



California Fair Political Practices Commission

January 23, 1986

Raymond M. Haight
City Attorney
City of Scotts Valley
4740 Scotts Valley Drive, Suite A
Scotts Valley, CA 95066

Re: Your Request for Formal
Written Advice on Behalf of
Councilmember Roger Anderson
Our File No. A-86-021

Dear Mr. Haight:

We have received your request for Formal Written Advice on Behalf of Councilmember Roger Anderson. Your request incorporates our two previous advice letters (both numbered A-84-209) to you regarding Mr. Anderson's real property interest located adjacent to Planning Areas 35 and 35-A in the City of Scotts Valley. Those two letters, together with your letter of December 31, 1985, are attached and incorporated herein by reference.

In those two earlier letters, we advised that Councilmember Anderson should disqualify himself as to certain land-use decisions affecting the "Cavalcade Ranch" property, an undeveloped 28-acre parcel situated directly adjacent to the parcel where his spouse owns a condominium. At that time, the land-use decisions involved requests for approvals for the "Orchard Business Park" project which was proposed for the "Cavalcade Ranch" site, which occupies Planning Areas 35 and 35-A.

Your current advice request relates to the same real property interest of Councilmember Anderson and to decisions affecting the same adjacent parcel. However, the decisions in question differ somewhat from those involved in your previous advice request.

Raymond M. Haight
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FACTS

The Scotts Valley City Council is currently in the process of adopting a new General Plan for the community. The Council is currently dealing with land use designations. The process it is following consists of taking a consensus vote as to each planning area to be designated. The process will conclude with a final public hearing followed by a formal and final vote to adopt the General Plan, including the land use designations for the various planning areas previously considered by consensus vote.

The current designation for Planning Areas 35 and 35-A, as set forth in the 1978 General Plan, is commercial, and the property is currently zoned C-2 (Community Commercial). The draft General Plan proposes changing the designation for Planning Area 35-A to medium density residential (4-9 dwelling units per acre). The City Council may agree with these proposed designations or it may consider changing them to residential entirely, or leaving them the way they are currently designated.

ANALYSIS

In the instant case, no facts have been presented to substantiate a conclusion that it would not be reasonably foreseeable that the decision in question would have a material financial effect upon Mr. Anderson's home. Generally, a land-use decision of the magnitude of a General Plan amendment on a large parcel immediately adjacent to the official's condominium complex will require disqualification, absent facts which indicate special circumstances leading to a contrary result. As you have explained, in the instant situation, the Council has before it a full range of alternatives in terms of new zoning designations for the subject parcel, ranging from residential to commercial or industrial. Therefore, the designation chosen could have dramatic effects upon the use of the currently unimproved property adjacent to Mr. Anderson's residence.

It is difficult to imagine a land-use decision with more potential to impact upon the value of adjacent properties than a wide-ranging amendment process to the jurisdiction's General Plan.

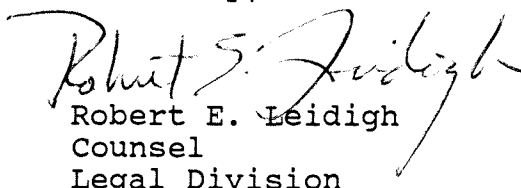
However, we have advised in other contexts, such as budget deliberations, that once the component decisions have been

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resolved, an official with a disqualifying interest in one component may vote on the overall budget when it is presented as a final decision and the particular component is not subject to modification. Consequently, once each of the planning areas has been reviewed and redesignated and the General Plan is considered as a whole, Mr. Anderson could participate in that overall decision. If the overall plan is rejected, he could not participate in any reopening of the discussion on Areas 35 and 35A.

I trust this has provided you with sufficient guidance to advise Mr. Anderson in this matter. If you have any questions, I may be reached at (916) 322-5901.

Sincerely,


Robert E. Leidigh
Counsel
Legal Division

REL:plh
Enclosure

RAYMOND M. HAIGHT
ATTORNEY AT LAW
4740 SCOTTS VALLEY DRIVE, SUITE A
~~XXXXXX~~
SCOTTS VALLEY, CALIFORNIA 95066
(408) 438-6610

F P F C
JAN 6 7 59 AM '86

December 31, 1985

Fair Political Practices Commission
State of California
P.O. Box 807
Sacramento, CA 95804
Attn: Robert Leidigh, Esq.

