

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

November 16, 2012

General Services Department
Attn: Ronn Carlentine
105 E. Anapamu Street
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF NOVEMBER 14, 2012

***RE: Alexander Land Donation Acceptance Government Code Conformity Determination;
12GOV-00000-00023***

Hearing on the request of Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department to consider Case No. 12GOV-00000-00023, [application filed on October 22, 2012], for a determination that the proposed acceptance of the Alexander Land Donation for in-fee ownership of a 1.5-acre property to be used as public park by the County of Santa Barbara, is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The site is identified as Assessor Parcel Number 097-371-038 located on the northwesterly side of Constellation Road, in the Lompoc Area, Third Supervisorial District.


Dear Mr. Carlentine:

At the Planning Commission hearing of October November 14, 2012, Commissioner Hartmann moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Determine that the proposed Alexander Land donation to the County of Santa Barbara for a public park is in conformity with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department and the Board of Supervisors. This document, Mr. Carlentine's application (Exhibit B of the staff memorandum, dated November 14, 2012) and the County Planning Commission's action letter shall constitute the required report.

The Planning Commission action relative to Government Code Section 65402(a) is advisory in nature; therefore the appeal procedure is not applicable. I am hereby forwarding the Commission's determination to the Board of Supervisors.

Sincerely,

A handwritten signature in blue ink that reads "Alice McCurdy for".

Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 12GOV-00000-00023
Planning Commission File
County Chief Appraiser
Doreen Farr, Third District Supervisor
Joan Hartmann, Third District Planning Commissioner
Rachel Van Mullem, Chief Senior Deputy County Counsel
Florence Trotter-Cadena, Planner

Attachments: Memo to Planning Commission from Doug Anthony dated November 14, 2012

DMB/dmv

G:\GROUP\PERMITTING\Case Files\GOV\12 cases\12GOV-00000-00023 Alexander Land Donation\11-14-12actltr.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
Consent Agenda**

TO: County Planning Commission

FROM: Douglas Anthony, Deputy Director, Development Review North

HEARING DATE: November 14, 2012

RE: Hearing on the request of Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department to consider Case No. 12GOV-00000-00023, [application filed on October 22, 2012], for a determination that the proposed acceptance of the Alexander Land Donation for in-fee ownership of a 1.5-acre property to be used as public park by the County of Santa Barbara, is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). The site is identified as Assessor Parcel Number 097-371-038 located on the northwesterly side of Constellation Road, in the Lompoc Area, Third Supervisorial District.

APPLICANT: Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department, (805) 568-3078

PROJECT DESCRIPTION:

The Santa Barbara County, General Services Department proposes to accept a donation for in fee ownership of a 1.5 acre property to be used as a public park. Mr. Reid Alexander has proposed to donate approximately 1.5-acres of land situated in the middle of an 8.29-acre site, zoned SC, Shopping Center. The site is identified as Assessor Parcel Number 097-371-038 located on the northwesterly side of Constellation Road, in the Lompoc Area, Third Supervisorial District. The entire property is currently undeveloped and the owner plans to develop the remaining, approximately 6.79-acres in the future with commercial uses. The proposed donation for in-fee ownership is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). This project is exempt from environmental review in accordance with CEQA Guidelines Section 15316, "Transfer of Ownership in Order to Create Parks." This section allows for the acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition. The land is in a natural condition and no management plan for the park has been prepared.

JURISDICTION

California Government Code Section 65402 requires that before the County acquires, disposes of, vacates, or constructs upon real property to which the County's general plan applies, the location, purpose, and extent of such acquisition, disposal, vacation, or construction must be submitted to and reported on by the County's "planning agency" as to conformity with the County's general plan. Under the Santa Barbara Land Use and Development Code Section 35.100.020(A)(1), pursuant to the provisions of Section 65100 of the California Government Code, and as provided by Article V, Chapter 2 of the County Code, the County Planning Commission is designated as the "planning agency" for the unincorporated portion of the County located outside of the Montecito Community Plan Area.

COMPREHENSIVE PLAN CONFORMITY DISCUSSION:

The following discussion applies to acceptance of the land donation for park purposes. An additional Government Code Conformity determination would be required prior to any development of the site.

LAND USE ELEMENT

***Urban Area** - An area shown on the land use map within which is permitted the development of residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, utilities, etc. Mineral extraction (including oil) and related uses are permitted in urban areas outside the coastal zone. Open spaces and recreational activities and related uses are permitted and encouraged throughout the Urban area. Agriculture is permitted and encouraged in the Urban area when it is surrounded by urban uses. When adjacent to a Rural area, agriculture shall be in the Rural area.*

***General Commercial (C)** - This designation has been used to denote areas suitable for many types of commercial activities. Central business district areas, district centers, service commercial, neighborhood centers, and design commercial are all contained under this designation. Permitted uses in the General Commercial designation range from convenience activities, which serve such day-to-day needs as food, drugs, gasoline, and other incidentals, to wholesale facilities which support agricultural, construction, and transportation activities.*

Discussion: Conforms. While the site is designated commercial, the proposed donation would be for the purpose of public recreational use, providing a local area for nearby residents to recreate which is considered a related use in urban areas and therefore in conformity.

LAND USE DEVELOPMENT POLICY 4: *Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services (i.e. water, sewer, roads, etc.) and resources are available to serve the proposed development.*

Discussion: Conforms. As discussed above, the proposed project is a donation of a 1.5 acre portion of an 8.29 acre parcel to the County to be reserved as a public park. In its current undeveloped state, no public services would be provided. Any future development of the site as a public park would require adequate public services be demonstrated in a subsequent conformity determination.

HILLSIDE & WATERSHED PROTECTION POLICY 2: *All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

Discussion: Conforms. No development is proposed as part of this project. The site slopes and vegetation would not present a constraint for future development for active or passive recreational uses to adhere to this policy. Therefore, the proposed project is in conformity with this policy.

PARKS/RECREATION POLICY 3: *Future development of parks should emphasize meeting the needs of the local residents.*

Discussion: Conforms. The donation of 1.5 acres of land would incrementally contribute to the recreational space available to the public within the Vandenberg Village area. As discussed under Land Use Definition above, the subject area could be developed in the future to meet the needs of local residents. The nearest County park is located approximately $\frac{3}{4}$ of a mile away within the Providence Landing Development located on the south side of Highway 1. This site would provide additional recreational opportunities suitable to serve local residents. Therefore, the proposed project is in conformity with this policy.

LOMPOC AREA/COMMUNITY GOALS:

LAND USE

Goal: Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/Mesa Oaks areas.

Discussion: Conforms. The absence of new commercial development over the past 20 years indicates that there is a sufficient inventory in the Vandenberg Village/Mission Hills/Mesa Oaks area, and that the removal of 1.5 acres of commercially zoned property would not increase development pressure to expand the urban area.

Despite the relatively small size of the 1.5 acre donation, the land would provide an opportunity for passive recreational activities within the Urban-designated Vandenberg Village area. Therefore, the proposed project is in conformity with this policy.

PARKS/RECREATION

Goal: Provide facilities for a maximum variety of recreational activities for all age levels within a reasonable distance of the place of residence, so separated and protected as to avoid conflicts between the different types of activities.

Discussion: Conforms. In its present form, the 1.5 acre donation would provide opportunities for passive recreational activity within the Vandenberg Village area. The nearest County park is located approximately $\frac{3}{4}$ mile away and this site would provide additional recreational opportunities within a reasonable distance of residences. Therefore, the proposed project is in conformity with this policy.

Goal: Locate recreational activities where adverse effects, such as increased auto traffic, noise, and increased litter would not conflict with surrounding areas.

