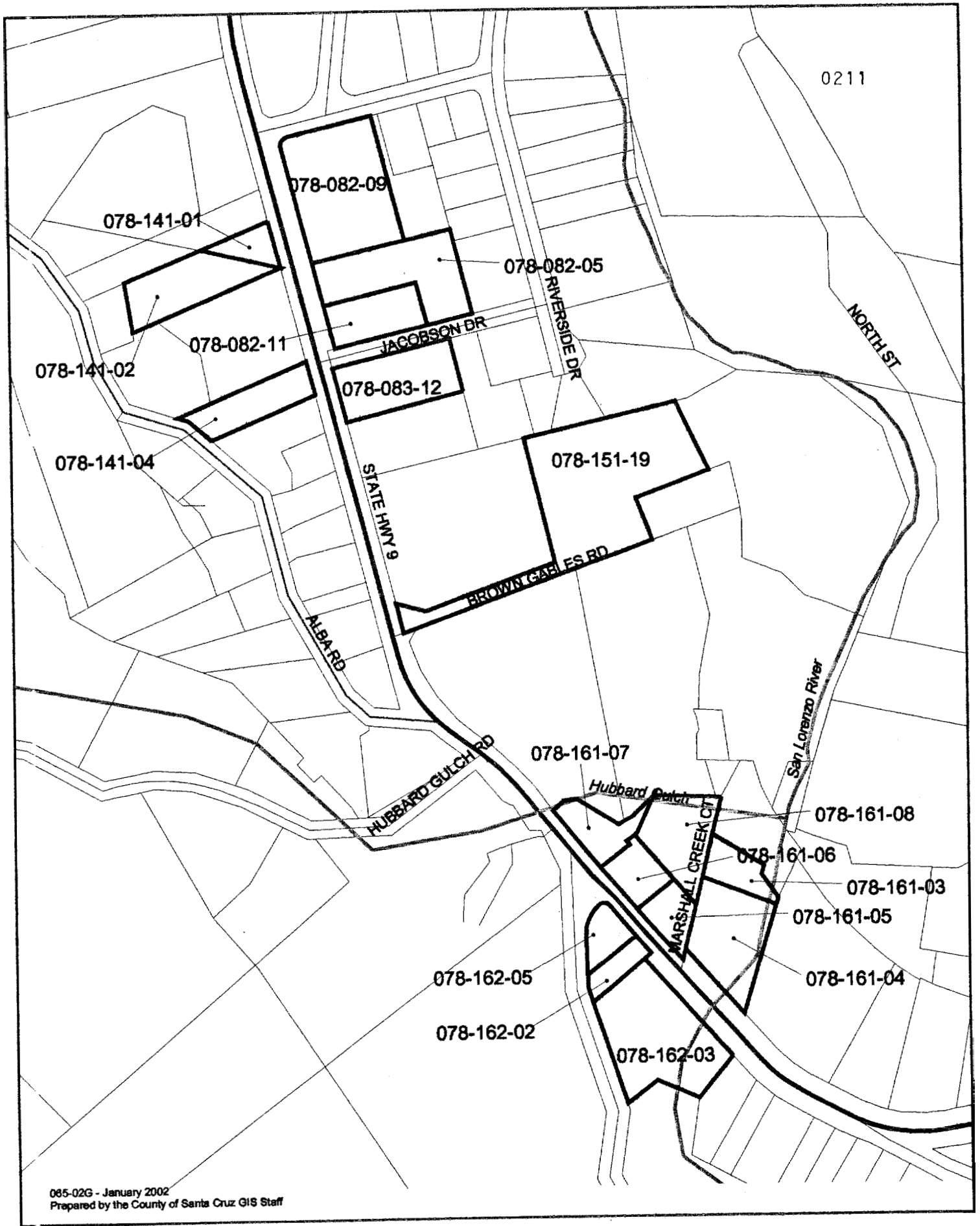
065-02D - January 2002
 Prepared by the County of Santa Cruz GIS Staff