Re: Request for written advice by Councilmember Roger
Anderson regarding General Plan designation for
Planning Areas 35 and 35-A (Cavalcade Ranch Property)

Dear Mr. Leidigh:

Councilmember Roger Anderson has requested that I contact your office and seek written advice with respect to the question of whether Mr. Anderson would have a conflict of interest, within the meaning of the Fair Political Practices Act, in the event he were to participate in voting on the General Plan designation for Planning Areas 35 and 35-A. This planning area consists of the property commonly known as the Cavalcade Ranch Property. You may recall that you previously rendered a written advice letter with respect to Mr. Anderson's participation in voting on a land use decision regarding this property. This letter was dated September 6, 1984, together with a follow-up letter dated September 27, 1984, both of which are attached hereto as Exhibit "A".

As you are aware, the Scotts Valley City Council is currently in the process of adopting a new General Plan for the community. The Council is currently dealing with land use designations. The process it is following consists of taking a consensus vote as to each planning area to be designated. The process will conclude with a final public hearing followed by a formal and final vote to adopt the General Plan, including the land use designations for the various planning areas previously considered by consensus vote.

The current designation for Planning Areas 35 and 35-A, as set forth in the 1978 General Plan, is commercial, and the property is currently zoned C-2 (Community Commercial). The draft General Plan proposes changing the designation for Planning Area 35 to Professional Commercial and for Planning Area 35-A to medium density residential (4-9 dwelling units per acre). The City Council may agree with these proposed designations or it may consider changing them to residential entirely, or leaving them the way they are currently designated. As you can tell from attached Exhibit "A", Mr. Anderson's wife owns a condominium in a complex located on a parcel of land that is adjacent to Planning

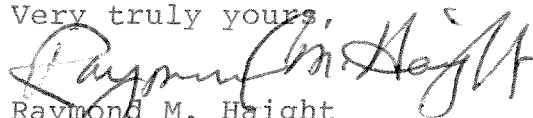
Fair Political Practices Commission
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Areas 35 and 35A. The Andersons reside in the condominium. The condominium is valued at approximately \$130,000.00. The land that comprises Planning Areas 35 and 35-A is basically unimproved. For your convenience, I have enclosed, respectively, as Exhibits "B" and "C" the Land Use Map showing planning areas by number and the Land Use Key showing the proposed designations for the various land use areas by number.

Councilmember Anderson has expressed a keen desire to participate in voting on the land use designation for Planning Areas 35 and 35-A. To date, he has abstained from participation in the discussions concerning these planning areas because of a concern for potential conflict of interest. However, he feels that the electorate is being short-changed in the councilmanic representation to which it is entitled because of this circumstance. It is anticipated that the City Council will be through with the General Plan process within the next thirty (30) days. It is also anticipated, as things currently stand, that there may very well be a 2-2 stalemate with respect to designation of these planning areas if Mr. Anderson does not participate.

It would be greatly appreciated if you would provide your written advice within the next 21 days. If you have any questions in this matter please do not hesitate to call me at any time.

Very truly yours,



Raymond M. Haight
City Attorney

RMH/mw
Enclosures

cc: Councilmember Roger Anderson



Fair Political Practices Commission

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(916) 322-5662 322-5660 322-5901 322-6441

September 6, 1984

Raymond M. Haight
City Attorney
P.O. Box 66659
Scotts Valley, CA 95066

Re: Your Request for Advice,
Our Advice No. A-84-209

Dear Mr. Haight:

You have requested written advice on behalf of Scotts Valley City Councilmember Roger Anderson. You have provided the following material facts for our consideration.

FACTS

Councilmember Anderson's wife owns a condominium in Scotts Valley, which has an approximate value of \$120,000. It is located in a complex consisting of 18 units and a common area. Each condominium owner holds fee simple title to his or her unit and also owns an undivided one-tenth interest in the common area of the complex, held as a tenant in common with the other condominium unit owners. The condominium is Councilmember Anderson's principal residence; however, his wife owned it prior to their marriage and it has remained her separate property.

The condominium complex is located directly adjacent to a 28-acre parcel of undeveloped land known as the "Cavalcade Ranch" property.^{1/} The "Cavalcade Ranch" currently is largely covered with grass and weeds. At some time in the past, it was a chicken ranch and there remain a few dilapidated structures (formerly utilized as chicken coops) on the property. These will undoubtedly be torn down for whatever future use is made of the property. The "Cavalcade Ranch" property is currently zoned

^{1/} See attached Exhibit "B" consisting of maps of the project area which are taken from the Environmental Impact Report which you have supplied.

