



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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June 23, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management
Airport Land Use Commission
Archaeological Commission
Caltrans

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Regional Water Quality Control Board
LAFCO
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

Willow County Water District
Millview County Water District
Calpella County Water District
Ukiah Valley Fire District
Redwood Valley-Calpella Fire District
Ukiah Valley Sanitation District
Ukiah City Planning Department
Ukiah Unified School District

CASE#: R_2023-0001
DATE FILED: 5/31/2023
OWNER: VARIOUS

REQUEST: Amend the zoning district of one hundred ninety-four (194) parcels in the Ukiah Valley, cumulatively consisting of 817± acres. The parcels would be rezoned to coincide with the land use designations established by the Ukiah Valley Area Plan (UVAP) adopted in 2011.

ENVIRONMENTAL DETERMINATION:

LOCATION: One hundred ninety-four (194) parcels in the unincorporated portion of the Ukiah Valley.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: July 7, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

CASE: R_2023-0001

OWNER: MULTIPLE OWNERS (SEE EXHIBIT A)

SPONSOR: MENDOCINO COUNTY PLANNING & BUILDING SERVICES

REQUEST: Amend the zoning district of one hundred ninety-four (194) parcels in the Ukiah Valley, cumulatively consisting of 817± acres. The parcels would be rezoned to coincide with the land use designations established by the Ukiah Valley Area Plan (UVAP) adopted in 2011.

LOCATION: One hundred ninety-four (194) parcels in the unincorporated portion of the Ukiah Valley.

APN/S: Multiple (see Exhibit A and attached maps)

PARCEL SIZE: Multiple (see Exhibit A and attached maps)

GENERAL PLAN: Multiple (see Exhibit A and attached maps)

ZONING: Multiple (see Exhibit A and attached maps)

EXISTING USES: Multiple

DISTRICT: 1, 2, and 5

RELATED CASES: Ukiah Valley Area Plan, available online at this link: <https://www.mendocinocounty.org/government/planning-building-services/plans/ukiah-valley-area-plan>.

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health (EH)
- LAFCO
- Ukiah City Planning Department
- Ukiah Valley Fire Authority

- Redwood Valley–Calpella Fire District
- Ukiah Valley Sanitation District
- Ukiah Unified School District
- Willow County Water District
- Millview County Water District
- Calpella County Water District
- Regional Water Quality Control Board

STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- CALTRANS

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION: The 2011 Ukiah Valley Area Plan (UVAP) is considered an element of the Mendocino County General Plan, governing land use and development of the unincorporated lands in the Ukiah Valley. Upon adoption, the UVAP amended several land use classifications in the Ukiah Valley to further the goals and vision of the plan. The UVAP utilizes the same inland land use classifications contained within the General Plan, supplemented by three (3) special mixed-use classifications. The land use classifications established by the UVAP supplanted the previous General Plan land use classifications on corresponding parcels.

Full implementation of the UVAP has not been realized. Many lots in the UVAP planning area were not subsequently rezoned to match their amended classification, leaving many properties for which the General Plan classification and zoning district were inconsistent. Per California Govt. Code §65860, the zoning ordinance must be amended in a timely manner to become consistent with the general plan. This is reflected in General Plan Policy DE-4, which states: “*Zoning shall be consistent with this General Plan.*”

This rezoning project, sponsored by Planning & Building Services, would amend the zoning district of these sites to become consistent with the UVAP land use classifications and the General Plan in compliance with State law and General Plan Policy DE-4. This amendment would further implement the goals and policies of the UVAP and Housing Element by increasing opportunities for future single-family, multiple-family, and mixed-use development.

To further implement the Ukiah Valley Area Plan, the project would amend the zoning district of one hundred ninety-one (194) parcels in various locations throughout the Ukiah Valley, cumulatively consisting of approximately 817± acres. These parcels are currently within ten (10) different zoning districts and would be rezoned to coincide with the land use designations established by the Ukiah Valley Area Plan (UVAP) adopted in 2011. The proposed changes are summarized in the attached Exhibit A, showing the current and proposed zoning classifications.

The parcels to be amended were selected from Appendix I, Section 12 of the UVAP (see attached). Appendix I contains a table of land use changes made at the time of UVAP adoption. These changes are organized by Map Change Number. Staff reviewed this table and derived a list of parcels which would be included in the current request based primarily on those parcels that have not subsequently been rezoned to match the amended UVAP classification. Some properties were omitted or altered for the following reasons:

- The zoning district has already been amended to become consistent with the UVAP.
- The Assessor's Parcel Number (APN) shown in the UVAP does not match the current APN. In this case, the rezone would still occur using the site's current APN.
- Other special circumstances.

In reviewing the sites, staff determined which zoning district would most appropriately correspond with the adopted UVAP land use classification. General Plan Table 3-I and County Code Chapter 20.220 is used to determine which zoning districts are appropriate for each General Plan classification. The project would essentially involve a “map change” to bring the zoning district of these sites into conformance with the adopted UVAP. Therefore, many site-specific concerns cannot be addressed until specific development proposals are submitted. However, many of the proposed changes would allow additional residential development beyond the current zone’s density. Several proposed changes would reduce the minimum lot size of the subject parcel, which may allow further subdivision.

The County is also in the process of updating the zoning ordinance, which is expected to include the addition of separate zoning districts that correlate to the MUNS and MUBST General Plan classifications. Though these zoning districts have not yet been adopted and established in the Mendocino County Zoning Code, this project includes a placeholder recommendation for the rezoning of associated properties, shown in Exhibit A as the proposed “MUNS” and “MUBST” zoning district.

See the attached maps for a visual representation of the parcels proposed to be rezoned, organized by Map Change Number.

In accordance with Mendocino County Code Chapter 20.204, uses and structures established on a property prior to amendment of the associated zoning district under this project, which do not conform with the use regulations or other standards prescribed in the regulations for the proposed zoning district, shall be considered a nonconforming use and may be continued and maintained in accordance with Chapter 20.204 provided the use or structure has not been abandoned pursuant to Section 20.204.035.

More information on allowable uses and development regulations (setbacks, height limit, density, etc.) can be found in the applicable chapters of the Mendocino County Zoning Code, online at:
https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodet=MECOCO_TIT20ZOOR_DIVIME_COZOCO

STAFF PLANNER: LIAM CROWLEY

DATE: 6/16/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Multiple

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Multiple

4. FARMLAND CLASSIFICATION:

GIS

Multiple

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Multiple

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Multiple

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

None

10. TIMBER PRODUCTION ZONE:

GIS

None

11. WETLANDS CLASSIFICATION:

GIS

Multiple

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

Yes, multiple within Maacama Fault Zone, see Exhibit A “SS” combining districts

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

Yes, multiple within Map Change 32, 33, 37, 40

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

None

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes, multiple within Map Change 40

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

None

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Ukiah Valley Area Plan

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

Exhibit A

Map Change Number	APN	Owner(s) as of 05/31/2023	Site Address	Approximate Acreage	Current Land Use	Current Zoning	Proposed Zoning
1	167-030-03	Potter Valley Tribe	6300 State Street	0.13	MU-2	C-1:CC	MU-2
1	167-030-04	Potter Valley Tribe	6291 Third Street	0.14	MU-2	S-R	MU-2
1	167-030-05	Karen Linderman	6271 Third Street	0.12	MU-2	S-R	MU-2
1	167-030-06	Jackie Wake	6290 N. State Street	0.30	MU-2	C-2:CC	MU-2
1	167-030-07	Waldorf School of Mendocino	6270 N. State Street	0.25	MU-2	C-1/S-R	MU-2
1	167-030-24	Waldorf School of Mendocino	6261 Third Street	0.15	MU-2	S-R	MU-2
1	167-030-25	Waldorf School of Mendocino	6260 N. State Street	0.15	MU-2	C-1:CC	MU-2
1	167-030-09	American Missionary Fellow	6251 Third Street	0.10	MU-2	S-R	MU-2
1	167-030-10	Jenny & Bruce Shakman	6250 N. State Street	0.19	MU-2	C-1:CC	MU-2
1	167-030-28	Gerardo Reynoso Delatorre	6230 N. State Street	0.27	MU-2	C-1	MU-2
1	167-030-29	Guadalupe Ramirez	6247 Third Street	0.27	MU-2	C-1	MU-2
1	167-030-12	Eric & Laura Hargreaves	40 Moore Street	0.22	MU-2	S-R	MU-2
1	167-030-13	Robert Robles	6200 N. State Street	0.53	MU-2	C-1:CC	MU-2
1	167-030-15	Michael & Kenneth Caputo	6251 N. State Street	0.24	MU-2	C-1:CC	MU-2
1	167-030-16	R.E.R Properties LLC	6255 N. State Street	0.47	MU-2	C-2:CC	MU-2
1	167-030-21	William & Lucille Neese	None Listed	0.35	MU-2	C-1:CC	MU-2
1	167-030-22	William & Lucille Neese	6201 N. State Street	0.12	MU-2	C-1:CC	MU-2
1	167-040-02	Gildo & Lorena Tournour	6190 N. State Street	0.35	MU-2	C-1:CC	MU-2
1	167-040-03	William & Lucille Neese	None Listed	0.25	MU-2	C-1:CC	MU-2
1	167-040-04	Bill & Lucille Neese	6170 N. State Street	0.30	MU-2	C-1:CC	MU-2
1	167-040-05	Isaiah Fine	6160 N. State Street	0.12	MU-2	C-1:CC	MU-2
1	167-040-07	Mirha Real Estate LLC	6199 N. State Street	0.37	MU-2	C-1:CC	MU-2
1	167-040-08	Kings West Restaurant Inc.	6175 N. State Street	0.30	MU-2	C-1:CC	MU-2
1	167-040-09	Steven & Tami Bogart	6151 N. State Street	0.63	MU-2	C-1:CC	MU-2
1	167-040-14	Pacific Telephone & Telegraph	6140 N. State Street	0.33	MU-2	C-1:CC	MU-2
1	167-040-16	Deepak Baniya & Ava Khatri	6130 N. State Street	0.12	MU-2	C-1:CC	MU-2
1	167-040-18	William & Lucille Neese	6149 N. State Street	0.49	MU-2	C-2:CC	MU-2
1	167-040-19	William & Lucille Neese	6101 N. State Street	0.93	MU-2	C-2:CC	MU-2
1	167-040-24	Juan Vizcaino	6110 N. State Street	0.69	MU-2	S-R	MU-2
1	167-040-27	Wayne Ruelle	6112 N. State Street	0.14	MU-2	C-2:CC	MU-2
1	167-040-28	Gayle Harris	6100 N. State Street	0.15	MU-2	C-2:CC	MU-2
1	167-040-29	Otto & Mathilde Deninger	40 Hopkins Street	0.27	MU-2	S-R	MU-2
1	167-040-30	Isaiah Fine	6150 N. State Street/48 Hopkins Street	0.17	MU-2	C-1:CC	MU-2
1	167-040-31	Alberto & Maricela Medina	41 & 45 Moore Street	0.16	MU-2	C-1:CC	MU-2
1	167-040-46	Pacific Telephone & Telegraph	6140 N. State Street	0.27	MU-2	S-R	MU-2
1	167-040-48	Alan Ruelle	41 Hopkins Street	0.16	MU-2	S-R	MU-2
1	167-040-49	Alan Ruelle	41 Hopkins Street	0.24	MU-2	S-R	MU-2
1	167-050-18	Lindberg Lumber Company	6099 State Street	1.00	MU-2	C-2:FP:CC	MU-2:FP
1	167-050-19	Rafael Ortiz	6075 State Street	0.16	MU-2	C-2:CC	MU-2

Exhibit A

Map Change Number	APN	Owner(s) as of 05/31/2023	Site Address	Approximate Acreage	Current Land Use	Current Zoning	Proposed Zoning
1	167-050-20	Elbert & Josephine Lane; Jose Martinez & Zuri Ramirez	6065 State Street	0.29	MU-2	C-1:CC	MU-2
1	167-050-24	Richard Selzer	6049 State Street	0.50	MU-2	C-1:FP:CC	MU-2:FP
1	167-050-25	Donald Elmer	6011 State Street	1.00	MU-2	C-1:FP:CC	MU-2:FP
1	167-070-23	Gregory & Trudi Graziano	6020 State Street	1.50	MU-2	S-R	MU-2
1	167-070-24	Gregory & Trudi Graziano	6020 State Street	1.30	MU-2	S-R	MU-2
1	167-070-26	David Riter, Joseph Butler, & Sharon Pepper	6000 & 6010 State Street	0.50	MU-2	S-R	MU-2
2	167-050-14	Jayson Collard	6050 State Street	1.16	SR	C-1:CC/S-R	S-R
2	167-050-15	Regina Cline	6062 State Street	1.09	SR	C-1:CC/S-R	S-R
3	167-090-12	Rancho Calpella LLC	None Listed	5.00	RR-1	A-G:FP	R-R:L-1:FP
3	167-110-16	Robert & Penney Mahaffey	None Listed	1.87	RR-1	A-G:FP	R-R:L-1:FP
3	167-310-41	Brooks Burrell & Judith Boyle	5900 Eastside Calpella Road	0.92	RR-1	R-R:L-1:FP/A-G	R-R:L-1:FP
3	167-310-42	John & Patricia Richards	5880 Eastside Calpella Road	7.00	RR-1	R-R:L-1:FP/A-G	R-R:L-1:FP
3	167-310-43	Rancho Calpella LLC	None Listed	9.00	RR-1	A-G:FP	R-R:L-1:FP
3 & 4	168-030-02	Eileen Perry	5640 Eastside Calpella Road	2.00	RR-1	A-G:FP	R-R:L-1:FP
3 & 4	168-030-03	Matthew & Debbie Dausman	5600 Eastside Calpella Road	1.50	RR-1	A-G:FP	R-R:L-1:FP
3	168-030-06	Robert & Diane Bazzano	5490 Eastside Calpella Road	2.80	RR-1	A-G:FP	R-R:L-1:FP
3	168-030-09	Bruce Alfano	5510 Eastside Calpella Road	1.00	RR-1	A-G:FP	R-R:L-1:FP
3 & 4	168-030-10	Theresa Smith	5520 Eastside Calpella Road	2.80	RR-1	A-G:FP	R-R:L-1:FP
3 & 4	168-030-11	Miguel Merino	5700 Eastside Calpella Road	7.20	RR-1	A-G:FP	R-R:L-1:FP
3	168-030-12	Rancho Calpella LLC	5750 Eastside Calpella Road	3.80	RR-1	A-G:FP	R-R:L-1:FP
3	168-060-27	Souza Properties LLC	5460 Eastside Calpella Road	4.80	RR-1	A-G:FP	R-R:L-1:FP
4	167-110-17	Calpella County Water Dist.	None Listed	5.93	PS	A-G:FP	P-F:FP
5	167-110-04	Miguel Llamas; Natalie Chavoya	5500 Central Avenue	1.24	RR-1	A-G	R-R:L-1
5	167-110-05	Dorene Logan	5650 North State Street	1.59	RR-1	A-G	R-R:L-1
5	167-110-20	Dorene Logan	5650 North State Street	2.37	RR-1	A-G	R-R:L-1
5	167-110-21	Larry & Doreen Venturi	5510 & 5512 Central Avenue	1.63	RR-1	A-G	R-R:L-1
5	167-110-25	Loretta Davis	5520 & 5530 Central Avenue	1.10	RR-1	A-G	R-R:L-1
6	167-150-23	Kelly Boesel	5300 State Street	2.00	SR	R-R:L-1	S-R
7	167-150-16	Charles & Kerri Vau	460 Pomo Lane	13.18	RR-10	R-R:L-10:SS	R-R:L-10:SS:PD
7	167-180-03	Charles & Kerri Vau	460 Pomo Lane	5.44	RR-10	R-R:L-10:SS	R-R:L-10:SS:PD
7	167-190-18	Charles & Kerri Vau	460 Pomo Lane	6.99	RR-10	R-R:L-10:SS	R-R:L-10:SS:PD
7	167-190-21	Charles & Kerri Vau	460 Pomo Lane	11.61	RR-10	R-R:L-10:SS	R-R:L-10:SS:PD
7	167-220-01	Charles & Kerri Vau	460 Pomo Lane	5.53	RR-10	R-R:L-10:SS	R-R:L-10:SS:PD
7	167-220-03	Charles & Kerri Vau	None Listed	97.50	RR-10/AG	R-R:L-10:SS	R-R:L-10:SS:PD/A-G
7	167-230-23	Charles & Kerri Vau	460 Pomo Lane	5.38	RR-10	R-R:L-10:SS	R-R:L-10:SS:PD
8	167-130-05	Charles & Kerri Vau	None Listed	4.25	RMR-20	R-L	U-R:L-20
8	167-170-06	Charles & Kerri Vau	None Listed	4.25	RMR-20	R-L	U-R:L-20
9	167-140-03	Charles & Kerri Vau	None Listed	22.50	AG	R-L:SS	A-G:SS
9	167-170-13	Charles & Kerri Vau	None Listed	54.11	AG	R-L	A-G

Exhibit A

Map Change Number	APN	Owner(s) as of 05/31/2023	Site Address	Approximate Acreage	Current Land Use	Current Zoning	Proposed Zoning
9	167-170-07	Charles & Kerri Vau	None Listed	4.00	AG	R-L	A-G
10	168-170-16	Phil Saye and Sarah O'Rourke	150 Antoni Lane	1.05	RR-10	A-G:FP	R-R:L-10:FP
10	168-170-15	Carla Kinion	None Listed	10.08	RR-10	A-G:FP	R-R:L-10:FP
11	168-222-03	Karen Linderman	3530 Eastside Calpella Road	0.33	RR-1	A-G:FP	R-R:L-1:FP
11	168-222-04	James & Peggy Daugherty	3500 Eastside Calpella Road	0.28	RR-1	A-G:FP	R-R:L-1:FP
11	168-222-05	Lillian Chavoya	3490 Eastside Calpella Road	0.29	RR-1	A-G:FP	R-R:L-1:FP
11	168-222-06	Oliverio Carmen	3460 Eastside Calpella Road	0.27	RR-1	A-G	R-R:L-1
11	168-222-07	Pascal & Shei Delaquil	3440 Eastside Calpella Road	0.28	RR-1	A-G	R-R:L-1
11	168-222-08	Doris Hill	3420 Eastside Calpella Road	1.90	RR-1	A-G:FP	R-R:L-1:FP
11	168-222-09	Doris Hill	790 Lake Mendocino Drive	1.61	RR-1	A-G:FP	R-R:L-1:FP
13	169-130-03	Fernando Zazueta	3260 Portlock Avenue	0.21	MUNS	A-G	MUNS
13	169-130-04	Elizabeth Valentine	3240 Portlock Avenue	0.21	MUNS	A-G	MUNS
13	169-130-05	Nora Cervantes	3220 Portlock Avenue	0.45	MUNS	A-G	MUNS
14	169-080-01	C & C Property Management	3401 N. State Street	9.30	C	I-1	C-2
15	169-130-76	Andrew & Diane Nicoll	251 Carter Lane	17.90	MUNS	A-G:FP:SS	MUNS:FP:SS
15	169-150-02	Mendocino Redwood Company	2881 N. State Street	36.00	MUNS	A-G:FP	MUNS:FP
17	169-113-15	TDC Properties Inc.	123 Lake Mendocino Drive	0.50	MUNS	C-2	MUNS
17	169-113-28	Thurston Family Investment	4 Thurston Way	2.70	MUNS	C-2	MUNS
17	169-113-23	Melinda Minnis	3080 N. State Street	0.98	MUNS	C-2	MUNS
17	169-113-24	Mark Devereux	3000 N. State Street	1.00	MUNS	C-2	MUNS
17	169-113-26	TDC Properties Inc.	131 Lake Mendocino Drive	2.00	MUNS	C-2	MUNS
17	169-114-04	Marco & Maria Chavoya	3025 N. State Street	0.27	MUNS	C-2	MUNS
17	169-114-07	Gregory & Susan Mathis	3051 N. State Street	0.96	MUNS	C-2	MUNS
17	169-114-08	David & Susan Shell	3091 N. State Street	0.38	MUNS	C-2	MUNS
17	169-114-09	Gary Heyman LLC	3081 N. State Street	0.17	MUNS	C-2	MUNS
17	169-114-10	Jason & Lamanda Walker	3071 N. State Street	0.17	MUNS	C-2	MUNS
17	169-114-11	Gregory & Susan Mathis	3041 N. State Street	0.45	MUNS	C-2	MUNS
17	169-120-09	Sergio Delaherran	251 Lake Mendocino Drive	0.34	MUNS	A-G	MUNS
17	169-120-12	Daniel & Vonda Mendoza	171 Lake Mendocino Drive	0.28	MUNS	A-G	MUNS
17	169-120-13	James Thomsen	199 Lake Mendocino Drive	0.45	MUNS	A-G	MUNS
17	169-120-22	Sweta LLC	3165 N. State Street	1.00	MUNS	C-2	MUNS
17	169-120-24	Walia Trading Inc.	3141 N. State Street	0.69	MUNS	C-2	MUNS
17	169-120-26	Red Carpet Storage	151 Lake Mendocino Drive	7.34	MUNS	C-2	MUNS
17	169-140-16	Dennis & Carol Thurston	2900 N. State Street	4.00	MUNS	C-2	MUNS
18	169-071-04	Carl & Beverly Sanders	301 Parducci Road, 3646 & 3650 Tollini Lane	1.00	SR	R-R:L-1	S-R
18	169-071-05	Rick & Terri Sands	3630 & 3632 Tollini Lane	1.30	SR	R-R:L-1	S-R
18	169-071-06	Alejandro & Benjamin Berumen	3600 Tollini Lane	0.50	SR	R-R:L-1	S-R
18	169-071-07	Gary Powell	3590 Tollini Lane	0.50	SR	R-R:L-1	S-R
18	169-071-08	Adam Pielaszczyk	275 Parducci Road & 3641 Tollini Lane	1.23	SR	R-R:L-1	S-R