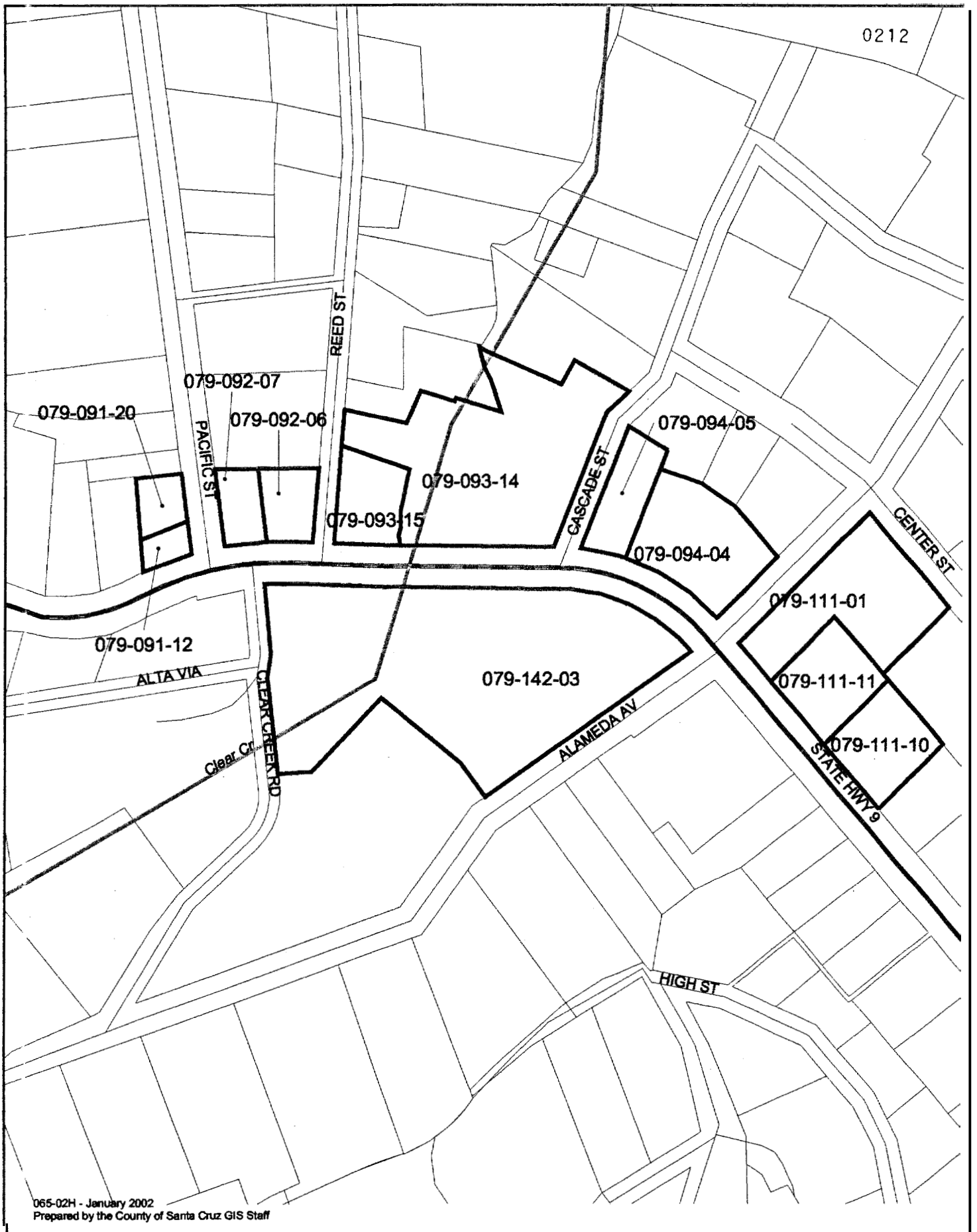
065-02E - January 2002
 Prepared by the County of Santa Cruz GIS Staff