C-2 (Community Commercial). Attached as Exhibit "A" are copies of relevant zoning ordinances of Scotts Valley, which you have furnished. Presently pending before the City Council of Scotts Valley is an application for a General Plan amendment to change the designation of the "Cavalcade Ranch" property from C-2 to M-1 (light Industrial). In addition, there is also pending before the City Council an application to rezone the property accordingly.

During the summer of 1983, prior to Councilmember Anderson's election, the City Council certified a final EIR (Environmental Impact Report) for a project on a site of the "Cavalcade Ranch" property. The proposed project is commonly known as the "Orchard Business Park." In certifying the EIR, it was determined that the General Plan and the zoning would have to be changed in order to permit the types of uses proposed. It is the "Orchard Business Park" project which has prompted the application for the General Plan amendment and rezoning. You have provided a copy of the final EIR and draft EIR, together with comments and responses, for our review.

Exhibit "C" is taken from the EIR and shows the elevation drawings for the proposed "Orchard Business Park" structures. One of the maps from the EIR in Exhibit "B" shows the proposed location of the structures. The Final EIR, June 1, 1983, describes the project as follows:

The proposed project is anticipated to contain seven buildings ranging from 47,000 square feet to 85,000 square feet each and totaling 450,000 square feet. Parking will include spaces for 2,025 cars...

* * *

Traffic Volume

On the basis of 250-275 square feet per employee, and 2.91 daily trips per employee, traffic would range from a low of 4,762 trips per day to a high of 5,238 trips per day.

* * *

...the mitigation would [involve] ... the complete design, realignment and signalization of the intersections of Scotts Valley Drive with Granite Creek Road and Glenwood Drive/ State Route 17.

Final EIR, p.1
For full text, see Exhibit "D".

Raymond M. Haight
September 6, 1984
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CONCLUSION

Councilmember Anderson has a financial interest in the General Plan amendment and rezone decisions requiring his disqualification from participation in those decisions.

ANALYSIS

The Political Reform Act^{2/} requires that a public official disqualify himself from making, participating in making, or using his official position to influence a government decision in which he or she knows or has reason to know he or she has a financial interest. Section 87100. A financial interest exists in a decision where the reasonably foreseeable effect of the decision will be material (and will be distinguishable from the effect on the public generally) as to:

(b) Any real property in which the public official has a direct or indirect interest worth more than one thousand dollars (\$1,000).

* * *

For purposes of this section, indirect investment or interest means any investment or interest owned by the spouse or dependent child of a public official....

Section 87103.

Clearly, Councilmember Anderson has an "interest" in his spouse's condominium worth more than \$1,000 within the meaning of Section 87103(b). See also, Section 82033. The remaining question is whether the reasonably foreseeable effects of the pending decisions on the real property interest will be both material and distinguishable from the effects on the public generally.

Given the location of the proposed project site and the proximity of the condominium to the site, it seems unquestionable that the condominium will not be affected "in substantially the same manner" as will the real property

^{2/} Government Code Sections 81000-91014. All statutory references are to the Government Code, unless otherwise specified.

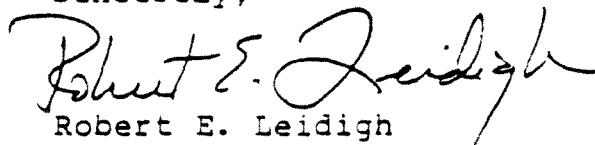
interests of "all members of the public or a significant segment of the public." 2 Cal. Adm. Code Section 18703.^{3/}

Furthermore, given the size and scope of the project and its close proximity to the condominium, it is reasonably foreseeable that the financial effect upon the interest in real property will be material. Regulation 2 Cal. Adm. Code Section 18702.^{4/} Even though we have not been presented with a specific projection of the change in value of the condominium, it is safe to assume that it will be "significant."^{5/}

For all the foregoing reasons, we conclude that the requisite factors are present and that they require Councilmember Anderson to disqualify himself, pursuant to 2 Cal. Adm. Code Section 18700(b)(5), from any form of participation in the decision except that permitted to him under Section 18700(d)(2) and (f)(1) (copy enclosed). That is to say that he may appear before the City Council to represent solely his own interest and point of view as a resident of a condominium located adjacent to the proposed development. However, he may not speak as a representative of anyone else's interests.

Should you have any questions regarding the advice contained in this letter, I may be reached at 916/322-5901.