Exhibit A

Map Change Number	APN	Owner(s) as of 05/31/2023	Site Address	Approximate Acreage	Current Land Use	Current Zoning	Proposed Zoning
18	169-071-09	Marvin & Marsha Groover	251 Parducci Road	0.50	SR	R-R:L-1	S-R
18	169-071-10	Marvin & Marsha Groover	None Listed	0.25	SR	R-R:L-1	S-R
18	169-071-11	Pentecostal Church of God	3601 Tollini Lane	2.00	SR	R-R:L-1	S-R
18	169-071-12	Pentecostal Church of God	3601 Tollini Lane	0.16	SR	R-R:L-1	S-R
18	169-071-17	Karen Paoli-Keplinger; Michael & Ruth Paoli	3580 & 3576 Tollini Lane	1.00	SR	R-R:L-1	S-R
18	169-071-18	Paul Bates	3570 Tollini Lane	1.00	SR	R-R:L-1	S-R
18	169-071-19	Francisco & Florentino Ortega	3560 Tollini Lane	1.00	SR	R-R:L-1	S-R
18	169-071-20	Roberta Frasier	3591 Tollini Lane	0.93	SR	R-R:L-1	S-R
18	169-071-21	Jolene & Robert Dye	3585 Tollini Lane	0.93	SR	R-R:L-1	S-R
18	169-071-22	Herbert & Wonnell Dawe	3579 Tollini Lane	0.92	SR	R-R:L-1	S-R
18	169-071-27	Shaun & Victoria Brittain	3620 Tollini Lane	0.94	SR	R-R:L-1	S-R
19	169-242-03	Bryan & Romona Cooper	201 Olive Avenue	0.36	I	C-1	I-2
19	169-242-04	Rick & Jane Cupples	221 Olive Avenue	2.55	I	C-1	I-2
19	170-150-01	Richard & Beatrice Neese	2175 N. State Street	0.27	I	C-2	I-2
19	170-150-18	Erickson Brothers Properties LLC; Richard & Beatrice Neese	None Listed	6.91	I	C-2	I-2
23	170-100-02	Ukiah Valley Fire District	141 Lovers Lane	1.33	MU-2	I-1	MU-2
23	170-100-07	Judy Barrett	121 Zinfandel Drive	0.23	MU-2	I-1	MU-2
23	170-100-08	Judy Barrett	1630 & 1640 Millview Road	0.50	MU-2	I-1	MU-2
23	170-100-30	Ukiah Valley Fire District	None Listed	0.37	MU-2	I-1	MU-2
23	170-100-38	Robert & Elizabeth Franzen	1610, 1614, & 1620 Millview Road	0.40	MU-2	I-1	MU-2
23	170-100-40	Marvin & Donna Boesel	131 Zinfandel Drive	0.63	MU-2	I-1	MU-2
23	170-100-44	Robert & Elizabeth Franzen	110 Feed Lot Lane	0.16	MU-2	I-1	MU-2
23	170-100-45	Arthur McChesney	100 Feed Lot Lane & 1600 Millview Drive	0.25	MU-2	I-1	MU-2
23	170-120-07	Ukiah Pacific Associates II	None Listed	0.35	MU-2	I-1	MU-2
23	170-120-11	Spiros Vlachos and Argyro Petsakos; Zacharias and Georgia Leventis	1550 Lovers Lane	0.62	MU-2	I-1	MU-2
23	170-140-03	Francisco & Rebecca Castro	280 Kuki Lane	0.21	MU-2	I-1	MU-2
24	170-120-03	Francisco Ortega	1540 Millview Road	0.55	MU-2	I-1	MU-2
24	170-120-08	Norman & Carolyn Johnson	1550 Millview Road	1.53	MU-2	I-1	MU-2
24	170-140-01	Ukiah Broadcasting Corporation	1400 Kuki Lane	2.45	MU-2	I-1	MU-2
24	170-140-02	Leonardi Properties	300 Kuki Lane	1.35	MU-2	I-1	MU-2
24	170-220-69	Farah Jamil	1553 Bush Street	0.19	MU-2	R-3	MU-2
24	170-220-70	Farah Jamil	1563 Bush Street	0.20	MU-2	R-3	MU-2
24	170-220-71	Beth Spring	1573 Bush Street	0.22	MU-2	R-3	MU-2
24	170-220-72	Dale Spring & Patricia Arnett	1581 Bush Street	0.22	MU-2	R-3	MU-2

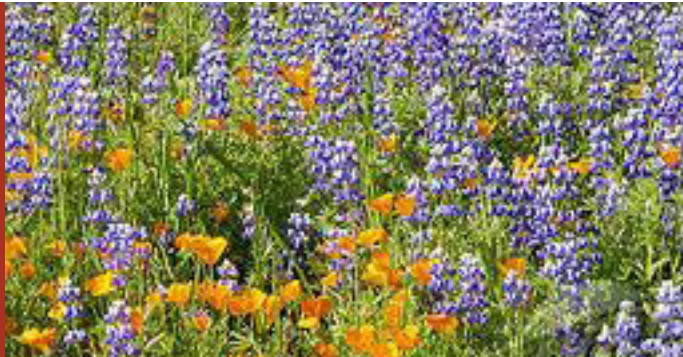
Exhibit A

Map Change Number	APN	Owner(s) as of 05/31/2023	Site Address	Approximate Acreage	Current Land Use	Current Zoning	Proposed Zoning
25	001-360-29	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	None Listed	5.60	MUBST	I-1:FP	MUBST:FP
25	001-360-31	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	None Listed	6.15	MUBST	I-1:FP	MUBST:FP
25	001-360-33	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	None Listed	16.00	MUBST	I-1:FP	MUBST:FP
25	002-020-13	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	280 Brunner Street	1.71	MUBST	I-1:FP	MUBST:FP
25	002-020-14	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	280 Brunner Street	3.53	MUBST	I-1:FP	MUBST:FP
25	002-020-12	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	None Listed	5.18	MUBST	I-1:FP	MUBST:FP
25	002-020-08	The Daniel C Thomas Revocable Trust & The John H & Wendy H Trust	595 Brunner Street	3.50	MUBST	I-1:FP	MUBST:FP
25	002-050-06	James Thomson; Wesley & Patricia Caldwell and Charles & Kerri Vau	520 Brush Street	4.00	MUBST	I-1:FP	MUBST:FP
25	002-050-18	James Thomson; Wesley & Patricia Caldwell and Charles & Kerri Vau	None Listed	4.40	MUBST	I-1:FP	MUBST:FP
25	002-050-19	James Thomson; Wesley & Patricia Caldwell and Charles & Kerri Vau	None Listed	3.50	MUBST	I-1:FP	MUBST:FP
25	002-050-20	James Thomson; Wesley & Patricia Caldwell and Charles & Kerri Vau	None Listed	0.55	MUBST	I-1:FP	MUBST:FP
27	002-101-34	John & Wendy Thomas and Daniel & Becky Thomas	907 & 915 Orchard Avenue	2.00	MUBST	I-1:FP	MUBST:FP
29	002-101-22	The County of Mendocino	None Listed	0.66	MUBST	I-1:FP	MUBST:FP
29	002-101-24	City of Ukiah	509 Brush Street	0.00	MUBST	I-1:FP	MUBST:FP
32	180-200-01	Potter Valley Tribe	1610 S. State Street	0.46	MU-2	C-1:AZ:CC	MU-2:AZ
33	180-200-22	Ukiah Unified School District	251 Jefferson Lane	3.77	PS	C-1:AZ:CC	P-F:AZ
33	180-200-23	Ukiah Unified School District	147 Jefferson Lane & 1640 S. State Street	5.88	PS	C-1:FP:AZ:CC	P-F:FP:AZ

Exhibit A

Map Change Number	APN	Owner(s) as of 05/31/2023	Site Address	Approximate Acreage	Current Land Use	Current Zoning	Proposed Zoning
33	180-200-24	Ukiah Unified School District	1680 S. State Street	3.97	PS	C-1:FP:AZ:CC	P-F:FP:AZ
34	180-190-03	Robert Howard & Robert Sherwood	125 Fircrest Drive	2.02	MU-2	C-1:FP:AZ:CC	MU-2:FP:AZ
34	180-190-05	Peter & Thereza Genn	2138, 2140, 2142, & 2144 S. State Street	1.85	MU-2	C-1:FP:AZ:CC	MU-2:FP:AZ
34	180-190-06	Princess Margaret LLC	2146 S. State Street	1.45	MU-2	C-1:FP:AZ:CC	MU-2:FP:AZ
34	180-190-07	JTM Ukiah LLC	2180 & 2200 S. State Street	1.45	MU-2	C-1:FP:AZ:CC	MU-2:FP:AZ
34	180-190-08	JTM Ukiah LLC	None Listed	0.63	MU-2	C-1:FP:AZ:CC	MU-2:FP:AZ
34	180-190-11	Michael Lewis	175 Fircrest Drive	0.49	MU-2	R-3:FP:AZ	MU-2:FP:AZ
34	180-190-12	Jocelyn Burns	145 Fircrest Drive	0.49	MU-2	R-3:FP:AZ	MU-2:FP:AZ
34	180-130-24	Steven Krohn	2300 & 2310 S. State Street	1.16	MU-2	C2:FP:AZ:CC	MU-2:FP:AZ
34	180-130-38	Salvador Vasquez	2270 S. State Street	0.09	MU-2	R-1:FP:AZ	MU-2:FP:AZ
35	184-110-10	Redwood Annex Inc.	3001 S. State Street	4.65	C	I-1:AZ	C-2:AZ
37	184-140-03	Pierina Stambaugh	3160 S. State Street	0.27	MU-2	S-R:AZ	MU-2:AZ
37	184-140-04	Zaina Vineyards LLC	3200 S. State Street	1.67	MU-2	S-R:AZ	MU-2:AZ
37	184-140-16	Zaina Vineyards LLC	None Listed	0.30	MU-2	S-R:AZ	MU-2:AZ
39	046-271-06	Greg & Wendy Mackinnon	1370 Boonville Road	172.95	RMR-40	R-L/U-R	U-R:L-40
40	185-020-03	Michael & Nadine Boer	351 Boonville Road	2.24	AG	R-R:L-5:AZ:CP	A-G:AZ:CP
40	185-020-04	Adrian & Susan Boer	301 Boonville Road	1.75	AG	R-R:L-5:AZ:CP	A-G:AZ:CP
40	185-020-05	Michael & Nadine Boer	253 Boonville Road	4.96	AG	R-R:L-5:AZ:CP	A-G:AZ:CP
40	185-050-03	Michael & Nadine Boer	401 Boonville Road	4.40	AG	R-R:L-5:AZ:CP	A-G:AZ:CP
40	185-050-04	Michael & Nadine Boer	None Listed	3.10	AG	R-R:L-5:FP:AZ:CP	A-G:FP:AZ:CP
40	185-050-05	Michael & Nadine Boer	None Listed	29.52	AG	R-R:L-5:FP:AZ:CP	A-G:FP:AZ:CP
40	185-060-05	Michael & Nadine Boer	None Listed	3.20	AG	R-R:L-5:FP:CP	A-G:FP:CP
40	185-060-15	Michael & Nadine Boer	None Listed	9.55	AG	R-R:L-5:FP:AZ:CP	A-G:FP:AZ:CP
40	185-072-10	Michael & Nadine Boer	None Listed	4.30	AG	R-R:L-5:FP:CP	A-G:FP:CP
40	185-080-04	Michael & Nadine Boer	None Listed	3.80	AG	R-R:L-5:FP:CP	A-G:FP:CP
41	185-240-02	Cristi Thiry	4100 Burke Hill Drive	30.60	RL	R-R:L-10	R-L
TOTAL	194			817			

Section
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APPENDIX I

ADDITIONAL GUIDELINES

- Assume 20% of gross area is used for circulation and rights-of-way (where none are present).
- Encourage shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas. In situations where shared parking facilities are provided, reduced the total number of parking spaces required on-site.
- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.
- Multi-family housing and live/work space shall be encouraged.
- Single-use residential or commercial projects shall be discouraged.

Section 12

Appendix I

MIXED-USE: GENERAL MU-2

General Intent- The Mixed-Use: General classification is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use developments should combine at least two of the permitted uses listed below, and a single-use development is discouraged and may be prohibited by implementing zoning.

CATEGORY	STANDARDS
Residential Density	Up to twenty-nine dwelling units per acre (maximum)
Non-residential F.A.R.	<ul style="list-style-type: none"> • 0.3 minimum • 1.0 maximum
Parcel Size	No minimum
Permitted Uses	<ul style="list-style-type: none"> • Multi-family residential • Mixed-use residential and commercial • Retail • Light industrial • Office • Live/work • Parks and recreation facilities • Schools • Public facilities • Public services • Public assemblies • Utility installations
Prohibited Uses	Heavy industrial
Design Review	Required at time of project submittal. Review the following: <ul style="list-style-type: none"> • Landscaping; • Architecture; • Parking locations; and • Lighting.

MIXED-USE: BRUSH STREET TRIANGLE MUBST

General Intent- The Mixed-Use: Brush Street Triangle classification is intended to allow two to three story mixed-use development with commercial uses encouraged at street level at lower intensities than are allowed in Mixed Use: General areas. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use development shall combine two or more of the permitted uses listed below along with some form of public open space, and single-use development shall be prohibited by implementing zoning.

Additional Guidelines

- Assume 20% of gross area is used for circulation and rights-of-way (where none are present).
- Encourage shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas. In situations where shared parking facilities are provided, reduced the total number of parking spaces required on-site.
- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.

CATEGORY	STANDARDS
Residential Density	<ul style="list-style-type: none"> • Single-family detached- five to nine dwelling units per acre • Multi-family and mixed-use- nine to twenty dwelling units per acre
Non-residential F.A.R.	<ul style="list-style-type: none"> • 0.3 minimum • 1.0 maximum
Parcel Size	No minimum
Permitted Uses	<p>Residential development that may include:</p> <ul style="list-style-type: none"> • Single-family residential • Multi-family residential <p>Commercial and industrial development that may include:</p> <ul style="list-style-type: none"> • Retail • Light industrial • Office <p>Public open space and/or facilities that may include:</p> <ul style="list-style-type: none"> • Parks and recreation facilities • Schools • Public facilities • Public services • Public Assemblies • Utility installations <p>Mixed-Use development that may include:</p> <ul style="list-style-type: none"> • Multi-family residential • Mixed-use residential and commercial • Retail • Light industrial • Office • Live/work
Prohibited Uses	Heavy industrial
Design Review	<p>Required at time of project submittal. Review the following:</p> <ul style="list-style-type: none"> • Landscaping; • Architecture; • Parking locations; and • Lighting.

MIXED-USE: NORTH STATE MUNS

General Intent- The Mixed-Use: North State classification is intended to encourage mixed-use development with commercial uses encouraged at street level, retail and service businesses, residential uses, processing, manufacturing and assembly. Mixed-use developments shall combine two or more of the permitted uses listed below along with some form of public open space, and single-use development is discouraged and may be prohibited by implementing zoning.

Additional Guidelines

- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.

CATEGORY	STANDARDS
Residential Density	<ul style="list-style-type: none"> • Single-family detached- six dwelling units per acre (average) • Multi-family- up to 29 dwelling units per acre (maximum)
Non-residential F.A.R.	<ul style="list-style-type: none"> • 0.3 minimum (if developed) • 1.0 maximum
Parcel Size	No minimum
Permitted Uses	<p>Commercial and industrial development may include:</p> <ul style="list-style-type: none"> • General commercial • Light industrial • Office <p>Residential development that may include:</p> <ul style="list-style-type: none"> • Single-family residential • Multi-family residential <p>Public open space and/or facilities that may include:</p> <ul style="list-style-type: none"> • Parks and recreation facilities • Schools • Public facilities <p>Mixed-use development that may include:</p> <ul style="list-style-type: none"> • Retail • Light Industrial • Office • Multi-family residential • Live/work
Prohibited Uses	Heavy Industrial
Design Review	<p>Required at time of project submittal. Review the following:</p> <ul style="list-style-type: none"> • Landscaping; • Architecture • Parking locations; and • Lighting.