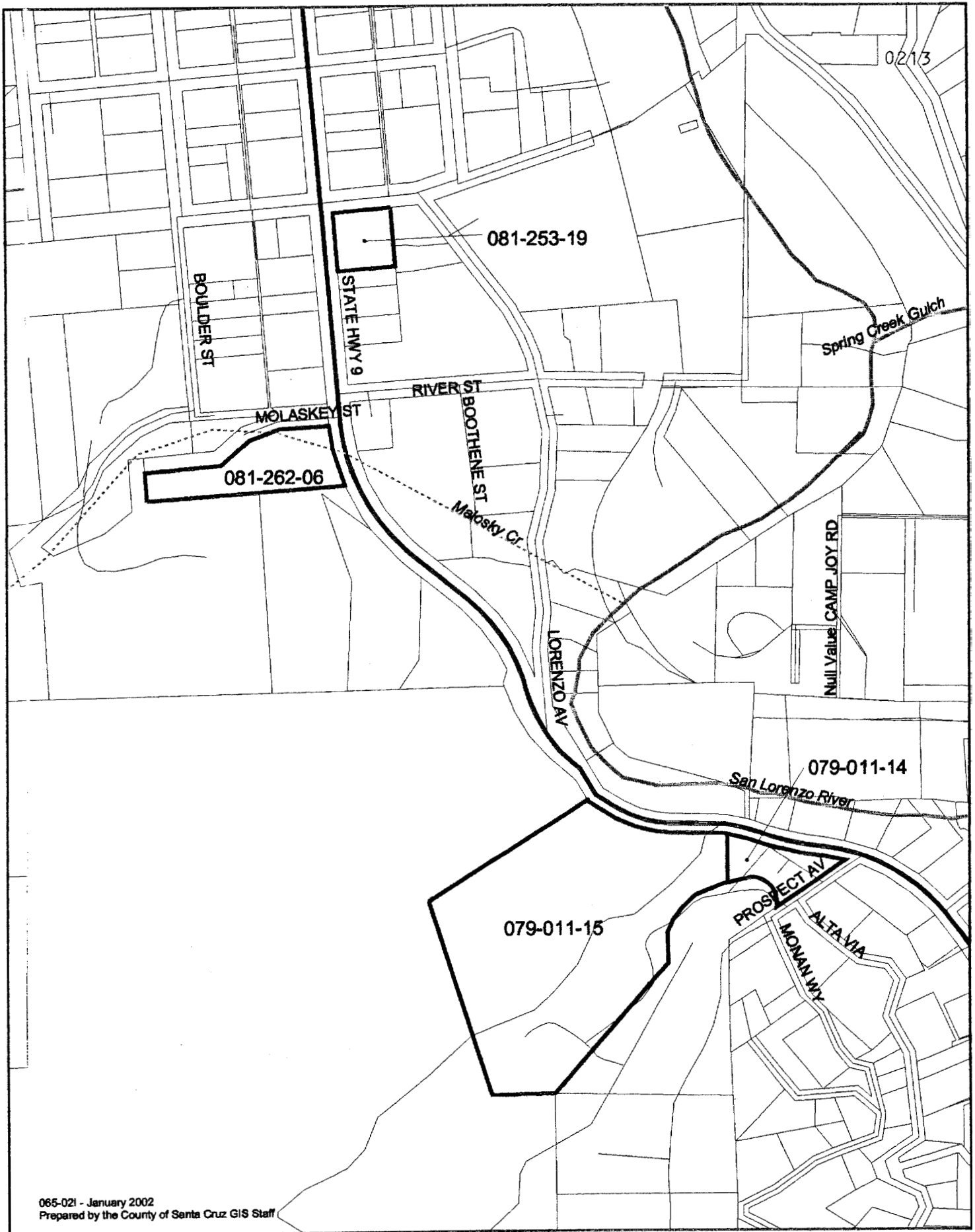


065-02F - January 2002
 Prepared by the County of Santa Cruz GIS Staff

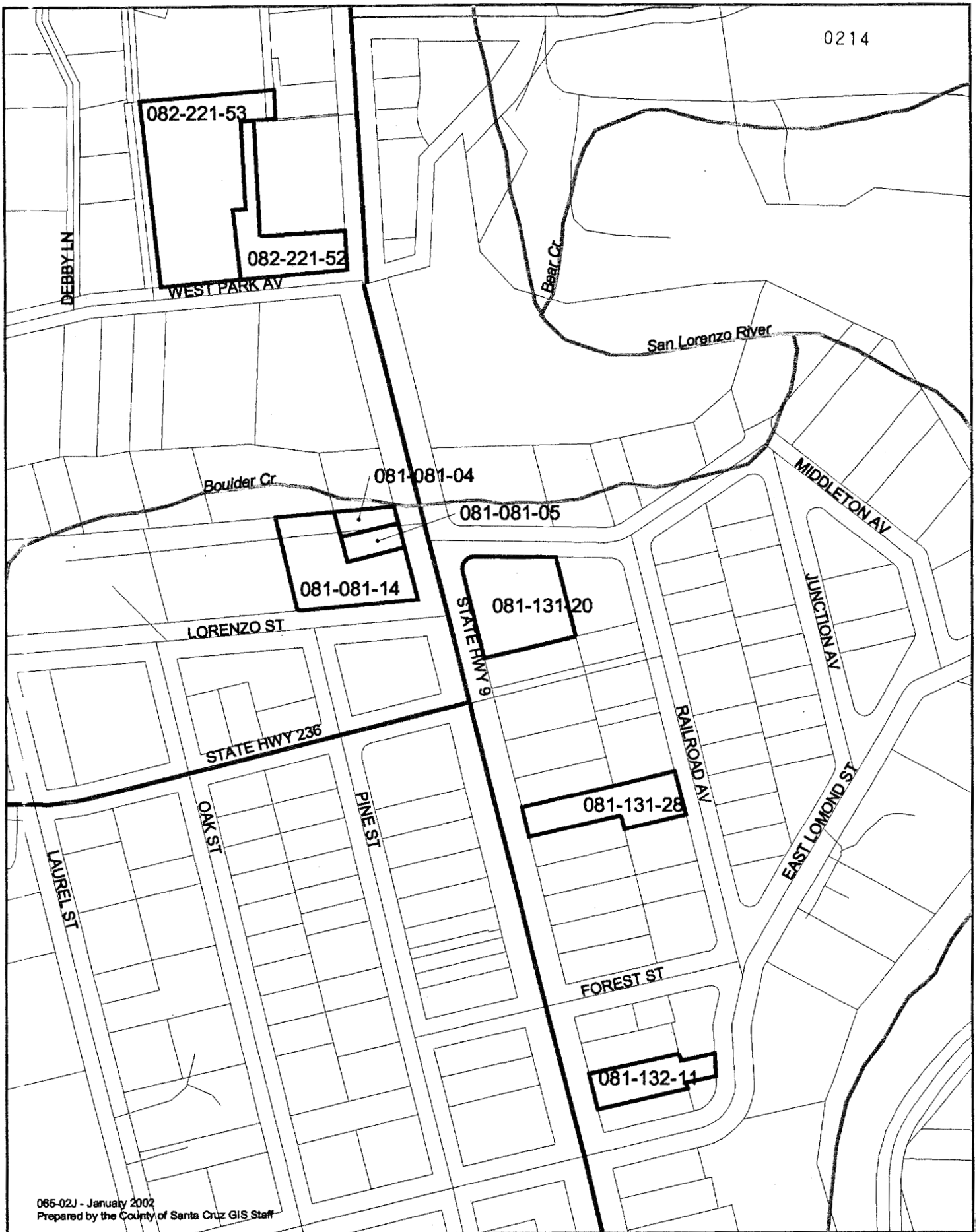


065-02G - January 2002
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065-021 - January 2002
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0214