Sincerely,


Robert E. Leidigh
Counsel, Legal Division

REL:km
Enclosures

^{3/} See Opinion Requested by Gary G. Gillmor, 3 FPPC Opinions 38, No. 76-089, April 6, 1977; Opinion Requested by William L. Owen, 2 FPPC Opinions 77, No. 76-005, June 2, 1976; and Advice Letter to Mary A. Chapman, No. A-84-195 (copies enclosed).

^{4/} See, Gillmor, supra; and Chapman, supra.

^{5/} 2 Cal. Adm. Code Section 18702(a). Given the \$120,000 current value of the condominium, even if we applied the guidelines in 18702(b)(2)(B) in this case, the necessary amount required for a material effect would be \$1,000--there is no evidence to even suggest the effect upon an adjacent condominium would be less.

State of California



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September 27, 1984

Raymond M. Haight
City Attorney
P.O. Box 66659
Scotts Valley, CA 95066

Re: Your Follow-up Request for Advice on Behalf of Roger
Anderson; Our File No. A-84-209

Dear Mr. Haight:

Your follow-up letter on behalf of Scotts Valley Council-member Roger Anderson requests further discussion as to the basis of my advice. I reviewed, in detail, everything which you provided to me with your original letter, including the additional information which I elicited from you over the telephone. Based upon all of the facts provided to me, which I must assume you believed to be all of the material facts,^{1/} it is my advice to you and to Mr. Anderson that he is required by the provisions of Government Code Sections 87100 and 87103 to disqualify himself from participation in the pending City Council decisions on Cavalcade Ranch.

The reason for this advice is that it is reasonably foreseeable that the zoning and general plan decisions will have a material financial effect upon Mr. Anderson's wife's real property (condominium) located adjacent to a proposed 28-acre project which is the subject of those decisions. It is irrelevant whether the effect will be up or down. The Act requires only that the effect (in either direction) be material. Government Code Section 87103; 2 Cal. Adm. Code Section 18702(a) and (b)(2)(B).

^{1/} Government Code Section 83114(b) provides that an official who requests advice from the Commission's staff has limited immunity if the official has disclosed "truthfully all of the material facts" and has, in good faith, followed the Commission's advice. I therefore assumed in writing my letter that you provided all the material facts.

Raymond M. Haight
September 27, 1984
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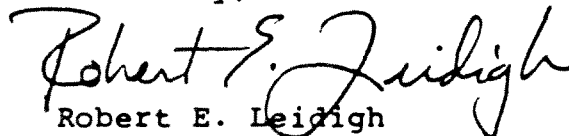
You have neither disputed the facts as stated in my letter to you nor have you provided me with any additional facts upon which to draw a conclusion other than that reached in my letter. Mr. Anderson is free to disregard my advice if he so chooses, but that he does so at his peril. If Mr. Anderson is dissatisfied with staff advice, he may seek a formal Commission Opinion, pursuant to Government Code Section 83114(a) and 2 Cal. Adm. Code Sections 18320-18326.

The conclusion in my letter is specifically based upon the Gillmor Opinion (3 FPPC Opinions 38, No. 76-089, April 6, 1977). See specifically footnote 4 at pp. 42-43. See also, Oglesby Opinion (1 FPPC Opinions 71, No. 75-083, July 2, 1975). It is certainly reasonably foreseeable that a decision on the development of a 28-acre project next door to Mr. Anderson's spouse's condominium, in which they reside, will have a material financial effect upon its value. No facts have been presented to support a conclusion to the contrary.

Lastly, by pure coincidence, I received a call on September 19th from Mr. Noor Billawala, who apparently owns the 28-acre parcel in question. In the course of our discussion, Mr. Billawala informed me that Mr. Anderson has a lawsuit pending against the City relating to the General Plan. You have not advised me of any facts regarding this litigation; consequently, I have been unable to consider its implications, if any.

In conclusion, the staff advice rendered in my letter to you of September 6, 1984, No. A-84-209, remains operative. Mr. Anderson has the option of disregarding that advice, but does so at his own peril.

Sincerely,


Robert E. Leidigh
Counsel, Legal Division

REL:km

cc: Noor Billawala

RAYMOND M. HAIGHT
ATTORNEY AT LAW
4740 SCOTTS VALLEY DRIVE, SUITE A
~~XXXXXX~~
SCOTTS VALLEY, CALIFORNIA 95066
(408) 438-6610

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December 31, 1985

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State of California
P.O. Box 807
Sacramento, CA 95804
Attn: Robert Leidigh, Esq.