UVAP LAND USE MAP CHANGE TABLE

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE
1	167-030-03	0.13	AG40	C1 6K	MU-2
1	167-030-04	0.14	SR	SR 6K	MU-2
1	167-030-05	0.12	SR	SR 6K	MU-2
1	167-030-06	0.3	C	C2 6K	MU-2
1	167-030-07	0.25	C SR	C1 6K SR 6K	MU-2
1	167-030-08	0.3	C SR	C1 6K SR 6K	MU-2
1	167-030-09	0.1	SR	SR 6K	MU-2
1	167-030-10	0.19	C	C1 6K	MU-2
1	167-030-11	0.6	C SR	C1 6K SR 6K	MU-2
1	167-030-12	0.22	SR	SR 6K	MU-2
1	167-030-13	0.53	C	C1 6K SR 6K	MU-2
1	167-030-15	0.24	C	C1 6K	MU-2
1	167-030-16	0.47	C	C2 6K	MU-2
1	167-030-21	0.35	C	C1 6K	MU-2
1	167-030-22	0.2	C	C1 6K	MU-2
1	167-040-02	0.35	C	C1 6K	MU-2
1	167-040-03	0.25	C SR	C1 6K SR 6K	MU-2
1	167-040-04	0.3	C SR	C1 6K SR 6K	MU-2
1	167-040-05	0.12	C	C1 6K	MU-2
1	167-040-07	0.37	C	C1 6K	MU-2
1	167-040-08	0.3	C	C1 6K	MU-2
1	167-040-09	0.63	C	C1 6K	MU-2
1	167-040-14	0.33	C	C1 6K	MU-2
1	167-040-16	0.12	C	C1 6K	MU-2
1	167-040-18	0.49	C	C2 6K	MU-2
1	167-040-19	0.93	C	C2 6K	MU-2
1	167-040-24	0.69	C SR	SR 6K	MU-2
1	167-040-27	0.14	C	C2 6K	MU-2
1	167-040-28	0.15	C	C2 6K	MU-2
1	167-040-29	0.27	SR	SR 6K	MU-2
1	167-040-03	0.25	C	C1 6K	MU-2
1	167-040-31	0.16	C	C1 6K	MU-2
1	167-040-46	0.27	C	SR 6K	MU-2
1	167-040-48	0.16	C SR	SR 6K	MU-2
1	167-040-49	0.24	SR	SR 6K	MU-2
1	167-050-18	1	C	C2 6K	MU-2
1	167-050-19	0.16	C	C2 6K	MU-2
1	167-050-20	0.29	C	C1 6K	MU-2
1	167-050-24	0.5	C	C1 6K	MU-2
1	167-050-25	1	C	C1 6K	MU-2

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
1	167-070-23	1.5	AG40 C SR	SR 6K	MU-2		
1	167-070-24	1.3	AG40 C SR	SR 6K	MU-2		
1	167-070-26	0.5	C SR	SR 6K	MU-2		
		16.91					
2	167-050-15	1.09	C SR	C1 6K SR 6K	SR		
2	167-050-14	1.16	C SR	C1 6K SR 6K	SR		
		2.25					
3	167-090-12	1.8	RR1 AG40	AG40	RR1		
3	167-110-16	1.87	AG40	AG40	RR1		
3	167-310-41	0.92	RR1 AG40	RR1 AG40	RR1		
3	167-310-42	7	RR1 AG40	RR1 AG40	RR1		
3	167-310-43	9	AG40	AG40	RR1		
3	168-030-06	1	AG40	AG40	RR1		
3	168-030-09	1	AG40	AG40	RR1		
3	168-030-12	3.8	AG40	AG40	RR1		
3	168-060-01	4.8	AG40	AG40	RR1		
3 & 4	168-030-02	1.46	AG40	AG40	RR1	RR1 1.46±AC PS 0.54±AC	
3 & 4	168-030-03	1.04	AG40	AG40	RR1	RR1 1.04±AC PS 0.46±AC	
3 & 4	168-030-10	2.57	AG40	AG40	RR1	RR1 2.57±AC PS 0.23±AC	
3 & 4	168-030-11	5.9	AG40	AG40	RR1	RR1 5.9±AC PS 1.3±AC	
		42.16					
4	167-090-13	2.5	AG40	PF	PS		
4	167-110-13	0.8	AG40	PF	PS		
4	167-110-17	5.93	AG40	AG40	PS		
3 & 4	168-030-02	0.54	AG40	AG40	PS	RR1 1.46±AC PS 0.54±AC	
3 & 4	168-030-03	0.46	AG40	AG40	PS	RR1 1.04±AC PS 0.46±AC	
3 & 4	168-030-10	0.23	AG40	AG40	PS	RR1 2.57±AC PS 0.23±AC	
3 & 4	168-030-11	1.3	AG40	AG40	PS	RR1 5.9±AC PS 1.3±AC	
		11.76					
5	167-110-04	1.24	AG40	AG40	RR1		
5	167-110-05	1.59	AG40	AG40	RR1		
5	167-110-20	2.37	AG40	AG40	RR1		
5	167-110-21	1.63	AG40	AG40	RR1		
5	167-110-25	1.1	AG40	AG40	RR1		
		7.93					
6	167-150-23	2	RR1	RR1	SR		
		2					
7	167-150-16	13.18	RR10	RR10	RR10PD		
7	167-180-03	5.44	RR10	RR10	RR10PD		

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MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
7	167-190-18	6.99	RR10	RR10	RR10PD		
7	167-190-21	11.61	RR10	RR10	RR10PD		
7	167-220-01	5.53	RR10	RR10	RR10PD		
7	167-220-03	44.7	RR10 45±AC	RR10 45±AC	RR10PD 45±AC		
7	167-230-23	5.38	RR10	RR10	RR10PD		
		92.83					
8	167-130-05	4.25	RL	RL	RMR20		
8	167-170-06	4.25	RL	RL	RMR20		
		8.5					
9	167-140-03	22.5	RL	RL	AG40		
9	167-170-13	54.11	RL	RL	AG40		
9	167-170-13	4	RL	RL	AG40		
		80.61					
10	168-151-06	2	RR10 29.67±AC AG40 2±AC	RR10	RR10		
10	168-1770-05	0.99	AG40	AG40	RR10		
10	168-170-07	11.49	AG40	AG40	RR10		
		14.48					
11	168-222-03	0.33	AG40	AG40	RR1		
11	168-222-04	0.33	AG40	AG40	RR1		
11	168-222-05	0.33	AG40	AG40	RR1		
11	168-222-06	0.33	AG40	AG40	RR1		
11	168-222-07	0.28	AG40	AG40	RR1		
11	168-222-08	1.9	AG40	AG40	RR1		
11	168-222-09	1.61	AG40	AG40	RR1		
		5.11					
13	169-130-02	1.05	SR	SR 40K	MUNS		
13	169-130-03	0.21	AG40	AG40	MUNS		
13	169-130-04	0.21	AG40	AG40	MUNS		
13	169-130-05	0.45	AG40	AG40	MUNS		
13	169-130-07	2.5	SR	SR 40K	MUNS		
13	169-130-77	4	AG40	AG40	MUNS		
		8.42					
14	169-080-01	9.3	I	I1 12K	C		
		9.3					
15	169-130-76	17.9	AG40 17.7±AC RR1 0.2±AC	AG40	MUNS		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
15	169-150-02	36	AG40 34.3±AC RR1 1.7±AC	AG40	MUNS		
		53.9					
17	169-113-07	0.2	C	C2 12K	MUNS		
17	169-113-08	0.47	C	C2 12K	MUNS		
17	169-113-09	0.47	C	C2 12K	MUNS		
17	169-113-13	0.2	C	C2 12K	MUNS		
17	169-113-14	0.64	C	C2 12K	MUNS		
17	169-131-15	0.5	C	C2 12K	MUNS		
17	169-113-21	0.6	C	C2 12K	MUNS		
17	169-113-23	0.98	C	C2 12K	MUNS		
17	169-113-24	1	C	C2 12K	MUNS		
17	169-113-26	2	C	C2 12K	MUNS		
17	169-114-04	0.27	C	C2 40K	MUNS		
17	169-114-07	0.96	C	C2 40K	MUNS		
17	169-114-08	0.38	C	C2 40K	MUNS		
17	169-114-09	0.17	C	C2 40K	MUNS		
17	169-114-10	0.17	C	C2 40K	MUNS		
17	169-120-09	0.34	AG40	AG40	MUNS		
17	169-120-12	0.28	AG40	AG40	MUNS		
17	169-120-13	0.45	AG40	AG40	MUNS		
17	169-120-22	1	C	C2 40K	MUNS		
17	169-120-23	0.71	C	C2 40K	MUNS		
17	169-120-24	0.69	C	C2 40K	MUNS		
17	169-120-25	1.13	C	C2 40K	MUNS		
17	169-120-26	7.34	C	C2 40K	MUNS		
17	169-140-16	4	C	C2	MUNS		
		24.95					
18	169-071-04	1	RR1	RR1	SR		
18	169-071-05	1.3	RR1	RR1	SR		
18	169-071-06	0.5	RR1	RR1	SR		
18	169-071-07	0.5	RR1	RR1	SR		
18	169-071-08	1.23	RR1	RR1	SR		
18	169-071-09	0.5	RR1	RR1	SR		
18	169-071-10	0.25	RR1	RR1	SR		
18	169-071-11	2	RR1	RR1	SR		
18	169-071-12	0.16	RR1	RR1	SR		
18	169-071-17	1	RR1	RR1	SR		
18	169-071-18	1	RR1	RR1	SR		
18	169-071-19	1	RR1	RR1	SR		

Section 12 Appendix I

18	169-071-20	0.93	RR1	RR1	SR		
18	169-071-21	0.93	RR1	RR1	SR		
18	169-071-22	0.92	RR1	RR1	SR		
18	169-071-23	1.74	RR1	RR1	SR		Property Owner (GPU12-2007)

MAP

CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
18	169-071-27	0.94	RR1	RR1	SR		
		15.9					
19	169-242-03	0.36	C	C1 12K	I		
19	169-242-04	2.55	C	C1 12K	I		
19	169-242-08	0.68	C	C2 12K	I		
19	169-242-11	7.17	C	C2 12K	I		
19	169-242-12	20.5	C	C2 12K	I		
19	170-150-01	0.27	C	C2 6K	I		
19	170-150-02	6.97	C	C2 6K	I		
		38.5					
22	170-060-01	17.02	AG40	AG40	SR		
		17.02					
23	170-100-02	1.33	I	I1 6K	MU-2		
23	170-100-07	0.23	I	I1 6K	MU-2		
23	170-100-08	0.5	I	I1 6K	MU-2		
23	170-100-10	3	C	I1 6K	MU-2		
23	170-100-30	0.37	C	I1 6K	MU-2		
23	170-100-32	0.5	I	I1 6K	MU-2		
23	170-100-37	0.38	I	I1 6K	MU-2		
23	170-100-38	0.4	I	I1 6K	MU-2		
23	170-100-40	0.63	I	I1 6K	MU-2		
23	170-100-41	0.78	I	I1 6K	MU-2		
23	170-120-07	0.25	C	I1	MU-2		
23	170-120-09	0.46	I	I1 6K	MU-2		
23	170-120-11	0.62	I	I1 6K	MU-2		
23	170-120-12	4.32	I	I1 6K	MU-2		
23	170-140-03	0.2	I	I1 6K	MU-2		
		13.97					
24	170-120-03	0.55	I	I1 6K	MU-2		
24	170-120-08	1.53	I	I1 6K	MU-2		
24	170-140-01	2.45	I	I1 6K	MU-2		
24	170-140-02	1.35	I	I1 6K	MU-2		
24	170-220-69	0.19	I	R3 6K	MU-2		
24	170-220-70	0.2	I	R3 6K	MU-2		
24	170-220-71	0.22	I	R3 6K	MU-2		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
24	170-220-72	0.22	I	R3 6K	MU-2		
		6.71					
25	001-360-29	5.6	I	I1 6K	MUBST		
25	001-360-29	3.6	I	I1 6K	MUBST		
25	001-360-33	16	I	I1 6K	MUBST		
25	002-010-10	4.8	I	I1 6K	MUBST		
25	002-020-03	1.9	I	I1 6K	MUBST		
25	002-020-04	9.4	I	I1 6K	MUBST		
25	002-020-05	4.7	I	I1 6K	MUBST		
25	002-020-08	3.5	I	I1 6K	MUBST		
25	002-040-40	3.63	I	I1 6K	MUBST		
25	002-040-41	3.43	I	I1 6K	MUBST		
25	002-050-06	4	I	I1 6K	MUBST		
25	002-050-14	1.77	I	I1 6K	MUBST		
25	002-050-15	1.76	I	I1 6K	MUBST		
25	002-050-16	3.23	I	I1 6K	MUBST		
25	002-050-17	0.9	I	I1 6K	MUBST		
25	002-050-18	4.4	I	I1 6K	MUBST		
25	002-050-19	3.5	I	I1 6K	MUBST		
25	002-050-20	0.55	I	I1 6K	MUBST		
		76.67					
27	002-101-28	0.95	I	I1 6K	MUBST		
27	002-101-29	1.05	I	I1 6K	MUBST		
		2					
29	002-101-22	0.66	I	I1 6K	SR		
29	002-101-24	0.01	I	I1 6K	SR		
29	002-101-26	6.08	I	I1 6K	SR		
29	002-101-27	2	I	I1 6K	SR		
		8.75					
30	178-190-06	142.73	RL160	RL160	RR1PD		
30	178-200-01	120.17	RL160	RL160	RR1PD		
30	178-220-01	2	RL160	RL160	RR1PD		
30	179-130-01	2.15	RL160	RL160	RR1PD		
		267.05					
32	003-430-55	0.92	C 0.75±AC SR 0.17±AC	C2 6K C1 6K	MU-2		
32	003-430-66	0.89	C 0.53±AC SR 0.36±AC	C2 6K C1 6K	MU-2		
32	180-200-01	0.43	C	C1 6K	MU-2		

Section 12 Appendix I

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
		2.24					
33	180-200-22	3.77	C	C1 6K	PS		
33	180-200-23	5.88	C	C1 6K	PS		
33	180-200-24	3.96	C	C1 6K	PS		
		13.61					
34	180-190-03	2.02	C	C1 6K	MU-2		
34	180-190-05	1.85	C	C1 6K	MU-2		
34	180-190-06	1.45	C 1.44±AC SR 0.01±AC	C1 6K	MU-2		
34	180-190-07	1.45	C 1.25±AC SR 0.2±AC	C1 6K	MU-2		
34	180-190-08	0.63	C 0.55±AC SR 0.08±AC	C1 6K	MU-2		
34	180-190-09	0.75	C 0.69±AC SR 0.06±AC	C1 6K	MU-2		
34	180-190-10	1.19	C 0.75±AC SR 0.44±AC	C1 6K	MU-2		
34	180-190-11	0.49	SR	R3 6K	MU-2		
34	180-190-12	0.49	SR	R3 6K	MU-2		
34	180-130-04	0.56	C 0.42±AC SR 0.14±AC	C1 6K	MU-2		
34	180-130-24	1.14	C 0.87±AC SR 0.27±AC	C1 6K	MU-2		
34	180-130-38	0.09	C 0.07±AC SR 0.02±AC	C1 6K	MU-2		
		12.11					
35	184-110-10	4.65	I 3.4±AC C 1.1±AC	I1 6K	C		
		4.65					
37	184-140-03	0.27	SR	SR 6K	MU-2		
37	184-140-04	1.67	SR 0.83±AC C 0.84±AC	SR 6K	MU-2		
37	184-140-14	5.25	SR 14.45±AC C 5.25±AC	SR 6K	MU-2 ONLY 5.25±AC		
37	184-140-16	0.3	SR	SR 6K	MU-2		
		7.49					
39	046-270-84	69	RL160 69.06±AC RMR40 103.89±AC	RL160 69.06±AC UR40 103.89±AC	RMR40		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
		69					
40	185-020-03	2.24	RR5	RR5	AG40		
40	185-020-04	1.75	RR5	RR5	AG40		
40	185-020-05	4.96	RR5	RR5	AG40		
40	185-050-03	4.4	RR5	RR5	AG40		
40	185-050-04	3.1	RR5	RR5	AG40		
40	185-050-05	29.52	RR5	RR5	AG40		
40	185-060-05	3.2	RR5	RR5	AG40		
40	185-060-15	9.55	RR5	RR5	AG40		
40	185-072-10	4.3	RR5	RR5	AG40		
40	185-080-01	17	RR5 13.08±AC AG40 3.72±AC RL160 0.2±AC	AG40	AG40		
40	185-080-04	3.8	RR5	RR5	AG40		
		83.82					
41	185-240-02	30.6	RR10	RR10	RL160		
		30.6					



TABLE 3-I
GENERAL PLAN AND ZONING CONSISTENCY

General Plan Land Use Category	Appropriate Zoning Designations
Rural Community	R-C: Rural Community S-R: Suburban Residential R-1: Single-Family Residential R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial C-2: General Commercial I-1: Limited Industrial I-2: General Industrial P-F: Public Facilities O-S: Open Space
Mixed Use	R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial C-2: General Commercial Public Facilities <i>Plus any specific Mixed Use zoning categories created during the revision of the County's zoning ordinances.</i>
Suburban Residential	S-R: Suburban Residential R-1: Single-Family Residential R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial P-F: Public Facilities O-S: Open Space



General Plan Land Use Category	Appropriate Zoning Designations
Rural Residential (RR-1, RR-2, RR-5, RR-10)	RR: L: 1 Rural Residential; 40,000 SF Minimum RR: L: 2: 80,000 SF Minimum RR: L 5 Rural Residential: 5 acres Minimum RR: L: 10 Rural Residential: 10 acres Minimum P-F: Public Facilities O-S: Open Space
Remote Residential (RMR:20 ACRES, RMR:40 Acres)	U-R: L: 20 Upland Residential: 20 acres Minimum U-R: L: 40 Upland Residential: 40 acres Minimum AG: Agricultural R-L: Rangeland F-L: Forestland T-P: Timberland Production P-F: Public Facilities O-S: Open Space
Industrial	I-1: Limited Industrial I-2: General Industrial P-F: Public Facilities
Commercial	C-1: Limited Commercial C-2: General Commercial P-F: Public Facilities
Agricultural Lands	AG: Agricultural P-F: Public Facilities O-S: Open Space
Rangelands	R-L: Rangeland F-L: Forestland T-P: Timberland Production O-S: Open Space

Chapter 3: Development Element



General Plan Land Use Category	Appropriate Zoning Designations
Forest Lands	F-L: Forestland T-P: Timberland Production R-L: Rangeland O-S: Open Space
Remote Resource Lands	R-L: L: 640 Rangeland: 640 acres Minimum F-L: L: 640 Forestland Production: 640 acres Minimum T-P: L: 640 Timberland Production: 640 acres Minimum O-S: Open Space
Public Lands	P-F: Public Facilities O-S: Open Space
Open Space	O-S: Open Space
Public Services	P-F: Public Facilities O-S: Open Space

Policy DE-5: Designate sufficient land to accommodate the projected commercial, industrial, residential, and infrastructure needs of each community, compatible with General Plan policies, site planning constraints, and local community objectives.

Policy DE-6: Land use classifications shall be broad enough to allow flexibility in implementation, but specific enough to provide sufficient direction for carrying out General Plan objectives.

Policy DE-7: The minimum parcel size for each classification is appropriate only when all conditions are favorable. The presence of various constraints may result in larger minimum parcel sizes established through more restrictive zoning or actions on proposed subdivisions. In some cases, the minimum parcel size or maximum dwelling density may be increased under the terms of the County’s Housing Element.

Policy DE-8: The minimum parcel size stated for each classification only applies to new divisions of land. Parcels legally created prior to adoption or amendment of the General Plan smaller than the stated minimum are afforded the same uses enjoyed by a parcel of the minimum size.

Action Item DE-8.1: The County will consider a program to encourage consolidation of rural parcels through density bonuses (allowing more units in exchange for preserving open space and/or providing larger lots) or other incentives.

Sec. 20.220.005 - General Plan—Zoning Compatibility Chart.

General Plan Designation

Compatible Zoning District

I: Industrial

I-1: Limited Industrial

I-2: General Industrial

P-F: Public Facilities

O-S: Open Space

C: Commercial

C-1: Limited Commercial

C-2: General Commercial

P-F: Public Facilities

O-S: Open Space

RC: Rural Community

R-C: Rural Community

S-R: Suburban Residential

R-1: Single-Family Residential

R-2: Two-Family Residential

R-3: Multiple-Family Residential

C-1: Limited Commercial

C-2: General Commercial

I-1: Limited Industrial

I-2: General Industrial

P-F: Public Facilities

SR: Suburban Residential

O-S: Open Space

S-R: Suburban Residential

R-1: Single-Family Residential

R-2: Two-Family Residential

R-3: Multiple-Family Residential

C-1: Limited Commercial

P-F: Public Facilities

O-S: Open Space

RR: Rural Residential*

RR: L: 1 Rural Residential: 40,000 square feet minimum

RR: L: 2 Rural Residential: 80,000 square feet minimum

RR: L: 5 Rural Residential: 5 acres min.

RR: L: 10 Rural Residential: 10 acres min.

P-F: Public Facilities

O-S: Open Space

RMR: Remote Residential*

U-R: L: 20 Upland Residential: 20 acres min.

U-R: L: 40 Upland Residential: 40 acres min.