Discussion: Conforms. The proposed donation of land in and of itself would not increase traffic, noise, and/or litter so as to conflict surrounding areas. However, future development of recreational amenities/improvements for a public park would need to address any potential conflicts with the surrounding areas in a subsequent conformity determination. The proposed project is in conformity with this policy.

Goal: Design future parks to be natural areas with minimal maintenance.

Discussion: Conforms. The donation would provide passive recreation activities within the Vandenberg Village area. No amenities are proposed as part of this project.

RECOMMENDATION: That the Planning Commission:

1. Determine that the proposed Alexander Land donation to the County of Santa Barbara for a public park is in conformity with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department and the Board of Supervisors. This document, Mr. Carlentine's application (Exhibit B) and the County Planning Commission's action shall constitute the required report.

Exhibit A – Site Plan with Park Location

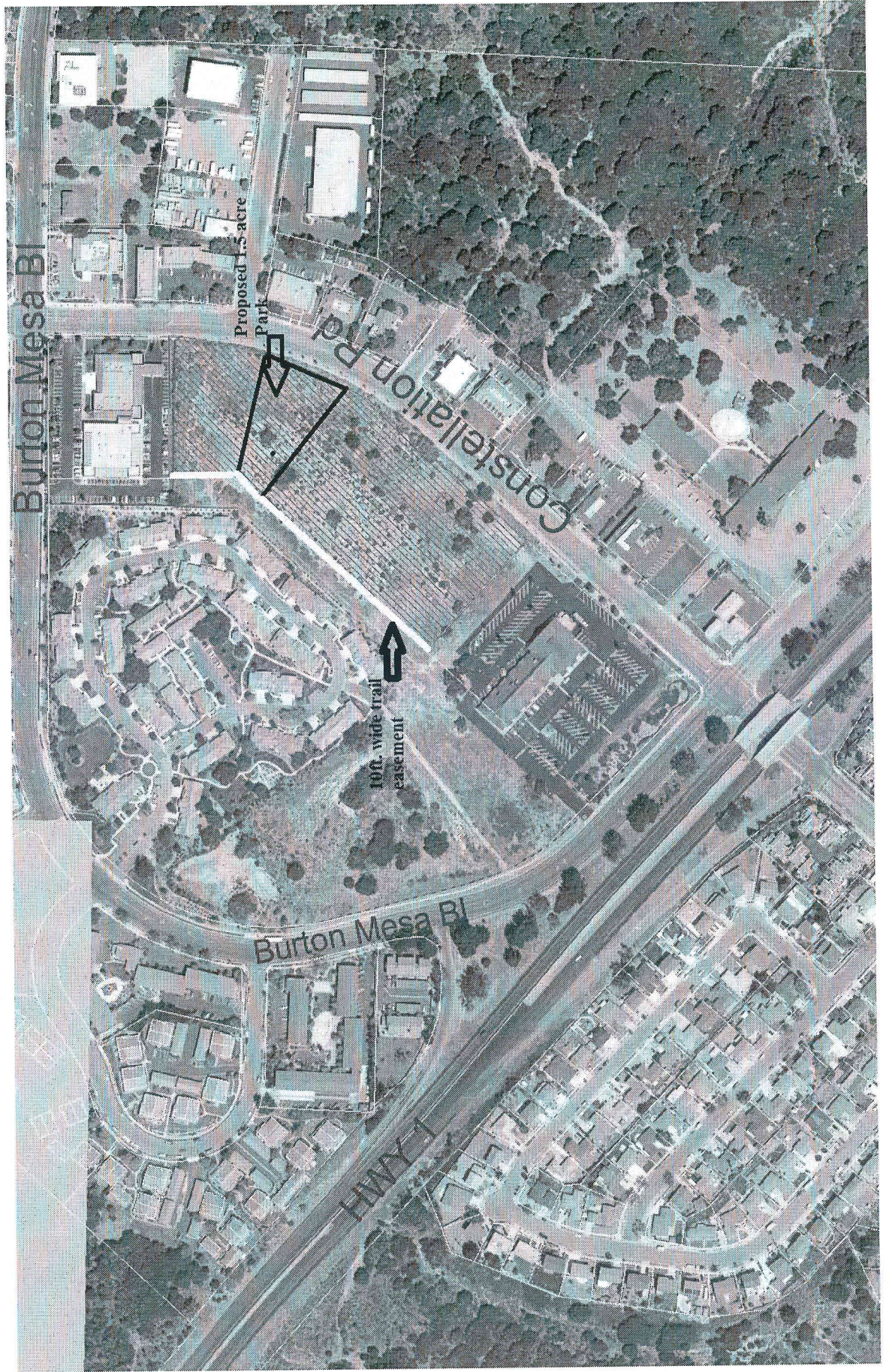
Exhibit B – Application dated October 22, 2012

Staff Contact/Prepared by: Florence Trotter-Cadena, Planner, (805) 934-6253

Exhibit A

Site Plan

Site Plan for Alexander Land Donation
12GOV-00000-00023



Memorandum

RECEIVED

OCT 24 2012

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT



Date: October 22, 2012

To: ~~Zoraida Abresch~~
Planning and Development

From: Ronn Carlentine *RC*
General Services Department
Office of Real Estate Services

Subject: Alexander Vandenberg Village Land Donation
(Portion of APN: 097-371-038)
Third Supervisorial District

In accordance with Government Code Section 65402, the County of Santa Barbara, through the General Services Department, is contemplating Mr. Reid Alexander land donation to convey the middle of an 8.29 acres of vacant commercial property. The land donation to the County is approximately 1.5 acres (Portion of APN: 097-371-038) to provide for proposed public park use. The remaining two parcels 3.14 acres will be commercial zoned properties.

The Alexander property is LOCATED on the northwesterly side of Constellation Road in Vandenberg Village, California. The parcel is known as County Assessor Parcel Number 097-371-038 as shown on the maps attached hereto.

The PURPOSE of acquiring the subject property is through a land donation for proposed public park use.

The EXTENT of this proposed real property transaction is the acceptance of fee ownership of approximately 1.5 acres of land. The vesting of the Property will be held by the County of Santa Barbara.

In accordance with Government Code Section 65402, the General Services Department hereby requests that a finding be made by the Planning Commission as to whether the proposed acceptance of fee ownership of the Property is, or is not in conformity with the Santa Barbara County General Plan.

In accordance with your findings, please forward the Planning Commission final report to the Real Estate Services Office of the General Services Department for further processing of the proposed acquisition of the subject property.

If you have any questions, please call me at extension 3078. Thank you for your assistance.