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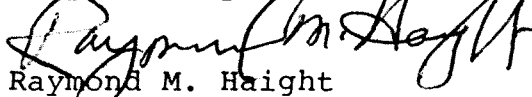
Fair Political Practices Commission
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It would be greatly appreciated if you would provide your written advice within the next 21 days. If you have any questions in this matter please do not hesitate to call me at any time.

Very truly yours,


Raymond M. Haight
City Attorney

RMH/mw
Enclosures

cc: Councilmember Roger Anderson

SCOTTS VALLEY LAND USE PLAN KEY
REVISED PER NEW RESIDENTIAL DENSITIES
FOR CITY COUNCIL

	<u>Current Zoning</u>	<u>P.C. Recommendation</u>	<u>Designation Approved by C.C.</u>	<u>EMC Recommendation</u>
1.	TP Timber Preserve	Open Space	Same as PC	Same as CC
2.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
3.	RA 1 du/acre	Rural Residential 1 du/2.5	Same as PC	Same as CC
4.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5	Same as PC	Same as CC
5.	RA 1 du/acre	Mountain 1 du/5 acres	Public/Quasi-Public	
6.	A5 1 du/5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
7.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
8.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
9.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
10.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
11.	HR 1 du/20,000'	Low 2-3 du/acre	-----	Low 2 du/acre max.
12 ^a	HR 1 du/20,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
12 ^b	HR 1 du/20,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
12 ^c	HR 1 du/20,000' R 1-10 1 du/10,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
13.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	Same as PC	Medium 5 du/acre max.

14.	R-1-10 1 du/10,000' HR 1 du/20,000'	Public Quasi Pub.		
15.	R-1-20 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
16.	HR 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
17.	A-2-1/2 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
18.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
19.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
20.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
21.	HR 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
22.	HR 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
23.	A-2.5 1 du/2.5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
24.	A-2.5 1 du/20 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
25.	A-2.5 1 du/2.5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
26.	A-2.5 1 du/2.5	Mountain 1 du/5 acres	Same as PC	Same as CC
27.	A-2.5 1 du/2.5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
28.	HR 1 du/20,000'	Mountain 1 du/5 acres	Same as PC	Same as CC
29.	HR 1 du/20,000'	Public/Quasi Pub.		
30.	HR 1 du/20,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.

31.	R-1-10 1 du/10,000' 1 du/20,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
32.	HR 1 du/20,000'	Public/Quasi Pub.		
33.	A-2.5 1 du/2.5 acres R-1-10 1 du/10,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
34.	R-1-10 1 du/10,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
35.	C-2 Community	Professional Commercial	-----	
35a.	C-2	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
36.	C-2	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
37.	C-2	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
38.	RM-30 1 du/3,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
39.	C-3 Service	Shopping Center Commercial		
40.	C-3 Service	Shopping Center Commercial		
40a.	HR 1 du/20,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
41.	HR 1 du/20,000'	Low 2-3 du/acre	-----	Low 2 du/acre max.
42.	A-2.5 1 du/2.5 acres	Estate 1 du/acre	-----	Same as PC
43.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/acre	-----	Same as PC
44.	A-2.5 1 du/2.5 acres	Rural Residential	-----	Same as PC

45.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	-----	Same as PC
46.	A-2.5 1 du/2.5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
47.	R-1-20 1 du/20,000'	Low 2-3 du/acre	-----	Low 2 du/acre max.
48.	RM-3000 1 du/3,000'	High 10-15 du/acre	-----	High 15 du/acre max.
49.	R-1-20 1 du/20,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
50.	RM-3000 1 du/3,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
50a.	RM-3000 1 du/3,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
51.	R-1-20 1 du/20,000'	Medium 4-9 du/acre	-----	Medium High 9 du/acre max.
52.	R-1-20 1 du/20,000'	Low 2-3 du/acre	-----	Medium High 9 du/acre max.
53.	RM-3000 1 du/3,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
53a.	RM-3000 1 du/3,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
53b.	RM-3000 1 du/3,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
54.	R-1-20 2 du/acre	Low 2-3 du/acre	-----	Medium 5 du/acre max.
55.	R-1-10 1 du/10,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
56.	R-1-20 1 du/20,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
57.	R-1-10 1 du/10,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
58.	C-3 Service	Service Commercial		
58a.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	-----	Medium High 9 du/acre max.