AG: Agricultural

R-L: Rangeland

	F-L: Forestland
	T-P: Timberland Production
	P-F-Public Facilities
	O-S: Open Space
AG: Agricultural Lands	AG: Agricultural Lands
	P-F: Public Facilities
	O-S: Open Space
RL: Rangelands	R-L: Rangeland
	F-L: Forestland
	T-P: Timberland Production
	O-S: Open Space
FL: Forestlands	F-L: Forestland
	T-P: Timberland Production
	R-L: Rangeland
	O-S: Open Space
RMR: Remote Resource Lands	R-L: L: 640 Rangeland: 640 acres min.
	F-L: L: 640 Forestland: 640 acres min.
	T-P: L: 640 Timberland Production: 640 acres minimum
	O-S: Open Space

OS: Open Space

O-S: Open Space

PL: Public Lands

P-F: Public Facilities

PS: Public Services

O-S: Open Space

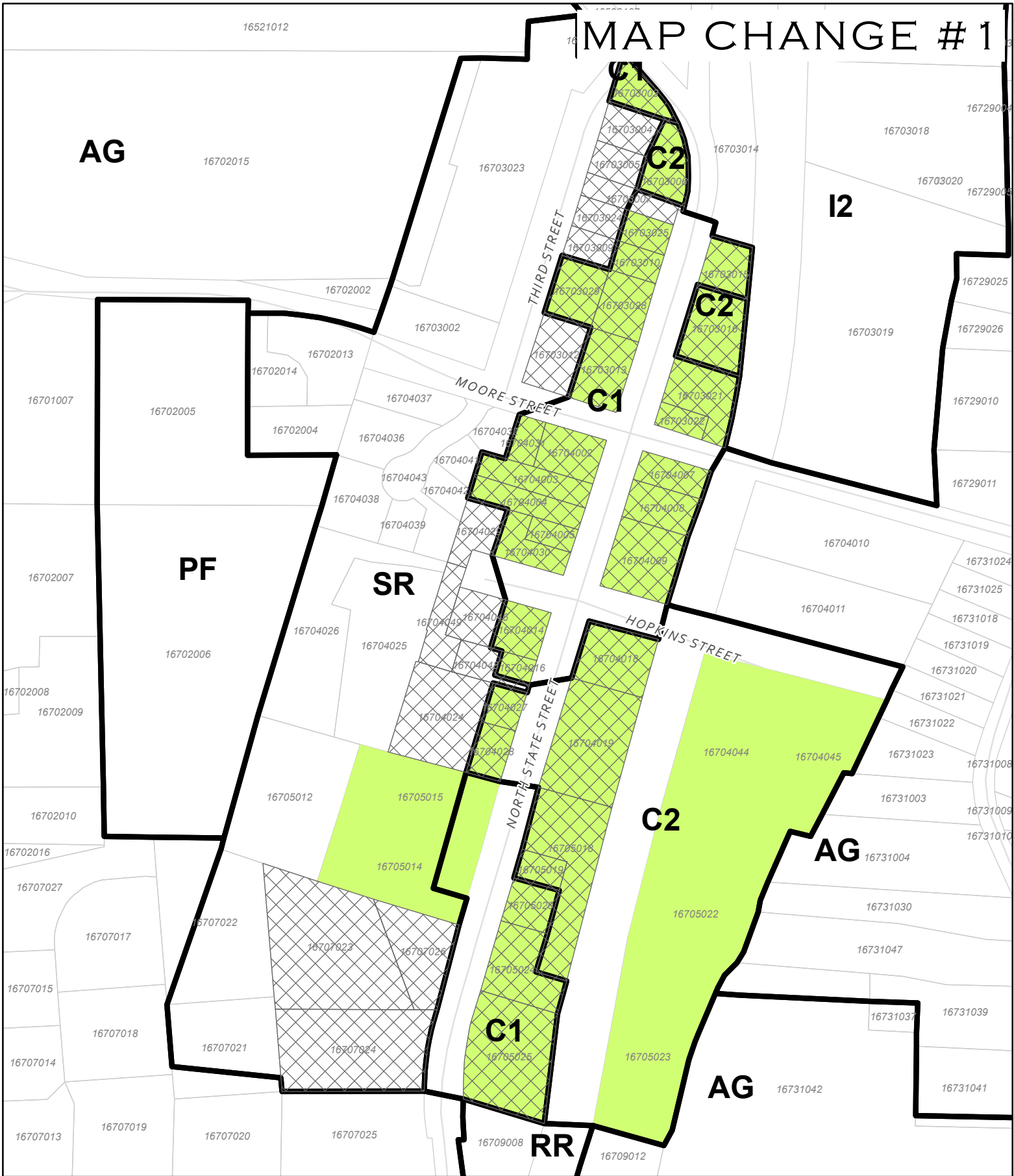
P-F: Public Facilities

O-S: Open Space






* The minimum parcel size allowed by zoning may not be smaller than the minimum parcel size specified by the General Plan Classification.

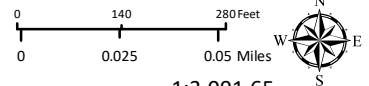
(Ord. No. 3639 (part), adopted 1987.)

MAP CHANGE # 1



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Community Character (CC) Districts
-  Assessors Parcels
-  Parcels to be rezoned to MU-2
-  Public Roads

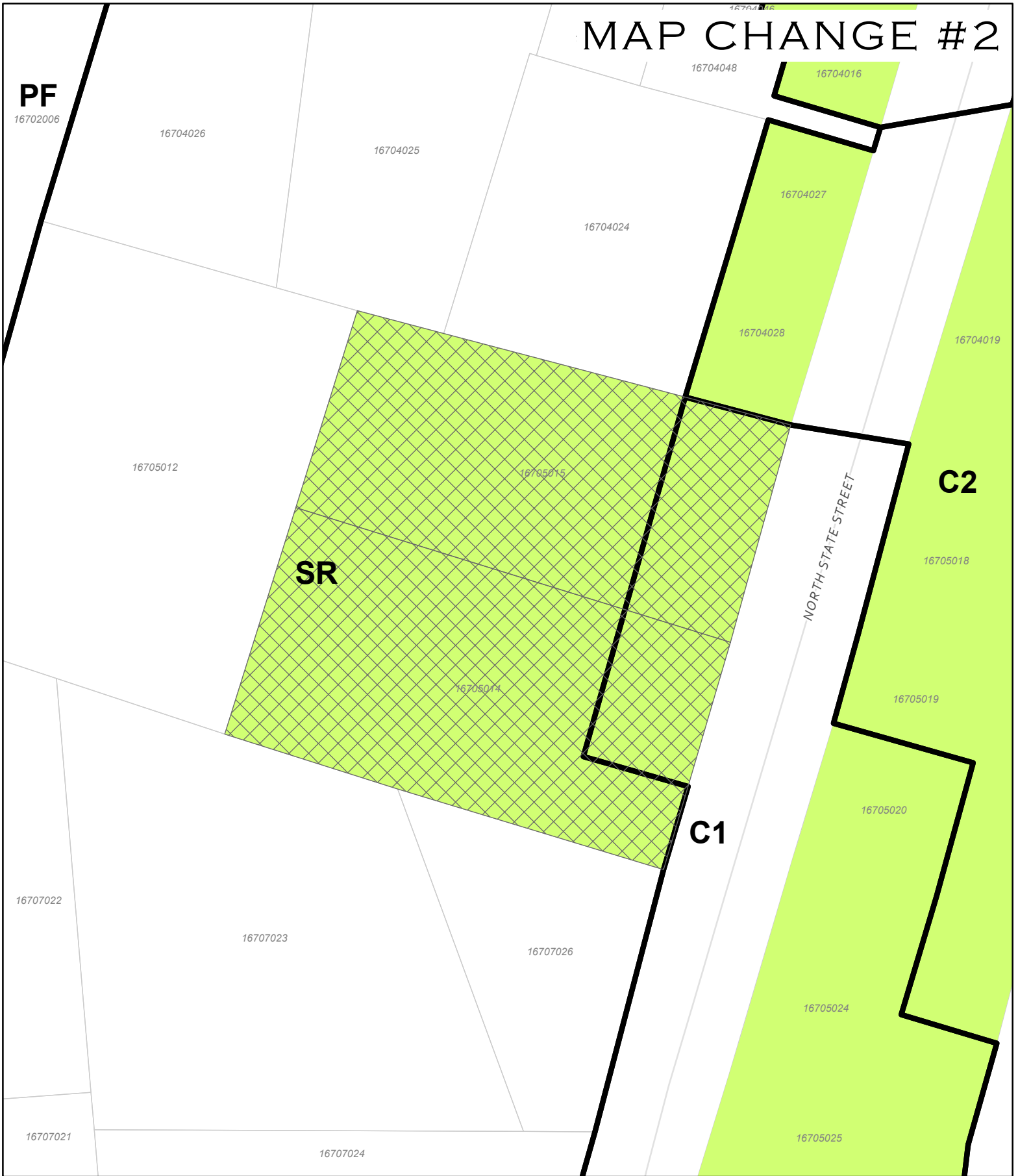


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REZONE EXHIBIT

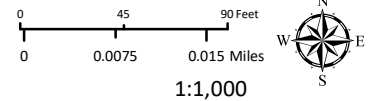
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MAP CHANGE #2



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

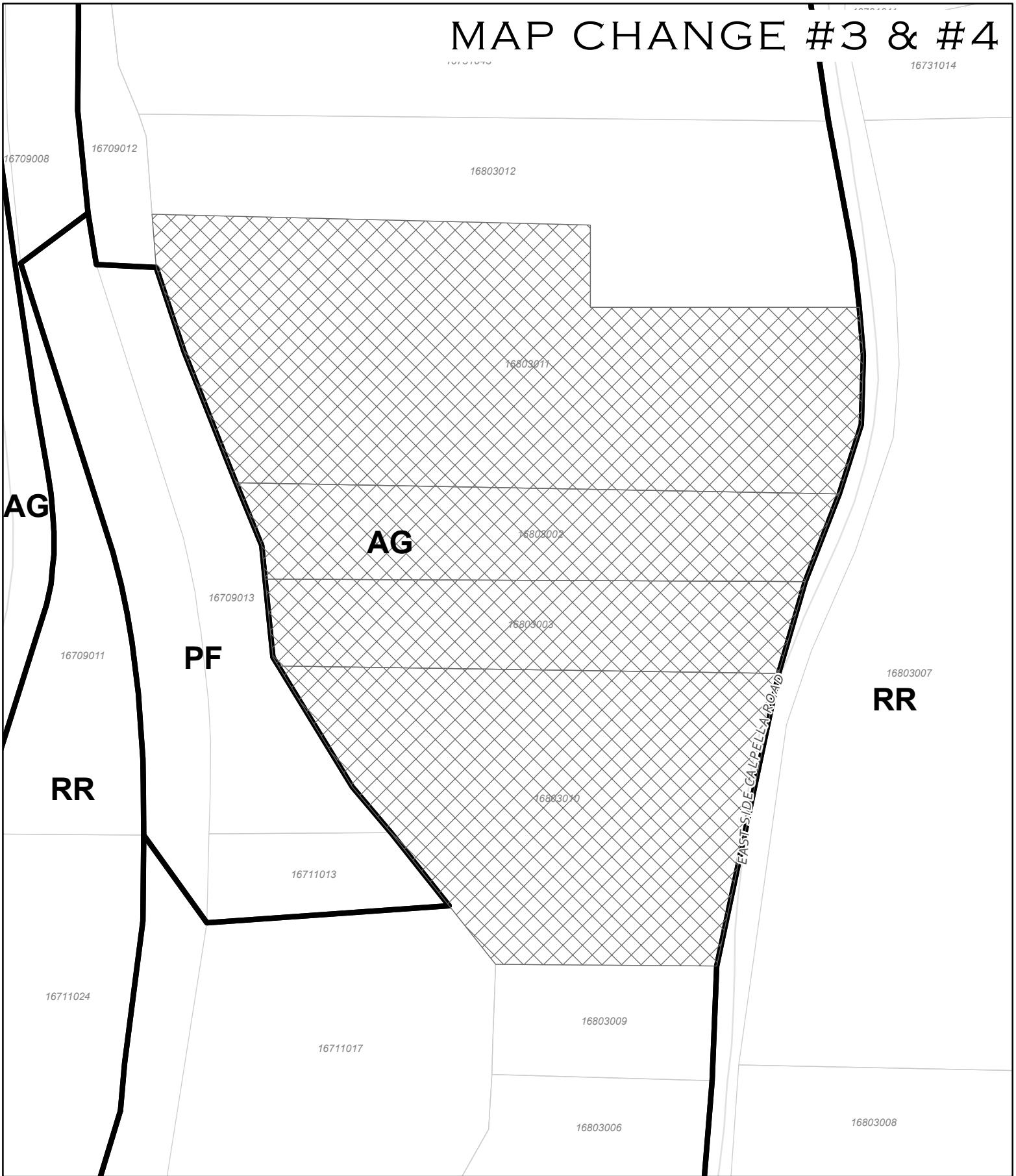
-  Zoning Districts
-  Assessor's Parcels
-  Community Character (CC) Districts
-  Parcels to be rezoned to S-R
-  Public Roads



1:1,000
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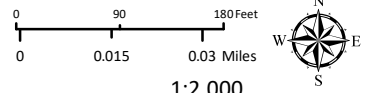
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MAP CHANGE #3 & #4



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

- Zoning Districts
- Parcels to be rezoned to R-R:1
- Public Roads
- Assessors Parcels

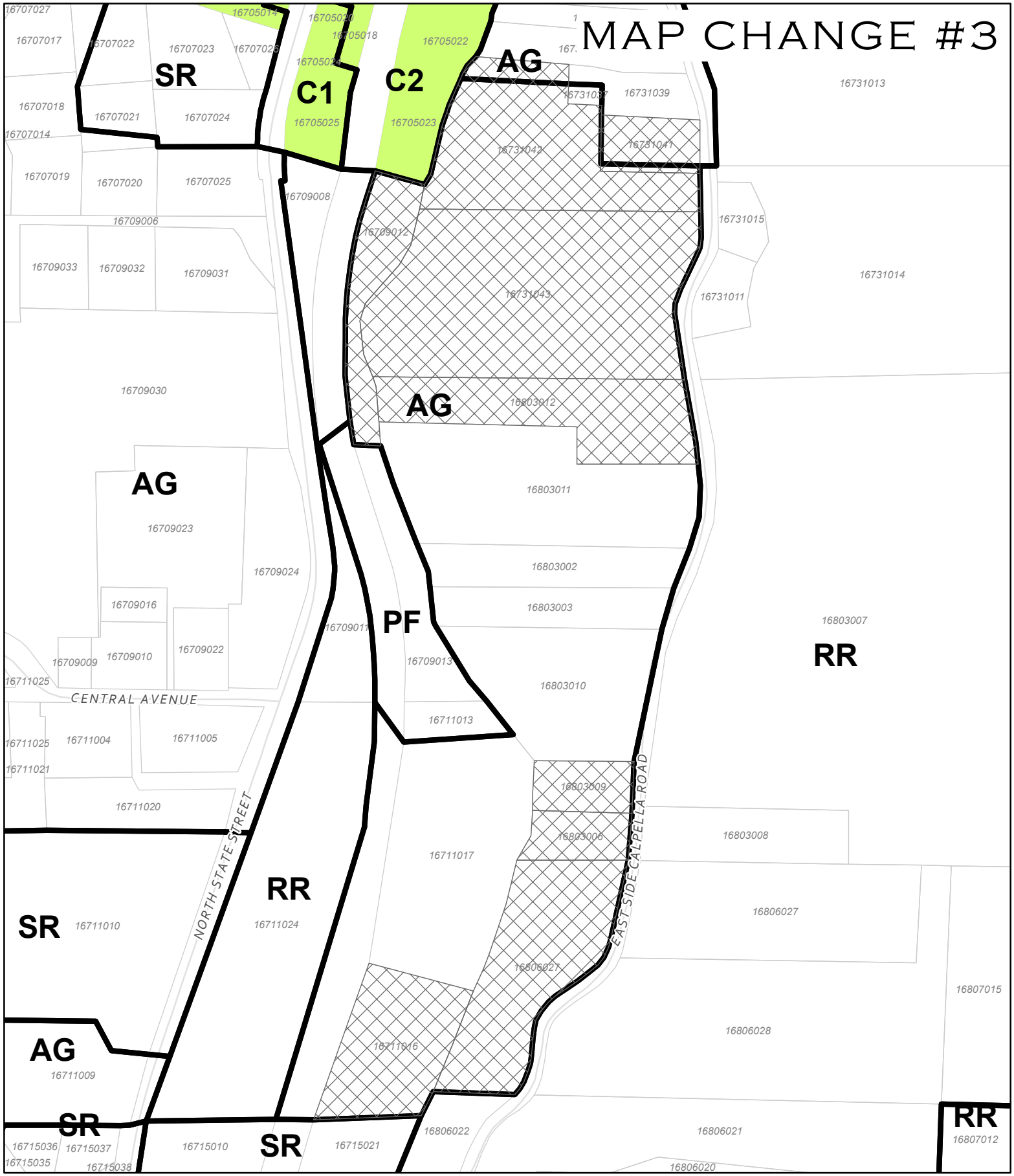


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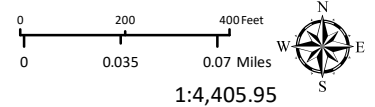
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MAP CHANGE #3



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Community Character (CC) Districts
-  Public Roads
-  Assessors Parcels
-  Parcels to be rezoned to R-R:1

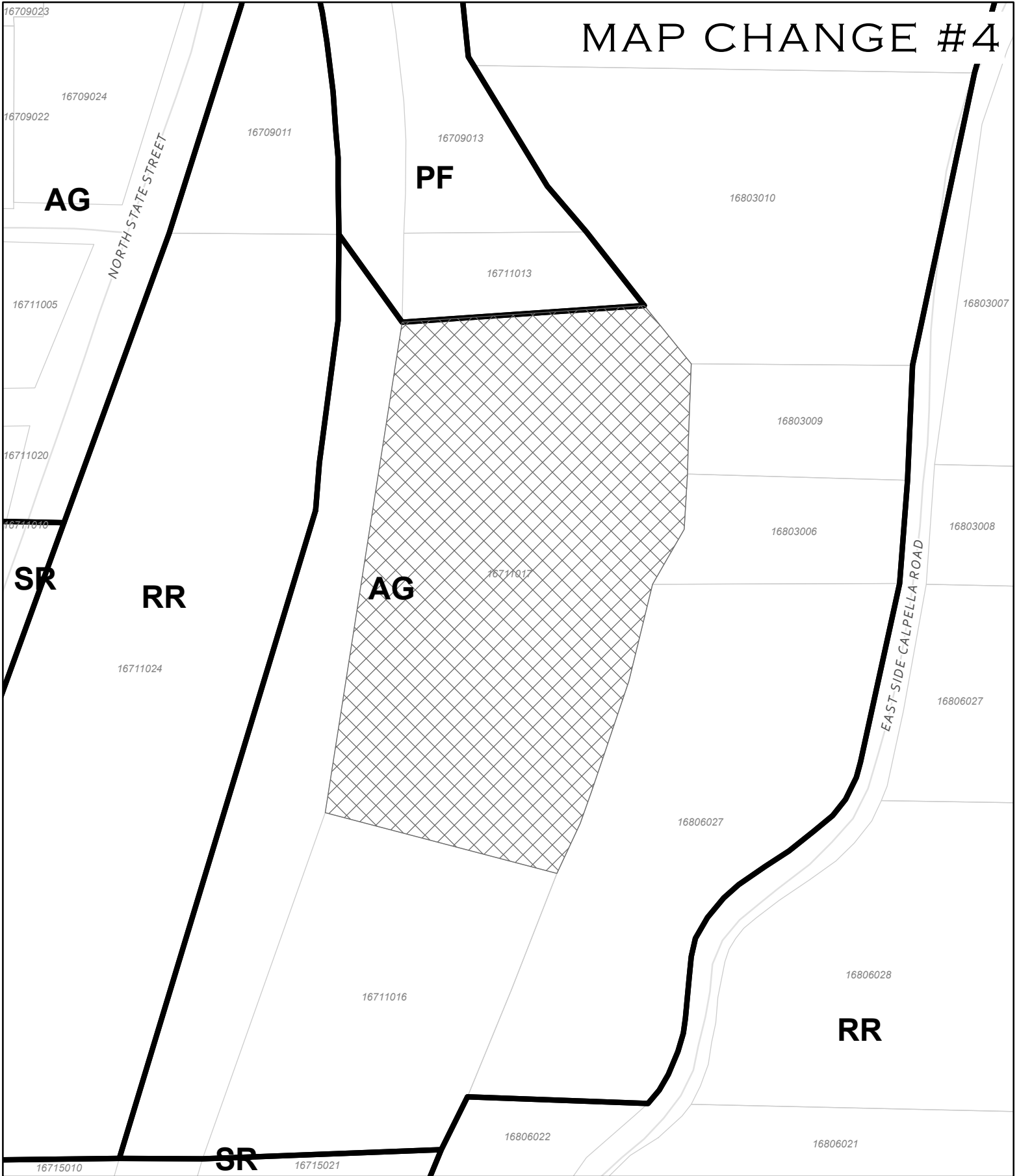


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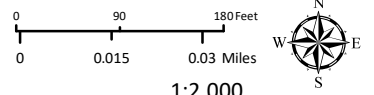
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MAP CHANGE #4



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

- Zoning Districts
- Parcel to be rezoned to P-F
- Public Roads
- Assessors Parcels



REZONE EXHIBIT

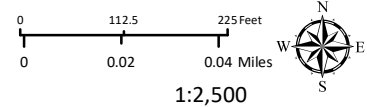
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MAP CHANGE #5