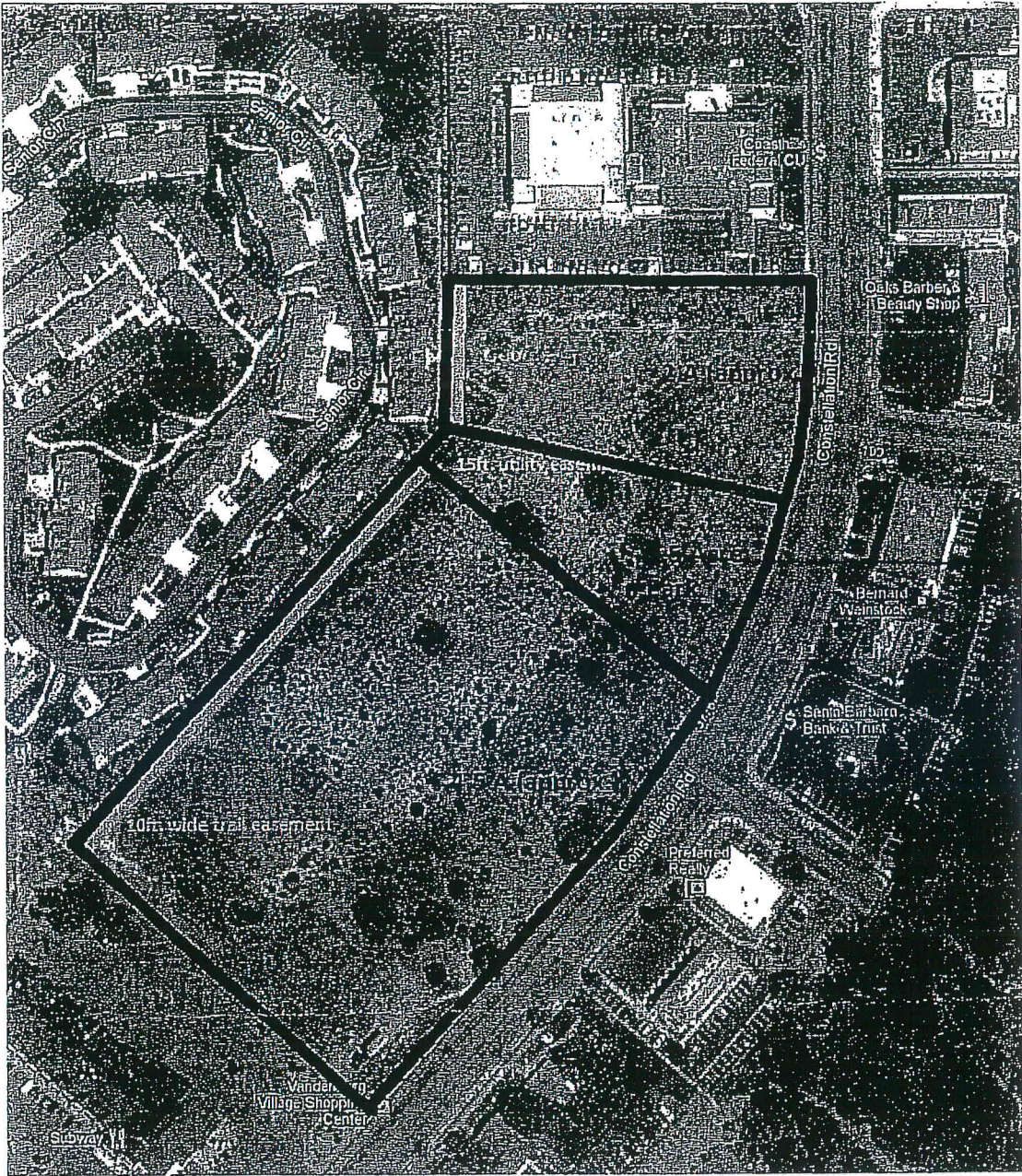
RECEIVED

OCT 19 2012

S.B. COUNTY

PLANNING & DEVELOPMENT

1.5-Acre Land Donation for Park
Vandenberg Village, CA



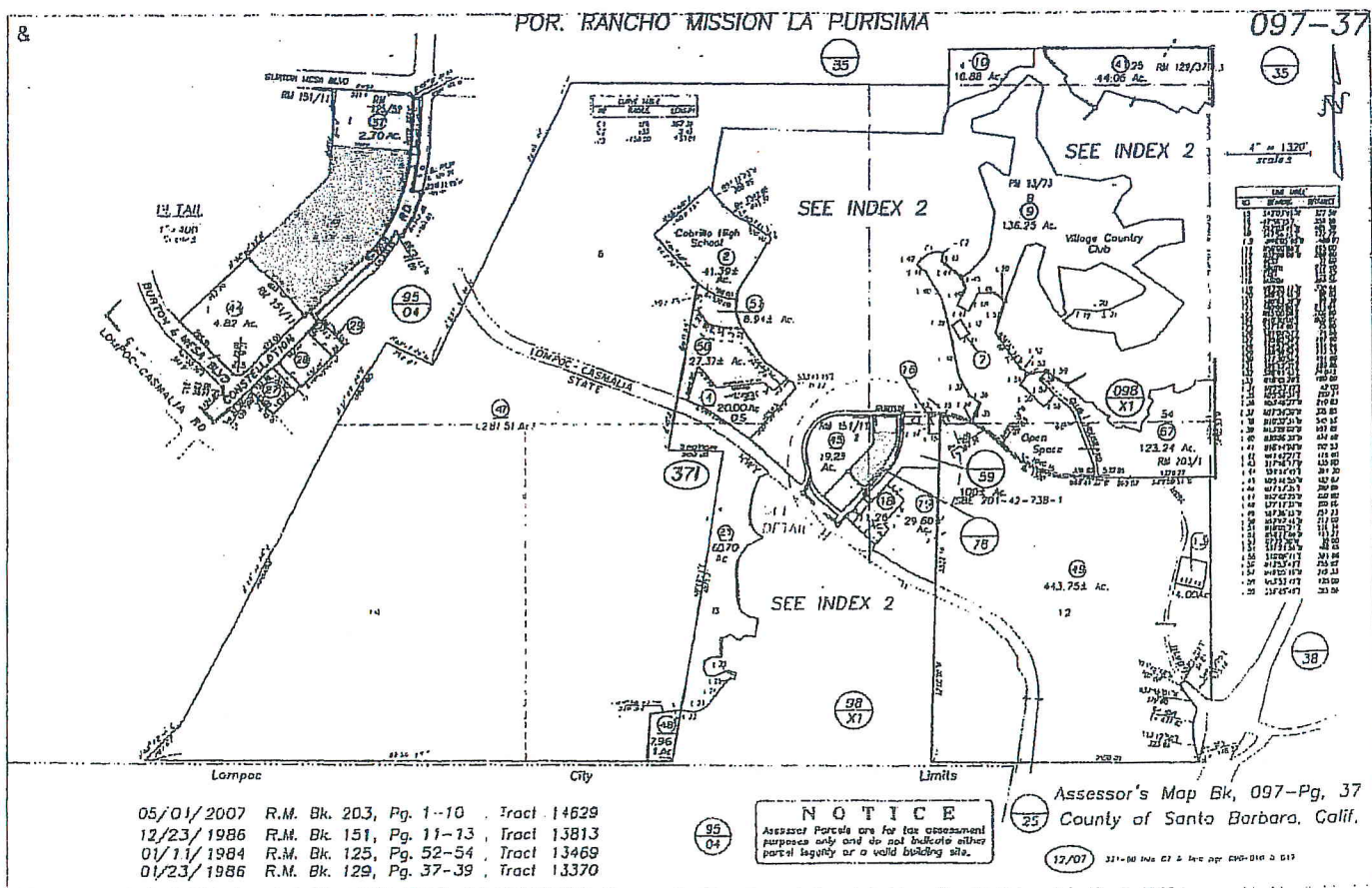
Legend:

- Approx. Lot Lines
- 10ft. wide trail easement
- 15ft. wide utility easement

MetroScan / Santa Barbara (CA)

Parcel	: 097 171 38	Total	: \$1,032,262
Owner	: Alexander Reid K Family Trust	Land	: \$1,032,262
CoOwner	:	Struct	:
Site	: *no Site Address*	Other	:
Mail	: PO Box 1872 Camarillo Ca 93011	% Imprvd	:
Xfered	: 07/18/2002 Doc# : 69239	% Owned	: 100
Price	: \$130,000 Full Deed : Grant Deed	Exempt	:
Ln Amt	:	Type	:
Vesting	: Trust/trustee IntType :	TaxArea	: 72016
Lender	:	10-11 Tax	: \$12,411.42
Use	: 1000 Vacant Commercial	MapGrid	:
Legal	: TRACT 13813 LOT 1	OwnerPh	:
Census	: Tract :28.08 Block :4	TractNumber:	13813

Total Rms :	Year Built :	Lot Acres :	8.29
Bedrooms :	EffYearBlt :	Lot SqFt :	361,112
Bathrooms :	Bldg SqFt :	Lot Dimen :	
AirCondin :	Bldg Style :	Garage :	
Heating :	Foundation :	GrgSpaces :	
HeatSource :	RoofMatrl :	Pool :	
Fireplace :	Deck :	Spa :	
Units :	Patio :	View :	
Stories :			



Information compiled from various sources. CoreLogic makes no representations or warranties as to the accuracy or completeness of information contained in this report.