59.	C-3 Service	Service Commercial		
60.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	-----	Medium High 9 du/acre max.
61.	RM-3000 1 du/3,000'	High 10-15 du/acre	-----	High 15 du/acre max.
62.	RM-3000 1 du/3,000'	High 10-15 du/acre	-----	High 15 du/acre max.
63.	RM-3000 1 du/3,000'	Service Commercial		
64.	C-2 Community	Service Commercial		
65.	C-3 Service	Service Commercial		
65a.	HR 1 du/20,000'	Open Space		
65b.	HR 1 du/20,000'	Public/Quasi Public		
66.	C-3 Service	Service Commercial		
66a.	R-1-10 1 du/10,000'	Public/Quasi Pub.		
67.	C-3 Service	Service Commercial		
68.	M-1 Light Mfg.	Light Industrial		
69.	M-1 Light Mfg.	Light Industrial		
70.	C-3 Service	Service Commercial		
71.	C-3 Service	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
72.	C-3 Service	Public/Quasi Pub.		
73.	RM-3000 1 du/3,000'	Professional Commercial	High 10-15 du/acre	High 15 du/acre max.
73a.	R-1-20 1 du/20,000'	Professional Commercial	High 10-15 du/acre	High 15 du/acre max.
74.	R-1-20 1 du/10,000'	Low 2-3 du/acre	Same as PC	Medium 5 du/acre max.
74a.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	Low 2-3 du/acre	Medium 5 du/acre max.

75.	R-1-10 1 du/10,000'	Public/Quasi Pub.		
76.	R-1-10 1 du/10,000'	Public/Quasi Pub.		
77.	HR 1 du/20,000'	Low 2-3 du/acre	Same as PC	Estate
77a.	HR 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
78.	A-2.5 1 du/2.5 acres	Estate 1 du/acre	Same as PC	Same as CC
79.	R-1-10 1 du/10,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
80.	R-1-10 1 du/10,000'	Estate 1 du/acre	Same as PC	Same as CC
81.	R-1-10 1 du/10,000'	Estate 1 du/acre	Same as PC	Same as CC
82.	A-2.5 1 du/2.5 acres	Rural 1 du/2.5 acres	Same as PC	Same as CC
83.	HR 1 du/20,000'	Rural 1 du/2.5 acres	Same as PC	Same as CC
84.	A-2.5 1 du/2.5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
85.	RA 1 du/20,000'	Mountain 1 du/5 acres	Same as PC	Same as CC
86.	A-2.5 1 du/2.5 acres	Mountain 1 du/5 acres	Same as PC	Same as CC
87.	HR 1 du/20,000'	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
88.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
89.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
90.	C-3 Service	Service Commercial		
91.	C-3 Service	Service Commercial		
92.	C-3 Service	Service Commercial		

93.	RM-3000 1 du/3,000'	Service Commercial 2-3 du/acre	Low 2 du/acre max.	Low 2 du/acre max.
94.	C-3 Service	Service Commercial		
95.	M-2 Heavy	Light Industrial		
96.	RA 1 du/acre	Mountain 1 du/5 acres	Same as PC	Same as CC
96a.	RA 1 du/acre	Estate 1 du/acre	Same as PC	Same as CC
97.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
98.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
99.	A-2.5 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
100.	HR 1 du/20,000'	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
101.	HR 1 du/20,000'	Mountain 1 du/5 acres	Same as PC	Same as CC
102.	R-1-20 1 du/20,000'	Mountain 1 du/5 acres	Same as PC	Same as CC
103.	R-1-20 1 du/20,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
104.	M-1 Light	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
105.	R-1-20 1 du/20,000'	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
106.	M-1 Light	Light Industrial		
107.	M-1 Light	Open Space		
107a.	M-1 Light	High 10-15 du/acre	-----	High 15 du/acre max.
107b.	M-1 Light	Service Commercial		
108.	M-2 Heavy	Light Industrial		
109.	M-1 Light	Light Industrial		

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110.	M-1 Light C-3 Service	Shopping Center Commercial		
111.	C-2 Community	Shopping Center Commercial		
112.	C-2 Community	Shopping Center Commercial		
113.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
114.	C-2 Community	Shopping Center Commercial		
115.	C-2 Community	Shopping Center Commercial		
116.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
117.	C-2 Community	Shopping Center Commercial		
118.	M-1 Light	Service Commercial		
119.	C-2 Light	Service Commercial		
120.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
121.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
122.	RM-3000 1 du/3,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
123a.	RM-3000 1 du/3,000'	Medium 4-9 acre	Same as PC	Medium High 9 du/acre max.
123b.	RM-3000 1 du/3,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max.
124.	C-3 Service	Service Commercial		
125.	O-R	Public/Quasi Pub.		