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

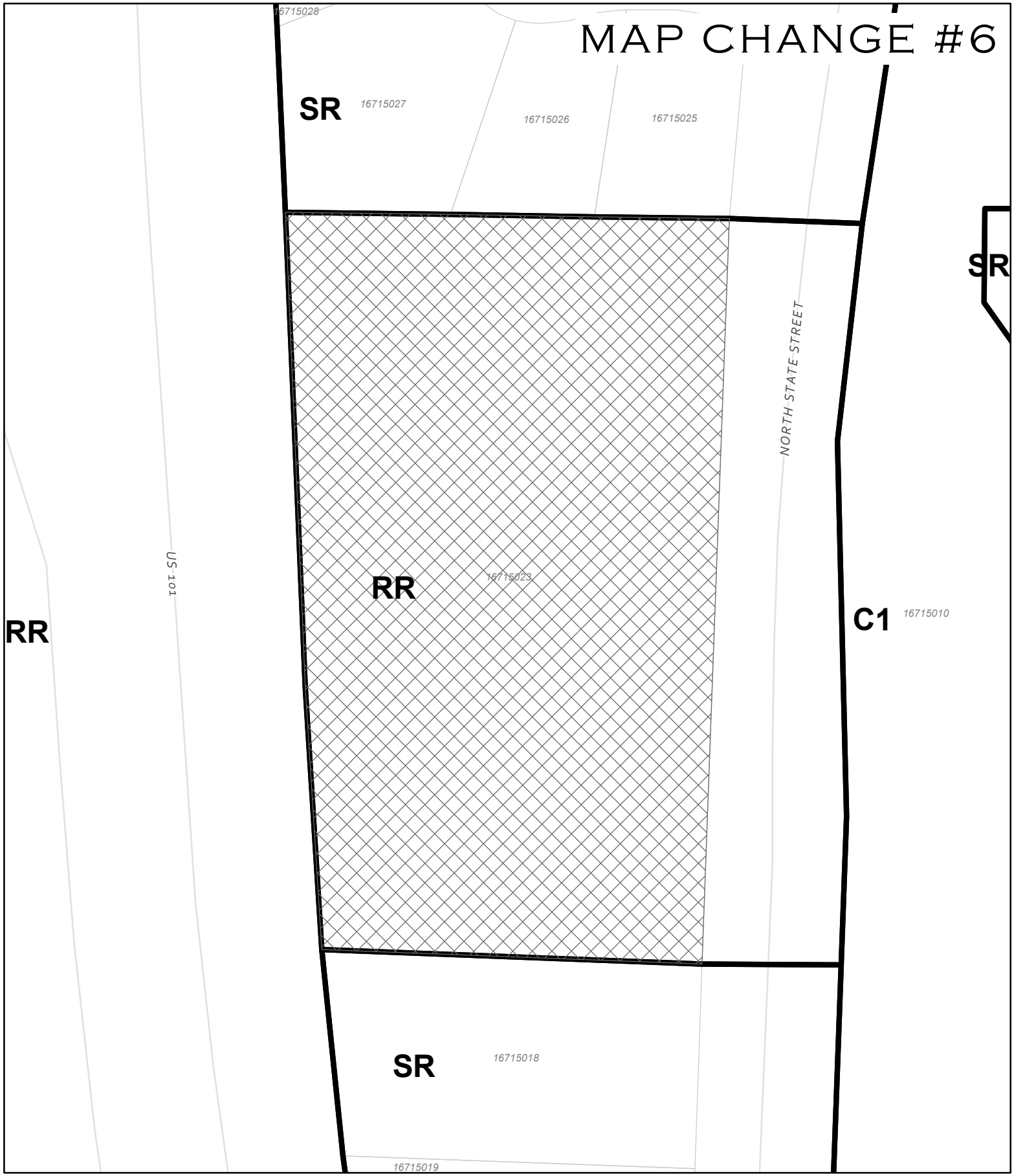
 Zoning Districts
 Parcels to be rezoned to R-R:1
 Public Roads
 Assessors Parcels







1:2,500
REZONE EXHIBIT

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MAP CHANGE #6



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

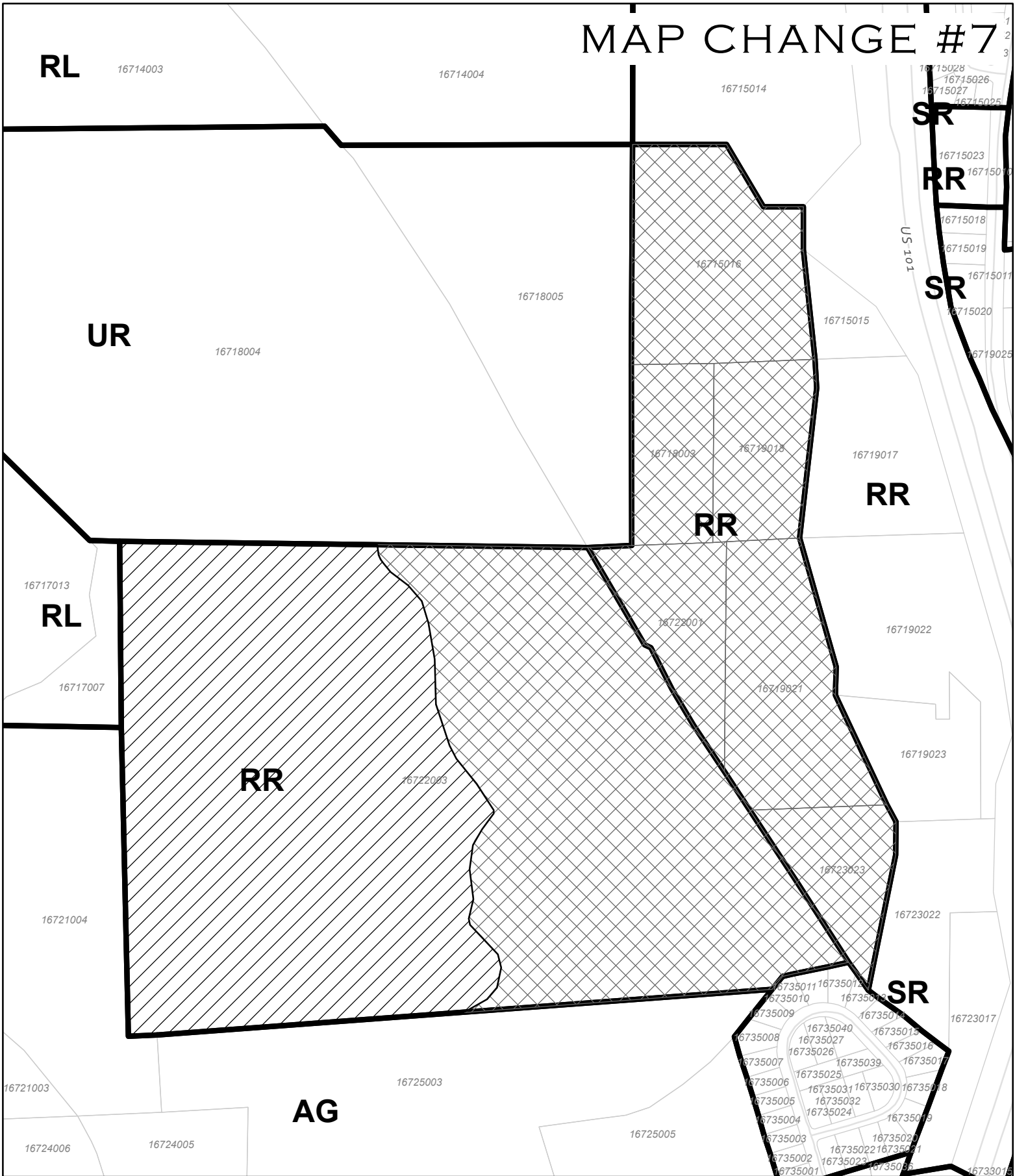
 Zoning Districts
 Parcel to be rezoned to S-R
 Public Roads
 Assessors Parcels

0 35 70 Feet
0 0.005 0.01 Miles
1:800






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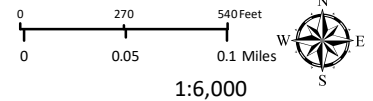
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MAP CHANGE #7



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

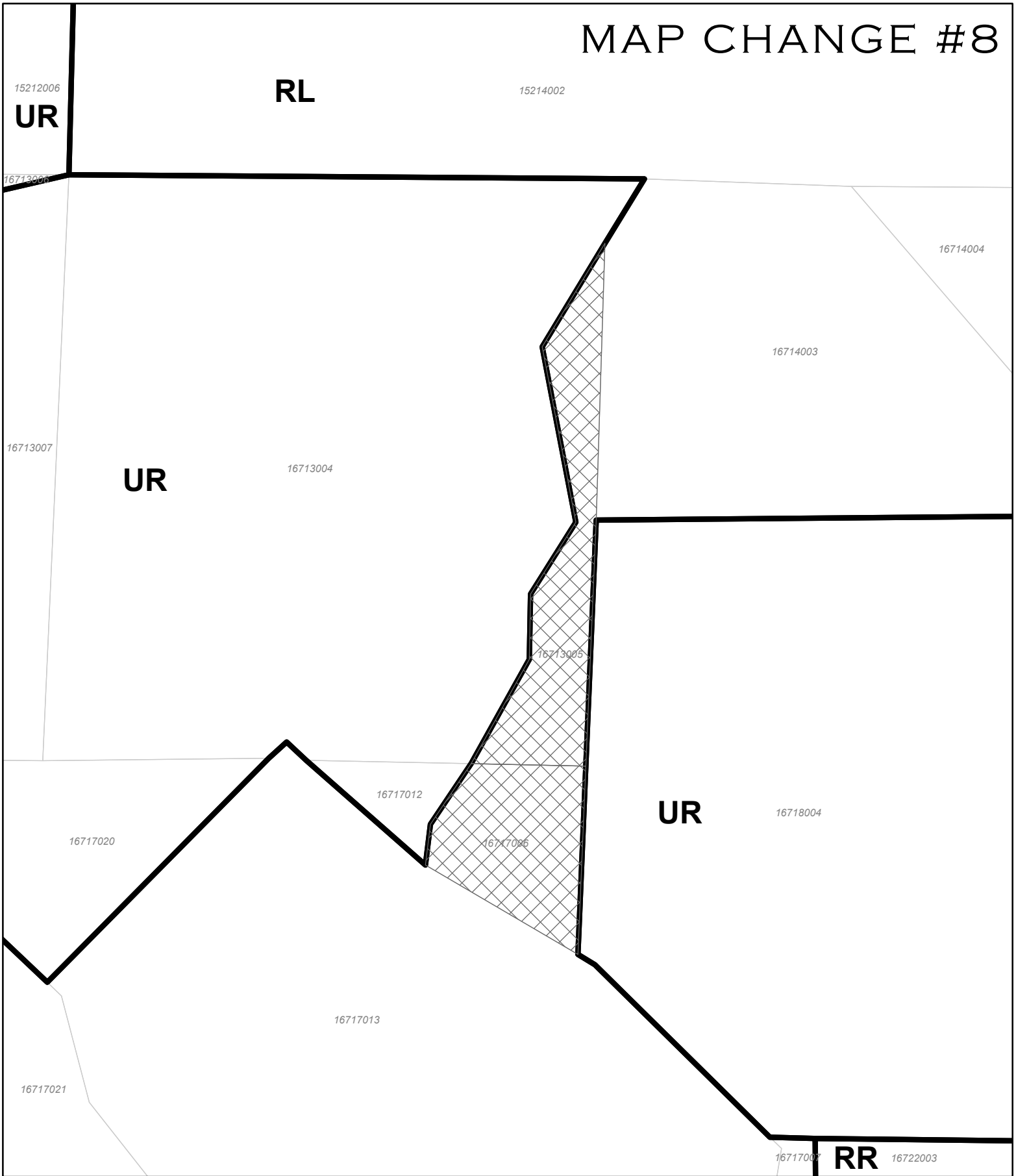
	Zoning Districts		Portion to be rezoned to A-G
	Public Roads		Parcels to be rezoned to RR:10:PD
	Assessors Parcels		






REZONE EXHIBIT

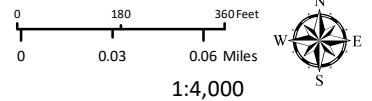
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MAP CHANGE #8



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Assessor's Parcels
-  Parcels to be rezoned to U-R:20



1:4,000
REZONE EXHIBIT

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MAP CHANGE #9

15212006

15214002

UR

16713006

16714004

16714003

16713007

16713004

UR

16718005

16713003

RL

16717012

UR

16718004

16717020

16717006

16717013

16717021

RR

16722003

16717007




AG

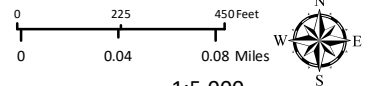
16721003

16721004

16720010 16721012

CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Assessors Parcels
-  Parcels to be rezoned to A-G

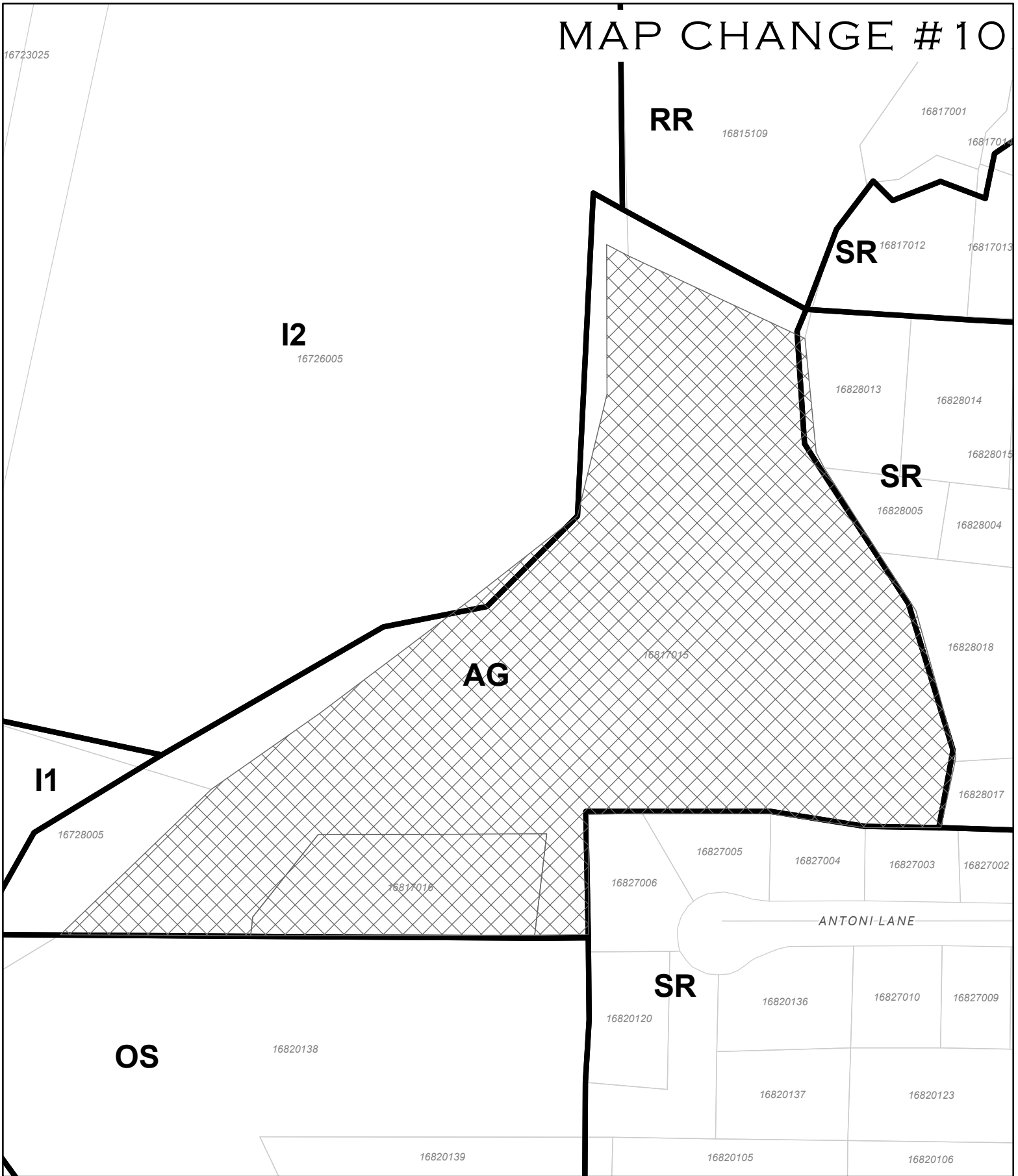


1:5,000





REZONE EXHIBIT

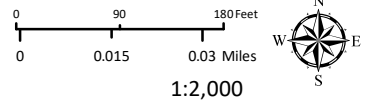
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MAP CHANGE #10



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

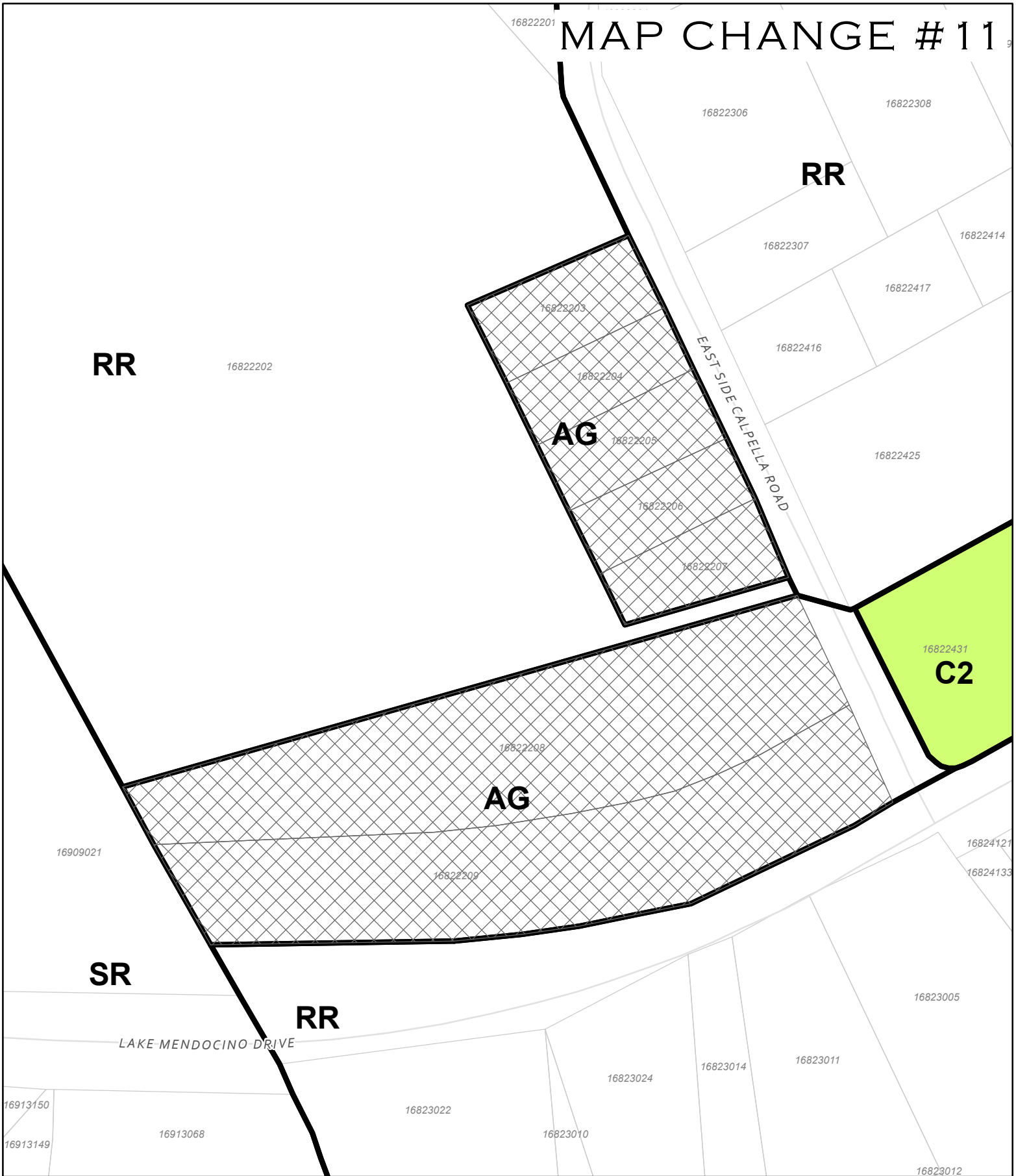
 Zoning Districts
 Parcels to be rezoned to R-R:10
 Public Roads
 Assessors Parcels