NORTH 42.00 (M. & R2)

TRACT 12059 - UNIT 7

BOOK 57 PAGES 5, ET. SEQ. MAPS

MAPS
EAST. 42.00 (M. & R2)

77

S. 45° 00' 00" E. 21.21
(MEAS. & R2)

BOULEVARD

EAST. (MEAS. & R2)

902.97 (MEAS.) (903.16) R2

EAST. (MEAS. & R2)

783.81
845.97

(B4G.1G) R2

-468.97 (MEAS.)

377.00 (M.)

BASIS OF BEARINGS:

FD. 1 1/2" IRON PIPE
(OPEN) REC. PER
R2
(N. 72° W. 0.40' F.T.C.)
REC. PER R2

-FD. 1 1/2" IRON PIPE
OPEN RECORD
PER #2

GFT. EASEMENT FOR
PUBLIC UTILITY USES
PER REEL NO. 82-54889,
O.R.

4 FT. EASEMENT TO THE
CO. OF SANTA BARBARA
FOR PUBLIC HIKING &
EQUESTRIAN TRAIL USES
(PROPOSED)

2.697 AC.

WEST. 392.00

N. 89° 59' 23" W.
(RAD.)

(M.) $\begin{cases} \Delta = 8^\circ 47' 41'' \\ L = 138.20 \end{cases}$

$\Delta = 0^{\circ}48'01''$

N. 40° E. 0.05' F.T.C.

2

8293 AC

(R2) $\begin{cases} \Delta = 42^{\circ}03'45'' \\ R = 900.00 \\ L = 660.72 \\ T = 346.04 \end{cases}$

$\Delta = 42^{\circ} 02' 52''$
 $R = 900.38$
 $L = 660.76 \text{ (M.)}$
 $T = 346.05$

4. 35 FT. EASEMENT FOR
PRIVATE STORM DRAIN-
AGE PURPOSES (PROPOSED)

(N. 55° 44' 10" W.) RAD.

(R5) $\begin{cases} A = 7^{\circ}47'55'' \text{ N. (RAD)} \\ L = 122.50 \text{ N. SE. = 0.} \end{cases}$

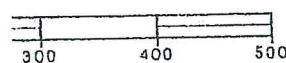
(M) } $\Delta = 7'48''03''$ (M.)

(M.) $\left\{ \begin{array}{l} \Delta = 7^{\circ}48'03'' \\ L = 122.59 \text{ (M)} \end{array} \right.$

CONS
W

$$\begin{cases} \Delta = 15^\circ \\ R = 90^\circ \\ L = 23^\circ \end{cases}$$
$$\begin{cases} \Delta = 15^\circ \\ R = 900 \\ L = 235 \end{cases}$$

FEET



NO. 3

TRACT 12, 265
BOOK 94 PAGES 15 & 16, MAPS

TRACT MAP

OWNER'S CERTIFICATE:

WE CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE AN INTEREST IN, THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE CELESTED BOUND LINES.

WE HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA BARBARA, AS A PUBLIC EASEMENT, THAT CERTAIN EQUESTRIAN AND HIKING TRAIL AS SHOWN HEREON.

VANDERBILT VILLAGE DEVELOPMENT COMPANY,
A NEVADA CORPORATION

BY: *[Signature]*

BY: *[Signature]*

[Signature]
Vice President & Atty Sec.

EASEMENT HOLDERS:

THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS HAVE BEEN OBTAINED IN ACCORDANCE WITH SECTION 6635 (C) (3) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RISE INTO A FEE:

UNITED STATES OF AMERICA-PER DEED RECORDED DECEMBER 21, 1945 AS INSTRUMENT NO. 14449 IN BOOK 661 PAGE 289, OF OFFICIAL RECORDS.

COUNTY OF SANTA BARBARA PER DEEDS RECORDED MARCH 29, 1939 IN BOOK 458 PAGE 498; OCTOBER 24, 1957 IN BOOK 1461 PAGE 212; APRIL 14, 1961 IN BOOK 1841 PAGE 31; SEPTEMBER 22, 1961 IN BOOK 1871 PAGE 153; SEPTEMBER 11, 1982 IN BOOK 1951 PAGE 606; AUGUST 7, 1987 BOOK 2145 PAGE 656, ALL OF OFFICIAL RECORDS.

UNION OIL COMPANY OF CALIFORNIA PER DEED RECORDED JULY 8, 1959 AS INSTRUMENT NO. 21267 IN BOOK 1641 PAGE 571 OF OFFICIAL RECORDS.

VANDERBILT UTILITIES CO. PER DEED RECORDED OCTOBER 14, 1959 AS INSTRUMENT NO. 14043 IN BOOK 1674 PAGE 216, OF OFFICIAL RECORDS.

VANDERBILT DISPOSAL CO. PER DEED RECORDED OCTOBER 14, 1959 AS INSTRUMENT NO. 14044 IN BOOK 1674 PAGE 218 OF OFFICIAL RECORDS.

GENERAL TELEPHONE COMPANY OF CALIFORNIA PER DEED RECORDED DECEMBER 30, 1952 AS REEL NO. 82-54889, OF OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF Santa Barbara)
(Sovereign Power)

ON 7 December 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *GARY W. PERKINS*

KNOWN TO ME TO BE THE *Vice President*

AND *A. Ross Bowen*

KNOWN TO ME TO BE THE *Vice President and Atty Secretary* OF VANDERBILT VILLAGE DEVELOPMENT COMPANY. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO WERE TO BE THE EASEMENT HOLDERS, AND THAT THE CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS OWNER.

WITNESS MY HAND AND

OFFICIAL SEAL

[Signature]
NOTARY PUBLIC IN AND FOR SAID

COUNTY AND STATE

[Signature]
ALMA CHILANO

MY Commission Expires Jan. 20, 1987

SHEET 1 OF 3 SHEETS

TRACT NO. 13-469

COUNTY OF SANTA BARBARA, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 5 AND 13 OF THE MAP OF PARTITION OF SANCHO LA PUNISHA IN THE COUNTY OF SANTA BARBARA, OF SUPERIOR COURT CASE NO. 84-1000000, BY ET. AL. VERBIS R.N. DE JONES, ET. AL. FILED IN SAID SUPERIOR COURT OF SAID COUNTY AND STATE,

Penfield & Smith
ENGINEERS INC.