126.	O-R	High 10-15 du/acre	Same as PC	High 15 du/acre max.
127.	O-R	Service Commercial		
128.	O-R	High 10-15 du/acre	Same as PC	High 15 du/acre max.
129.	O-R	High 10-15 du/acre	Same as PC	High 15 du/acre max.
130.	C-2 Community	Service Commercial		
131.	C-2 Community	Public/Quasi Pub.		
132.	C-2 Community	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
133.	C-2 Community	Public/Quasi Pub.		
134.	C-2 Community	Professional Commercial		
134a.	C-3 Community	Professional Commercial		
135.	C-2 Community	Light Industrial		
135a.	C-2 Community	Service Commercial		
136.	HR 1 du/20,000'	Low 2-3 du/acre Service Commercial	-----	136-144 Land uses consistent with PC recommendations
137.	O-R	Low	-----	
138.	HR 1 du/20,000'	Low 2-3 du/acre	-----	Low 2 du/acre max.
139.	O-R	Medium 4-9 du/acre	-----	Medium 4-9 du/ acre goes to Med. High 9 du/ acre max.
140.	C-2 Community O-R	Medium 4-9 du/acre	-----	
141.	C-2 Community	Service Commercial		
142.	O-R	Service Commercial		

143.	C-2 Community	Service Commercial		
144.	C-2 Community	Low, Med. & Comm.	-----	
145.	C-3 Community	Service Commercial		
146.	M-2 Heavy	Light Industrial		
147.	M-2 Heavy	Public/Quasi Pub.		
148.	M-2 Heavy	Light Industrial		
149.	C-3 Service	Service Commercial		
150.	M-1 Light	Light Industrial		
151.	C-2 Community	Service Commercial		
152.	O-R	Service Commercial		
153.	M-1 Light	Light Industrial		
154.	C-3 Service	Professional Commercial		
155.	R-1-20 1 du/20,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
156.	R-1-1AC 1 du/acre	Low 2-3 du/acre	-----	Low 2 du/acre max.
157.	R-1-1AC 1 du/acre	Professional Commercial		
157a.	R-1-1AC 1 du/acre	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
158.	R-1-1AC 1 du/acre	Professional Commercial		
159.	R-1-1AC 1 du/acre	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
159a.	R-1-10 1 du/10,000'	Professional Commercial		
160.	R-1-10 1 du/10,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
161.	R-1-1AC 1 du/acre	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.

162.	R-1-20 1 du/20,000'	Light Industrial		
163.	R-1-1AC 1 du/acre	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
164.	R-1-20 1 du/acre	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
165.	C-3 Service	Professional Commercial		
166.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
167.	R-1-10 1 di/10,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
168.	R-1-1AC 1 du/acre	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
169.	HR 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
169a.	HR 1 du/20,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre
169b.	HR 1 du/20,000'	Medium 4-9 du/acre	-----	Medium 5 du/acre max.
170-172.		Council action taken on wrong P.C. designations. P.C. recommendations are shown on your land use map	Approved as low density 2-3 du/acre	Land uses and densities consistent with P.C. recommend. Medium High 9 du/acre max. Low 2 du/acre max.
172a.	RA	Open Space		
173.	RA	Professional Commercial		
174.	RA C-3	Professional Commercial		
175.	C-3 Service	Professional Commercial		
176.	C-3 Service	Estate 1 du/acre	-----	Same as PC

177.	M-1 Light	Light Industrial		
178.	Recreational	Open Space		
179.	Recreational	Open Space		
180.	TP Timber Preserve	Light Industrial		
181.	TPZ	Open Space		
182.	TP Timber Preserve	Open Space		
183.	HR 1 du/20,000'	Research & Development		
184.	HR 1 du/20,000'	Mountain 1 du/5 acres	-----	Same as PC
185.	R-1-10 1 du/10,000'	Research & Development		
186.	R-1-10 1 du/20,000'	Research & Development		
187.	R-1-10 1 du/10,000'	Service Commercial		
188.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	-----	Professional Commercial
189.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	-----	Professional Commercial
190.	HR 1 du/20,000'	Estate 1 du/acre	-----	Same as PC
191.	Public/Quasi Public	Open Space		
192.	A-2.5 1 du/2.5 acres	Service Commercial		
193.	RA 1 du/2.5 acres	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
194.	RA 1 du/acre	Mountain 1 du/5 acres	Same as PC	Same as CC
195.	R-1-20 1 du/20,000'	Low 2-3 du/acre	-----	Medium 5 du/acre max. (located

between 77 & 74)