REZONE EXHIBIT

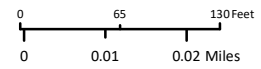
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MAP CHANGE #11



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

- Zoning Districts
- Assessors Parcels
- Community Character (CC) Districts
- Parcels to be rezoned to R-R:1
- Public Roads

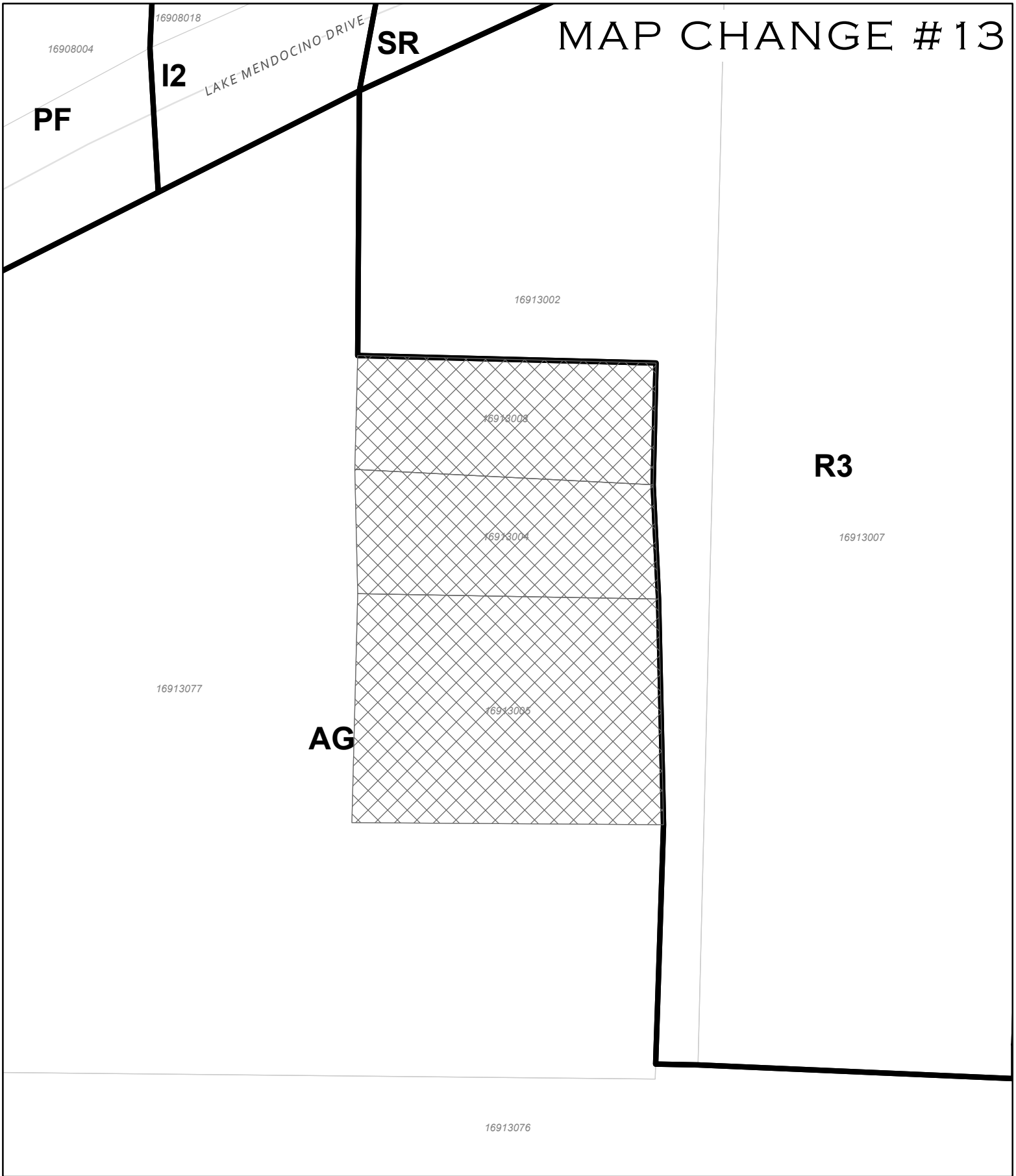


1:1,500





REZONE EXHIBIT

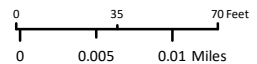
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MAP CHANGE # 13



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

 Zoning Districts
 Parcels to be rezoned to MUNS
 Public Roads
 Assessor's Parcels

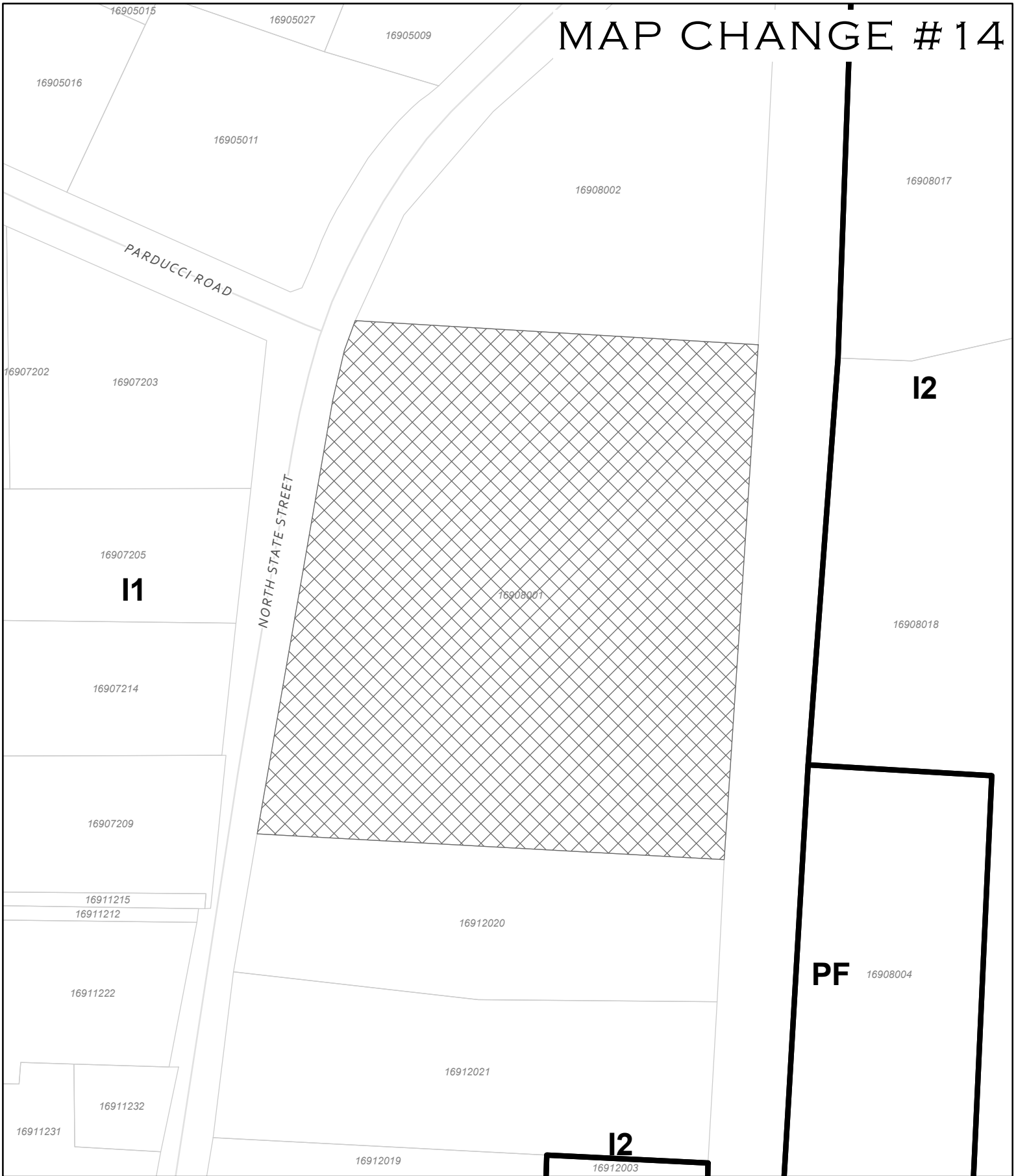


1:800





REZONE EXHIBIT

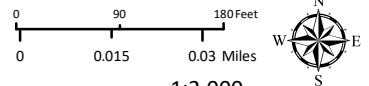
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MAP CHANGE # 14



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Parcels to be rezoned to C-2
-  Public Roads
-  Assessors Parcels

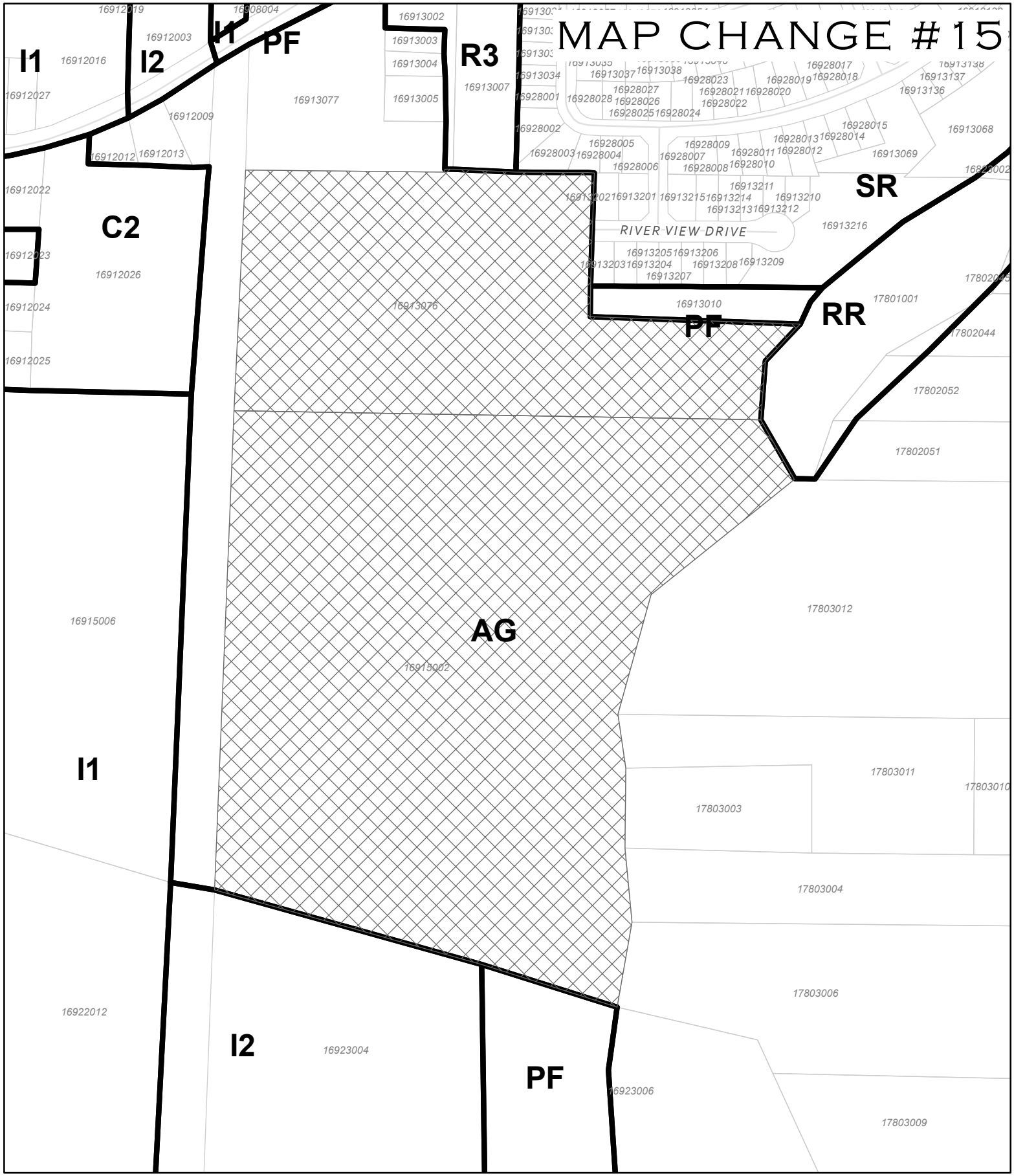


1:2,000





REZONE EXHIBIT

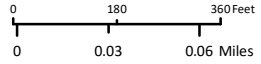

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MAP CHANGE # 15



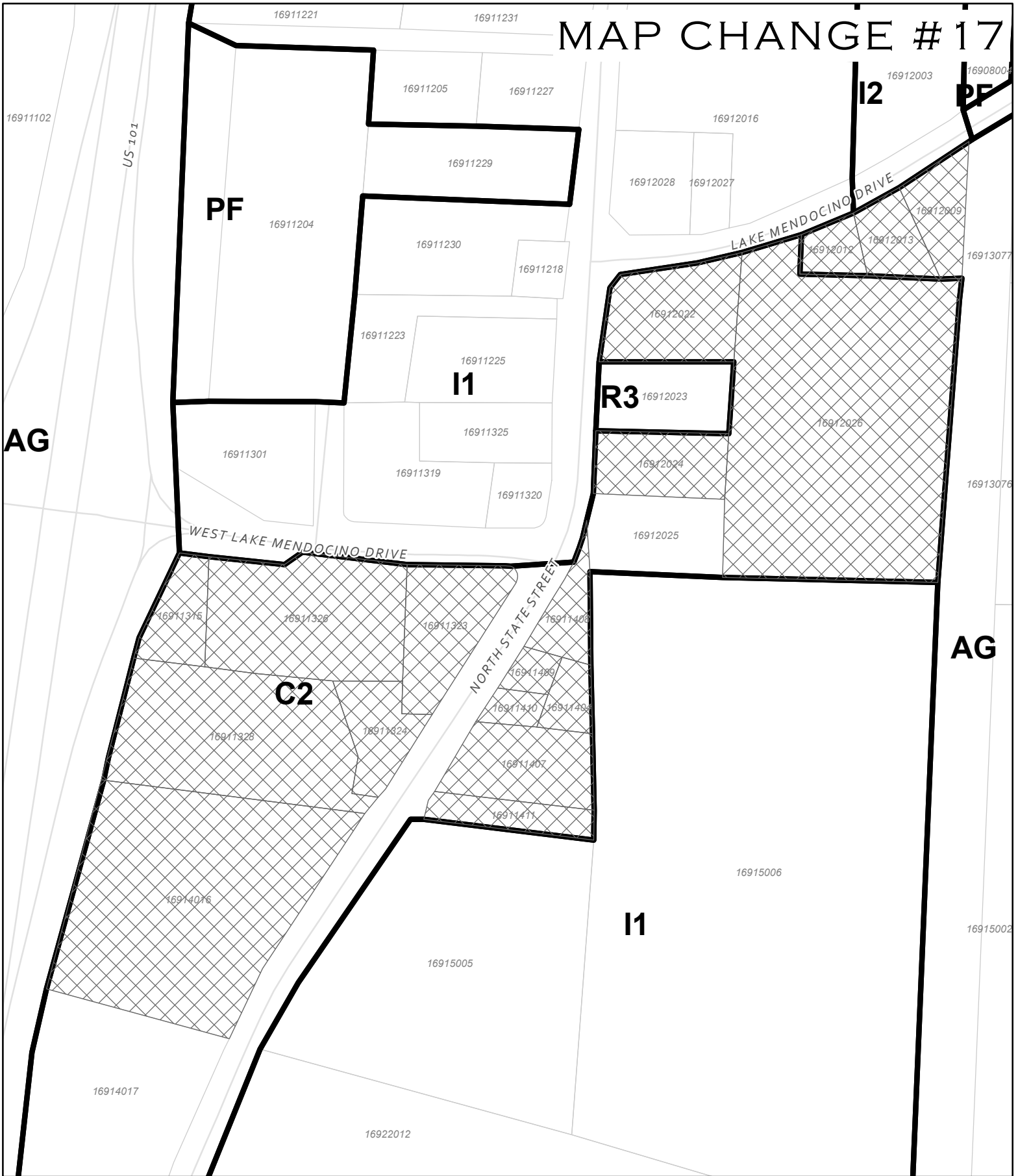
CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Public Roads
-  Assessors Parcels
-  Parcels to be rezoned to MUNS







1:4,000
REZONE EXHIBIT

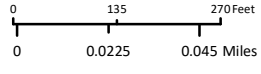

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MAP CHANGE # 17



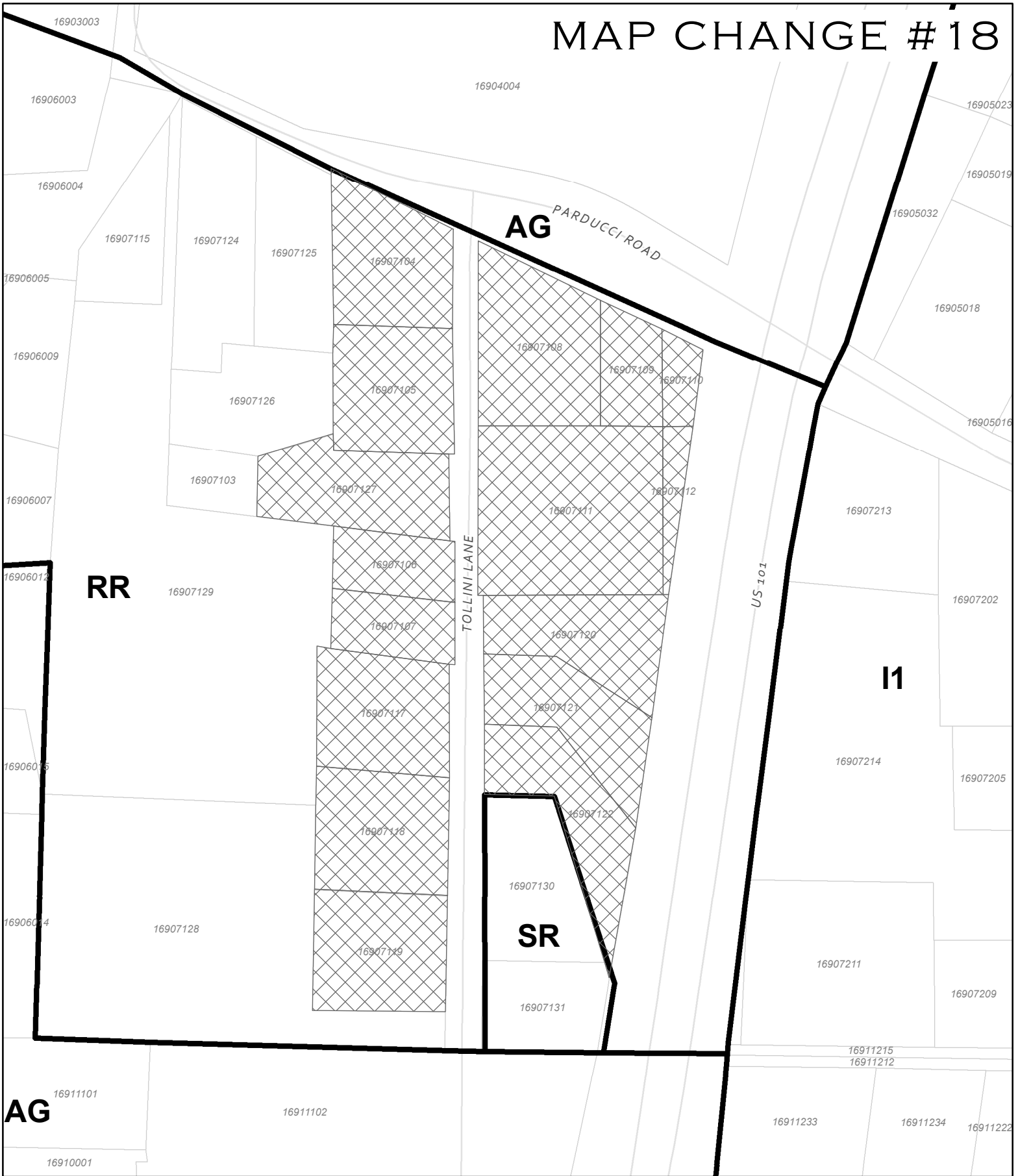
CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT: Various
AGENT: Various
ADDRESS: Various