111 EAST VICTORIA STREET
POST OFFICE BOX 111 SANTA BARBARA, CA 93102

NOVEMBER 1983

SURVEYOR'S CERTIFICATE:

CERTIFY *KARL W. GRAHAM* HEREBY

THAT IN THE *ANNEXED MAP* A SURVEY OF THE LAND INCLUDED WITHIN THE SUBDIVISION WAS MADE UNDER MY DIRECTION AND THAT THE MONUMENTS MARKED L.S. 1873 ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE MAP, OR WILL BE SET OUT BY THE SURVEYOR OR HIS DEPUTY, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

[Signature]
KARL W. GRAHAM, L.S. 1873

COUNTY SURVEYOR'S CERTIFICATE:

I, CHARLES A. WARDER, COUNTY SURVEYOR OF THE COUNTY OF SANTA BARBARA, DO HEREBY CERTIFY THAT THE SUBDIVISION MAP AND COUNTY SUBDIVISION ORDINANCE HAVE BEEN COMPLETED WITHIN AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY ACCORDANT WITH THE RECORDS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON.

DATED: *Jan. 9, 1984*

CHARLES A. WARDER
COUNTY SURVEYOR

BY: *[Signature]*
ASSISTANT COUNTY-SURVEYOR

COUNTY CLERK-RECORDER CERTIFICATE:

I DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY APPROVED THIS MAP FOR SUBDIVISION PURPOSES ON *December 9, 1983* AND THAT THE COUNTY CLERK HAS BEEN AUTHORIZED TO OFFER TO KNOWLEDGE FROM ITS APPROVAL AND ITS ACCEPTANCE OF THE EQUESTRIAN AND HIKING TRAIL, AS A PUBLIC EASEMENT AS SHOWN THEREON. I ALSO DO HEREBY CERTIFY THAT PURSUANT TO GOVERNMENT CODE, SECTION 6649, COUNTY SUBDIVISION MAP ACT) THAT THE CERTIFICATES AND DEPOSITS REQUIRED BY SECTION 6649 OF THE GOVERNMENT CODE HAVE BEEN FILED AND MADE.

DATED: *January 9, 1984*

HOWARD C. MENZEL
COUNTY CLERK-RECORDER

BY: *[Signature]*
ASSISTANT COUNTY CLERK

THE BOARD OF SUPERVISORS

DEPUTY

COUNTY RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP OF TRACT 13-469 CONSISTING OF 125 ACRES, AS DESCRIBED AND RECORDED IN BOOK 2145, PAGE 656, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA AT 2134 PM