196.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
197.	SU Special Use	Heavy Industrial		
198.	A-2.5 1 du/2.5 acres	Open Space		
199.	R-1-10 1 du/10,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
199a.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
200.	R-1-10 1 du/10,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
201.	A-2.5 1 du/2.5 acres	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
202.	A-2.5 1 du/2.5 acres	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
203.	R-1-10 R-1-20	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
204a.	R-1-20 1 du/20,000'	Low 2-3 du/acre	Same as PC	Medium 5 du/acre max.
204b.	R-1-20 1 du/20,000'	Estate	Same as PC	Same as CC
204c.	R-1-20 1 du/20,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
204d.	R-1-20 1 du/20,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre max.
205.	R-1-20 1 du/20,000'	Low 2-3 du/acre	-----	Low 2 du/acre max.
206.	C-1 Neighbor- hood	Research & Development		
207.	RM-3000 1 du/3,000'	High 10-15 du/acre	-----	High 15 du/acre max.
208.	A-2.5 1 du/2.5 acres	High 10-15 du/acre	-----	High 15 du/acre max.
209.	A-2.5 1 du/2.5 acres	Open Space		

209a.	A-2.5 1 du/2.5 acres	Service Commercial		
210.	C-2 Community	Service Commercial		
211.	A-2.5 1 du/2.5 acres	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
212.	C-1 Neighbor- hood	Service Commercial		
213.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
214.	C-3 Service	Service Commercial		
215a.	RM-3000 1 du/3,000'	High 10-15 du/acre	Same as PC	High 15 du/acre max.
215b.	A-2.5 1 du/2.5 acres	Low 2-3 du/acre	-----	Low 2 du/acre max.
216.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
216a.	R-1-10 1 du/10,000'	Low 2-3 du/acre	Same as PC	Low 2 du/acre
217.	RA 1 du/acre	Estate 1 du/acre	Same as PC	Same as CC
218.	RA 1 du/acre	Rural Residential	Same as PC	Same as CC
219.	R-1-10 1 du/10,000'	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
220.	HR 1 du/20,000'	Estate 1 du/acre	Same as PC	Same as CC
221.	HR 1 du/20,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
222.	HR 1 du/20,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
223.	HR 1 du/20,000'	Medium 4-9 du/acre	Same as PC	High 9 du/acre max.
224.	RM-3000 1 du/3,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
225.	RM-3000 1 du/3,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.

226.	R-1-10 1 du/10,000'	Medium 4-9 du/acre	Same as PC	Medium High 9 du/acre max.
227.	C-3 Service	Service Commercial		
228.	R-1-10 1 du/10,000'	Service Commercial		
229.	C-3 Service	Service Commercial		
230.	RM-3000 1 du/3,000'	Light Industrial		
231.	RM-3000 1 du/3,000'	Heavy Industrial		
232.	R-1-10 1 du/3,000'	Service Commercial		
233.	Not zoned	Heavy Industrial		
234.	Not zoned	Heavy Industrial		
235.	C-1 Neighbor- hood	Service Commercial		
236.	C-1 Neighbor- hood	Service Commercial		
237.	C-3 Service	Service Commercial		
238.	C-3 Service	Service Commercial		
239.	C-3 Service	Service Commercial		
240.	HR 1 du/20,000'	Professional Commercial		
241.	HR 1 du/20,000'	Estate 1 du/acre	-----	Same as PC 241-246 Land use con- sistent with promotion of an assessment district to fund Mt. Hermon Rd./ Highway 17 interchange improvements
242.	HR 1 du/20,000'	Professional Commercial	-----	

242a.	HR 1 du/20,000'	Low 2-3 du/acre	-----	Low 2 du/acre max.
243.	R-1-20 1 du/20,000'	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
244.	HR 1 du/20,000'	Estate 1 du/acre	-----	Same as PC
245.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC
246.	HR 1 du/20,000'	Estate 1 du/acre	-----	Same as PC
247.	RA 1 du/acre	Rural Residential 1 du/2.5 acres	Same as PC	Same as CC