-  Zoning Districts
-  Parcels to be rezoned to MUNS
-  Public Roads
-  Assessors Parcels


 1:3,000

REZONE EXHIBIT

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MAP CHANGE #18



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

Zoning Districts
 Parcels to be rezoned to S-R
 Public Roads
 Assessors Parcels

0 112.5 225 Feet
0 0.02 0.04 Miles

1:2,500

REZONE EXHIBIT

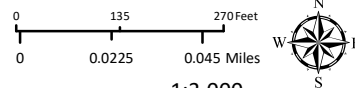
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MAP CHANGE # 19



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

- Zoning Districts
- Parcels to be rezoned to I-2
- Public Roads
- Assessors Parcels



1:3,000
REZONE EXHIBIT

MAP CHANGE #23

AG

17004005

C2

R3

I2

R1

C2





I1

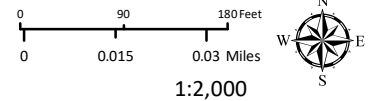
R1

R3

C2

CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

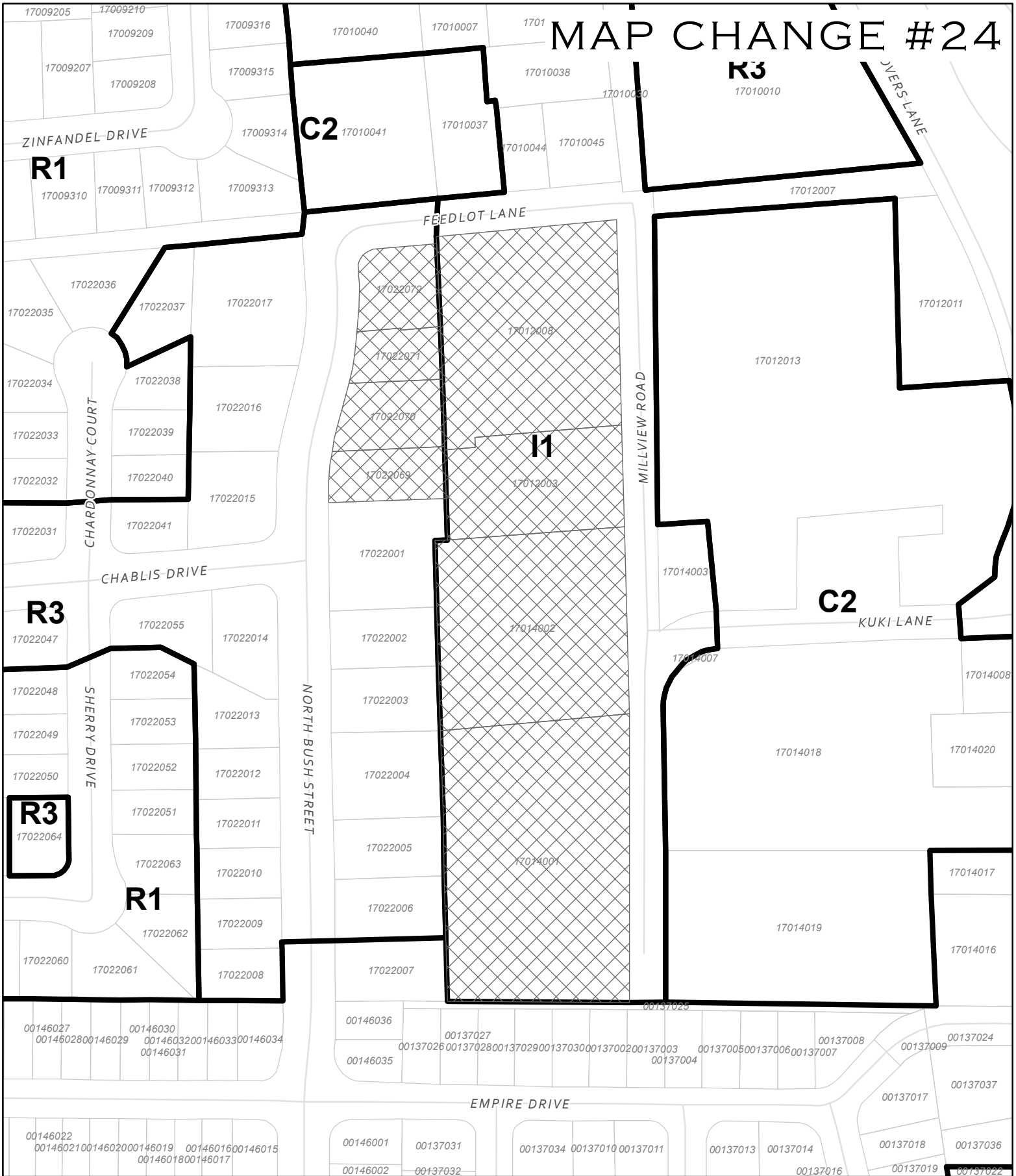
-  Zoning Districts
-  Parcels to be rezoned to MU-2
-  Public Roads
-  Assessors Parcels







1:2,000
REZONE EXHIBIT

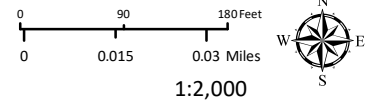
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MAP CHANGE #24



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Parcels to be rezoned to MU-2
-  Public Roads
-  Assessors Parcels



1:2,000
REZONE EXHIBIT

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12 MAP CHANGE #25

PF 00136002

ORCHARD ACCESS ROAD

17021001

17021008

AG

00136036

00136029

00136033

00136031

US 101

00201001

00201015

00202009

H

17901013

00202013

00202014

00202012

00202008

00201011

00201016

00202010

C2

17901007

17901006

17901008

00204035

00204040

00205015

00205021

00206008

00205018

00205019

00204048

R3

17901008

00204032

00204041

00205014

00205020

17901009

00209102

BRUSH STREET

00209115

00209324

00209325

00210130

R3:PD

00210133

00210122

00210134

00203011

CASE: R 2023-0001

OWNER: Various

APN: Various

APLCT:

AGENT:

ADDRESS: Various



Zoning Districts



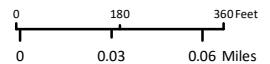
Parcels to be rezoned to MUBST



Public Roads



Assessors Parcels



1:4,000

REZONE EXHIBIT

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MAP CHANGE #27

00205018

00205019

00205020

AG

BRUSH STREET

00210124

I1

00210133

R3:PD

00210134

00210122

NORTH ORCHARD AVENUE

00203011

00210132

00210113

00210109

00203012

00210112

00203013

CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various



Zoning Districts



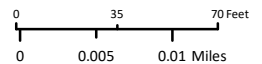
Parcel to be rezoned to MUBST



Public Roads



Assessors Parcels

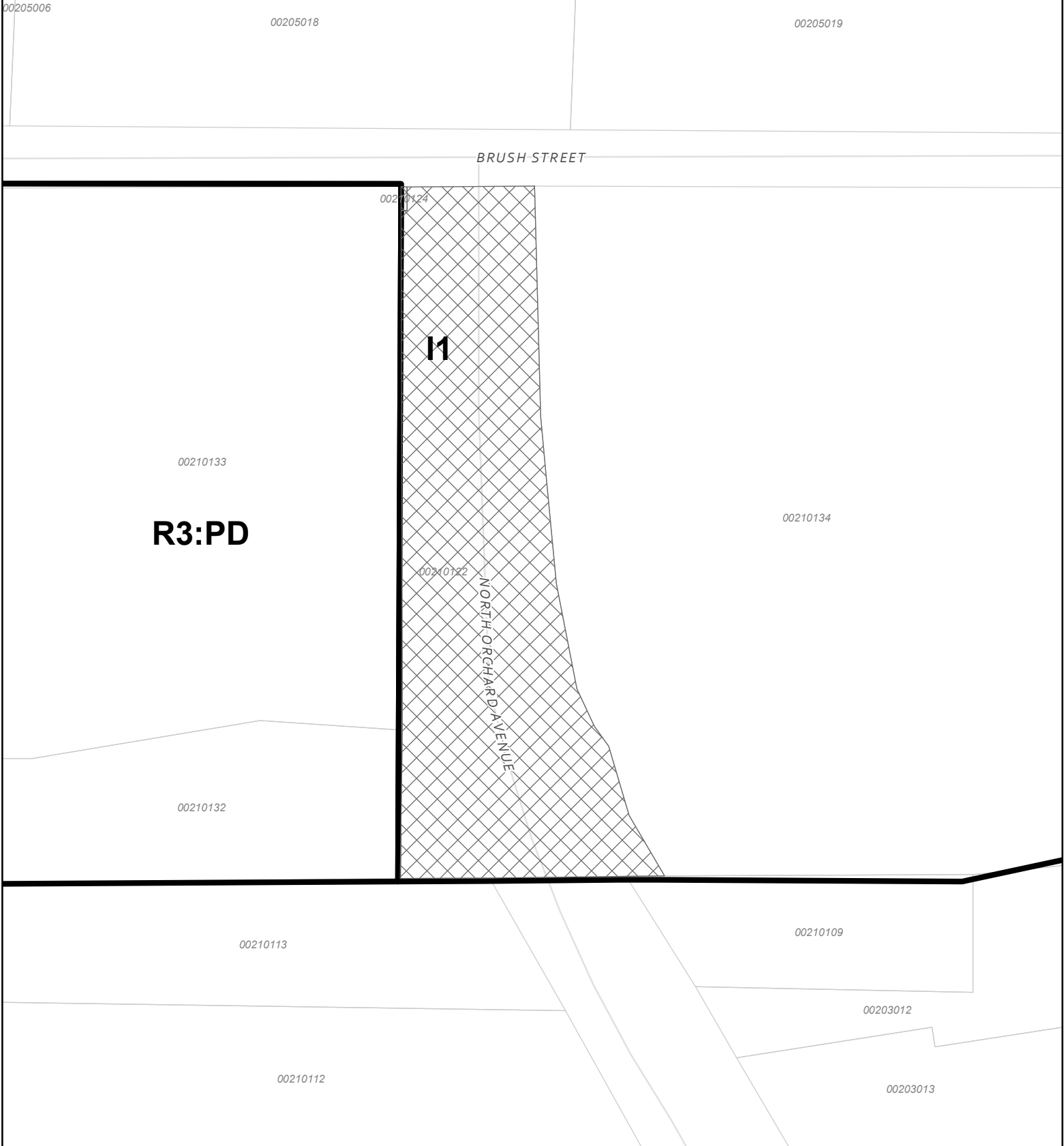


1:800





REZONE EXHIBIT

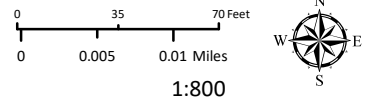
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MAP CHANGE #29



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

 Zoning Districts
 Parcels to be rezoned to MUBST
 Public Roads
 Assessors Parcels



1:800
REZONE EXHIBIT

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MAP CHANGE #32

R3 00343053

C2

00343082

00331008

JEFFERSON LANE

SOUTH STATE STREET

00333068

00333059

18020081

00333060

C1






18020022

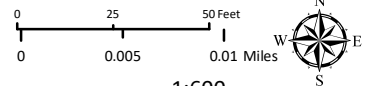
18020023

00333061

18020024

CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Assessors Parcels
-  Community Character (CC) Districts
-  Parcels to be rezoned to MU-2
-  Public Roads

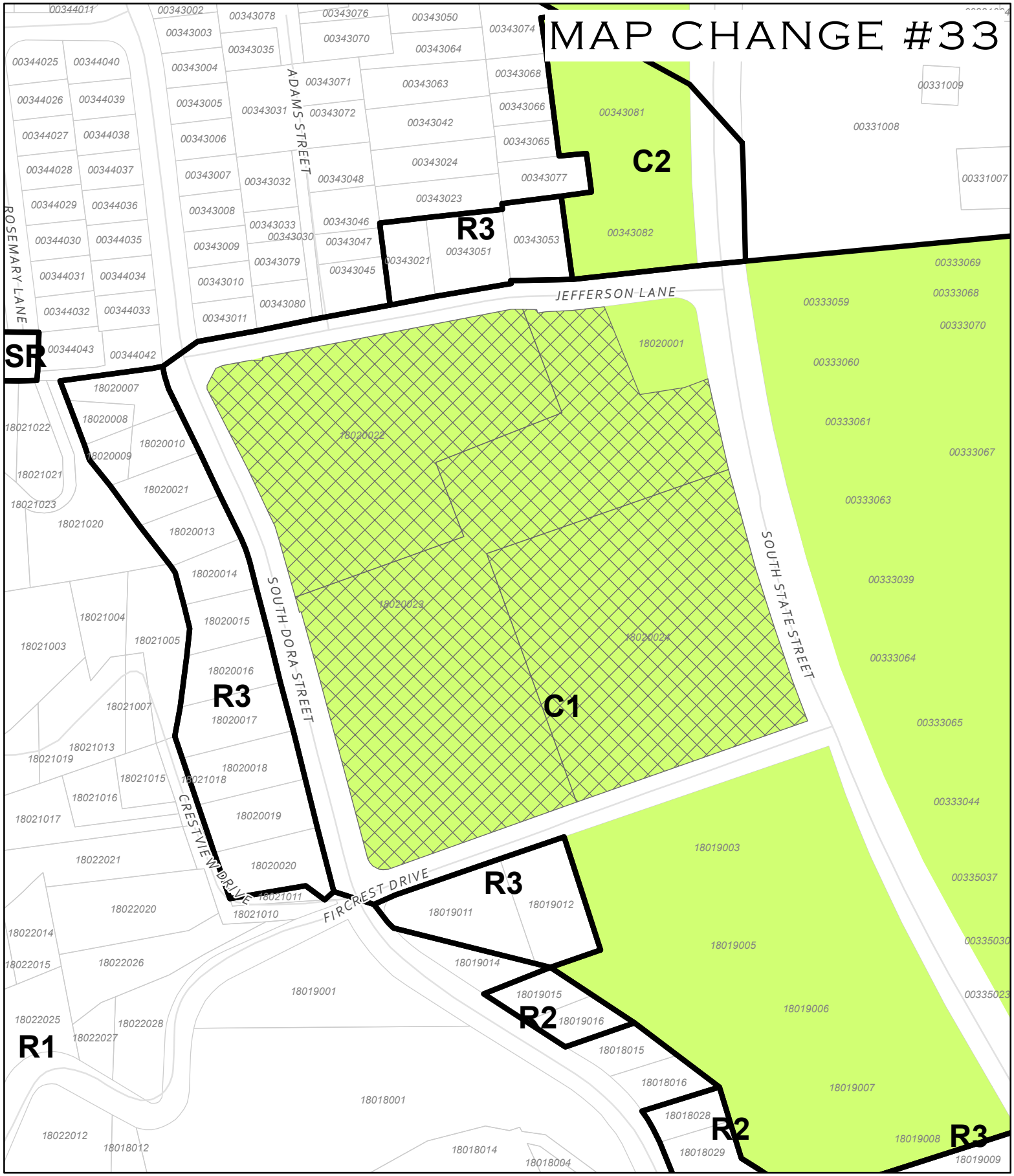


1:600






REZONE EXHIBIT

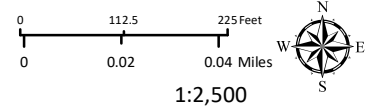
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MAP CHANGE #33



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

	Zoning Districts		Assessors Parcels
	Community Character (CC) Districts		Parcels to be rezoned to P-F
	Public Roads		

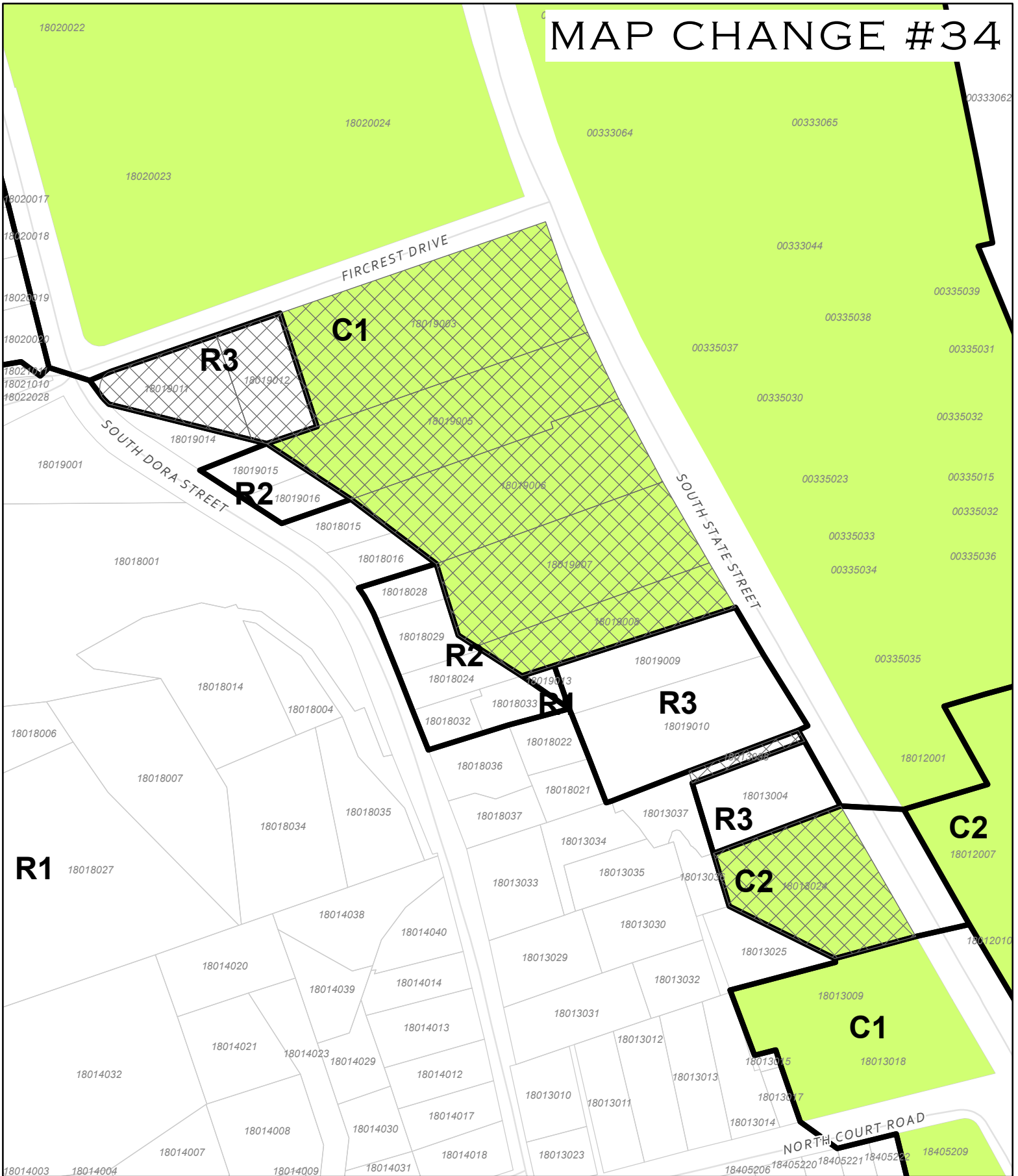


1:2,500





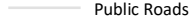
REZONE EXHIBIT

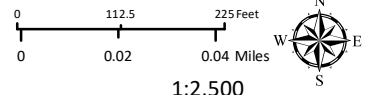
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MAP CHANGE #34



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Community Character (CC) Districts
-  Assessor's Parcels
-  Parcels to be rezoned to MU-2
-  Public Roads