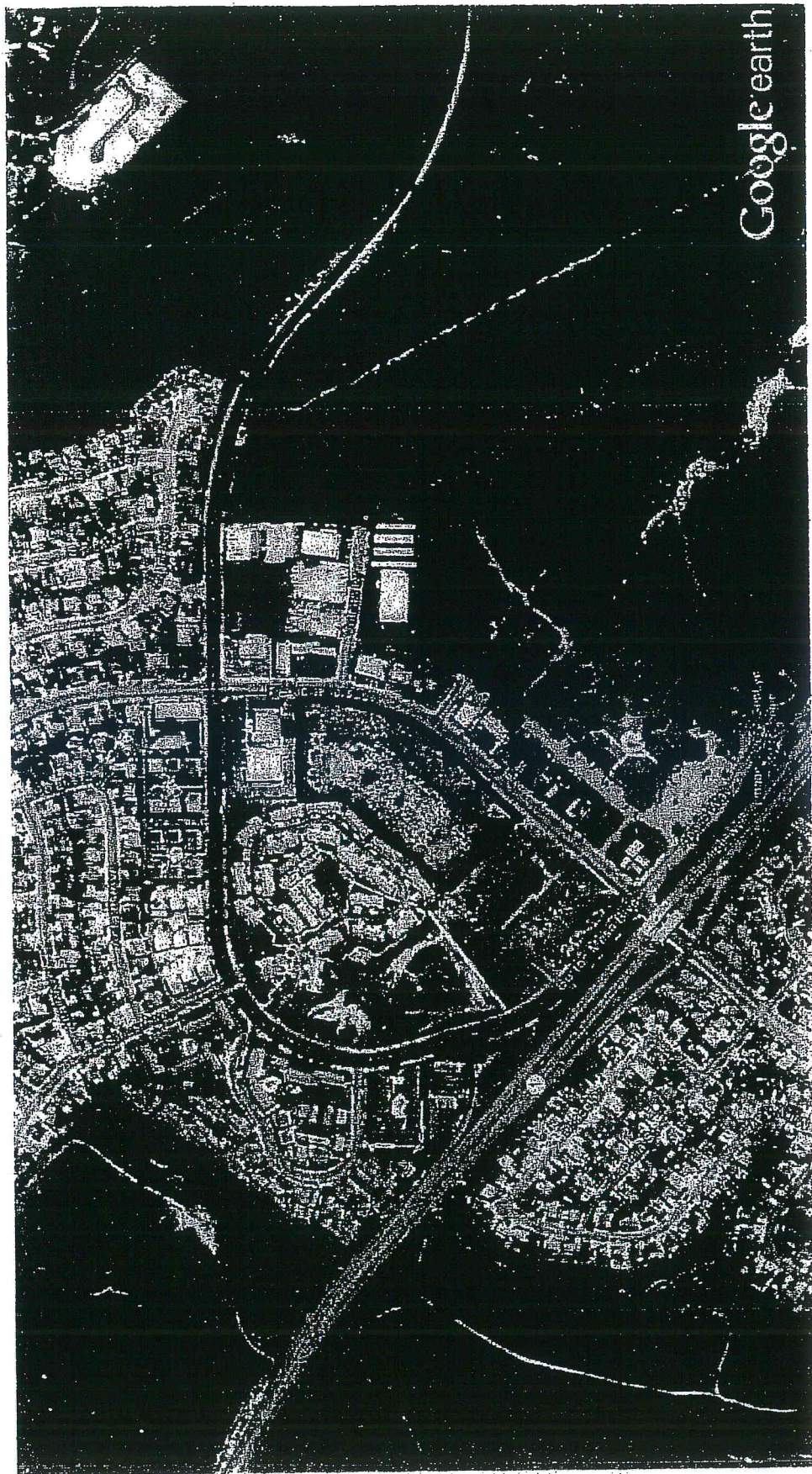
FEE \$10.00

HOWARD C. MENZEL
COUNTY CLERK-RECORDER

BY: *[Signature]*
ASSISTANT COUNTY CLERK

THE BOARD OF SUPERVISORS

DEPUTY



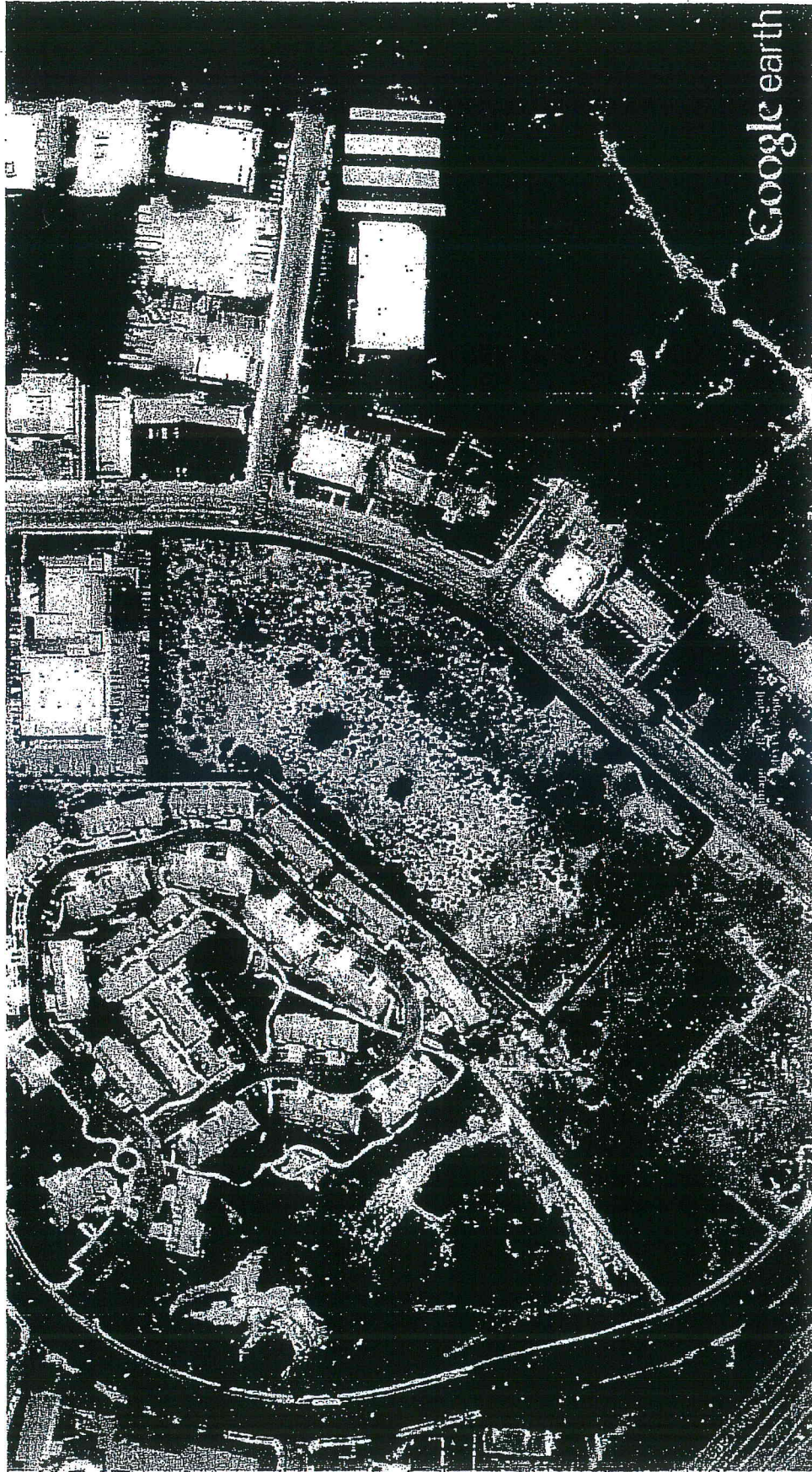
Google earth

feet 3000
km 1

Google Earth Pro



AERIAL



Google earth

Google Earth Pro

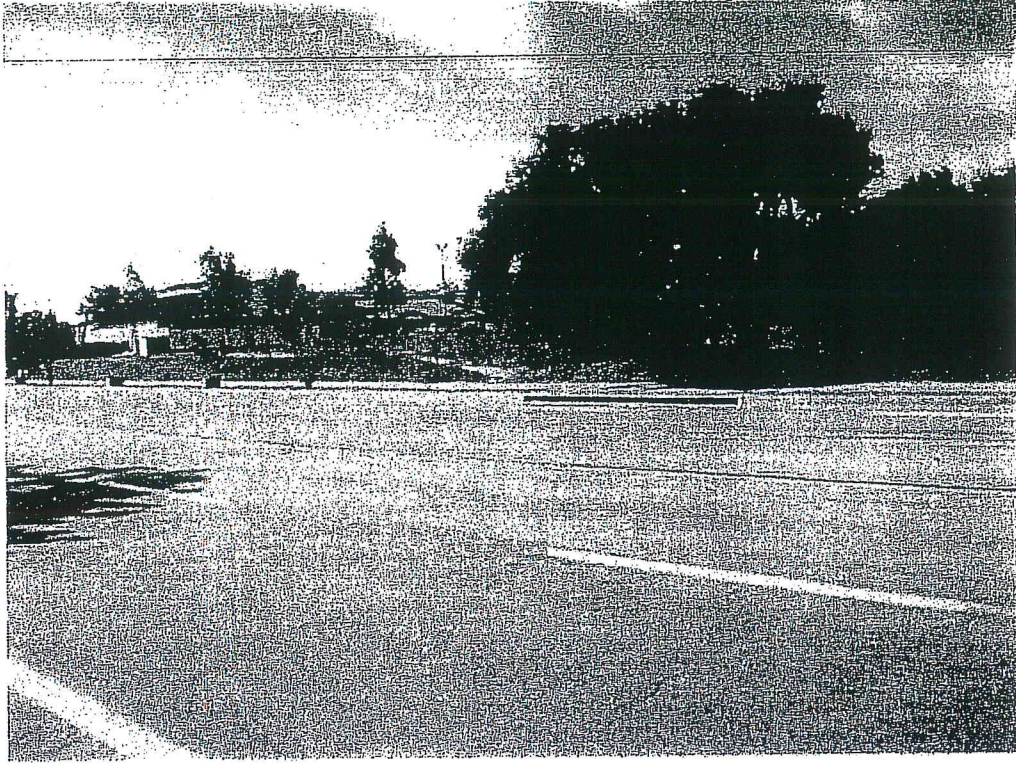
feet
meters

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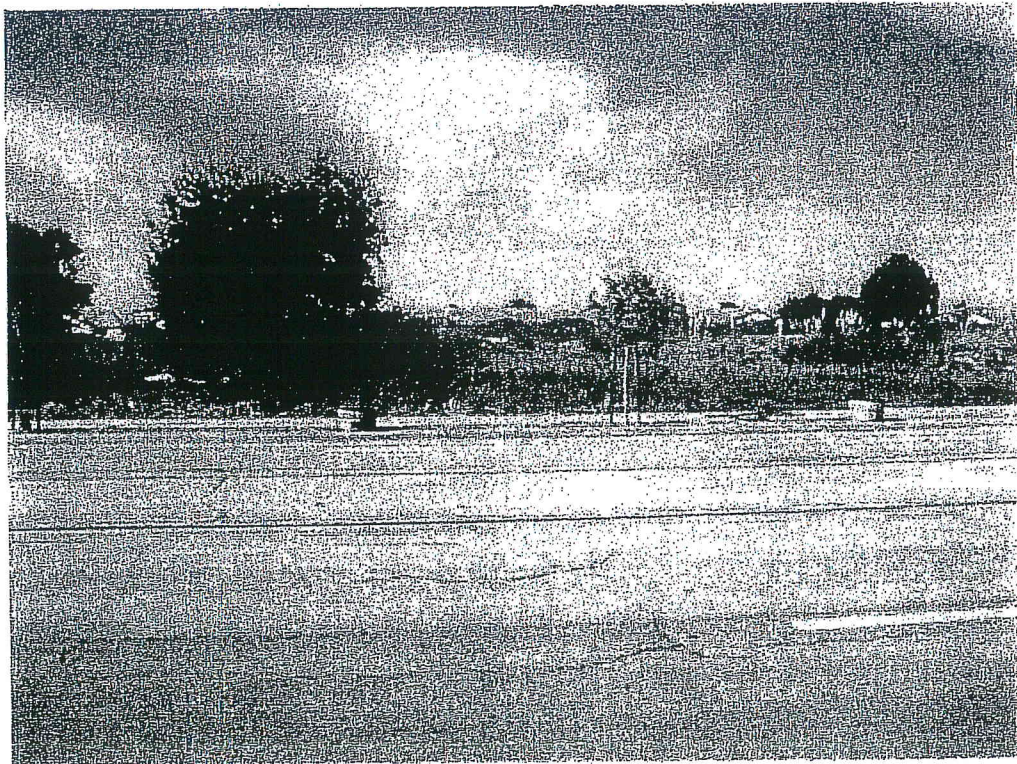
400