082-221-53

082-221-52

WEST PARK AV

DEBBY LN

Bear Cr

San Lorenzo River

Boulder Cr

081-081-04

081-081-05

081-081-14

LORENZO ST

STATE HWY 9

081-131-20

MIDDLETON AV

JUNCTION AV

STATE HWY 236

RAILROAD AV

081-131-28

EAST LOMOND ST

LAUREL ST

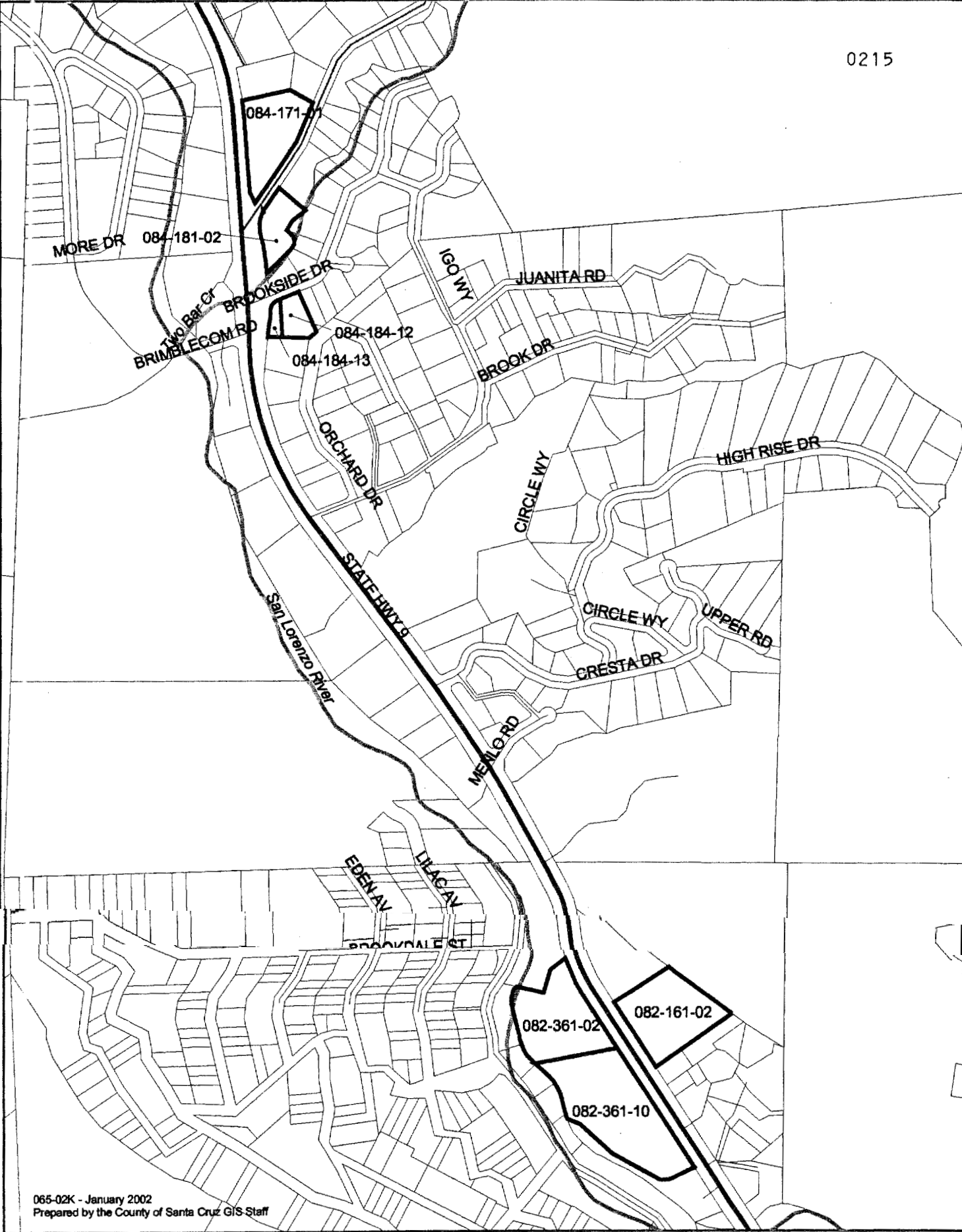
OAK ST

PINE ST

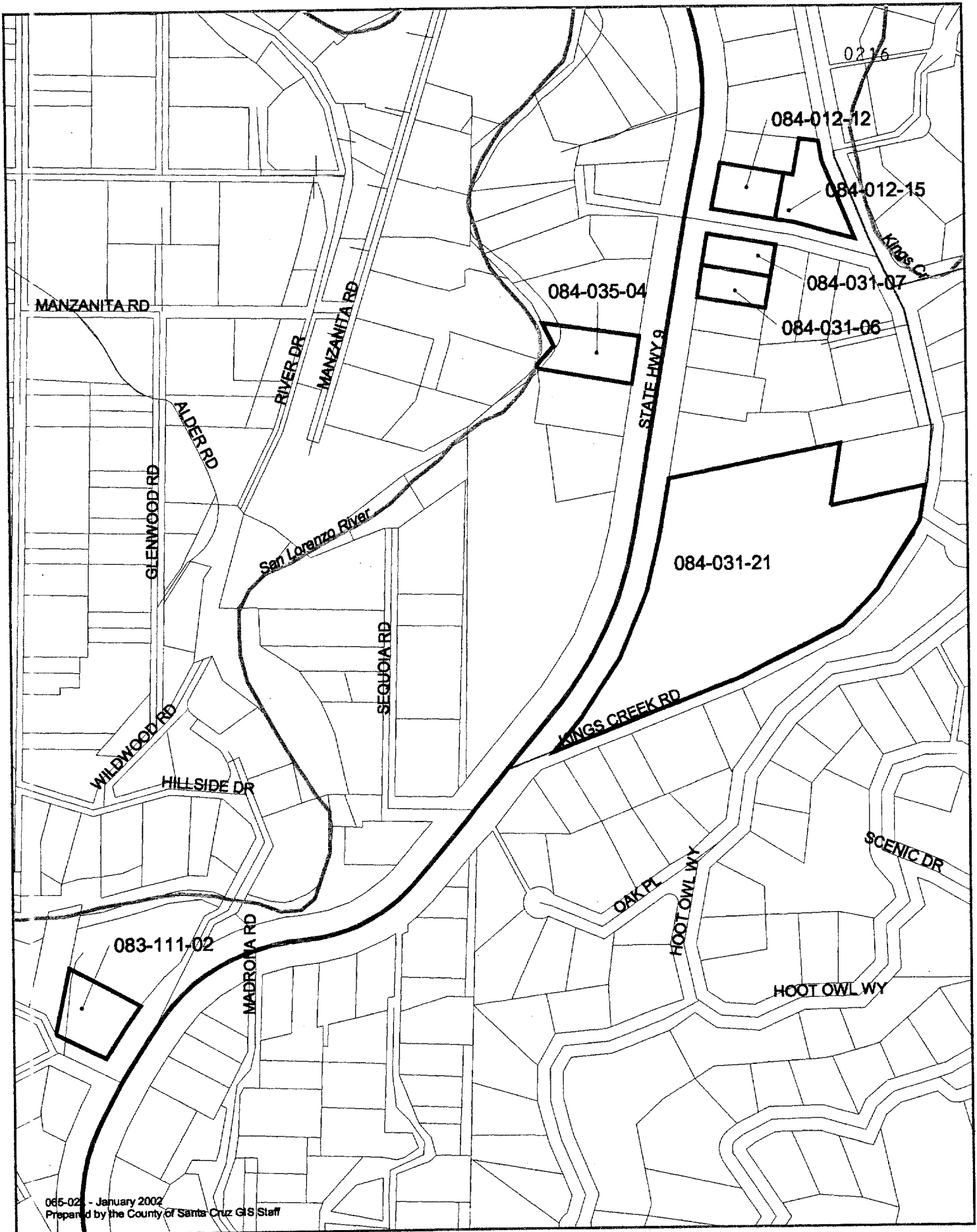
FOREST ST

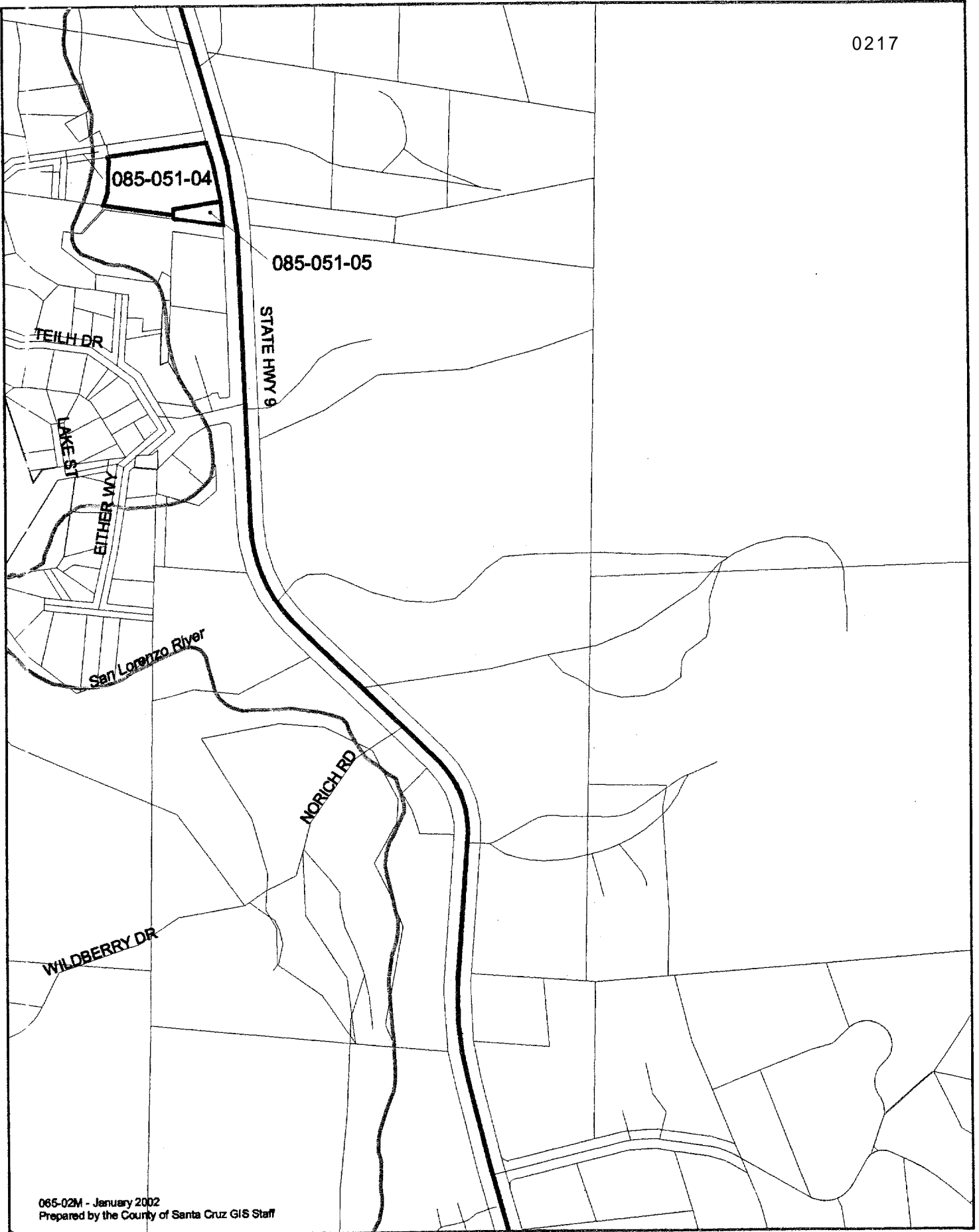
081-132-14

065-02J - January 2002
Prepared by the County of Santa Cruz GIS Staff

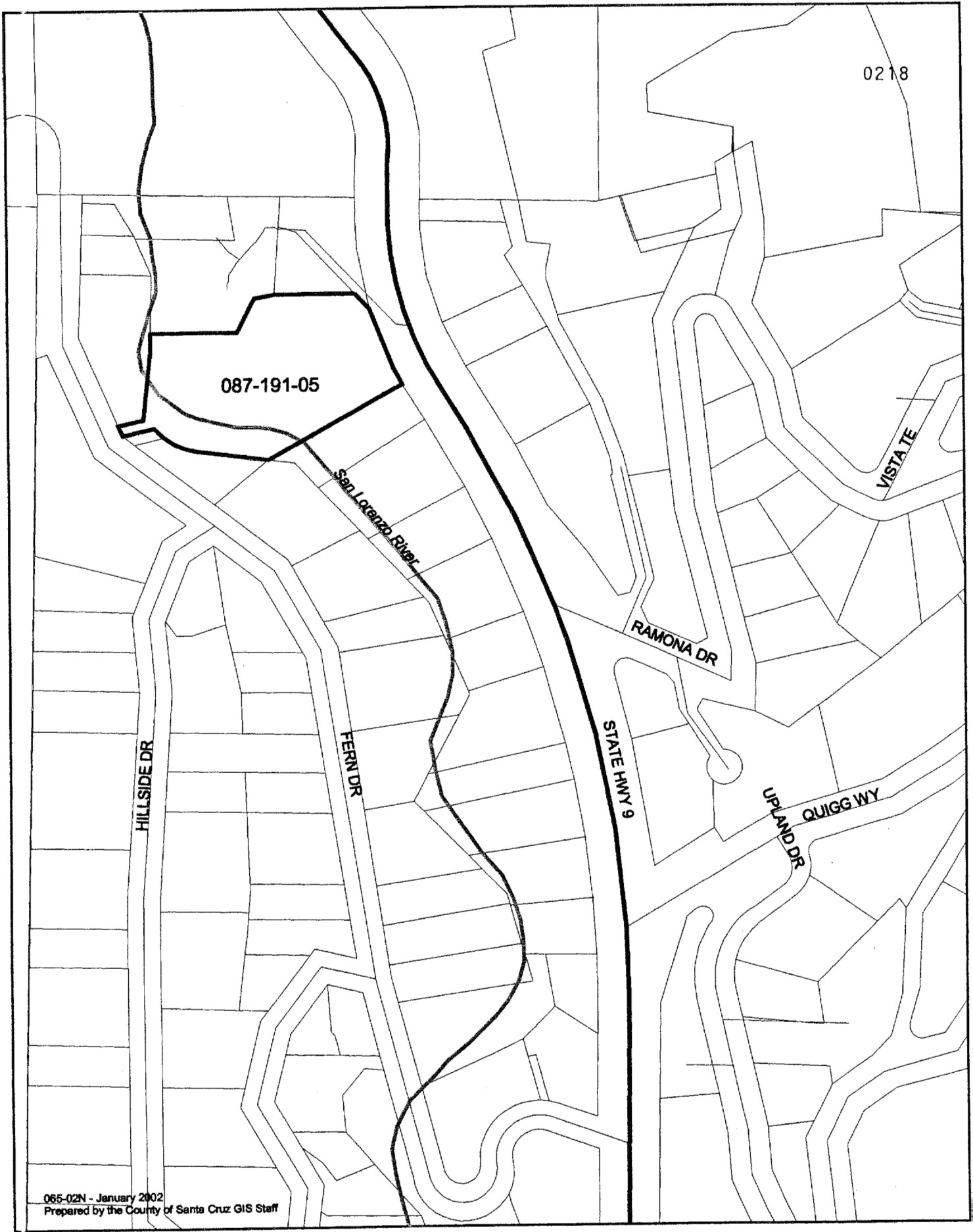


065-02K - January 2002
 Prepared by the County of Santa Cruz GIS Staff





065-02M - January 2002
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Proposed Policy 2.21.8: San Lorenzo Valley Unified School District

Allow the San Lorenzo Valley Unified School District to develop and maintain housing for its employees on property owned by the district. This housing may be developed at a density not to exceed one (1) unit per acre. This employee housing shall be clustered and shall not be visually intrusive on the Highway 9 corridor,