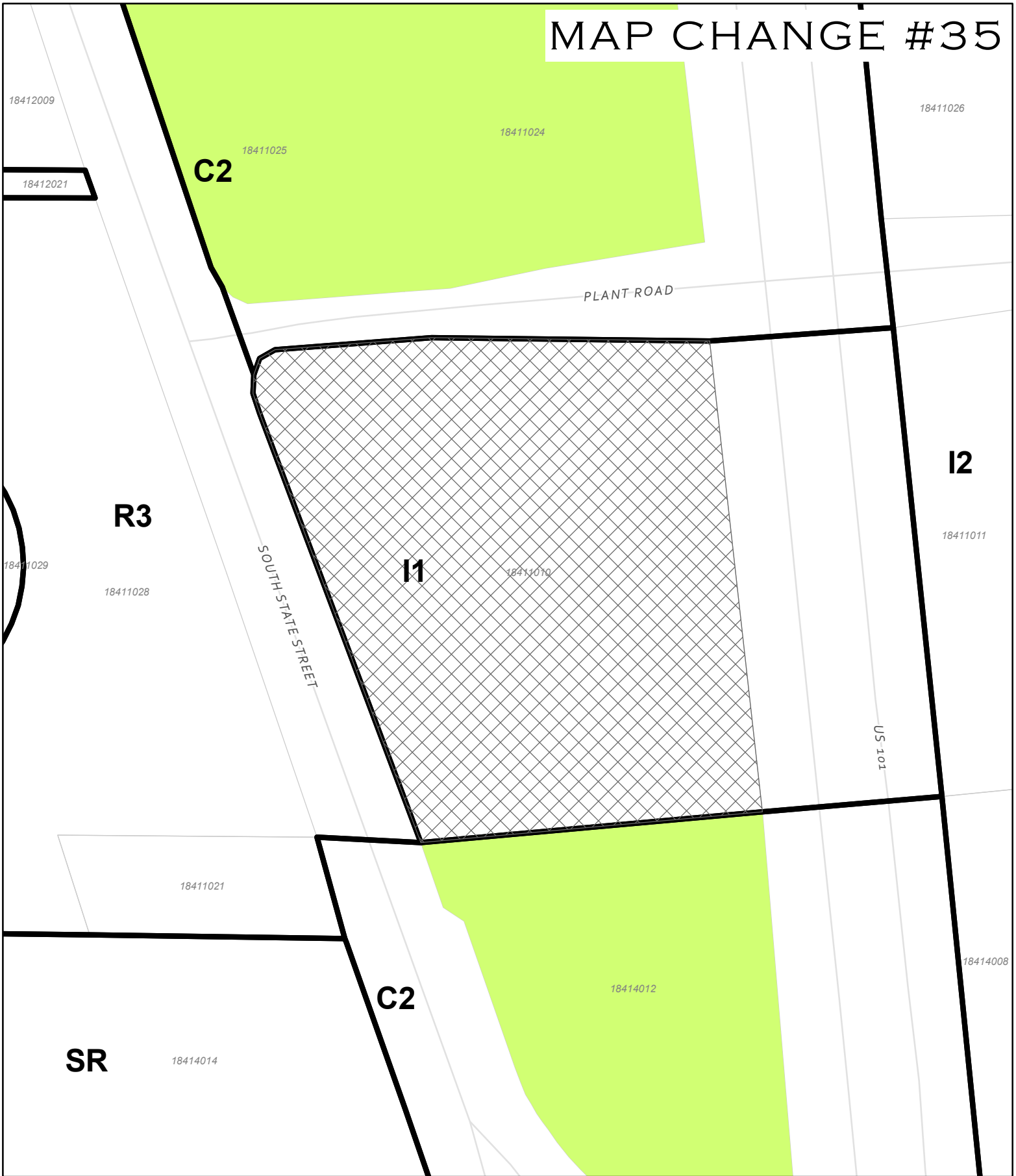


1:2,500

REZONE EXHIBIT

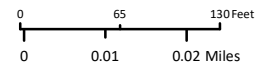
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MAP CHANGE #35



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

- Zoning Districts
- Assessors Parcels
- Community Character (CC) Districts
- Parcels to be rezoned to C-2
- Public Roads

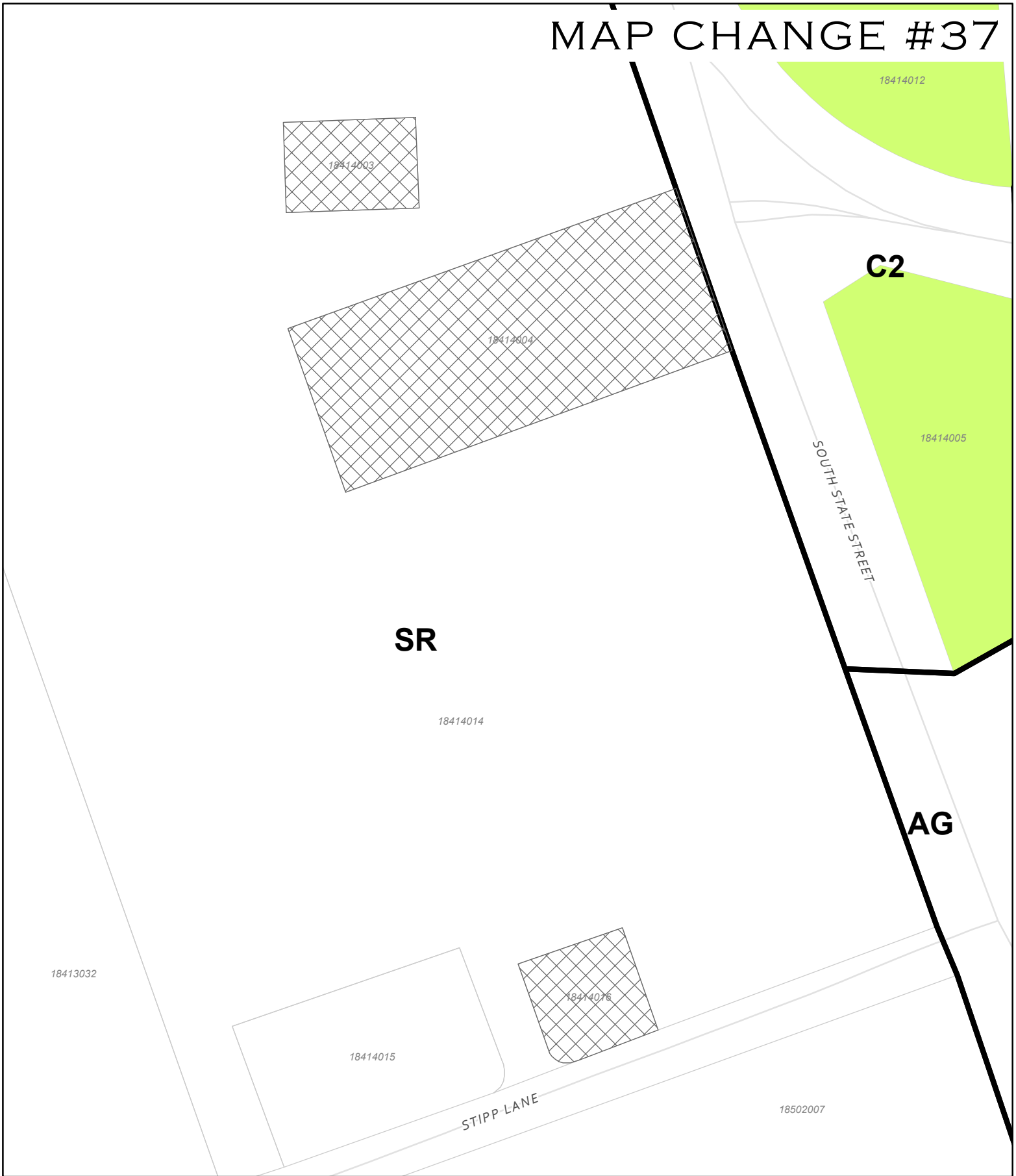


1:1,500

REZONE EXHIBIT

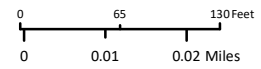
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MAP CHANGE #37



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

- Zoning Districts
- Assessors Parcels
- Community Character (CC) Districts
- Parcels to be rezoned to MU-2
- Public Roads

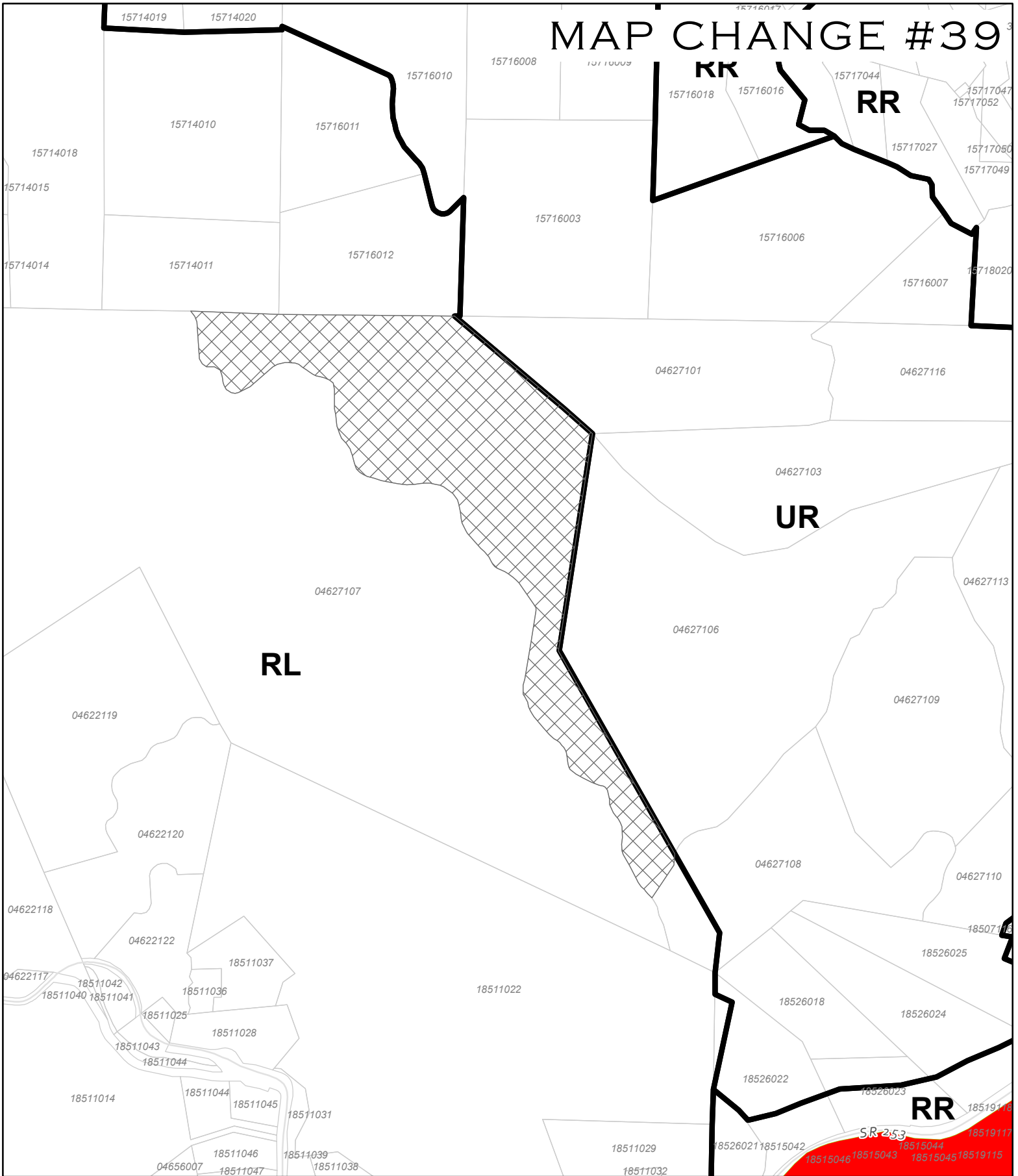


1:1,500







REZONE EXHIBIT

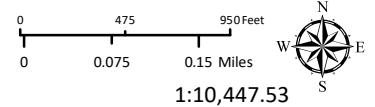
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MAP CHANGE #39



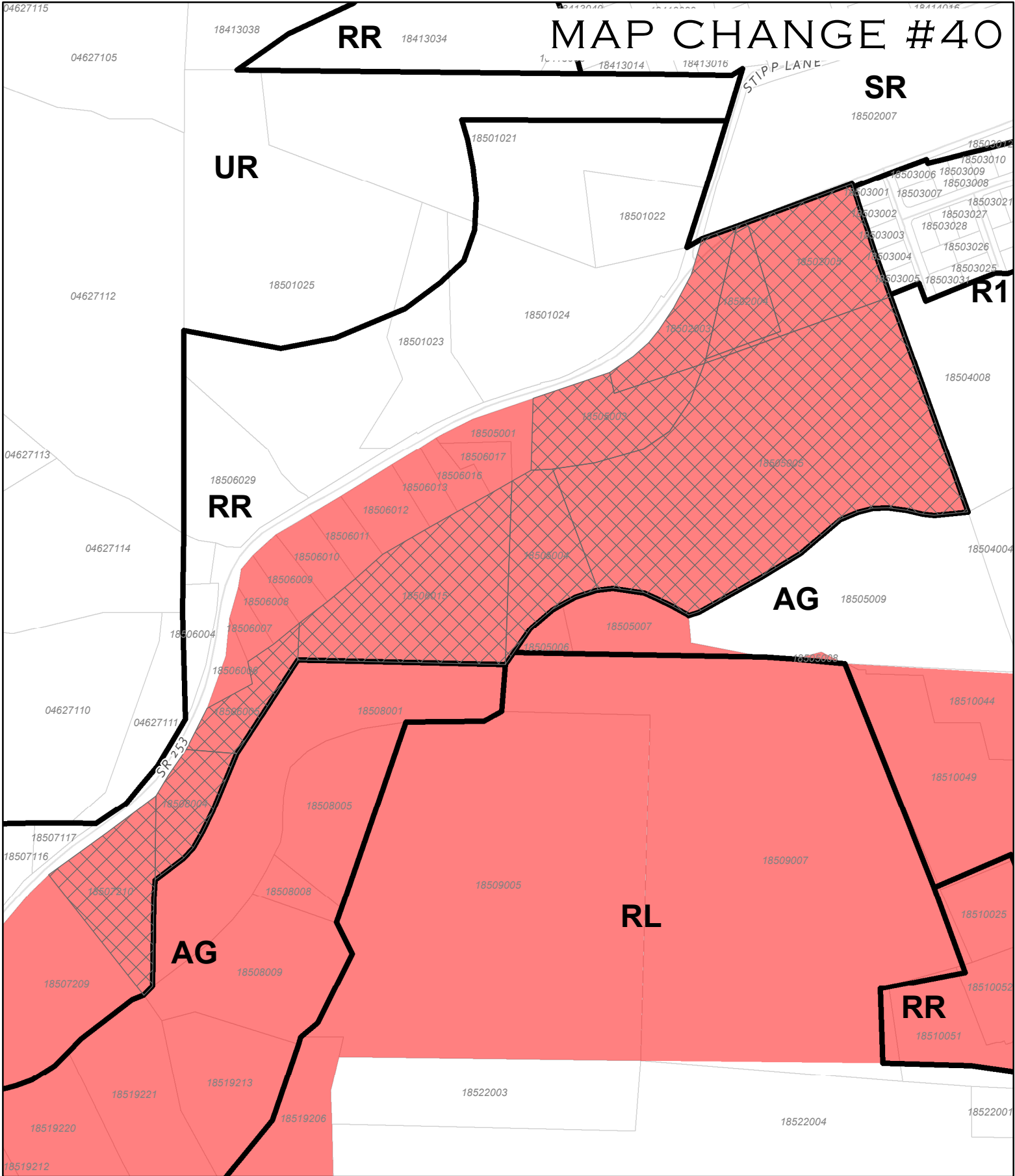
CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Cannabis Prohibition (CP) Districts
-  Cannabis_CP_Districts_021721
-  Public Roads
-  Assessor's Parcels
-  Portion to be rezoned to U-R:40



1:10,447.53
REZONE EXHIBIT

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MAP CHANGE #40

RR 18413034

SR

UR

R1

RR






AG

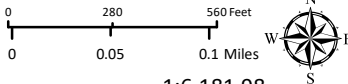
RL

AG

RR

CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Assessor's Parcels
-  Cannabis Prohibition (CP) Districts
-  Parcels to be rezoned to A-G
-  Public Roads

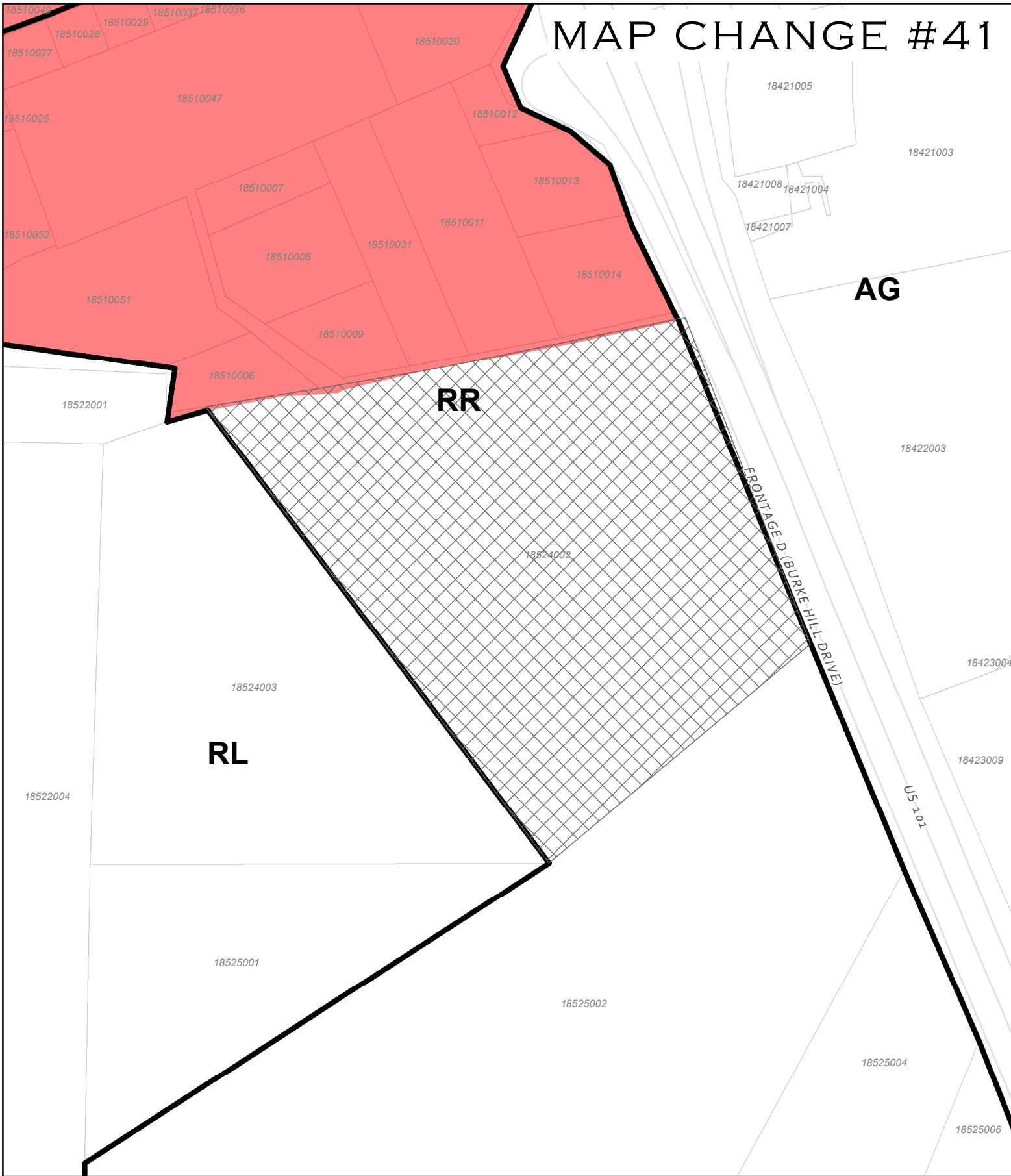


1:6,181.98






REZONE EXHIBIT

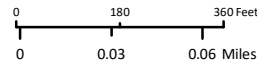
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MAP CHANGE #41



CASE: R 2023-0001
OWNER: Various
APN: Various
APLCT:
AGENT:
ADDRESS: Various

-  Zoning Districts
-  Assessors Parcels
-  Cannabis Prohibition (CP) Districts
-  Parcel to be rezoned to R-L
-  Public Roads



1:4,000

REZONE EXHIBIT

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