AERIAL DETAIL

SUBJECT PROPERTY PHOTOGRAPHS

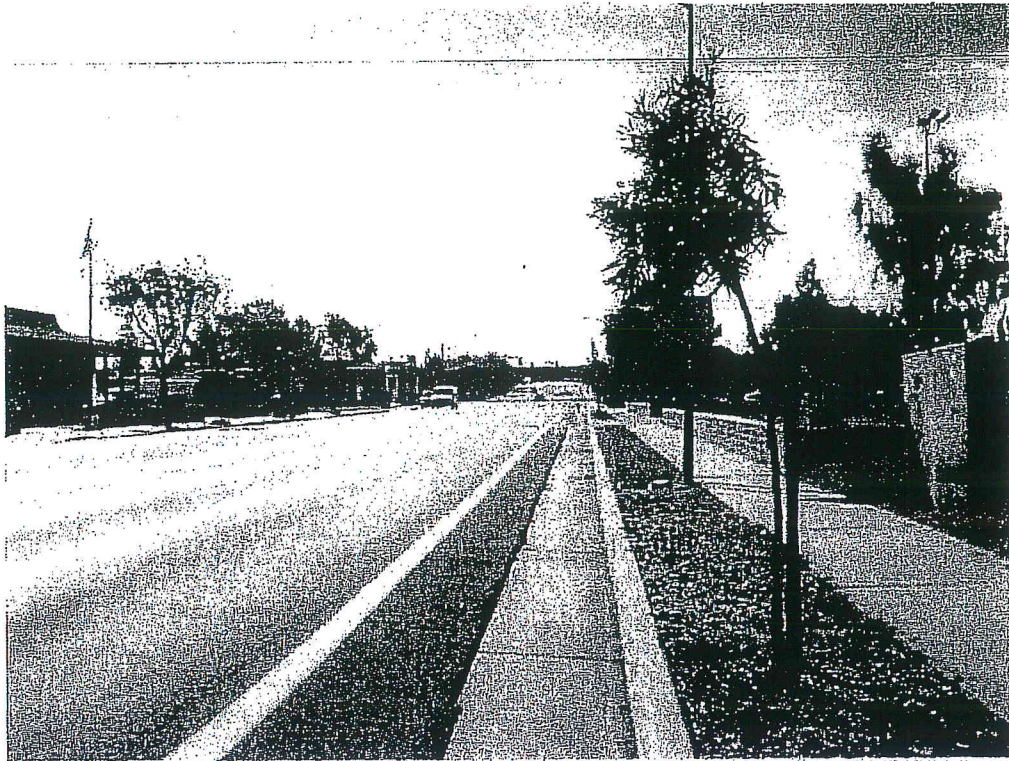


LOOKING SOUTHWEST AT SUBJECT

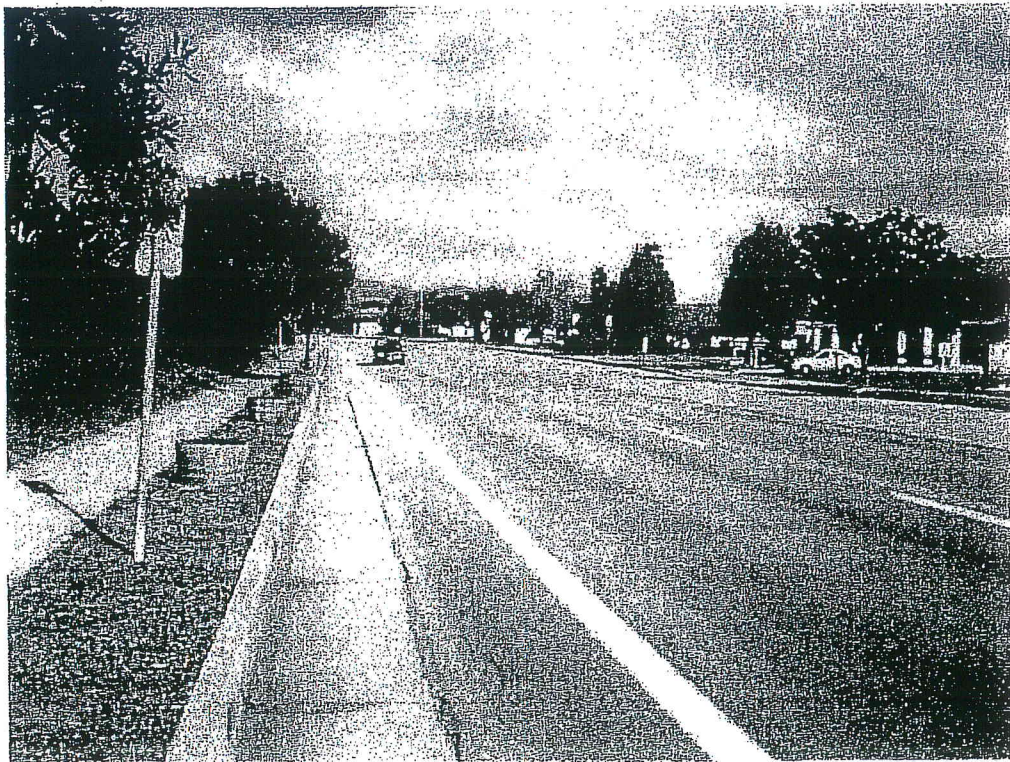


LOOKING WEST AT SUBJECT

SUBJECT PROPERTY PHOTOGRAPHS

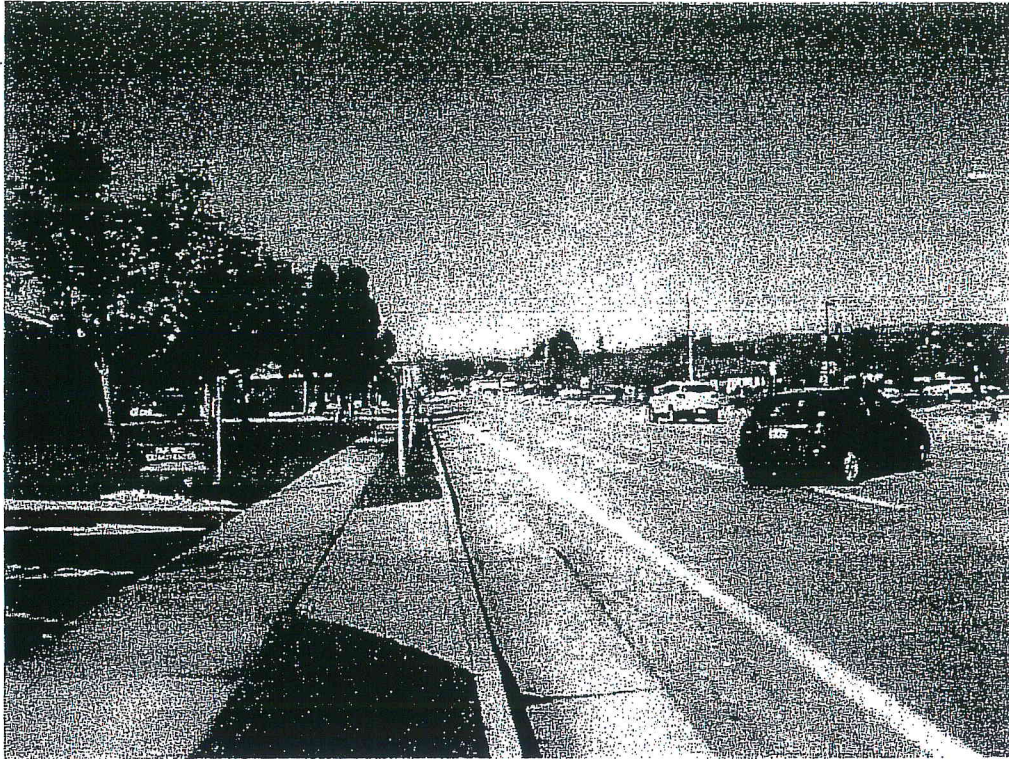


LOOKING SOUTH FROM SUBJECT

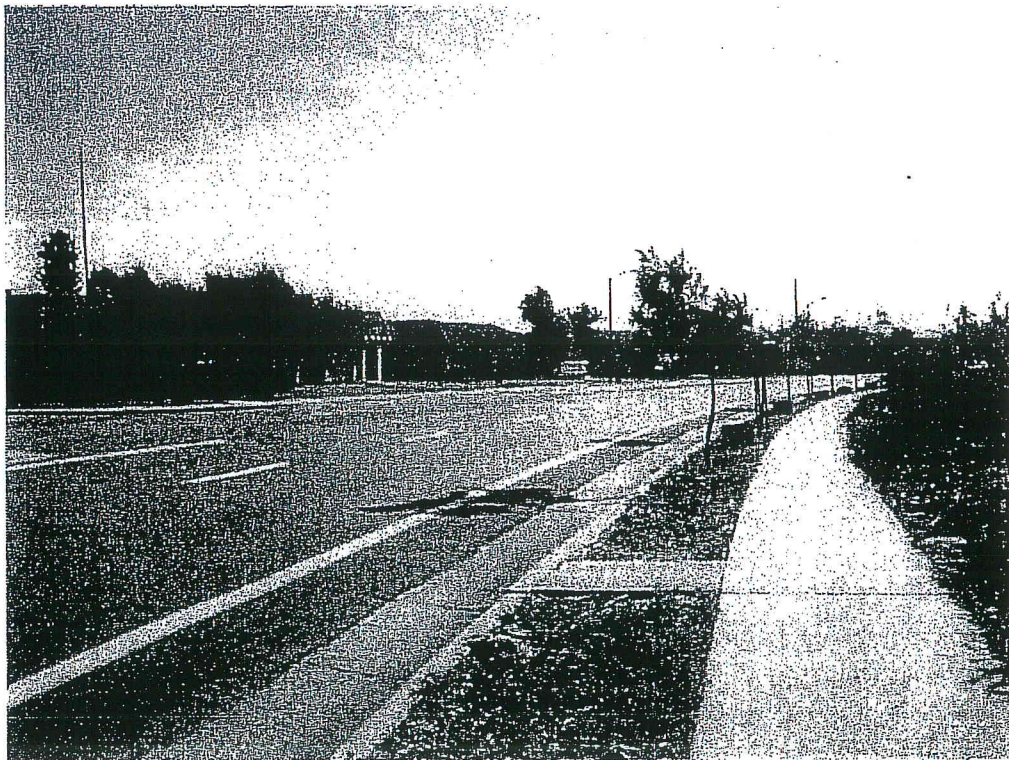


LOOKING NORTH FROM SUBJECT

SUBJECT PROPERTY PHOTOGRAPHS



LOOKING NORTH FROM SUBJECT'S NORTH LINE



LOOKING SOUTH FROM NORTH LINE



General Zoning

- [illegible]

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



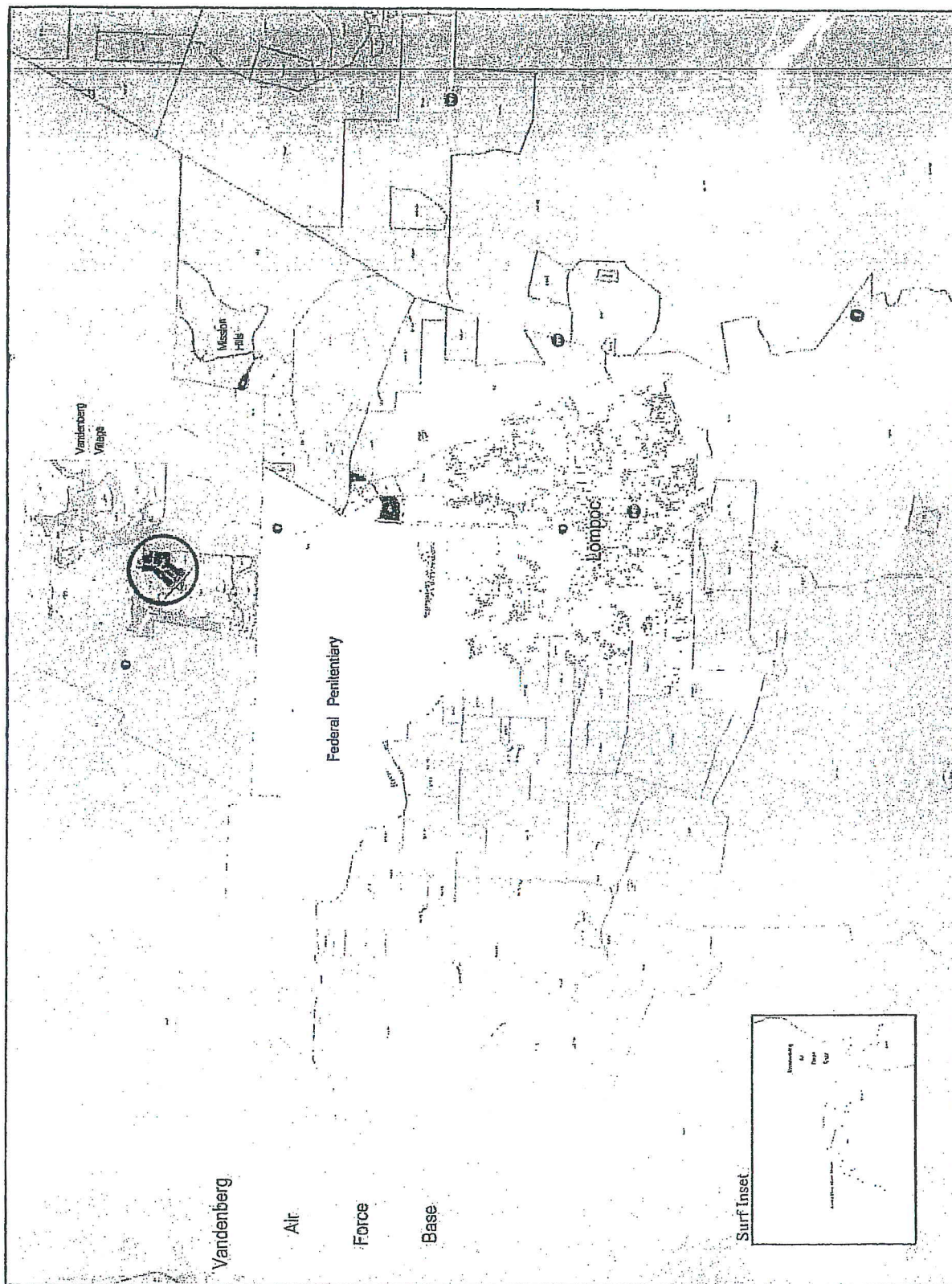
Scale: 1:24,000

Distance

1
0.5
0

Miles

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 103–110



ZONING MAP

ZONING DETAIL